CITY OF NORWALK
FAIR RENT COMMISSION
REGULAR MEETING
APRIL 7, 2010

ATTENDANCE: Patricia Genuario, Chair, John Church, Vice Chair, Maria Borges-Lopez, Martin Bernard, Johnnie Mae Weldon, Mary Geake,

STAFF: Adam Bovilsky, Director; Lawrence Patterson, Field Representative.

CALL TO ORDER

Chairwoman Genuario called the meeting to order at 7:39 p.m.

APPROVAL OF MINUTES OF PREVIOUS MEETING
January 6, 2010 Regular Meeting

The following corrections were noted:

Page 1, under **STAFF**: please change "Field Investigator" to "Field Representative".

Page 3, under **ADJOURNMENT**: please make the following change:

**** MS. GEAKE MOTIONED TO ADJOURN.**
**** MS. SIMMS SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY**.

TO:

**** MS. GEAKE MOTIONED TO ADJOURN.**
**** MR. SIMMS SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY**.

**** MR. BERNARD MOTIONED TO APPROVE THE MINUTES OF JANUARY 6, 2010 AS CORRECTED.**
**** MS. GEAKE SECONDED.**
**** THE MOTION PASSED WITH FIVE IN FAVOR (BERNARD, GEAKE, GENUARIO, WELDON, AND CHURCH) AND ONE ABSTENTION (BORGES-LOPEZ).**

CHAIR'S REPORT

Ms. Genuario then read the following into the record:

> Good evening, Commissioners and thank you for being here at tonight's meeting, especially since we did not have meetings in February or March. It is good to see all of you.
>
> On another note, plans are in the process of being made for our annual dinner to be held within the next couple of months. Notice to all Commissioners will be forthcoming once everything is finalized. You will be notified by email. That said, I will ask Adam to present the Director's Report.
>
> Respectfully submitted,
> Patricia Genuario, Chair

DIRECTOR'S REPORT

Mr. Bovilsky then reviewed the highlights of the report. He noted that there were no formal written complaints until the first week in April. The department is in the process of hiring a legal intern for the summer to be shared with the Fair Housing Officer.

Regarding the budget, Mr. Bovilsky said there are no major changes expected in the budget and it is a bare bones budget. Mr. Patterson indicated that there was a typo in the **Budget** portion of the report. Line 7 should read "recent recommendations, I do not predict any further cuts" rather than "I do predict". This was noted.

Mr. Bovilsky said that the news articles for the Commissioners are now on the table by the door for the Commissioners to pick up as they leave. He added that Stamford would be cutting it's Fair Rent Director. The number of calls to the office about simple landlord/tenant questions has increased because Norwalk is becoming one of the last active Commissions in Fairfield County. Mr. Patterson said that the department also receives referrals from the Housing Court. Many people are simply unaware of the Fair Rent Commission until they need it. Discussion followed.

OLD BUSINESS

Subcommittee On Rental Value Research – No report. Mr. Church said that there would be a report ready by one of the next two meetings. Mr. Bovilsky said that he felt that this would be a valuable tool in changing office procedures in terms of keeping the Commissioners up to date on rental value.

NEW BUSINESS

New Website

Mr. Bovilsky said that the entire City website was being overhauled and updated to be more user friendly. Forms and Frequently Asked Questions (FAQs) will be included on the site. When the website is launched, Mr. Bovilsky said that he would like the Commissioners to look at the information presented. Mr. Bovilsky then reviewed the issues regarding the draft minutes and formal minutes being posted. The site is scheduled for a launch in May.

REVIEW, DISCUSSION, AND MOTIONS ON OPEN CASES

a. 1595-09 – Mascia, 48 Summit Ave #A.

Mr. Patterson reported that the situation has been resolved. Mr. Bovilsky added that the complainant has filed a withdrawal.

**** MR. CHURCH MOVED TO CLOSE CASE 1595-09.**
**** MR. BERNARD SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY**.

PRESENTATION OF NEW CASES

a. 1596-10 – 103 Ponus Avenue

Mr. Patterson recommended that this case be heard.

**** MR. BERNARD MOVED TO SCHEDULE A HEARING REGARDING CASE 1596-10.**
**** MS. GEAKE SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY**.

Mr. Bovilsky said that a new case (1597-10) had come in on Monday after the agenda was published.

**** MR. CHURCH MOVED TO AMEND THE AGENDA TO ADD CASE #1597-10.**
**** MS. WELDON SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY**.

1597-10 – 42-50 South Main St. #204

Mr. Patterson recommended that this case be heard.

**** MS. BORGES-LOPES MOVED TO SCHEDULE A HEARING REGARDING CASE 1597-10.**

**** MR. BERNARD SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY**.

Mr. Patterson said that Ms. Principe had updated the roster of addresses and contact numbers. He then distributed copies of the list. Ms. Borges-Lopez noted that her work number was incorrect. Mr. Patterson noted this and said it would be corrected.

ADJOURNMENT

**** MR. BERNARD MOVED TO ADJOURN.**
**** MR. CHURCH SECONDED.**
**** THE MOTION PASSED UNANIMOUSLY**.

The meeting adjourned at 8:06 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services