



REGULAR MEETING – FAIR RENT COMMISSION AGENDA

**MARCH 5, 2025, 7:30 PM
BY ZOOM VIRTUAL MEETING**

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email fairrent@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: January 8, 2025**
 - B. **Regular Meeting: February 5, 2025**
- IV. **PUBLIC PARTICIPATION**
- V. **REPORTS**
 - A. **Chair's Report**
- VI. **REVIEW, DISCUSSION AND MOTIONS ON OPEN CASES**

A. 1831-23

B. 1839-23

C. 1860-24

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at www.norwalkct.org/meetings.

Members of the public can use a telephone to call in, attend, listen and comment during public participation. They will not be able to see any of the meeting participants. All participants are muted upon entering the meeting. To speak, press * 9 on your phone to “raise your hand” electronically, and then * 6 to unmute when called on by the host of the meeting during the public comment section. Each meeting will use a unique Meeting/Webinar ID and may also have a passcode.

Upon written request not less than 24 hours prior to the meeting, a member of the public can request a physical location to attend this virtual meeting at City Hall. Such a member of the public will be provided access to a telephone so that they can attend the meeting in real time. The member of the public can call in, attend, listen and comment during the meeting. However, they will not be able to see any of the meeting participants. Each meeting will use a unique

Meeting/Webinar ID and may have a password, which will be provided to the member of the public. The dial-in information can also be found in the upcoming meeting list.

Members of the public who wish to "view the meeting live" and/or provide "live comments" can use the Zoom meeting platform by clicking on the "Zoom" link that is on the line with the meeting date and time. All participants will be muted upon entering the meeting. To speak, click the “raise your hand indicator” and you will be called on by the host of the meeting during the public comment section.

Members of the public who wish to view the meeting, but are not participating, can also view the live meeting using the Zoom meeting platform by clicking on the "Zoom" link. Some meetings can also be viewed live on the City of Norwalk YouTube channel by clicking on the "Youtube" link. This stream is delayed by approximately 20 seconds, and not every meeting is streamed live to Youtube.

Members of the public who wish to provide public comment are encouraged to submit those comments to the meeting staff person via email in advance of the meeting. The meeting staff person can be found at www.norwalkct.org/calendar.aspx. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email at fairrent@norwalkct.gov to provide written public comment prior to the meeting.

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING**

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**VIA TELECONFERENCE
JANUARY 8, 2025**

ATTENDANCE: John Church, Chair; Lunise Constant, J. Hanson Guest, Peter Halladay,
Johnnie Mae Weldon; Sonya Oliver

STAFF: Carlos Duque, Fair Rent Coordinator

OTHERS: Attorney Russell Liskov

a. CALL TO ORDER

Mr. Church called the meeting to order at 6:30 p.m.

b. APPROVAL OF MINUTES OF PREVIOUS MEETING

a. December 4, 2024

**** MS. OLIVER MOVED TO ACCEPT THE MINUTES AS READ**

**** MS. WELDON SECONDED**

**** MOTION PASSED UNANIMOUSLY**

b. Chair's Report

Mr. Church announced the passing of Commissioner Pride. He talked about Mr. Pride's loyalty and commitment to Norwalk. He said Mr. Pride's commitment to Norwalk should be remembered.

Mr. Church asked for Moment of Silence in memory of Mr. Pride.

Mr. Church recommended the Commission acknowledge Mr. Pride's memory. He said Mr. Pride was a very valuable member of the Commission.

c. Coordinator's Report

Mr. Duque said attended the Fair Rent Coalition event in Hartford last month and reported on the event.

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Mr. Duque said he is very busy with residents coming in with issues with their heat and hot water. He said that if a landlord does not do anything to fix the heat or hot water, tenants to call 911 if it is after business hours; however, if it is during the day, they can call him or the Health Department. He stressed that tenants must reach out immediately for help.

e. Review, Discussion, and Motions on Open Cases

a. 1831-23

Mr. Liskov reviewed the item and recommended taking no action.

**** MS. OLIVER MOVED TO TAKE NO ACTION**
**** MR. HALLADAY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

b. 1839-23

Mr. Liskov reviewed the item and recommended taking no action.

**** MR. OLIVER MOVED TO TAKE NO ACTION**
**** MS. CONSTANT SECONDED**
**** MOTION PASSED UNANIMOUSLY**

c. 1851-24

Mr. Liskov reviewed the item and recommended taking no action.

**** MS. WELDON MOVED TO TAKE NO ACTION**
**** MR. HALLADAY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

d. 1852-24

Mr. Liskov reviewed the item and recommended taking no action.

**** MS. OLIVER MOVED TO TAKE NO ACTION**
**** MS. WELDON SECONDED**
**** MOTION PASSED UNANIMOUSLY**

e. 1854-24

Mr. Liskov reviewed the item and recommended closing the case.

**** MS. OLIVER MOVED TO CLOSE THE CASE**
**** MR. HALLADAY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

Ms. Weldon left the meeting at 6:55 p.m.

f. 1857-24

Mr. Liskov reviewed the item and recommended closing the case.

**** MS. OLIVER MOVED TO CLOSE THE CASE**
**** MR. HALLADAY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

Ms. Weldon returned to the meeting at 6:56 p.m.

g. 1859-24

Mr. Liskov reviewed the item and recommended closing the case.

**** MS. OLIVER MOVED TOP CLOSE THE CASE**
**** MR. HALLADAY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

f. Presentation of New Cases

a. 1860-24

Mr. Liskov presented the new case. He recommended hearing the case.

**** MS. OLIVER MOVED TO HEAR THE CASE**
**** MS. WELDON SECONDED**
**** MOTION PASSED UNANIMOUSLY**

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h. Old Business

There was no old business discussed this evening.

i. New Business

Mr. Duque reported that some tenants do not provide complaint withdrawals. Once the case is settled they cut all communication with him. Mr. Duque explained the difficulties getting clients to follow through with their documents. It was suggested that Mr. Duque send a letter to the tenant to complete the file. Mr. Liskov said he did not feel a letter was needed legally, but said they could discuss a procedure.

j. Motion to Adjourn

**** MS. WELDON MOVED TO ADJOURN**
**** MR. HALLADAY SECONDED**
**** MOTION PASSED UNANIMOUSLY**

There was no further discussion, and the meeting was unanimously adjourned at 7:02 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services

**CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING
FEBRUARY 5, 2025**

VIA TELECONFERENCE

ATTENDANCE: Fran Collier-Clemmons, Vice Chair; Peter Halladay, Brenda Penn-Williams, Sonja Oliver (on-line)

OTHERS: Carlos Duque, Fair Rent Coordinator; Atty. Russell Liskov

CALL TO ORDER

Commissioner Collier-Clemmons called the meeting to order at 6:39 p.m.

ROLL CALL

Commissioner Collier-Clemmons called the roll. A quorum was present.

FAIR RENT HEARING - CASE # 1851-24

Commissioner Collier-Clemmons greeted everyone and announced that the Commission would be holding a hearing. She then gave an overview of the process, the regulations and the Connecticut General Statutes. Commissioner Collier-Clemmons explained that the hearing would be divided into six sections and requested that all comments be focused on the section topic. If the last section of the presentation has not been heard by 8:30 p.m., the Commission will decide whether to continue the hearing at the next meeting.

The Fair Rent hearing concluded at 8:45 p.m.

ACCEPTANCE OF MINUTES

A. Regular Meeting: January 8, 2025

It was noted that only one of the Commissioners had been present at the January meeting.

**** COMMISSIONER OLIVER MOVED TO TABLE THE ACCEPTANCE OF THE JANUARY 8, 2025 MEETING MINUTES.**

**** COMMISSIONER HALLADAY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

REPORTS

A. Chair's Report

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There was no report at this time.

B. Coordinator's Report

Mr. Duque said that he had been hoping that an agreement between the property owner and tenant had been settled privately but it was not. He went on to speak about how some individuals have rented a property sight unseen and later end up filing a complaint with him.

REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

A. 1831-23

Atty. Liskov presented the case to the Commission. He recommended no action.

**** COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE #1831-23.**
**** COMMISSIONER HALLADAY SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

B. 1839-23

Atty. Liskov presented the case to the Commission. He recommended no action.

**** COMMISSIONER OLIVER MOVED TO TAKE NO ACTION ON CASE #1839-23.**
**** COMMISSIONER HALLADAY SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

C. 1851-24

Atty. Liskov presented the case to the Commission. He recommended close the case

**** COMMISSIONER OLIVER MOVED TO CLOSE CASE #1851-24.**
**** COMMISSIONER HALLADAY SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

D. 1852-24

Atty. Liskov presented the case to the Commission. He recommended to close the case.

**** COMMISSIONER OLIVER MOVED TO ON CASE #1852-23.**
**** COMMISSIONER HALLADAY SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY.**

E. 1860-24

Atty. Liskov presented the case to the Commission. He explained there was an anticipated rent increase that had not yet occurred. The Commission could either take no action or close the case at this time.

**** COMMISSIONER PENN WILLIAMS MOVED TO TAKE NO ACTION ON CASE #1831-23.**

**** COMMISSIONER HALLADAY SECONDED.**

**** THE MOTION PASSED WITH THREE (3) IN FAVOR (COLLIER CLEMMONS, HALLADAY AND PENN-WILLIAMS) AND ONE (1) OPPOSED (OLIVER).**

PRESENTATION OF NEW CASES

There were no new cases to consider at this time.

PUBLIC PARTICIPATION

There was no one present who wished to address the Commission at this time.

OLD BUSINESS

There was no old business to discuss at this time.

NEW BUSINESS

There was no new business to consider at this time.

ADJOURNMENT

**** COMMISSIONER HALLADAY MOVED TO ADJOURN.**

**** COMMISSIONER OLIVER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:19 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services