

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)