

Remote Rent Board Meeting Minutes - Held Via Zoom

Wednesday, July 23, 2025

II. ROLL CALL - 0:01:01

Matthew Lax, Tenant, District 1 - Chair - Absent
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 - Absent
Rebecca Bolduc, District 4

Staff present:

Dylan Orr, Rental Registration Coordinator
Benjamin Plante, Counsel for the Rent Board

0:01:30 - Kristen Carreras moves to elect Matthew Walker as temporary chair. Seconded by Anne-Laure Razat. (4-0; Lax, Sims and Moore absent) The motion passes.

III. APPROVAL OF MINUTES - 0:02:15

a. June 11, 2025 Minutes

b. June 25, 2025 Minutes

0:02:30 - Kristen Carreras moves to approve the June 11 and June 25 minutes. Seconded by Anne-Laure Razat. (4-0; Lax, Sims and Moore absent) The motion passes.

IV. COMMUNICATIONS - 0:03:06

a. Rent Control Q2-2025 Report

0:03:15 - City staff presents the rent control quarterly report provided to the Housing and Economic Development Committee.

b. Communication from City Staff

0:03:55 - City staff summarizes the communication regarding Order 214, Amendment #6 approved by the City Council which authorizes the appropriate funds for hiring an additional Rental Registration Inspector.

V. UNFINISHED BUSINESS - 0:04:59

a. Rent Increase Application - Public Comment - 0:05:00

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, all 5 units

CBL: 130-G-014-001

0:06:12 - Anne-Laure Razat moves that the application is tabled until the applicant is ready for the Board to hear it. Seconded by Kristen Carreras. (4-0; Lax, Sims and Moore absent) The motion passes.

b. Rent Increase Application - Public Comment - 0:06:50

Owner: 9 Powsland Street Portland LLC, 439 US Route 1 Ste A, York, ME 03909

Representative: Maine Registered Agent LLC, 439 US Route 1 Ste A, York, ME 03909

Address: 9 Powsland St, Units 1-3

CBL: 190-J-003-001

0:08:19 - Kieren Connolly presents the application.

0:45:15 - Matthew Walker moves to table the application after discussion with the applicant can provide the information to complete the 2025 MNOI form, anticipated for early 2026. Seconded by Kristen Carreras.

0:47:58 - Kristen Carreras withdraws the second and Matthew Walker withdraws the motion.

0:48:09 - Anne-Laure Razat moves to table the application until January 2026, to provide the applicant time to amend the application as requested for the 2025 rental year. Seconded by Kristen Carreras. (4-0; Lax, Sims and Moore absent) The motion passes.

VI. New Business - 0:50:10

a. Rent Increase Application - Completeness Review - 0:50:19

Owner: Matthew Davies, 56 Marlu St, Westbrook, ME 04092

Address: 135 Sheridan St, Unit 102

CBL: 013-K-002-102

0:51:40 - Matthew Davies presents the application.

1:23:00 - Anne-Laure Razat moves to schedule the application for a public hearing for the next regularly scheduled rent board meeting with the expectation that the details requested by Board members can be provided. Seconded by Kristen Carreras. (4-0; Lax, Sims and Moore absent) The motion passes.

b. Schedule Special Meeting - 1:24:28

1:29:35 - Kristen Carreras moves to schedule the special meeting for July 31, 2025 at 5:00 PM. Seconded by Anne-Laure Razat. (4-0; Lax, Sims and Moore absent) The motion passes.

VII. Adjourn - 1:31:03

1:31:49 - Kristen Carreras moves to adjourn. Seconded by Anne-Laure Razat. (4-0; Lax, Sims and Moore absent) The motion passes.