

Remote Rent Board Meeting Minutes - Held Via Zoom

December 18, 2024

II. ROLL CALL - 0:00:20

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

Aga Dixon, Counsel for the Rent Board

III. APPROVAL OF MINUTES - 0:00:58

a. November 6, 2024 Minutes

b. November 18, 2024 Minutes

0:01:18 - The Chair moves to approve the November minutes. Seconded by Austin Sims. (6-0; Sims absent) The motion passes.

IV. COMMUNICATIONS:

a. Request for Reconsideration - 40 West St - 0:05:33

0:12:11 - The Chair moves not to entertain the request for reconsideration. Seconded by Austin Sims. (4-2; Carreras and Lax vote no). The motion passes.

V. UNFINISHED BUSINESS

a. Rent Increase Appeal - Public Comment - 0:25:04

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

See 0:25:20

b. Rent Increase Appeal - Public Comment - 0:25:04

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

0:25:20 - Chair moves to table items V.a. and V.b. of unfinished business until January 22nd rent board meeting. Seconded by Austin Sims. (5-0; Walker recused). The motion passes.

c. Rent Increase Application - Public Comment - 0:26:09

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

See 0:27:30

d. Rent Increase Application - Public Comment - 0:26:46

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

See 0:27:30

e. Rent Increase Application - Public Comment - 0:26:46

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

0:27:30 - The Chair moves to table items V.c., V.d. and V.e. of unfinished business until the January 22nd rent board meeting. Seconded by Anne-Laure Razat. (6-0). The motion passes.

f. Findings of Fact & Conclusions of Law From November 18, 2024 Meeting Decisions - 0:28:05

0:38:50 - Matthew Lax moves to approve Findings of Fact for 13 Montreal Street. Seconded by Anne-Laure Razat. (5-0; Walker recused). The motion passes.

0:41:50 - Anne-Laure Razat moves to approve Findings of Fact for 19 Montreal Street. Seconded by Matthew Lax. (5-0; Walker recused). The motion passes.

0:43:19 - Chair moves to approve Findings of Fact for 304 Eastern Promenade. Seconded by Matthew Lax. (5-0; Walker recused). The motion passes.

g. Completeness Check Procedure Rule - Public Comment - 0:44:14

0:48:35 - Public Comment received.

0:59:15 - Chair moves to accept the new rule as written. Seconded by Anne-Laure Razat. (6-0). The motion passes.

1:03:06 - Chair moves to amend the previous motion to include an added comma and the word "must." Seconded by Austin Sims. (6-0). The motion passes.

VI. New Business

a. Rent Increase Application - Completeness Check - 1:07:00

Owner: Calvin F. Bickford Jr. & Exelia J. Bickford, 830 Ocean Ave, Apt 125, Portland, ME 04103

Address: 175 Pine St, Unit 1I

CBL: 063-F-008-01I

1:12:55 - The Chair reschedules this item to the end of the agenda.

b. Rent Increase Application - Completeness Check - 1:14:00

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

1:14:44 - The Chair reschedules this item to the end of the agenda.

c. Rent Increase Application - Completeness Check - 1:15:00

Owner: Anna Kuperman and Marina Kuperman-Beade, 17 12th St, Providence, RI 02906

Address: 305 Deering Ave, all 2 units

CBL: 117-B-001-001

1:16:20 - Anna Kuperman presents the application.

No tenants spoke as objectors.

No public comment received.

1:51:40 - Matthew Lax moves to approve the application with an amount to be determined. Seconded by Matthew Walker.

2:26:55 - Matthew Lax moves to approve the application with a rent increase amount of \$510. Seconded by Anne-Laure Razat. (4-2; Walker and Moore vote no) The motion passes.

2:30:50 - Anne-Laure Razat moves to reconsider the previously passed motion. Seconded by Matthew Lax. (6-0) The motion passes.

2:31:00 - Matthew Walker moves to approve the application with a rent increase amount of \$505. Seconded by Austin Sims. (6-0) The motion passes.

d. Rent Increase Application - Completeness Check - 2:36:50

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

2:39:00 - Willard Bollenbach presents the application

No tenants spoke as objectors.

No public comment received.

2:55:08 - The Chair moves to table the application to the January 22nd Rent Board meeting. Seconded by Austin Sims. (6-0) The motion passes.

e. Rent Increase Application - Completeness Check - 2:58:33

Owner: Park Street Property LLC, 51 Belfield Rd, Cape Elizabeth, ME 04107

Representative: Willard Bollenbach & Randi Bollenbach, 51 Belfield Rd, Cape Elizabeth, ME 04107

Address: 104 Oak St, Units 21 & 43

CBL: 037-A-009-001

2:59:00 - Willard Bollenbach presents application

No tenants spoke as objectors

No public comment.

2:23:16 - The Chair moves to table the application to the January 22nd Rent Board meeting. Seconded by Anne-Laure Razat. (6-0) The motion passes.

3:24:02 - The Board resumes item VI.a.

3:28:38 - Austin Sims moves to table the application to the January 22nd Rent Board meeting. Seconded by Anne-Laure Razat. (6-0) The motion passes.

3:29:58 - The Board resumes item VI.b.

3:33:40 - Rob S., a tenant of the property, speaks as an objector.

No public comment received.

3:52:50 - Anne-Laure Razat moves to table the application to the January 22nd Rent Board meeting. Seconded by Kristen Carreras. (6-0) The motion passes.

VII. Adjourn

4:04:37- Austin Sims moves to adjourn. Seconded by Anne-Laure Razat. (6-0) The motion passes.