



RENT BOARD
November 6, 2024
5:30 PM

ZOOM INFORMATION:

- a. Please click the link below to join the webinar:
<https://portlandmaine-gov.zoom.us/j/81825163614?pwd=NF6AxI8dLpJdEKO49TfcXoKc0qa8dJ.1>
Passcode: 155683
Or One tap mobile :
+13017158592,,81825163614#,,, *155683# US (Washington DC)
+13052241968,,81825163614#,,, *155683# US
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+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
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
Webinar ID: 818 2516 3614
Passcode: 155683
International numbers available: <https://portlandmaine-gov.zoom.us/j/kdZqRyS4uj>

II. ROLL CALL:

III. 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"

IV. UNFINISHED BUSINESS:

- a. Rent Increase Application
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
- b. Rent Increase Application - Public Comment
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, all 31 units
CBL: 046-A-010-001
- c. Rent Increase Application - Public Comment
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, all 9 units
CBL: 130-E-001-001
- d. Rent Increase Application - Public Comment
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, all 8 units
CBL: 062-C-009-001
- e. Rent Increase Application
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

- f. Rent Increase Application
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
- g. Rent Increase Application
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

V. New Business

- a. Completeness Check Procedure Update

VI. Adjourn

City of Portland – Housing Safety Division
Maintenance of Net Operating Income

Date of Hearing:

July 24, 2024 - Tabled to September 25, 2024 - Tabled to October 26, 2024 - Tabled to November 6, 2024

Landlord Name and Address:

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

Agent Name and Address:

Caleb Normandeau
188 State Street, Unit 309
Portland, ME 04101

Property Address:

40-42 West Street, all 12 units
Portland, ME 04102

CBL:

063-H-004-001

City of Portland – Housing Safety Division
MNOI

Date of Hearing:

August 28, 2024 – Tabled to September 25, 2024 – Tabled to October 23, 2024 – Tabled to November 6, 2024

Landlord Name and Address:

BJB Realty LLC
175 Lancaster Street, Ste. 209
Portland, ME 04101

Agent Name and Address:

BJB Realty LLC
175 Lancaster Street, Ste. 209
Portland, ME 04101

Property Address:

231 State Street, all 31 units

CBL:

046-A-010-001

City of Portland – Housing Safety Division
Maintenance of Net Operating Income

Date of Hearing:

August 28, 2024 - Tabled to September 25, 2024 - Tabled to October 23, 2024 - Tabled to November 6, 2024

Landlord Name and Address:

BJB Realty LLC
175 Lancaster Street, Ste. 209
Portland, ME 04101

Agent Name and Address:

BJB Realty LLC
175 Lancaster Street, Ste. 209
Portland, ME 04101

Property Address:

221 Woodford Street, all 9 units

CBL:

130-E-001-001

City of Portland – Housing Safety Division
Maintenance of Net Operating Income

Date of Hearing:

August 28, 2024 – Tabled to September 25, 2024 – Tabled to October 23, 2024 – Tabled to November 6, 2024

Landlord Name and Address:

BJB Realty LLC
175 Lancaster Street, Ste. 209
Portland, ME 04101

Agent Name and Address:

BJB Realty LLC
175 Lancaster Street, Ste. 209
Portland, ME 04101

Property Address:

124-126 Emery Street, all 8 units

CBL:

062-C-009-001

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

Date of Hearing:

March 22, 2023 – Tabled to June 28, 2023 – Tabled to July 26, 2023 – Tabled to August 16, 2023 – Tabled to November 29, 2023 – Tabled to September 18, 2024 – Tabled to September 25, 2024 – Tabled to October 23, 2024 – Tabled to November 6, 2024

Owner Name and Address:

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

Agent Name and Address:

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

Property Address and Unit:

13 Montreal St, Units 1-8 (Legal address is 304 Eastern Prom)

CBL:

015-B-001-002

Tenants/Interested Parties:

Yes

Type of Request:

- Renovation of a unit or Reconfiguration of one or more units (6-233(c))
- Capital Improvement Costs, including financing costs (6-234(b)(5)(a))
- Uninsured repair costs (6-234(b)(5)(d))
- X** Increased housing service costs (6-234(b)(5)(c))
- Fair Rate of Return (6-234(b)(5)(d))

City of Portland – Housing Safety Division
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Owner Name and Address:

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

Agent Name and Address:

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

Property Address and Unit:

19 Montreal St, Units 1-8 & B (Legal address is 304 Eastern Prom)

CBL:

015-B-001-002

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City of Portland – Housing Safety Division
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Agent Name and Address:

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Property Address and Unit:

304 Eastern Prom, Units 1-8

CBL:

015-B-001-002

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