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# TOWN OF BLOOMFIELD

# FAIR RENT COMMISSION

There was a meeting for the above referenced commission held on Thursday, June 4, 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; Mark Saunders; and Monica Townsend; and *via Zoom*— Sarah Adanti (recused from hearing; left meeting at 6:04 p.m.); Alan Budkofsky, Vice Chair; and Robert Ike

Commissioners absent were: Barbara Thornton

Also present were:

- **Tenants**: *In-Person*—Brown
- **Landlord:** *In-Person*—Beatrice Horton & Patti Potterton, The Kamson Corporation
- **Town Staff/Contractors**: *In-Person*— Lauren Gambardella, Town Attorney; Lynn Weisel, Recording Secretary; *via Zoom*—Dwight Carlson, Chief Building Official

The meeting was called to order at 6:00 p.m.

## Approval of Meeting Minutes

It was moved by Commissioner Ike to approve the 4/8/26 meeting minutes as written.

VOTE: AYE: Adanti, Budkofsky, Chance, Ike, Townsend
NAY: None
ABSTAIN: Saunders

The motion passed 5-0-1.

Commissioner Chance noted that Commissioner Adanti would recuse herself as she resides at the apartment complex in question for the hearing.

## Swearing in of all Parties Testifying

Ms. Weisel swore in all parties going to testify.

## Hearings on Fair Rent Commission Complaints

*Brown v. The Kamson Corporation*

Commissioner Chance provided an overview of the case.

Mr. Brown noted that he was in arrears, and Ms. Potterton confirmed it was due to March 2026 rent not being paid in full, plus late fees. Mr. Brown stated that he was told by the landlord's attorney that he had until May 1 to pay his account in full, but had since had health problems and medical costs that have

prevented him from making full payment. He stated that he has not been able to reach the attorney since then to try to make new arrangements for payment.

Mr. Brown stated that he made a Fair Rent Commission complaint because he felt that he was paying more rent than others in his complex.

Commissioner Chance referenced the 13 factors that the Commission uses in making decisions, and highlighted number 9 (the income of the tenant and the availability of accommodations) and number 12 (the amount and frequency of increases in rent and/or rental charges). Commissioner Saunders noted number 1 (similar rents for the same or similar accommodations).

Commissioner Chance asked Mr. Brown if he thought the rental cost was unreasonable and if he could pay it. He stated that he did not think it was unreasonable and that he could pay it.

Commissioner Saunders asked Mr. Brown if he had proof that others in the complex paid less than him, and he reported that his information came by word of mouth.

Ms. Potterton outlined how rental increases were determined at the property.

It was asked if the landlord would take into consideration the twenty-one years that Mr. Brown has resided in the unit, and if during that time there were any problems. Ms. Potterton stated that they had to serve Mr. Brown a Notice to Quit once prior. Mr. Brown reported that he did not have any issues at the property until the current property managers came on board.

The Commission entered deliberations, and Attorney Gambardella clarified the role of the Commission. In addition to the reviewing the previous factors discussed, the Commission noted number 13 (whether/the extent to which the income from an increase in rental charges has been or will be reinvested in improvements to the accommodations). The Commission noted that they felt the rental increase was within reason.

Commissioner Chance moved that in the case of Brown v. the Kamson Corporation that the Bloomfield Fair Rent Commission deemed the rental increase to $1934/month appropriate. Commissioner Budkofsky seconded, and the motion passed unanimously.

*Ayala v. SHP Management*

Commissioner Chance reported that this case would not be heard as the tenant had withdrawn his complaint.

**Commissioner Questions, Comments & Feedback**

There was no discussion on this item.

**Adjournment**

It was moved by Commissioner Saunders, seconded by Commissioner Budkofsky, and voted unanimously to adjourn the meeting at 6:35 p.m.