



RENT BOARD

April 9, 2025

5:00 PM

ZOOM INFORMATION:

- a. Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/88391270868?pwd=ckHi0u1Z9bohWZfNC5v49PvDwAA2ac.1>

Passcode:353857

Phone one-tap:

+13017158592,,88391270868#,,, *353857# US (Washington DC)

+13052241968,,88391270868#,,, *353857# US

Join via audio:

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

Webinar ID: 883 9127 0868

Passcode: 353857

International numbers available: <https://portlandmaine-gov.zoom.us/j/koqnIbZOE>

II. ROLL CALL:

III. UNFINISHED BUSINESS:

- a. Rent Increase Application - Public Comment
Owner: Eastern Residential Inc.
Owner's Representative: Caleb Normandeau with Port Property
Address: 10 Walnut St, Units 1-8 (Legal address is 304 Eastern Prom)
CBL: 015-B-001-002
Type of Increase: Increased Housing Service Costs
- b. Rent Increase Application - Public Comment
Owner: Eastern Residential Inc.
Owner's Representative: Caleb Normandeau with Port Property
Address: 25-27 Montreal St, Units 1-8 (Legal address is 304 Eastern Prom)
CBL: 015-B-001-002
Type of Increase: Increased Housing Service Costs, Capital Improvement Costs
- c. Rent Increase Application - Public Comment
Owner: Grant Street Realty Group LLC
Owner's Representative: Caleb Normandeau with Port Property
Address: 63 Grant St, Units 1-6 (Legal address is 65 Grant St)
CBL: 048-B-016-001
Type of Increase: Increased Housing Service Costs
- d. Rent Increase Application - Public Comment
Owner: Grant Street Realty Group LLC
Owner's Representative: Caleb Normandeau with Port Property
Address: 65 Grant St, Units 1-6
CBL: 048-B-016-001
Type of Increase: Increased Housing Service Costs
- e. Rent Increase Application - Public Comment
Owner: Grant Street Realty Group LLC
Landlord's Representative: David Bergeron with Port Property
Property Address: 69 Grant St, Units 1-6
CBL: 048-B-015-001
Increase Requested: Increased Housing Service Costs

IV. Adjourn

City of Portland – Housing Safety Division
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

March 22, 2023 – Tabled to April 9, 2025

Owner Name and Address:

Eastern Residential Inc., 82 Hanover St, Portland, ME 04101

Landlord's Representative and Address:

Caleb Normandeau with Port Property, 82 Hanover St, Portland, ME 04101

Property Address, Unit, and CBL:

10 Walnut Street, Units 1-8 (Legal address is 304 Eastern Prom)

CBL: 015-B-001-002

Tenants/Interested Parties:

Yes

Type of Request:

- Renovation of a unit or Reconfiguration of one or more units (6-233(c))
- Capital Improvement Costs, including financing costs (6-234(b)(5)(a))
- Uninsured repair costs (6-234(b)(5)(d))
- X** Increased housing service costs (6-234(b)(5)(c))
- Fair Rate of Return (6-234(b)(5)(d))

City of Portland – Housing Safety Division
LANDLORD APPLICATION FOR RENT INCREASE SUMMARY

Date of Hearing:

March 22, 2023 – Tabled to June 28 – Tabled to July 26 – Tabled to August 16, 2023 –
Tabled to April 9, 2025

Owner Name and Address:

Eastern Residential Inc., 82 Hanover St, Portland, ME 04101

Landlord's Representative and Address:

David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address and Unit:

25-27 Montreal Street, Units 1-8 (Legal address is 304 Eastern Prom)

CBL:

015-B-001-002

Tenants/Interested Parties:

Yes

Type of Request:

- ☒ Renovation of a unit or Reconfiguration of one or more units (6-233(c))
- ☒ Capital Improvement Costs, including financing costs (6-234(b)(5)(a))
- ☐ Uninsured repair costs (6-234(b)(5)(d))
- ☒ Increased housing service costs (6-234(b)(5)(c))
- ☐ Fair Rate of Return (6-234(b)(5)(d))

City of Portland – Housing Safety Division
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March 22, 2023 – Tabled to June 28, 2023 – Tabled to July 26, 2023 – Tabled to August 16, 2023 – Tabled to April 9, 2025

Owner Name and Address:

Grant Street Realty Group LLC, 82 Hanover St, Portland, ME 04101

Landlord's Representative and Address:

David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address and Unit:

63 Grant Street, Units 1-6 (Legal address is 65 Grant St)

CBL:

048-B-016-001

Tenants/Interested Parties:

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City of Portland – Housing Safety Division
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Date of Hearing:

March 22, 2023 – Tabled to June 28, 2023 – Tabled to July 26, 2023 – Tabled to August 16, 2023 – Tabled to November 29, 2023 – Tabled to April 9, 2025

Owner Name and Address:

Grant Street Realty Group LLC, 82 Hanover St, Portland, ME 04101

Agent Name and Address:

David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address and Unit:

65 Grant Street, Units 1-6

CBL:

048-B-016-001

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Grant Street Realty Group LLC, 82 Hanover St, Portland, ME 04101

Agent Name and Address:

David Bergeron with Port Property, 82 Hanover St, Portland, ME 04101

Property Address and Unit:

69 Grant Street, Units 1-6

CBL:

048-B-016-001

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