RENT BOARD

March 27, 2024
5:00 PM

ZOOM INFORMATION:

a. Please click the link below to join the webinar:
https://portlandmaine-gov.zoom.us/j/86347535152?pwd=RjZOVTlGUzZhZG9JQmJkV0ZvS2FWQT09
Passcode: 233330
Or One tap mobile :
+13092053325,,86347535152#,,,,*233330# US
+13126266799,,86347535152#,,,,*233330# US (Chicago)
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US
Webinar ID: 863 4753 5152
Passcode: 233330
International numbers available: https://portlandmaine-gov.zoom.us/u/kd3GhVyUOe

II. ROLL CALL:

III. APPROVAL OF MINUTES

a. February 28, 2024 Minutes

b. March 13, 2024 Minutes

IV. COMMUNICATIONS:

Please note: Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. The subject line needs to read "Written Public Comment"

a. Written Public Comment

V. UNFINISHED BUSINESS:

a. Approval of Written Findings of Fact and Conclusions of Law for the Rent Board's November 29, 2023 Decisions

b. Rent Increase Application - Public Comment
Owner: Maryann Shea and Christopher Shea, 24 Winding Way, Peaks Island, ME 04108
Address: 78 Mellen St, Unit #6
CBL: 048-C-012-M06

VI. NEW BUSINESS

a. Discussion of Rent Board Rules and Procedures

b. Discussion of Annual Report

VII. Adjourn

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, February 28, 2024

II. Roll Call - 0:00:23

Anne-Laure Razat, Tenant, At-Large
Barbara Vestal, Landlord, At-Large
Matthew Lax, Tenant, District 1
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3 - Vice Chair
Caleb Roebuck, Tenant, District 4
Philip Mathieu, Tenant, District 5 - Chair

Staff present:
Dylan Orr, Rental Registration Coordinator
Benjamin Plante, Esq., Counsel for the Rent Board

III. New Business - 0:01:08

a. **Vote for the Next Board Chair and Vice Chair**

0:01:49 - Barbara Vestal nominates Philip Mathieu for Chair for three months and to hold elections in May for a permanent position. Seconded by Caleb Roebuck. (7-0)

0:06:07 - Matthew Walker nominates Christopher "Buddy" Moore for Vice Chair. Seconded by Matthew Lax. (7-0)

b. **Discussion of Board Logistics** - 0:07:09

0:20:30 - Matthew Lax moves to schedule a special workshop meeting on March 13, 2024 at 6:00 PM. Seconded by Philip Mathieu. (7-0)

IV. Communications - 0:21:10

a. **Memo from Staff**

0:21:20 - City Staff goes over a prepared memo addressing pending decisions for approved applications from the regular November 29, 2023 meeting instructing new Rent Board members to review the documents and meeting video(s) if they intend on participating in drafting the Findings of Fact and Conclusions of Law.

V. Approval of Minutes - 0:25:11

a. **January 24, 2024 Minutes**

0:26:09 - Barbara Vestal moves to approve the minutes as written. Seconded by Matthew Lax. (7-0)

b. **February 6, 2024 Minutes**

0:27:16 - Barbara Vestal moves to approve the minutes as written. Seconded by Philip Mathieu. (7-0)

VI. Unfinished Business - 0:27:52

A. **Rent Increase Application - Public Comment**
Owner: Anna Fincke and John Bryan Wentzell, 468 Cumberland Ave, Portland, ME 04101
Property Address: 113 Brackett St, Unit #1
CBL: 048-D-022-001

0:27:59 through 0:35:36 - The Chair and Benjamin Plante request that the new Board members state on the record the steps in which they've taken to familiarize themselves with the application at hand in order to participate in its deliberation.

0:31:15 - Anne-Laure Razat voluntarily recuses themselves from deliberation.

0:36:21 through 0:40:30 - Anna Fincke presents the application.

No tenants spoke as objectors.

No public comment received.

2:04:34 - Philip Mathieu moves to approve the application in the amount of $207.43 for an increase for a fair rate of return by Maintenance of Net Operating Income. Seconded by Christopher "Buddy" Moore. (6-0, Razat recused)

2:53:42 - Barbara Vestal moves to approve the decision form as written. Seconded by Caleb Roebuck. (6-0, Razat recused)

VII. Adjourn

2:56:26 - Barbara Vestal moves to adjourn the meeting. Seconded by Caleb Roebuck. (7-0)

Remote Rent Board Meeting (Special) Minutes - Held Via Zoom

Wednesday, March 13, 2024

II. Roll Call - 0:00:38

Anne-Laure Razat, Tenant, At-Large
Barbara Vestal, Landlord, At-Large (absent)
Matthew Lax, Tenant, District 1
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3 - Vice Chair
Caleb Roebuck, Tenant, District 4
Philip Mathieu, Tenant, District 5 - Chair
Kristen Carreras, Landlord, At-Large

Staff present:
Dylan Orr, Rental Registration Coordinator
Benjamin Plante, Esq., Counsel for the Rent Board

III. Communications - 0:01:36

No communications were received.

IV. New Business - 0:01:52

a. Rent Board Workshop

0:02:08 through 2:15:12 - The Board discusses the history of the Rent Board, the Rent Stabilization Ordinance, Rent Board rules and procedures and annual report as a general workshop discussion. No voting takes place during this item.

b. Licensing & Housing Safety Procedures

0:20:55 - As part of the Rent Board Workshop, the Licensing & Housing Safety Office has a presentation explaining the responsibilities and procedures carried out by the City of Portland in regards to rent control and rental registration. No voting takes place during this item.

V. Adjourn

2:15:53 - Caleb Roebuck moves to adjourn the meeting. Seconded by Matthew Lax. (6-0, Vestal absent)

Matt Walker - 655 Congress - Trelawny Tenants' Union - D2 Rent Board Member

Introduction:

B Vitalius (Rental Housing Alliance of Southern Maine) - ***"The rent board is an unmitigated disaster"*** (27:15)
https://reflect-pmc-me.cablecast.tv/CablecastPublicSite/show/17579?site=1

Before the board are dozens of applications to be treated under the old ordinance before MNOI was the method for determining board approved rent increases. Under the old rules, rent increases can be allowed for a variety of reasons, which are/were…
S 6-234 b

1) Annual Increase Percentage	This is the increase in CPI, known as inflation
2) Tax Rate Rent Adjustment	Due to changes in Portland's mil rate
3) New Tenancy	A bonus 5% increase on turnovers (once per yr max)
4) Banked Rent	Any allowable rent increase from previous years which, for whatever reason, was not taken by the landlord at that time may be used in future years
5) Additional Rent Board Approved Increases	The non-automatic increases which must be approved by the rent board. These come in four sub-categories

a) Capital Improvement Costs	Major improvements or maintenance of a property to increase its value or prolong its use
b) Uninsured Repair Costs	Repairs not covered by insurance
c) Increased Housing Service Costs	**The subject of these applications; details follow**
d) Any additional increase to allow a fair rate of return	When cost increases outpace other allowable rent increases and eat into an owners rate of return

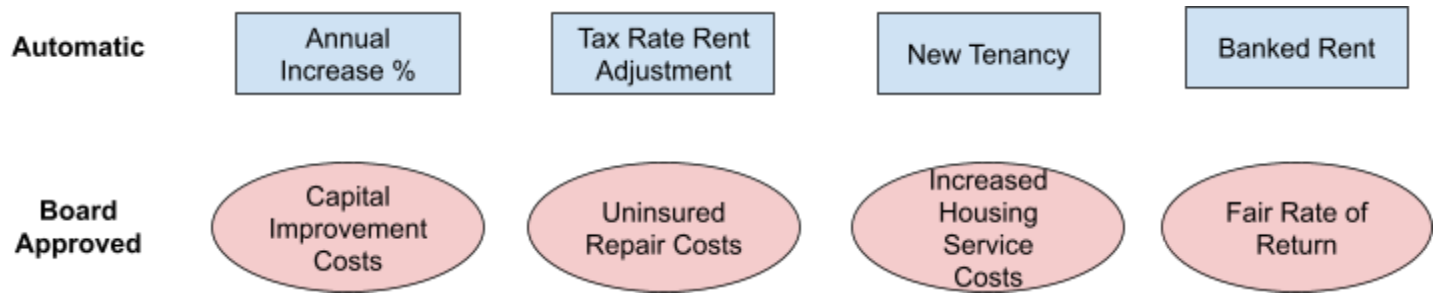
A screenshot of the specific legal text is provided at the end of this document as **Appendix A**.

As indicated, the subject of this objection is the applications which are using S 6-234 b. 5. c. Increased Housing Service Costs.

A reasonable interpretation of this ordinance would be that all of the items for which increases are allowed are distinct from one another. That is, no single event, cost, or repair would warrant an increase in multiple categories. The point of the multiple categories is to make sure that as many circumstances as possible can fit into a bin.

For example, if a flood caused damage to a structure and insurance denied the claim the applicant could apply for rent increases to cover the Uninsured Repair Costs, however they could not use the same repair costs to increase rent twice, first from an Uninsured Repair application and again with a Capital Improvement application. Again, no single event, repair, or cost can warrant a rent increase more than once under different categories. A single category is used to recover the costs associated with such an event. It would be unreasonable to interpret these categories as expecting that multiple rent increases for single events as the intent or the letter of the law.

Graphically the array of possible rent increases looks like this



As the subject of this objection to the applications concerns “Increased Housing Service Costs”, we must first determine what circumstances this category aims to serve. Since this can not be intended to allow a recovery of costs which are applicable to the other categories, and it must be distinct from the others, this means an Increased Housing Service Cost application can not seek to recover costs due to inflation, changes to the mil rate, new tenant bonus (not a cost associated with it anyway), banked rent (these also are not costs), capital improvement costs, uninsured repair costs, or a fair rate of return.

With the other categories already distinct, this means Increased Housing Service Costs must relate specifically and distinctly to increased housing service costs. It must not relate to increased costs of current housing services, as this is already recovered by the Annual Increase Percentage based on inflation. So then this leaves a very distinct bin for this category's usefulness, and I will write it out again even though it does seem silly to have to say it over and over. This is for increased housing service costs, there must be some increased housing service that has a cost which needs to be recovered. These may be new amenities added, such as a gym, laundry room, or a pool which may incur regular costs due to that increased housing service. Or perhaps, as in the case of two of the applications, security was hired to protect the building. These represent increased housing services which do incur new regular and ongoing costs that need to be recovered. As discussed in the often referenced SMLA case, a housing service must be indicated in the lease agreement.

Hypothetical Scenario A:
A property owner or manager finds that the costs of running their property have increased. Generally pacing the rate of inflation, the costs of materials, maintenance, and labor have increased. To recover those inflationaly cost increases the appropriate method of recovery is the automatic Annual Increase Percentage.

Since there is already a category to handle the recovery of these costs, this is not a scenario for an Increased Housing Service Cost application.

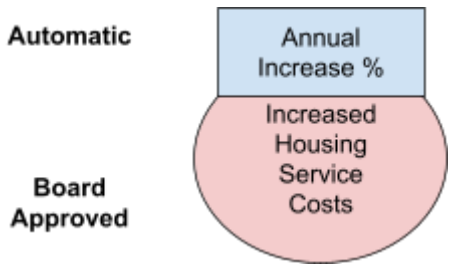
Hypothetical Scenario B:
A property owner installs a pool at the rental property for the tenants’ use. The installation of that pool is a legitimate reason to submit a Capital Improvement Cost application. However, the new pool will require regular cleaning, maintenance, supplies, and other forms of monitoring. This regular maintenance will incur costs into the future, in addition to the costs of that pool’s installation. That is, there are new costs associated with the increased housing service. To recover these new regular costs, the appropriate method of recovery is the Increased Housing Service Costs application to the board. There is no other category for which this scenario could recover those costs. This is distinct and specific to the scenario, and the reason the category exists.

The Applications:

Starting in March 2023 the board began reviewing Increased Housing Service Cost applications from Port Property Management representing the owners of many properties. The ones which have appeared as agenda items are:

Property	Owner
10 Walnut St	Eastern Residential Inc
13 Montreal St	Eastern Residential Inc
16 Walnut St	Eastern Residential Inc
19 Montreal St	Eastern Residential Inc
25/27 Montreal St	Eastern Residential Inc
304 Eastern Prom	Eastern Residential Inc
63 Grant St	Grant St Realty Group LLC
65 Grant St	Grant St Realty Group LLC
67/69 Grant St	Grant St Realty Group LLC
61 Grant St	Grant St Realty Group LLC
132 Marginal Way	West Bayside Partners LLC
18 Casco St	Shepley LLC
37 Casco St	Ambassador LLC
19 Paris St	Forty Nine LLC
20 Melbourne St	Spar Inc
40/42 West St	West Street Partners LLC
46 Market St	Market Milk Partners LLC
55 William St	West Company
60 Carlton St	West Company

For these applications, the owner is seeking to increase the rent based on Increased Housing Service Costs. The representative of these property owners has made it clear that there are no Increased Housing Services here, that they have had increased costs of housing services, and that it is their interpretation of the ordinance that this is sufficient to justify a board approved rent increase under the law.



Graphically, the applicant is interpreting the relevant array of possible rent increases to look like the image to the left. They interpret the ordinance as allowing for two distinct increase mechanisms to overlap in such a way that a single cost can be recovered multiple times. This is clearly an unreasonable interpretation.

The increases in costs are related to items such as utilities, turnover costs, snowplowing, and other typical costs one may associate with a rental business. As demonstrated in the applicant's financial balance sheets, most of these costs have paced inflation as expected. Increased costs are expected in the ordinance and are provided a mechanism to recover those costs in the Annual Percentage Increase.

There are, in fact, two items that do stand out as legitimate Increased Housing Service Costs. Specifically, at 18 Casco St and 37 Casco St security services were hired for the buildings. This came at a cost of $6985 and $7029.40 in each building respectively. As these services were not offered in 2021 and were subsequently offered in 2022, the increased service did incur a cost which can legitimately be recovered. As discussed in the SMLA case in order to be considered a housing service it must be part of the lease agreement. The sample lease provided, however, does not seem to indicate this housing service as an ongoing service that the parties have agreed to.

One item in particular stands out as unusual however, Management Fees. These costs have increased at a much higher rate than inflation has, and they make up a significant portion of the "costs" that the applicant is seeking to raise rent for. A management fee that paces inflation makes sense, and would be accounted for by the ordinance in the Annual Increase Percentage, but one that far exceeds this demands scrutiny.

Management Fees

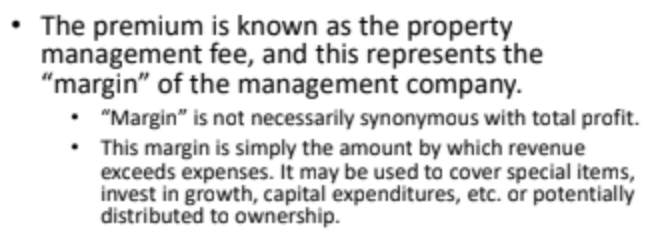
If we ignore, for a moment, that normal inflation is not a reason to use the Increased Housing Service Cost application we can dig into one particular unusual cost that has increased at these properties. This is Management Fees, which can be thought of as the overhead that Port Property Management charges an owner to run their rentals.

The applicant did prepare a table of these increases for some of the properties, which is depicted below.

Property	2021 Total Mgmt. Fees	2022 Total Mgmt. Fees	Increase
13 Montreal	$13,940.25	$17,962.36	28.85%
19 Montreal	$15,094.16	$18,832.97	24.77%
25-27 Montreal Street	$14,615.26	$18,512.14	26.66%
304 Eastern Promenade	$14,008.38	$18,377.74	31.19%
61 Grant Street	$8,670.63	$10,983.22	26.67%
63 Grant Street	$8,720.92	$10,923.20	25.25%
65 Grant Street	$11,521.16	$14,290.45	24.04%
69 Grant Street	$10,285.32	$12,783.19	24.29%
18 Casco Street	$95,734.04	$111,085.48	16.04%
37 Casco Street	$150,737.37	$153,145.14	1.60%
19 Parris Street	$14,759.71	$18,529.58	25.54%
20 Melbourne Street	$14,024.93	$18,069.28	28.84%
40/42 West Street	$8,254.71	$10,200.94	23.58%
55 William Street	$19,990.94	$24,310.24	21.61%
60 Carleton Street	$8,836.18	$9,890.77	11.93%

As can be seen, these management fee increases vary from property to property and, with the exception of 37 Casco, are typically somewhere around 20% increases or more. At a time when inflation was at most 7%, for this specific cost to increase by more than three times the rate of inflation is quite concerning. So we must ask what these increased management fees were for, and how those expenses are related to Increased Housing Services.

The board did rightfully ask the applicant to explain these property management fees, however the applicant did not give the detail that they indicated they would. We do not know what specifically was done to incur these costs. Instead the applicant presented the information depicted to the right.


- The premium is known as the property management fee, and this represents the "margin" of the management company.
  - "Margin" is not necessarily synonymous with total profit.
  - This margin is simply the amount by which revenue exceeds expenses. It may be used to cover special items, invest in growth, capital expenditures, etc. or potentially distributed to ownership.

There may be a case in which capital expenditures do constitute a housing service and possibly even an increased housing service. There is a particular type of application for capital expenses which this applicant has often used and been approved for at the rent board. Therefore, these increases in property management fees are likely unrelated to capital improvements, though if they are the applicant could make that case.

It should be obvious to any reader that undisclosed "special items", investment in growth, and distributions to ownership absolutely do not constitute a housing service, nevermind an increased housing service. There is no reasonable justification to allow rent increases based on 20% or more increases in management fees which are for investment in growth or distributed to ownership. This is an obvious attempt to increase rent above rent control with no benefit to the tenant.

When we look more specifically at the ownership structure of these properties, this becomes even more clear. Corporate documents are available at the Maine Secretary of State. I personally paid for these at $3 a pop. Specifically I present the 2023 Annual Filing reports.

First we look specifically at the ownership of Port Property Management.

Company Name	**Owner(s)**	**Appendix**
Port Property Management	Thomas E Wason	B

And next, we examine the ownership of the properties in question which appear in PPM's table above.

Company Name	**Owner(s)**	**Appendix**
Eastern Residential Inc	John R Watson 2002 Family Trust Thomas E Watson Watson 2002 Family Trust	C
Grant Street Realty Group LLC	Thomas E Watson	D
Shepley LLC	Thomas E Watson Brian Bush	E
Ambassador LLC	Thomas E Watson	F
Forty Nine LLC	Thomas E Watson	G
Spar Inc	John C Watson Thomas E Watson John R Watson 2002 Family Trust Jacqueline L Pierce	H
West Street Partners LLC	Thomas E Watson	I
Market Milk Partners LLC	Thomas E Watson	J

West Company	Thomas E Watson John R Watson Jacqueline L Pierce Russell J Pierce	K

A diligent reviewer will notice that the owner of Port Property Management, Thomas E Watson, just happens to also be the/an owner of all these properties as well.

In reasonable circumstances, a property owner would not have much of a say in what a third party vendor charges them or what increases to those charges occur. The property owner, however, does have the ability to fire that vendor and go with another service provider in the event that the charges become unreasonable or that the value decreases.

In this case, however, Mr. Watson is both the owner of the property as well as the owner of the third party vendor which charges management fees. There is little chance that Mr. Watson is going to fire one of his companies for charging another one of his companies too much, especially if he can just increase rent for it. In effect, he has one company increasing the costs on his other companies. He then uses those self imposed cost increases in an attempt to justify rent increases. While it may be the case that Port Property did need to increase their management fee to cover increased costs, none of this is demonstrated in any application.

Perhaps more FTEs were assigned to each building, but that case was not made. I can think of many reasons why this may need to happen. There are a multitude of possibilities, however, the only reason we are given to understand why the management fee was increased by such a large amount was that,

- For PPM, 2021 and 2022 suffered from under-budgeting as a result of pandemic related inflation.

Again, they describe their costs as being related to inflation which, as we know, is already accounted for in the Annual Increase Percentage. They do not describe how the increased management fees will go toward housing services of any kind, and instead say (which I repeat again) that the management fees go toward things like investing in growth and distributions to ownership.

- The premium is known as the property management fee, and this represents the "margin" of the management company.
  - "Margin" is not necessarily synonymous with total profit.
  - This margin is simply the amount by which revenue exceeds expenses. It may be used to cover special items, invest in growth, capital expenditures, etc. or potentially distributed to ownership.

If, for some wild reason, the board does think that investing in growth and cashing out to owners is a legitimate Housing Service, then the board must consider limits in terms of documentation as well as cost caps.

As is, none of these costs are documented, and are just as likely than anything else to be extra money intended to be collected as increased rent which is then distributed to Thomas E Watson as the owner of Port Property Management, as described by Port Property representatives. The board must require documentation to ensure that any costs here are actually reflective of some type of Housing Service, and not just some attempt to break rent control to make more money for future business endeavors or for personal profits of ownership.

It is helpful to consider a hypothetical scenario in comparison to these applications, when we consider the limits that the board would have on these types of applications.

Hypothetical Scenario C:
A property owner is also the property manager at some property. One year, they increase the property management fee, and this results in an increased cost to all of their units by $500 per month. This is an obviously very large increase in rent, well beyond the allowable and automatic increases, and so the owner must go to the rent board to get this increase approved.

- Would this board approve that rent increase of $500 per month per unit? Why or why not?
    - If not, then where is the limit?
- Is there a specific number which is too high of a management fee increase to be considered reasonable?
    - How does that number come into consideration in terms of the applications currently before the board?
- What types of things may be reasonable to include as an increase such as this?
- What types of things are not reasonable to include as an increase such as this?

I have heard no discussion amongst the board concerning these questions. But it is a discussion that the board should have had almost a year ago.

I think it is very important for the board to note that this issue is not going to go away with the MNOI applications. This issue is not specific to Increased Housing Service Cost applications. If you set a precedent that management fees can be increased without limit, be undocumented, and are justification for rental increases, then this will be used in future MNOI applications. Do not open a backdoor to avoid rent control like this.

Board's Inability to Adequately Review

I believe that, at least partially, the board's acceptance of these applications is due to negligence. Specifically, these applications are generally documents of more than one hundred pages, and have at times gone into the thousands. They are quite time consuming to review. As a result, at least one member of the board is upfront about their inability to completely review the applications. Specifically, the chair has mentioned in almost every meeting that they are unable to review these. In just the November 29th meeting, the chair brought this up at least three times.

2:17:10 - "I wish we had a little more clarity. Unfortunately no one on this board has 5 hours per week to review rent increase materials"

2:53:15 - Chair says that reviewing the 100 page applications "at least for me, is not a reasonable request"

3:02:05 - Chair says "I personally don't have time to check every single thing" in terms of the charges and receipts [which are now no longer provided because the applicant did not want to organize them, and the board seemingly does not want to review them]

This sentiment has been echoed by at least one other board member, and it draws into question the diligence of the board. The applicant has effectively, and very likely intentionally, drowned the board in application materials to the point where they are unable to adequately review the materials. I think this is unacceptable. Every board member needs to be independently verifying every line item against its receipt, and scrutinizing every charge and cost. Every number must match exactly.

Indeed, every board member should be spending at least 5 hours per application in reviewing the materials, normally. It should be expected for the Port Prop ones that this will take even longer, due to the size of the documentation. I understand that this is a hassle, however this is a hassle that we have each volunteered for. Any board member which can not completely review the applications, has not checked every single thing, or finds reviewing the applications to be an unreasonable request, must not be voting to approve these applications. The board owes the city due diligence.

Board Members Bullied Off

At this point it should be obvious to everyone that the Rent Board has a retention issue. Most new members don't last more than a month or two before they resign. This is partially due to the volume of material we are expected to review, however I believe the culture of the board poses a more significant problem for retention than the applications themselves. Differing opinions and interpretations are shut down frequently, and any new member whose perspective strays from the viewpoints of the “old guard” board members often has their motives, perspectives, or politics questioned. Often new members are told that the board has been doing things a certain way and that they are required to conform to those methodologies, be them right or wrong. In all actuality, the board has not approved more than one or two of these types of applications, and to mislead new members into thinking there is a way this needs to be done for the dozens remaining is wrong to do. The board needs to allow for more room for disagreement and discussion, instead of shutting it and our new members out.

(b) A Landlord may only increase the rent charged for a Covered Unit once within a Rental Year, by an amount that conforms to the following specifications:

1. *Annual Increase Percentage*. Unless a Landlord qualifies for an additional increase as further described below, rent for a Covered Unit may not be increased by more than the Allowable Increase Percentage.

2. *Tax Rate Rent Adjustment*. If the mil rate within the City of Portland is altered for the subsequent fiscal year a Landlord may, in addition to the Allowable Increase Percentage, increase rent by the Tax Rate Rent Adjustment for the subsequent Rental Year.

3. *New Tenancy*. A landlord may increase the rent on a Covered Unit by five percent (5%) of the base rent in addition to any other allowable increases when a new tenant occupies a unit. This increase may be applied at most once per year, regardless of the number of new tenancies.

4. *Banked Rent*. If the Landlord has banked additional rent increases, in accordance with Section 6-235 below, this banked amount, in whole or in part, may be added to the increases permitted by subsections (i) and (ii) above.

5. *Additional Rent Board Approved Increases*. In addition to the above rent adjustments, the Rent Board may approve additional rent increases properly demonstrated by the Landlord, attributable to:

    a. Capital improvement costs, including financing costs;

    b. Uninsured repair costs;

    c. Increased housing service costs; and

    d. Any additional increase, within the opinion of the Rent Board, required to allow the Landlord to receive a fair rate of return.

Appendix B:

Maine Secretary of State

2023 Annual Report
Electronic Filing Acknowledgment

For Business Corporations on file as of December 31, 2022

Charter Number: 20012578 D
DCN Number: 2230019035345
Legal Name: PORT PROPERTY MANAGEMENT, INC.

Clerk's Name and Address:

WILLIAM H LEETE JR
PERKINS THOMPSON, P.A. P.O. BOX 426
PORTLAND, ME 041120426

Brief statement of the character of the business:

REAL ESTATE MANAGEMENT

Name and Address of Officers:

TREASURER
THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04102

PRESIDENT
THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04102

Is this domestic corporation publicly held? No

Name and Address of Shareholder:

THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04102

Thu May 25 2023 11:17:20

Appendix C:

Maine Secretary of State

2023 Annual Report
Electronic Filing Acknowledgment

For Business Corporations on file as of December 31, 2022

Charter Number: 19972078 D
DCN Number: 2230019023770
Legal Name: EASTERN RESIDENTIAL INC.

Clerk's Name and Address:

WILLIAM H LEETE JR
PERKINS THOMPSON, P.A. P.O. BOX 426
PORTLAND, ME 041120426

Brief statement of the character of the business:

REAL ESTATE DEVELOPMENT

Name and Address of Officers:

TREASURER
JOHN R. WATSON
3 WILD GOOSE LANE, YORK HARBOR, ME 03910

PRESIDENT
THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04102

Is this domestic corporation publicly held? No

Name and Address of Shareholders:

JOHN R. WATSON 2002 FAMILY TRUST
C/O JOHN R. WATSON, TRUSTEE, 3 WILD GOOSE LANE, YORK HARBOR, ME 03910

Thu May 25 2023 11:09:57

THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04102

WATSON 2002 CHILDREN'S TRUST
C/O THOMAS WATSON, TRUSTEE, 94 PINE STREET, PORTLAND, ME 04102

Date of Filing: April 25, 2023

Name and Capacity of Authorizing Party:

WILLIAM H. LEETE, JR., CLERK

Appendix D:

Maine Secretary of State

2023 Annual Report
Electronic Filing Acknowledgment

For Limited Liability Companies on file as of December 31, 2022

Charter Number: 20100926DC
DCN Number: 2230019084309
Legal Name: GRANT STREET REALTY GROUP, LLC

Registered Agent's Name and Address:

WILLIAM H LEETE JR
PERKINS THOMPSON, P.A. P.O. BOX 426
PORTLAND, ME 041120426

Brief statement of the character of the business:

OWNERSHIP AND MANAGEMENT OF REAL ESTATE

Name and Address of Member, Manager or other Authorized Person:

THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04102

Date of Filing: April 28, 2023

Name and Capacity of Authorizing Party:

WILLIAM H. LEETE, JR., REGISTERED AGENT

Mon Jun 26 2023 00:00:00

Appendix E:

Maine Secretary of State

2023 Annual Report
Electronic Filing Acknowledgment

For Limited Liability Companies on file as of December 31, 2022

Charter Number: 20050161DC
DCN Number: 2230019051109
Legal Name: SHEPLEY, LLC

Registered Agent's Name and Address:

WILLIAM H LEETE JR
PERKINS THOMPSON, P.A. P.O. BOX 426
PORTLAND, ME 041120426

Brief statement of the character of the business:

REAL ESTATE OWNERSHIP AND MANAGEMENT

Name and Address of Member, Manager or other Authorized Persons:

THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04102

BRIAN C. BUSH
105 MIDDLE ROAD, N. CHATHAM, MA 02650

Date of Filing: April 25, 2023

Name and Capacity of Authorizing Party:

WILLIAM H. LEETE, JR., REGISTERED AGENT

Tue Dec 26 2023 11:11:42

Appendix F:

Maine Secretary of State

2023 Annual Report
Electronic Filing Acknowledgment

For Limited Liability Companies on file as of December 31, 2022

Charter Number: 20164326DC
DCN Number: 2230019125633
Legal Name: AMBASSADOR, LLC

Registered Agent's Name and Address:

WILLIAM H LEETE JR
PERKINS THOMPSON, P.A. P.O. BOX 426
PORTLAND, ME 041120426

Brief statement of the character of the business:

OWNERSHIP OF REAL ESTATE

Name and Address of Member, Manager or other Authorized Person:

THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04101

Date of Filing: April 25, 2023

Name and Capacity of Authorizing Party:

WILLIAM H. LEETE, JR., REGISTERED AGENT

Tue Dec 26 2023 11:15:30

Appendix G:

Maine Secretary of State

2023 Annual Report
Electronic Filing Acknowledgment

For Limited Liability Companies on file as of December 31, 2022

Charter Number: 20150411DC
DCN Number: 2230019113223
Legal Name: FORTY NINE, LLC

Registered Agent's Name and Address:

WILLIAM H LEETE JR
PERKINS THOMPSON, P.A. P.O. BOX 426
PORTLAND, ME 041120426

Brief statement of the character of the business:

OWNERSHIP AND MANAGEMENT OF REAL ESTATE

Name and Address of Member, Manager or other Authorized Person:

THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04102

Date of Filing: April 28, 2023

Name and Capacity of Authorizing Party:

WILLIAM H. LEETE, JR., REGISTERED AGENT

Tue Dec 26 2023 11:31:01

Appendix H:

Maine Secretary of State

2023 Annual Report
Electronic Filing Acknowledgment

For Business Corporations on file as of December 31, 2022

Charter Number: 19981418 D
DCN Number: 2230019025651
Legal Name: SPAR INC.

Clerk's Name and Address:

WILLIAM H LEETE JR
PERKINS THOMPSON, P.A. P.O. BOX 426
PORTLAND, ME 041120426

Brief statement of the character of the business:

REAL ESTATE DEVELOPMENT

Name and Address of Officers:

TREASURER
THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04102

PRESIDENT
JOHN R. WATSON
3 WILD GOOSE LANE, YORK HARBOR, ME 03911

Is this domestic corporation publicly held? No

Name and Address of Shareholders:

JOHN C. WATSON
112 PLEASANT STREET, AYER, MA 01432

Tue Dec 26 2023 11:36:56

THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04102

JOHN R. WATSON 2002 FAMILY TRUST
C/O JOHN R. WATSON, TRUSTEE, 3 WILD GOOSE LANE, YORK HARBOR, ME 03911

JACQUELINE L. PIERCE
6 MASEFIELD TERRACE, CAPE ELIZABETH, ME 04107

Date of Filing: April 25, 2023

Name and Capacity of Authorizing Party:

WILLIAM H. LEETE, JR., CLERK

Appendix I:

Maine Secretary of State

2023 Annual Report
Electronic Filing Acknowledgment

For Limited Liability Companies on file as of December 31, 2022

Charter Number: 20207352DC
DCN Number: 2230019167126
Legal Name: WEST STREET PARTNERS, LLC

Registered Agent's Name and Address:

HAWLEY R. STRAIT
BERNSTEIN SHUR PO BOX 9729
PORTLAND, ME 04104-5029

Brief statement of the character of the business:

OWNING, MANAGING AND OPERATING REAL PROPERTY.

Name and Address of Member, Manager or other Authorized Person:

THOMAS E. WATSON
188 STATE STREET, THIRD FLOOR, PORTLAND, ME 04101

Date of Filing: May 23, 2023

Name and Capacity of Authorizing Party:

JILL HAZLEWOOD, AUTHORIZED PERSON

Tue Dec 26 2023 11:39:56

Appendix J:

Maine Secretary of State

2023 Annual Report
Electronic Filing Acknowledgment

For Limited Liability Companies on file as of December 31, 2022

Charter Number: 20134484DC
DCN Number: 2230019104751
Legal Name: MARKET MILK PARTNERS, LLC

Registered Agent's Name and Address:

WILLIAM H LEETE JR
PERKINS THOMPSON, P.A. P.O. BOX 426
PORTLAND, ME 041120426

Brief statement of the character of the business:

OWNERSHIP OF REAL ESTATE

Name and Address of Member, Manager or other Authorized Person:

THOMAS E, WATSON
94 PINE STREET, PORTLAND, ME 04102

Date of Filing: April 28, 2023

Name and Capacity of Authorizing Party:

WILLIAM H. LEETE, JR., REGISTERED AGENT

Tue Dec 26 2023 11:44:06

Appendix K:

Maine Secretary of State

2023 Annual Report
Electronic Filing Acknowledgment

For Business Corporations on file as of December 31, 2022

Charter Number: 19961131 D
DCN Number: 2230019021370
Legal Name: WEST COMPANY

Clerk's Name and Address:

WILLIAM H LEETE JR
PERKINS THOMPSON, P.A. P.O. BOX 426
PORTLAND, ME 041120426

Brief statement of the character of the business:

REAL ESTATE DEVELOPMENT

Name and Address of Officers:

TREASURER
THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04102

PRESIDENT
JOHN R. WATSON
3 WILD GOOSE LANE, YORK HARBOR, ME 03911

Is this domestic corporation publicly held? No

Name and Address of Directors:

THOMAS E. WATSON
94 PINE STREET, PORTLAND, ME 04102

Tue Dec 26 2023 11:50:15

JOHN R. WATSON
3 WILD GOOSE LANE, YORK HARBOR, ME 03911

JACQUELINE L. PIERCE
6 MASEFIELD TERRACE, CAPE ELIZABETH, ME 04107

RUSSELL J. PIERCE
6 MASEFIELD TERRACE, CAPE ELIZABETH, ME 04107

Date of Filing: April 25, 2023

Name and Capacity of Authorizing Party:

WILLIAM H. LEETE, JR., CLERK

Dylan Orr <dorr@portlandmaine.gov>

Materials/Links for Pending Port Property Applications

Matt Walker <[redacted]> Mon, Mar 25, 2024 at 12:28 PM
To: Dylan Orr <dorr@portlandmaine.gov>, pemRBD5 <[redacted]>

I'm going to guess no, based on it being some weird multi step decision process.
It would probably be nice to send them something though.

Also, I am hoping that you can attach any public comments from the original meetings to Wednesday's drive and agenda.
I know that at least one of these had a tenant of the property who wrote in and also gave public comment live.
I presume anyone who will participate in these decision forms will have at least watched the old meetings, but I want to make sure they have access to those comments as well without digging through old drives.

I think my Dissenting Report from the Dec meeting is particularly relevant to these as well, so I hope that gets attached too.
All the new people should get all the info.

Thanks,
Matt

On Thu, Mar 21, 2024 at 1:05 PM Matt Walker <[redacted]> wrote:

> Have the tenants at these buildings been notified of these, and is public comment going to be open for them?
>
> Specifically, one tenant at a property was very engaged in this process and I need to know that they have been notified that this is happening
>
> On Fri, Mar 15, 2024 at 3:32 PM Dylan Orr <dorr@portlandmaine.gov> wrote:
>
> > Hello Board Members,
> >
> > Attached are the minutes and application packets for the Port Property decision sheets that will be on the agenda for March's regular meeting. Also attached is the previous version of the Ordinance which was in effect during the time these applications were submitted.
> >
> > The previous meetings can be viewed through the Meetings & Agenda Portal by going to the meeting date and selecting the "Meeting Media" tab on the left. Below are the dates and timestamps for when the applications were previously heard by the Board.
> >
> > **61 Grant St** - August 23, 2023 (0:59:22) and November 29, 2023 (1:18:46)
> > **18 Casco St** - August 23, 2023 (2:03:37) and November 29, 2023 (2:32:41)
> > **37 Casco St** - August 23, 2023 (2:36:15) and November 29, 2023 (3:05:08)
> >
> > Thank you,
> > Dylan Orr
> > Rental Registration Coordinator
> > City of Portland
> > 389 Congress St, Portland, ME
> > 207-874-8966
> > dorr@portlandmaine.gov
> >
> > permitting & inspections

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

City of Portland – Housing Safety Division
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

January 24, 2024 - Tabled to March 27, 2024

Owner Name and Address:

Maryann Shea and Christopher Shea
24 Winding Way
Peaks Island, ME 04108

Agent Name and Address:

N/A

Property Address and Unit:

78 Mellen St, Unit #6

CBL:

048-C-012-M06

Tenants/Interested Parties:

Yes

Dylan Orr <dorr@portlandmaine.gov>

Proposed amendment to rules re: recusals

[redacted] Wed, Mar 20, 2024 at 3:02 PM
To: Dylan Orr <dorr@portlandmaine.gov>

Hi Dylan,

Please include a copy of this email as proposal for an amendment to the Rent Board Rules of Procedure to be included with the regular March 2024 meeting materials. This text is included as a draft to discuss at the meeting, and will not be voted on until the April meeting at the earliest, per our rules for amending the rules.

The Rent Board Rules of Procedure are amended to renumber Article VIII to Article IX and insert a new article:

ARTICLE VIII. PROCESS FOR RECUSAL

Section 1. Any member of the board that is recused from consideration of an item will refrain from participating in any part of that consideration as a Board member. The recused member may participate in that item solely as a member of the public or as an Applicant, Objector, or "specially interested party," if applicable.

Section 2. A recusal remains in effect for all consideration of that item, including any subsequent meetings or decisions.

Section 3. Any member may voluntarily recuse themselves from consideration of an item of business by stating their intent to recuse prior to taking up the item. Such a recusal shall take effect immediately and does not require a vote.

Section 4. Any member may make a motion to recuse another member from consideration of an item of business prior to taking up the item. When making such a motion, the member must specify the reason for recusal from the following:

1. The member to be recused has an interest as defined by Sec. 6-261 of the Ordinance.
2. The member to be recused has a pecuniary interest as defined by 30-A M.R.S.A. § 2605(4), as amended.
3. The participation of the member to be recused could result in actual or perceived bias in the Board's consideration of the item.

If such a motion is moved and seconded, the Board will proceed with discussion of the item, with the member to be recused having the opportunity to speak last. Following discussion, a vote will be taken among all present members except the member to be recused. If a simple majority votes in favor of recusal, the member shall be recused following the rules in Section 1 and 2.

Sent with Proton Mail secure email.