

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, November 18, 2024

II. ROLL CALL - 0:00:56

Christopher "Buddy" Moore, Tenant, District 3 - Chair
Austin Sims, Homeowner, District 5 - Vice Chair - Absent
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
Aga Dixon, Counsel for the Rent Board

III. APPROVAL OF MINUTES - 0:01:19

a. October 23, 2024 Minutes

0:01:30 - Anne-Laure Razat moves to accept the October 23, 2024 minutes. Seconded by Chair Moore. (5-0; Sims absent) The motion passes.

IV. COMMUNICATIONS - 0:02:00

a. Tenants Rights Appeal Consent Agreement - 44 Dirigo St

0:02:16 - City Staff explains the consent agreement finalized for the 44 Dirigo St tenant rights complaint.

b. Reschedule December Meeting - 0:02:30

0:03:11 - Chair Moore moves to reschedule December meeting to December 18th, 2024. Seconded by Anne-Laure Razat. (5-0; Sims absent) The motion passes.

V. UNFINISHED BUSINESS - 0:04:00

a. Rent Increase Appeal - Public Comment

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

0:04:56 - Chair Moore moves to table 655 Congress and 59 State to December 18th regular meeting. Seconded by Mathew Lax. (4-0; Sims absent, Walker recused) The motion passes.

b. Rent Increase Appeal - Public Comment

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

See 0:04:56

c. Rent Increase Application - 0:05:53

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

0:11:00 - Matthew Lax moves to approve the rent increase application for 40 West Street for all 12 units in an amount to be decided during discussion. Seconded by Kristen Carreras.

0:24:22 - Matthew Lax withdraws the previous motion.

0:24:49 - Kristen Carreras moves to reject the application based on incomplete information to make a decision. Seconded by Chair Moore. (5-0; Sims absent) The motion passes.

d. Rent Increase Application - Public Comment - 0:41:20

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

0:42:00 - Brad Marin presents application.

1:47:00 - Chair Moore moves to table the application to the regular scheduled December meeting. Seconded by Anne-Laure Razat. (5-0; Sims absent) The motion passes.

1:47:35 through 2:00:18 - The Board takes a recess.

e. Rent Increase Application - Public Comment - 2:02:45

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

2:09:44 - Chair Moore moves to table the application to the regular scheduled December meeting. Seconded by Matthew Lax. (5-0; Sims absent) The motion passes.

f. Rent Increase Application - Public Comment - 2:11:00

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

2:14:50 - Chair Moore moves to table the application to the regularly scheduled December meeting. Seconded by Matthew Lax. (5-0; Sims absent) The motion passes.

g. Rent Increase Application - 2:18:52

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

3:20:50 - Matthew Lax moves to approve the application for an amount to be determined during discussion. Seconded by Anne-Laure Razat. (4-0; Walker recused, Sims absent) The motion passes.

h. Rent Increase Application - 3:25:20

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

3:25:35 - Anne-Laure Razat moves to approve the application with an increase of \$112.30 per unit per month. Seconded by Kristen Carreras. (4-0; Walker recused, Sims absent) The motion passes.

i. Rent Increase Application - 3:27:50

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

3:28:10 - Anne-Laure Razat moves to approve the application with an increase of \$41.30 per unit per month. Seconded by Kristen Carreras. (4-0; Walker recused, Sims absent) The motion passes.

VI. New Business - 3:28:49

a. Completeness Check Procedure Discussion - 3:29:26

3:56:0 - Matthew Walker moves to approve the proposed rule and to hold a public hearing at the next regularly scheduled meeting. Seconded by Chair Moore. (5-0; Sims absent) The motion passes.

VI. Adjourn - 3:31:48

3:31:59 - Kristen Carreras moves to adjourn. Seconded by Anne-Laure Razat. (5-0; Sims absent) The motion passes.