



FAIR RENT COMMISSION
CITY OF SHELTON
MEETING MINUTES
JUNE 17, 2024
SHELTON CITY HALL,
54 HILL STREET, SHELTON CT 06484

Call to Order/Pledge of Allegiance

Jennifer Cutrali called the Fair Rent Commission Meeting to order at 6 p.m. in the auditorium at Shelton City Hall. All those present stood and pledged allegiance to the Flag of the United States of America.

Roll Call

Jennifer Cutrali (Chair) - Present
Lakhvindra (Lucky) Singh Mohel (Vice-Chair) - Present
Henry Kaminski - Present
Sally Finck - Present
Doug Dempsey - Absent

Administration

Ray Baldwin, Fair Rent Commission Coordinator - Absent
Kellie Vazzano

Officials

Kevin Lantowsky, Housing Enforcement Officer/Fire Marshal
Tim Brown, Building Official, City of Shelton

PUBLIC PORTION

There was no public comment.

MINUTES FOR APPROVAL

1.1 FAIR RENT COMMISSION MEETING – MAY 20, 2024

Lucky Singh MOVED to waive the reading and approve the minutes from the May 20, 2024 Fair Rent Commission meeting.

Seconded by Henry Kaminski.

A voice vote was taken and motion passed unanimously.

Jennifer Cutrali:

This meeting is being recorded for public record. Before I open the hearing for the first case, please allow me to explain the hearing process so you know what to expect this evening. I will call upon the tenant first and then the landlord. Both will have equal opportunity to speak when called upon and may come to the podium more than once to speak. When called upon to speak, please come forward to the podium, sign in if you have not already, state your name and address for the record. You will then be sworn in by Mr. Baldwin. I will call upon Mr. Baldwin and Mr. Lantowsky for their reports. During the hearing, there will be dialogue, questions and answers between the Commission members, staff, tenant and landlord; please do not speak unless you are at the podium. If we have a question for you, we will call you back to the podium. Before we make a decision, we will ask both the tenant and landlord if they have anything further to add for the record.

The Commission takes into account 13 points of consideration per Connecticut General Statute 7-148c, as follows:

- | | |
|---------------------------------------|---|
| 1. Rents of comparable dwelling units | 8. Health and safety compliance |
| 2. Sanitary conditions | 9. Income of tenant |
| 3. Plumbing facilities | 10. Utilities |
| 4. Services supplied | 11. Tenant-caused damage |
| 5. Bedrooms | 12. Size and frequency of rent increase |
| 6. Condition of the premises | 13. Reinvestment in property |
| 7. Landlord's costs | |

The Commission is made up of five members; one member is a landlord and one member is a tenant. Members of the Commission may ask questions at any time.

CASES TO BE HEARD:

1. 2023-0001 Wincze v. Guo – Continuation

Sandra Wincze

30 Kneen Street, Shelton, CT

Ms. Wincze was sworn in by Kellie Vazzano.

Jennifer Cutrali: Just confirming an inspection was done to your unit since the last meeting. Everything is still working proper? (Yes) Anything to add?

Sandra Wincze: They continue to do whatever they need to. I feel satisfied with the major issues we had.

Jennifer Cutrali: I will call upon Mr. Lantowsky for his report.

Kevin Lantowsky: Both Tim and I were there today with the landlord, the tenant and some of the contractors. Pretty much everything on our list, all of her original complaints were taken care of but

then we had other things that we found on our list. Everything is pretty much taken care of. Everything that was done is acceptable. They have some minor things in the third floor they are doing in addition, some insulation and fire barriers. I believe one GFI will be changed to make it more compliant to the current code.

Jennifer Cutrali: Is there any reason for us to not close out the case tonight?

Kevin Lantowsky: No.

Jennifer Cutrali: We can do our final vote and close this out. You will continue to maintain the file and work with them on the other issues.

Kevin Lantowsky: There will still be an annual inspection on the fire code side of things which will get updated constantly.

Jennifer Cutrali: All the basement issues, sewer, water you will keep maintaining and make sure they are doing that.

Kevin Lantowsky: Most of those things have been taken care of or the permits are set and now it is just a scheduling issue. With the issues with the water company from last month, we are working with the contractors and it is now scheduling. The safety issues are now pretty much taken care of in the basement also. Just a few housekeeping issues.

Jennifer Cutrali: Landlord/attorney representative would you like to come forward?

Bevon McLean, Esq.
2 Trap Falls Road, Shelton, CT

Basically, we yield to the commissioners' decision to close our case.

Jennifer Cutrali: It looks like a lot of progress has been made. Last time I did ask for invoices. Even though we will close out the case tonight, make sure you send those to Mr. Baldwin so we can have them in the file as that is one of the items taken into consideration. You are still at \$900 per month and you will agree to that for 12 months with a lease for 12 months?

Attorney McLean: Yes.

Lucky Singh MOVED to put the rent back to \$900 for 12 months with a lease for 12 months. Seconded by Henry Kaminski.

A voice vote was taken and motion passed unanimously.

Jennifer Cutrali: That is our final decision on the case. As stated, the inspectors will make sure everything is wrapped up in terms of the building codes and violations. We advise that you enter into a lease agreement for the 12 months at \$900 per month.

Lucky Singh: I want to say thank you to everyone for stepping in and trying to work this out.

Jennifer Cutrali: It has been several months. I think you filed the complaint in October and you were our first complaint and I think we all learned a lot through this process. I know Mr. Todice has offered his support. Hopefully the standards are set, our ordinances, our rules for the town. Thank you for your cooperation. Case is closed.

2. 23-0004 Murray v. Perry Avenue, LLC – Continuation

Jennifer Cutrali: I see a Zoom caller has logged in. Please identify yourself.

Caller: This is Jake Deraaff.

Jennifer Cutrali: I know you dialed in a little later, but we have our commission members assembled as well as our Staff. The tenant is here. I am going to go to the staff for their report first as there were a lot of open items.

Kevin Lantowsky: We have been meeting with the contractor who supposedly has been hired to take care of some of the list. He has worked on some of the fire barrier issues. In between the first and second floor and we will say Mrs. Murray's apartment is the lower floor. They are working in there and also as of this week they were working on the windows for the egress for the lower floors for Ms. Murray and the neighboring unit on the other side. However, we still haven't heard anything regarding the water and sewer issues. We still have the water and mold issues that are not, from what the contractor is saying, part of his scope that he is working on. We haven't heard back from the ownership group or their management team.

Jennifer Cutrali: Mr. Deraaff, did you hear that.

Jake Deraaff: Yea. I don't know why the word allegedly is being used. Allegedly hiring a contractor to allegedly do the work. I paid him and he has been doing the work and followed up and said he is scheduling a final inspection and actually requested a change work order which I verified and confirmed within about one hour of him asking me to do extra work at the building. I have completely made sure that anything that needs to be done is being done. I followed up with him every day for the last I'd say month. That is my understanding and that is the situation that I currently see.

Jennifer Cutrali: Have you or anybody from your team come on site to verify and inspect his work to make sure he is doing it? I know you live out of state.

Jake Deraaff: My property manager has stopped by and we are checking in with Mr. Atallah, the contractor, to make sure that everything was cohesive and flowing in the right direction.

Jennifer Cutrali: How about the mold and water issue? The contractor confirmed with our staff that that is not within their scope.

Jake Deraaff: That was approved with the change work order.

Jennifer Cutrali: When? I think you have to forward to Mr. Baldwin that contract and that work order.

Jake Deraaff: Okay. That was done on Monday, June 10th.

Jennifer Cutrali: When were you out to inspect?

Tim Brown: We were out there last Friday. The change orders I believe I am familiar with, but it would be nice to see those in writing so that when we go there, we understand what has been approved. I would suspect that relocating the other egress window on the left side would be part of that change order.

Kevin Lantowsky: The contractor did talk to us and he explained what he was hoping to do. They did find out that the egress window on one unit would not fit where he was trying to put it because of changes in the interior walls/exterior walls so there would be a change order there. The contractor told us he is not working on plumbing, mold or water issues. We believe there are change orders, but that is for the egress and things like that. No matter what, they haven't shown us what they are doing to try to find the cause of the mold and water issue behind the wall or why the sewage is backing up. He is not a plumber. If he is taking over as GC'ing the job and we still quite possibly need a plumber to deal with the plumbing and sewage issues.

Jennifer Cutrali: Mr. Deraaff, what is in this work order regarding those plumbing issues?

Jake Deraaff: It said they needed to do extra work, he gave me a price and I confirmed it. I will follow up to address this specific issue to make sure we are talking about the same thing.

Jennifer Cutrali: Do you know if he is subbing out the plumbing work to a licensed plumber who will pull the permits for that?

Jake Deraaff: That is what I am assuming because he is a GC. Was this in the original violation report? When did this occur? When was this problem? Was this recent in the last couple of days?

Jennifer Cutrali: No. This back up of plumbing has been going on for months. The tenant has been talking about it every meeting that she comes.

Jake Deraaff: I know that, I was more referring to the mold. Janice, have you let them into your apartment?

(Jake Deraaff addressing Ms. Murray directly)

Jennifer Cutrali: Hold on, there is a process we have to go through. Ms. Murray needs to state her name and address for the record and she needs to be sworn in. Please bear with us.

Janice Murray
53½ Perry Avenue, Shelton, CT

Ms. Murray was sworn in by Kellie Vazzano.

Janice Murray: Please forgive me, I am not feeling very well. I have been sick since Friday.

Jennifer Cutrali: Ms. Murray we will have you speak first. Mr. Deraaff we still have to swear you in.

Janice Murray: I have been complaining about the mold on or about since last October both in writing and verbally to Ed. I don't know if you have several of the notes that I gave you copies of. Kevin was there in January when they were working on the sink in 51 and water was coming into my apartment. When I spoke to Mr. Deraaff last month, right after we had the meeting at 7:43 we spoke in great detail. When I was accused of not letting the workers in, I said that was not true. I asked for more than one day notice because these gentlemen will show up anywhere between 7 a.m. and 2 p.m. and say we'll be back tomorrow at blah blah blah o'clock. That's not enough time for me to disassemble half of an apartment. I have to take stuff off of shelves and find somewhere for that to go. We had a verbal agreement the Friday after the last meeting that we had that everyone could come in and I saw no one for a week. No workers showed up. No one showed up at all. I emailed Mr. Baldwin the fact that no one was there, they were only there on the 28th and 29th and did the ceilings. No one has contacted me about getting into my apartment since mid-May.

Jake Deraaff: I'm sorry guys, this is complete utter ... (speaking over the chair and difficult to get what is being said) I was on the phone with the contractor, but you are lying right now. Janice, I love you, you are a good person, but you are lying right now. You have not allowed them into your apartment on multiple occasions.

Jennifer Cutrali trying to cut off the conversation.

Jennifer Cutrali: If you do not follow our process here – we have a process. This is a public hearing.

Jake Deraaff: She's allowed to say whatever she wants? I have to accept \$1 every month? I'm sorry but this is complete bullshit.

Jennifer Cutrali: You both have equal time to speak.

Jake Deraaff: Then she comes in and it is he said she said and then you guys side with her.

Jennifer Cutrali: You have equal opportunity to speak. There is a process here. We let the tenant speak, we let the landlord speak, we let our staff speak. We give everybody equal time to speak, but you need to please, we are letting her speak and we will come back to you. This is a hearing process. You just can't speak freely and open. This is a process.

Jake Deraaff: Do we go under oath or something? I don't understand.

Jennifer Cutrali: We are going to swear you in. We are already accommodating you by allowing a Zoom which we normally do not, but we accommodate you because we know you live out of State. We don't have to do that. We could make you drive here. Be grateful we are doing that for you. This is not about who is lying and he said she said. This is a public process. There is a hearing in place and we have rules here. I gave the housekeeping rules but you dialed in a little later and I am not sure you heard the housekeeping rules, but it says we will confirm once everybody has said their piece. We will mute you as you have to give her ample time to speak and then we will give you time to speak. Thank you.

Ms. Murray, please continue. Let me ask some questions. Has there been any work done to the sink with the sewage issue backing up?

Janice Murray: No. Back when we were here last month Mr. Deraaff called my home at 7:43 where we had a conversation where he asked about me not letting the people in and I said that was not true that I needed more time. You have to understand I have lived there for 28 years, it is just not a matter of taking down a poster. I needed to accommodate the living room so I can take down stuff from my daughter's room so they could get in there. I even marked the wall where the outside of the window was and the windowsill to give them a heads up. Everybody was in my home on Friday or the Friday before, we had a verbal agreement that the contractors would come between 8 and 9 a.m. They didn't show up until 20 after 10. They did some of the work for the window, then they left for lunch leaving a gaping hole in my wall. I let the cat out of the bathroom assuming they wouldn't leave a gaping hole knowing that I have cats. I had to go looking for the cat and I had to put a shower curtain up over the hole so the cat couldn't get out and they weren't exactly pleasant when they were in my home. John came back around 2 o'clock. They were on their phone going back and forth across the backyard. Him and the other guy, I believe was Armed or Ermed or whatever his name is, going back and forth playing with the soccer ball, mind you. Then he came to me, John, around 3 o'clock, and it is on camera, saying to me he didn't have the equipment he needed to put in the window, that he would be back the next day. He came back and I said what time? He said oh between 8 and 9. I said well that is what you said today, but your worker didn't show up until 20 after 10. Well, we had another job to finish. That's not what they said to me in my home on Friday. Okay, I'll give you that. They came back to me Tuesday and finished putting in the window, come back and say we need to caulk. We forgot the caulk on another job. We'll be back tomorrow. I was told the same thing on Wednesday, we'll be back tomorrow. No one has been back to caulk the window yet.

Jennifer Cutrali: When was the last day they were there?

Janice Murray: The last time they were in my apartment was Wednesday of last week. I mark on the calendar when they arrive and when they leave and it is all on camera.

Jennifer Cutrali: So, the window has been installed? But not caulked.

Janice Murray: It has been installed. And it is not the best work.

Jennifer Cutrali: That is why we have an inspection process. That is just your opinion, but we do have an inspection process. The window is in, but it is not caulked. Mr. Lantowsky, have you been there since the window has been put in? Mr. Brown?

Tim Brown: I stopped in there on Tuesday assuming the window would have been installed easily by Monday. It wasn't installed.

Jennifer Cutrali: Last Monday/Tuesday?

Tim Brown: Yes.

Jennifer Cutrali: She is saying it was installed Wednesday.

Tim Brown: The promise was to show up first thing Monday and put the window in. They had it all figured out. I stopped in on Tuesday and it still wasn't installed. I couldn't come back.

Jennifer Cutrali: The contractor was supposed to call you when it was done to have you inspect it, right?

Tim Brown: Yes.

Jennifer Cutrali: The contractor did not call you to have it inspected and the contractor still did not caulk it.

Mr. Deraaff, let's swear you in.

Jake Deraaff: I am going to have my attorney represent me at this point. I am going to leave this conference and will have John reach out to the building inspector when he is ready for the final inspection.

Jennifer Cutrali: Make sure you forward your attorney's contact information to Mr. Baldwin so we can send him the correspondence and he can be present for the next hearing.

Jake Deraaff: I'm sorry, I don't think this is a fair way to do business and treat landlords. I appreciate the time though. Oh, that's interesting, John just came on. This is John Atallah, my contractor. I just wanted to be able to have another witness here.

John Atallah

57 Walnut Tree Hill Road, Shelton, CT

Mr. Atallah was sworn in by Kellie Vazzano.

Jennifer Cutrali: We have our building inspector here and the tenant here. The tenant says a window was installed last Wednesday, but there is no caulk around it. You guys haven't been back to caulk it. Our building inspector was out there last Monday and you were supposed to have had it done last Monday for the inspection. At this point it is Monday the 17th, the window has not been finalized, the work has not been finalized and it has not been inspected.

John Atallah: It is not 100% accurate, the information you have. The building inspector showed up unnoticed. I didn't know he was coming, he just decided to stop by. The schedule for the window was not really accurate. It was on and off, just waiting for the tenant to let us in at the right moment. We got in there and got it done. We caulked it, we did the right thing for it. Maybe on the inside we couldn't get back in there. It is not easy to just walk in there. Our schedule was messed up throughout. I am not blaming anyone for it, but I have other ongoing projects and just can't go any time I want. I have to schedule it also and my own work. I am not 100% sure if it wasn't caulked on the inside. That I can check. If it is not, I can take care of it. From outside, everything was done perfectly.

Kevin Lantowsky: We met with your group on the Friday prior and we walked through with the tenant. We went over what she needed to move in the area and you were going to be there at 8 o'clock and it was said you would have no problem getting it done in one day. That is why when Tim came the next day, Tuesday, to confirm that that it wasn't done.

John Atallah: Okay, he expected it to be done, correct. We had some challenges with cutting the brick. I had to hire a mason to get in there with a much bigger saw and that delayed it.

Kevin Lantowsky: Also there was a question brought up earlier and it has been a little bit confusing. Are you going to be taking care of any of the plumbing and water and moisture issues where the water from the third floor, the top floor units, back up into the sinks in the lower levels? Are you going to oversee that work?

John Atallah: That is not something that we had talked about with the landlord. I am not aware of this until I met with the building inspector and the fire marshal. I met with them two weeks ago to make a game plan on how to comply. That was mentioned to me then, but we all agreed that this is something that is underground. Whoever is responsible needs to hire one of those underground pipe people, not me. That is out of my range and I never even discussed that with the landlord. I don't know anything about it. I heard it from the tenant, she complained to me but I said it was out of my range and was not something we were working on right now. That's something different. I don't know how accurate that is.

Jennifer Cutrali: Was that on the initial violation list?

Kevin Lantowsky: I believe her initial complaint was mold. I don't know if it was on the fire marshal's report for violations. That is more of a housing thing and when we did the walk through with who is being referred to as Ed, which is also supposedly one of the other property managers. Ed was going to get a crew out there to take care of it which is what we were told from the beginning. This contractor has always said he is not doing that to us.

Jennifer Cutrali: Mr. Deraaff are you still on the line? (Yes) There is a little conflict. We are hearing something different. Your contractor is saying he is not hired for that. We still have the mold issue and Mr. Lantowsky is saying Ed said he was going to send a crew there to handle it. How do you plan on handling the mold and water damage issue?

Jake Deraaff: Roto Rooter can definitely handle the water issue. In terms of the mold, where is the mold exactly?

Jennifer Cutrali: That work order was filed with your office back in October. Ms. Murray, can you explain where the mold is?

Janice Murray: The mold is in the downstairs wall. It starts in the back of the meter room. The mold goes along the whole back wall and prior to them buying the building, possibly a year prior, we had an electrical outage in that downstairs bedroom and that was when we discovered that that wall was getting wet and the landlords patched a 3' x 2' piece. That piece is coming away and the mold is getting more prominent across the whole wall. I have mentioned it in writing and on the phone on many, many occasions. When I write my rent check and anything that needs to be told to them I let them know. When the toilet was leaking in 47½ I wrote it in a note. They have been advised on many occasions and all my correspondence is usually with Ed as he is supposed to be the property manager.

Jennifer Cutrali: Mr. Deraaff are you going to have somebody go out there and look at that mold issue?

Jake Deraaff: Yup, I am reaching out to him as we speak.

Jennifer Cutrali: Mr. Brown and Mr. Lantowsky, where do we stand on some of the other work that was supposed to be done? Overall plumbing issues and things like that from other units?

Tim Brown: It is all being worked on but it is not completed. It just keeps going. I am expecting to be invited to inspect maybe this week. I know John wants to finish it.

John Atallah: I don't have any plumbing work in my work schedule.

Tim Brown: Right. He has the fire separations on the floors above. He has to put stops on.

John Atallah: That is what I am doing. I am making sure with the fire marshal department and other stuff with the building inspector. That is what I am working on. I have no plumbing work to be done.

Jennifer Cutrali: Just to confirm, Mr. Atallah, you are not doing any plumbing work.

John Atallah: No.

Jennifer Cutrali: Mr. Deraaff, who is doing the plumbing work?

Jake Deraaff: John, is this something we can help you out with?

John Atallah: We have to get a licensed plumber in there and do troubleshooting. I have no idea what they are talking about. We have to troubleshoot.

Jennifer Cutrali: Mr. Deraaff, just one moment. We have to swear you in as you haven't been sworn in.

Jake Deraaff was sworn in by Kellie Vazzano.

Jake Deraaff
44 Executive Boulevard, Elmsford, NY 10523

Jennifer Cutrali: Thank you. Are you going to have Mr. Atallah get a plumber out there?

Jake Deraaff: Whether I work with John or we hire someone on our own, it will definitely be taken care of.

Jennifer Cutrali: This is good. Thank you for having him dial into the call. At least everyone is starting to get on the same page here. That is appreciative.

John Atallah: I think me, Tim and Kevin are on the same page and we have a good plan going. We are working on finishing exactly what we agreed on.

Jennifer Cutrali: What week do you think you are going to be done?

John Atallah: I have a feeling the end of this week I should have everything done, completed, as we agreed on.

Jennifer Cutrali: You will call them and you will have the inspection done.

John Atallah: Of course.

Jennifer Cutrali: Mr. Deraaff, you are going to work on getting somebody for the plumbing and the mold, right?

Jake Deraaff: Correct.

Janice Murray: I would just like to state that I have not refused to let anyone in my apartment except for in the beginning when he had buyers just walking in. I have let every inspector in, every exterminator

in and in fact I have keys to half the empty apartments where I let inspectors and whatnot in. I was told that they haven't been able to get in. I am home almost every day except Sunday. There is no reason they can't get in with either a phone call or a ring at my door.

Jennifer Cutrali: Let's move forward. It looks like there is a plan in place. Everybody is on the same page. Mr. Atallah committed that he should be done.

Jake Deraaff: Janice you said someone showed up an hour late. If that's the case they should be able to get in even if we are a little late. Correct me if I am wrong John, but she has denied access to the apartment, right?

John Atallah: Several times she was sick. That's a good excuse.

Janice Murray: That's not a refusal. The last time they came for one of the inspections, I believe it was the 22nd, I had a medical procedure with a bad reaction to the medication. I was bedridden. I gave my son the key to give them access to the laundry room. It is not like they don't have access. I have never refused to let John in. He only spoke to me twice about being let in and both times I happened to be in the yard. The second time I spoke to him was approximately the Wednesday before Mother's Day and I told him I needed to talk to my daughter about moving furniture and then I didn't see him for a couple of days.

Jennifer Cutrali: We are getting close to the end here. He said he was going to be done by the end of this week, please bear with them and be cooperative. If you are sick try to arrange so they can get in. We are making progress. We are making progress. I think this is the most productive hearing we have had in the five months we have been doing this because everybody is on the same page here. It is less he said she said since everybody is involved here. Mr. Deraaff knows what he has to do. Mr. Atallah knows what he has to do. Our inspectors are waiting on the call. I have a commissioner that has one question.

Henry Kaminski: You still have the dirty water coming up your sink, correct? That has been a problem since day one right?

Janice Murray: Yes. It started in January and that is why I thought it was the dishwasher on the 3rd floor. The plumbing in the building is old. Then I found out it wasn't that.

Jennifer Cutrali: Mr. Deraaff just confirmed he is going to have a plumber come in. He will have someone come and do the mold. Mr. Atallah is going to fix the issues with the building. Any other questions? Mr. Deraaff, anything to add?

Jake Deraaff: I am all good.

Jennifer Cutrali: Mr. Atallah anything?

John Atallah: No.

Jennifer Cutrali: Ms. Murray, anything?

Janice Murray: I want proper notice, call me the night before or send me a text.

No one further had anything to add.

Henry Kaminski: Dirty water is an issue and has been an issue since January. I say we keep the rent the way it is.

Jennifer Cutrali: Which is \$1.

Henry Kaminski MOVED to keep the rent at \$1 because of the dirty water situation that has been going on since January. Seconded by Sally Finck.

Jennifer Cutrali: This is just for the month of July. This is just temporary for the month of July. Once everything is resolved with this unit, we come back and make a final decision.

A voice vote was taken and motion passed unanimously.

Jennifer Cutrali: For the month of July, Ms. Murray, you pay \$1. We are coming back here on July 15th.

Jake Deraaff: I am a little confused. Why would July be affected since we are on June 17th and it will be fixed this month.

Jennifer Cutrali: Because we vote for the next month. Last month was May, so we voted in May for what is effective for the June payment.

Jake Deraaff: Perfect. So, I will fix the issue before July then before the next court date. I think this is ridiculous.

Jennifer Cutrali: You have until July 15th. The hearing will be continued to July 15th and we ask that you make best efforts to get all the issues resolved before then. You know what you have to do. You have to work on mold and plumbing and Mr. Atallah has to finish his things and get the building inspector sign off. All parties are present and everybody knows what needs to be done and by when. Any questions in the interim, please reach out to Mr. Baldwin. Thank you, this case is closed and it will be continued to the July 15th meeting.

REVIEW, DISCUSSION AND MOTIONS ON OPEN CASES

Jennifer Cutrali: We received a new application which I don't want to talk too much about tonight because it is not on the agenda. It is attached to your agenda tonight. It is for 3A Hull Street, so bring this back for the next meeting. We will likely have a public hearing scheduled on this application for July

15, 2024. There will be more information. The landlord does have an attorney involved. I will ask that Corporation Counsel come to that July 15th meeting as it looks like it may be going down a legal road here. Mr. Baldwin is working on that. Read the material you have and bring it back at the next meeting please.

OLD BUSINESS

Jennifer Cutrali: Who received that test email? Everybody got the test email? Did everybody get the email with this application a few weeks ago, the 3A Hull Street. Sally, Lucky and Henry all received the email. Henry did not receive the email with the back and forth from Ray to the complainant. Donna and I didn't get it. Is everyone receiving the minutes? Everybody received the minutes. Dan is working on the issue.

Next meeting/hearing will be July 15, 2024. We will continue Perry Avenue and this new application for 3A Hull Street.

ADJOURNMENT

Sally Finck MOVED to adjourn the Fair Rent Commission meeting at 6:50 p.m.

Seconded by Henry Kaminski.

A voice vote was taken and motion passed unanimously.

Respectfully Submitted

Donna Fonda

Donna Fonda
Acting Clerk