

FAIR RENT COMMISSION
RECORD OF VOTES AND MINUTES
OF SPECIAL MEETING
JANUARY 7, 2025

A Special Meeting of the Fair Rent Commission of the Town of Wallingford was held on Tuesday, January 7, 2025 at 6:30 p.m. in Room 315 of the Wallingford Town Hall, 45 South Main Street, Wallingford, Connecticut.

Meeting called to order at 6:42 p.m.

In attendance: Chairman Adam Della Ventura, Rose Longo-McLean, Myklyn Mahoney, Amy Alessi Raup and Michael F. Terrace.

Absent: Thomas E. Dacey, Lisa Anne Perretta

Also present: Corporation Counsel Janis M. Small

1. Complaint made by Norman Manna against JFA Management LLC:

- a. Hearing: Commissioner Terrace was seated by the Chair as a voting member. Mr. Manna appeared and testified as to the features, condition and amenities of the apartment and the rent increase history. He also testified regarding his ability to pay. Respondent did not appear at the hearing. Commission members asked questions regarding the apartment and rent history.
- b. Deliberation and Decision: Commission members held a discussion including evaluating the testimony of Mr. Manna, the rent roll information provided, market rents, rent increase history.

Motion made by Chairman Della Ventura and seconded by Amy Alessi Raup to approve a rent of \$1,600.00. Voting in favor were Chairman Della Ventura and Amy Alessi Raup. Voting against were Michael Terrace, Myklyn Mahoney and Rose Longo-McLean. Motion failed.

Motion made by Michael Terrace and seconded by Rose Longo-McLean to approve a rent of \$1,575.00. Voting in favor were Michael Terrace, Myklyn Mahoney and Rose Longo-McLean. Voting against were Chairman Della Ventura and Amy Alessi Raup. Motion passed.

Commission advised Mr. Manna that the new rent will be \$1,575.00 per month.

2. Complaint made by Roman Diaz against Freedom Property

Complainant withdrew his complaint.

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3. Discussion and possible action on procedural matters.

Discussion regarding advising Chairman whether members will/will not be able to attend meetings. General discussion of hearing procedures.

4. Discussion and possible action on scheduling future meetings.

Next meeting on Newman complaint to be scheduled for January 22, 2025. Commission is available to set regular meetings for the third Wednesday of each month. Staff to create the schedule to be approved.

5. Adjournment. There being no other business, the meeting adjourned at 8:02 p.m.

Dated: January 7, 2025