

Town of Clinton
Fair Rent Commission Hearing/Meeting Minutes
Town Hall Rose Room
June 01, 2023 at 5:00 PM

Present: Melanie Yanus, Peter Mezzetti and Phil Sengle

Absent: Tom Schultz

Respondent: Debra Halsted
Christopher Carlson, Connecticut Legal Services

Defendant: David Pazzaglia, DJE Properties, LLC

M. Yanus called the meeting to order at 5:00 pm.

Elect Chairman

P. Mezzetti made a motion, seconded by P. Sengle to elect M. Yanus as chairman. No other nominations were made. The motion was unanimously approved.

Case #2023-01, Debra Halsted v. DJE Properties, LLC

M. Yanus reviewed the duties and obligations of the commission. Debra Halsted, Christopher Carlson and David Pazzaglia took the oath of office.

The commission received the following exhibits.

- Exhibit A – Christopher Carlson on behalf of Debra Halsted
 - Article on “Seniors are flooding homeless shelters that can’t care for them”.
 - Landlord revenue, costs and profit sheet
 - Rent per square foot worksheet
 - List of affordable housing searches
 - Fair Rent Commission Statutes
 - Superior Court case Cecil Dorsey v. Vernon Village
- Exhibit B – David Pazzaglia
 - Rent Rolls as of June 1, 2023
 - Comparable Market Rental Properties
 - Comparable Floor Plan
 - Estimated Proforma
 - Availability of other accommodations
 - Email from prior owner Santo Matarazzo
 - Pictures of mechanicals

Complainant Debra Halsted

- Halsted has been paying \$650 per month for the last 6 years with no increase.
- New owners raised rent to \$1250 per month starting May 1, 2023 which represents an increase of 92 percent. D. Halsted is a senior citizen living on a fixed income. Halsted lives solely on income from Social Security. This increase will force Halsted to be homeless.
- D. Halsted has applied for affordable housing but is currently on a long waitlist.
- D. Halsted is agreeable to a 6 percent increase for 1 year which would increase her rent from \$650 to \$680.
- Dumpster not enclosed as well as cracking in walls and ceilings was discussed but is not listed in her original complaint.

Respondent David Pazzaglia

- Reviewed apartments with in the building.
- Reviewed comparable units in Clinton.
- Pazzaglia took out a \$170,000 line of credit on his personal property and talked about taking out a mortgage on the property.
- Pazzaglia has spent \$20,000 on capital improvements and anticipates spending \$15,000 - \$20,000 per year annually.

Christopher Carlson proposed a rent increase of \$680 for the first 6 months and \$700 for the following 6 months. Carlson said Halsted can afford an increase if it's gradual over time. Carlson then proposed \$690 or \$680 for the first 6 months then increasing the rent to \$715 or \$725 for the next 6 months. D. Pazzaglia was not willing to negotiate. Since D. Halsted filed a complaint with the Fair Rent Commission her rent will remain at \$650 until a ruling is made. M. Yanus proposed a rate of \$700 for July and August then increasing to \$750 for September – April. No decision was made by the commission. P. Sengle made a motion, seconded by P. Mezzetti to table this case and have the commission engage the town attorney. The motion was unanimously approved. P. Mezzetti made a motion, seconded by P. Sengle to keep the June rent at \$650 per state statute. The motion was unanimously approved.

Case #2022-01 Robert Bailey v. RHP Properties

P. Sengle made a motion, seconded by P. Mezzetti to table this case until both sides can be present. The motion was unanimously approved.

P. Sengle made a motion, seconded by P. Mezzetti and unanimously adjourned the meeting at 6:20 PM.

Respectfully submitted,

Mary Schettino