

Remote Rent Board Meeting Minutes - Held Via Zoom

January 22nd, 2025

II. ROLL CALL - 0:00:23

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 - 0:00:49

a. December 18, 2024 Minutes

0:02:48 - Matthew Lax moves to approve minutes pending stated amendments. Seconded by Anne-Laure Razat. (6-0) The motion passes.

IV. COMMUNICATIONS:

a. Rent Control Report Q4 2024 - 0:03:56

0:03:56 - City Staff summarizes the data provided in the Rent Control quarterly report.

V. UNFINISHED BUSINESS:

a. Findings of Fact & Conclusions of Law for 40 West St and 305 Deering Ave Rent Increase Application Decisions - 0:05:43

0:14:15 - Anne-Laure Razat moves to approve the Findings of Fact & Conclusions of Law for the 40 West St rent increase application decision. Seconded by Kristen Carreras. (6-0) The motion passes.

0:18:45 - Anne-Laure Razat moves to approve the Findings of Fact & Conclusions of Law for the 305 Deering Ave rent increase application decision.. Seconded by Matthew Walker. (6-0) The motion passes.

b. Rent Increase Appeal - Public Comment - 0:19:40

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 - 0:19:40

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

0:23:11 - The Chair moves to table items V.b. and V.c. until the regular December 2025 meeting, unless the appellant requests consideration for an earlier date or the appellant withdraws application. Seconded by Kristen Carreras. (5-0; Walker recused) The motion passes.

d. Rent Increase Application - Public Comment - 0:24:00

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: 231 State St, all 31 units

CBL: 046-A-010-001

0:24:49 - BJB Realty LLC representative, Brad Marin, presents the application.

0:29:43 - No tenants spoke as objectors.

1:00:00 - No public comment received.

1:02:40 - Kristen Carreras moves to approve the 231 State Street rent increase application for \$168.58 per unit. Seconded by Matthew Lax.

1:22:40 - Kristen Carreras amends the previous motion to approve the 231 State Street rent increase application for \$160.97 per unit. Seconded by Anne-Laure Razat.

1:24:00 - The Chair amends the previous motion to include approval conditions to resolve open code violations at 231 State Street before any approved increase could be applied.

2:07:29 - Matthew Walker amends the motion to approve the 231 State Street rent increase application for \$158.68 per unit. Seconded by Austin Sims. (5-1; Moore votes no) The motion passes.

- e. Rent Increase Application - Public Comment - 2:23:00**
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: 221 Woodford St, all 9 units
CBL: 130-E-001-001

2:23:18 - BJB Realty LLC representative, Brad Marin, presents the application.

2:26:52 - No tenants spoke as objectors.

2:32:42 - No public comment received.

2:33:49 - Kristen Carreras moves to approve the 221 Woodford St rent increase application for \$54.89 per unit. Seconded by Anne-Laure Razat.

3:23:00 - The Chair amends the previous motion to approve the 221 Woodford St rent increase application for \$16.11 per unit. (6-0) The motion passes.

- f. Rent Increase Application - Public Comment - 3:24:40**
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

3:25:10 - BJB Realty LLC representative, Brad Marin, presents application.

3:26:19 - No tenants spoke as objectors.

3:28:24 - Matthew Walker moves to approve the 124 Emery Street rent increase application for \$38.78 per unit. Seconded by Matthew Lax.

3:42:49 - The Chair moves to table the application to the end of the agenda. Seconded by Anne-Laure Razat. (6-0) The motion passes.

- g. Rent Increase Application - Public Comment - 3:44:00**
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

3:44:16 - The Chair moves to table the application to the regular February meeting. Seconded by Kristen Carreras. (6-0) The motion passes.

- h. Rent Increase Application - Completeness Check - 3:44:55**
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

3:45:57 - Fredric Shotz states he would like to table this meeting to February.

3:48:33 - Rent Board conducts a completeness check of the application.

4:06:22 - The Board resumes item V.f.

4:25:20 - Matthew Walker amends the previous motion for approval of the 124 Emery Street rent increase application to an increase amount of \$26.61 per unit. Seconded by Kristen Carreras.

5:05:34 - Matthew Lax moves to reconsider the approval of 221 Woodford Street application and 231 State Street made earlier in the meeting. Seconded by Anne-Laure Razat. (6-0) The motion passes.

5:06:18 - Austin Sims moves to table reconsideration of the applications submitted by BJB Realty LLC to the next scheduled meeting in February. (6-0) The motion passes.

VI. New Business

- a. Discussion of Rent Increase Application Backlog**

See 5:07:50

- b. 2025 Maintenance of Net Operating Income Application Update**

See 5:07:50

- c. Discussion of Rent Board Annual Report**

See 5:07:50

VII. Adjourn - 5:07:50

5:07:50 - Austin Sims moves to adjourn the meeting due to the Rules of Procedure stating that no new business is to be taken up after 9:30 PM.

5:09:10 - Austin Sims withdraws the previous motion.

5:10:50 - Austin Sims moves to schedule a two hour workshop meeting on February 12, 2025. Seconded by Kristen Carreras.

5:12:25 - The Chair amends the previous motion to schedule a two and a half hour workshop to include time for Matthew Walker to present the 2024 Rent Board Annual Report draft. (6-0) The motion passes.

5:18:06 - Matthew Walker moves to update the Maintenance of Net Operating Income application to replace all instances of "2023" with "2024" and change the 2023 CPI number to the 2024 CPI of 336.376. Seconded by Kristen Carreras. (6-0) The motion passes.

5:19:16 - Kristen Carreras moves to adjourn. Seconded by Matthew Lax. (6-0) The motion passes.