

Remote Rent Board Meeting Minutes - Held Via Zoom

September 25, 2024

II. Roll Call - 0:00:22

Christopher "Buddy" Moore, Tenant, District 3 - Chair
Austin Sims, Homeowner, District 5
Anne-Laure Razat, Tenant, At-Large
Matthew Walker, Tenant, District 2
Matthew Lax, Tenant, District 1 (Absent)
Caleb Roebuck, Tenant, District 4 (Absent)
Kristen Carreras, Landlord, At-Large

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 - 0:01:50

a. August 19, 2024 Minutes

0:02:22 - Anne-Laure Razat moves to approve the August 19, 2024 minutes. Seconded by Matthew Walker. (4-0; Roebuck and Lax absent, Sims recused) The motion passes.

b. August 28, 2024 Minutes

0:03:20 - Anne-Laure Razat moves to pass all remaining minutes. Seconded by Kristen Carreras. (4-0; Roebuck and Lax absent, Sims recused) The motion passes.

c. September 18, 2024 Minutes - See 0:03:20

IV. COMMUNICATIONS

a. Sec. 6-234(a) - 2025 Allowable Increase Percentage (AIP) - Public Comment

0:04:16 - City staff shares information regarding the Allowable Increase Percentage for the 2025 calendar year. No public comment received.

V. UNFINISHED BUSINESS

a. Election of Vice Chair - 0:06:08

0:08:00 - Christopher "Buddy" Moore moves to nominate Austin Sims as Vice Chair. Seconded by Matthew Walker.

0:11:26 - Christopher "Buddy" Moore rescinds prior motion and makes a motion to table election of Vice Chair until the next meeting. Seconded by Anne-Laure Razat. (5-0; Roebuck and Lax absent) The motion passes.

0:12:15 - Christopher "Buddy" Moore moves to elect Anne-Laure Razat as temporary Vice Chair for purposes of the current Rent Board meeting. Seconded by Kristen Carerras. (4-0; Roebuck and Lax absent, Razat abstains) The motion passes.

0:14:03 - Christopher "Buddy" Moore addresses item VI.a. before moving onto remaining unfinished business.

0:18:32 - Christopher "Buddy" Moore moves to schedule a special meeting on October 9, 2024. Seconded by Austin Sims. (5-0; Roebuck and Lax absent) The motion passes.

b. Rent Increase Appeal - Public Comment - 0:19:54

Appellant: Trelawny Tenants Union

Address: 59 State St

Owner: 59 State Street LLC, 657 Congress St, First Floor, Portland, ME 04101

CBL: 044-B-047-001

0:20:06 - Matthew Walker is recused.

0:22:03 - Austin Sims states on the record the preparations they have made to familiarize themselves with the rent increase appeal.

0:24:21 - Representative for 59 State Street LLC and Trelawny 657 LLC, Jeremy Dean, requests that the rent increase appeal be postponed.

0:33:20 - Representative for Trelawny Tenants Union, Ethan Strimling, responds.

0:43:50 - Christopher "Buddy" Moore moves to table items V.b. and V.c. to the regular scheduled meeting in October. Seconded by Austin Sims. (4-0; Roebuck and Lax absent, Walker recused) The motion passes.

c. Rent Increase Appeal - Public Comment - See 0:19:54

Appellant: Trelawny Tenants Union

Address: 655 Congress St

Owner: Trelawny 657 LLC, 657 Congress St, First Floor, Portland, ME 04101

CBL: 046-D-021-001

d. Changes to Rent Board Rules & Procedures - 0:44:55

0:52:17 - Christopher "Buddy" Moore moves to accept change to application. Seconded by Matthew Walker. (5-0; Roebuck and Lax absent) The motion passes.

e. Findings of Fact and Conclusions of Law for Decisions from August 19, 2024 and August 28, 2024 Meetings - 0:53:47

1:01:01 - Christopher "Buddy" Moore moves to approve 44 Dirigo St Findings of Fact and Conclusions of Law as written. Seconded by Kristen Carreras. (4-0; Roebuck and Lax absent, Sims recused) The motion passes.

1:02:18 - Christopher "Buddy" Moore moves to table the remaining Findings of Fact and Conclusions of Law until the October special meeting. Seconded by Anne-Laure Razat. (3-0; Roebuck and Lax absent, Sims and Walker recused) The motion passes.

1:03:27 through 1:10:11 - The Board takes a recess.

f. Rent Increase Application - Public Comment - 1:10:36

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

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

Address: 40 West St, all 12 units

CBL: 063-H-004-001

1:11:12 - Austin Sims states on the record the preparations made to familiarize themselves with the rent increase application.

1:15:40 - David Bergeron presents the application.

No tenants spoke as objectors.

No public comment received.

2:47:14 - Christopher "Buddy" Moore moves to table 40 West St Rent Increase Application to the regularly scheduled October meeting under the condition that the applicant provides additional requested materials. Seconded by Anne-Laure Razat. (5-0; Roebuck and Lax absent) The motion passes.

2:49:05 through 2:55:05 - The Board takes a recess.

g. Rent Increase Application - Public Comment - 2:55:30

Owner: BJB Realty LLC, 175 Lancaster St Ste 209, Portland, ME 04101

Representative: BJB Realty LLC, 175 Lancaster St Ste 209, Portland, ME 04101

Address: 231 State St

CBL: 046-A-010-001

2:56:53 - Chair shares into public record an email to BJB Realty LLC requesting additional information regarding their rent increase applications.

2:59:33 - The Board discusses with Bradley Marin and Gary Plante, representatives for BJB Realty LLC, about the completeness of the application.

3:44:03 - Anne-Laure Razat moves to table BJB Realty LLC rent increase applications for 231 State St, 221 Woodford St and 124 Emery St to the October regular scheduled meeting. Seconded by Matthew Walker. (5-0; Roebuck and Lax absent) The motion passes.

h. Rent Increase Application - Public Comment - See 3:44:03

Owner: BJB Realty LLC, 175 Lancaster St Ste 209, Portland, ME 04101

Representative: BJB Realty LLC, 175 Lancaster St Ste 209, Portland, ME 04101

Address: 221 Woodford St

CBL: 130-E-001-001

i. Rent Increase Application - Public Comment - See 3:44:03

Owner: BJB Realty LLC, 175 Lancaster St Ste 209, Portland, ME 04101

Representative: BJB Realty LLC, 175 Lancaster St Ste 209, Portland, ME 04101

Address: 124 Emery St

CBL: 062-C-009-001

j. Rent Increase Application - Public Comment - 3:45:50

Owner: Eastern Residential Inc., 82 Hanover St, Portland, ME 04101

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

Address: 13 Montreal St, Units 1-8 (Legal address is 304 Eastern Promenade)

CBL: 015-B-001-002

3:46:30 - Christopher "Buddy" Moore moves to table Port Property rent increase applications to the regularly scheduled October meeting. Seconded by Kristen Carreras. (4-0; Roebuck and Lax absent, Walker recused) The motion passes.

k. Rent Increase Application - Public Comment - See 3:46:30

Owner: Eastern Residential Inc., 82 Hanover St, Portland, ME 04101

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

Address: 19 Montreal St, Units 1-8 & B (Legal Address is 304 Eastern Promenade)

CBL: 015-B-001-002

l. Rent Increase Application - Public Comment - See 3:46:30

Owner: Eastern Residential Inc., 82 Hanover St, Portland, ME 04101

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

Address: 304 Eastern Promenade, Units 1-8

CBL: 015-B-001-002

VI. New Business

a. Schedule October Special Meeting - See 0:14:03

VII. Adjourn

3:50:50 - Kristen Carerras moves to adjourn. Seconded by Anne-Laure Razat. (5-0; Roebuck and Lax absent) The motion passes.