

Community Development Agency Meeting Minutes

December 2, 2025

Regular Board Meeting

7:00; Common Council Chambers

Vice Chairman Paul Johnson presiding

Roll Call—Paul Johnson, Jude Jean Francois, Gerald Kleiner, Joseph Masi, Sparrow Tobin (arrived 6:56), Kevin Witt, Kathleen Wray

Absent: Joseph DeStefano, Andrew Green, J. Miguel Rodrigues

Also present: Maria Bruni

Approval of Minutes – 11/03/25

Motion to accept made by Masi; seconded by Witt

Motion: carried 7-0

Financial Report – none

Executive Director's Report – Maria Bruni

A PowerPoint regarding the sale of 54 Washington St. is attached to these minutes. The home was appraised for \$550,000, through the program we were able to bring the sale price down to \$440,000 plus a grant of \$10,000. There is a requirement for the grant that they live there for 10 years or we can claw back the grant. This is an extended family who will occupy the home. Dad on one side and his daughter and her children on the other side. We were able to get them in before the holidays, so we were happy to be able to do that.

168 Linden is now being marketed by PathStone and we expect that it will close early next year.

7 Genung is being worked on right now.

There was a little hold up during the Federal shutdown because of the FHA mortgage that they were getting.

Jean Francois: Are they from the area?

Bruni: Yes, they were living in Scotchtown.

Masi: I happened to be there and the place is just immaculate. Any of us would love to live in it. They did a great, great job. It is absolutely gorgeous. The one side is huge

Bruni: It is two-family owner occupied, 2 bedrooms on the right and three bedrooms on the left. There is also a garage in the back and a backyard.

Johnson: Is there direct communication between the two apartments?

Bruni: No, they are completely separate.

Bills and Communications

City of Middletown – final interest 54 Washington – \$283.10

City of Middletown – bridge loan repayment –54 Washington - \$354,700

City of Middletown – tax repayment – 54 Washington – \$32,890.00

Gene Grillo – Legal Service – \$870.00 – closing - 54 Washington

Motion to approve made by Johnson; seconded by Masi

Motion: carried 7-0

Old Business – None

New Business

Adjournment

Motion to adjourn made by Johnson; seconded by Masi

Motion: carried 7-0