<u>Remote Rent Board Meeting Minutes - Held Via Zoom</u>

Wednesday, April 23, 2025

II. ROLL CALL - 0:00:38

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 - Departs at 2:15:10
District 4 - Vacant

<u>Staff present:</u>
Dylan Orr, Rental Registration Coordinator
Benjamin Plante, Counsel for the Rent Board

III. APPROVAL OF MINUTES - 0:01:00

a. **March 26, 2025 Minutes**

b. **April 9, 2025 Minutes (Special Meeting)**

0:01:12 - Kristen Carreras moves to approve the March 26, 2025 and April 9, 2025 meeting minutes. Seconded by Anne-Laure Razat. (6-0) The motion passes.

IV. COMMUNICATIONS - 0:02:00

a. **Rent Control Report Q1-2025**

0:02:05 - City staff summarizes the quarterly report provided to the Housing & Economic Development Committee.

V. UNFINISHED BUSINESS - 0:02:30

a. **Rent Increase Application - Public Comment** - 0:02:32
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

0:02:53 - Austin Sims moves to table the rent increase application for 33 Deering St to the next regularly scheduled meeting. Seconded by Matthew Walker. (6-0) The motion passes.

VI. **New Business** - 0:04:22

a. **Rent Increase Application - Completeness Check** - 0:04:27
Owner: Anna Guare, 99 King St, Westbrook, ME 04092
Address: 29 Parris St, Unit 3
CBL: 033-I-001-293

0:06:44 - Anna Guare presents the application.

0:27:00 - Matthew Lax moves to find the application complete. Seconded by Austin Sims. (6-0) The motion passes.

0:27:58 - Chair schedules the public hearing for the May regularly scheduled Rent Board meeting. Seconded by Austin Sims. (6-0) The motion passes.

b. **Rent Increase Application - Conditional Approval - 0:28:50**
Owner: 36 Alder LLC, 550 Forest Ave, Suite 204, Portland, ME 04101
Address: 36 Alder St, Units 1-2
CBL: 033-C-020-001

0:30:15 - Representative for the property, Dan Hayes, presents the application.

1:04:47: - Austin Sims moves to approve the application and return to the decision form at the end of the meeting. Seconded by Anne-Laure Razat. (6-0) The motion passes.

1:06:26 through 1:16:20- The Board takes a recess.

c. **Election of Chair & Vice Chair** - 1:18:00

1:26:45 - Matthew Walker nominates Matthew Lax as Chair. Austin Sims nominates himself for Vice Chair. Seconded by Kristen Carreras. (6-0) The nominations pass.

d. **Schedule Special Meeting** - 1:29:45

1:32:53 - Austin Sims moves to schedule the special meeting for May 15, 2025. Seconded by Matthew Lax. (6-0) The motion passes.

1:34:20 - The Board resumes item VI.b. and Benjamin Plante presents the Findings of Fact.

1:35:43 - Austin Sims moves to remove conditions of approval from the decision form and move forward with decisions made earlier in the meeting. Seconded by Kristen Carreras. (6-0) The motion passes.

1:44:47 - Austin Sims moves to approve the decision sheet as presented. Seconded by Matthew Walker. (6-0) The motion passes.

e. 2024 Rent Board Annual Report - 1:45:59

1:46:17 - Matthew Walker presents the annual report draft.

2:15:10 - Kristen Carreras departs the meeting.

2:28:00 - The Chair moves to adopt the report as presented contingent on the stated edits. Seconded by Anne-Laure Razat. (5-0; Carreras absent at time of vote) The motion passes.

VII. Adjourn - 2:29:00

2:29:14 - Austin Sims moves to adjourn. Seconded by Anne-Laure Razat. (5-0; Carreras absent at time of vote) The motion passes.