Minutes not yet approved.
Approval and any edits to be made in succeeding minutes.

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FAIR RENT COMMISSION

There was a meeting for the above referenced commission held on Wednesday, April 8, 2026 at 6:00 p.m. in a hybrid meeting style. The in-person meeting location was Bloomfield Town Hall – Wintonbury Room/Conference Room 5, 800 Bloomfield Avenue, Bloomfield, CT, and the virtual location was via Zoom.

Commissioners present were: *In-Person*—Joy Chance, Chair; Sarah Adanti; and Monica Townsend; and *via Zoom*—Robert Ike

Commissioners absent were: Alan Budkofsky, Vice Chair; Mark Saunders; Barbara Thornton

Also present were:

- **Tenants**: *In-Person*—Colon
- **Landlord:** *In-Person*—John Weigel, Navarino Property
- **Town Staff/Contractors**: *In-Person*— Lauren Gambardella, Town Attorney; Lynn Weisel, Recording Secretary; *via Zoom*—Dwight Carlson, Chief Building Official; Aimee Krauss, West Hartford-Bloomfield Health District Director

The meeting was called to order at 6:04 p.m.

Approval of Meeting Minutes

It was moved by Commissioner Ike, seconded by Commissioner Townsend, and voted unanimously to approve the 2/9/26 special meeting minutes as written.

Swearing in of all Parties Testifying

Ms. Weisel swore in all parties going to testify.

Hearings on Fair Rent Commission Complaints

Colon v. Navarino Property re: 1/31/26 Fair Rent Commission Complaint

Commissioner Chance provided an overview of the case. Ms. Colon field a complaint for a rental increase of $100/month beginning September 2025, along with complaints to the West Hartford-Bloomfield Health district for unit concerns. She noted the violations cited by the West Hartford-Bloomfield Health District, and the update from the tenant that property management had stopped by today to work on the issues.

Ms. Colon testified that when she signed the lease, property management stated they would fix the issues. She reported that maintenance came today and put sealant around the sink. She expressed frustration with turnover in management staff and feeling like information was not passed along when staff changed. She stated that she always pays her rent on time.

Ms. Krauss provided an update from the Health District. She reported that the windows were older and needed lubrication to be able to shut completely, and that there was some warping on the countertop due to a leak. She reported that Health District staff had reached out to property management but had not heard back.

Mr. Weigel reported that the issues had been fixed, but that he had not yet updated the Health District. He reported that maintenance did not think the countertops needed to be replaced, and Ms. Krauss stated the housing code requirement for countertops.

Commissioner Chance moved that the Commission reduce the rent by $100/month, for a rental charge of $1615/month, until all the problems were fixed with confirmation from the Health District; and that a credit of $100/month from September 2025 to the present would be issued to the tenant. Commissioner Ike seconded, and the motion passed unanimously. It was noted that the total credit to the tenant would be $800, and that a follow-up hearing would be called once the Health District violations had been addressed.

Commissioner Questions, Comments & Feedback

There was no discussion on this item.

Adjournment

It was moved by Commissioner Ike and voted unanimously to adjourn the meeting at 6:18 p.m.