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, September 3, 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; Mark Saunders; and *via Zoom*— Robert Ike; Monica Townsend

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

Also present were:

- **Tenants**: *In-Person*—Holman; Wright; *via Zoom*—Smith
- **Landlord/Property Management/Legal Counsel:**
  - For Arba Equities: *via Zoom*—From Up Realty: Mendel Bernstein; Attorney Ian Gottlieb, GLG Law
  - For Navarino Property: *via Zoom*—John Weigel
- **Town Staff/Contractors**: *In-Person*— Dwight Calson, Chief Building Official; Lauren Gambardella, Town Attorney; Lynn Weisel, Recording Secretary; *via Zoom*—Aimee Krauss, Director of Health

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

Approval of Meeting Minutes

It was moved by Commissioner Ike, seconded by Commissioner Saunders, and voted unanimously to approve the 8/6/26 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

Wright v. Arba Equities LLC (continued)

Commissioner Chance provided a brief recap of the case. Ms. Krauss explained the current notice of violation with the Health District, detailing the timeline of inspections and the citation. Attorney Gottlieb clarified that the current violations did not make the unit uninhabitable.

Ms. Wright shared updates since the last hearing. She reported that the viewed the available one-bedroom units multiple times but noted that each time they were not clean or in suitable living condition. She stated that the unit she was interested in was rented out to someone else. She reported that the rental portal showed a higher rental amount than she was supposed to pay, and charged her a late fee for this

higher amount. She noted that she had been referred to collections, and detailed a lack in communication with property management staff.

Ms. Wright asked the Commission if this could be a transitional time for her, noting that she was hoping to be out of her current unit by the end of October.

The landlord was asked about the discrepancy in the rental amount charge. Mr. Bernstein shared his understanding of the matter, noting that the amount was updated and corrected when he received Attorney Gambardella's email clarification. Ms. Wright was asked to check the portal, and she reported that it showed an incorrect, but lower, rental amount than her current rate.

Commissioner Chance moved that in the case of Wright v. Arba Equities that Ms. Wright's rent, from September 1 going forward, would remain at $1650/month until all matters have been resolved. Commissioner Ike seconded, and the motion passed unanimously.

Grikas v. Arba Equities LLC (new)

Commissioner Chance dismissed the case, as Mr. Grikas was not in attendance, and noted that he could file a new complaint if desired.

Smith v. Navarino Property (new)

Commissioner Ike recused himself from participating in the Smith v. Navarino Property hearing.

Ms. Smith provided a brief overview of her complaint, noting that the rental increase had been proposed at $100/month, and highlighted that no updates had been made to her unit.

Mr. Weigel reported that there have been common area improvements, including new boilers in each building, but no updates in her unit. He noted that they are trying to get rental rates up to market value, and highlighted the rental comps he provided to the Commission. Ms. Smith noted that the comps were for different complexes.

There was discussion around Ms. Smith's concerns with dogs, with a window that doesn't stay open, and with her oven. Commissioner Adanti highlighted her concern for safety with the window not staying open.

The cost of the unit was discussed, and it was highlighted that it was a two-bedroom unit. Mr. Weigel reported that two-bedroom units in the complex are currently renting at $1866/month.

The Commission referred Ms. Smith to the Health District and Building Department for her unit concerns.

Commissioner Chance moved that in the case of Smith v. Navarino Property that the rent remain at $1675/month until Ms. Smith's outstanding concerns are addressed with the Health Department. She stated that the Commission finds the proposed $100/month rental increase unconscionable based on the lack of updates to the apartment, as well as the continuous rental increases. Commissioner Saunders seconded.

VOTE: Aye: Adanti, Chance, Saunders, Townsend
Nay: None
Abstain: None

The motion passed 4-0-0.

Holman v. Navarino Property (new)

Ms. Holman confirmed that she filed a complaint for a proposed rental increase of $125/month, along with unit concerns. She noted that the Health District inspection found rodent droppings, misfitting window screens, and sheetrock tape peeling above the shower.

Mr. Weigel noted that he had not yet received a copy of the Health District's report, and Ms. Weisel stated that she'd email it to him.

The Commission discussed their concerns with the health and safety of the unit.

Commissioner Chance moved that in the case of Holman v. Navarino Property that the current rent of $1575/month will remain intact until the Health District has completed their inspection and all issues have been fixed. She noted the Commission's concerns with the health and safety conditions of the unit. Commissioner Ike seconded, and the motion passed unanimously.

Ms. Weisel noted that Mr. Weigel should contact the Commission when all outstanding items are completed, with inspections passed by the Health District, and a new hearing will be called regarding the rent. It was noted that the same applied to the Smith v. Navarino Property case.

Commissioner Questions, Comments & Feedback

There were no items at this time.

Adjournment

It was moved by Commissioner Ike, seconded by Commissioner Adanti, and voted unanimously to adjourn the meeting at 7:11 p.m.