



Paul Riley, Elections Administrator
 City of Portland
 389 Congress Street, Portland ME, 04101

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2022 CAMPAIGN FINANCE REPORT

FOR ALL POLITICAL ACTION COMMITTEES AND BALLOT QUESTION COMMITTEES PARTICIPATING IN A MUNICIPAL ELECTION

Please complete ALL entries.

NAME OF COMMITTEE	Committee to Improve Rent Control			<input type="checkbox"/> CHECK IF CHANGED FROM PREVIOUS REPORT
STREET	306 Congress St			
CITY AND ZIP CODE	Portland, ME 04101	TELEPHONE NUMBER	207-200-1301	
E-MAIL	admin@rhamaine.org			
NAME OF TREASURER	Kim Saucier			<input type="checkbox"/> CHECK IF CHANGED FROM PREVIOUS REPORT
MAILING ADDRESS STREET	306 Congress St			
CITY AND ZIP CODE	Portland, ME 04101	TELEPHONE NUMBER	207-200-1301	
E-MAIL	admin@rhamaine.org			

Type of Report

Due Date

Dates of Report Period

- | | | |
|--|-----------------------------------|--|
| Initial PAC Report | Seven (7) days after Registration | Start of Year - date of registration |
| Initial BQC Report | Seven (7) days after Registration | Start of Campaign - date of registration |
| <input type="checkbox"/> April Quarterly Report | April 11, 2022 | January 1 - March 31, 2022 |
| <input type="checkbox"/> 11-Day Pre-June Report | June 3, 2022 | April 1 - May 31, 2022 |
| <input type="checkbox"/> 42-Day Post-June Report | July 26, 2022 | June 1 - July 19, 2022 |
| <input type="checkbox"/> October Quarterly Report | October 5, 2022 | July 20 - September 30, 2022 |
| <input type="checkbox"/> 11-Day Pre-November Report | October 28, 2022 | October 1 - October 25, 2022 |
| <input type="checkbox"/> 42-Day Post-November Report | December 20, 2022 | October 26 - December 13, 2022 |
| <input type="checkbox"/> January Quarterly Report | January 17, 2023 | December 14 - December 31, 2022 |
- Amendment to: April Quarterly Filing
- No Activity Report: Use only if the committee had no contributions and no expenditures and did not incur any unpaid debts or obligations during the reporting period. Check the appropriate report above as well.
- Termination Report: If the committee will have no further activity. Check the appropriate report above as well.

I CERTIFY THAT I HAVE EXAMINED THIS REPORT AND TO THE BEST OF MY KNOWLEDGE IT IS TRUE, CORRECT, AND COMPLETE.

[Handwritten Signature]

Treasurer's or Principal Officer's Signature

4/26/23

Date

**SCHEDULE A
CASH CONTRIBUTIONS**

- For contributors who gave more than \$50, the committee must report the contributor's name, address, occupation, and employer.
- If employment information has been requested from the contributor and the contributor has not provided it, indicate "information requested" for the occupation and employer.
- For cash contributions totaling \$50 or less, please enter "unitemized contributions" as the contributor and the total amount and the appropriate key code on a line on this page. Once a contributor has given the committee more than \$50 in a report period, you must list that contributor separately.
- Duplicate as needed.

DATE RECEIVED	CONTRIBUTOR'S NAME, ADDRESS, ZIP	OCCUPATION AND EMPLOYER	TYPE (use key code)	AMOUNT
2/7/23	132 Marginal Way LLC 82 Hanover St Portland, ME 04101		3	10,000.00
2/7/23	West Co 82 Hanover St Portland, ME 04101		3	5,000.00
2/9/23	Rental Housing Alliance 306 Congress St Portland, ME 04101		4	5,000.00
2/9/23	Reliant Group Management 601 California St San Francisco, CA 94108		3	5,000.00
2/10/23	David Roberts 22 Trailhead Way Portland, ME 04101	Bank Loan Officer Bangor Savings Bank	1	350.00
2/10/23	M&M Properties LLC 218 Main St Freeport, ME 04032		3	400.00
Total cash contributions (this page only) ⇒ (combined totals from all Schedule A pages must be listed on Schedule F)				25,750.00

- Key Codes:
- = Individuals
 - = Commercial Source
 - = Non-Profit Organization
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 - = Political Party Committee
 - 7 = Ballot Question Committee
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 - 10 = General Treasury Transfer
 - 12 = Contributors giving \$50 or Less
 - 16 = Financial Institution

SCHEDULE A

CASH CONTRIBUTIONS

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DATE RECEIVED	CONTRIBUTOR'S NAME, ADDRESS, ZIP	OCCUPATION AND EMPLOYER	TYPE (use key code)	AMOUNT
2/10/23	Chris Aceto PO Box 8211 Lewiston, ME 04243	Housing Provider Self-Employed	1	350.00
2/10/23	Rudina Gribizis 285 Clifton St Portland, ME 04101	Housing Provider Retired	1	103.48
2/10/23	Karen McKinney 118 Winter St. #2 Portland, ME 04102	Yoga Instructor Self-Employed	1	50.00
2/11/23	Stephanie Albert 56 Bernard Rd Portland, ME 04103	Lawyer Preservation Management	1	50.00
2/11/23	Brittany Barr 199 Pierce St Westbrook, ME 04092	Realtor Landing Real Estate	1	26.25
2/11/23	Maria Crouch 14 Shady Run Lane Cumberland, ME 04021	Realtor Keller Williams	1	257.94
Total cash contributions (this page only) ⇒ (combined totals from all Schedule A pages must be listed on Schedule F)				837.67

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SCHEDULE A

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DATE RECEIVED	CONTRIBUTOR'S NAME, ADDRESS, ZIP	OCCUPATION AND EMPLOYER	TYPE (use key code)	AMOUNT
2/13/23	Brett Astor 901 Rosewood Ave Boulder, CO 80304	Housing Provider Self-Employed	1	250.00
2/13/23	Concord Properties Inc 172 Concord St Portland, ME 04103		3	250.00
2/13/23	Alan Levi 45 Fessenden St Portland, ME 04103	Housing Provider Self-Employed	1	100.00
2/13/23	BMC Rents Inc 58 Clifford St Portland, ME 04106		3	500.00
2/13/23	Luke Welch 264 Brackett St #4 Portland, ME 04102	Consultant Valtech	1	250.00
2/13/23	Kim Myers 29 Spring St South Portland, ME 04106	Realtor Cottage & Co Real Estate	1	50.00
Total cash contributions (this page only) => (combined totals from all Schedule A pages must be listed on Schedule F)				1400.00

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**SCHEDULE A
CASH CONTRIBUTIONS**

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DATE RECEIVED	CONTRIBUTOR'S NAME, ADDRESS, ZIP	OCCUPATION AND EMPLOYER	TYPE (use key code)	AMOUNT
2/13/23	Julianne Harris PO Box 1216 Portland, ME 04104	Requested Information	1	257.94
2/13/23	Michael Hoydis 8 Mountview Dr Gorham, ME 04038	Computer Engineer Kayesa	1	50.00
2/13/23	Rental Housing Alliance 306 Congress St Portland, ME 04101		4	10000.00
2/14/23	Roger Buck 150 Glenwood Ave Portland, ME 04103	Housing Provider Self-Employed	1	257.94
2/14/23	Peter Manning 108 Brighton Ave Portland, ME 04101	Housing Provider Retired	1	50.00
2/14/23	Portmandu, LLC 104 Emery St #2 Portland, ME 04102		3	257.94
Total cash contributions (this page only) ⇒ (combined totals from all Schedule A pages must be listed on Schedule F)				10,873.82

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DATE RECEIVED	CONTRIBUTOR'S NAME, ADDRESS, ZIP	OCCUPATION AND EMPLOYER	TYPE (use key code)	AMOUNT
2/15/23	Colibri, LLC 13 Carroll St Portland, ME 04102		3	250.00
2/15/23	Bernard Willimann 585 Forest Ave Portland, ME 04101	Property Investments & Management Self-Employed	1	51.99
2/15/23	Ryan McKeown 2 Loveitt St South Portland, ME 04106	Requested Information	1	103.48
2/15/23	Rose Greely 41 Woodville Rd Falmouth, ME 04105	Realtor Coldwell Banker	1	103.48
2/15/23	Christina Farynaz PO Box 10734 Portland, ME 04104	Housing Provider Harborside Properties LLC	1	51.99
2/15/23	Troy Wilkins PO Box 3891 Portland, ME 04104	Realtor Benchmark Real Estate	1	257.94
Total cash contributions (this page only) ⇒ (combined totals from all Schedule A pages must be listed on Schedule F)				818.88

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SCHEDULE A
CASH CONTRIBUTIONS

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- Duplicate as needed.

DATE RECEIVED	CONTRIBUTOR'S NAME, ADDRESS, ZIP	OCCUPATION AND EMPLOYER	TYPE (use key code)	AMOUNT
2/16/23	Lawrence Perkins 66 Devon St Portland, ME 04102	Requested Information	1	154.97
2/17/23	James Muir 124 Kendall Parkway Boerne, TX 78015	Requested Information	1	100.00
2/17/23	Redfern Properties LLC PO Box 8816 Portland, ME 04104		3	5000.00
2/17/23	Alice Ames 69 Rock Ridge Run Cumberland, ME 04021	Administrator Maine Association Plumbing Heating Cooling Contractors	1	100.00
2/21/23	William Dowd 75 Machigonne St Portland, ME 04102	Requested Information	1	250.00
2/22/23	Apex Management 31 Old Campus Dr Portland, ME 04103		3	250.00
Total cash contributions (this page only) ⇒ (combined totals from all Schedule A pages must be listed on Schedule F)				5,854.97

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- Duplicate as needed.

DATE RECEIVED	CONTRIBUTOR'S NAME, ADDRESS, ZIP	OCCUPATION AND EMPLOYER	TYPE (use key code)	AMOUNT
2/22/23	John McKee 1 Deake St South Portland, ME 04106	Housing Provider & Electrician Self Employed	1	250.00
2/23/23	Susan Bassi Brown 81 Bartley Ave Portland, ME 04103	Requested Information	1	100.00
3/2/23	Kevin Kaserman 57 Veranda St Portland, ME 04103	Business Improvement Consultant Self Employed	1	250.00
3/28/23	Jeremy Lock 56 Melody Lane Portland, ME 04103	Realtor Waypoint Brokers Collective	1	51.99
3/29/23	Julianne Harris PO Box 1216 Portland, ME 04103	Requested Information	1	250.00
Total cash contributions (this page only) ⇒				901.99
(combined totals from all Schedule A pages must be listed on Schedule F				

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**SCHEDULE A-1
IN-KIND CONTRIBUTIONS**

- In-kind contributions are goods and services (including facilities) that a committee received at no cost or at a cost less than the fair market value. They include all goods and services purchased for the committee by others if the committee does not expect to reimburse the person who made the purchase.
- For contributors who gave more than \$50, the committee must report the contributor's name, address, occupation, and employer.
- If employment information has been requested from the contributor and the contributor has not provided it, indicate "information requested" for the occupation and employer.
- For contributions totaling \$50 or less, please enter "unitemized contributions" as the contributor and the total amount and the appropriate key code on a line on this page. Once a contributor has given the committee more than \$50 in a report period, you must list that contributor separately.
- Duplicate as needed.

DATE RECEIVED	CONTRIBUTOR'S NAME, ADDRESS, ZIP	OCCUPATION AND EMPLOYER	DESCRIPTION (of goods, services, facilities, or discounts received)	TYPE (use key code)	VALUE (estimated fair market value)
3/22/23	Greater Portland Board of Realtors 2271 Congress St Portland, ME 04102	Association of Realtors in Greater Portland	Survey	4	29,173.47
Total in-kind contributions (this page only) =>					29,173.47
(combined totals from all Schedule A-1 pages must be listed on Schedule F)					

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SCHEDULE B EXPENDITURES TO SUPPORT OR OPPOSE

- Enter all expenditures, including cash contributions from this committee, made to support or oppose a candidate.
- Enter all expenditures made to support or oppose a ballot question, referendum, or citizen initiative, including expenditures made in the signature-gathering phase.
- Enter the name of the candidate or ballot question supported or opposed by the expenditure and indicate whether the expenditure was made in support or opposition.
- Duplicate as needed.

a single expenditure is made to support or oppose multiple candidates, committees, or ballot questions, the expenditure must be itemized by the amount spent per candidate, committee, or ballot question, not as a single expenditure, and each candidate, committee, or ballot question must be identified.

EXPENDITURE TYPES			
APP	Apparel (t-shirts, hats, embroidery, etc.)	PER	Personnel and campaign staff, consulting, and independent contractors
CON	Contribution to party committee, non-profit, other	PHO	Phones (phone banking, robocalls, and texts)
EQP	Equipment of \$50 or more (computer, tablet, phone, furniture, etc.)	POL	Polling and survey research
EVT	Campaign and fundraising events (venue/booth rental, entertainment, supplies, etc.)	POS	Postage for US Mail and mailbox fees
FOD	Food for campaign events or volunteers, catering	PRO	Professional services (graphic design, legal services, web design)
HRD	Hardware and small tools (hammer, nails, lumber, paint, etc.)	RAD	Radio ads and production costs only
LIT	Printed campaign materials (palmcards, signs, stickers, flyers etc.)	TKT	Entrance cost to event (beer, snacks, party events, etc.)
MHS	Mail house and direct mail (design, printing, mailing, and postage)	TRV	Travel (mileage and lodging, etc.)
OFF	Office supplies, rent, utilities, internet service, phone minutes/data	TVN	TV/Cable ads, production, and media buyer costs only
ONL	Social media and online advertising only	WEB	Website and internet costs (website domain and registration, etc.)
OTH	Other and fees (bank, contribution, and money order fees, etc.)		

REMARKS REQUIRED ON ALL EXPENDITURE TYPES!

Date:	Payee Name and Address:	Amount
2/9/23	Property Management Services 112 Verrill Rd Poland, ME 04274	9,000.00
Type: PER	Remarks (Required): Signature Gathering	
<input checked="" type="checkbox"/> Support <input type="checkbox"/> Oppose	Candidate Name/Ballot Question: An Act to Amend Rent Control	
2/10/23	Property Management Services 112 Verrill Rd Poland, ME 04274	12,000.00
Type: PER	Remarks (Required): Signature Gathering	
<input checked="" type="checkbox"/> Support <input type="checkbox"/> Oppose	Candidate Name/Ballot Question: An Act to Amend Rent Control	
Total expenditures this page only =>		21,000
(combined totals from all Schedule B pages must be listed on Schedule F)		

**SCHEDULE B (continued)
EXPENDITURES TO SUPPORT OR OPPOSE**

Date: 2/13/23	Payee Name and Address: Property Management Services 112 Verrill Rd Poland, ME 04274	Amount
Type: PER	Remarks (Required): Signature Gathering	8000.00
<input checked="" type="checkbox"/> Support <input type="checkbox"/> Oppose	Candidate Name/Ballot Question: An Act to Amend Rent Control	
Date: 2/15/23	Payee Name and Address: Property Management Services 112 Verrill Rd Poland, ME 04274	Amount
Type: PER	Remarks (Required): Signature Gathering	8000.00
<input checked="" type="checkbox"/> Support <input type="checkbox"/> Oppose	Candidate Name/Ballot Question: An Act to Amend Rent Control	
Date: 3/9/23	Payee Name and Address: Property Management Services 112 Verrill Rd Poland, ME 04274	Amount
Type: PER	Remarks (Required): Campaign Services	7,432.00
<input checked="" type="checkbox"/> Support <input type="checkbox"/> Oppose	Candidate Name/Ballot Question: An Act to Amend Rent Control	
Date:	Payee Name and Address:	Amount
Type:	Remarks (Required):	
<input type="checkbox"/> Support <input type="checkbox"/> Oppose	Candidate Name/Ballot Question:	
Date:	Payee Name and Address:	Amount
Type:	Remarks (Required):	
<input type="checkbox"/> Support <input type="checkbox"/> Oppose	Candidate Name/Ballot Question:	
Total expenditures this page only => (combined totals from all Schedule B pages must be listed on Schedule F)		23,432

SCHEDULE B - 1 OPERATING EXPENSES

- List all operational expenditures made to a single payee or creditor during this reporting period. Multiple expenditures for bank fees and vehicle travel may be aggregated and listed as a lump sum provided the time period of the expenditure is identified in the remark section.
- Duplicate as needed

EXPENDITURE TYPES			
APP	Apparel (t-shirts, hats, embroidery, etc.)	PER	Personnel and campaign staff, consulting, and independent contractors
CON	Contribution to party committee, non-profit, other	PHO	Phones (phone banking, robocalls, and texts)
EQP	Equipment of \$50 or more (computer, tablet, phone, furniture, etc.)	POL	Polling and survey research
EVT	Campaign and fundraising events (venue/booth rental, entertainment, supplies, etc.)	POS	Postage for US Mail and mailbox fees
FOD	Food for campaign events or volunteers, catering	PRO	Professional services (graphic design, legal services, web design)
HRD	Hardware and small tools (hammer, nails, lumber, paint, etc.)	RAD	Radio ads and production costs only
LIT	Printed campaign materials (palmcards, signs, stickers, flyers etc.)	TKT	Entrance cost to event (bean suppers, fairs, party events, etc.)
MHS	Mail house and direct mail (design, printing, mailing, and postage)	TRV	Travel (mileage and lodging, etc.)
OFF	Office supplies, rent, utilities, internet service, phone minutes/data	TVN	TV/Cable ads, production, and media buyer costs only
ONL	Social media and online advertising only	WEB	Website and internet costs (website domain and registration, etc.)
OTH	Other and fees (bank, contribution, and money order fees, etc.)		

REMARKS REQUIRED FOR ALL EXPENDITURE TYPES I.

DATE	PAYEE NAME & ADDRESS	TYPE	REMARKS (REQUIRED)	AMOUNT
2/7/23	Bangor Savings Bank 77 Middle St Portland, ME 04101	OTH	Bank Fees	30.00
2/17/23	Bangor Savings Bank 77 Middle St Portland, ME 04101	OTH	Bank Fees	15.00
2/17/23	Bangor Savings Bank 77 Middle St Portland, ME 04101	OTH	Bank Fees	12.00
3/31/23	PayPal	OTH	Processing Fees	130.40

Total expenditures (this page only) ⇒ 187.40
(combined totals from all Schedule B-1 pages must be listed on Schedule F)

**SCHEDULE B – 1 (continued)
OPERATING EXPENSES**

DATE	PAYEE NAME & ADDRESS	TYPE	REMARKS (REQUIRED)	AMOUNT
Total expenditures (this page only) ⇒ (combined totals from all Schedule B-1 pages must be listed on Schedule F)				

SCHEDULE C LOANS AND REPAYMENTS

- List all new and continuing loans that were unpaid at any time during this reporting period. If a loan amount is forgiven, the amount forgiven **must** also be entered as a contribution on Schedule A.
- Duplicate as needed.

	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
LENDER'S NAME AND ADDRESS	LOAN BALANCE AT BEGINNING OF PERIOD	ACTIVITY THIS PERIOD (report amount and date)			LOAN BALANCE AT END OF PERIOD (1+2) - 3 - 4
		AMOUNT LOANED THIS PERIOD	AMOUNT REPAYD THIS PERIOD	AMOUNT FORGIVEN THIS PERIOD (Enter on Schedule A also)	
		DATE	DATE	DATE	
		AMOUNT	AMOUNT	AMOUNT	
		DATE	DATE	DATE	
		AMOUNT	AMOUNT	AMOUNT	
		DATE	DATE	DATE	
		AMOUNT	AMOUNT	AMOUNT	
		DATE	DATE	DATE	
		AMOUNT	AMOUNT	AMOUNT	
		DATE	DATE	DATE	
		AMOUNT	AMOUNT	AMOUNT	
Totals for each column ⇒		Enter on Schedule F, Line 3	Enter on Schedule F, Line 7		Enter on Schedule F, Line 14

**SCHEDULE D
UNPAID DEBTS AND OBLIGATIONS**

- A debt or obligation is incurred if a committee places an order for a good or service without making a payment; makes a promise or agreement to pay for a good or service; signs a contract for a good or service; or receives delivery of a good or service for which the committee has not paid.
- This schedule is a list of all unpaid debts and obligations of the committee as of the end of this reporting period. When the obligation has been paid, the expenditure (i.e., the actual payment) must be reported on Schedule B or B-1.
- If the committee has not received a bill for goods or services, contact the vendor to obtain the amount owed. If it is impossible to verify the amount of the debt, enter an estimated amount and indicate that the amount is estimated in the purpose section.
- **If obligations from a previous campaign finance report still remain unpaid, you will need to continue to report them on this schedule until they have been paid in full.**
- Duplicate as needed.

DATE OF OBLIGATION	CREDITOR'S NAME AND ADDRESS	PURPOSE	AMOUNT
Total unpaid debts and obligations (this page only) ⇒ (combined totals from all Schedule D pages must be listed on Schedule F)			

**SCHEDULE F
SUMMARY SCHEDULE
CASH ACTIVITY**

Receipts	Total for this Period
1. Cash Contributions (Schedule A)	46,437.33
2. Other Cash Receipts (interest, etc.)	
3. Loans (Schedule C)	
4. Total Receipts (lines 1 + 2 + 3)	46,437.33
Expenditures	Total for this Period
5. Expenditures to Support or Oppose (Schedule B)	44,432.00
6. Operating Expenditures (Schedule B-1)	187.40
7. Loan Repayment (Schedule C)	
8. Total Payments (lines 5 + 6 + 7)	44,619.40

CASH SUMMARY

	Total for This Period
1. Cash Balance at Beginning of Period	0.00
2. Plus Total Receipts This Period (line 4 above)	46,437.33
3. Minus Total Payments This Period (line 8 above)	44,619.40
4. Cash Balance at End of Period	1,817.93

OTHER ACTIVITY

	Total for This Period
3. In-Kind Contributions (Schedule A-1)	29,173.47
4. Total Loan Balance at End of Period (Schedule C)	
5. Total Unpaid Debts at End of Period (Schedule D)	