

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, May 28, 2025

II. ROLL CALL - 0:00:35

Matthew Lax, Tenant, District 1 - Chair
Austin Sims, Homeowner, District 5 - Vice Chair - Absent
Anne-Laure Razat, Tenant, At-Large
Kristen Carreras, Landlord, At-Large
Matthew Walker, Tenant, District 2
Christopher "Buddy" Moore, Tenant, District 3
District 4 - Vacant

Staff present:

Dylan Orr, Rental Registration Coordinator
Adam O'Connor, Rental Registration Inspector
Benjamin Plante, Counsel for the Rent Board

III. APPROVAL OF MINUTES - 0:01:01

a. April 23, 2025 Minutes

0:01:25 - Matthew Walker moves to approve the minutes as written. Seconded by Kristen Carreras. (5-0; Austin Sims absent)

IV. COMMUNICATIONS - 0:02:02

V. UNFINISHED BUSINESS - 0:02:35

a. Executive Session, pursuant to 1M.R.S. § 405(6)(E), to consult with legal counsel regarding the Board's legal rights and duties with respect to the 59 State St & 655 Congress St Rent Increase Appeals - 0:02:40

0:10:06 - Kristen Carreras moves to start the executive session. Seconded by Anne-Laure Razat. (4-0; Sims absent, Walker recused). The motion passes.

0:11:30 through 0:56:50 - Executive session takes place.

b. Rent Increase Application - Public Comment - 0:57:20 Owner: Anna Guare, 99 King St, Westbrook, ME 04092 Address: 29 Parris St, Unit 3 CBL: 033-I-001-293

1:00:39 - Anna Guare presents the application.

No tenants spoke as objectors.

1:04:40 - Public comment received.

c. Rent Increase Appeal - Public Comment - 1:18:45

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

d. Rent Increase Appeal - Public Comment - See 1:18:45

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

1:20:00 - Trelawny Tenants Union presents the complaint.

1:44:19 - Jeremy Dean responds.

2:10:30 - Public comment received.

3:26:30 - Public comment closed.

3:27:25 through 3:38:00 - The Board takes a recess.

e. Rent Increase Application - 3:39:13

Owner: Anna Guare, 99 King St, Westbrook, ME 04092

Address: 29 Parris St, Unit 3

CBL: 033-I-001-293

3:52:08 - Matthew Walker moves to not find in favor of base year adjustment. Seconded by Matthew Lax.

3:54:12 - Anne-Laure Razat amends the previous motion; based on the information provided the application does not demonstrate that the net operating income of the base year was not insufficient to provide a fair rate of return. Therefore we move that we deny the request for base year rent adjustment. Seconded by Matthew Walker. (4-1; Lax no, Sims absent) The motion passes.

4:30:26 - Matthew Walker moves to use the regular assessed charge that is for \$135 a month times the 12 months or \$1620 as an assessment that replaces the capital improvement charge from the worksheet. Seconded by Kristen Carreras. (5-0; Sims absent) The motion passes.

4:31:35 - Chair moves to accept the application with the calculated banked rent which still needs to be an agreed upon number to be backed out in the final increase that is granted. Seconded by Matthew Walker.

4:40:39 - Anne-Laure Razat amends the previous motion; accept this application for a rent increase for \$117.08 monthly calculated by subtracting from the adjusted NOI the banked rent that the landlord still has. Seconded by Matthew Walker. (5-0; Sims absent) The motion passes.

f. Rent Increase Appeal

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

g. Rent Increase Appeal

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

4:54:44 - Christopher Moore moves to suspend the rule to not take up new business after 9:30 and continue to deliberate. Seconded by Kristen Carreras. (1-3; Carreras, Razat, Lax vote no, Sims absent, Walker recused) The motion fails.

5:02:50 - Christopher Moore moves to table items V.f. and V.g. to a June 5, 2025 special meeting. Seconded by Kristen Carreras. (4-0; Walker recused, Sims absent) The motion passes.

VI. New Business - 5:09:20

a. 218 Ocean Ave - Completeness Review

Owner: The Fredericka Kapothanasis Testamentary Trust, 27 Running Brook Rd, Westbrook, ME 04092

Representative: Kevin A. King, PO Box 695, Westbrook, ME 04098-0695

Address: 218 Ocean Ave, Units 218, 220 & 222

CBL: 140-B-015-001

b. Schedule Special Meeting

5:10:00 - The Chair moves to schedule a rent increase appeal hearing regarding a newly submitted complaint to June 11, 2025. Seconded by Anne-Laure Razat. (5-0; Sims absent) The motion passes.

5:12:38 - Chair moves to schedule a special meeting for backlogged applications to July 9, 2025. Seconded by Anne-Laure Razat. (5-0; Sims absent) The motion passes.

VII. Adjourn -: 5:13:34

5:13:40 - Kristen Carreras moves to adjourn. Seconded by Chrisopher Moore. (5-0; Sims absent) The motion passes.