

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING MINUTES - JANUARY 7, 2026
VIA ZOOM VIRTUAL CONFERENCE**

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

STAFF: Carlos Duque, Russell Liskov, Keenan McMahon.

I. CALL TO ORDER

The regular meeting of the Norwalk Fair Rent Commission was called to order by Mr. Church at 7:31 p.m. on Wednesday, January 7, 2026.

II. ROLL CALL

Mr. Church conducted roll call and a quorum was present.

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: December 10, 2025

Mr. Church noted a correction to Commissioner Halliday's last name spelling (H-a-l-l-a-d-a-y). No further changes were proposed.

**** MS. OLIVER MOVED TO ACCEPT THE MINUTES OF THE DECEMBER 10, 2025 REGULAR MEETING AS CORRECTED, INCLUDING THE CORRECTIONS TO THE NOVEMBER 2025 MINUTES AS DESCRIBED.**

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

****THE MOTION PASSED UNANIMOUSLY.**

The minutes of the December 10, 2025, regular meeting were accepted as corrected.

IV. PUBLIC PARTICIPATION

Mr. Church opened the floor for public participation. Ms. Jaquell addressed the Commission, introduced herself, and stated that she was attending as a spectator and had no comments at that time.

There was no further public participation.

V. REPORTS

Mr. Church, as Chair, welcomed everyone to the first meeting of 2026 and introduced Ms. Keenan McMahon, the new Human Services Director for the City of Norwalk, who began her

position on January 5, 2026. He noted that Ms. McMahon now has oversight of the Fair Rent function within the Community Services Department, succeeding Ms. Ana Vivian Estrella. He also reported that Mr. Lamont Daniels, previously involved with city services support for the Commission, is now Chief of Staff to the new Mayor. Mr. Church expressed optimism about continued support for the Commission's mission to ensure fair and reasonable rents and prevent exploitation. He further noted that a scheduled hearing for the current month would not be necessary due to a successful resolution.

Mr. Duque provided the Coordinator's report. He stated that he continues to assist residents with inquiries, complaints, and education regarding tenant and landlord rights and responsibilities. Heating and hot water issues have been prominent during the winter season, and he commended the Health Department and Housing Inspectors for their prompt responses. He advised tenants facing issues outside office hours to contact the Police Department or call 911. Mr. Duque reported that evictions remain ongoing, and he continues to educate tenants that the process through the court system typically takes 6 to 8 weeks. He also addressed security deposit concerns, reminding residents that Connecticut law allows landlords 21 days after move-out to return the deposit or provide an itemized accounting of deductions.

VI. REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

A. 1862-25

Mr. Liskov reported that the parties reached a comprehensive settlement agreement resolving two civil lawsuits and the Fair Rent complaint. The agreement was finalized in court that day, with signed copies expected to be submitted to the judge by the following Monday. He recommended no action be taken at this meeting but that the case remain on the agenda for one additional month to confirm final judicial approval.

**** MS. OLIVER MOVED TO TAKE NO ACTION ON CASE 1862-25 AT THIS TIME.**

**** MR. HANSON-GUEST SECONDED THE MOTION. ****

****THE MOTION PASSED UNANIMOUSLY.**

B. 1871-25

Mr. Liskov reported on this case, and he recommended no action be taken.

**** MS. OLIVER MOVED TO TAKE NO ACTION ON CASE 1871-25 AT THIS TIME.**

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

****THE MOTION PASSED UNANIMOUSLY.**

C. 1873-25

Mr. Liskov reported on this case, and he recommended no action be taken.

**** MS. OLIVER MOVED TO TAKE NO ACTION ON CASE 1873-25 AT THIS TIME.**

**** MR. HANSON-GUEST SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

D. 1874-25

Mr. Liskov reported on this case, and he recommended no action be taken.

**** MS. COLLIER-CLEMMONS MOVED TO TAKE NO ACTION ON CASE 1874-25 AT THIS TIME.**

**** MR. HANSON-GUEST SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

E. 1875-25

Mr. Liskov reported on this case, and he recommended no action be taken.

**** MS. WELDON MOVED TO TAKE NO ACTION ON CASE 1875-25 AT THIS TIME.**

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

****THE MOTION PASSED UNANIMOUSLY.**

VII. PRESENTATION OF NEW CASES

A. 1876-25

Mr. Liskov presented the new case at One Glover Avenue, Apartment 222. The landlord is seeking to increase rent from \$2,993 to \$3,172 per month for a two-bedroom apartment. The complaint was filed in mid-December 2025, notifications were sent, and initial contact efforts are underway. He recommended acceptance of the case as it falls within the Commission's jurisdiction.

**** MS. OLIVER MOVED TO ACCEPT CASE 1876-25.**

**** MS. J. HANSON GUEST SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY. CASE 1876-25 WAS ACCEPTED.**

VIII. OLD BUSINESS

A. Nominating Committee Update

Mr. Hanson-Guest, as Chair of the Nominating Committee, reported that the committee met and proposed the following slate: Ms. Collier-Clemmons for Chair and Ms. Constant for Vice Chair. Both individuals had agreed to serve if elected. No additional nominations were made from the floor.

The Commission first voted on the position of Chair.

**** MS. OLIVER MOVED TO ELECT MS. COLLIER-CLEMMONS AS CHAIR OF THE FAIR RENT COMMISSION.**

****THE MOTION PASSED UNANIMOUSLY. MS. COLLIER-CLEMMONS WAS ELECTED CHAIR.**

The Commission then voted on the position of Vice Chair.

**** MS. OLIVER MOVED TO ELECT MS. CONSTANT AS VICE CHAIR OF THE FAIR RENT COMMISSION.**

****THE MOTION PASSED UNANIMOUSLY. MS. CONSTANT WAS ELECTED VICE CHAIR.**

Mr. Church congratulated both officers and expressed confidence in their leadership.

IX. NEW BUSINESS

There was no new business.

X. ADJOURNMENT

**** MS. OLIVER MOVED TO ADJOURN THE MEETING.**

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

****THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 8:30 p.m.

**Respectfully Submitted,
Courtney Baldwin,
Recording Secretary**