



FAIR RENT COMMISSION  
CITY OF SHELTON  
MEETING MINUTES  
AUGUST 19, 2024  
SHELTON CITY HALL,  
54 HILL STREET, SHELTON CT 06484

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### **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 - Absent  
Doug Dempsey - Present

Also Present

Ray Baldwin, Fair Rent Commission Coordinator  
Kellie Vazzano

Kevin Lantowsky, Housing Enforcement Officer/Fire Marshal

### **PUBLIC PORTION**

There was no public comment.

### **MINUTES FOR APPROVAL**

#### **1.1 FAIR RENT COMMISSION MEETING – JULY 15, 2024**

Doug Dempsey MOVED to waive the reading and approve the minutes from the July 15, 2024 Fair Rent Commission meeting. Seconded by Henry Kaminski.

A voice vote was taken and motion passed as follows:

Aye – Jennifer Cutrali, Henry Kaminski, Doug Dempsey. Abstain – Lucky Singh

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

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

Jennifer Cutrali: I will ask Mr. Baldwin and Mr. Lantowsky for their reports first.

Ray Baldwin: I will defer to Mr. Lantowsky. I have talked to Tim Brown in the Building Department. He told me that as of last week there were no permits pulled for any of the work that needed to be done on the premises. Mr. Lantowsky may have an update to that and I will defer to him.

Kevin Lantowsky: On July 19<sup>th</sup> the ownership group had a representative, Ed Rosenblatt, the property manager, and one of their in-house maintenance coordinators, Ernesto, who met with Tim Brown and myself and Rachael Zickefoose from Building, Housing and Fire Marshal. At that time, it was decided that all the work that the original contractor, John, had done had been completed for what they had hired him for and that got approved. That wasn't the entire list as there were other things. He had nothing to do with the mold. The two units on the main floor of the building had housing issues and

what the ownership group wanted to do was to move Mrs. Murray's family up into them so that they could open up the walls and remediate the mold and problems there. Once those were done by inhouse staff, they were supposed to call us and make them livable and we would check that out. They didn't do that, they just had them move in. The existing mold remediation – they had one quote and went with that and hired them – work has been done. Once the environmental work was done and the water source was found and remediated, the inhouse crews would make the repairs they were supposed to and, again, bring us in at each step of the way so that we could check it out and make sure. In the interim, when they opened up the walls, we found electrical wires, which because of the water damage, had rusted, some BX cables and some of the other things which were significantly damaged. There were bare wires and we required them to get an electrician, pull a permit and have it repaired. That has not been done to my knowledge and the permits have not been pulled. Once that was done then the family would be able to move back in. The only thing that has happened is they did bring in the environmental company and that is what we did witness. The environmental company came in, removed the damaged sheetrock, removed the insulation, treated the wood with anti-fungal and coated the wood, sealed it so that hopefully there will not be any problems down the road. Jake Deraaff, one of the owners, called two weeks ago and set up an appointment with us and we are going to go there tomorrow morning at 10 o'clock. I told him that was the day after this hearing, but that is what is scheduled.

Jennifer Cutrali: I will call upon the landlord. I will have you state your full name and address for the record and have you sworn in by Mr. Baldwin.

**Jake Deraaff**

45 Wolden Road  
Ossining, NY 10562

Mr. Baldwin swore in Mr. Deraaff.

Jennifer Cutrali: Did you hear the update from Mr. Lantowsky?

Jake Deraaff: Yes.

Jennifer Cutrali: Do you agree with that update and that you are meeting with him tomorrow.

Jake Deraaff: Yes, we are meeting tomorrow morning at 10 o'clock and I will have a couple of my team members there to fully rectify the situation and make sure that everyone is on the same page. From the list that was sent to us there have been some new additions which I completely understand, but I do feel it is best to kind of put this all in writing. I will be recording everything to make sure everyone is keeping their word as we will and you guys will and just get this thing over with. It is obviously in nobody's best interest to be in this situation.

Jennifer Cutrali: Well said. I have a question about the plumbing. Has the kitchen sink issue been resolved?

**Janice Murray**

53½ Perry Avenue, Shelton, CT

Mr. Baldwin swore in Ms. Murray.

Jennifer Cutrali: So, the kitchen sink is no longer backing up?

Janice Murray: They came the very next day and snaked it out. It was the exact problem that I said it was and has not backed up since.

Jennifer Cutrali: Excellent, thank you. All the mold has been remediated, correct?

Jake Deraaff: Correct.

Janice Murray: They took down all the walls to flood level, 4 feet all the way around. They did find black mold in two parts of that room and we haven't been in it since we went upstairs. Nobody has been there since, but they weren't allowed to do any work the Tuesday after. The other gentlemen that is usually here, Mr. Brown, said they couldn't sheetrock until they took care of the electrical issues.

Jennifer Cutrali: So, it looks like the mold has been remediated, but they have to finish the sheetrock once the electrical is done.

Kevin Lantowsky: Right. The damaged electrical needs to be repaired.

Jennifer Cutrali: The electrical issue was found when they removed the sheetrock and mold and discovered then?

Kevin Lantowsky: Correct. It was behind the wall.

Jennifer Cutrali: Your family has moved upstairs?

Janice Murray: The children moved upstairs because it was their bedroom that was affected. We are using part of the living room, primarily for the blind cat and all the furniture that didn't go upstairs is all jammed into the living room. So, we are basically using the bedroom and kitchen in my apartment and living room and bedroom upstairs for two bedrooms for the kids.

Jennifer Cutrali: How about the rodent issue? Did they come treat since the last meeting?

Janice Murray: They did treat one time since we were here last month.

Jennifer Cutrali: Ms. Murray, do you have anything to add?

Janice Murray: The only thing I would like to add is that when they did let us go up there last month, I believe it was the 1<sup>st</sup> or 2<sup>nd</sup>, we were told we could go up, but then we were told we had to wait because

there was an appraiser coming. Then I believe Ernesto did some work which caused a gas leak which they had to turn the gas off in 51. I have a copy of the note that I had to sign for that. The gentlemen, I believe Ernesto, who was doing the work said that he had to leave. He closed all the windows but he wasn't sure if they were locked but didn't have a chance to mop the floor. I volunteered to go up and mop the floors so I could comply with the BioClean people and when I went up there, we opened the windows to mop the floor and that was when we discovered the gas leak. Whatever he did in the little closet caused a gas leak.

Jennifer Cutrali: Mr. Lantowsky, is your office aware of the gas leak?

Kevin Lantowsky: Yes. We did notice that work was being done on Thursday, August 1<sup>st</sup> when we drove by going to another inspection. We weren't called in. When they did work there, once they were done before they moved the Murrays in, they were supposed to call us to have us check because there was a list of things they were to do that we gave them. They didn't do everything, but they had the Murray's move in, but in the meantime yes, they did create a gas leak and the gas company did come out and had to shut stuff off. There was a repair that had to be made. I spoke with the gas company.

Jennifer Cutrali: Is that all resolved now?

Janice Murray: The furnace is still off up there, but I would like to add had I not volunteered to wash the floor, those windows would have remained closed and the gas would have filled the apartment. The upstairs refrigerator that they put in there, the door wouldn't stay closed, so I had to put a 25-pound weight in front of that refrigerator door. The apartment would have blown up if I didn't go up and volunteer to wash the floor myself. His worker left because he had to go help somebody with a car and said I'm not sure if I locked all the windows, but you can go up, I didn't get a chance to wash the floor. I said okay I will wash the floor so we can be up here for BioClean and if I didn't go up there, the place wouldn't be there.

Jennifer Cutrali: That is a very good deed and very responsible of you to do that. It is on record that there was the gas leak. Has that been resolved, Kevin?

Kevin Lantowsky: The gas has been shut off.

Janice Murray: They did replace all the meters this past weekend in the whole building on Saturday. No one in the building was told that the gas meters were being turned on and when the gas man came in to

**GAS EQUIPMENT WARNING NOTICE** No. 86075  
**AVISO DE ADVERTENCIA DE FALLA DEL EQUIPO DE GAS** EVERSOURCE

Name / Nombre: SUSANA TIVERIA Date / Fecha: \_\_\_\_\_  
 Address / Dirección: 51 Peery Ave Town / Ciudad: Shelton  
 Person Notified / Persona Notificada: Janice Murray

Actions Taken / Acciones Tomadas:  
☒ Locked off at meter / Cerrado en medidor ☐ Shut off at appliance / Apagado en electrodoméstico  
☐ Area isolated and shut off / Área aislada y apagada ☐ Left on / Dejado prendido

Potential Hazard / Peligro latente: \_\_\_\_\_

Town/City gas inspection required before turning gas on ☐ Yes / ☒ No  
 Inspección del gas requerida por la ciudad, ¿quién antes de prender el gas?

Appliances / Electrodomésticos:  
☐ Fuel line / Tubería del gas ☐ Vent system / Sistema de ventilación

Other / Otro: \_\_\_\_\_

Condition / Condición:  
☐ Improper venting / Ventilación inapropiada ☐ Excessive carbon monoxide / Monóxido de carbono excesivo  
☒ Gas leak / Fuga de gas ☐ Defective safety / Seguridad deficiente  
☐ Defective heat exchanger / Intercambiador de calor defectuoso ☐ Improper clearance to combustibles / Distancia inapropiada de materiales combustibles

Other / Otro: \_\_\_\_\_

Comments / Comentarios: Found work on above piping shut-off at meter and locked

Eversource Employee Number / Número de Empleado de Eversource: 250962  
 Customer Signature / Firma del Cliente: Janice Murray  
 1480-0-001-0-00 08/19/24 08:00 AM 08/19/24 08:00 AM 08/19/24 08:00 AM

turn my stove and my furnace on, it was the same man I met last October. I said, sorry, I didn't get a chance to do my dishes because nobody told me the gas men were coming to do the meters today. He goes, well the landlord knew. None of the tenants were told the gas was going to be shut off for half a day on Saturday.

Jennifer Cutrali: Mr. Deraaff, did your office know that the gas was going to be shut off on Saturday?

Jake Deraaff: I'm not sure honestly.

Jennifer Cutrali: The responsible thing to do if your office knew that would be to contact the tenants.

Kevin Lantowsky: The gas company told me that they made the appointment with the ownership group.

Jake Deraaff: Since it is after hours, my staff isn't here and I do not know every detail of every property. We are a fairly large company. I am here to rectify any issues. We have our inspection tomorrow morning and our goal is to clarify and rectify every single issue that is on the list. We just want to do it one and final time. Every time we keep doing things, it seems that new things keep popping up, which we completely understand, that is part of life, but with that being said, I would like to put this to an end and rectify everything. If the gas needs to be fixed, we will fix the gas. I was told that our inhouse crew could fix the sheetrock after it was taken down by the mold company and now there is an electrical issue. We unfortunately do not have an inhouse electrician in Connecticut; we have one in New York. That is something we are going to have to jump through, but we will definitely get that handled. Like I said, I want to make sure everyone is there tomorrow and that we can essentially put everything on paper one final time and no additions can be made after that our request would be, but we want to get it done.

Jennifer Cutrali: That is what we have been asking for the last several months that everybody get together on site and go through the issues. Sounds like at the next meeting we will hopefully have some good updates. Ms. Murray, do you have anything further to add?

Janice Murray: No nothing to add. As long as the dude that caused the gas leak isn't going to be the one doing the sheetrock, I'm good.

Jennifer Cutrali: Mr. Lantowsky, anything to add? Commissioners do you have anything to add? Mr. Deraaff, do you have anything to add?

Jake Deraaff: I think we should be all good.

Jennifer Cutrali: So, it sounds like tomorrow will be a very important meeting. Hopefully a plan gets developed tomorrow and the next meeting is September 16<sup>th</sup> so hopefully on September 16<sup>th</sup> everything is completed, we have a good report and we can close this out.

Jake Deraaff: I do have one question. Someone from my internal team caused the gas leak?

Jennifer Cutrali: She is saying Ernesto. You have an Ernesto on your team?

Jake Deraaff: I do. He caused the gas leak or he was rectifying the gas leak issue?

Janice Murray: He was working in the little heat closet where the furnace is installing sheetrock. He was working alone on a little stepladder by himself, because I was downstairs, and I guess he must've dropped the sheetrock on the valve or something because when he left he said he had to leave because he had to go work on someone's car and he wasn't sure if the windows were locked, but I could go ahead and go up there and he didn't have a chance to wash the floor. He was the only one up there.

Jake Deraaff: Okay. What time did he leave?

Janice Murray: It was between 1 and 2 o'clock on Thursday, August 1<sup>st</sup>. I even called Ed to let him know that I went up there and smelled gas. He said okay he would send someone back. I didn't hear anything so I immediately called the gas company. The gas company came out, he walked through the doors and smelled it immediately. I explained how we went up to wash the floor and open the windows so the floor was dry and he said well the gas would have opened the windows for you otherwise. I try to be compliant in every way I can. The only thing I didn't agree with, which started this whole snowball mess was the ridiculous \$1100 rent increase. That is what started this whole mess.

Jennifer Cutrali: Let's talk about that. Seeing as though hopefully everything is resolved in the next month and when we come back next on September 16<sup>th</sup>, hopefully everything is resolved and we make a final decision, what is your intention? Do you want to still stay. First you were like I'm going to stay until June.

Janice Murray: We are looking to leave. We have been looking over the last couple of weeks to relocate. We didn't plan on staying for another year anyway after all this started. We are looking to leave. I can't give you a deadline when, but we are presently looking.

Jennifer Cutrali: Think about this and try to figure something out. When we come to the next meeting and if everything is cleared up, we have to make a decision. We have to know if you are planning to stay 3 months, six months, a year? Maybe in the next few weeks you will find a place, but on September 16<sup>th</sup> when we come back here, we have to know what your plan is. Mr. Deraaff, if the tenant were to stay, what would you be looking to increase the rent to, or what would you do on your end?

Jake Deraaff: From my recollection, I think we do have an agreement as to what the rent will be after all the issues are rectified. Again, we do have a lot of properties, so I don't remember that exact number. I am assuming it was around \$1200-1300.

Jennifer Cutrali: She is saying it was \$1200. Would you be looking to do a 12-month lease?

Jake Deraaff: I would consider a 12-month lease.

Jennifer Cutrali: Would you do shorter if she said she needed 3 months or 6 months?

Jake Deraaff: Sure, we could just do month to month. She is welcome to stay as long as she would like.

Janice Murray: We had agreed to month to month.

Jennifer Cutrali: You agreed to a month to month with a 30-day notice?

Janice Murray: When we agreed to the \$1200, we had told him back then that our daughter's job was looking to relocate to Delaware and in October her job is relocating her to Delaware. We already told him that we would like a month to month so that we don't get locked in and when we want to go, we can go.

Jennifer Cutrali: Okay, so we have \$1200 month to month with probably 30 days notice. I wanted to understand that as there were a few things that went back and forth. Good to understand what everyone's intent is.

Kevin Lantowsky: Just for the record, we made an agreement with the issues with the fire separation. There are tenants in the two, the Murrays on one side and another family on the other side in the lower level. The ceilings between their lower level and the main floor do not meet code. Because they are occupied it would be very difficult for them to fix the whole thing. At our very first meeting with Ed going back months and months ago, we worked out that we would, since there are no tenants on the main floor, we would fix those and fix all the other things and we would hold those other issues. If the Murrays end up moving out, there is still a fire code violation in that unit that before a new tenant moves in they will have to fix the ceilings on the Murrays unit which is two different levels so between their top floor and the apartment above will have to be fire separated, just because we are hearing that things keep changing.

Jennifer Cutrali: Mr. Deraaff, did you hear that? If she moves out, it will be a fire code issues and you can't re-lease it unless it is fixed, but they are making an exception at this point because it is occupied.

Jake Deraaff: Yes.

Jennifer Cutrali: Kevin, I would ask that that is somewhere in writing.

Kevin Lantowsky: It is. On the Fire Marshal's side.

Jennifer Cutrali: Last call for anything further to add.

Ray Baldwin: I would like to add one thing. This will be our 10<sup>th</sup> or 11<sup>th</sup> meeting on this matter, on this property. In the event that, at the very least, the electrical and sheetrock permits are not pulled to the satisfaction of the fire marshal and building department, I would recommend that we not hear this matter next month. It is a waste of the Commission's time to keep coming back here time and again with promises that stuff is going to be done and nothing gets done. (Mr. Deraaff is interrupting Mr. Baldwin). Don't interrupt me please. You will have your opportunity. We have been at this for at least ten straight meetings. You had numerous meetings with the building department and Mr. Lantowsky.



There have been promises made at other meetings that you were going to get stuff done that never got done. No permits were pulled for the electrical and sheetrock and quite honestly it is a waste of this Commission's time to keep coming back time and again when progress isn't going to be made. So, in the event no progress is made to the satisfaction of the Building Department or the Fire Marshal's office, the recommendation is going to be that the meeting in September be cancelled until such time as you comply with the request from both departments.

Jake Deraaff: That is fine with us. The last meeting we just had we agreed we were going to move Janice upstairs, we were going to gut the sheetrock, my inhouse crew was going to fix the sheetrock and then the electrical issue came up. There have been some hurdles, but it is not like we haven't done anything. We have spent a lot of money. I have paid the contractors tens of thousands of dollars to do the work. It wasn't really our fault that he took three months to do it. We hired a reputable guy; he had a lot of work on his plate so he took his time to do it. I don't think we should be faulted for that. I would like to verify that there have been ten meetings. I only recollect being on this call maybe five times. We haven't been dealing with this for ten months.

Jennifer Cutrali: I think the complaint was filed in December. I know you came in person once and another time you didn't come. That was when we offered up the Zoom accommodation because I know you are out of state. Everybody has agreed that they are going to work together to get this going. Just keep in mind that if you have to hire a licensed electrician and you don't have a relationship with one in Connecticut, that it could be weeks before you get somebody out.

Jake Deraaff: I don't think it will be weeks. I just think we need clarity on the actual scope of work of what needs to be done. We can't keep sending people out and having new things pop up. I know it is part of property and building where there are some things that get uncovered, but at the end of the day this is a business and we are not getting any income from Janice and the two vacant apartments which we should have been already have been able to rent out. Again, I can't pull blood from a stone. There is no money being made and I can't even pay my mortgage, how am I supposed to fix the building. The political aspect of this is a little bit detrimental to our business and it is very concerning. I am doing the best I can, but at the end of the day I do have a business to protect and I have to make sure that I protect the property, I protect the investors. We are trying to work as hard as we can to get things done, but it seems like we have to keep getting new things thrown at us when we are doing our best to get the things that you guys tell us to do.

Jennifer Cutrali: I think it is a challenge too because you are out of state. You need somebody up here that has eyes on the place. I think it is good that you are coming up here tomorrow to meet with everybody. That is what we had been asking. You are headed in the right direction. Hopefully we get a good report from our staff in a few weeks and if it is a good report we will have the meeting on September 16<sup>th</sup>. If it is not, we will have to wait until October 21<sup>st</sup>.

Jake Deraaff: That's perfectly fine. I really appreciate you guys working with us. I do have one question. We are the new owners of the building; I think it has been about a year. Were any of these meetings held for the previous owner for any of these previous issues.

Jennifer Cutrali: Very good question. This Commission was actually formed under State statutes in July 2023. So, no because the Commission was not in place. When did you buy the property? Did you buy it before July? You bought it in March 2023? The Commission has only been in place since July 2023. Now, when you purchased the property did you do a search of the municipal records to see if there were open permits or fire marshal violations or housing violations? That is how you would have known if there was any prior history.

Jake Deraaff: Have these violations been reported for over two years?

Jennifer Cutrali: Mr. Lantowsky, do you recall any records on this property?

Kevin Lantowsky: Just like everyone else, I don't have all the files in front of me. I can't answer.

Jennifer Cutrali: I will say this, what really triggered this, Mr. Deraaff, was that you had the complaint for the rent increase and that is what triggers this. That is part of the process, part of the statute that as soon as somebody makes a formal complaint for a rent increase, we automatically have to look into the 13 pieces of criteria. That has only been in effect since July 2023.

Kevin Lantowsky: When the staff was there at that point, they had unpermitted work that was being done when the water was coming through the floor while I was there that very first day which is what brought it to our attention. Other floors besides just this unit, we found out there were issues because they were doing work on multiple floors without permits.

Jennifer Cutrali: When Mr. Lantowsky went in to inspect Ms. Murray's unit, he discovered water leaking from upstairs and that is what made them have to figure out what was going on with where the water was coming from. It is kind of like a domino effect. She files a complaint for a rent increase and here we are with housing code violations. This isn't a City of Shelton rule, this is a State of Connecticut statute.

Jake Deraaff: Understood. Okay. I'm looking forward to rectifying this once and for all and I do appreciate everyone's time.

Jennifer Cutrali: So are we. The Commission will deliberate to decide what we are going to do for the rent for the month of September.

Jake Deraaff: Before you make that decision, I would like to make one comment. I have spent thousands and thousands, tens of thousands of dollars investing into this building to make sure it is safe for our tenants. You guys probably understand my perspective on charging \$100 for rent or \$1 for rent, but I am in good faith spending tens of thousands of dollars to rectify the issues. I do believe it is not fair to only charge Janice whatever we are charging her. Again, at the end of the day, it is your guys call, but I would just like to make that comment.

Jennifer Cutrali: Did you ever get us the invoices. I had told you that we needed that on record and it helps you. We need the invoices of everything you have put into this. You have mold remediation and some big-ticket items. Please get those to us, to Mr. Baldwin. He hasn't received them.

Jake Deraaff: Understood.

Jennifer Cutrali: The Commission will deliberate for the month of September rent.

Henry Kaminski: Before we talk about that, I would like to bring up a point. It was mentioned that the committee is wasting its time here. The permits aren't even being pulled. Every month we are told they are pulling permits and that has been going on for months and months. Now they need another one. Electrical is another.

Jennifer Cutrali: We are not going to hear this case next month and will need a report from staff.

Jake Deraaff: It is very tough when you are in a very debilitating financial position and then you can't even collect rent from vacant units that were previously rented for years on end. I can't rent those out now and expect to continue to put tens and tens and tens of thousands of dollars into a building when I can't rent a unit. Look what is happening in New York City, all these landlords are keeping these rent stabilized units vacant. I think it is detrimental to New York City and I do believe Connecticut is headed in that direction. That's my honest opinion. Again, we will rectify all these issues.

Jennifer Cutrali: Mr. Deraaff, I want to make you aware of two City ordinances that we have here that have been in effect for a long time. One is that any time a tenant moves out of an apartment unit you have to have it inspected by the Housing department. That is a City ordinance. The State statute is the fire code in that building and that is once a year for anything over a three-family. The Fire Marshal has to go in and inspect every unit over three-family. You can have the same tenant in there for ten years, and that tenant knows every year the fire marshal has to get in there to do the inspection. Those are two things that you should be aware of for this property going into the future, even once this is resolved. Ongoing inspection and maintenance per State and local ordinance and statute.

The rent has been at \$100 the last few months. We had her pay \$100 for August. What are we thinking for the month of September.

Henry Kaminski: The woman is still not even in her apartment.

Jennifer Cutrali: She is partially in there. Her kids are upstairs.

Henry Kaminski: I would say keep it at \$100 per month.

Doug Dempsey: I would be okay with that.

Lucky Singh: I think maybe we could give them the benefit that they are trying to work through this. I would propose that as we come close to the meeting tomorrow, in good faith that they will have everything done, I would like to believe that we should give a little extension of more than \$100. I would say maybe \$300-\$500. If we are not meeting next month and nothing works out by next month with the meeting being cancelled, we can make it \$1 thereafter.

Doug Dempsey: We have to make the decision now, we can't wait.

Lucky Singh: I'm saying we say it today, \$300-\$500.

Henry Kaminski: I already brought it up at \$100.

Lucky Singh: It wasn't a motion.

Jennifer Cutrali: It was just discussion. Everyone has their opinion. My opinion is that they have done a lot of work here, obviously they didn't complete everything, but they have done some big-ticket items, especially the mold remediation. I would be okay with doing the September rent going up to \$500 and then if everything is not resolved by the September meeting, then October would go back down to \$100 until we meet again. I would give them the benefit of the doubt. The kitchen sink issue has been remediated. They had rodent treated. They had the mold remediation. They moved the adult children upstairs. They did a majority of what was asked last month. I would go with \$500 for this month.

Doug Dempsey: Considering the fact that the major work is the electrical which they found out after pulling the sheetrock, this wasn't something before.

Doug Dempsey MOVED that we move the rent to \$500 for the month of September.

Seconded by Lucky Singh.

A voice vote was taken and motion passed as below:

Aye: Jennifer Cutrali, Doug Dempsey, Lucky Singh. Opposed: Henry Kaminski.

Jennifer Cutrali: So, the rent for the month of September will be \$500.

Jake Deraaff: Perfect. I appreciate the time. I am looking forward to meeting with Kevin tomorrow morning at 10 a.m.

Jennifer Cutrali: Thank you for making your trek up here.

Jake Deraaff: I hope everybody has a great rest of their night.

Jennifer Cutrali: You as well. The hearing is closed to be continued September 16<sup>th</sup> pending progress. Ms. Murray will be notified if the hearing for September will be taking place.

**REVIEW, DISCUSSION AND MOTIONS ON OPEN CASES**

No Items

**OLD BUSINESS**

No Items

**NEW BUSINESS**

Jennifer Cutrali: We received an application last month, but that has been resolved (Samuel Augustin). There is a new case for Robert Kornberg. The printouts have been distributed to the Commission members. Ray is working on getting this resolved. If it is not resolved it will come to us in September. It is for property rent increase in a mobile home park. Ray is trying to work on that.

Next meeting/hearing will be September 16, 2024.

**ADJOURNMENT**

Doug Dempsey MOVED to adjourn the Fair Rent Commission meeting at 6:45 p.m. Seconded by Lucky Singh.

A voice vote was taken and motion passed unanimously.

Respectfully Submitted

*Donna Fonda*

Donna Fonda  
Acting Clerk