

Remote Rent Board Meeting Minutes - Held Via Zoom

July 24, 2024

II. Roll Call - 0:00:28

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

Staff present:

Dylan Orr, Rental Registration Coordinator
Adam O'Connor, Rental Registration Inspector
Benjamin Plante, Esq., Counsel for the Rent Board

III. Approval of Minutes

a. June 26, 2024 Minutes - 0:00:55

0:03:09 - Philip Mathieu moves after amendment of minutes (changing vote from 5-0 to 4-0 at timestamp 1:39:50) to approve minutes. Seconded by Matthew Walker. (5-0; Roebuck and Lax absent) The motion passes.

IV. Communications

a. Rent Control 2024 Quarter 2 Report - 0:04:24

0:04:33 - City staff provides a brief summary of the Quarter 2 Rent Control Report presented to the Housing and Economic Development Committee.

0:05:04 - Caleb Roebuck joins the meeting.

0:05:20 - The Chair elects to take up items VI.a. and VI.b. out of agenda order for the benefit of the interested parties.

0:15:55 - The Chair schedules a special meeting for August 19, 2024 to hear the tenant rights hearings for 655 Congress Street and 59 State Street.

V. Unfinished Business - 0:16:15

a. Rent Increase Application - 0:17:00

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

Property Address: 19 Parris St, Units 1-9

CBL: 033-I-005-001

0:17:02 - Anne-Laure Razat and Caleb Roebuck state on the record the preparations they have made for the meeting due to absences at the previous meeting.

0:18:35 - David Bergeron provides a summary of the connection between the application and previous ordinance as well as details requested by board members from the previous meeting.

0:34:37 - Kristen Carreras moves to approve the application with the requested increase as presented. Seconded by Philip Matthieu. (3-2; Moore and Roebuck vote no, Lax absent, Walker recused) The motion fails.

0:46:35 - Chair Christopher "Buddy" Moore moves to grant a rent increase of \$7,562.74 to be divided by the number of units (9) and 12 (months) equaling \$70.03 per month, for additional housing service costs beyond the CPI escalator. Seconded by Caleb Roebuck. (2-3; Carreras, Matthieu, and Razat vote no) The motion fails.

1:00:05 - Phillip Matthieu moves to table the application to the special meeting scheduled on August 19, 2024. Seconded by Caleb Roebuck. (5-0; Lax absent, Walker recused) The motion passes.

b. Rent Increase Application - 1:07:10

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

No tenants spoke as objectors.

1:08:20 - Public comment received from Matthew Walker.

1:14:23 - David Bergeron responds to public comment.

1:15:55 - Phillip Matthieu moves table questions and deliberations to the special meeting scheduled on August 19, 2024. Seconded by Caleb Roebuck. (5-0; Lax absent, Walker recused) The motion passes.

c. Rent Increase Application - 1:16:52

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

No tenants spoke as objectors

1:17:28 - Public comment received by Matthew Walker.

1:19:50 - David Bergeron responds to public comment.

1:21:18 - Kristen Carreras moves table questions and deliberations to the special meeting August 19, 2024. Seconded by Christopher "Buddy" Moore. (5-0; Lax absent, Walker recused)
The motion passes.

d. Rent Increase Application - 1:22:03

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

No tenants spoke as objectors.

No public comment received.

1:22:58 - Anne-Laure Razat moves table questions and deliberations to the special meeting scheduled on August 19, 2024. Seconded by Phillip Matthieu. (5-0; Lax absent, Walker recused)
The motion passes.

VI. New Business

a. Schedule Tenant Rights Hearing: 655 Congress St - See 0:05:20

b. Schedule Tenant Rights Hearing: 59 State - See 0:05:20

c. Rent Increase Application - 1:25:56

Owner: West Street Partners LLC, 82 Hanover St Suite 5, Portland, ME 04101

Agent: Caleb Normandeau with Port Property, 188 State St Unit 309, Portland, ME 04101

Address: 40-42 West St, all 12 units

CBL: 063-004-001

1:26:13 - Matthew Walker gives details about reasons why he has been recused for previous Port Property applications.

1:59:00 - Kristen Carreras moves to recuse Matthew Walker on 40-42 West Street based on previous bias shown to Port Property. Seconded by Christopher "Buddy" Moore. (1-4; Razat, Mathieu, Carreras, and Roebuck vote no, Lax absent, Walker recused) The motion fails.

2:02:44 - David Bergeron presents their case for 40-42 West Street.

2:53:23 - Kristen Carreras moves to table the application to the next regularly scheduled meeting to allow the applicant to come back with listed requests for additional information. Seconded by Philip Mathieu. (6-0; Lax absent) The motion passes.

3:01:28 through 3:08:48 - The Board takes a brief recess.

d. Tenant Rights Appeal - 3:08:50

Appellant: Jamie Devins & Evan Long, 44 Dirigo St, Unit #2, Portland, ME 04102

Property Owners: James Lannon, 1530 Congress St, Portland, ME 04102

Julie Contreras-Lannon, 172 Bradley St, Portland, ME 04102

CBL: 188-A-009-001

3:09:43 - Evan Long presents the complaint.

3:39:37 - James Lannon responds to the complaint.

3:52:27 - Public comment received from Bradley Davis.

3:57:29 - Evan Long responds to comments from James Lannon and the public.

4:10:47 - James Lannon responds to public comment and comments from Evan Long.

5:31:41 - Philip Mathieu moves to table the item to August 5, 2024 and to provide both parties time to submit any additional evidence by July 29, 2024. Seconded by Anne-Laure Razat. (6-0; Lax absent) The motion passes.

VII. Adjourn

5:57:47 - Kristen Carreras moves to Adjourn. Seconded by Caleb Roebuck. (6-0; Lax absent) The motion passes.