



RENT BOARD
January 22, 2025
5:00 PM

ZOOM INFORMATION:

- a. Join from PC, Mac, iPad, or Android:
<https://portlandmaine-gov.zoom.us/j/89573671630?pwd=PEAlG9Nv2eu0bN8scaeWmfut2YOnlC.1>
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II. ROLL CALL:

III. APPROVAL OF MINUTES

- a. December 18, 2024 Minutes

IV. COMMUNICATIONS:

- a. Rent Control Report Q4 2024

V. UNFINISHED BUSINESS:

- a. Findings of Fact & Conclusions of Law for 40 West St and 305 Deering Ave
Rent Increase Application Decisions
- b. 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
- c. 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
- 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: 231 State St, all 31 units
CBL: 046-A-010-001
- e. 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

- f. 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
- g. Rent Increase Application - Public Comment
Owner: Saunders Street Apartments LLC, 51 Belfield Rd, Cape Elizabeth, ME 04107
Representative: Willard Bollenbach and Randi Bollenbach, 51 Belfield Rd, Cape Elizabeth, ME 04107
Address: 23 Saunders St, Unit 5
CBL: 130-G-014-001
- h. Rent Increase Application - Completeness Check
Owner: Fredric Shotz, 33 Deering St #1, Portland, ME 04101
Address: 33 Deering St, Units 2F, 2C, 2R, and 3
CBL: 047-B-023-001

VI. New Business

- a. Discussion of Rent Increase Application Backlog
- b. 2025 Maintenance of Net Operating Income Application Update
- c. Discussion of Rent Board Annual Report

VII. Adjourn