



RENT BOARD

May 15, 2025

5:00 PM

ZOOM INFORMATION:

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

<https://portlandmaine-gov.zoom.us/j/86917277475?pwd=UlsQnGaFY0AbCbv6kgIPIQ0PYFttRI.1>

Passcode:249449

Phone one-tap:

+13126266799,,86917277475#,,,,*249449# US (Chicago)

+16469313860,,86917277475#,,,,*249449# US

Join via audio:

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 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

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

Webinar ID: 869 1727 7475

Passcode: 249449

International numbers available: <https://portlandmaine-gov.zoom.us/j/kc3hokLwFe>

II. ROLL CALL:

III. COMMUNICATIONS:

Please note: Written public comment must be received via email (rentboard@portlandmaine.gov) by 12pm the day before the scheduled meeting. The subject line needs to read "Written Public Comment"

- a. Written Public Comment #1

IV. UNFINISHED BUSINESS:

- a. 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
- b. 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
- c. 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
- d. 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
- e. Rent Increase Application
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

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Property Address: 69 Grant St, Units 1-6
CBL: 048-B-015-001
Increase Requested: Increased Housing Service Costs
- i. 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
- j. Rent Increase Application
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

V. Adjourn



Dylan Orr <dorr@portlandmaine.gov>

Grant St

Martin Lodish <mlodish@portlandstage.org>
To: Rent Board <rentboard@portlandmaine.gov>

Tue, May 13, 2025 at 12:38 PM

Members of the board --

Not seeing any supporting documentation for the application, I am not sure if this is even pertinent. However, Grant St is a series of buildings with a single owner. They distribute the costs of the overall property to each unit -- and 61 Grant St was taken up on a different application for increased costs by this board -- and I am wondering if the percentage for each building as part of these applications is consistent with the application of a few years ago for 61 Grant. Basically, I want to make sure that they didn't allocate a lot towards 61 when they applied before to raise rent on 61 and lowered the percentage now to move more to the ones they are applying for at this point.

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Martin Lodish
(he/him/his)
Managing Director
(207) 774-1043 ext. 111
mlodish@portlandstage.org
visit us online at www.portlandstage.org

I recognize and honor the Wabanaki Confederacy who for generations have stewarded this land where I live and work. I pay respect to elders both past, present, and emerging and commit to the ongoing work of decolonization in Maine and beyond.

51 Years of making Maine-made theater! See our incredible season and explore ticket options now.

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 – Tabled to May 15, 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:

- X Renovation of a unit or Reconfiguration of one or more units (6-233(c))
- X 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))

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Landlord's Representative and Address:

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Property Address and Unit:

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CBL:

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CBL:

048-B-016-001

Tenants/Interested Parties:

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Property Address, Unit, and CBL:

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

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