

Agenda

Middletown Community Development Agency
Regular Meeting
Monday, October 6, 2025
7:00 PM; Common Council Chambers

Roll Call

Approval of Minutes – 08/04/25

Motion to accept

Financial Report – Leonora Liz

Financial report – Motion to accept

Budget Presentation

Resolution to approve and authorize submission of the 2026 CDA budget and estimated 2027 through 2029 budgets as presented.

Executive Director's Report – Maria Bruni

Bills and Communications

Gannett – legal ad – Genung - \$56.03

City of Middletown – interest 54 Washington - \$923.80

City of Middletown – interest 168 Linden – \$483.91

Charles Carnell – 168 Linden – appraisal - \$850

Gene Grillo - \$300.30

Motion to approve

Old Business

New Business

Resolution to transfer 135 Linden Avenue to the City of Middletown

Adjournment

THE AGENDA IS TENTATIVE AND ESTABLISHED
USING ALL AVAILABLE INFORMATION AT THE TIME OF ITS CREATION.
ITEMS MAY BE ADDED OR ELIMINATED AT ANY TIME

Community Development Agency Meeting Minutes
August 4, 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 (arrived during the committee meeting), Sparrow Tobin, Kevin Witt, Kathleen Wray

Also present: Maria Bruni

Approval of Minutes –05/06/25

Financial Report – none

A written report is included in the agenda

Executive Director’s Report – Maria Bruni

As discussed in the earlier committee meeting, we have resolutions to accept the bid and secure the financing for Genung St. 168 is moving right along and the closing for 54 Washington should be very soon.

Bills and Communications

Charles Carnell – Genung – appraisal - \$850
Gene Grillo –Washington – Legal Service – \$615.00
Gannet – legal ad –Genung demo – \$57.04
City of Middletown – Linden interest - \$416.72
City of Middletown – Washington interest - \$1296.09
Ayers & Galloway – 19.98
Quickbooks subscription \$700.00

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

Old Business - None

New Business

Resolution to approve the bid of Matthew J. Davies, in the amount of \$383,100.00, for the substantial rehabilitation of 7 Genung Street.

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

Resolution to recommend the borrowing of funds from the City of Middletown for the 7 Genung Street project in the amount of \$383,100.00

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

Adjournment

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

RESOLUTION

At a regular meeting of the City of Middletown Community Development Agency convened on Monday, October 6, 2025, 7:00 p.m., local time, at Middletown City Hall in the Common Council Chambers.

The following resolution was duly offered and seconded, to wit:

Resolution No. 2025-17

Whereas, the Chairman, Executive Director and Treasurer of the Middletown Community Development Agency have approved and submitted an itemized statement in writing of the estimated revenues and expenditures of the Middletown Community Development Agency, for the fiscal year January 1, 2026 through December 31, 2026 with estimates for succeeding years through 2029, and,

Whereas, the estimates are entered in full in the minutes as attached to this resolution, and

Now, therefore, be it resolved and ordained that the Middletown Community Development Agency does hereby approve and adopt the aforesaid annual budget and authorize submission to the NYS Authority Budget Office through the PARIS system.
The budget was presented as attached.

The question of the adoption of the foregoing Resolution was duly put to a vote, which resulted as follows:

| Motion: Sec'd: | Yea | Nay | Abstain | Absent |
|---------------------|-----|-----|---------|--------|
| Joseph DeStefano | [] | [] | [] | [] |
| Paul Johnson | [] | [] | [] | [] |
| Jude Jean-Francois | [] | [] | [] | [] |
| Andrew Green | [] | [] | [] | [] |
| Gerald Kleiner | [] | [] | [] | [] |
| Joseph Masi | [] | [] | [] | [] |
| Kate Wray | [] | [] | [] | [] |
| J. Miguel Rodrigues | [] | [] | [] | [] |
| Sparrow Tobin | [] | [] | [] | [] |
| Kevin Witt | [] | [] | [] | [] |

MOTION:

Signatures _____ title _____

Seal _____ title _____

RESOLUTION

At a regular meeting of the City of Middletown Community Development Agency convened on Monday, October 6, 2025 at 7:00 PM, local time, at Middletown City Hall in the Common Council Chambers.

The following resolution was duly offered and seconded, to wit:

Resolution No. 2025-18

Whereas, the Common Council of the City of Middletown by resolution on January 21, 2014 approved the City of Middletown Community Development Agency Urban Renewal Plan ("the Plan"), and

Whereas, the City of Middletown Community Development Agency ("the CDA") by resolution on April 14, 2014 also approved the Plan, and

Whereas, one of the primary purposes of the Plan is to allow the City to transfer to the CDA properties acquired by the City through its tax sale process so the properties can be redeveloped and sold pursuant to the CDA's residential homeownership program, and

Whereas, 135 Linden was transferred by the City to the CDA's residential homeownership program, and

Whereas, the City currently has an immediate use for the previously transferred property, and the CDA is willing to relinquish the property to the City

Whereas, said transfer from the CDA to the City will be with the further understanding that the CDA will retain no interest or responsibility for the property listed above after transfer to the City.

Now, therefore, be it resolved by the City of Middletown Community Development Agency, that the CDA accepts the transfer of the above referred to property to the City of Middletown without consideration.

Be it further resolved, that acceptance of said transfer shall be with the understanding that the CDA will retain no interest, or responsibility for the property listed above after transfer to the City.

Be it further resolved that Joseph DeStefano, as Chairperson of the CDA, be authorized to sign all documents on behalf of the CDA that may be required in order to accomplish said transfer.

The question of the adoption of the foregoing Resolution (2025-18) was duly put to a vote, which resulted as follows:

Motion:
Sec'd:

| | <i>Yea</i> | <i>Nay</i> | <i>Abstain</i> | <i>Absent</i> |
|---------------------|------------|------------|----------------|---------------|
| Joseph DeStefano | [] | [] | [] | [] |
| Paul Johnson | [] | [] | [] | [] |
| Jude Jean-Francois | [] | [] | [] | [] |
| Andrew Green | [] | [] | [] | [] |
| Gerald Kleiner | [] | [] | [] | [] |
| Joseph Masi | [] | [] | [] | [] |
| Kate Wray | [] | [] | [] | [] |
| J. Miguel Rodrigues | [] | [] | [] | [] |
| Sparrow Tobin | [] | [] | [] | [] |
| Kevin Witt | [] | [] | [] | [] |

MOTION:

Seal

Signatures _____ title _____

_____ title _____

Agenda
Middletown Community Development Agency
FINANCE COMMITTEE
Monday, October 6, 2025; 7:00 p.m.
Council Chambers; City Hall

Finance Committee Members

Paul Johnson, Chairperson
Joseph Masi
Kate Wray
Andrew Green

Roll call

Approval of Minutes – 08/04/25

Old Business Audit Committee - NONE

New Business Finance Committee –

Resolution to recommend the 2026 budget and the 2027 through 2029 estimated budgets to the full board for approval.

THE AGENDA IS TENTATIVE AND ESTABLISHED
USING ALL AVAILABLE INFORMATION AT THE TIME OF ITS CREATION.
ITEMS MAY BE ADDED OR ELIMINATED AT ANY TIME

Minutes
Middletown Community Development Agency
Finance Committee
August 4, 2025
7:00 PM; Common Council Chambers

Finance Committee

Paul Johnson, chair
Andrew Green
Joseph Masi
Kate Wray

Roll call

All Present

Approval of Minutes Finance Committee – 05/06/25

Motion to approve made by Masi; seconded by Green

Motion: carried 4-0

Old Business Committee - NONE

New Business Committee –

Maria Bruni: We have resolutions for the rehab of 7 Genung Street and also for borrowing funds from the City for the rehab. I have a quick Powerpoint (Attached) for you to show you the condition of 7 Genung. As you can see there is plenty of rot and the whole side of the house will have to be rebuilt as a result of water infiltration from a leaking roof. I wanted you to see this because the bid that came in in \$383,100. It is a 3-bedroom 3 bath home with a bonus room. We had it appraised with the construction specs in mind and it appraised at \$450,000. So we feel pretty good that we can stay on budget.

Paul Johnson: How big is the lot?

MB: 5600 square feet, we will build a deck on it. Our inspector went in first to write up specs and an estimate of \$388,000. Again the bid is a little less than that at 383,000. We feel we can get it done on budget and get a family in there and back on the tax roll.

Kevin Witt: Has anyone been able to secure \$450,000 mortgage. 84 Linden and now Washington St. SONYMA a family of 3 or 4 with an income of about \$150,000 to 180,000. The appraised value is \$450,000 but the sale price would be about \$425,000. The taxes are only \$2900 to the city and with soft costs and construction. We would then be able to sell it at \$425,000.

Resolution to recommend acceptance of the bid for the rehab of 7 Genung from Matthew J. Davies in the amount of \$383,100.00 and advance to the full board for approval.

Motion to approve made by Masi; seconded by Green

Motion: carried 4-0

Resolution to recommend the borrowing of funds from the City for the rehab of 7 Genung in the amount of \$383,100.00 and advance to the full board for approval.

Motion to approve made by Masi; seconded by Green

Motion: carried 4-0

ADJOURNMENT

Motion for adjournment made by Masi; seconded by Green

Motion: carried 4-0

RESOLUTION

At a meeting of the City of Middletown Community Development Agency Finance Committee convened on Monday October 6, 2025 at 7:00 PM, local time, at Middletown City Hall in the Council Chambers.

The following resolution was duly offered and seconded, to wit:

Resolution No. FC2025-9

RESOLVED; that the City of Middletown Community Development Agency Finance Committee approves of and wishes to forward to the full board the attached 2026 budget and 2027 through 2029 estimated Agency budgets.

The question of the adoption of the foregoing Resolution was duly put to a vote, which resulted as follows:

Motion:
Sec'd:

| | <i>Yea</i> | <i>Nay</i> | <i>Abstain</i> | <i>Absent</i> |
|--------------|------------|------------|----------------|---------------|
| Paul Johnson | [] | [] | [] | [] |
| Andrew Green | [] | [] | [] | [] |
| Joseph Masi | [] | [] | [] | [] |
| Kate Wray | [] | [] | [] | [] |

MOTION:

Signatures _____ title _____

Signatures _____ title _____

Seal