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

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TOWN OF BLOOMFIELD

FAIR RENT COMMISSION

There was a meeting for the above referenced commission held on Thursday, July 2, 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; Robert Ike; Mark Saunders; and Monica Townsend; and *via Zoom*—Alan Budkofsky, Vice Chair

Commissioners absent were: Sarah Adanti; Barbara Thornton

Also present were:

- **Tenants**: *via Zoom*—Wright
- **Landlord/Property Management/Legal Counsel:** *via Zoom*—From Up Realty: Lexi Watts, JB Oquendo, Mendel Bernstein; Attorney Ian Gottlieb, GLG Law
- **Town Staff/Contractors**: *In-Person*— Lauren Gambardella, Town Attorney; Lynn Weisel, Recording Secretary; *via Zoom*—Dwight Carlson, Chief Building Official; Christopher Hansen, Assistant Director of Health

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

Approval of Meeting Minutes

It was moved by Commissioner Ike, seconded by Commissioner Saunders, and voted unanimously to approve the 6/4/26 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

Arroyo v. Bloomfield Housing Authority

It was moved by Commissioner Ike, seconded by Commissioner Saunders, and voted unanimously to reschedule the Arroyo v. Bloomfield Housing Authority hearing until August, pending additional information.

Wright v. Arba Equities LLC

As Ms. McQuillar had not yet arrived, the Commission heard the case of Wright v. Arba Equities LLC first.

Commissioner Chance outlined the case. Ms. Wright stated that she felt that the renewal rate was unfair. She reported that she tried to resolve the issue with mice in her previous unit with property management,

and after feeling like no meaningful action was taken, felt that she had no choice but to switch units for her health and wellbeing. She reported being told that no one-bedroom units were available at the time of her move, and reported being told that the rate in the two-bedroom unit that she moved to would be negotiable at the time of lease renewal. She also reported being told inconsistent rental rates from different property management staff for the two-bedroom unit.

Ms. Wright reported that the mice issue had been occurring at her previous unit from September to December 2025 and she moved to the new unit in mid-December 2025. Ms. Wright reported difficulty in communication with property management, and reported that she came to the Commission because her attempts at communication with property management about her upcoming lease renewal were unsuccessful. She reported that two weeks ago she inquired about the availability of one-bedroom units and was told that none were available.

Mr. Bernstein reported that a one-bedroom unit was now available. He stated that this was not previously told to Ms. Wright because the tenant moved out of the unit two days prior and they wanted to check the condition of the unit. He reported that the unit should be ready for move-in by August 1.

Ms. Wright requested to view the unit prior to agreeing to move, and reported wanting to be sure that there were no problems with mice.

Commissioner Chance moved that the case of Wright v. Arba Equities be postponed until Ms. Wright is able to review the one-bedroom apartment that Mr. Bernstein indicated is available to her. Commissioner Ike seconded, and the motion passed unanimously.

It was noted that the case would be postponed until the 8/6/26 meeting unless both parties were able to come to an agreement prior to that date.

McQuillar v. Arba Equities LLC

Commissioner Chance moved that the hearing for McQuillar v. Arba Equities be rescheduled to 8/6/26 due to Ms. McQuillar not being present. Commissioner Budkofsky seconded, and the motion passed unanimously.

Commissioner Questions, Comments & Feedback

Ms. Weisel reported that interviews for Commission reappointments would take place at the Committee on Committees (COC) subcommittee meeting next Thursday. COC will then send their recommendations for re/appointment to Town Council.

Adjournment

It was moved by Commissioner Ike, seconded by Commissioner Saunders, and voted unanimously to adjourn the meeting at 6:36 p.m.