



**MINUTES
FAIR RENT COMMISSION
SPECIAL MEETING and HEARING
March 27, 2024
5:30 PM-&:00 PM – TOWN COUNCIL CHAMBERS
TOWN HALL**

1. Call to order and Pledge of Allegiance – 5:30 pm
2. Fire evacuation announcement
3. Roll Call: I. Graves, J. Bruyette, L. Degray, P. Januszewski, K. Hemmeler – all members present
4. Approval of amended minutes – March 11 motion by K. Hemmeler, seconded by I. Graves – motion passes
5. Hearing on complaint continued

Complainant - K. Hannah: Braman paperwork indicated she didn't need to remove anything. Rent/ sewer/ trash does not have a breakdown. Estimates for sewer/trash given are not even close to actual so it makes it difficult to budget. Tenants have an app on phone to report issues to maintenance/ management staff. All issues have been resolved except the window replacement. She was told the window was not ordered yet. Management requested a walk through with prior notice but was denied by K. Hannah. No additional information was offered.

Respondent was not present

Motion to close the hearing by K. Hemmeler, seconded by P. Januszewski.

Commission members deliberated.

Reported problems (many were existing before new management company) have all been addressed. All resolved except window replacement which is in process. Federal HUD guidelines consider the increase in rent to be average. Even with amenities the rent is still acceptable by HUD. The commission does consider 14% increase high. Factors to justify include high inflation, increase in real estate taxes and purchasing an apartment complex that previous owners did not keep up on much needed maintenance. Commissioners do sympathize with the complainant; however it appears management has made a good faith effort. The commission ruled unanimously in favor of the respondent and has recommendations for the respondent. The commission has 21 days to provide a memorandum.

6. Next Meeting – April 24, 2024 – 5:30pm – 7:00pm
7. Adjournment 6:18pm

Respectfully Submitted, Kelly Hemmeler, Secretary