

Town of Wales
Rent Control Board
August 5th, 2021 -6 PM
Wales Baptist Church Pavilion
Meeting Minutes

In Person Attendance:

Rent Control Board consisting of Edward Boyce (**EB**), Jane Duggan (**JD**), Gail Jette (**GJ**)

Atty. Daniel Finnegan representing Owners of Wales Brookside Village, Wales, MA

Attys. Daniel Ordorika & Joel Feldman representing tenants Holly Allen and Kim Clark

Interested people, including 22 tenants of Wales Brookside Village.

This meeting had been set at the prior Rent Control Board Meeting of July 8, 2021, and publicized

Meeting called to order at 6 pm.

Minutes from the July 8 Rent Control Board Meeting were read by board members,

Motion to accept minutes by **GJ** and seconded by **JD**. All were in favor.

Board member **Edward Boyce** asserted that Atty Finnegan had furnished the requested evidence for the Owners of Wales Brookside Village, and that the information was very detailed and in order. Mr. Boyce asked if the two parties had reached an agreement.

Atty. Dan Finnegan expressed that his client has presented two separate offers to Atty Dan Orderika's office which were rejected by Atty. Orderika's clients, Ms. Holly Allen and Kim Clark.

The offers were:

1. _____
2. The rent would be raised \$10.00 monthly, effective immediately, then raised again by \$5.00 monthly at yearly intervals for the subsequent 5 years. (Total of 6 years)

Tenants at the meeting were invited to speak and Mr. Gary Burdick asserted that he and some of the tenants were in favor of agreeing to the rent increase (#2) proposed.

Atty. Dan Orderika presented arguments for Holly and Kim, that the rent control board is required by the Atty. General to use a specific formula based on the evaluation of the park and debt service, to determine fair rent for the mobile home park. He asserted that using this formula should result in a decrease in rent of \$11.14.

Atty. Dan Finnegan expressed that the Atty. General does allow parks to establish a rental figure based on profit and loss statement/fair net operating income worksheet.

Individual representatives of the ownership of Wales Brookside village made separate appeals to the tenants present that the current rent is not sufficient to maintain an operating profit. They further stated that many of the maintenance issues have been or are being rectified ASAP.

Tenants asked questions of the ownership to clarify the proposed rental increase.

Motion to accept arguments by both parties was made by Gail Jette and seconded by Jane Duggan. All were in favor.

Motion was made by **GJ** to take a straw poll to ascertain if the tenants present would find the rental increase (#2) acceptable. Motion was seconded by **JD**. All were in favor.

The straw poll found that 14 of 22 tenants were in favor of the rental increase as presented, and 8 were opposed.

JD made a motion that Attorneys for both parties get together prior to August 11, 2021, to discuss the matter to see if a compromise can be made. Motion was seconded by **GJ**. All were in favor.

A motion was made by **GJ** that a further meeting date of August 11 at 6 pm be set. Motion was seconded by **JD**. All were in favor

A motion was made by **GJ**, seconded by **JD**, that this meeting be adjourned. All were in favor.