

Remote Rent Board Meeting Minutes - Held Via Zoom

June 26, 2024

II. Roll Call - 0:00:40

Kristen Carreras, Landlord, At-Large
Matthew Lax, Tenant, District 1
Matthew Walker, Tenant, District 2
Philip Mathieu, Tenant, District 5 - Chair

Late:

Christopher "Buddy" Moore, Tenant, District 3 - Vice Chair - Joined 0:03:10
Caleb Roebuck, Tenant, District 4 - Joined 01:49:29

Absent:

Anne-Laure Razat, Tenant, At-Large

Staff present:

Dylan Orr, Rental Registration Coordinator
Jessica Hanscombe, Director of Permitting and Inspections
Benjamin Plante, Esq., Counsel for the Rent Board

III. Approval of Minutes - 0:01:20

0:01:45 - Matthew Lax moves to approve May 2, 2024 minutes. Seconded by Kristen Carreras.
(4-0) The motion passes.

0:02:05 - Matthew Walker moves to approve May 13, 2024 minutes. Seconded by Matthew Lax.
(4-0) The motion passes.

0:03:10 - Christopher "Buddy" Moore joins the meeting.

0:03:20 - Matthew Walker moves to approve May 22, May 29, June 3 minutes. Seconded by Kristen Carreras. (5-0) The motion passes.

IV. Communications

0:04:16 - City Staff Communications related to Rule Changes. Chair decided to revisit these at the end of the meeting

V. Unfinished Business - 0:06:10

a. Rent Increase Application - 0:07:21

Owner: Forty Nine LLC, 82 Hanover St. Portland, ME 04101

Property Address: 19 Parris St, Units 1-9

CBL: 033-I-005-001

Reopening Public Hearing

0:09:23 - Applicant - David Bergeron

0:30:22 - Public Comment - Matthew Walker

0:34:35 - Applicant Response - David Bergeron

Questions from the Board

0:38:50 - Matthew Lax asks, "Do you know the percent change of the payroll, insurance expense, and professional fees from the previous year?"

0:40:44 - Christopher "Buddy" Moore asks, "Do you have an idea to a degree the costs that you said increased due to inflation are recouped by that CPI escalator?"

0:47:00 through 01:18:30 - Deliberations

01:18:30 - Kristen Carreras moves to approve 19 Parris Street for a Rent Increase of \$94.22 per month per unit. Seconded by Philip Matthieu. (3-1, Moore votes no) The motion fails.

01:39:50 Philip Mathieu moves to table items V.a. through V.d. to the next regularly scheduled meeting or a special meeting between now and that day, with the understanding that interested parties must be notified if it is other than the regularly scheduled meeting. Seconded by Matthew Lax. (4-0) The motion passes.

b. Rent Increase Application - Public Comment - See 01:39:50

Owner: Spar Inc, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Address: 20 Melbourne St, all 7 units

CBL: 014-G-014-001

c. Rent Increase Application - Public Comment - See 01:39:50

Owner: West Company, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Address: 55 William St, all 12 units

CBL: 116-A-025-001

d. Rent Increase Application - Public Comment - See 01:39:50

Owner: West Company, 82 Hanover St, Portland, ME 04101

Agent: David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Address: 60 Carleton St, all 4 units
CBL: 063-D-013-001

e. Discussion of Rent Board Rules and Procedures Changes - 01:41:25

01:43:25 - Benjamin Plante clarifies and overviews edits made to the proposed rule change.

01:45:25 - Dylan Orr discusses the memo submitted by City Staff.

01:49:29 - Caleb Roebuck joins the meeting.

02:18:20 - Matthew Lax moves to accept rule change as written and we begin drafting additions to applications and forms to notify applicant that they are submitting information and all of it will be public and provide them an option within the form to state that they are submitting privileged or confidential information and they understand it must be reviewed by corporation council. Seconded by Matthew Walker. (6-0) The motion passes.

02:24:50 - Matthew Walker volunteers to take on drafting changes.

VI. New Business

a. Voting for Election of Chair and Vice Chair - 02:25:53

02:29:50 - Philip Mathieu discusses what entails being Chair of the Rent Board.

02:36:40 - Matthew Lax moves to nominate Christopher "Buddy" Moore as new Chair of the Rent Board. Seconded by Philip Mathieu. (6-0) The motion passes.

02:37:47 - Caleb Roebuck moves to nominate Philip Mathieu as Vice Chair of the Rent Board. Seconded by Kristen Carreras. (6-0) The motion passes.

b. Rent Board Annual Report Update - 02:38:25

02:38:40 - Matthew Walker discusses what has been done thus far and suggestions on how to document outliers.

02:44:43 - Christopher "Buddy" Moore requests a current report from the City.

02:48:28 - Matthew Lax discusses progress on the legal front.

02:49:22 - Matthew Walker wants to use the TRA from previous ordinance to create a reasonable range per unit.

02:58:18 - Dylan Orr discussion about Recusal Rule approved by Rent Board on April 24, 2024 for City Council meeting on July 15, 2024.

02:59:02 - Christopher "Buddy" Moore said would be available to attend the meeting on July 15, 2024.

VII. Adjourn - 3:00:52

03:00:58 - Caleb Roebuck moves to Adjourn. Seconded by Matthew Walker. (6-0) The motion passes.