

Community Development Agency Meeting Minutes
October 6, 2025
Regular Board Meeting
7:00; Common Council Chambers

Roll Call- Joseph DeStefano, Paul Johnson, Andrew Green, Jude Jean Francois (arrived during the financial report), Joseph Masi, J. Miguel Rodrigues, Sparrow Tobin, Kevin Witt, Kathleen Wray

Also present: Maria Bruni

Absent: Gerald Kleiner

Approval of Minutes –08/04/25

Motion to accept made by Masi; seconded by Witt

Motion: carried 8-0

Financial Report –

Checking: \$769.00

Savings: \$60,966.23

Motion to approve made by Masi; seconded by Wray

Motion: carried 9-0

Budget Presentation

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

Motion to approve made by Masi; seconded by Wray

Motion: carried 9-0

Executive Director's Report – Maria Bruni

168 Linden is completed and is with PathStone who is marketing it for sale. 54 Washington we're waiting on the home owner to obtain homeowner's insurance and we are looking to closing soon.

We are looking at a grant from New York State called Move-In, which will provide a funding mechanism for cross-mod homes. We need at least 10 properties for the program that are under city control.

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

Motion to approve made by Masi; seconded by Green

Motion: carried 9-0

Old Business – None

New Business

135 Linden belongs to the CDA. The council has already discussed the situation with 137 Linden and has been favorable regarding the contract. 135 Linden will be demolished and transferred to the owner of 137, the city is working with Alex on the spot zoning explanation. There will be a restriction in the deed that the property cannot be built on.

Bruni: The 135 Linden house is in very poor condition and cannot be rehabbed by the CDA. Our recommendation has been to tear it down.

Resolution to transfer 135 Linden Avenue to the City of Middletown

Motion to approve made by Green; seconded by Wray

Motion: carried 9-0

Adjournment

Motion to adjourn made by Masi; seconded by Wray

Motion: carried 9-0

Minutes
Middletown Community Development Agency
Finance Committee
October 6, 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 – 08/04/25

Motion to approve made by Johnson; seconded by Masi

Motion: carried 4-0

Old Business Committee - NONE

New Business Committee –

Budget Presentation – Leonora Liz – see attached

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

Motion to approve made by Johnson; seconded by Masi

Motion: carried 4-0

ADJOURNMENT

Motion for adjournment made by Johnson seconded by Masi

Motion: carried 4-0