



COMMON COUNCIL MEETING  
CITY OF MIDDLETOWN

June 3, 2025 Minutes  
City Hall  
16 James Street  
Middletown, New York 10940

J. Miguel Rodrigues, President

Ald. Jude Jean-Francois

Ald. Andrew Green

Ald. Paul Johnson

Ald. Gerald Kleiner

Ald. Sparrow Tobin

Ald. Kevin Witt

Ald. Kate Wray

Ald. Joseph Masi

ALSO PRESENT:

Richard McCormack, City Clerk

Joseph M. DeStefano, Mayor

ALL: I pledge allegiance to the flag  
of the United States of America, and to the  
republic for which it stands, one nation, under  
God, indivisible with liberty and justice for  
all.

PRESIDENT J. MIGUEL RODRIGUES: Roll.

CLERK RICHARD MCCORMACK: Alderman  
Tobin?

ALDERMAN SPARROW TOBIN: Here.

CLERK RICHARD MCCORMACK: Alderman  
Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Here.

CLERK RICHARD MCCORMACK: Alderman  
Johnson?

ALDERMAN PAUL JOHNSON: Here.

CLERK RICHARD MCCORMACK: Alderwoman  
Wray?

ALDERWOMAN KATE WRAY: Here.

CLERK RICHARD MCCORMACK: Alderman  
Kleiner?

ALDERMAN GERALD KLEINER: Here.

CLERK RICHARD MCCORMACK: Alderman  
Green?

ALDERMAN ANDREW GREEN: Here.

CLERK RICHARD MCCORMACK: Alderman

Witt?

ALDERMAN KEVIN WITT: Here.

CLERK RICHARD MCCORMACK: Alderman

Masi?

ALDERMAN JOSEPH MASI: Here.

CLERK RICHARD MCCORMACK: President

Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Here.

CLERK RICHARD MCCORMACK: Quorum is  
present.

PRESIDENT J. MIGUEL RODRIGUES:

Approval of minutes?

CLERK RICHARD MCCORMACK: Nothing this  
evening.

PRESIDENT J. MIGUEL RODRIGUES:

Correspondence?

CLERK RICHARD MCCORMACK: Nothing this  
evening.

PRESIDENT J. MIGUEL RODRIGUES: For the  
good of the city?

CLERK RICHARD MCCORMACK: Nothing this  
evening.

PRESIDENT J. MIGUEL RODRIGUES: Okay.

Remarks of the mayor. How is he this evening?

MAYOR JOSEPH DESTEFANO: Oh, no nothing

this evening. Before I begin, I just want to reference I will be making comments on the good cause, but I'll do that under the public hearing portion of the meeting.

So to begin, I wanted to -- want to welcome everyone to downtown Middletown again for a nice meeting on this nice sunny day, and to also let you know that we had a nice rainy day at SUNY Orange for the graduation that they had. And I was able to attend the graduation ceremony once again.

It was held in the gymnasium. I believe they had 750 graduates, maybe around 500 who attended. It was a nice day, and something that if you haven't had an opportunity to attend a college graduation, it's really -- you see a lot of pride in the people and the families. And I want to thank Dr. Young and the SUNY board for the invitation to attend.

We also had a Memorial Day service at the Middletown Elks Lodge. It was conducted by our -- by the American Legion and in conjunction with the Elks Club, and obviously on May 26th on Monday, which also happened to be my 67th birthday. And I didn't get any happy birthdays

from Mr. Masi.

ALDERMAN JOSEPH MASI: You got a card.

MAYOR JOSEPH DESTEFANO: I did. Yes.

But the -- but Memorial Day ceremony was well attended. And as you can see in the picture, the legionnaires were there in full force. And as I said, it was well attended by the community. So I want to thank the community for showing up.

After that we had -- I'm not sure many in the public know that we are also a member of the New York State Conference of Mayors. Myself, Maria Bruni, and Rick McCormack had the opportunity to attend this year.

As mayor, I'm a voting member on the committee of the Conference of Mayors, and we get a lot of our information from the Conference of Mayors. And a very small price to pay the dues membership to them. So we had an excellent conference. It's a two-day conference. This year it was at Lake George, and we'll be bringing back access to a lot of information.

I'm not sure if everybody on the board has the passcodes for their website too, so if you don't you can contact my office. And you can use the tremendous resource of information on

anything from employee surveys to salary surveys to legislation to legal opinions. We work very closely with them on many of those issues.

Seems to be a -- every meeting we are also having a ribbon-cutting here in downtown and in the city in general. And this time we had a - - I believe it's called -- pronounced Dadou's, yep, ribbon cutting on Roberts Street. It's a young family with children opening a Haitian restaurant.

And as you can see the family all dressed in white coats there. And we want to wish them the best of luck and success and thank them for their investment into the city of Middletown in and to the downtown area.

This past Sunday we had the Lions Club presentation for the outgoing president Bill Shembeda, and the incoming president Hal Marcus had invited us to attend. I'm there with Art Livesey. I don't know if you remember Art from his real estate days and wall radio days. It's going back a few years.

And also with Assemblywoman Paula Kay was able to attend. They had a nice turnout for the swearing-in ceremonies of their new

president. The Lions Club, you know, their motto is "We Serve", and they do serve a lot for the city of Middletown and do an awful lot for our community. Sparrow was there as a member of the Middletown Lions Club. And they had a luncheon afterwards, and it was a great event.

I couldn't stay for the luncheon. I had a family wedding to attend, but I was there for about 45 minutes to an hour for the ceremonial part of the meeting.

This next picture, can you figure out who that guy is? None other than our alderman and chairman of the DPW Alderman Jude Jean-Francois. As you know, Jude is overseeing the milling and paving program as committee chairman. I want to thank him for his hard work in this area.

That -- you know, we have had some questions on milling and paving and we tried to address the online. There is some -- some people get frustrated a little bit by the traffic, and the number one question that we get is why can't you mill the street one day and then pave it the next.

And the actual answer is, and I think

it was well accepted on social media, was that the machine that's used for milling, number one, is very expensive. It's a \$5,000-a-day rental. That does not include the operator. And part of that also is that our crews do the other work, the removal, the trucking out of the millings. So we can't do both. You can't truck and pave one street. You get the point on that.

So -- but the cost is prohibitive for us to tie this machine up for X amount of days to do milling and paving all in one day for the -- or within a day on the same streets.

Also, the availability of the machine. These are -- you know, the northeast has a very limited time for paving, so we have to do our paving when the machine availability is there. But you can imagine the cost. I'm not sure how long we mill, but maybe for a couple of weeks. That's \$5,000 a day of milling.

If we stretched out that pavement program throughout the summer, that \$5,000 a day, rather than go to \$70,000, would be maybe hundreds of thousands of dollars. And we can only do less streets then. So our goal is to have a little inconvenience during this period,



and also to make sure that we provide people with other alternatives to reach their destination.

And I know it's a little more frustrating this year, for example, on Lake Avenue. We're doing sidewalks up Lake Avenue. And so each morning, for the safety of the construction workers, one lane is closed. And a few people who happen to ride down Lake Avenue usually the same time I do -- one person, you know, sort of gave me, not a hard time, but vented his frustration about Lake Avenue being one lane every morning and delaying him for five minutes or ten minutes.

And he lives in my area, and I asked him. I said but you know it's happening. We're -- you know, we have the notice, but you actually know it's happening. So why don't you just go to Oliver Avenue and then go down Monhagen Avenue? So -- and I wasn't trying to be sarcastic about it, but I guess people aren't thinking that way, that there are alternatives to get from point A to point B in order for us to do all of this work.

And this is millions and millions and millions of dollars of investment in our

infrastructure in our community. Whether it's the Orange and Rockland gas lines or the curbs and sidewalks or the milling and paving or the water and sewer lines, this is money that is mostly funded by other governmental agencies, both federal, state, and some county pass-through dollars.

So for us to say no to those, you would be walking around on bumpy sidewalks. There's people on Lake Avenue, at least from the Wallkill area all the way down to Wickham, are going to be very appreciative when that street is done.

And also on the -- in regards to the Orange and Rockland, the ditches that -- when they replaced the gas lines, first of all, it's a public safety issue. If you recall a few years back when the house on Commonwealth blew up because of a gas leak because of old lines. So we're encouraging Orange and Rockland to make their investment in infrastructure here in the city, so we need to be a little bit patient with them.

I know their contractors are screwing up a little bit, but Jacob and the council president are really monitoring what's happening

in that area. And Orange and Rockland has been responsive. But we don't immediately pave the street after the trenches are done. We try to wait at least a year for the trench to settle. So we do some temporary pavement. Orange and Rockland will then come back and pave half the street after a certain period of time.

But the trench has to settle first. So that's why we're at where we're at with some of the -- it's like if you're -- to use a baseball analogy, you know, having too much pitching. So having too much investment in our community is a good thing, and we're getting a lot of -- turning away the state money would be foolish on our part.

Because some day, if we don't take it somebody else is going to take it, number one. And number two, our taxpayers, when that water or sewer line finally breaks for the last time, we would be footing the bill.

Just to give you an example, and I think I've given it before, I believe one mile of water line from the water treatment plant to the -- down Monhagen Avenue to the entrance area by the community campus I believe was \$4 million.

So you can understand the amount of expense for these water -- am I correct on that, Jacob?

JACOB TAWIL: Yes, you are.

MAYOR JOSEPH DESTEFANO: Yeah, yeah.

The amount of money that it would take for us to do that kind of project on our own. So I appreciate people's patience.

Mr. Chairman, I'm sure you appreciate the patience of them, and I'm glad that Jude's out there firsthand keeping an eye on Mr. Tawil. And I --

ALDERMAN JUDE JEAN-FRANCOIS: It's the other way around.

MAYOR JOSEPH DESTEFANO: Yeah. No, I think he -- yeah. So also, we had the New York State comptroller here this past -- not the comptroller himself, but his staff with unclaimed funds.

It wasn't a huge turnout, but the people that did come found out they had a -- including, by the way, Mr. Masi, found out that he has some money in the unclaimed funds. We don't know how much yet, partner, but we're -- but the -- when it's in their system, it's a minimum of \$25 per claim. And they told us

people have claimed thousands and thousands of dollars going back to the 40s.

So you can online and do it yourself. We're trying to get them to come back to the farmers market on a Saturday for others that don't have the ability to do it online themselves. But they encourage you to check your mother's maiden name, to check, you know, any combination of folks that you were related to and find out. Then there's a process to go to claim those funds.

So I want to thank the comptroller's office for their afternoon here -- or their morning here and also Assemblywoman Kay, who made the arrangements for them to come down to the city of Middletown.

Today we had a press conference out front. I'll let the chief go into more detail about the specifics of it. But it was arranged with Assemblywoman Paula Kay. And behind us with the chief are chiefs from other towns and cities. Or no cities, other towns in the county. But I'll let him go into the specifics of it.

But basically it was some criminal justice budget reforms that were adopted in the

budget and Assemblywoman Kay met with the police departments and the police chiefs' association. They gave her an agenda to follow advocating for their -- one of their concerns or two of their concerns, and she was able to deliver in the budget. And he'll get into the specifics of that if he so chooses.

Then that's all I have. If you have any questions, I'd be more than happy to address them at this point.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for the mayor? Thank you, Mayor.

MAYOR JOSEPH DESTEFANO: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Remarks of the departments. Economic development?

DIRECTOR MARIA BRUNI: Good evening, everyone. I just want to let everybody know and remind everybody that all our outdoor events and events start this weekend. Thursday night the summer concert series kicks off at Run4Downtown Park starting at 6:00. And then on Friday night is the Friday night concert at Degnan Square. That's from 7 to 9.

And then Saturday is the farmers market

from 8 a.m. to 1 p.m. So we're looking forward -  
- hopefully weather is going to be good. These  
concerts and the market in conjunction with the  
city, all your support, and the business  
improvement district and one of our board members  
is here tonight, Alvaro Garcia. And we thank,  
you know, the bid and the city for all the  
support for these free outdoor concerts and the  
farmers market for our community.

Also we have at the Paramount Theater  
Thursday night, Debbie Gibson will be performing  
this Thursday night. And then we have a comedian  
on Saturday night Anthony Rodia. So as you can  
see, we have a packed three days coming up, and  
we're looking forward to a great weekend. That's  
all I have.

PRESIDENT J. MIGUEL RODRIGUES: All  
right. Any questions? Alderman Witt?

ALDERMAN KEVIN WITT: Hi. Just do you  
folks have anymore of those cards that have the  
restaurants on them? Because State Track is  
coming next weekend, and that's the 13th and the  
14th. So like a Friday-Saturday.

DIRECTOR MARIA BRUNI: Okay.

ALDERMAN KEVIN WITT: So if you can get

those to me, we can get those there.

DIRECTOR MARIA BRUNI: Sure.

Absolutely. I'll get them to you.

ALDERMAN KEVIN WITT: Thank you.

DIRECTOR MARIA BRUNI: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Anyone else? All right. Thank you, Maria.

DIRECTOR MARIA BRUNI: Yep.

PRESIDENT J. MIGUEL RODRIGUES: DPW Commissioner? Sorry. You can say pass.

JACOB TAWIL: Good evening, good afternoon, everyone. Alderman Masi, the reservoirs are 103 percent full, which is -- they're overflowing and they are spilling. Interest --

PRESIDENT J. MIGUEL RODRIGUES: So you --

JACOB TAWIL: Interesting statistic is that month of May we had over 12 inches of rain. That is really tremendous amount, and then obviously this weekend we will have more rain. And -- you know, but that's --

MAN 1: It's your fault.

JACOB TAWIL: What's that?

MAN 1: It's your fault.



JACOB TAWIL: Yep. It's my fault.

It's always my fault. Notice of award for the garage, parking garage across from the Paramount was issued. Now we're waiting for Orange and Rockland to respond to us and give us their schedule because they are required to move their power lines out of our way.

Before you tonight there is a resolution to approve the payment for Orange and Rockland to do that work. It's about \$126,000 but they have to charge us for it. Usually they don't charge, but this one is going through private property so they have to charge us for it. That's the law that they have to abide with. So we'll keep you posted. Hopefully that will be resolved very soon.

Today we had a conference phone call with the EPA about two grants for the finished water lines and for the road water lines. And I'm very happy to see that the guys we are used to dealing with in EPA, they are still there. They did not lose their jobs and they are very effective and hard-working people, and we're happy to continue to be dealing with them.

As the mayor mentioned, the traffic

operation is in full gear right now. And today we finished the -- some property acquisition required for us from the Bells Flavor on Academy and East Main. So that work hopefully will start towards end of -- hopefully will start next week, and that will almost -- we're almost there with the whole project.

Grand Avenue is getting done. There are some difficulties there. We found that the gas line is almost directly under the curb line, which requires very slow excavation so we're working with that. And the usual issues with the construction. And with that, I will conclude my remarks. If you have any questions for me?

PRESIDENT J. MIGUEL RODRIGUES: Any questions for Jacob? Thank you.

JACOB TAWIL: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Police chief.

CHIEF JOHN EWANCIW: Good evening. Since the last time we met, the department held a Too Good for Violence graduation at Presidential Park this past Friday the 30th. Very well attended. Lots of students, but a lot of parents came out as well, which is fantastic.

This coming Saturday the 7th we'll be hosting Kids Day celebration from 11 to 2.

Officer Galli puts that together. She also runs our Too Good for Violence programs, engages with the kids a lot, which I appreciate that. She does a great job.

Also on Sunday the 8th, Ruthie Dino. So please prepare for traffic delays and rerouting. A little bit of inconvenience but for the greater good. It's a definitely great event. We do our best to open up the streets as soon as we can and then make sure that people are safe as they participate.

The mayor briefly mentioned the meeting today with Assemblywoman Paula Kay. What that entailed was Assemblywoman Kay say with our Chiefs Association a couple of months ago and wanted to hear our concerns and some things that we would like some support with. And she gave us a voice and she took it to task in Albany and came back with some results.

So we're extremely happy that, one, we got a voice and that we have some results. The two things that she brought back for us were virtual arraignments. They were allowed during

COVID era and then they were taken away. For the most part, there are certain circumstances that that was allowed. But this gives opportunity again. It's not a mandate, but it goes give opportunity. So we greatly appreciate it.

Logistically, it helps out a lot financially. It helps out a lot, and in today's world it just really makes sense to allow that to be an option.

The other is discovery, some changes in our discovery rules and laws. I actually narrowed it down a little bit. So for simple terms, the way it was, it hasn't changed anything with time frames or timelines, but it was very broad in a sense that it was anything that was related to a case.

So it could be something that was very broad in that relation. Now it's anything that's relevant to the case. So it brings it back down to things that are pertinent to that case. And for me, the biggest takeaway is for the victims of crimes. Sometimes cases were dismissed due to the fact of a discovery violation or insufficiency.

So sometimes victims were very upset

because their case didn't get to go forward because of those discrepancies. So we're hoping that this is going to give some leeway there and open up those loopholes a little bit. But we definitely appreciate working with her and that she took our voice and came back with the results. We definitely appreciate that, and we look forward to working with her in the future. With that, I have nothing unless you have questions.

PRESIDENT J. MIGUEL RODRIGUES: Any questions from the police chief? Alderman Green?

ALDERMAN ANDREW GREEN: Yeah. Just Saturday, is that rain or shine? People have been asking.

CHIEF JOHN EWANCIW: That, I don't know.

ALDERMAN ANDREW GREEN: Okay. All right. So stay tuned.

CHIEF JOHN EWANCIW: Yes, I'm sorry. We'll put something out. I actually --

ALDERMAN ANDREW GREEN: I appreciate it. No worries.

CHIEF JOHN EWANCIW: -- don't know the answer to that.

ALDERMAN ANDREW GREEN: Thanks.

CHIEF JOHN EWANCIW: I don't -- to my knowledge we don't have a rain date, so --

ALDERMAN ANDREW GREEN: Sure. All right. No problem. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Thank you, chief.

CHIEF JOHN EWANCIW: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: City clerk.

CLERK RICHARD MCCORMACK: Good evening, everybody. Just a reminder that the citywide yard sale is taking place this Saturday and Sunday the 7th and 8th. It is rain or shine. We have too many yard sales to have a rain date, so we encourage everybody if you haven't already signed up, you can do so by midnight tonight.

If you'd like to withdraw, please do so by midnight tonight as Eileen will be finalizing the list and publicizing it because we do have a busy weekend here happening in the city.

Additionally, I just want make everybody aware that we are aware there is a problem with Channel 20 this evening. Shortly before we got here this evening, Channel 20 went

down. We thought it was the equipment. Turns out that it is an issue with Spectrum, and we have been working diligently with Spectrum since about 4:00 this afternoon to have that resolved. Hopefully by the next meeting it will be up and running. So in the meantime, we are streaming live on Facebook this evening, and tonight's meeting will be re-aired on Channel 20 as soon as the services are restored.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Any questions for the city clerk? Alderman Kleiner?

ALDERMAN GERALD KLEINER: Yeah. Before the next meeting, early voting will start and I think we should mention that. It starts on June 14th for the primary. We don't meet again until I think the 17th.

CLERK RICHARD MCCORMACK: Absolutely. Thank you very much, Alderman Kleiner. Early voting does begin on June 14th at the Middletown Senior Center. Their hours vary from day to day, so I'd encourage you to check the city website or the Orange County Board of Elections website for their exact times. It is the 14th through the 22nd. You can still pick up absentee ballots and

mail-in ballots through the Orange County Board of Elections, and you have until June 14th to register if you're not already registered. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Anyone else? All right. Thank you. Public hearings and grievances?

CLERK RICHARD MCCORMACK: Good evening. We do have a public hearing this evening. To my -- notice is hereby given that the City of Middletown will host a -- hold a public hearing on Tuesday, June 3, 2025 on or as near to 7:30 p.m. as possible in the common council chambers on the second floor 16 James Street to hear any and all persons wishing to be heard on proposed legislation regarding good cause eviction.

All persons wishing to be heard will be given an opportunity to speak either for or against the good cause eviction legislation. The legislation is available in the office of the Common Council Clerk here at city hall, 16 James Street and on the city website. Anybody unable to participate at the time of the public hearing may email comments to [RMaccormack@middletownny.gov](mailto:RMaccormack@middletownny.gov).



PRESIDENT J. MIGUEL RODRIGUES: At this time the public hearing is now open.

MAYOR JOSEPH DESTEFANO: Hi. Good evening once again. First, I want to acknowledge all the hard work that Alderman Johnson has done on the subject. He took the role of committee chairman and really went above and beyond to bring us to the point that we're at tonight.

So -- and also to acknowledge the hard work on the advocate side by three people, Brahvan, Vanessa, and Ben, the attorney, for For the Many. So that organization. So you know, as mayor, and I'm sure as council people too, we've always wanted a safe, stable housing in our community. We know housing is a foundation of a strong, thriving community.

And we're at the point now where I feel comfortable in supporting the city of Middletown moving forward with the good cause eviction legislation. We had some questions in the beginning. We wanted to see what other communities were doing. There was some outside pressure to move quickly. We decided to be cautious, and we were correct.

Because the original passage of some of

these bills was challenged in court and reversed. So I think we moved at a nice pace, an informative pace, a transparent pace, and we're here tonight to have the public hearing, which I believe many of us now support the legislation.

The law ensures that tenants can't be removed from their homes without legitimate reason. Thus, the legitimate reason being good cause. What it does do is it limits the amount of increase, and that increase is based on a formula by New York state that a landlord can increase in your lease.

We were at a housing development today with Assemblywoman Kay. We spoke to about 35 people. And the number one issue from the 35 people at that housing development was their concern about being removed from the -- having to move because rents were either being increased at a too-rapid pace or leases were not being honored and they felt threatened that they would not have their lease renewed.

Under good cause, that can't happen. So the -- this is not rent control, so the landlords will be able to increase your rent, and that number will come from the state of New York,

but it's not -- in the legislation I believe it's up to five percent, and there's other factors too. But you don't have to be -- worry about not getting your lease renewed unless they have good cause.

So what it does, it gives working families and families peace of mind knowing they don't face a sudden displacement for no cause. I think from the city's point of view also, it creates some stability in our neighborhoods. It helps protect residents from arbitrary rent increases and hikes and also evictions.

We have had landlords in the past, one specific project in Middletown about a year or so ago, threaten their tenants with a 40 percent increase. We did intervene on behalf of the group of tenants and were able to convince the landlord not to do that. But the increase was still significant in double digits.

So those types of things, that gauging was happening, and we're looking to see if there's any way we can do this also retroactive back to see if any landlords were gauging during this period of discussion that we were having in consideration of this law.

I'm not sure that can be done, but we can look at it and see to make sure that those who were gauged during this -- in anticipation that this would be passed would have some recourse.

So this is a time when affordable housing is obviously under pressure, and this is a tool. This is a tool that we as a city can use to protect our residents. Another tool is increasing inventory, and we're doing that in the city of Middletown also.

We are supporting the Middletown Housing Authority's plan to add 110 additional affordable units, subsidized units, and the renovation of their 199 units that are existing. In the past few years, we have had projects like Bella Vista -- and I'm talking about the past decade -- come on board along with the mill on Mill Street, both affordable subsidized projects, along with others and the expansion of others.

So I also want to acknowledge that some landlords have raised concerns, and myself and I know all of you have listened to them. The legislation includes some thoughtful exemptions like the waiver for owner-occupied buildings with

a small number of units. I believe it's up to ten units, but my concern was a smaller group, which was a -- say a person who owns a one- or two-family home living their occupying it with their family should have a little bit more discretion on who's living in their building.

So that protection is there, and that -  
- so we're not putting unnecessary burdens on small property owners who live and manage their own homes.

Also concerns for the time it takes to evict tenants when it comes to someone who does -  
- who the landlord does have good cause for eviction, such as non-payment. So we have a meeting with the judges, with Judge Brockett and Judge Cayton, and they have assured me that they will monitor the situation to prevent that from becoming a problem in the city of Middletown where a long calendar would delay for several, several months an eviction, a justified eviction.

They did comment that many of the landlords that do come in try to represent themselves, and under state law they don't have any flexibility when the application for an eviction is an error. For example, after the 60-

or 90-day period, if they do not give proper notice, it's not just amending the application. The process starts all over again. So their recommendation obviously is for a landlord who's in this business is to be represented by legal counsel when you go in, and hopefully the process will not take, you know, several months for those who do have good cause for an eviction.

There's also flexibility built into the law to ensure that landlords can continue to operate responsibly and maintain their properties and recoup capital improvements. There are exceptions. For example, one of the concerns was, well, if I own this two-family home, three-family home, I'm not going to reinvest in the property. I'm just going to let it play out and let it go.

First of all, that's a responsibility of our co-department to make sure they stay up to standards. But secondly, if there is a significant investment that a landlord can justify that they made into the property and a qualifying capital expenditure and they can justify it, they are allowed to recoup their investment.

So I don't think we'll see the -- I think the law strikes a nice balance, and the law is at the right time because it protects tenants from bad actors without punishing the good landlords. At least at this point in my belief.

The benefits include housing stability, community strength and fairness, and they outweigh the concerns that have been raised, I think. But lack of housing inventory has created this tight market and we must offer other protections. That housing inventory issue has to be acknowledged by other communities in this county that are not doing housing or dense housing in their communities.

As you know, there are proposals to create massive amounts of high-density multi-family housing in the city at the community campus. That's not the answer either. That's destruction of a valuable asset in the city of Middletown.

What is important is that there are communities in this county that have adequate land and adequate resources to build some multi-family housing, and they're not doing it at a pace that is necessary in order to keep the

inventory up, which in essence would keep costs down.

So we are a city that believes in decency, in fairness, in looking out for one another, and good cause eviction is part of that vision. So I'm proud to support it tonight. I want to once again thank Alderman Johnson and all those involved. We had a little rocky road in the beginning, but I think we got to the point where I think probably the majority, or if not all, members of the board will feel comfortable with supporting the legislation. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you. Alderman Johnson?

ALDERMAN PAUL JOHNSON: Well, thank you, Mayor. It has been a little bit of a rocky road. It started about six months ago, but I think we did due diligence. And the folks we met with a couple of weeks ago, the four of them, are here this evening.

I think we had a very good exchange of ideas, and now we're bearing the fruit of that exchange. So thank you for your kind remarks, and let the ball keep on rolling. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Okay.



At this time I'm going to open up to the public.  
Rick, call their names out please.

CLERK RICHARD MCCORMACK: Good evening.  
Our first speaker this evening is Vanessa Cid.

VANESSA CID: Hello. Good evening,  
everyone. Vanessa Cid with For the Many, and  
lifelong resident now living in the Second Ward.  
I'm here to say that I'm thrilled to see that our  
community's voices have been heard.

And I'm grateful for all the aldermen  
that have taken the time to read this law through  
and through, especially for Dr. Johnson. I know  
that you had a lot of hesitation, a lot of  
questions, and you didn't doubt yourself to speak  
up about it.

ALDERMAN PAUL JOHNSON: I would call it  
my term paper. Go ahead.

VANESSA CID: Oh. But especially for  
making the decision to move this draft forward in  
your committee. I'm excited for the city of  
Middletown where I've lived, represented, and  
continue to work being the Sweet 16 municipality  
in opting to the strongest version of tenant  
protections.

So all -- the only thing I ask tonight

is please pass it soon. Thank you.

ALDERMAN PAUL JOHNSON: All right.

Thank you.

CLERK RICHARD MCCORMACK: Our next speaker is Brahvan Ranga.

BRAHVAN RANGA: Good evening, council. My name is Brahvan Ranga. I'm the political director with For the Many. First just want to thank you deeply for your work on this issue, Mayor DeStefano, Alderman Johnson, Alderman Tobin, for their leadership on this issue. It's been a very collaborative process, and I appreciate you for this and the whole council.

What you have before you is a strong version of good cause eviction that matches the versions passed in cities like Poughkeepsie and Kingston and Newburgh, one that closes loopholes by setting the portfolio-size exemption at one unit.

I just want to one last time clear up some misconceptions about the law. You know, first off, as the mayor mentioned, truly small landlords that live in the complex are already exempt up to ten units. So if you own a duplex, rent out the other unit, you are exempt from the

law. Good cause eviction is not a policy that is radical. The version that you have before you is one that was of compromise where tenants and landlords both lobbied the state.

This is a version that tenant advocates didn't originally want, but one that we are satisfied with and takes into account landlord interests. Good cause eviction also give landlords ample recourse to deal with major improvements or repairs, increase taxes and market conditions.

They can increase the rent and reflect those things. They have to justify it to a judge and can't unilaterally evict tenants. And good cause eviction does not disincentivize new construction. It exempts buildings that were built 15 years before the current date on a rolling basis and gives developers ample time to recoup those costs and make a profit off of new construction.

There is no evidence in any of the cities that have passed good cause that it reduces the housing supply. But there is a plethora of evidence that good cause helps keeps vulnerable tenants in their homes. Legal service

providers that you'll hear from tonight can attest to that, and it helps limit the skyrocketing rents that are forcing people out of our communities.

Finally, I just want to thank all the tenants that have showed up, both those turned out by For the Many and those who weren't, for standing up and fighting for this policy alongside the council. Middletown has a chance to make history by making -- by being the 16th municipality to opt into good cause and help keep this community together.

My only regret is the tenants we were too late to help. And it's for their sake that I urge you to pass this legislation and for all those who call Middletown home. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you.

CLERK RICHARD MCCORMACK: Our next speaker is James Ruiz.

JAMES RUIZ: Hello. My name is James Ruiz, and I live in Scotchtown, Middletown, New York. I want to thank you for the work that you guys have done on this issue. These exemptions will allow as many tenants as possible to -- oh,

sorry. This protection will allow -- this exemption will allow to -- will protect as many tenants as possible and eliminate as many -- well, eliminate LLC loopholes that corporate landlords can exploit.

These tenant protections are vital in promoting a fair system for all renters enhancing stability and preventing landlords from displacing tenants unfairly. And I would appreciate it if you guys would go forward in passing the bill. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you.

CLERK RICHARD MCCORMACK: Our next speaker is Jairo Perez. Apologize if I'm mispronouncing your names.

JAIRO PEREZ: Thank you, council. No, I just wanted to say that was perfect.

CLERK RICHARD MCCORMACK: Oh, thank you. One for three.

JAIRO PEREZ: Yeah. Yeah, I just wanted to thank you, the council, the mayor, for the work that's been on good cause eviction. My name is Jairo Perez. I'm a community organizer with For the Many, and I'm a resident of the

Fourth Ward. Been there for 20-plus years now. And yeah, it's just so great to see everyone coming together putting the work in.

Growing up I've had friends, family that have moved out of Middletown because they couldn't afford the rent. They couldn't afford to live here anymore. And with Middletown doing so much for the community, it's so great to see that we can continue doing that for the families that will continue to stay here, make families here, and keep making Middletown an awesome place.

Just want to thank you, council, and, yeah, I just ask that we make this to the next process and vote on it. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you.

CLERK RICHARD MCCORMACK: Next speaker is Anthony Cameron.

MAN 1: I think he left.

CLERK RICHARD MCCORMACK: Ben Surface?

BEN SURFACE: Good evening. My name is Ben Surface. I'm a supervising attorney at Hudson Valley Justice Center. We represent tenants here in Middletown City Court. I want to

start by thanking the mayor, Alderman Johnson, the whole Council President Rodrigues. I've been going to these meetings at towns throughout the Hudson Valley, and I can say that I think Middletown has taken this process the most seriously.

It's been really great. The level of engagement with the community that I've gotten to be a part of, the diligent questions, they're really taking seriously both sides of this issue, and I think it's reflective in what the mayor said that the balancing of equities between the - - you know, the important property rights of homeowners and the rights of tenants who are trying to make those properties their homes are being balanced by this law.

I've said -- you know, many who've spoken before me have talked at length about the ways in which this law attempts to strike a balance between creating stable homes for tenants and preserving property rights for landowners. And I think the legislature and the city of Middletown have done a great job of striking that balance.

One of the issues that we are seeing

that's breeding this housing crisis is that Middletown has become an incredibly desirable place to live, and people want to live here. And what that has done is it has cause scarcity. It has caused an increase in the market. And we see this as a continued attempt to reinforce why Middletown is a great place to live while protecting the people who have already chosen to live here so they can continue to do so.

There are many landlords who are already very fair to their tenants. This will not affect their business model at all. It's the landlords who have tenants but see some kid in Brooklyn who might pay twice as much as think they want that guy instead.

So that's what this law is about. It's about putting laws in place that will protect the tenants who already live in Middletown and call it their home. So thank you so much for considering it, and I look forward to helping enforce this law in your courts. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you. Anyone else?

CLERK RICHARD MCCORMACK: There's nobody else signed up.



PRESIDENT J. MIGUEL RODRIGUES: At this time, anybody would like to speak? Come on up.

LISA DIBBLE: I'm sorry. I had a (indiscernible) on Facebook.

PRESIDENT J. MIGUEL RODRIGUES: I know you're late.

LISA DIBBLE: Yeah. Thank you. My name is Lisa Dibble. My husband and I own properties. So I'm short. My husband and I own properties in Middletown. I know some of you already know that. I did speak at one of the meetings recently. I was a little concerned.

I think after having heard Mayor DeStefano about trying to make the process of eviction when we do have good cause move along a little faster. I think that is really important because we are currently going through something like that since December.

So, you know, I think that's my major focus on that too to make that process easier for us when we do have someone. So that's pretty much all I'm going to say. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Thank you. Rick?

CLERK RICHARD MCCORMACK: The gentleman

that left called me this evening during the day. He was a senior and he's facing, you know, increasing rents. He's afraid he's going to be evicted from his apartment, and I told him to come to the meeting. I also put him in touch with some people to help him out. So just today, you know, it's an issue.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Any council members have anything to add? Alderman Kleiner?

ALDERMAN GERALD KLEINER: Thank you. Just a couple of quick things. I know the law expires on June 15, 2034, and I'm sure the reason is because that's when the state law it's modeled on and that it uses, that's when that state law expires too. So hopefully everybody will see how valuable this is.

I mean, I've always supported good cause, but I know we need it to protect the landlords too from bad tenants, and there all right really bad tenants. But when you think, especially in this day and age, when a family is evicted by a really unreasonable rent increase or someone just wants to get them out when kids are in school, and when you have to start over on all

your IDs, on all your licenses, on everything you have when you have to change your address, your social security, whatever it may be, and how difficult that is these days. So I'm glad to see this.

I had one question. The law -- the state law, you know, talks about the courts -- well, everything that -- any dispute that comes up, will that be settled in city courts? Do we know? Because -- is that how it's set up? Because it -- they -- the state law talks about housing courts, but we don't have that. So you said you spoke to the judges.

MAYOR JOSEPH DESTEFANO: Yeah, we did have a meeting with the judges. And I also spoke with our state legislators Skoufis and Paula Kay about the possibility of forming a housing court. There's only one community in the state of New York that has a separate housing court, and that's New York City.

ALDERMAN GERALD KLEINER: Okay.

MAYOR JOSEPH DESTEFANO: So any landlord-tenant issue will be resolved in local city court.

ALDERMAN GERALD KLEINER: In local

court.

MAYOR JOSEPH DESTEFANO: So there's no need for someone to file a lawsuit to go to Goshen. Ben, if you can even add to that or correct if I'm saying anything wrong. You're the attorney, but my understanding is that all of these disputes are handled.

And it's the responsibility of the tenant to bring the action. It's not the city that would bring the action. It would be the tenant that would bring the action --

ALDERMAN GERALD KLEINER: The tenant.

MAYOR JOSEPH DESTEFANO: -- if they felt that they were being violated. So --

ALDERMAN GERALD KLEINER: Or the landlord.

MAYOR JOSEPH DESTEFANO: The landlord, yeah, but it's not -- it has nothing to do --

ALDERMAN GERALD KLEINER:  
(Indiscernible).

MAYOR JOSEPH DESTEFANO: -- there's no city involvement advocating one side or the other. It does not go to county court. My understanding is it's all city court and there is no housing court.

ALDERMAN GERALD KLEINER: Okay. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Good.

ALDERMAN GERALD KLEINER: And I also want to thank Dr. Johnson and the mayor and everyone who did so much work on getting this ready so that Middletown can finally adopt it. We've waited a long time. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you. Anyone else on the council?

MAN 1: May I respond?

PRESIDENT J. MIGUEL RODRIGUES: No, he gave a thumb's up?

MAN 1: May I respond?

PRESIDENT J. MIGUEL RODRIGUES: Yep. All right, Rick.

CLERK RICHARD MCCORMACK: Just so everybody knows, this is being introduced this evening as a local law, Number 2 of 2025. The process for the city to adopt a local law is it requires it to be introduced at a council meeting. That's what we've done tonight. It'll be voted on at the next council meeting, which is June 17th.

Once it is voted on by the common

council, it is required under the city code that there is an additional public hearing on it before the mayor signs it into law. That public hearing will happen on July 1st, and the mayor will sign it into law accordingly after that.

Once it is signed into law, it gets filed with the secretary of state and it will go into effect as soon as the secretary of state receives it and confirms her receipt of it.

PRESIDENT J. MIGUEL RODRIGUES: Okay.  
At this time, do I have a motion to close?  
Alderman Green. Seconded by Alderman Johnson.  
All in favor?

ALL: Aye.

PRESIDENT J. MIGUEL RODRIGUES: All right. Public hearing is now closed. No petitions and complaints. Remarks of alderman.  
Alderman Masi.

ALDERMAN JOSEPH MASI: Good evening.  
The primary election is just about here. Early voting begins Saturday, June 14th until Sunday, Jun 22nd at the Middletown Senior Center at 62-70 West Man Street. Then on Tuesday, June 24th you can vote at your regular voting site. Please remember to vote. It is very important and you

have several opportunities with the addition of early voting -- with early voting.

Now, everyone has a right to run for political office, and I applaud all of those who do get involved. You, the voter, must choose whom you believe will do the best job for you and your community. One of the ways to choose is to find out about the candidates who are on the ballot, how honest they are or are not.

What have they actually done for our community or just claim they have done? The truth matters. Let's take a look at Mr. Sierra, who's running for mayor. In a recent video, he made the claims that he has been your county legislator working very hard for you the past eight years.

Actually, Mr. Sierra is lying to you once again. He decided he didn't have to attend 154 consecutive county meetings, and under oath said I don't have to attend meetings. Yet while not attending those meetings, he collected nearly \$100,000 of your taxpayers' money along with building retirement credits and having health benefits.

Also, another lie, his claim on posters

and literature that he is in favor of term limits. Actually, it's the opposite. We had term limits here in Middletown, and just before they were to take effect, Mr. Sierra co-sponsored a resolution to do away with term limits. It's because of that resolution that we don't have term limits. Mr. Sierra is the reason Middletown doesn't have term limits yet.

Now that it seems to be a hot topic, he lies to the people and say he is now in favor. Actions speak louder than words. Is this the type of person you want running your city as mayor? He's a fraud and will only set back Middletown if elected. Very dangerous.

Now, one of his running mates for alderman in the Fourth Ward has put out literature stating that if you vote for her, she -- and she wins, she will be the first woman alderman in the Fourth Ward. That is totally false. I have served on this council for many years and had the honor of serving with two wonderful women from the Fourth Wards, Sande Sommers, and Anne Riley. So please don't believe everything they say or write.

PRESIDENT J. MIGUEL RODRIGUES: Vanessa



too.

MAN 2: Vanessa.

ALDERMAN GERALD KLEINER: Is three.

PRESIDENT J. MIGUEL RODRIGUES:

Vanessa.

ALDERMAN JOSEPH MASI: Vanessa. I --  
you know, I had you in here too. I swear to God.  
I'm sorry, Vanessa. And the one thing about you,  
Vanessa, you're still actively involved, and I  
thanked you for that earlier.

All I want to do is end up with the  
fact that don't believe everything they say or  
write. Not everyone is truthful. Please do  
remember to vote because your vote counts, and we  
need to have the best people in there. Thank  
you.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Witt?

ALDERMAN KEVIN WITT: I have nothing  
this evening.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Green?

ALDERMAN ANDREW GREEN: Yeah, thank  
you. Just a reminder we will have our  
constituents' meeting here on Monday night the

9th at 7 p.m. in the council chambers here. I do also just want to thank Dr. Johnson and everyone from For the Many and everyone who came together and has been working hard on that good cause eviction. I know, you know, the public hearing has been closed on that, but I just want to thank you for taking the time to listen and answer our questions.

And that, you know, it was mentioned that we took our time doing this, but it was all in the spirit of doing things correctly and getting things right so that when we do it, you know, we're doing the right thing. So that's -- look forward to seeing the vote and how that turns out at our next meeting. Other than that, I think we're all good. Thank you.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Kleiner?

ALDERMAN GERALD KLEINER: Thank you.

We will have our constituents' meeting, as Alderman Green has said, and also that'll be next Monday at 7 p.m. And Police Chief Ewanciw has consented to be there. So it should be a good meeting.

I want to remind people that if you

bank at TD Bank on Dolsen Avenue, June 5th, I guess that's Thursday, is the last day they'll be open. So you have to out to Orange Plaza or go out of town somewhere.

I want to thank the Middletown-Town of Wallkill Veterans Council for hosting the Memorial Day ceremonies at the Elks Club. It was well attended. That was nice to see. And I think most people understood what Memorial Day is about and what it means. On May -- I think it was May 15th of this year, but that was -- maybe it's May 8th. But I don't know specifically, but that's VE Day, and that was Victory in Europe Day, and that was 80 years ago that the allies declared victory over Germany and the axis powers. And that was an important day in our history.

We'll also have D Day coming up. I believe that's June 6th, so that's Friday. That was a major, major military operation, and it deserves to be remembered.

I just -- I can't let the kind of corruption and fraud and just, you know, the 30-something felony convictions for fraud, then then you hand out pardons, and you let people off the

hook who've been engaged in fraud. The corruption in Washington is unlike this country - anything this country has ever seen. And I would like to see local republicans and I would like to see some accountability and some denunciation of the whole government being for sale, and for sale to Trump and his family personally.

And you get your appointments by either working on Fox News, your propaganda outlet, or you get your appointment by loyalty, and that's it. Meantime, you fire the oversight people. You fire the watchdogs. You fire all the competent people. And, yes, DOGE ends up costing this country a fortune. It didn't save us any money. That's not what Elon Musk is about. So thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Thank you. Alderwoman Wray?

ALDERMAN KATE WRAY: Okay. Good evening. I am not as good with the spoken word as my co-alderman, Alderman Johnson. So I've written my thoughts down in advance. So excuse the robotic speech here, but I just wanted to get some things off my chest tonight.

Tonight I wanted to focus on a couple of qualities that I believe are extremely important when you're considering who you choose to represent you. My two main factors tonight would be honesty and integrity. So first let's talk about honesty and putting forth true information.

In the Fourth Ward, there's the candidate running who has been handing out campaign material, which is repetitive at this point -- thank you, Alderman Masi -- claiming that she would be the first female to represent the Fourth Ward and using that as an issue on which to run.

And to that I take some offense, first on behalf of Vanessa Cid, who served on this board only a few years ago, and before her, Sande Sommers, who was my friend, and who I will honestly say if she had not become sick, I believe would still be serving the Fourth Ward on this council today.

To print this on campaign materials and claim it as a reason why you should be elected is upsetting the least. Not only does it speak to an issue with honesty, but also an issue with

doing one's homework. If you can't be informed enough to know that the information that you are putting out is not factually true is concerning for your ability to be knowledgeable enough to sit this board and understand the history of the issues that are presented to us and also the current events that affect the decisions that we make here on this council.

This also extends to Mr. Sierra, who has put out a printed campaign material claiming that he has big plans for our 300-acre remaining parcel of the form MPC grounds. Which is interesting because it's my understanding the entirety of that campus does not sum up to 300 acres.

In addition, he has made false and, frankly, libelous claims that our police department does not serve all members of our community equally, a claim that is patently false, inflammatory, and even reckless. I cannot seem to find that social media post today, which I find to be an interesting turn of events as well.

Sadly, we are living in a society where apparently people believe that you can just

invent facts, which leads me to my next issue, which is integrity. I think the most important thing that we can do when we serve the needs of others is to have integrity. Integrity, by definition, using your example with looking up our definition in the dictionary, means having strong moral principles and honor.

In the case of this council, that means telling the truth and standing up for what is right and what represents the needs of your constituency at all times, even when it's not easy. The city that we see around us today is thriving and growing with our changing times, and there is something beautiful about the way that this community gets along and is never divided and always finds a way to come together for one another.

I believe that this is indicative of the board that sits in front of you today. The mayor, council president, their vision for the city, and the support of the body that sits here today and in years past who have been making sure that these goals can be accomplished together is the reason that we are experiencing such success. To believe the lies put forth by the grossly

misinformed would be a great error in my opinion.

That being said, on good news, I just wanted to shout out our girls' varsity softball team, who won the Class AAA Section 9 championship game this week. I want to thank the fire department, who brought them from City Line back to their field with lights and sirens on, and we should celebrate the wins of our kids. And I'm excited for them to go on to play the Section 4 champs this Saturday. Go, Middies.

PRESIDENT J. MIGUEL RODRIGUES: Great job. Alderman Johnson?

ALDERMAN PAUL JOHNSON: Well, thank you. Yes. Ms. Cid was indeed the third and most recent woman to represent the Fourth Ward in the city of Middletown.

With respect to good cause, I certainly appreciate all of your kind remarks. I would say my role was the water boy, but I was glad to carry the water. It was all good.

So, Third Ward, best ward, community campus, Middletown Psychiatric Center has become a focal point of the conversation of the last two months. So -- and I promised the president I would keep it under a half hour.



So, let's take a place like New Paltz or Mount Saint Mary, and which, by the way, are colleges are tax-exempt, but let's put that aside. And let's say that the municipality said, you know what? We have a lot of open land on this campus. Why don't we take some of it and put high-density residential housing on the campus?

Oh, you mean student housing? No, no, no, I mean, high-density residential housing. I don't know. I think the casual observer -- keep in the mind the word "casual" -- would say I don't really think that that makes a lot of sense, but I don't know. Wouldn't it change the character of the campus? Wouldn't it change the character of the character of the community surrounding the campus?

I don't know. It just doesn't seem like it would make a good idea. Maybe. So let's look at our campus. The six pictures you see are the end result of what the founders of what's soon to be called Northern University have accomplished, 250,000 square feet. Oh, do we give away the buildings? No, these buildings were owned privately and were purchased by the

soon-to-be-university.

What about the one in the middle on top? What's with that building? Well, that building was funded through Restore New York, a grant from the State of New York. Pretty easy to trace where the money came from and where the money went.

What about the other buildings? Well, the lower left building is now called Building 5. Yes, I do have an affiliation with the college. I do teach biology one semester each fall, and I'm on the fourth floor of that building. The third floor houses the Northern Academy.

If you look at the building on the far right on the lower corner, that used to be called the Silver Building. It now houses many of the young students that attend Northern Academy. The middle one on the bottom, that's where they house many of their classes, the dance studio, eating facility, and the other buildings are housing buildings.

So, huh. All privately owned. All acquired by the college. How much money did they spend? Probably millions. Well, what did it look like when they got it at the taxpayers'

expense? Well, those are the buildings. You want to go fix them up? Help yourself. Take a really close look at what those buildings looked like before Northern College came to this town and said, you know what? You have buildings that have decayed for 10 or 20 years. We can revitalize those buildings for you.

Well, what will it cost you? Nothing. We'll take care of it. We'll make it a vibrant community center. Now, ironically, with the investment they made of it might be millions, when we had the fire on this campus, it cost us almost a million to remediate it, just to take the debris and remove it from the area. Huh. Millions. I don't know.

Let's take a look at what's happened recently. On the left you will see what is known as Tuckerman Hall. If you were going to stage a Stephen King movie, this might be a good place to go. That's what it looks like right now. Huh. Well, who's taking care of it now? Well, in the last month or so, the city turned it over to what's soon to be called Northern University.

Well, what are they going to do with it? I don't know. Take a look on the right,

proposed rendering. Really? What does that mean? Oh, really? Is that what that means? You're going to take that current and you're going to make it that. Really. What are you going to do with it? Well, we'll use it for multi-purpose. There might be student housing. There might be academics. There might be community function areas.

Well, who's going to take care of that? You gave it to us. We'll take care of it. Huh. Huh. Well, there are people who have missed meetings, and there are people who have missed meetings. And some people miss a lot of meetings. They miss common council meetings. They miss meetings of the community campus agency.

So this community of statement -- sorry, function started about four months ago. Well, who runs it? Isn't this like rigged? No, it's actually run by Pattern for Progress, an outside agency who facilitates the meeting.

Oh, well, who's on it? Let's see. The Middletown Housing Authority has two representatives on it. They've certainly come into the news of late. City administration, like

the mayor, director of economic development, other members of economic development, members of the common council. Like -- well, like who's that? Oh, Alderman Kleiner, Alderwoman Wray, Alderman Johnson. Really? Well, who else is on it? It's rigged, right?

Well, representatives of the school district, representatives of Cornell Cooperative Extension, who live in a building which is owned by the county, as it were. Anybody else? Yeah. There's a lady from PathStone. There's a direct of Honor. There's Dr. Joe from the college. There's his administrative assistant Karen. There's a student representative from the college.

Well, what do you do? Well, we try to meet the first Wednesday of every month, and we try to figure out how can we continue to develop the community campus. Yeah, I'm going to read the whole vision statement into the record, so sit back and relax.

"Vision Statement. The Middletown Community Campus is a welcoming place for all, a hub of education, innovation, culture, arts, commerce, and outdoor recreation." What about

high-density housing? No, it didn't make it. It didn't make the cut.

Next bullet. "Through design, services, activities, and events, the campus fosters connectivity between the site and the Middletown community at large." Huh. "The campus provides multi-modal accessibility for pedestrians, bikes, public transportation, and cars with good connectivity to trails and roads.

"The historic significance of this site is on through architecture, informational signage, and activities. For those who live and work on the campus, there are diverse recreational activities and dining options.

"Visitors are drawn to the campus to enjoy unique outdoor features, educational opportunities, cultural and arts events, dining, and the serenity of the campus.

"At Middletown Community Campus, the Middletown community has access to inclusive and inspiring education, vocational training opportunities strengthening the community's aspirations and career mobility. The campus is a valued, inspiring, and inclusive gathering space for the City of Middletown community."

Well, are we talking in an echo chamber? Not necessarily. We put out a survey, and we'll talk about the code that you can still participate in the survey. And to date, 208 people have responded to the survey. Huh. Well, what did they say about the vision statement? 80.77 percent of 208 people said they like it, 3.3 percent said they don't care for it, and 15.8 percent said we don't really have a strong feeling one way or the other.

So we made a committee. We met once a month. We put out a survey. We put that out to the public at large. 208 people read the statement. They responded. 80 percent said this sounds like a good direction. Where was the bullet on high-density housing? Didn't make the cut.

We've tried to sponsor what we call community input focus events. We had one where we focused on bicycle and pedestrian opportunities. It appeared to be well attended. And speaking of bicycles, which I am, thank you, I just got a document yesterday for a proposal from somebody called Shake and Brake. Get it? Shake and Brake Racing.

And this is a cycling club in Middletown, and they put down a proposal. They would like to hold a series of races for amateur cycling enthusiasts in April and May of '26. Well, why would they want to do that? Well, in their proposal they say, "The community campus is well-suited to bike racing due to the well-paved roads, challenging terrain, limited auto traffic.

"A similar cycling program took place on a weekly basis at this site in the 80s. Promotion through the races would be through local cycling clubs, area bike shops, social media. Volunteers would be engaged to assist with traffic management and safety." Huh.

So if you would like to participate, and certainly the challengers to the current primary election are welcome to participate, you can go on that QR code and you can take part in that process. Coincidentally, the committee will have another focus group this Thursday focusing on cultural and event programming, not high-density housing.

I don't know. I think Ms. Wray and I - - I think we're moving the Third Ward in the city forward. Why don't you do your homework and see



what you think? Thank you.

ALDERMAN JUDE JEAN-FRANCOIS: Wow.

That was very impressive. I'm going to be just as long. But I quit. First, I would like to thank the community for being patient with the Street Department doing the milling project. Mayor and I and the commissioner, we had the opportunity to be on Myrtle Avenue this evening just to see what was going on.

This is one of the roads that's -- as are many roads, that's being milling this year. And this is the thing that the City of Middletown does every year. And I'll tell you, it was hot today. And these gentlemen, they was out there busting their behind. I just want to thank everyone in the Street Department for doing the hard work. Thank you.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Tobin?

ALDERMAN SPARROW TOBIN: Yeah, I'd like to start off by thanking former Alderwoman Cid, Brahvan, and other community advocates and people who have spoke out for good cause and Dr. Johnson for shepherding through the legislative process and the mayor.

And then secondly, this is not just a city issue, it's also a county issue. I've been attending the Orange County Taskforce on Housing, and one of the reasons why a lot of towns in our region don't -- can't build new housing is they don't have water and sewer. So I think we're taking the lead in the region of providing water to the area, which will provide -- could provide more housing.

And then I'm going to be a little partisan, I guess. You know, when Jude and I take calls from constituents or visit people, you know, when we see our seniors, which are the hardest calls, when they can't afford their rent, like I got a call today, and they're facing eviction, that's tough.

When we go to their homes and their lights are out because they can't afford their electricity because their rents are high, or, you know, one spouse is not taking their prescriptions so the other spouse can get their cancer medication, those are tough. I feel so bad for these folks. They've worked their whole lives. They're not, you know, mooches. They've worked their whole lives.

And this current that the federal government is proposing, you know, is going to cut Medicaid, which a lot of seniors take advantage of. A lot of school districts get money from Medicaid through reimbursements, therapies, speech therapy, hearing therapy, physical therapy, special needs transportation.

They're talking about cutting SNAP food benefits that would go to -- 290 billion cuts in SNAP. That would result in 1.3 million people losing some of their benefits. And this is also seniors. 17,016,000,000 cuts to Medicaid, which also funds hospitals throughout our state.

A 20 billion tax credit voucher program to divert tax payer dollars to private religious schools. And so cuts to Pell Grants. And at the end of the day, it's going to add nearly 3.8 trillion to the national debt, which even Elon Musk thinks is disgusting.

So, you know, we've got to fight back against this. The federal government can do better, and this will hurt Middletown. So I urge our members of congress -- I know Pat Ryan's been very supportive, but our whole delegation in New York to reject this budget. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you. New business.

CLERK RICHARD MCCORMACK: Good evening. Before I start with the new business, I just wanted to take an opportunity to thank Middletown High School student Mae Lin for joining us this evening as part of her local government class. It's always nice when young people get involved in the government process.

Our first resolution tonight is sponsored by assembly -- Alderman Masi.

ALDERMAN KATE WRAY: Ah, you got a promotion.

CLERK RICHARD MCCORMACK: Touche. Congratulations. Resolution sponsored by Alderman Masi authorizing the City of Middletown Police Department to accept grant funding for the statewide targeted reduction in intimate partner violence initiatives and to establish a new budget line expense.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Masi. Seconded by Alderman Green. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Witt authorizing a budget transfer within the Goldenarea Transportation Line for this new senior bus.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Witt. Seconded by Alderman Kleiner. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Green  
authorizing a block party on Lenox Avenue and  
Cantrell Avenue on June 15, 2025.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Green. Seconded by Alderman Johnson. Any discussion? Alderman Kleiner?

ALDERMAN GERALD KLEINER: Yeah. Just reading this, I know they changed it from 5:30 to 6:30, but my concern is will vehicles still be able to -- people will still be able to get into the YMCA on that day, on that Sunday? Do we know?

PRESIDENT J. MIGUEL RODRIGUES:  
Probably the Y ---

ALDERMAN GERALD KLEINER: You're talking about blocking -- a block party on Lennox and Cantrell. So can they come in Wallkill Avenue and come up that way?

PRESIDENT J. MIGUEL RODRIGUES: Well, you still come up -- what's that street when you pull in to the parking lot?

MAN 1: Oh, that's Cantrell.

PRESIDENT J. MIGUEL RODRIGUES: Is that Cantrell? You're not going to block the --

CLERK RICHARD MCCORMACK: No, no. What we're doing -- it's a small -- it's not the entire --

ALDERMAN ANDREW GREEN: Yeah, it's not

the entire (indiscernible).

PRESIDENT J. MIGUEL RODRIGUES: So it's not going to block --

ALDERMAN ANDREW GREEN: They've done it three years in a row now, so...

ALDERMAN GERALD KLEINER: Yeah. Okay. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Anyone else? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?



ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President  
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.  
Resolution sponsored by Alderman Kleiner  
confirming the mayor's reappointment of Richard  
McCormack as city clerk.

PRESIDENT J. MIGUEL RODRIGUES:  
Resolution sponsored by Alderman Kleiner.

MAYOR JOSEPH DESTEFANO: Why wouldn't  
anybody second this?

PRESIDENT J. MIGUEL RODRIGUES: Do we  
have a second?

ALDERMAN KATE WRAY: I second.

PRESIDENT J. MIGUEL RODRIGUES:  
Alderwoman Wray. Thank God. All right. Any  
discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-  
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President  
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Thank you very much.

WOMAN 1: (Indiscernible).

CLERK RICHARD MCCORMACK: That was a  
nail-biter. Resolution sponsored by Alderwoman  
Wray authorizing a \$40,000 budget transfer within  
the DPW budget for overtime expenses.

PRESIDENT J. MIGUEL RODRIGUES:  
Resolution sponsored by Alderwoman Wray.  
Seconded by Alderman Jean-Francois. Any  
discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Johnson authorizing the awarding of bids for surplus vehicles through Auctions International.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Johnson.

Seconded by Alderwoman Wray. Any discussion?

Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Jean-Francois authorizing a temporary barring for senior center

renovation and camera installation projects under the CREST Grant.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Jean-Francois.

Seconded by Alderman Tobin. Any discussion?

Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Tobin  
authorizing an approval for Orange and Rockland's  
proposal for power line relocation related to the  
city parking garage project.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Tobin. Seconded  
by Alderman Green. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-  
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President  
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. We  
have the introduction of local law this evening  
sponsored by Assemblyman -- Alderman Masi.

PRESIDENT J. MIGUEL RODRIGUES:  
Resolution sponsored by -- oh, this is just a  
reading on local law.

CLERK RICHARD MCCORMACK: Yep.

PRESIDENT J. MIGUEL RODRIGUES: Okay.  
Audit?

ALDERMAN JOSEPH MASI: Mr. President, I  
move the accounts be audited, that the claims be  
adjusted, and the city treasurer be authorized to  
issue warrants for their payment.

PRESIDENT J. MIGUEL RODRIGUES: Okay.  
Resolution by Alderman Masi. Seconded by --

ALDERMAN ANDREW GREEN: Second.

PRESIDENT J. MIGUEL RODRIGUES: --  
Alderman Green. Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-

Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President

Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

PRESIDENT J. MIGUEL RODRIGUES: Move

for adjournment.

(Adjourned)



C E R T I F I C A T I O N

I, Sonya Ledanski Hyde, certify that the  
foregoing transcript is a true and accurate  
record of the proceedings.



*Sonya M. Ledanski Hyde*

---

Veritext Legal Solutions

330 Old Country Road

Suite 300

Mineola, NY 11501

Date: August 12, 2025



**CITY OF MIDDLETOWN  
COMMON COUNCIL MEETING AGENDA  
JUNE 3, 2025**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
4. CORRESPONDENCE, COMMUNICATION AND REPORTS
5. FOR THE GOOD OF THE CITY
6. REMARKS OF THE MAYOR
7. REMARKS OF THE DEPARTMENT HEADS
8. PUBLIC HEARINGS AND GRIEVANCES
  - 8.1. Public Hearing: Good Cause Eviction
9. PETITIONS AND COMPLAINTS
10. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES
11. UNFINISHED BUSINESS
12. NEW BUSINESS
  - 155- A Resolution Authorizing the City of Middletown Police Department To Accept  
25 Grant Funding For The Statewide Targeted Reduction In Intimate Partner Violence  
Initiatives (STRIVE) And To Establish A New Budget Expense Line
  - 156- Resolution Authorizing a Budget Transfer within Goldeanrea Transportation Line  
25 for a New Bus
  - 157- Authorization to Hold a Block Party on Lenox Avenue and Cantrell Avenue on  
25 June 15, 2025
  - 158- Resolution Confirming the Mayor's Re-Appointment of Richard P. McCormack as  
25 City Clerk

159- Resolution Authorizing a \$40,000 Budget Transfer within the DPW Budget for  
25 Overtime Expenses

160- Resolution to Award Bids for Surplus Vehicles Through Auctions International  
25

161- Resolution Authorizing Temporary Borrowing for Senior Center Renovation and  
25 Camera Installation Projects Under the CREST Grant

162- Resolution Authorizing Approval of Orange & Rockland Proposal for Power Line  
25 Relocation Related to the City Parking Garage Project

13. LOCAL LAWS

LL2- Introduction of Local Law #2 of 2025: Good Cause Eviction  
25

14. AUDIT OF CLAIMS AND ACCOUNTS

14.1. Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the  
Treasurer be Authorized to Issue Warrants for their Payment

15. ADJOURNMENT

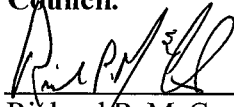


**CITY OF MIDDLETOWN, NEW YORK  
COMMON COUNCIL  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

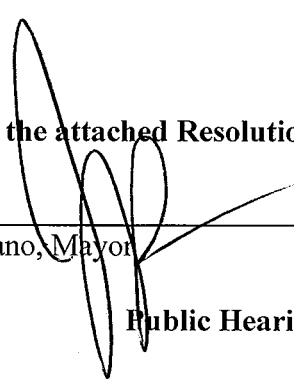
By: None  
Seconded by: None  
Date of Adoption: June 3, 2025  
Index No:

**I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.**

  
Richard P. McCormack  
Clerk to the Common Council

| Names              | Ayes | Noes | Abstain | Absent |
|--------------------|------|------|---------|--------|
| Ald. Tobin         | x    |      |         |        |
| Ald. Jean-Francois | x    |      |         |        |
| Ald. Johnson       | x    |      |         |        |
| Ald. Wray          | x    |      |         |        |
| Ald. Kleiner       | x    |      |         |        |
| Ald. Green         | x    |      |         |        |
| Ald. Witt          | x    |      |         |        |
| Ald. Masi          | x    |      |         |        |
| Pres. Rodrigues    | x    |      |         |        |
| Total              | 9    |      |         |        |

**I hereby approve the attached Resolution/Local Law.**

  
Joseph M. DeStefano, Mayor

Date

6/5/25

**Public Hearing: Good Cause Eviction**

Prepared by:

**Attachments:**

|    |                                          |
|----|------------------------------------------|
| 1. | Local Law 2 - 2025 - Good Cause Eviction |
|----|------------------------------------------|

## **LOCAL LAW #2 OF 2025**

### **A LOCAL LAW ADOPTING THE GOOD CAUSE EVICTION PROVISIONS OF ARTICLE 6-A OF THE NEW YORK REAL PROPERTY LAW IN THE CITY OF MIDDLETOWN**

**BE IT ENACTED BY THE COMMON COUNCIL OF THE CITY OF  
MIDDLETOWN AS FOLLOWS:**

Section 1. Purpose of this Enactment. The purpose of this enactment is adopt the provisions of Article 6-a of the New York Real Property Law in the City of Middletown

Section 2. Pursuant to Section 213(1) of the Real Property Law, the City of Middletown hereby adopts all of the applicable good cause eviction provisions of Article 6-A of the Real Property Law in the City of Middletown.

Section 3. Pursuant to Section 213 (2)(b) of the Real Property Law, this Local Law shall define for the City of Middletown that a “small landlord” is a landlord with no more than one unit anywhere in the State of New York. Such “small landlord” shall be exempt from the provisions of this Local Law.

Section 4. Severability.

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this Local Law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Local Law.

Section 5. Effective Date.

This Local Law shall be effective upon filing with the office of the Secretary of State.

Section 6. Automatic Sunset.

This Local Law shall automatically expire and be deemed repealed on June 15, 2034.

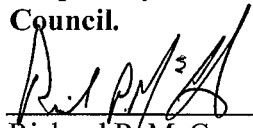


**CITY OF MIDDLETOWN, NEW YORK  
COMMON COUNCIL  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

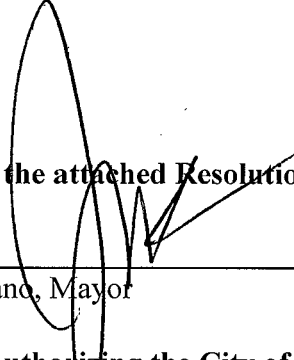
By: Alderman Masi  
Seconded by: Alderman Green  
Date of Adoption: June 3, 2025  
Index No: 155-25

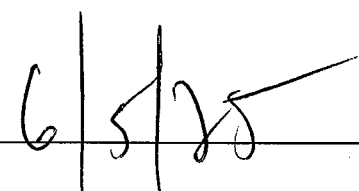
**I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.**

  
Richard P. McCormack  
Clerk to the Common Council

| Names              | Ayes | Noes | Abstain | Absent |
|--------------------|------|------|---------|--------|
| Ald. Tobin         | x    |      |         |        |
| Ald. Jean-Francois | x    |      |         |        |
| Ald. Johnson       | x    |      |         |        |
| Ald. Wray          | x    |      |         |        |
| Ald. Kleiner       | x    |      |         |        |
| Ald. Green         | x    |      |         |        |
| Ald. Witt          | x    |      |         |        |
| Ald. Masi          | x    |      |         |        |
| Pres. Rodrigues    | x    |      |         |        |
| Total              | 9    |      |         |        |

**I hereby approve the attached Resolution/Local Law.**

  
Joseph M. DeStefano, Mayor

Date 

**A Resolution Authorizing the City of Middletown Police Department To Accept Grant Funding For The Statewide Targeted Reduction In Intimate Partner Violence Initiatives (STRIVE) And To Establish A New Budget Expense Line**

**BE IT RESOLVED** that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes the City of Middletown Police Department to accept the \$112,000 in STRIVE grant funding for the period of March 1, 2025 through March 31, 2026; and

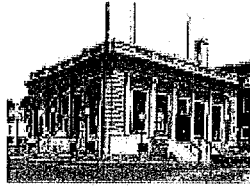
**BE IT FURTHER RESOLVED** that a new budget expense line shall be established and designated as **"2025 STRIVE Grant"** for the purpose of administering and tracking expenditures related to this funding.

Prepared by:  
John Ewanciw, Chief of Police

**Attachments:**

|    |                          |
|----|--------------------------|
| 1. | 2025 STRIVE GRANT        |
| 2. | STRIVE DCJS award letter |

JOHN EWANCIW  
CHIEF OF POLICE



TELEPHONE  
845-343-3151  
FAX NUMBER  
845-343-2660

**CITY OF MIDDLETOWN POLICE DEPARTMENT**

2 JAMES STREET  
MIDDLETOWN, NEW YORK 10940  
ESTABLISHED 1888

May 21, 2025

Mayor Joseph DeStefano  
Members of the Common Council  
And Board of Estimate  
City of Middletown  
16 James Street  
Middletown, New York 10940

RE: C485183  
DCJS 2025 Statewide Targeted Reduction in Intimate Partner Violence  
Initiative STRIVE

Dear Mayor DeStefano and Members,

The City of Middletown Police Department has been awarded \$112,000 for the period of 3/1/2025-3/31/2026 to participate in the Statewide Targeted Reduction in Intimate Partner Violence Initiatives (STRIVE).

Upon approval to accept this funding, I am asking that this funding be added to a *new established* budget expense line named 2025 STRIVE grant.

Thank you.

Very truly yours,

John Ewanciw  
Chief of Police

JE:ccd





## Division of Criminal Justice Services

**KATHY HOCHUL**  
Governor

**ROSSANA ROSADO**  
Commissioner

**CILLIAN FLAVIN**  
Deputy Commissioner

### Grant Award Notice

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Grantee/Contractor:<br>Middletown City Police Department                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Date:<br>5/19/2025                  |
| Program Name:<br>STRIVE (Year I)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Award Amount:<br>\$112,000          |
| Signatory Name and Title:<br>John Ewanciw<br>Chief of Police                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Term Dates:<br>3/1/2025 – 3/31/2026 |
| Email: <a href="mailto:jewanciw@middletownpolice.com">jewanciw@middletownpolice.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Contract Number:<br>C485183         |
| Program Description: Statewide Targeted Reductions in Intimate Partner Violence (STRIVE) Initiative                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                     |
| <p>I am pleased to inform you that your organization will receive funding under the Statewide Targeted Reductions in Intimate Partner Violence (STRIVE) grant program from State Fiscal Year 2025. This grant program was secured by Governor Kathy Hochul and the New York State Legislature to improve the public safety response to intimate partner abuse and domestic violence.</p> <p>Please note that this funding is made available to your organization pursuant to the county plan submitted to, and approved by, the Division of Criminal Justice Services (DCJS). Funding shall be used for the prevention of – and intervention (e.g., enforcement, prosecution) in – incidences of intimate partner violence through evidence-based, survivor-centered, trauma-informed, and culturally responsive strategies.</p> <p>If you have any programmatic questions, please contact the DCJS Office of Public Safety (OPS) at <a href="mailto:STRIVE@dcjs.ny.gov">STRIVE@dcjs.ny.gov</a>.</p> <p>Your DCJS Office of Program Development and Funding (OPDF) Public Safety Grants Representative will be reaching out shortly with the next steps.</p> |                                     |

We look forward to working with you in our shared efforts to help keep New Yorkers safe and ensure a justice system that works for all. Thank you for your continued partnership.

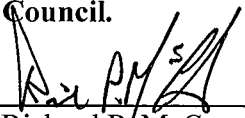


**CITY OF MIDDLETOWN, NEW YORK  
COMMON COUNCIL  
RECORD OF VOTE**

**THE FOLLOWING WAS PRESENTED**

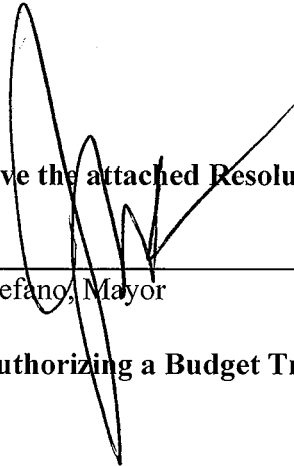
By: Alderman Witt  
Seconded by: Alderman Kleiner  
Date of Adoption: June 3, 2025  
Index No: 156-25

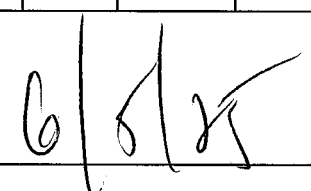
**I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.**

  
Richard P. McCormack  
Clerk to the Common Council

| Names              | Ayes | Noes | Abstain | Absent |
|--------------------|------|------|---------|--------|
| Ald. Tobin         | x    |      |         |        |
| Ald. Jean-Francois | x    |      |         |        |
| Ald. Johnson       | x    |      |         |        |
| Ald. Wray          | x    |      |         |        |
| Ald. Kleiner       | x    |      |         |        |
| Ald. Green         | x    |      |         |        |
| Ald. Witt          | x    |      |         |        |
| Ald. Masi          | x    |      |         |        |
| Pres. Rodrigues    | x    |      |         |        |
| Total              | 9    |      |         |        |

**I hereby approve the attached Resolution/Local Law.**

  
Joseph M. DeStefano, Mayor

Date 

**Resolution Authorizing a Budget Transfer within Goldeanrea Transportation Line for a New Bus**

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes the Treasurer to transfer \$3,500 in the following manner, towards the purchase of the new senior center bus.

|                        |                       |            |
|------------------------|-----------------------|------------|
| FROM                   | TO                    | AMOUNT     |
| GA.5680.417- GAS & OIL | GA.5680.201- VEHICLES | \$3,500.00 |

Prepared by:  
Julisa Sierra, Senior Center Dir

**Attachments:**

|    |       |
|----|-------|
| 1. | C01-0 |
|----|-------|



7765 Lakeport Road  
Chittenango, NY 13037  
(315) 687-3969 | 1-800-962-5768  
Dealer Facility ID #, 7095409

|           |           |
|-----------|-----------|
| Invoice # | C01-0     |
| Date      | 4/28/2025 |
| Time      | 2:51 PM   |

|             |           |
|-------------|-----------|
| PO #:       |           |
| Document #: | C01-12353 |
| Due Date:   | 5/28/2025 |

|           |                |
|-----------|----------------|
| Salesman: | Scott Davis    |
| Ship Via: | DELIVER IN BUS |
| Terms:    | Net 30         |

|                                                    |                |       |
|----------------------------------------------------|----------------|-------|
| CITY OF MIDDLETOWN - MULBERRY HOUSE SENI<br>(7417) |                |       |
| 62-70 WEST MAIN STREET                             |                |       |
| MIDDLETOWN                                         | NY             | 10940 |
| Contact:                                           | (845) 346-4075 |       |

Wholegood Estimate

|                 |    |       |
|-----------------|----|-------|
| Ship To:        |    |       |
| 70 WEST MAIN ST |    |       |
| MIDDLETOWN      | NY | 10940 |

| Item Number<br>Description                          | Qty  | Price        | Amount       | Disc | Subtotal     | Sales<br>Tax | Extended<br>Amount | Back<br>Order | Drop<br>Ship |
|-----------------------------------------------------|------|--------------|--------------|------|--------------|--------------|--------------------|---------------|--------------|
| (23452) 24-24331<br>NEW BUS<br>(SN:1FD4FN0RDD07899) | 1.00 | \$123,450.00 | \$123,450.00 |      | \$123,450.00 |              | \$123,450.00       |               |              |

|        |              |            |          |            |        |         |        |
|--------|--------------|------------|----------|------------|--------|---------|--------|
| Cash   | Check/Check# | CC/CC Type | On Acct. | Mfg Credit | CIT    | Deposit | Other  |
| \$0.00 | \$0.00       | \$0.00     | \$0.00   | \$0.00     | \$0.00 | \$0.00  | \$0.00 |

Thank You for partnering with New York Bus Sales for your school transportation needs.

We strive to meet your expectations, you will be receiving a phone call to take a survey on the delivery of this vehicle to ensure we have succeeded in meeting your expectations and we ask that you give feedback and any suggestions on how we might improve.

***We Appreciate Your Business!***

Visit us online at [www.newyorkbussales.com](http://www.newyorkbussales.com)

| Summary of Charges |                 |
|--------------------|-----------------|
| \$0.00             | Taxable         |
| \$123,450.00       | Non-Taxable     |
| \$123,450.00       | Subtotal        |
| \$0.00             | Sales Tax       |
| \$123,450.00       | Total           |
| \$0.00             | Amount Tendered |
| \$0.00             | Change Due      |

|                    |       |
|--------------------|-------|
| Exempt Tax Cert #: | . LOF |
| Expiration Date:   |       |

Printed: 4/28/2025 3:00 PM

Page 1 of 1 Pages

|                       |                |
|-----------------------|----------------|
| Customer Signature    | Date           |
| <i>Julisa Alderia</i> | <i>5/21/25</i> |

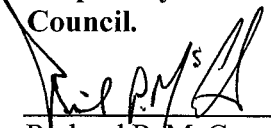


**CITY OF MIDDLETOWN, NEW YORK  
COMMON COUNCIL  
RECORD OF VOTE**

**THE FOLLOWING WAS PRESENTED**

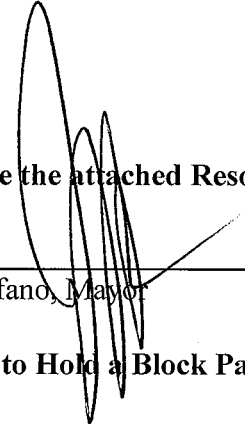
By: Alderman Green  
Seconded by: Alderman Johnson  
Date of Adoption: June 3, 2025  
Index No: 157-25

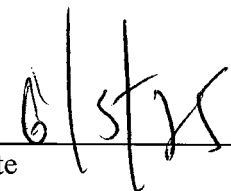
**I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.**

  
Richard P. McCormack  
Clerk to the Common Council

| Names              | Ayes | Noes | Abstain | Absent |
|--------------------|------|------|---------|--------|
| Ald. Tobin         | x    |      |         |        |
| Ald. Jean-Francois | x    |      |         |        |
| Ald. Johnson       | x    |      |         |        |
| Ald. Wray          | x    |      |         |        |
| Ald. Kleiner       | x    |      |         |        |
| Ald. Green         | x    |      |         |        |
| Ald. Witt          | x    |      |         |        |
| Ald. Masi          | x    |      |         |        |
| Pres. Rodrigues    | x    |      |         |        |
| Total              | 9    |      |         |        |

**I hereby approve the attached Resolution/Local Law.**

  
Joseph M. DeStefano, Mayor

  
Date

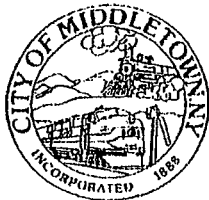
**Authorization to Hold a Block Party on Lenox Avenue and Cantrell Avenue on June 15, 2025**

BE IT RESOLVED that the Common Council of the City of Middletown, NY, authorizes a block party on Lenox Avenue and Cantrell Avenue between 12 PM and 6:30 PM on Sunday, June 15, 2025.

Prepared by:  
Rick McCormack, City Clerk

**Attachments:**

|    |                                 |
|----|---------------------------------|
| 1. | Lenox/Cantrell Block Party 2025 |
|----|---------------------------------|



**CITY OF MIDDLETOWN, NEW YORK  
APPLICATION FOR  
BLOCK PARTY**

# properties  
27

20 home  
owners

I, the undersigned, do hereby make application for a Block Party in the City of Middletown, New York:

Name of Applicant Vanessa Diaz Negron

Address of Applicant  
32 Lenox Pl, Middletown NY 10940

Phone Number of Applicant 845) 321-6125

Day and date the Block Party will be held June 15<sup>th</sup>, 2025

Hours Block Party will start and end 12 noon to 6<sup>30</sup> pm

Name of Streets to be blocked Cantrell Ave & Lenox  
& Courtland & Lenox

**BLOCK PARTY APPLICATION REQUIREMENTS:**

On a separate sheet of paper, please indicate the following information:

Name, addresses and signatures of no less 75% of homeowners on the closed street area for permission to have Block Party.

A description of any equipment to be used, including whether music is to be played and what devices are needed for the provision of such music, when applicable.

Description of any vendors within the closed street area.

By signing this application, the applicant agrees to all the provisions of the Middletown City Code pertaining to Chapter 332 Noise and Chapter 319 Litter.

Signed: Vanessa Diaz Negron

Date: 5/27/25

**For Office Use Only:**

Resolution Number and Date 157-25

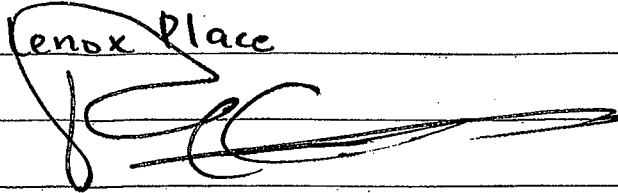
38 Lenox Place

Suzanne Lelin

25 Lenox Place

Rodlyn Smith/Larry Glass

36 Lenox Place



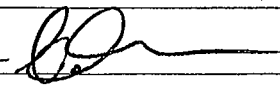
34 Lenox Place

Rosemary Kearns

30 Lenox Place

House is Empty

27 Lenox Place

Kelly Fairweather - 

We will like to host a Father's Day BBQ,  
Block party as we did last year. We have  
a portable speaker where we will play respectful  
music.

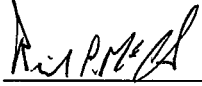


**CITY OF MIDDLETOWN, NEW YORK  
COMMON COUNCIL  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

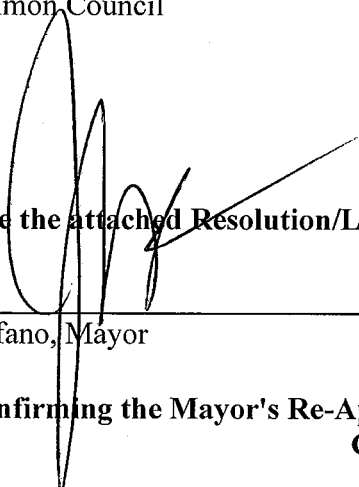
By: Alderman Kleiner  
Seconded by: Alderwoman Wray  
Date of Adoption: June 3, 2025  
Index No: 158-25

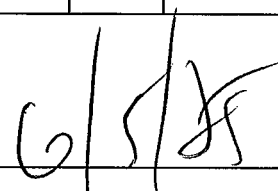
**I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.**

  
Richard P. McCormack  
Clerk to the Common Council

| Names              | Ayes | Noes | Abstain | Absent |
|--------------------|------|------|---------|--------|
| Ald. Tobin         | x    |      |         |        |
| Ald. Jean-Francois | x    |      |         |        |
| Ald. Johnson       | x    |      |         |        |
| Ald. Wray          | x    |      |         |        |
| Ald. Kleiner       | x    |      |         |        |
| Ald. Green         | x    |      |         |        |
| Ald. Witt          | x    |      |         |        |
| Ald. Masi          | x    |      |         |        |
| Pres. Rodrigues    | x    |      |         |        |
| Total              | 9    |      |         |        |

**I hereby approve the attached Resolution/Local Law.**

  
Joseph M. DeStefano, Mayor

Date 

**Resolution Confirming the Mayor's Re-Appointment of Richard P. McCormack as City Clerk**

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of Richard P. McCormack as City Clerk for a three-year term, through May 31, 2028.

Prepared by:  
Joseph DeStefano, Mayor

**Attachments:**

None



**CITY OF MIDDLETOWN, NEW YORK  
COMMON COUNCIL  
RECORD OF VOTE**

**THE FOLLOWING WAS PRESENTED**

By: Alderwoman Wray  
Seconded by: Alderman Jean-Francois  
Date of Adoption: June 3, 2025  
Index No: 159-25

**I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.**

Richard P. McCormack  
Clerk to the Common Council

| Names              | Ayes | Noes | Abstain | Absent |
|--------------------|------|------|---------|--------|
| Ald. Tobin         | x    |      |         |        |
| Ald. Jean-Francois | x    |      |         |        |
| Ald. Johnson       | x    |      |         |        |
| Ald. Wray          | x    |      |         |        |
| Ald. Kleiner       | x    |      |         |        |
| Ald. Green         | x    |      |         |        |
| Ald. Witt          | x    |      |         |        |
| Ald. Masi          | x    |      |         |        |
| Pres. Rodrigues    | x    |      |         |        |
| Total              | 9    |      |         |        |

**I hereby approve the attached Resolution/Local Law.**

  
\_\_\_\_\_  
Joseph M. DeStefano, Mayor

Date

**Resolution Authorizing a \$40,000 Budget Transfer within the DPW Budget for Overtime Expenses**

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes the City Treasurer to transfer \$40,000 in the following manner, to address the current overdraft and anticipated overtime expenses.

|                                 |                              |             |
|---------------------------------|------------------------------|-------------|
| FROM                            | TO                           | AMOUNT      |
| A.1620.100-                     | A.5110.103                   | \$40,000.00 |
| Pers. Svcs. – Maintenance Dept. | Overtime – Street Department |             |

Prepared by:



Jacob Tawil

**Attachments:**

|    |                                     |
|----|-------------------------------------|
| 1. | BOE MEMO- TRANSFER FUNDS- STREET OT |
|----|-------------------------------------|

# DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

Date: May 29, 2025

To: Honorable Mayor DeStefano, Council President Rodrigues,  
Members of the Board of Estimate and Apportionment, Members of the  
Common Council

Cc: Leonora Liz, Treasurer and Richard McCormack, City Clerk

From: Jacob S. Tawil, P.E.- Commissioner of Public Works 

Re: Transfer of Funds- Street Department Overtime

We are respectfully requesting a transfer of funds from the Maintenance Department Personal Service line, A.1620.100, into the Public Works Street Department Overtime account, A.5110.103, to cover recent overdraft and anticipated overtime for the remainder of the year.

| FROM                                          | AMOUNT      | TO                                         |
|-----------------------------------------------|-------------|--------------------------------------------|
| A.1620.100<br>Pers. Svcs. – Maintenance Dept. | \$40,000.00 | A.5110.103<br>Overtime – Street Department |

Thank you.

JT/kg



**CITY OF MIDDLETOWN, NEW YORK  
COMMON COUNCIL  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois  
Seconded by: Alderman Tobin  
Date of Adoption: June 3, 2025  
Index No: 160-25

**I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.**

Richard P. McCormack  
Clerk to the Common Council

| Names              | Ayes | Noes | Abstain | Absent |
|--------------------|------|------|---------|--------|
| Ald. Tobin         | x    |      |         |        |
| Ald. Jean-Francois | x    |      |         |        |
| Ald. Johnson       | x    |      |         |        |
| Ald. Wray          | x    |      |         |        |
| Ald. Kleiner       | x    |      |         |        |
| Ald. Green         | x    |      |         |        |
| Ald. Witt          | x    |      |         |        |
| Ald. Masi          | x    |      |         |        |
| Pres. Rodrigues    | x    |      |         |        |
| Total              | 9    |      |         |        |

**I hereby approve the attached Resolution/Local Law.**

  
Joseph M. DeStefano, Mayor

Date

6/5/25

**Resolution to Award Bids for Surplus Vehicles Through Auctions International**

BE IT RESOLVED that the Common Council of the City concurs with the Board of Estimate and Apportionment to and hereby awards the bids for the sale of the following surplus vehicles auctioned through Auctions International:

- A 2008 Chevrolet Silverado 1500 Pickup Truck, VIN #2GCEK19C481221426, in the amount of **\$860.00**;
- A 2008 Chevrolet Tahoe, VIN #1GNFK03098R264302, in the amount of **\$730.00**;
- A 2006 Ford Expedition SUV, VIN #1FMPU16556LA32666, in the amount of **\$610.00**;

for a total sale amount of **Two Thousand Two Hundred Dollars (\$2,200.00)**; and

BE IT FURTHER RESOLVED that the appropriate City officials are hereby authorized to take all necessary actions to complete the transactions and transfer ownership of the vehicles to the successful bidders.

Prepared by:  
Jacob Tawil

**Attachments:**

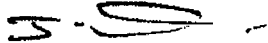
|    |                                 |
|----|---------------------------------|
| 1. | BOE MEMO- AUCTION INTERNATIONAL |
|----|---------------------------------|

# Department of Public Works

## Memorandum

**To:** Honorable Mayor DeStefano, Honorable Members of the Board of Estimate and Apportionment, Members of the Common Council

**CC:** Richard McCormack-City Clerk and Leonora Liz- Treasurer

**From:** Jacob Tawil, P.E. Commissioner of Public Works 

**Date:** May 29, 2025

**Re:** Resolution needed to award bids for surplus vehicles auctioned off through Auctions International

---

I respectfully request a resolution to award the following bids for surplus vehicles auctioned off through Auctions International:

2008 Chevy Silverado 1500 Pickup Truck (VIN #2GCEK19C481221426) - \$860.00

2008 Chevy Tahoe (VIN #1GNFK03098R264302) - \$730.00

2006 Ford Expedition SUV (VIN #1FMPU16556LA32666) - \$610.00

**Total= \$2,200.00**

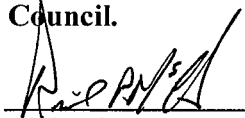


**CITY OF MIDDLETOWN, NEW YORK  
COMMON COUNCIL  
RECORD OF VOTE**

**THE FOLLOWING WAS PRESENTED**

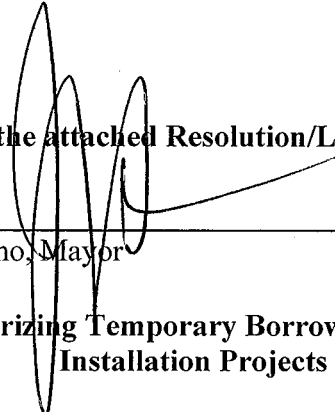
By: Alderman Johnson  
Seconded by: Alderwoman Wray  
Date of Adoption: June 3, 2025  
Index No: 161-25

**I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.**

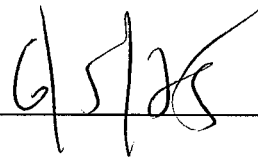
  
Richard P. McCormack  
Clerk to the Common Council

| Names              | Ayes | Noes | Abstain | Absent |
|--------------------|------|------|---------|--------|
| Ald. Tobin         | x    |      |         |        |
| Ald. Jean-Francois | x    |      |         |        |
| Ald. Johnson       | x    |      |         |        |
| Ald. Wray          | x    |      |         |        |
| Ald. Kleiner       | x    |      |         |        |
| Ald. Green         | x    |      |         |        |
| Ald. Witt          | x    |      |         |        |
| Ald. Masi          | x    |      |         |        |
| Pres. Rodrigues    | x    |      |         |        |
| Total              | 9    |      |         |        |

**I hereby approve the attached Resolution/Local Law.**

  
Joseph M. DeStefano, Mayor

Date



**Resolution Authorizing Temporary Borrowing for Senior Center Renovation and Camera Installation Projects Under the CREST Grant**

**BE IT RESOLVED**, that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes the establishment of a temporary borrowing to cover the upfront costs associated with the Senior Center bathroom renovation and the installation of various camera projects, as funded under the \$275,000 CREST Grant awarded through the Office of Senator Skoufis; and

**BE IT FURTHER RESOLVED**, that said temporary borrowing shall be repaid in full upon receipt of the grant reimbursement.

FROM TO  
GENERAL FUND BALANCE H.6772.201

AMOUNT  
\$275,000

A\_2025\_SENIOR CENTER  
BATHROOM RENO AND  
OTHER

Prepared by:  
Leonora Liz, Treasurer

**Attachments:**

None

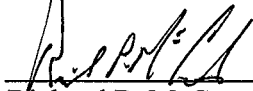


**CITY OF MIDDLETOWN, NEW YORK  
COMMON COUNCIL  
RECORD OF VOTE**

**THE FOLLOWING WAS PRESENTED**

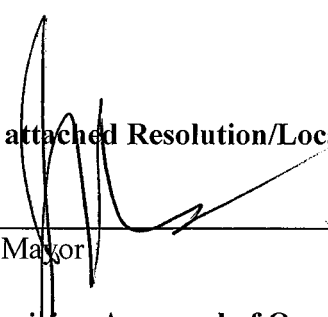
By: Alderman Tobin  
Seconded by: Alderman Green  
Date of Adoption: June 3, 2025  
Index No: 162-25

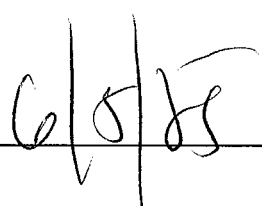
**I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.**

  
Richard P. McCormack  
Clerk to the Common Council

| Names              | Ayes | Noes | Abstain | Absent |
|--------------------|------|------|---------|--------|
| Ald. Tobin         | x    |      |         |        |
| Ald. Jean-Francois | x    |      |         |        |
| Ald. Johnson       | x    |      |         |        |
| Ald. Wray          | x    |      |         |        |
| Ald. Kleiner       | x    |      |         |        |
| Ald. Green         | x    |      |         |        |
| Ald. Witt          | x    |      |         |        |
| Ald. Masi          | x    |      |         |        |
| Pres. Rodrigues    | x    |      |         |        |
| Total              | 9    |      |         |        |

**I hereby approve the attached Resolution/Local Law.**

  
Joseph M. DeStefano, Mayor

Date 

**Resolution Authorizing Approval of Orange & Rockland Proposal for Power Line Relocation Related to the City Parking Garage Project**

**BE IT RESOLVED**, that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes acceptance of the proposal submitted by Orange & Rockland Utilities in the amount of **\$126,567.00** for the relocation of power lines required for the construction of the new City Parking Garage; and

**BE IT FURTHER RESOLVED**, that the total project cost for the City Parking Garage is approximately **\$5 million**, with **\$2.5 million** in grant funding secured through the Office of Senator Skoufis and the balance to be funded through City resources; and

**BE IT FURTHER RESOLVED**, that the Board of Estimate and Apportionment is hereby authorized to take the necessary actions to proceed with the execution of the O&R proposal and



the advancement of the project.

Prepared by:  
Jacob Tawil

**Attachments:**

|    |                                 |
|----|---------------------------------|
| 1. | Project 20240130160 Cost Letter |
|----|---------------------------------|



Orange and Rockland Utilities, Inc.  
71 Dolson Avenue  
Middletown NY 10940-6501  
[www.oru.com](http://www.oru.com)

May 30, 2025

Mr Jacob Tawil  
16 James St  
Middletown, NY 10940

Re: 9 Washington St  
Middletown NY

NUCON Project No.:20240130160

Dear Mr. Tawil:

Thank you for your project application. Please find the cost(s) to provide electric and/or gas facilities to the above referenced location.

|                     |              |
|---------------------|--------------|
| Electric Facilities | \$126,567.00 |
|---------------------|--------------|

Attached is the invoice for the work at the above-mentioned service address location.

Please open the attached Invoice and follow the instructions to make the payment.

Payments cannot be made in person. Orange and Rockland Utilities does not have an intake facility for these payments, and they will not be accepted during field visits.

Payments can be made electronically using your bank account, credit, or debit card via the iReceivables Portal: [https://supplierprd.coned.com/OA\\_HTML/IrecVisitor.jsp](https://supplierprd.coned.com/OA_HTML/IrecVisitor.jsp) To avoid delays in processing payments, the Invoice Number, Project Number and Service Address must be included on Check Payment.

The Invoice is only valid for six months from the date of this letter, and a new estimate will need to be generated if not paid within six months. Any required Orange and Rockland Utilities engineering planning or construction work will not begin until all customer costs are satisfied.

If you have any questions, please contact customer service at 1-877-434-4100 or go to [www.oru.com](http://www.oru.com).

Sincerely,

Anthony Villano  
Manager  
646-739-1589

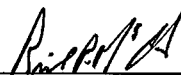


**CITY OF MIDDLETOWN, NEW YORK  
COMMON COUNCIL  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

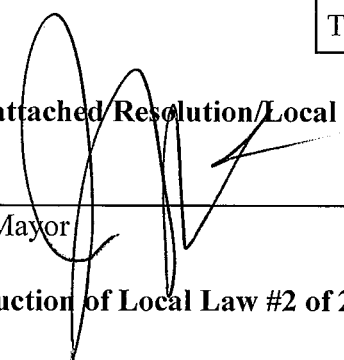
By: Alderman Masi  
Seconded by: None  
Date of Adoption: June 3, 2025  
Index No:

**I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.**

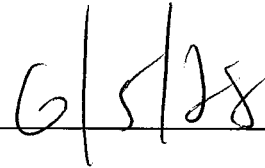
  
Richard P. McCormack  
Clerk to the Common Council

| Names              | Ayes | Noes | Abstain | Absent |
|--------------------|------|------|---------|--------|
| Ald. Tobin         | x    |      |         |        |
| Ald. Jean-Francois | x    |      |         |        |
| Ald. Johnson       | x    |      |         |        |
| Ald. Wray          | x    |      |         |        |
| Ald. Kleiner       | x    |      |         |        |
| Ald. Green         | x    |      |         |        |
| Ald. Witt          | x    |      |         |        |
| Ald. Masi          | x    |      |         |        |
| Pres. Rodrigues    | x    |      |         |        |
| Total              | 9    |      |         |        |

**I hereby approve the attached Resolution/Local Law.**

  
Joseph M. DeStefano, Mayor

Date



**Introduction of Local Law #2 of 2025: Good Cause Eviction**

Prepared by:

**Attachments:**

|    |                                          |
|----|------------------------------------------|
| 1. | Local Law 2 - 2025 - Good Cause Eviction |
|----|------------------------------------------|

## **LOCAL LAW #2 OF 2025**

### **A LOCAL LAW ADOPTING THE GOOD CAUSE EVICTION PROVISIONS OF ARTICLE 6-A OF THE NEW YORK REAL PROPERTY LAW IN THE CITY OF MIDDLETOWN**

**BE IT ENACTED BY THE COMMON COUNCIL OF THE CITY OF  
MIDDLETOWN AS FOLLOWS:**

Section 1. Purpose of this Enactment. The purpose of this enactment is adopt the provisions of Article 6-a of the New York Real Property Law in the City of Middletown

Section 2. Pursuant to Section 213(1) of the Real Property Law, the City of Middletown hereby adopts all of the applicable good cause eviction provisions of Article 6-A of the Real Property Law in the City of Middletown.

Section 3. Pursuant to Section 213 (2)(b) of the Real Property Law, this Local Law shall define for the City of Middletown that a “small landlord” is a landlord with no more than one unit anywhere in the State of New York. Such “small landlord” shall be exempt from the provisions of this Local Law.

Section 4. Severability.

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this Local Law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Local Law.

Section 5. Effective Date.

This Local Law shall be effective upon filing with the office of the Secretary of State.

Section 6. Automatic Sunset.

This Local Law shall automatically expire and be deemed repealed on June 15, 2034.



**CITY OF MIDDLETOWN, NEW YORK  
COMMON COUNCIL  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Masi  
Seconded by: Alderman Green  
Date of Adoption: June 3, 2025  
Index No: 163-25

**I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.**

Richard P. McCormack  
Clerk to the Common Council

| Names              | Ayes | Noes | Abstain | Absent |
|--------------------|------|------|---------|--------|
| Ald. Tobin         | x    |      |         |        |
| Ald. Jean-Francois | x    |      |         |        |
| Ald. Johnson       | x    |      |         |        |
| Ald. Wray          | x    |      |         |        |
| Ald. Kleiner       | x    |      |         |        |
| Ald. Green         | x    |      |         |        |
| Ald. Witt          | x    |      |         |        |
| Ald. Masi          | x    |      |         |        |
| Pres. Rodrigues    | x    |      |         |        |
| Total              | 9    |      |         |        |

**I hereby approve the attached Resolution/Local Law.**

\_\_\_\_\_  
Joseph M. DeStefano, Mayor

\_\_\_\_\_  
Date

**Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the Treasurer be Authorized to Issue Warrants for their Payment**

Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the Treasurer be Authorized to Issue Warrants for their Payment

Prepared by:  
Leonora Liz, Treasurer

**Attachments:**

None