

Community Development Agency Meeting Minutes
April 1, 2025
Regular Board Meeting
6:45; Common Council Chambers

Roll Call- Joseph DeStefano, Paul Johnson, Andrew Green, Gerald Kleiner, Joseph Masi, J. Miguel Rodrigues, Sparrow Tobin, Kevin Witt

Absent: Jude Jean Francois , Kathleen Wray

Also present: Maria Bruni, Patricia Racine

Approval of Minutes –01/21/25; 03/18/25

Motion to approve made by Kleiner; seconded by Witt
Motion carried 8-0

Financial Report – None

Executive Director’s Report – Maria Bruni

84 Linden has been sold. Work is continuing on Washington St. We are now at the point where it is being marketed by PathStone.

Bills and Communications

City of Middletown – final interest 84 Linden – 102.31
City of Middletown – bridge loan repayment – 84 Linden - \$191,600
City of Middletown – tax repayment – 84 Linden – \$19,578.00
Gene Grillo – 84 Linden – Legal Service – \$405.00
RBT LLC – 2024 Audit - \$5500.00

Motion to approve made by Masi; seconded by Green
Motion: carried 8-0

Old Business - None

New Business

Resolution to approve the change order from Matthew J. Davies for 168 Linden Avenue.

Motion to approve made by Johnson; seconded by Green
Motion: carried 8-0

Adjournment

Motion to adjourn made by Masi; seconded by Johnson
Motion: carried 8-0

Minutes
Middletown Community Development Agency
Finance Committee
April 1, 2025
6:45 PM; Common Council Chambers

Finance Committee

Paul Johnson, chair
Andrew Green
Joseph Masi
Kate Wray

Roll call

Absent: Kate Wray

Approval of Minutes Finance Committee – 03/18/25

Motion to approve made by Masi; seconded by Green

Motion: carried 3-0

Old Business Finance Committee - NONE

New Business Finance Committee –

Maria Bruni: This evening we have a change order regarding for 168 Linden. During inspection of the sewer line deficiencies were discovered in the section of pipe between the interior of the house and the house trap that is located beyond the foundation of the house. During excavation it was discovered that the rear addition to the house and the rear wood framed wall that supports the rear exterior wall which includes the first- floor load, the second- floor load and the roof at the rear of the house, does not sit on an actual foundation.

So, after consultation with building inspector it was determined best remedy is as follows. Remove the first- floor addition, support rear wall of house. Excavate and Install new footings to support re-constructed rear addition and rear deck support per New York State building code. Re construct rear addition to meet New York State building and energy codes.

\$18,600

Plumbing Issues

During the inspection of the main sewer line, using the plumbing scope camera system, it was discovered that the main sewer line has cracks and significant deterioration where it exits the house and makes connection to the house trap. Excavate area around sewer line between house and house trap and replace damaged sewer line.

When connecting to and turning on water main supply to the house it was determined that the main supply line between the in-curb shutoff and the house has a water leak. Excavate the main water line and replace damaged sections of water supply line.

Estimated cost for these plumbing repairs \$5,600

Resolution to recommend the change order from Matthew J. Davies dated March 31, 2025 and advance to the full board for approval.

Motion to approve made by Masi; seconded by Green

Motion: carried 3-0

ADJOURNMENT

Motion for adjournment made by Masi; seconded by Green

Motion: carried 3-0