

**Community Development Agency Meeting Minutes**  
**November 3, 2025**  
**Regular Board Meeting**  
**7:00; Common Council Chambers**

**Roll Call-** Joseph DeStefano, Paul Johnson, Andrew Green, Jude Jean Francois, Gerald Kleiner, Joseph Masi, J. Miguel Rodrigues, Sparrow Tobin, Kevin Witt, Kathleen Wray  
Also present: Maria Bruni, Leonora Liz, Patricia Racine

**Approval of Minutes –10/06/25**

Motion to accept made by Masi; seconded by Witt  
Motion: carried 10-0

**Financial Report – none**

**Executive Director’s Report – Maria Bruni**

54 Washington: the government shutdown is affecting the scheduling of a closing date.  
168 Linden is being marketed by PathStone. They have three applicants, so far.  
7 Genung is under construction

**Bills and Communications**

EMLT – lead clearance – 168 Linden Ave. - \$630.00  
Grillo – legal services – transfer 135 Linden to City – 105.00  
Grillo – legal services – 54 Washington - \$135.00  
City of Middletown – interest - 54 Washington – 461.90  
City of Middletown – interest - 168 Linden – 280.24

Motion to approve made by Masi; seconded by Green  
Motion: carried 10-0

**Old Business – None**

**New Business**

Resolution to approve RBT as auditors for year ending 12/31/25 for a fee of \$5600.00.

Motion to approve made by Wray; seconded by Masi  
Motion: carried 10-0

**Adjournment**

Motion to adjourn made by Masi; seconded by Green  
Motion: carried 10-0

**Community Development Agency Meeting Minutes**  
**November 3, 2025**  
**Audit Committee Meeting**  
**7:00 pm; Common Council Chambers**

**Audit Committee**

Paul Johnson, Chairperson  
Jude Jean-Francois  
Gerald Kleiner  
Kevin Witt

**Roll call**

All present

**Approval of Minutes Audit Committee – 03/18/25**

Motion to approve made by Johnson; seconded by Witt

Motion carried: 4-0

**Old Business Audit Committee – none**

**New Business Audit Committee –**

Resolution to recommend the approval of RBT as auditors for the year ending December 31, 2025 with a fee of \$5600.00 and forward to the full board.

Motion to approve made by Johnson; seconded by Witt

Motion carried: 4-0

**Adjournment**

Motion to approve made by Johnson; seconded by Witt

Motion carried: 4-0