

**Town of Trumbull**  
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TOWN HALL  
Trumbull

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**RULES & RESEARCH COMMITTEE  
MINUTES  
JUNE 1, 2023**

Call to Order: The Chair called the meeting to order at 7:04 p.m. All present joined in the Pledge of Allegiance.

Roll Call: The clerk called the roll and recorded it as follows:

Present: Joy Colon, Chairman, Nicole Satin, Vice Chairman, Kelly Mallozzi  
Veronica Lenzen, Alissa Hall, Alternate, Chris DeCruze, Alternate

Absent: Kevin Shively, Mike Buswell

Also Present: First Selectman Vicki A. Tesoro, Chief Administrative Officer Cynthia Katske,  
Town Attorney Daniel Schopick, Economic & Community Development Director  
Rina Bakalar, Town Council members Dawn Cantafio, Tony Scinto, Jason Marsh  
and Mary Isaac

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1. RESOLUTION TC29-148: Moved by DeCruze, seconded by Satin  
BE IT RESOLVED, That the First Selectman having recommended the appointment of  
Kent Lewis as a member of the Trumbull Fair Rent Commission, Kent Lewis be and the  
same is hereby appointed to the Trumbull Fair Rent Commission for a term extending to  
the first Monday of July 2028.

Kent Lewis was present and indicated his party affiliation as democrat. He is a consultant for affordable housing, he develops affordable housing throughout CT and other states. He would be able to help this commission because of his knowledge of what rent should be and what is available throughout the state and in Trumbull.

Chairman Gaudio noted that these are appointments that are recommended by the First Selectman and voted on by the Council. Attorney Schopick added under minority representation rules a commission with five members can have a maximum of four from any one party and believes there are three democrats on the list.

VOTE: 5-1 (AGAINST: DeCruze)

2. RESOLUTION TC29-149: Moved by Mallozzi, seconded by Satin  
BE IT RESOLVED, That the First Selectman having recommended the appointment of Janine Becker as a member of the Trumbull Fair Rent Commission, Janine Becker be and the same is hereby appointed to the Trumbull Fair Rent Commission for a term extending to the first Monday of July 2027.

Janine Becker was present and indicated her party affiliation as independent and it is the right time for her to get involved in the community. During the 28 years she has lived in Trumbull she has been involved in the Daniels Farm School community, the St. Theresa's Church community as a religious ed. Teacher and was a Girl Scout leader. She has been an attorney in Bridgeport for 30 years. She does landlord-tenant work as well as foreclosure work, helping homeowners save their homes. She knows how important safe and affordable housing is. She has represented tenants and landlords, received a pro bono award for representing a tenant against a bad situation with a bad Bridgeport landlord, she is familiar with the statute and how it works. The timing of this commission and this area of work is good for her. The mission of the commission should be fair rents to keep people in the community and to be a place to voice their concerns if they feel they are not being treated fairly.

VOTE: Motion CARRIED unanimously

3. RESOLUTION TC29-150: Moved by Lenzen, seconded by Satin  
BE IT RESOLVED, That the First Selectman having recommended the appointment of James Zygmunt as a member of the Trumbull Fair Rent Commission, James Zygmunt be and the same is hereby appointed to the Trumbull Fair Rent Commission for a term extending to the first Monday of July 2026.

James Zygmunt was present and indicated his party affiliation as republican. He is a computer consultant, six of his customers are housing authorities, one of which is in Trumbull. He is well versed on fair housing, rents and things of that nature.

He believed the commission would want to ensure anyone not being treated justly when it comes to rents within Trumbull are heard and hopefully will be able make sure anyone who wants to live in Trumbull will have a fair opportunity to do so.

VOTE: Motion CARRIED unanimously

4. RESOLUTION TC29-151: Moved by Hall, seconded by Mallozzi  
BE IT RESOLVED, That the First Selectman having recommended the appointment of Guy Rocco as a member of the Trumbull Fair Rent Commission, Guy Rocco be and the same is hereby appointed to the Trumbull Fair Rent Commission for a term extending to the first Monday of July 2025.

Guy Rocco was present and indicated hi party affiliation as democrat. He has been a certified appraiser since 1990, has also worked for the Norwalk Housing Authority for a number of years as a section 8 inspector as well as landlord-tenant mediation. There is

always a need for tenants to be helped and given a fair shake. Having this commission will enable us to better understand the issues between landlords & tenants, not only public housing but regular rentals throughout the community.

VOTE: Motion CARRIED unanimously

5. RESOLUTION TC29-152: Moved by Satin, seconded by Mallozzi  
BE IT RESOLVED, That the First Selectman having recommended the appointment of Lisa Valenti as a member of the Trumbull Fair Rent Commission, Lisa Valenti be and the same is hereby appointed to the Trumbull Fair Rent Commission for a term extending to the first Monday of July 2024.

Lisa Valenti was present and indicated her party affiliation as unaffiliated. This is a great opportunity, she has been a realtor since 2008 serving Fairfield and New Haven counties. She has worked with many investors who have tenants, so she sees both sides of the story. She also has accounting background. She believes this commission will function much like aboard that hears tax appeals.

VOTE: Motion CARRIED unanimously

6. RESOLUTION TC29-153: Moved by DeCruze, seconded by Mallozzi  
BE IT RESOLVED, That the First Selectman having recommended the appointment of Rose Lodice as an alternate member of the Trumbull Fair Rent Commission, Rose Lodice be and the same is hereby appointed as an alternate member of the Trumbull Fair Rent Commission for a term extending to the first Monday of July 2025.

Rose Lodice was present and indicated her party affiliation as democrat, she has had her real estate license since 1986, has served on the Town Council for ten years and on the Finance Committee. There should be a forum for renters in Trumbull to come to if they have any issues that need to be discussed and resolved.

Councilman Lenzen spoke against the fact the appointments for this resolution and #4 are from the same household.

VOTE: 5-1 (AGAINST: Lenzen)

7. RESOLUTION TC29-153: Moved by Lenzen, seconded by Mallozzi  
BE IT RESOLVED, That the First Selectman having recommended the appointment of Cindy Penkoff as an alternate member of the Trumbull Fair Rent Commission, Cindy Penkoff be and the same is hereby appointed as an alternate member of the Trumbull Fair Rent Commission for a term extending to the first Monday of July 2025.

Cindy Penkoff was present and indicated her party affiliation as republican. She has been serving the town for the past 15 years in various capacities, as an alternate member of the BOF, a BOF candidate for the BOE, the Town Council and the Finance Committee subcommittee of the council, she is also a realtor in town and is required to take fair

housing laws, contract classes. She understands the market we live in. It is her understanding this committee will only meet when there is an issue to mediate over.

Councilman Satin spoke to a social media post by Ms. Penkoff when the state required the implementation of this commission and how strong her opinion was against it. This is to be a bipartisan commission and questioned appointing this candidate to the commission.

Ms. Penkoff noted as real estate broker her license is issued every two years, she takes the necessary legal and optional classes to be a realtor in the state of CT, she practices fair housing every day, she understands the law and implements with every client of hers and clarified her post had said this should not be mandated by the state, every town and/or city is capable of having the commission.

She confirmed she has known of a landlord that did not fulfil the terms of the lease and that this commission would hold such a landlord accountable. She also would protect all people.

Chairman Colon spoke to a social media post written by the appointee regarding how being a minority does not make you a victim. Ms. Penkoff explained her post spoke to a double standard and she does not believe in double standards.

It was noted Ms. Penkoff would need to be at the full council meeting.

VOTE: Motion FAILED 2-4 (AGAINST: Colon, Satin, Mallozzi, Hall)

ADJOURNMENT: There being no further business to discuss and upon motion made by Mallozzi, seconded by Satin the R&R Committee adjourned at 7:29 p.m. by unanimous consent.

Respectfully Submitted,

*Margaret D. Mastroni*  
Margaret D. Mastroni, Clerk