

Remote Rent Board Meeting Minutes - Held Via Zoom

October 8, 2025

II. Roll Call - 0:00:55

Matthew Lax, Tenant, District 1 - Chair

Matthew Walker, Tenant, District 2

Christopher "Buddy" Moore, Tenant, District 3

Rebecca Bolduc, Homeowner, District 4

Austin Sims, Homeowner, District 5 - Vice Chair - Absent

Anne-Laure Razat, Tenant, At-Large - Absent at time of roll call

Kristen Carreras, Landlord, At-Large

Staff present:

Dylan Orr, Rental Registration Coordinator

Benjamin Plante, Esq., Counsel for the Rent Board

III. Communications - 0:01:59

a. City Staff Recommended Amendments to Rent Stabilization Ordinance

0:02:25 - City Staff summarizes the attached memo.

IV. New Business - 0:04:28

0:08:20 - Anne-Laure Razat joins the meeting.

0:09:37 - Matthew Lax moves to recuse Matthew Walker from the Port Property deliberations and public hearing. Seconded by Kristen Carreras (0-5; Walker recused, Sims absent) The motion fails.

a. Rent Increase Application - Public Comment

Owner: Forty Nine, LLC, 82 Hanover St, Portland, ME 04101

Owner's Representative: Caleb Normandeau with Port Property

Address: 89 Spruce St, Units 1-12

CBL: 056-D-010-001

Type of Increase: Increased Housing Service Costs

0:25:50 - David Bergeron, a representative for the applicant, presents for agenda items IV.a. through IV.d. as they are heard grouped by their ownership under Forty Nine, LLC.

No public comment or objectors spoke.

1:09:38 - Kristen Carreras moves to approve the application for 89 Spruce St, 139 William St, 105 Forest Ave and 202 Dartmouth St in the blended amount of \$117.54. Seconded by Anne-Laure Razat. (2-4; Walker, Moore, Razat, and Bolduc vote no, Sims absent). The motion fails.

2:06:36 - Matthew Lax moves to approve the application for 89 Spruce St, 139 William St, 105 Forest Ave and 202 Dartmouth St in an amount to be determined. Seconded by Kristen Carreras. (4-2; Lax and Walker vote no, Sims absent). The motion passes.

2:25:11 - Kristen Carreras moves to set the amount in the previous motion to \$117.54. Seconded by Matthew Lax. (4-2; Lax and Walker vote no, Sims absent). The motion passes.

b. Rent Increase Application - Public Comment

Owner: Forty Nine, LLC, 82 Hanover St, Portland, ME 04101

Owner's Representative: Caleb Normandeau with Port Property

Address: 105 Forest Ave, Units 001-007

CBL: 036-H-001-001

Type of Increase: Increased Housing Service Costs

See 0:25:50 through 2:25:11

c. Rent Increase Application - Public Comment

Owner: Forty Nine, LLC, 82 Hanover St, Portland, ME 04101

Owner's Representative: Caleb Normandeau with Port Property

Address: 139 William St, Units 1-8

CBL: 081-A-013-001

Type of Increase: Increased Housing Service Costs

See 0:25:50 through 2:25:11

d. Rent Increase Application - Public Comment

Owner: Forty Nine, LLC, 82 Hanover St, Portland, ME 04101

Owner's Representative: Caleb Normandeau with Port Property

Address: 202 Dartmouth St, Units 1-10, 12 & 14

CBL: 081-A-010-001

Type of Increase: Increased Housing Service Costs

See 0:25:50 through 2:25:11

2:29:14 - Matthew Lax moves for a recess. Seconded by Matthew Walker. (6-0; Sim absent) The motion passes.

2:29:45 through 2:35:15 - The Board takes a recess.

e. Rent Increase Application - Public Comment

Owner: SPAR Inc., 82 Hanover St, Portland, ME 04101

Owner's Representative: Caleb Normandeau with Port Property

Address: 72 Park Ave, Units 1-12

CBL: 048-B-008-001

Type of Increase: Increased Housing Service Costs

2:36:14 - David Bergeron presents the application for agenda items IV.e. and IV.f. grouped under the ownership of SPAR Inc.

2:42:56 - Tenants of the property speak as objectors.

No public comment received.

3:23:12 - Matthew Walker moves to reject the application for 157 Grant St and 72 Park Ave. Seconded by Christopher "Buddy" Moore. (1-5; Lax, Moore, Bolduc, Razat and Carreras vote no, Sims absent) The motion fails.

4:21:50 - Christopher "Buddy" Moore moves to table the application to the next regular or special meeting. There is no second.

4:29:18 - Matthew Lax moves to approve the application with the clear capital improvement items removed as to be determined. Seconded by Christopher "Buddy" Moore. (3-3; Walker, Bolduc and Carreras vote no, Sims absent) The motion fails.

4:50:14 - Kristen Carreras moves to approve the application as written in the amount of \$125.97. Seconded by Matthew Lax. (3-3; Lax, Walker and Bolduc vote no, Sims absent). The motion fails.

4:56:23 - Kristen Carreras moves to table the application to the next regularly scheduled meeting. Seconded by Anne-Laure Razat. (6-0; Sims absent) The motion passes.

f. Rent Increase Application - Public Comment

Owner: SPAR Inc., 82 Hanover St, Portland, ME 04101

Owner's Representative: Caleb Normandeau with Port Property

Address: 157 Grant St, Units 1-26

CBL: 053-B-024-001

Type of Increase: Increased Housing Service Costs

See 2:36:14 through 4:56:23

g. Discussion of Rescheduling Tabled Applications from September 24, 2025

4:58:08 - Christopher "Buddy" Moore moves to suspend the Rent Board rules to continue the meeting to address agenda items IV.g. through IV.j. until 11:00 PM. Seconded by Matthew Walker. (5-1; Razat votes no, Sims absent) The motion passes.

5:12:12 - Matthew Lax moves to schedule a special meeting for November 12, 2025 at 5:30 PM and table agenda items IV.h. through IV.j. to that meeting. Seconded by Christopher "Buddy" Moore. (6-0; Sims absent) The motion passes.

h. Rent Increase Notice Subcommittee Update

See 5:12:12

i. MNOI Rent Increase Application Form Subcommittee Update

See 5:12:12

j. Rent Board Annual Report Update

See 5:12:12

V. Adjourn

5:16:50 - Christopher "Buddy" Moore moves to adjourn. Seconded by Kristen Carreras. (6-0; Sims absent) The motion passes.