

**FAIR RENT COMMISSION
REGULAR MEETING MINUTES – SEPTEMBER 3, 2025
VIA ZOOM CONFERENCE**

ATTENDEES: John Church (Chair), Johnnie Mae Weldon, J Hanson Guest, Brenda Penn-Williams, Fran Collier-Clemmons, Lunise Constant, Peter Halladay.

STAFF PRESENT: Carlos Duque, Attorney Russell Liskov.

I. CALL TO ORDER

The meeting was called to order by Mr. Church at 7:31 PM.

II. ROLL CALL

Roll call was taken, confirming the presence of a quorum.

III. ACCEPTANCE OF MINUTES

Mr. Church asked if there were any comments or changes regarding the minutes of the July 9, 2025 Special Meeting. There were no corrections or comments.

**** MR. GUEST MOVED TO APPROVE THE MINUTES OF THE JULY 9, 2025.
**MS. WELDON SECONDED THE MOTION.
**MS. COLLIER-CLEMMONS ABSTAINED.
THE MOTION PASSED.

IV. PUBLIC PARTICIPATION

There were no public participants.

V. REPORTS

A. Chair's Report

Mr. Church reported on the recent Fair Rent Commission training session, coordinated by Mr. Duque, which was held at Odin's Restaurant. He expressed gratitude for the informative session and the opportunity for commissioners to meet and reinforce best practices. He emphasized three key takeaways; affirmation of the Commission's current procedures, the discretion the Commission has in determining fair rent beyond market rate, and the Commission's role to address affordability on a case-by-case basis, rather than citywide.

Mr. Church announced his intention not to stand for Chair in the upcoming year, expressing appreciation for his time in the role and his intention to continue as a Commissioner.

B. Coordinator's Report

Mr. Duque provided details on his attendance at the Partnership for Strong Communities event, "Fair Rent Commissions in Action," on July 24, 2025, in New Haven. He described morning and afternoon sessions featuring speakers from various organizations and emphasized the ongoing support for local Fair Rent Commissions.

Mr. Duque reviewed recent state legislation pertaining to Fair Rent Commissions, including Public Act 25-121 requiring open hearings, Public Act 25-146 relating to tenant rent ledgers, and Public Act 25-44 regarding disclosure of upfront fees by landlords. He described assisting local residents, particularly Section 8 tenants, with housing authority communications.

Mr. Duque invited commissioners to the upcoming Fair Rent Commission Network meeting at Norwalk City Hall on September 25, 2025, and mentioned an October workshop sponsored by the Department of Housing at Foxwoods. Commissioners expressed appreciation for Mr. Duque's work.

VI. REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

A. 1831-23

8 Union Avenue, Apt B3: After repeated unsuccessful attempts to contact both parties and confirmation that the tenant and landlord reached a private agreement, Attorney Liskov recommended the case be closed.

**** MS. COLLIER-CLEMMONS MOVED TO CLOSE CASE 1831-23.**

****MS. WELDON SECONDED THE MOTION.**

****THE MOTION PASSED.**

B. 1862-25

41 Wolf Pit Ave, Apt 4K: The landlord requested a postponement of the hearing due to a death in the family. Attorney Liskov recommended no action at this time.

**** MS. COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE 1862-25.**

****MR. HALLADAY SECONDED THE MOTION.**

****THE MOTION PASSED.**

C. 1868-25

17 Lindman Avenue, Unit 2: The tenant moved out, and the Commission received a withdrawal request. Attorney Liskov recommended closing the case.

**** MS. COLLIER-CLEMMONS MOVED TO CLOSE CASE 1868-25.**

****MS. WELDON SECONDED THE MOTION.**

****THE MOTION PASSED.**

VII. PRESENTATION OF NEW CASES

There were no new cases formally on the docket. Attorney Liskov stated that new cases may arise but are not yet ready for the agenda.

VIII. OLD BUSINESS

There was no old business to discuss.

IX. NEW BUSINESS

Mr. Church initiated the selection of the nominating committee for the upcoming officer election. He appointed Ms. Collier-Clemmons, Mr. Guest, and Ms. Weldon to the nominating committee, all of whom accepted. The committee was instructed to coordinate with Mr. Duque to present a slate at the next meeting.

Mr. Church also raised the scheduling conflict with Yom Kippur on October 1, 2025, and proposed moving the next meeting to October 8, 2025, which received unanimous consent.

Mr. Duque was tasked with arranging the calendar and potential hearing date.

X. ADJOURNMENT

**** MR. HALLADAY MOVED TO ADJOURN THE MEETING.
** MS. COLLIER-CLEMMONS SECONDED THE MOTION.
THE MOTION PASSED.

The meeting was adjourned around 7:58 pm.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary