



Town of Montville
MONTVILLE HOUSING AUTHORITY
Special Meeting Minutes
February 9, 2026 / 5:00 p.m.
Independence Village
41 Milefski Drive
Uncasville, Connecticut 06382

1. Call to Order

The meeting was called to order by Chair at 5:05 PM.

2. Pledge of Allegiance

3. Roll Call

Present were Commissioners: Doherty-Peck, Szarzynski, Suarez, and Sherbanee. Absent with cause: Commissioner Perkins

4. Remarks from the Public / Tenants (3-Minute Limit)

No Remarks

5. Management Company

a. To Review the Montville Housing Authority Budget

Maria DeMarco, DeMarco Management President discussed the budget as a best estimate on what we can expect moving forward and what we need to do to continue with our efforts to be in compliance with State, sustainable affordable housing for our seniors and disabled residents, and changes needed to continue to be successful at both. She discussed that the Authority needs to approve budget increases via rent increase of 10% for existing tenants, not to exceed \$50 per month and an increase in the base amount for new tenants. The MHA did approve base rent increases to be implemented for new tenants. Ms. DeMarco explained that the approved budget will still need to be sent to CHFA for their approval. After which, a notice will be sent to tenants that a meeting will be held with a 30-day notice to discuss the rent increases and how it will affect present and future tenants. A 45-day notice will be sent to tenants with their individual rent increases.

Discussion of whether or not to continue to include the \$30 a month cable requirement or have tenants purchase on their own. Housing Manager Lisa Axson will call Breezeline, and other possible option available in the area, to get the figures and this will be discussed at the next meeting.

6. To Consider and Act on a Motion to Approve the Montville Housing Authority Budget

A motion was made by Commissioner Sherbanee, seconded by Commissioner Szarzynski to approve the budget for Freedom Village. Roll Call Vote – All in favor. Motion passed.

A motion was made by Commissioner Sherbanee, seconded by Commissioner Szarzynski to approve the budget for Independence Village. Roll Call Vote – All in favor. Motion passed.

7. Remarks from Commissioners

No remarks

8. Adjournment

Motion by Commissioner Sherbanee, seconded by Commissioner Szarzynski to adjourn at 5:44 PM. All in favor. Motion passed.



Montville Housing Authority