

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, October 23, 2024

II. ROLL CALL - 0:00:12

Christopher "Buddy" Moore, Tenant, District 3 - Chair

Austin Sims, Homeowner, District 5 - Vice Chair

Anne-Laure Razat, Tenant, At-Large

Matthew Walker, Tenant, District 2

Matthew Lax, Tenant, District 1

Kristen Carreras, Landlord, At-Large

District 4 - Vacant

Staff present:

Dylan Orr, Rental Registration Coordinator

Adam O'Connor, Rental Registration Inspector

Aga Dixon, Counsel for the Rent Board

III. APPROVAL OF MINUTES - 0:00:42

a. September 25, 2024 Minutes

b. October 9, 2024 Minutes

0:01:04 - Kristen Carreras moves to approve the minutes. Seconded by Austin Sims. (6-0) The motion passes.

IV. COMMUNICATIONS - 0:01:36

a. Rent Control 2024 Quarter 3 Report - 0:01:45

0:01:50 - City staff summarizes the Rent Control 2024 Quarter 3 Report that was provided to the Housing and Economic Development Committee.

b. Reschedule Regular November Meeting - 0:02:20

0:04:10 - Chair Moore moves to schedule the regular November meeting for Monday, November 18, 2024. Seconded by Kristen Carreras. (6-0) The motion passes.

0:14:30 - Chair Moore moves to schedule a special meeting for Wednesday, November 6, 2024 at 5:30pm. Seconded by Kristen Carreras (6-0) The motion passes.

c. Executive Session, pursuant to 1M.R.S. § 405(6)(E), to consult with legal counsel regarding the Board's legal rights and duties with respect to the 59 State St & 655 Congress St Rent Increase Appeals - 0:15:30

0:16:22 - Chair Moore shares an email sent by the Trelawny Tenants Union requesting that the rent increase appeals for item V.b. and V.c. be tabled to a future meeting.

0:20:32 - Chair Moore moves to table items V.b. and V.c. to the regularly scheduled November meeting. Seconded by Matthew Lax. (5-0; Walker recused) The motion passes.

V. UNFINISHED BUSINESS - 0:21:30

a. Findings of Fact & Conclusions of Law for Decisions from August 19, 2024 Meeting - 0:21:34

0:26:23 - Anne-Laure Razat moves to approve all findings of fact and decisions as drafted. Seconded by Kristen Carreras. (5-0; Walker recused) The motion passes.

b. Rent Increase Appeal - Public Comment - See 0:20:32

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

c. Rent Increase Appeal - Public Comment - See 0:20:32

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. Rent Increase Application - Public Comment - 0:27:18

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

0:28:37 - Chair Moore postpones item V.d. to later in the agenda to allow time for the applicant to arrive. (See 0:51:27)

e. Rent Increase Application - Public Comment - 0:29:34

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

0:31:41 - Representative for BJB Realty LLC, Brad Marin, presents the application.

No tenants spoke as objectors.

No public comment received.

0:47:56 - Austin Sims moves to table application to the special meeting on November 6, 2024 with all documentation. Seconded by Matthew Lax. (6-0) The motion passes.

0:51:27 - The Board resumes item V.d.

0:53:15 - David Bergeron presents the application.

No tenants spoke as objectors.

No public comment received.

1:57:42 - Chair Moore moves to close the public portion of the hearing and table deliberations to the special meeting on November 6, 2024. Seconded by Kristen Carreras. (6-0) The motion passes.

f. Rent Increase Application - Public Comment - 2:01:25

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

2:02:38 - Representative for BJB Realty LLC, Brad Marin, presents the application.

No tenants spoke as objectors.

No public comment received.

2:48:48 - Chair Moore moves to table the public hearing to the special meeting on November 6, 2024. Seconded by Matthew Lax. (6-0) The motion passes.

2:49:54 - 3:00:25 - The Board takes a recess.

g. Rent Increase Application - Public Comment - 3:00:47

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

3:01:54 - Representative for BJB Realty LLC, Brad Marin, presents the application.

No tenants spoke as objectors.

No public comment received.

3:11:45 - Matthew Lax moves to table to continue the public hearing on the special meeting on November 6, 2024. Seconded by Anne-Laure Razat. (6-0) The motion passes.

h. Rent Increase Application - Public Comment - 3:13:10

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

3:13:20 - Matthew Walker explains the history of his recusal for items V.h through V.j.

3:17:20 - David Bergeron presents the application.

No tenants spoke as objectors.

3:32:55 - Matthew Walker provides public comment.

3:51:09 - Kristen Carreras moves to table deliberations to the special meeting on November 6, 2024. Seconded by Anne-Laure Razat. (5-0; Walker recused) The motion passes.

i. Rent Increase Application - Public Comment - 3:51:55

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

3:53:10 - David Bergeron presents the application.

No tenants spoke as objectors.

3:55:03 - Matthew Walker provides public comment.

3:58:02 - Austin Sims moves to table deliberations to the special meeting on November 6, 2024. Seconded by Anne-Laure Razat. (5-0; Walker recused) The motion passes.

j. Rent Increase Application - Public Comment - 3:58:40

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

3:59:14 - David Bergeron presents the application.
No tenants spoke as objectors.

3:59:38 - Matthew Walker provides public comment.

4:03:55 - Chair Moore moves to table deliberations to the special meeting on November 6, 2024. Seconded by Austin Sims. (5-0; Walker recused) The motion passes.

VI. Adjourn - 4:04:42

4:05:20 - Austin Sims moves to adjourn. Seconded by Anne-Laure Razat. (6-0) The motion passes.