



COMMON COUNCIL MEETING
CITY OF MIDDLETOWN
January 2, 2026 Minutes
City Hall
16 James Street
Middletown, New York 10940

J. Miguel Rodrigues, President
Ald. Jude Jean-Francois
Ald. Andrew Green
Ald. Paul Johnson
Ald. Gerald Kleiner
Ald. Sparrow Tobin
Ald. Kevin Witt
Ald. Kate Wray
Ald. Joseph Masi (Absent)

ALSO PRESENT:
Richard McCormack, City Clerk
Joseph M. DeStefano, Mayor

City of Middletown, New York

Common Council Reorganizational Meeting

January 2, 2026

ALL: Pledge allegiance to the Flag of the United States of America, and to the republic for which it stands, one nation, under God, indivisible with liberty and justice for all.

PRESIDENT J. MIGUEL RODRIGUES: If we could just remain standing, and I asked Middletown High School graduate Vincenzia Elia to come up and sing The National Anthem.

VINCENZIA ELIA: Hello? Okay. That's okay.

(The National Anthem Performed by Vincenzia Elia)

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: Great job. Thank you. At this time, I would like to introduce our Congressman Pat Ryan, and he will do the oath of office. Got a whole crew coming, huh? (Indiscernible).

CLERK RICHARD MCCORMACK: Oh, no wait. It won't go over on TV. Oh, okay. Do you want to use -- how can I help you?

CONGRESSMAN PAT RYAN: We've got that all sorted now. As an Irish Catholic, I can appreciate the size if these families. Before we do the swearing in, I just very briefly want to

say thank you both and thank you to the entire council and, Mayor DeStefano, especially thank you to you for including me and inviting me. It's really truly an honor to be in this room.

There's a lot of things we need to work on in this country in our democracy. If the energy, the sense of community, the working together regardless of any party or any other labels that happened here in the city of Middletown were happening around the country, and certainly within the body in which I serve, we'd be in a much, much better place. So it's truly an honor for --

(Applause)

CONGRESSMAN PAT RYAN: -- for me to be here. And I will take the model that you all have set here in the city and try to bring it down to my colleagues in D.C. and talk some sense, maybe knock some sense into everybody down there.

PRESIDENT J. MIGUEL RODRIGUES: Good luck.

CONGRESSMAN PAT RYAN: Yeah. Good luck. That's right. Luck of the Irish. The second thing that I just want to briefly say

before we swear in each of these incredible public servants is that this year starts for those of you -- I think a lot in this room are probably history buffs or nerds like me. This year is the beginning of the 250th birthday of our nation, the greatest nation in the history of the world in the United States of America.

And on July 4, 2026, it is a pivotal testing point for us of can we keep this going. Can we continue to live up to what we -- the words we just said in the Pledge of liberty and justice for all? Can we live up to the words and the spirit of the incredible performance of the Star Spangled Banner that we just heard sung?

And I worry about that. I think a lot of us worry about that right now in the country. And so the solution to those challenges is not going to come top down, it's going to come bottom up. It's going to come from these chambers. It's going to come from the elected officials here who are sacrificing for the greater good who are giving up time with family, giving up time with friends, giving up time, what I call sweat pants time when you're home, and you know, you just don't -- you can let your guard down.

You're giving that time up to serve this community, and you all are true patriots for that. And so my closing words and request to each of you before we swear you in, some of you for another term, some of you for beginning of hopefully a long term of service, think about the founders 249, almost 250 years ago who wrote those words in The Declaration, our founding mothers and fathers.

Looking around this room, we are that next generation of founding mothers and fathers and brothers and sisters. No one else is going to do it. If we don't do it, if we don't figure out how to come together and rebuild trust between the government and the people, we're in real trouble.

But knowing everybody here, especially knowing your great mayor and knowing all of the elected officials here, I am optimistic that we're going to do that, and I know that that is the commitment that each of you are going to take in this oath as we take an oath of support to our constitution of both our U.S. Constitution and the Constitution of the State of New York.

So, congratulations to each of you to

whom much is given, much is expected. So, you know, we're going to continue to ask you all to do more and to serve the community. And anything that you need in the city of Middletown, I think you all know this, I know the mayor knows this, I'm here. Your great state senator is here. Not only is your assembly -- one assembly person here, but you've got a bonus assembly person in Jonathan Jacobson and Paula Kay and Senator Skoufis. All of us are one team together working to serve the people in Middletown.

So, again, congratulations and now we'll get to the part that you're all here for, which is the swearing in. All right. So do you guys want to do this together then? Is that what we're going to do? All right. So we're going to start with Mayor DeStefano and Alderman-At-Large Rodriguez. Ready? You both have -- that's very cute that you're sharing the Bible like that.

MAYOR JOSEPH DESTEFANO: We've done this a lot.

CONGRESSMAN PAT RYAN: All right.
Please raise your right hand, repeat after me. I do solemnly swear --

MAYOR JOSEPH DESTEFANO: I do solemnly

swear --

PRESIDENT J. MIGUEL RODRIGUES: I do
solemnly swear --

CONGRESSMAN PAT RYAN: -- that I will
support the Constitution of the United States --

MAYOR JOSEPH DESTEFANO: -- that I will
support the Constitution of the United States --

PRESIDENT J. MIGUEL RODRIGUES: -- that
I will support the Constitution of the United
States --

CONGRESSMAN PAT RYAN: -- and the
Constitution of the State of New York --

MAYOR JOSEPH DESTEFANO: -- and the
Constitution of the State of New York --

PRESIDENT J. MIGUEL RODRIGUES: -- and
the Constitution of the State of New York --

CONGRESSMAN PAT RYAN: -- and that I
will faithfully discharge the duties --

MAYOR JOSEPH DESTEFANO: -- and that I
will faithfully discharge the duties --

PRESIDENT J. MIGUEL RODRIGUES: -- and
that I will faithfully discharge the duties --

CONGRESSMAN PAT RYAN: -- of the Office
of Mayor --

MAYOR JOSEPH DESTEFANO: -- of Mayor --

PRESIDENT J. MIGUEL RODRIGUES: --
Alderman-At-Large --

CONGRESSMAN PAT RYAN: -- and Alderman-
At-Large according to the best of my ability --

MAYOR JOSEPH DESTEFANO: -- according
to the best of my ability.

PRESIDENT J. MIGUEL RODRIGUES: --
according to the best of my ability --

CONGRESSMAN PAT RYAN: -- so help me
God.

MAYOR JOSEPH DESTEFANO: -- so help me
God.

PRESIDENT J. MIGUEL RODRIGUES: -- so
help me God.

CONGRESSMAN PAT RYAN: Congratulations.

(Applause)

CONGRESSMAN PAT RYAN: Congratulations.
All right. Next we're going to swear in your
judge. Judge, please come forward. Let's give
him a round of applause.

(Applause)

CONGRESSMAN PAT RYAN: Do you want to
use that (indiscernible) Bible? If you want to
hold it, ma'am, on his left? Please raise your
right hand and repeat after me. I, state your

full name --

JUDGE STEVEN BROCKETT: I, Steven

Brockett --

CONGRESSMAN PAT RYAN: -- do solemnly

swear --

JUDGE STEVEN BROCKETT: -- do solemnly

swear --

CONGRESSMAN PAT RYAN: -- that I will

support The Constitution of the United States --

JUDGE STEVEN BROCKETT: -- that I will

support The Constitution of the United States --

CONGRESSMAN PAT RYAN: -- and The

Constitution of the State of New York --

JUDGE STEVEN BROCKETT: -- and The

Constitution of the State of New York --

CONGRESSMAN PAT RYAN: -- and that I

will faithfully discharge the duties --

JUDGE STEVEN BROCKETT: -- and that I

will faithfully discharge the duties --

CONGRESSMAN PAT RYAN: -- of the Office

of Judge --

JUDGE STEVEN BROCKETT: -- of the

Office of Judge --

CONGRESSMAN PAT RYAN: -- to the best

of my ability --

JUDGE STEVEN BROCKETT: -- to the best
of my ability --

CONGRESSMAN PAT RYAN: -- so help me
God.

JUDGE STEVEN BROCKETT: -- so help me
God.

CONGRESSMAN PAT RYAN: Congratulations.

(Applause)

CONGRESSMAN PAT RYAN: Of course. Of
course. Take your picture after too.

JUDGE STEVEN BROCKETT: Oh, okay.
We'll do that.

CONGRESSMAN PAT RYAN: Yeah, yeah.
I'll be around. Of course. I'm going to put
this so that -- we want people to be able to hear
that.

PRESIDENT J. MIGUEL RODRIGUES: So at
this time, we'll go by ward. First Ward?

CONGRESSMAN PAT RYAN: Alderman Kevin
Witt.

ALDERMAN KEVIN WITT: Thank you, sir.

CONGRESSMAN PAT RYAN: Please give him
a round of applause.

(Applause)

CONGRESSMAN PAT RYAN: (Indiscernible)

you rather than me.

ALDERMAN KEVIN WITT: That's fine.

CONGRESSMAN PAT RYAN: Because we're going to get better each time --

ALDERMAN KEVIN WITT: Thank you.

CONGRESSMAN PAT RYAN: -- we do this.

ALDERMAN KEVIN WITT: Thank you, sir.
Thank you.

CONGRESSMAN PAT RYAN: I, state your name --

ALDERMAN KEVIN WITT: I, Kevin Witt --

CONGRESSMAN PAT RYAN: -- do solemnly swear --

ALDERMAN KEVIN WITT: -- do solemnly swear --

CONGRESSMAN PAT RYAN: -- that I will support the Constitution of the United States --

ALDERMAN KEVIN WITT: -- that I will support the Constitution of the United States --

CONGRESSMAN PAT RYAN: -- and the Constitution of the State of New York --

ALDERMAN KEVIN WITT: -- and the Constitution of the State of New York --

CONGRESSMAN PAT RYAN: -- and that I will faithfully discharge the duties --

ALDERMAN KEVIN WITT: -- that I will
faithfully discharge the duties --

CONGRESSMAN PAT RYAN: -- of the Office
of First Ward Alderman --

ALDERMAN KEVIN WITT: -- of the Office
of First Ward Alderman --

CONGRESSMAN PAT RYAN: -- according to
the best of my abilities --

ALDERMAN KEVIN WITT: -- according to
the best of my abilities --

CONGRESSMAN PAT RYAN: -- so help me
God.

ALDERMAN KEVIN WITT: -- so help me
God.

CONGRESSMAN PAT RYAN: Congratulations.

ALDERMAN KEVIN WITT: Thank you, sir.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: Second
Ward?

CONGRESSMAN PAT RYAN: Do you guys want
to do it together or separate? It's up to you.

ALDERMAN ANDREW GREEN: Oh, this is
your first time?

CONGRESSMAN PAT RYAN: Yeah, let's do
it separate. We've got time.

ALDERMAN ANDREW GREEN: Yeah.

CONGRESSMAN PAT RYAN: We've got time.

ALDERMAN ANDREW GREEN: Good to see
you.

CONGRESSMAN PAT RYAN: Congratulations.

ALDERMAN ANDREW GREEN: Thank you so
much.

CONGRESSMAN PAT RYAN: You got a Bible?

ALDERMAN ANDREW GREEN: Yeah. That's
my father.

CONGRESSMAN PAT RYAN: Congratulations,
sir.

MR. GREEN: (Indiscernible).

CONGRESSMAN PAT RYAN: If you want to
go on his left.

ALDERMAN ANDREW GREEN: You got it.
Okay.

CONGRESSMAN PAT RYAN: Closer.

ALDERMAN ANDREW GREEN: Oh, all right.
Yeah, here. We can move a little closer.

CONGRESSMAN PAT RYAN: I, state your
full name --

ALDERMAN ANDREW GREEN: I, Andrew Green
--

CONGRESSMAN PAT RYAN: -- do solemnly

swear --

ALDERMAN ANDREW GREEN: -- do solemnly

swear --

CONGRESSMAN PAT RYAN: -- that I will
support the Constitution of the United States --

ALDERMAN ANDREW GREEN: -- that I will
support the Constitution of the United States --

CONGRESSMAN PAT RYAN: -- and the
Constitution of the State of New York --

ALDERMAN ANDREW GREEN: -- and the
Constitution of the State of New York --

CONGRESSMAN PAT RYAN: -- and that I
will faithfully discharge the duties --

ALDERMAN ANDREW GREEN: -- and that I
will faithfully discharge the duties --

CONGRESSMAN PAT RYAN: -- of the Office
of Second Ward Alderman --

ALDERMAN ANDREW GREEN: -- of the
Office of Second Ward Alderman --

CONGRESSMAN PAT RYAN: -- to the best
of my ability --

ALDERMAN ANDREW GREEN: -- to the best
of my ability --

CONGRESSMAN PAT RYAN: -- so help me
God.

ALDERMAN ANDREW GREEN: -- so help me
God.

CONGRESSMAN PAT RYAN: Congratulations.
(Applause)

CONGRESSMAN PAT RYAN: Alderman Kevin
Gomez.

ALDERMAN KEVIN GOMEZ: Thank you.
(Indiscernible). Four.

CONGRESSMAN PAT RYAN: Step up
(indiscernible).

ALDERMAN KEVIN GOMEZ: Thank you.

CONGRESSMAN PAT RYAN: Are you guys
proud of this guy? I, state your full name --

ALDERMAN KEVIN GOMEZ: I, Kevin Gomez -
-

CONGRESSMAN PAT RYAN: -- do solemnly
swear --

ALDERMAN KEVIN GOMEZ: -- do solemnly
swear --

CONGRESSMAN PAT RYAN: -- that I will
support the Constitution of the United States --

ALDERMAN KEVIN GOMEZ: -- that I will
support the Constitution of the United States --

CONGRESSMAN PAT RYAN: -- and the
Constitution of the State of New York --

ALDERMAN KEVIN GOMEZ: -- and the
Constitution of the State of New York --

CONGRESSMAN PAT RYAN: -- and that I
will faithfully discharge the duties --

ALDERMAN KEVIN GOMEZ: -- and that I
will faithfully discharge the duties --

CONGRESSMAN PAT RYAN: -- of the Office
of Second Ward Alderman --

ALDERMAN KEVIN GOMEZ: -- of the office
of Second Ward Alderman --

CONGRESSMAN PAT RYAN: -- to the best
of my ability --

ALDERMAN KEVIN GOMEZ: -- to the best
of my abilities --

CONGRESSMAN PAT RYAN: -- so help me
God.

ALDERMAN KEVIN GOMEZ: -- so help me
God.

CONGRESSMAN PAT RYAN: Congratulations.

(Applause)

CONGRESSMAN PAT RYAN: Alderwoman Wray?

ALDERWOMAN KATE WRAY: We're going
together. We've been together (indiscernible).

PRESIDENT J. MIGUEL RODRIGUES: They're
special. Third Ward, best ward.

ALDERWOMAN KATE WRAY: Best ward.

ALL: Oh.

ALDERWOMAN KATE WRAY: Miguel knows
which ward is the best ward.

PRESIDENT J. MIGUEL RODRIGUES: There's
three versus all of them.

ALDERWOMAN KATE WRAY: You're in charge
of our book.

ALDERMAN PAUL JOHNSON: Left hand on
the book, right hand high.

CONGRESSMAN PAT RYAN: Left hand on the
book, right hands up. Team spirit here. You're
both going to have to say your name at the same
time though, right?

ALDERWOMAN KATE WRAY: We'll be good.
I'll remember mine. (Indiscernible).

CONGRESSMAN PAT RYAN: I, state your
name --

ALDERWOMAN KATE WRAY: I, Katie Wray --

ALDERMAN PAUL JOHNSON: I, Paul Johnson

--

CONGRESSMAN PAT RYAN: -- do solemnly
swear --

ALDERWOMAN KATE WRAY: -- do solemnly
swear --

ALDERMAN PAUL JOHNSON: -- do solemnly
swear --

CONGRESSMAN PAT RYAN: -- that I'll
support the Constitution of the United States --

ALDERWOMAN KATE WRAY: -- that I will
support the Constitution of the United States --

ALDERMAN PAUL JOHNSON: -- that I will
support the Constitution of the United States --

CONGRESSMAN PAT RYAN: -- and the
Constitution of the State of New York --

ALDERWOMAN KATE WRAY: -- and the
Constitution of the State of New York --

ALDERMAN PAUL JOHNSON: -- and the
Constitution of the State of New York --

CONGRESSMAN PAT RYAN: -- and I will
faithfully discharge the duties --

ALDERWOMAN KATE WRAY: -- and I will
faithfully discharge the duties --

ALDERMAN PAUL JOHNSON: -- and I will
faithfully discharge the duties --

CONGRESSMAN PAT RYAN: -- of the Office
of the Third Ward Alderperson --

ALDERWOMAN KATE WRAY: -- of the Office
of Third Ward Aldermen --

ALDERMAN PAUL JOHNSON: -- of the

Office of Third Ward Aldermen --

CONGRESSMAN PAT RYAN: -- according to
the best of my ability --

ALDERWOMAN KATE WRAY: -- according to
the best of my abilities --

ALDERMAN PAUL JOHNSON: -- according to
the best of my ability --

CONGRESSMAN PAT RYAN: -- so help me
God.

ALDERWOMAN KATE WRAY: -- so help us
God.

ALDERMAN PAUL JOHNSON: -- so help us
God.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: Fourth
Ward?

ALDERMAN PAUL JOHNSON: Thank you, sir.
Appreciate it.

PRESIDENT J. MIGUEL RODRIGUES:
Together?

ALDERMAN ALEX RODRIGUEZ: First time.

CONGRESSMAN PAT RYAN: I, state your
name --

ALDERMAN ALEX RODRIGUEZ: I, Alex
Rodriguez --

ALDERMAN JUDE JEAN-FRANCOIS: I, Jude
Jean-Francois --

CONGRESSMAN PAT RYAN: -- do solemnly
swear --

ALDERMAN ALEX RODRIGUEZ: -- do
solemnly swear --

ALDERMAN JUDE JEAN-FRANCOIS: -- do
solemnly swear --

CONGRESSMAN PAT RYAN: -- that I will
support the Constitution of the United States --

ALDERMAN ALEX RODRIGUEZ: -- that I
will support the Constitution of the United
States --

ALDERMAN JUDE JEAN-FRANCOIS: -- that I
will support the Constitution of the United
States.

CONGRESSMAN PAT RYAN: -- and the
Constitution of the State of New York --

ALDERMAN ALEX RODRIGUEZ: -- and the
Constitution of the State of New York --

ALDERMAN JUDE JEAN-FRANCOIS: -- and
the Constitution of the State of New York --

CONGRESSMAN PAT RYAN: -- and that I
will faithfully discharge the duties --

ALDERMAN ALEX RODRIGUEZ: -- and I will

faithfully discharge the duties --

ALDERMAN JUDE JEAN-FRANCOIS: -- and I
will faithfully discharge the duties --

CONGRESSMAN PAT RYAN: -- of the Office
of Fourth Ward Aldermen --

ALDERMAN ALEX RODRIGUEZ: -- of the
Office of Fourth Ward Aldermen --

ALDERMAN JUDE JEAN-FRANCOIS: -- of the
Office of Fourth Ward Alderman --

CONGRESSMAN PAT RYAN: -- according to
the best of my ability --

ALDERMAN ALEX RODRIGUEZ: -- according
to the best of my ability --

ALDERMAN JUDE JEAN-FRANCOIS: --
according to the best of my ability --

CONGRESSMAN PAT RYAN: -- so help me
God.

ALDERMAN ALEX RODRIGUEZ: -- so help me
God.

ALDERMAN JUDE JEAN-FRANCOIS: -- so
help me God.

CONGRESSMAN PAT RYAN: Congratulations.

(Applause)

ALDERMAN ALEX RODRIGUEZ: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: All

right. For the first time, I'll ask the clerk to call the roll.

CLERK RICHARD MCCORMACK: Alderman Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Here.

CLERK RICHARD MCCORMACK: Alderman -- yeah, here. Alderman Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Here.

CLERK RICHARD MCCORMACK: Alderman Johnson?

ALDERMAN PAUL JOHNSON: Here.

CLERK RICHARD MCCORMACK: Alderwoman Wray?

ALDERWOMAN KATE WRAY: Here.

CLERK RICHARD MCCORMACK: Alderman Gomez?

ALDERMAN KEVIN GOMEZ: Here.

CLERK RICHARD MCCORMACK: Alderman Green?

ALDERMAN ANDREW GREEN: Here.

CLERK RICHARD MCCORMACK: Alderman Witt?

ALDERMAN KEVIN WITT: Here.

CLERK RICHARD MCCORMACK: Alderman Masi? Mr. Masi is absent. President Rodriguez?

PRESIDENT J. MIGUEL RODRIGUES: Here.

CLERK RICHARD MCCORMACK: Quorum is present.

PRESIDENT J. MIGUEL RODRIGUES: Okay.
Remarks of the mayor.

MAYOR JOSEPH DESTEFANO: I'm going to do them from up here this evening. So, first, I want to thank Vincenzia Elia for once again performing the Star Spangled -- or National Anthem, I mean. You did a great job, and Middletown High School is very proud of you. So thank you.

(Applause)

MAYOR JOSEPH DESTEFANO: I want to begin by thanking all of you for being here today. It's truly an honor to stand before you once again in the humble and trusted place, and the trust that you have placed in me, and I'm grateful for the opportunity to once again serve the residents of the City of Middletown.

I want to begin by thanking Congressman Ryan for administering the oath of office to all of us this evening. Congressman, your support and partnership and your advocacy on behalf of all of us, all of our cities and all of the towns

in your district and in our region, has made a real difference. We need you in Washington, D.C., and we're going to be there next year for you when you're running for re-election. I can assure you of that.

(Applause)

MAYOR JOSEPH DESTEFANO: I also want to acknowledge our other state and local officials that are here this evening, Senator Skoufis and Assemblywoman Kay and our visiting assemblyman from Newburgh, Jonathan G. Jacobson, who I've known for many, many years going back to his chairmanship. And I still like him. That's a surprise.

So along with Janet Sutherland, our county legislator, who's done a fantastic job for us for the past four years, and Sparrow Tobin, our new county legislator. Your presence here reflects the importance of working

(indiscernible) --

(Applause)

MAYOR JOSEPH DESTEFANO: -- of working together across all levels of government regardless of party affiliation and for the good of all our residents. I extend my sincere

congratulations of thanks to the Honorable Judge Brockett for his service and dedication to justice and to our community. And your years of service here in the city of Middletown are deeply appreciated, and we look forward to another successful term from Judge Brockett. So thank you.

(Applause)

MAYOR JOSEPH DESTEFANO: I also need to recognize our leadership of our legislative branch, Council President Rodrigues. I need to thank him for his friendship, his partnership, his leadership, and your dedication to the people of the city of Middletown. And that includes to the entire -- that extends to the entire common council.

Those of us who are -- those of you who are returning for a new term, and our new members, Kevin Gomez and Alex Rodriguez. We're going to have some confusion in the future. We have to go with Rodrigues with an S and Rodriguez with a Z. But we'll get there. We'll make it work.

You know, our families are a very important part of the -- what we do here because

they really -- this -- as the congressman touched on, our families do pay a price. And also, running a campaign. I don't want to be political, but campaign volunteers like Marie Ingrassia. I think Maria is here this evening. She's our Middletown Democratic Chairperson.

(Applause)

MAYOR JOSEPH DESTEFANO: She is just an outstanding volunteer here in the city of Middletown, not only party/partisan ways, but for the community as a whole. So I think Maria.

We have some of our young superstars from the campaign. Natlie, Amaya, Kayla, Sheila, Maidson, Noah, Elijah. They did some great videos and some great campaigning, so thank you, and thank you to those that are here today.

And we know about that beautiful mosaic that we call Middletown, our diverse immigrant communities that are here in our community that came together as a coalition of different groups in our city. The Latino community, they're here tonight. The Asian community and so many more groups that came out.

And the congressman referenced the D.C. politics. And we sort of had like a D.C.

political campaign here in Middletown this last time. And Middletown rejected that type of campaigning. And this community came together. I see Juan in the back and others who were just fantastic people who came together from the Latinos, the Asian communities, all groups that were being attacked came together during this campaign and really did a solid job for us.

And as the whole ticket -- not just me, but the whole ticket, and we -- you know, through it all, we stood tall. I'm going to be a little Frank Sinatra for you, right? I'm not really going to sing the rest of it, but we did manage to win a close one this time.

So I want to thank them for all their dedication and commitment because it's important to recognize those who really put our city before politics, and they all did. So thank you very much, and it was great to see young people involved in the political process.

So, Alderman Gomez, Alderman Rodriguez, welcome. Welcome to your families to be part of our Middletown government family here. I look forward to working with you collaboratively, respectfully and the entire council responsibly

as we move this city forward together.

I also want to recognize Gerry Kleiner, who's in the audience. Gerry, for his 20 years of service or 20 years plus of service because he's involved in so many things. And congratulations to you.

(Applause)

MAYOR JOSEPH DESTEFANO: I mentioned Sparrow Tobin. He has, I guess, a promotion from city council to Orange County legislator. And we will, once again, have representation in Orange County government. So thank you, Sparrow, for being here.

(Applause)

MAYOR JOSEPH DESTEFANO: I mentioned that public service is not a solo effort, never a solo effort, and I would not be standing here tonight without the support of my family. I've been doing this job for a long time. You know, some claim 42 years.

PRESIDENT J. MIGUEL RODRIGUES: 49.

MAYOR JOSEPH DESTEFANO: That's not true, but some people have bad math. But so to my wife, Linda, thank you for your constant encouragement, your patience. Well, maybe -- I

don't know about the patience, but your strength. To my children, Nicole and -- she was the letter-writer during the campaign, Allie, my daughter Allie, the photographer, and the internet video creator who did a great job. Thank you both for your commitment and your dedication to what we have accomplished together.

My grandchildren, Miles, Rosey, Manny, and Eli, my assistant campaign manager, all of you are a part of my -- are my pride and my inspiration to do these things that we do here. My sister, Maria, who's probably crying off onto the side. The congressman told me that he's met you a couple of times, and you're quite the character. I said you don't know the half of it. So, thank you for your lifelong belief in what we do as a family.

To our city hall staff, I offer my sincere appreciation. Mary Zahorchak, where are you, Mary? Yay. I'm going to say stand up, Mary, or -- right?

(Applause)

MAYOR JOSEPH DESTEFANO: Yeah. Stand up, Mary. Stand up. Oh, standing up. All right. Thank you for your professionalism, your

dedication, and your steady presence, and also for running all the city hall pools at Superbowl time. To our department heads, Jacob Tawil, Chief J.J. Ewanciw, Chief Brady, Maria Bruno, Leonora Liz, Rick McCormack, Marianne Feely, Alex Smith, Raelyn, and Pam Welch. I saw Pam Welch here.

Thank you all for your hard work, your leadership, your commitment in delivering services to our residents. The quality of services is second to none in this region. So I want to thank you on behalf of our residents for everything you do every single day.

This moment is particularly meaningful to me as it marks 16 consecutive years of service with President Rodrigues as a team. As you saw, we got sworn in together. We've been sworn in together I believe every time, and part of that is symbolism because we are a team. We've acted that way since 2009 since our campaign back then and every, you know, four years since then.

But what happens every four years is not really important. It's what happens in between those four years. And we do work like a team. Sometimes it looks like we're all in

agreement up here, but believe me, we have our times, we have our disagreements, but we try to reach consensus and we try to move Middletown forward. And I think we've had a lot of luck doing that.

But this is -- this experience has reinforced for me that good government is built on fiscal responsibility, stable taxes, strong public services, and a constant focus on the quality of life for those who call Middletown home.

We have made real progress together, but important work remains. I remain committed to listening, to transparency, to accountability to working collaboratively with the common council by partners in the government, and most importantly, the residents of this city. Thank you for the people of the city of Middletown for your continued trust and your continued confidence.

It's an honor to serve as mayor. I want to once again thank Congressman Ryan for swearing us in and for taking time out of your busy schedule this evening to be here. I'm proud of our city. I'm optimistic about our future.

That's something you will see in my state of the city address if you have an hour and a half sometime in February. And I'm excited to continue moving Middletown forward together. So thank you, and God bless the City of Middletown. God bless the United States of America, and I appreciate all of you coming out tonight. And now I wanted to introduce our state Senator James Skoufis.

(Applause)

SENATOR JAMES SKOUFIS: Give it up one more time for our great mayor. Woo.

(Applause)

SENATOR JAMES SKOUFIS: I've said this at other swearing ins before. The immediate mark of a wise public servant, a grizzled, veteran public servant is they don't have their swearing on January 1st. Nobody likes going out to an oath of office administration on January 1st. We're hung over, we're tired, and so thank you, Mayor, and all of your aldermen, council president, for your service to this great community.

Look, you know, there is -- I want to say a few things. There are some people,

especially if you don't follow government politics, especially local government and local politics, they see things happen in a community, especially when it's good stuff happening like here in Middletown. And most folks don't realize the incredible energy and effort and blood and sweat and tears and time and commitment that's involved in making all of those good things happen.

And you all know here, and certainly the people involved in moving this city forward know that this is not magic. It's not coincidence. It's not happenstance that so much good is happening in the city of Middletown.

I'm very privileged to be a part of this team. There was a moment, and the mayor would tell you this, and he's told me this, that during redistricting there was a time when I think the mayor almost had a heart attack. I almost had a heart attack. I was going to represent Middletown. Then I wasn't going to represent Middletown. I am thrilled to represent this community because this is the best team in the business that you've got in Orange County, and I would dare say in all of New York state.

(Applause)

SENATOR JAMES SKOUFIS: And I have only been here formally representing this area for a few years now, but certainly I've spent a great amount of time in Middletown. I've lived in Orange County for my entire adult life. And I know what Middletown looked like and felt like 10 years ago, 15 years ago. Does not feel like it does today.

And this team and under your leadership, Mayor and Council President, and with the support and the effort of the entire council and county team, state team, and federal team, you've filled empty storefronts and turned downtown into a vibrant, vibrant, vibrant place here in the community.

You've literally replaced wooden water pipes with real 21st Century pipes. Go figure. I -- you have and you're continuing to replace a derelict -- quite frankly, the state should be admonished for the old psych campus that was turned over to the city. And you have brick by brick revitalized that campus into a -- literally a college and health providers and so much more on the horizon.

You've filled old factories with breweries and cannabis packaging manufacturers. This city is not just going through a revitalization. Yes, the work is always ongoing. This city has been revitalized under your watch. You deserve all the congratulations in the world. Thank you, Mayor, for your friendship, your partnership, and I certainly look forward to, as long as I'm in this position working with everyone in this room, to make sure the city continues to move forward. Congratulations, everybody. Best wishes in the new year.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: At this time I'll call Assemblywoman Paula Kay.

ASSEMBLYWOMAN PAULA KAY: Big congratulations to everybody in this room. This is Middletown. We are Middletown strong, Middletown proud. Mayor, thank you for everything you do. You -- everything you do every to bring this city together. And I just want to say to each and every one of you, I look forward to 2026 working with you.

And one of the most unique things, and thanks to the mayor, is I get to work here in

this building. And today, I think this is the first time this has happened, my officemates are here, my officemates Senator Skoufis and Congressman Ryan. I don't think we've ever been in this building all together, but we work together upstairs because the mayor put it together so that there can be seamless interaction between federal, state, and local officials so we can get things done for our constituents together, and that's what we do. We work together to do things for the people of Middletown.

So thank you, Mayor, thank you to all of you. We're going to have a tremendous 2026 working together and doing great things for this city. I'm really looking forward to it. Thank you.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: At this time I'll call Assemblyman Jonathan Jacobson.

ASSEMBLYMAN JONATHAN JACOBSON: So you're probably wondering how they let me out of my district to come over to Middletown. I was going to pay you a compliment that before that was the nicest you've ever been to me in public.

It still is.

It's good to see a lot of people that I've known in the past. You know, and the new people, let me tell you that one thing you'll discover, and I remember when I was on the Newburgh City Council, that a lot of people, your neighbors, watch the meetings on television. It's shocking. And they really do. And so you got to remember that. So it's a surprise, but it's very good.

You really have done a great job, and Middletown really is a model for the whole state. And I don't think that particularly Joe and the others here get enough credit. There's an old line that Bill Clinton said. He said, where I come from, when you see a turtle on top of a fence, the odds are it didn't get there by itself. And these things don't happen by accident, as was pointed out.

And you've done a great job. And you've got my great colleague as your partner here. And it's always great to see my congressman as well, Pat Ryan. So thank you for having me here. It's good seeing everybody, and congratulations.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: So we have our two county legislators, Janet Sutherland. You guys want to come up? Sparrow Tobin.

(Applause)

LEGISLATOR JANET SUTHERLAND: Okay. Well, it's an absolute honor to be standing here with our newly elected legislator Sparrow Tobin. I just have to say, you know, when I was running, the support that I received from the council, from the mayor, from everybody who lives in the city of Middletown was an absolute thrill, and I couldn't have been re-elected without all of you.

So, to be able to stand here and welcome in new aldermen and to stand here with seasoned aldermen and to be able to celebrate this evening with you is tremendous. So I really look forward to continuing our work together and moving forward, keeping things moving in the right direction. Thank you.

(Applause)

LEGISLATOR SPARROW TOBIN: I'd just like to wish our new Aldermen Rodriguez and Gomez the best of luck. You're part of a great team,

great department chairs, great mayor. So, good luck. Thank you.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: Okay.

At this time we'll go around. Remarks of aldermen? Alderman Witt.

ALDERMAN KEVIN WITT: I had a feeling I was going to be asked to follow all of that. Thank you all for coming out tonight. It was -- it's so nice to have you all part of this. Thank you to the people who put me and us in these positions. It's an incredible honor, and I know we all try to work really hard for everybody and to try to do the right thing for our city.

You know, we've heard different things about the timing of, you know, 250 years and how long the city's been around. I mean, you see right up there, it's 1888. And there have been people in these seats since that time, and they may even be these seats. I don't know. But that's pretty incredible when you think about it, you know, that we are tasked with keeping this going.

And it's a lot. We know, right? We try hard and it's a great city and we have great

leadership, but it's -- sometimes it can give you a good perspective that there was like 40 years ago or 50 years ago, like nobody in this room was in this room and tasked with making it work. So I appreciate all the support we get. My wife, Gretchen, and my daughter, Madison, here are big helps, big supports. And thank you very much for being a part of all of this.

It's a great day. You know, I mean, the first person I saw outside was Gerry Kleiner, and then the first person I saw in here was Sparrow. So I thought maybe they changed their mind or something and they were going to come back. But, you know, Gerry, good luck again in retirement. And, Sparrow, I know you're going to do great.

So -- and just one final thing is there's like -- on this agenda, there are a lot of appointments of different, you know, panels and boards and everything. And they're all volunteer people who do this, and they help make us, you know, do what we do; planning board, board of assessment, board of appeals, you know? And it's just -- they're a big part of this, and sometimes they don't get recognized like we do.

So I just want to thank them and thank you for this time, everybody.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Green.

(Applause)

ALDERMAN ANDREW GREEN: Thank you.

First off, to our two newest aldermen, congratulations. Welcome. I look forward to working with both of you. And just to piggyback off of what Assemblymember Jacobson said, not only do they watch the TV, but those are also your delivery people and your doctors and that.

So, you know, next time you're on the dentist chair, maybe somebody's watching and it hurts a little more. You might not have voted the right way. So I've learned that the hard way in the past, but no. It truly is an honor to be up here, to be able to serve again. This will be, you know, hard to think about that at the end of this term it'll be a decade that I'll be sitting here on this board.

And it's been a pleasure to get to know every single one of you, to work alongside you, to work alongside the mayor and the council president to do such wonderful things, and to

know that the trajectory that the city is on, you know, with such wonderful department heads and wonderful leadership on local, state, federal level that I'm pretty sure this train would keep moving even if all the lights turned off and we couldn't get any business here done tonight or for the next ten years. But we're here to do our jobs. We're here to serve the people, and look forward to doing it again with everyone here. So thank you.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Gomez.

ALDERMAN KEVIN GOMEZ: Thank you. Boy, it's truly an honor. I'm very humbled to be here and I'm grateful to all the wonderful souls who are here, all the men and women, the heart and soul of Middletown, family, friends, my beloved bride, my children, all the foot soldiers who make possible our election to move our city forward, our mayor for his vision and clarity in leading our city.

Dr. Albert Schweitzer once said, to work for the common good is the greatest creed, and, in essence, that's why we're here. We're

here to work for the common good, to make a difference, to uplift our democracy, to build a future for our children. The different times I went out campaigning, and many times I would take my children with me, I always think it's about them. It's about the young ones. What kind of future, what kind of legacy we're going to leave for them.

And I know the wonderful men and women who I'm going to be serving here with, many who I have known for many years. And I have been involved here in politics since I was in high school, but I think the wonderful people I've seen on this council and in this city government are exceptional, and they have that heart to put together to make that creed their guide, their inspiration to work for the common good.

So all I have to say is let's roll up our sleeves, let's do it, and so help me God, I'm ready here to serve.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES:

Alderwoman Wray?

ALDERWOMAN KATE WRAY: Good evening. You know, it's funny, listening to, you know, all

the speeches this evening, we talk about how long this -- most of this board has been functioning together. And I think that length of service really speaks to a formula that really works. When you have passion for what you do, when you have a love for this city that is genuine and true, it never goes away.

You don't want to stop serving this city. You don't want to stop being a part of what we're doing here in Middletown because it's evident in every ribbon-cutting, and every building that's opened and renovated and becomes a thriving business.

In our homebuyer program, we're putting families into what used to be dilapidated homes. Like who doesn't want to be a part of what we're doing here? And we don't. We don't want to stop. And even the ones who have left us, Sparrow Tobin will still be serving Middletown. And Gerry Kleiner will never stop serving Middletown, and that's just a fact.

And it's been a pleasure to work with all of you, and I just feel very lucky, and I welcome our new members of the board to this team. I like to say team. A better word is

probably family. If you've been in this building, if you've interacted with employees of this city, you will understand that this is a little bit more than a team. And for all our city employees, I am a huge fan of all of you because we aren't Middletown without the actual boots-to-the-ground work that you guys put in every day.

And it's not just the work you do. It's the customer service you give. It's our interaction with our community, and I think that's what makes us so successful. And I'm super excited to be a part of our new team, and obviously back with my partner in crime. So I wish everyone great things and onto new things in 2026.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Johnson?

ALDERMAN PAUL JOHNSON: Thank you. As our guests have testified, so to speak, our accomplishments are self-evident. And the entire council congratulates the mayor and all -- you're all hiding back there somewhere, all the department heads. You make it work, and we're

thankful for that.

So, 2025. You know, the word "primary" has taken on a very different connotation in the last few years. Kind of like a punishment, like if you don't do what we want you to do, we'll primary you. So were we happy to have a primary in Middletown for the first time maybe ever? I'm not sure.

I wouldn't say we were warm and fuzzy at the moment or the circumstance. But a primary is something that should be embraced. It gives you an opportunity to look inside and say, are you really doing what you're supposed to be doing, number one?

Are you really serving the people to their level of expectations, number two? Do people actually know who you are despite television, number three? And do the people understand how we make these things work, how all these ribbon-cuttings and parking spaces and new stores and new restaurants, how it happened?

So, it actually was an opportunity to validate ourselves, to make ourselves more familiar to our constituency. And as the election results testified, it allowed them to

come to the polls and appreciate what we're doing. As all of us on the council, we thank the residents. Without you, we wouldn't be sitting here, and we look forward to the next year. Thank you.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Jean-Francois.

ALDERMAN JUDE JEAN-FRANCOIS: Good evening. First of all, I want to say happy New Year's to everyone here. And I want to welcome everyone that came here this evening to actually have this moment with us.

First of all, I'd like to thank our leader, Mayor DeStefano, and what's his -- Common Council President Rodrigues. You guys did a wonderful job.

To our department heads, you guys have proved yourselves over and over and over again every year. Never stops. And you guys did a wonderful job. And without you guys, we wouldn't be in this position that we are right now.

I want to thank our constituents for the Fourth Ward to come out and support us, Alex and I, to win the election, and to support us, to

believe in us for doing the job that we've been doing for 12 years. And, Alex, this is your first year. I want to thank you again from the bottom of my heart. And in 2026, I think we're going to do a lot better than what we have done over the past years. Thank you for the opportunity. God bless you all.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Thank you.

Good evening, everyone, mayor, fellow councilmembers, and residents of Middletown. I am truly honored and grateful for the opportunity to serve as your councilman.

Middletown is our home. I'm sorry if I'm a little nervous. It's the first time. Middletown is our home, a city built on hard work, strong families, and a sense of community. And I'm committed to protecting and strengthening that foundation.

My focus will always be on what is best for the people of Middletown. I believe progress comes from working together with respect and common purpose. I look forward to collaborating

with my fellow council members and city leaderships to address challenges, to support growth, and keep our city safe and striving. Thank you for placing your trust in me. I will work hard every day to earn it.

Thank you to my family for putting up with it and dealing with it. I know it was hard, and I might cry. And thank you. And God bless the city of Middletown.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: Before I go, I want to call up our Judge Steve Brockett. He would like to say a couple of words.

(Applause)

JUDGE STEVEN BROCKETT: Thank you, President Rodrigues. Because of political or ethical constraints with being a judge, I don't get to go to political things or council meetings or get involved politically, and this will probably be the last time that I get to come and speak. So I did want to take a couple of minutes and just thank everyone in the city, thank everyone that's here for the honor that I've had in serving the city.

I'm not sure how you keep score of

these, and you probably need official scorekeepers, but one of the things that I'm proudest of is that, despite how long the mayor has been here, I believe I have the longest consecutive streak of service in the city of Middletown.

(Applause)

JUDGE STEVEN BROCKETT: This is my 21st year. He has more time, but he's so much older than me that he's... I wanted to thank my wife, Doreen, who really, really dislikes this political stuff and has (indiscernible) to do that.

I wanted to thank my daughter, Megan, who is not here. She's the deputy mayor in the city of Binghamton, actually. And --

(Applause)

JUDGE STEVEN BROCKETT: -- she -- and thinking about what the congressman said, her mayor in the city of Binghamton is not the same political party that I am from, but he is a fine, fine public servant. And Congressman Ryan is right. We don't need more democrats or more republicans. We need more good servants.

(Applause)

JUDGE STEVEN BROCKETT: Herb Ross is a fine public servant, although he did not take Senator Skoufis' excellent advice. And they did their swearing in yesterday and no one was happy.

But I wanted to thank my wife and my daughter and the people that I've had a chance to work with. I go to judge things around the state, and I talk to a lot of judges from a lot of places. And what I really remember in the 21 years that I've been here, when the whole George Floyd thing happened, there was -- it was a very hard time for our country.

We did not have -- and in talking to other judges, we did not have the problems in Middletown that people had in other places. And it's because of the relationship that the mayor has with the community. I see the chief of police here. The police department are fair and impartial, and they make mistakes like I make mistakes and everybody makes mistakes.

But I can honestly say I am so proud of the police department in this city for the relationship that they have fostered with the whole community. And because of that --

(Applause)

JUDGE STEVEN BROCKETT: -- we're really blessed and we don't have problems that other cities have. I look at other cities in the region and I see how -- cities that are very similar to Middletown like Poughkeepsie and Kingston, they struggle.

And thank God we are in a better place than a lot of other places of a very similar nature, and it's because of the really good people that we have working in this city. And you should all be proud of them, and it's been my honor to serve with them. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. I'm going to put my glasses on. So, when I first started, I was 26 years old. This year will be turning 50, so I don't want to miss anybody.

First, I want to thank Congressman Ryan for administering the oath of office. Thank you. We have your back. The City of Middletown has your back. Whatever close race is, you tell us, we'll be there. We'll support them even if it's in Texas or Pennsylvania. We know what we've got to do in Middletown.

Thank you, Senator Skoufis,

(Indiscernible) Kay, and my good friend Jonathan Jacobson. We were co-chairs in Orange County together, so we go back a long time. I want to thank our fellow aldermen, welcome our two council men. Mayor, he said we're friends. We work together. I look for his leadership all the time. His leadership, his guidance, it's what makes us work. Yes, we do fight a lot, but you won't see it in public, but we get the job done for the city of Middletown.

City staff, department heads, the department heads that are here took time today on a Friday to come out and listen to us. They support us. We support you. Thank you. And all the partners in government, I thank you.

Most importantly, my family, my wife Wendy, my super-smart daughter Natalie. In 2004 she was born. I was on the council. Now she's graduating from Pace as a chemistry major. So congratulations.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: My twin Noah. He's already 18 years old and a business owner and everything, so he's going in the right direction following his dad. Most importantly,

the city of Middletown, the voters, the people that have voted for us. We didn't want to campaign, but, you know, it was good to see knocking on doors, especially the ones I had to go up the stairs. The mayor goes across the street to level ones. You know, it's always me going up the stairs. But, you know, we get to see the people all the time, so we want to thank everybody for their patience, their support, and everything.

As alderman-at-large, I get to represent every neighborhood, every ward, every resident of the city of Middletown. I represent -- that responsibility matters to me. It's accessibility. It's listening to what the mayor has said. Conversations sometimes are difficult. We have to make those decisions, and we have to bring it to you guys. So it's there. It's what we do.

Middletown, like everybody said, was built on hard-working people with pride, and we are the city of Middletown. We're families, small business owners, first responders, educators, laborers, and volunteers. People who keep -- care about our community, deeply care

about our community that live here.

I -- it's an honor to be here today to see how everybody is here, and I just want to say thank you. I know we've got a lot of work. I'm going to put a lot of stuff on your committees. I'm going to make you guys work. But it's going to be fun work, and we're going to get there.

So again, thank you to the voters for trusting me, for, I don't know, five terms already. But who's counting, right? The mayor's got more time than I do. It is an honor to serve as alderman-at-large. God bless you. God bless the city of Middletown. Thank you.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: Now, for new business, I'm going to just say all in favor, and then if you want to oppose something or abstain just raise your hand. New business.

CLERK RICHARD MCCORMACK: Good evening. We have a resolution sponsored by Alderman Witt establishing common council's standing committees and membership for 2026.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Witt. Seconded by Alderman Green. Any discussion? Roll. All

in favor?

ALL: Aye.

PRESIDENT J. MIGUEL RODRIGUES: Any
opposed? No.

CLERK RICHARD MCCORMACK: Resolution
sponsored by Alderman Johnson adopting an
investment policy for 2026.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Johnson,
seconded by Alderman Jean-Francois. Any
discussion? All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution
sponsored by Alderman Green adopting a fee
schedule for 2026.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Green. Do I
have a second? Alderwoman Wray. Any discussion?
All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution
sponsored by Alderwoman Wray adopting a
procurement policy for 2026.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderwoman Wray.

Seconded by Alderman Johnson. Discussion? All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution sponsored by Alderman Jean-Francois readopting the fund balance policy for 2026.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Jean-Francois.
Seconded by Alderman Green. Any discussion? All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution sponsored by Alderman Johnson appointing a 207A officer.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Johnson.
Seconded by Alderwoman Wray. Any discussion?
All in favor?

ALL: Aye.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored --

CLERK RICHARD MCCORMACK: Here we go.
Resolution sponsored by Alderman Witt readopting the rules of decorum for city meetings.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Witt. Seconded by Alderman Gomez. Any discussion? All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution Sponsored by Alderman Green confirming the mayor's reappointment of Maria Bruni as the Director of Economic and Community Development.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Green. Seconded by Alderwoman Wray. Any discussion? All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution sponsored by Alderwoman Wray confirming the mayor's reappointment of Joseph DeStefano, Andrew Britto, Anthony Cantoli, David Madden, Wayne Hawkins, Elizabeth Nemeth, and Brian Seigerman to the Industrial Development Agency.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderwoman Wray. Seconded by Alderman Johnson. Any discussion? All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution

sponsored by Alderman Rodriguez confirming the mayor's re-appointment of Peter Laskaris as city historian.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Rodrigues.

Seconded by Alderman Jean-Francois. Any discussion? All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution

sponsored by Alderman Gomez confirming the mayor's re-appointment of Jerry Caliendo, Robert Metz, Sixto Martinez, and Mark Fellenzer to the Electrical Licensing Board.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Gomez. Seconded by Alderman Green. Any discussion? All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution

sponsored by Alderman Johnson confirming the mayor's re-appointment of J. Miguel Rodriguez to the Police Commission.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Johnson.

Seconded by Alderman Witt. Any discussion? I

will abstain. All in favor?

ALDERMAN KEVIN GOMEZ: Aye.

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

ALDERMAN PAUL JOHNSON: Aye.

ALDERWOMAN KATE WRAY: Aye.

ALDERMAN ANDREW GREEN: Aye.

ALDERMAN KEVIN WITT: Aye.

ALDERMAN ALEX RODRIGUEZ: Aye.

PRESIDENT J. MIGUEL RODRIGUES: I
abstained.

CLERK RICHARD MCCORMACK: Council
President Rodrigues abstains. Motion carries.
Resolution sponsored by Alderman Jean-Francois
confirming the mayor's re-appointment of Maria
Bruni and Gef Chumard to the Architectural Review
Board.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Jean-Francois.
Seconded by Alderwoman Wray. Any discussion?
All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution
sponsored by Alderman Witt confirming the mayor's
re-appointment of Andrew Britto to the planning
board.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Witt. Seconded by Alderman Green. Any discussion? All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Green confirming the mayor's re-appointment of Kathleen Flessa to the Board of Assessment Review.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Green. Seconded by Alderwoman Wray. Any discussion? All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution sponsored by Alderman Gomez confirming the mayor's re-appointment of Jim Burtis to the Zoning Board of Appeals.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Gomez. Seconded by Alderman Green. Discussion? All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution sponsored by Alderwoman Wray confirming the mayor's re-appointment of Richard Croughan as

assistant corporation counsel.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderwoman Wray.

Seconded by Alderman Rodriguez. Any discussion?

All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: We have an unsponsored resolution confirming the mayor's re-appointment of Alex Smith as corporation counsel.

ALDERWOMAN KATE WRAY: I'll sponsor it.

PRESIDENT J. MIGUEL RODRIGUES:

Alderwoman Wray.

ALDERMAN KEVIN GOMEZ: Second.

PRESIDENT J. MIGUEL RODRIGUES: So

resolution sponsored by Alderwoman Wray.

Seconded by Alderman Gomez. I guess we're going to have to vote on this one. All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Resolution sponsored by Alderman Johnson authorizing a salary schedule for the non-union employees for 2026.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Johnson.

Seconded by Alderwoman Wray. Any discussion?

Alderwoman Wray?

ALDERWOMAN KATE WRAY: I still think Mary needs more.

PRESIDENT J. MIGUEL RODRIGUES: Is that an official amendment?

ALDERWOMAN KATE WRAY: She's in there all day with -- Mary needs more.

PRESIDENT J. MIGUEL RODRIGUES: All right. All in favor?

ALL: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Rodriguez re-authorizing an Orange and Rockland easement for 7 King Street.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Rodriguez. Seconded by Alderman Jean-Francois. Any discussion? All in favor?

ALL: Aye.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Audit?

ALDERMAN PAUL JOHNSON: Mr. President, I move the accounts be audited, the claims be adjusted, and the city treasurer be authorized to issue warrants for the payment.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Johnson.

Seconded by Alderman Witt. All in favor?

ALL: Aye.

PRESIDENT J. MIGUEL RODRIGUES: Move
for adjournment?

ALDERWOMAN KATE WRAY: So moved.

PRESIDENT J. MIGUEL RODRIGUES: All
right.

(Applause)

(Adjourned)

C E R T I F I C A T I O N

I, Sonya Ledanski Hyde, certify that the foregoing transcript is a true and accurate record of the proceedings.



Sonya M. Ledanski Hyde

Veritext Legal Solutions

330 Old Country Road

Suite 300

Mineola, NY 11501

Date: January 14, 2026



**CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
JANUARY 2, 2026**

1. PLEDGE OF ALLEGIANCE
2. NATIONAL ANTHEM: PERFORMED BY VINCENZIA ELIA
3. OATH OF OFFICE
 - 3.1. Joseph M. DeStefano, Mayor
 - 3.2. J. Miguel Rodrigues, Alderman-at-Large
 - 3.3. Steven Brockett, City Court Judge
 - 3.4. Kevin Witt, Alderman, 1st Ward
 - 3.5. Andrew R. Green, Alderman, 2nd Ward
 - 3.6. Kevin Gomez, Alderman, 2nd Ward
 - 3.7. Katie Wray, Alderwoman, 3rd Ward
 - 3.8. Paul K. Johnson, Alderman, 2nd Ward
 - 3.9. Jude Jean-Francois, Alderman 4th Ward
 - 3.10. Alex Rodriguez, Alderman 4th Ward
4. ROLL CALL
5. REMARKS OF THE MAYOR
6. REMARKS FROM ELECTED OFFICIALS
7. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES
8. NEW BUSINESS
 - 1-26 Resolution Establishing Common Council Standing Committees and Membership for 2026

- 2-26 Resolution Adopting an Investment Policy for 2026
- 3-26 Resolutions Adopting a Fee Schedule for 2026
- 4-26 Resolution Adopting a Procurement Policy for 2026
- 5-26 Resolution to Re-Adopt the Fund Balance Policy for 2026
- 6-26 Resolution Appointing 207A Officer
- 7-26 Resolution to Re-Adopt Rules of Decorum for City Meetings
- 8-26 Resolution Confirming the Mayor's Re-Appointment of Maria Bruni as the Director of Economic & Community Development
- 9-26 Resolution Confirming the Mayor's Reappointment of Joseph M. DeStefano, Andrew Britto, Anthony Cantoli, David Madden, Wayne Hawkins, Elizabeth Nemeth and Brian Seigerman to the Industrial Development Agency (IDA).
- 10-26 Resolution Confirming the Mayor's Re-Appointment of Peter Laskaris as City Historian
- 11-26 Resolution Confirming the Mayor's Re-Appointment of Jerry Caliendo, Robert Metz, Sixto Martinez, and Mark Fellenzer to the Electrical Licensing Board
- 12-26 Resolution Confirming the Mayor's Re-appointment of J. Miguel Rodrigues to the Police Commission
- 13-26 Resolution Confirming the Mayor's Reappoint of Maria Bruni and Gef Chumard to the Architectural Review Board
- 14-26 Resolution Confirming the Mayor's Re-Appointment of Andrew Britto to the Planning Board
- 15-26 Resolution Confirming the Mayor's Re-Appointment of Kathleen Flessa to the Board of Assessment Review
- 16-26 Resolution Confirming the Mayor's Re-appointment of Jim Burtis to the Zoning Board of Appeals
- 17-26 Resolution Confirming the Mayor's Reappointment of Richard Croughan as Assistant Corporation Counsel
- 18-26 Resolution Confirming the Mayor's Reappointment of Alex Smith as Corporation Counsel
- 19-26 Resolution Authorizing a Salary Schedule for Non-Union Employees for 2026
- 20-26 Resolution Re-Authorizing a Orange and Rockland Easement for 7 King Street

9. AUDIT OF CLAIMS AND ACCOUNTS

- 9.1. Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the Treasurer be Authorized to Issue Warrants for their Payment

10. ADJOURNMENT



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: Alderman Green
Date of Adoption: January 2, 2026
Index No: 1-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32EFA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

953B3BE49BAF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Establishing Common Council Standing Committees and Membership for 2026

Resolved, that the Common Council of the City of Middletown hereby establishes the following committees and their membership as Standing Committees of the City of Middletown Common Council:

CITY OF MIDDLETOWN COMMON COUNCIL COMMITTEE ASSIGNMENTS 2026

FINANCE COMMITTEE Masi, Chairperson Johnson, Vice-Chair Jean-Francois Green Wray	LEGISLATIVE COMMITTEE Johnson, Chairperson Masi, Vice-Chair Green Gomez Wray
PLANNING AND ECONOMIC DEVELOPMENT Green, Chairperson Johnson, Vice-Chair Jean-Francois Witt Wray	PUBLIC WORKS/TRAFFIC Jean-Francois, Chairperson Green, Vice-Chair Rodriguez Wray Witt
RECREATION & PARKS Witt, Chairperson Wray, Vice-Chair Rodriguez Gomez Masi	PUBLIC SAFETY Wray, Chairperson Masi, Vice-Chair Gomez Jean-Francois Johnson
QUALITY OF LIFE/CODE ENFORCEMENT ENTIRE CITY Rodrigues CP Chair Entire Council on Committee	RECYLING Rodriguez, Chairperson Green, Vice-Chair Gomez Johnson Masi
COMMUNITY COMMUNICATION AND HISTIOICAL SOCIETY Gomez, Chairperson Witt, Vice-Chair Rodriguez Green Jean-Francois	Liaison Veterans Masi Seniors Green Police & Fire Wray Youth Witt School District Johnson

BE IT FURTHER RESOLVED, that the Common Council declares that the Treasurer, Leonora Liz, and the Chairman of the Finance Committee, Joseph Masi, are hereby authorized and directed to sign all checks, drafts, acceptances, undertakings or, other orders on bank accounts of the City of Middletown by personal or by facsimile signature.

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderman Jean-Francois
Date of Adoption: January 2, 2026
Index No: 2-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32EFA1D763A4ED

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

953B3BE49DAF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Adopting an Investment Policy for 2026

RESOLVED; that the Common Council of the City of Middletown does hereby adopt the attached Investment Policy for the City of Middletown.

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	Investment Policy
----	-------------------

Chapter 65**INVESTMENT POLICY**

§ 65-1.	Scope.	§ 65-9.	Safekeeping and collateralization.
§ 65-2.	Objectives.		
§ 65-3.	Delegation of authority.	§ 65-10.	Permitted investments.
§ 65-4.	Prudence.	§ 65-11.	Authorized financial institutions and dealers.
§ 65-5.	Diversification.	§ 65-12.	Purchase of investments.
§ 65-6.	Internal controls.	§ 65-13.	Repurchase agreements.
§ 65-7.	Designation of depositories.	§ 65-14.	Operations, audit and reporting.
§ 65-8.	Collateralizing of deposits.		

[HISTORY: Adopted by the Common Council of the City of Middletown 1-3-2022 by Res. No. 3-22¹. Amendments noted where applicable.]

§ 65-1. Scope.

This investment policy applies to all monies and other financial resources available for investment on its own behalf or on behalf of any other entity or individual.

§ 65-2. Objectives.

The primary objectives of the City of Middletown's investment activities are, in priority order:

- A. Legal: to conform with all applicable federal, state and other local requirements;
- B. Safety: to adequately safeguard principal;
- C. Liquidity: to provide sufficient liquidity to meet all operating requirements; and
- D. Yield: to obtain reasonable rate of return.

§ 65-3. Delegation of authority.

The governing board's responsibility for administration of the investment program is delegated to the Treasurer who shall establish written procedures for the operation of the investment program consistent with these investment guidelines. Such procedures shall include an adequate internal control structure to provide a satisfactory level of accountability based on data base or records incorporating description and amounts of investments, transaction dates, and other relevant information and regulate the activities of subordinate employees.

§ 65-4. Prudence.

- A. All participants in the investment process shall seek to act responsibly as custodians of the

1. Editor's Note: This resolution superseded former Ch. 65, Investment Policy, adopted 1-2-2020.

City of Middletown, NY

§ 65-4

MIDDLETOWN CODE

§ 65-8

public trust and shall avoid any transaction that might impair public confidence in the City of Middletown to govern effectively.

- B. Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the safety of the principal as well as the probable income to be derived.
- C. All participants involved in the investment process shall refrain from personal business activity that could conflict with the proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

§ 65-5. Diversification.

It is the policy of the City of Middletown to diversify its deposits and investments by financial institutions, by investment, and by maturity scheduling.

§ 65-6. Internal controls.

- A. It is the policy of the City of Middletown for all monies collected by any officer or employee of the government to transfer those funds to the Treasurer within one day of deposit, or within the time specified in law, whichever is shorter.
- B. The Treasurer is responsible for establishing and maintaining an internal control structure to provide reasonable, but not absolute, assurance that deposits and investments are safeguarded against loss from unauthorized use or disposition, that transactions are executed in accordance with management's authorization and recorded properly, and are managed in compliance with applicable laws and regulations.

§ 65-7. Designation of depositories.

The bank and trust companies authorized for the deposit of monies up to the maximum amounts are:

Depository Name	Maximum Amount
JP Morgan Chase	\$18,000,000
TD Bank	\$18,000,000
Sterling National Bank	\$18,000,000
Orange Trust Bank	\$12,500,000
Key Bank	\$5,250,000

§ 65-8. Collateralizing of deposits.

In accordance with the provisions of General Municipal Law § 10, all deposits of the City of Middletown, including certificates of deposits and special time deposits, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act shall be secured:

- A. By a pledge of eligible securities with an aggregate market value as provided by GML § 10, equal to the aggregate amount of deposits from the categories designated in Appendix A²

Supp 48, Feb 2022

to the policy.

- B. By an eligible irrevocable letter of credit issued by a qualified bank other than the bank with the deposits in favor of the government for a term not to exceed 90 days with an aggregate value equal to 140% of the aggregate amount of the deposits and the agreed upon interest, if any, or 100% in the case of an irrevocable letter of credit issued in favor of the local government by certain federal home loan banks. A qualified bank is one whose commercial paper and other unsecured short-term debt obligations are rated in one of the three highest rating categories by at least one nationally recognized statistical rating organization or by a bank that is in compliance with applicable federal minimum risk-based capital requirements.
- C. By an eligible surety bond payable to the government for an amount at least equal to 100% of the aggregate amount of the deposits and the agreed upon interest, if any, executed by an insurance company authorized to do business in New York State, whose claims-paying ability is rated in the highest rating category by at least two nationally recognized statistical rating organizations.

§ 65-9. Safekeeping and collateralization.

- A. Eligible securities used for collateralizing deposits shall be held by a third party or trust company subject to security and custodial agreements.
- B. The security agreement shall provide that eligible securities are being pledged to secure local government deposits together with agreed upon interest, if any, and any costs or expenses rising out of collection of such deposits upon default. It shall also provide the conditions under which the securities may be sold, presented for payment, substituted or released and the events which will enable the local government to exercise its rights against the pledged securities. In the event that the securities are not registered or inscribed in the name of the local government, such securities shall be delivered in a form suitable for transfer or with the City of Middletown, or its custodial bank.
- C. The custodial agreement shall provide that securities held by the bank or trust company, or agent of and custodian for the local government, will be kept separate and apart from the general assets of the custodial bank or trust company and will not, in any circumstances, be commingled with or become part of the backing for any other deposit or other liabilities. The agreement shall also describe that the custodian shall confirm the receipt, substitution or release of the securities. The agreement shall provide for the frequency of revaluation of eligible securities and for the substitution or release of securities when a change in the rating of a security may cause ineligibility. Such agreement shall include all provisions necessary to provide the local government a perfected interest in the securities.

§ 65-10. Permitted investments.

- A. As authorized by General Municipal Law § 11, the City of Middletown authorizes the Treasurer to invest monies not required for immediate expenditure for terms not to exceed its projected cash flow needs in the following types of investments:
 - (1) Special time deposit accounts authorized to do business in New York State;

- (2) Certificates of deposit;
 - (3) Obligations of the United States of America;
 - (4) Obligations guaranteed by the agencies of the United States of America where the payment of principal and interest are guaranteed by the United States of America;
 - (5) Obligations of the State of New York;
 - (6) Obligations issued pursuant to LFL § 24.00 or 25.00 (with the approval of the State Comptroller) by any municipality, school district or district corporation other than the City of Middletown;
 - (7) Obligations of public authorities, public housing authorities, urban renewal agencies and industrial development agencies where the general state statutes governing such entities or whose specific enabling legislation authorizes such investments;
 - (8) Certificates of participation (COPs) issued pursuant to GML § 109-b;
 - (9) Obligations of this local government, but only with any monies in a reserve fund established pursuant to GML § 6-c, 6-d, 6-g, 6-h, g-j, 6-k, 6-l, 6-m, or 6-n.
- B. All investment obligations shall be payable or redeemable at the option of the City of Middletown within such times as the proceeds will be needed to meet expenditures for purposes for which the monies were provided and, in the case of obligations purchased with the proceeds of bonds or notes, shall be payable or redeemable at the option of the City of Middletown within two years of the date of purchase. The designated depository will confirm all purchases and transactions in writing to the City of Middletown.

§ 65-11. Authorized financial institutions and dealers.

The City of Middletown shall maintain a list of financial institutions and dealers approved for investment purposes and establish appropriate limits to the amount of investments, which can be made with each financial institution or dealer. All financial institutions with which the local government conducts business must be credited worthy. Banks shall provide their most recent consolidated report of condition (call report) at the request of the City of Middletown. Security dealers not affiliated with a bank shall be required to be classified as reporting dealers affiliated with the New York Federal Reserve Bank as primary dealers. The Treasurer is responsible for evaluating the financial position and maintaining a listing of proposed depositories, trading partners and custodians. Such listing shall be evaluated at least annually.

§ 65-12. Purchase of investments.

- A. The Treasurer is authorized to contract for the purchase of investments:
- (1) Directly, including through a repurchase agreement, from an authorized trading partner.
 - (2) By participation in a cooperative program with another authorized governmental entity pursuant to Article 5G of the General Municipal Law where such program meets all the requirements set forth in the Office of the State Comptroller Opinion No. 88-46, and the specific program has been authorized by the governing board.

- (3) By utilizing an ongoing investment program with an authorized trading partner pursuant to a contract authorized by the governing board.
- B. All purchased obligations, unless registered or inscribed in the name of the local government, shall be purchased through, delivered to and held in the custody of a bank or trust company. Such obligations shall be purchased, sold or presented for redemption or payment by such bank or trust company only in accordance with prior written authorization from the officer authorized to make the investment. All such transactions shall be confirmed, in writing, to the City of Middletown by the bank or trust company. Any obligations held in the custody of a bank or trust company shall be held pursuant to a written custodial agreement as described in General Municipal Law § 10.10.
- C. The custodial agreement shall provide the securities held by the bank or trust company, as agent and of custodian for the City of Middletown, will be kept separate and apart from the general assets of the custodial bank or trust company and will not, in any circumstances, be commingled with or become part of the backing for any other deposit or other liabilities. The agreement shall describe how the custodian shall confirm the receipt and release of the securities. Such agreement shall include all provisions necessary to provide the City of Middletown a perfected interest in the securities.

§ 65-13. Repurchase agreements.

Repurchase agreements are authorized subject to the following restrictions:

- A. All repurchase agreements must be entered into subject to a master repurchase agreement.
- B. Trading partners are limited to banks or trust companies authorized to do business in New York and primary reporting dealers.
- C. Obligations shall be limited to obligations of the United States of America and obligations guaranteed by agencies of the United States of America.
- D. No substitution of security will be allowed.
- E. The custodian shall be a party other than the trading partner.

§ 65-14. Operations, audit and reporting.

- A. The Treasurer, having custody of money, shall authorize the purchase and sale of all securities and execute contracts on behalf of the City of Middletown. Oral directions concerning the purchase, transaction, or sale of securities shall be confirmed in writing. The City of Middletown shall pay for purchased securities upon delivery.
- B. The City of Middletown will encourage the purchase and sale of securities through a competitive or negotiated process involving solicitations of at least three bids for each transaction.
- C. At the time independent auditors conduct the annual financial audit of the accounts and affairs of the City of Middletown, the auditors shall audit compliance with the investment guidelines.
- D. The legislative body of the City of Middletown shall review and approve the annual investment report at its annual reorganization meeting.

City of Middletown, NY

§ 65-14

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- E. The provisions of these investment guidelines, and any amendments hereto, shall take effect prospectively and shall not invalidate the prior selection of any custodial bank or prior investment.

Supp 48, Feb 2022



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Alderwoman Wray
Date of Adoption: January 2, 2026
Index No: 3-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32EFA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

1/5/2026

Joseph M. DeStefano, Mayor

Date

Resolutions Adopting a Fee Schedule for 2026

RESOLVED; that the Common Council of the City of Middletown does hereby adopt the attached Fee Schedule for services for the City of Middletown.

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	City of Middletown Fee Schedule
----	---------------------------------

City of Middletown
Fee Schedule

Code	Description	Fee
A500-09	Plumbing Permit	\$10.00 per fixture, minimum of \$25.00
389-14	Sewer Permit	
	Residential	\$100.00
	Industrial	\$400.00
193-11	Building Permit	\$10.00 per \$1,000.00 up to \$500,000
		(projects over \$500,000 to pay 2% inspection fee)
306-2	Junk Yard Permit	\$300.00 per year
193-11C	Demolition Permit	\$200.00
193-11	Move a Building	\$200.00
193-	Certificate of Occupancy	\$100.00 (\$25.00 if construction is under \$10,000)
112-4-J	Abstract Search	\$100.00
394-4.4	Sign Permit	\$50.00
425-5	Swimming Pool Permit	\$50.00
112-4G	Housing Inspection	\$100.00
112-4G	Re-Inspection	\$100.00
296-16	Rooming, lodging & Multi-Dwelling Permit	\$100.00 per building plus \$10.00 per unit
296-32A	Rental Permit Fee	\$100.00 per rental unit
296-32B	Renewal Fee	\$100.00 per rental unit
	Copy of Fire Report	\$25.00
	Public Improvement Inspection	\$125.00 per hour, capped at 4% of estimated cost of such improvements
188-4	Remove Weeds & Vegetation	
	Single Family	\$100.00 minimum
	Two Family	\$250.00 minimum
	Business	\$500.00 minimum

City of Middletown
Fee Schedule

193-52	Sewar/Water Recreational Charge	
	City of Middletown	\$2300 per dwelling unit (up to 12 fixture per dwelling unit for each fixture in excess of 12 fixtures per dwelling unit an additional fee of \$10.00 per fixture).
	Outside the City of Middletown	\$2300 per unit, and the Common Council shall have the discretion to charge a higher fee.
389-50A	Wastewater discharge permit fee	\$200
416-22B	Street Opening Permit	
	Ditch Mobilization Charge	\$50 per ditch, \$3.00 per square foot of opening up to 50 square feet of opening, additional square footage over 50 square feet will be charged at \$2.00 per square foot.
	Septage/Leachrate Rates	Taking rate to be set at \$.098 per gallon Leachate taking rate to be set at the range of \$.055 to \$.06 per gallon \$.05 will be charged to large single contracts of 500,000 gallons and more per year \$.06 per gallon will be charged to others.
	Operating Permit	\$100.00, plus \$50.00 for every 50 occupants over 150 occupants in a public assembly.
	Commercial Gargage Pickup	
	Monthly Rates	
	2 Yard Dumpster	\$95.00
	\$95 Gallon Trash Can (or equivalent)	\$10.00
	Additional 95 Gallon Trashcan (or equiv.)	\$10.00
359-7E	Emergency Standing Water Sworn Statement	\$100 Minimum
166-8	Architectural Review Board Job Estimate	
	\$10,000 or under	\$10.00

City of Middletown

Fee Schedule

\$10,001 to \$100,000	\$25.00
100,001 to \$500,000	\$50.00
\$500,001 to \$1,000.000	\$75.00
\$1,000,001 or higher	\$100,000

193-53

Connection Charge, non-residential

Inside and outside the city

Based on the estimated consumption of water and sewer services as compared with the average water and sewer consumption of individual units. All determined by Treasurer and Commissioner of Public Works.

Planning & Zoning Fees
Subdivision

Minor 2-3 Lots

\$250.00 plus \$500 escrow, if required
\$500.00 plus \$100 per lot for each lot over 10 lots
and \$1000 escrow
(to be replenished as required).

Major over 3 lots

Planning Board

Industrial, Commercial, Mixed Use

\$300.00, plus \$100 for every 1,000 sq. ft. of building floor area over 2,000 sq. ft., plus \$500 escrow if required (to be replenished as required)

Single of Two Family Residential

\$125.00
\$500 plus \$100 for every dwelling unit over 10 units, plus \$500 escrow if required. (to be replenished as required)

Multi-Family residential

475-53n

Site Plan of 500 units or more

\$50 plus \$50 for each multiple units of housing

Zoning Board of Appeals

Area Variance

\$100

Zoning Interpretation

\$100

Use Variance

\$350

475-51

Change of Zoning

\$250



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderwoman Wray
Seconded by: Alderman Johnson
Date of Adoption: January 2, 2026
Index No: 4-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32EFA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

963B3BE40BAF42D...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Adopting a Procurement Policy for 2026

Be it resolved that the Common Council of the City of Middletown hereby adopts the attached Procurement Policy for 2026.

Prepared by:
Paul Johnson, Alderman

Attachments:

1.	City of Middletown, NY Procurement Policy
----	---

City of Middletown, NY
Saturday, January 4, 2025

Chapter 104. Procurement Policy

[HISTORY: Adopted by the Common Council 1-3-2012.^[1] Amendments noted where applicable.]

GENERAL REFERENCES

Finance — See Ch. 54.

Investment policy — See Ch. 65.

[1] *Editor's Note: This ordinance superseded former Ch. 104, Procurement Policy, adopted 1-3-2011.*

§ 104-1. Adoption of procedures.

The following procedures are adopted for procurement of goods and services.

§ 104-2. Purchases.

For purchases, the following procedures are to be followed:

- A. For purchases of items costing over \$20,000, competitive bidding in accordance with applicable laws and regulations is required.
- B. For purchases of items costing between \$5,000 and \$19,999.99, three or more written price quotes from suppliers are required.
- C. For purchases of items costing between \$2,000 and \$4,999.99, three or more verbal quotes from suppliers are required.
- D. For purchases of items costing between \$0 and \$1,999.99, appropriate verbal quotes from suppliers, in the discretion of the department head undertaking the purchasing, are required.

§ 104-3. Public works contracts.

For public works contracts, the following procedures are to be followed:

- A. For contracts over \$35,000, competitive bidding in accordance with applicable laws and regulations is required.
- B. For contracts between \$5,000 and \$34,999.99, three or more written quotes from qualified contractors are required.
- C. For contracts between \$2,000 and \$4,999.99, three or more verbal quotes from qualified contractors are required.
- D. For contracts between \$0 and \$1,999.99, appropriate verbal quotes from qualified contractors, in the discretion of the department head who wishes to enter into the contracts, are required.

§ 104-4. Other services.

[Amended 2-5-2013]

- A. In the event it can be anticipated that a particular service (e.g., painting services) may be required by the City for various projects which, in total, are expected to exceed \$35,000 for the year, then the procurement of those services will be subject to competitive bidding.
- B. There are, however, certain types of services provided to the City that may be considered routine and delivered in the ordinary course of business that are not capable of precise cumulative monetary calculation but are necessary to be incurred promptly and/or locally to protect the health, welfare or safety of the residents of the City, employees of the City or structures and equipment owned by the City. Such services include, but are not limited to, repairs to City vehicles such as sanitation trucks or trucks used in snowplowing or street repairs; repairs to City buildings and processes, such as electrical or plumbing work in or on the City's sewage treatment plant or water treatment plant; or assistance from outside companies for snow or garbage removal. In such cases, the cumulative payment to those companies may total more than \$35,000 per year, but it is impossible to know from year to year whether such costs will exceed \$35,000. In such cases, and in accordance with § 104-b, Subdivision 2g, of the New York General Municipal Law, it is the determination of the Common Council of the City of Middletown that the best interests of the City will not be served by competitive bidding in such cases but that the department head charged with such purchases may obtain such routine services as needed by the City in the ordinary course of business from time to time.
- C. Notwithstanding the foregoing, if the department head charged with such purchase determines that the anticipated service covered by that one purchase likely will exceed the cost of \$35,000 and such service is not the subject of any exception under this procurement policy (such as an emergency purchase or the purchase from a sole source supplier), then the procurement of such service will be subject to competitive bidding as set forth elsewhere in this chapter.

§ 104-5. Verbal quotes.

Whenever this policy allows for verbal quotes, the department head must maintain a written log which lists appropriate information from each supplier or contractor supplying such verbal quotes.

§ 104-6. Exceptions.

[Amended 3-19-2024]

- A. Exceptions to the above procurement processes are to be allowed in purchases or public work contracts which involve any of the following situations:
 - (1) Emergencies;
 - (2) True leases;
 - (3) Sole source purchases;
 - (4) Professional services, as defined and described in § **104-12** of this chapter;
 - (5) Best-value analysis, as defined and described in § **104-10** of this chapter;
 - (6) State contracted items; and
 - (7) Purchases through preferred sources, as described in the posting of the New York State Office of General Services.
- B. In all of the above situations, the responsible department head or other City official engaging in the procurement process must:
 - (1) Document the circumstances allowing the exception to the above procurement processes;

- (2) Abide by all relevant state and City ethics laws and codes;
- (3) Attempt to achieve the best value for the City; and
- (4) Should, whenever possible, attempt to make purchases and secure public works contracts at the lowest possible cost to the extent possible under the circumstances.

§ 104-7. Requests for proposals.

Whenever possible, professional services are to be obtained through requests for proposals (RFPs) issued by the Board of Estimate and Apportionment. All responses to RFPs are to be reviewed by the Board of Estimate, which must make a recommendation to the Common Council for final approval.

§ 104-8. Award to other than lowest bidder.

Whenever any contract is awarded to other than the lowest bidder or proposer, the reasons are to be set forth in writing and filed with the appropriate department or board.

§ 104-9. Effect on other procedures.

Nothing in these procurement processes changes any administrative procedures required by the Charter of the City of Middletown, such as the approval of the Board of Estimate and Apportionment for purchases and contracts.

§ 104-10. Contracts awarded based on best-value analysis.

[Added 6-3-2014 by L.L. No. 2-2014]

Notwithstanding anything else contained in this chapter to the contrary, the Common Council, after approval of the Board of Estimate and Apportionment, may award purchase contracts and service contracts that have been procured pursuant to competitive bidding or otherwise under New York General Municipal Law § 103(1) or this chapter by either the lowest responsible bidder standard or the best-value standard.

- A. "Best value" is defined in State Finance Law § 163 to mean "the basis for awarding contracts for services to the offerer which optimizes quality, cost and efficiency, among responsive and responsible offerers. Such basis shall reflect, wherever possible, objective and quantifiable analysis. Such basis may also identify a quantitative factor for offerers that are small businesses or certified minority- or women-owned business enterprises as defined in subdivisions one, seven, fifteen and twenty of section three hundred ten of the [New York] Executive Law to be used in evaluation of offers for awarding of contracts for services." For purposes of this section, the Common Council adopts the above definition of "best value," as the same may be modified from time to time by the State Legislature.
- B. Pursuant to New York General Municipal Law § 103(1), the best-value standard may be used for purchase contracts, including contracts for service work, but it excludes and may not be used for any purchase contracts necessary for the completion of public works contracts pursuant to New York Labor Law Article 8.
- C. If the monetary thresholds of New York General Municipal Law § **103** are increased or decreased in the future by the State Legislature, the monetary thresholds set forth herein will be deemed simultaneously amended to match the new General Municipal Law thresholds.
- D. Whenever any contract is awarded by the Common Council (after approval of the Board of Estimate and Apportionment) on the basis of best value instead of the lowest responsible bidder,

the basis for determining best value will be thoroughly and accurately documented. Such documentation may include, but is not necessarily limited to, the cost of maintenance; durability; availability of replacement parts or maintenance contractors; longer product life; product performance criteria; quality of craftsmanship; or compatibility with existing City buildings or property.

§ 104-11. Standards for federal award procurement.

[Added 11-15-2016; amended 3-19-2024]

All federal awards, including funds received through New York State pass-through entities and funds under federal CDBG-DR grants, must comply with the provisions of 2 CFR Part 200, subparts A through F. There shall be no contracting with, or awards made to, parties that are suspended or debarred pursuant to federal regulations. A suspension/disbarment clause must be included in all written contracts in which, (1) the vendor must certify that it is not suspended or debarred, and (2) the vendor must promise to notify the City if it/they become suspended or debarred. The City must evaluate the recipient's risk of noncompliance in accordance with 2 CFR 200.213.

§ 104-12. Professional services.

[Added 3-19-2024]

Professional services are defined in New York case law and Comptroller opinions. Generally, professional services require specialized or technical skills or expertise, training, licensing or certifications, exercise of judgment or discretion, a high degree of creativity and/or a relationship of personal trust and confidence. Examples of professional services include, but are not limited to, those provided by physicians, nurses, therapists, engineers, surveyors, attorneys, artists, designers, photographers, publicity agents, laboratories, and insurance or financial service firms. Procurement of professional services does not require competitive bidding as long as there is an inextricable integration of scientific and technical skills.



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois
Seconded by: Alderman Green
Date of Adoption: January 2, 2026
Index No: 5-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32FFFA1D763A4ED

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

063B3BE49BAF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution to Re-Adopt the Fund Balance Policy for 2026

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and re-adopts the attached Fund Balance Policy for 2026.

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	Fund Balance Policy
----	---------------------

DATE OF ADOPTION:



CITY OF
Middletown
— NEW YORK —

FUND BALANCE POLICY

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I. Purpose

City of Middletown, NY (the “City”) recognizes the significance of sound financial management and establishes this Fund Balance Policy for the General, Water and Sewer Fund to:

- ❖ Ensure financial stability and resilience against economic fluctuations.
- ❖ Maintain sufficient reserves for emergencies and unforeseen circumstances.
- ❖ Establish guidelines for prudent use of available funds while meeting community needs.
- ❖ Provide transparency in financial reporting to stakeholders.
- ❖ Protect the City’s credit worthiness and provide adequate cash flow needs.
- ❖ Protect the City against reducing service levels or raising of taxes due to temporary revenue shortfall, one-time expenditure, emergency and disasters.

The Office of NYS Comptroller recommends local governments establish a policy to maintain reasonable levels of unexpended surplus funds and other principle funds to hedge against unanticipated expenditures and/or revenue shortfalls.

II. Definitions

Fund Balance is the total accumulation of operating surpluses and deficits since the beginning of a local government’s existence. The fund balance shall be categorized as follows in accordance with GASB principle 54:

Nonspendable:

Amounts that cannot be spent in the current period either because of their form or because they must be maintained intact. *Classification: prepaid items, inventory*

Restricted:

Amounts that are subject to externally enforceable legal purpose restrictions imposed by creditors, grantors, contributors or law and regulation of other governments or through constitutional provisional or enabling legislation. *Classifications: Capital Reserves, Tax Stabilization Reserves, Debt Reserves, Insurance Reserves, and other reserves allowed by State statutes.*

Committed:

Amounts that are subject to purpose constraints imposed by a formal action of the government’s highest level of decision – making authority (the Common Council) before the end of the year. The same level of formal action is required to remove the constraints. *Classification: The Office of State Comptroller recommends most local governments do not have committed funds due to reserves.*

Assigned:

Amounts that are subject to a purpose constrained that represents an intended use established by the government’s highest level of decision-making authority or by its designated body or official. The purpose of the assigned fund balance represents the residual amount of fund balance. *Classification: The Office of State Comptroller states that resolutions, ordinance, and*

local laws constitute a constraint of resources and will result in an assignment of resources. Encumbrances will typically be considered an assignment of fund balance.

Unassigned:

Represents the residual amount of fund balance in the General Fund. Use is least constrained in this category. In funds other than General Fund, this classification should only be used to report deficit balances. *Classification: all other unassigned fund balances.*

III. Target Levels for Unassigned Fund Balance

The City recommends to maintain an unassigned fund balances at levels consistent with:

5% -20% of the prior year expenditure made from General, Water and Sewer fund.

The City Treasurer shall annually calculate and verify the compliance with this policy. The formula to calculate the fund balance will be as follows:

- ❖ The audited balance available in the unassigned fund balance of the most recent fiscal year, divided by the total expenditures.

Surplus: In the event the unassigned fund balance exceeds the maximum requirement, the excess may be used for any lawful purpose approved by the Common Council.

Deficit: In the event the unassigned fund balance falls below minimum requirement of 5%, the City Treasurer shall prepare and submit a plan to restore balance to minimum target levels in the next budget year.

IV. Use and Allocation

Criteria for Utilization:

- ❖ **Unrestricted Unassigned Fund Balance:** Available for unforeseen expenditures, one-time expense emergencies, offsetting economic downturn, covering an unanticipated or excess shortfall in revenues or spike in expenses or other lawful purposes approved by the governing body.
- ❖ **Restricted, Committed, and Assigned Fund Balances:** Shall be used for their designated purposes only, as specified by legal or contractual obligations or governing body decisions.

V. Reserves

As financial circumstances may warrant, the City will look to establish funds including but not limited to, retirement contribution, contingencies, tax stabilization and capital; emergencies including repairs.

VI. Reporting and Compliance

Regular Reporting:

- ❖ Periodic reporting on fund balance status in financial statements and other relevant documents.
- ❖ Ensuring compliance with accounting standards, governmental regulations, and reporting requirements.
- ❖ Transparency in communicating fund balance status to stakeholders, including the governing body, citizens, auditors, and regulatory authorities.

VIII. Annual Review and Revision

- ❖ The fund balance policy shall be reviewed annually or more frequently if necessary, considering changes in financial conditions, legislative mandates, or organizational needs.
- ❖ This policy will be presented for review and adoption annually by the Common Council.



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderwoman Wray
Date of Adoption: January 2, 2026
Index No: 6-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

Richard P. McCormack
A32EFA4D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

Joseph M. DeStefano
953B3BE495AF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Appointing 207A Officer

WHEREAS. for the purpose of both efficiency, and experience in administering General Municipal Law 207-a and 207-c claims, the Mayor recommends that the Common Council confirm the appoint and terms of said appointment of Marshall & Sterling and its representative Gregory Townsend to assist the City in managing, supervising and determining the eligibility of General Municipal Law 207-a and 207-c claims.

NOW, THEREFORE BE IT RESOLVED; that the Common Council of the City of Middletown, concurs with the recommendation of the Mayor to appoint Marshall & Sterling and

its representative Gregory Townsend to determine and or recommend to the City whether a firefighter is eligible to receive GML 207-a benefits in accordance with Appendix B, the Procedure of the Administration of Section 207-a of General Municipal Law for Paid Firefighters for the City of Middletown included in the collective bargaining agreement between the City of Middletown and the Middletown Professional Firefighters, Inc.; and

BE IT FURTHER RESOLVED; that the Common Council of the City of Middletown, concurs with the recommendation of the Mayor to appoint Marshall & Sterling and its representative Gregory Townsend as the Claims Manager with the responsibility of administering the GML 207-c procedures for City Police officers in accordance with Article 29, General Municipal Law Section 207-c Procedure negotiated in the collective bargaining agreement between the City of Middletown and the City of Middletown Police Benevolent Association, Inc.; and

BE IT FURTHER RESOLVED, that the Common Council of the City of Middletown determines that said appointment is effective January 1, 2026, and said appointment can be rescinded at any time by the Common Council.

Prepared by:
Rick McCormack, City Clerk

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: Aldermwan, 2nd Ward Gomez
Date of Adoption: January 2, 2026
Index No: 7-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32EFA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

953B38E498AF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution to Re-Adopt Rules of Decorum for City Meetings

Be it resolved that the Common Council of the City of Middletown hereby re-adopts the following rules of decorum for Common Council meetings and any other meeting bodies, as deemed necessary by the Chair or by majority vote of said body.

1. Seating and Movement.

A. All attendees of Common Council meetings must remain seated for the duration of the meeting.

B. Congregating along the walls or standing in the Council Chambers is prohibited. Doors and aisles must remain unobstructed at all times.

C. If no seat is available in the Chambers, attendees must remain in the hallway until a seat becomes available.

2. Signs. No signs of any kind will be permitted in the Council Chamber nor inside City Hall.

3. Public Comment Concerning Items on the Agenda or Directly Connected to City Business or Affairs.

A. Such public comment is permitted at the beginning of every Council meeting, upon the announcement of same by the Presiding Officer.

B. Each speaker must provide his/her name and address to the Council. Each speaker is allowed to speak for three (3) minutes only. The speaker must remain at the podium.

4. Public Comment Not Concerning Items on the Agenda or Directly Connected to City Business or Affairs.

A. Such public comment is permitted at the end of the first Council meeting each month, upon the announcement of same by the Presiding Officer. Such public comment is not permitted at any other Council meeting.

B. Such public comment is limited to thirty (30) minutes per meeting.

C. Each speaker must provide his/her name and address to the Council. Each speaker is allowed to speak for three (3) minutes only. The speaker must remain at the podium.

5. Disruptive Behavior.

A. No speaker may use obscenities, or issue threats that are not protected by the First Amendment.

B. No attendee may interrupt a speaker or member of the Council.

C. No speaker nor attendee may engage in any loud or disorderly behavior that disrupts the proceedings of the Council.

6. Presiding Officer Authority.

A. The Presiding Officer has the authority to enforce these Rules and to warn violators. Such warning should include informing the violator that if the violation persists, the violator may be removed from the meeting.

B. If after being warned, a person persists in the violation, the Presiding Officer may request the Middletown Police to remove such person from the meeting.

C. Upon such a request, the Middletown Police may request such person to leave. If the violator refuses this request, the Police have the authority to forcibly remove such person from the meeting.

D. The Police have the authority and the discretion to simply remove such person, or to arrest the person based upon violation of the City Code or New York Penal Law.

Prepared by:

Rick McCormack, City Clerk

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Alderwoman Wray
Date of Adoption: January 2, 2026
Index No: 8-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32EFA4D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

953B3BE49B4F42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Confirming the Mayor's Re-Appointment of Maria Bruni as the Director of Economic & Community Development

WHEREAS, on November 18, 2025, the Common Council of the City of Middletown introduced Local Law No. 3 of 2025, entitled “*A Local Law Increasing the Term of Office of the Director of the Office of Economic and Community Development*”; and

WHEREAS, said Local Law was duly adopted by the Common Council on December 2, 2025; and

WHEREAS, a public hearing on Local Law No. 3 of 2025 was held on December 15, 2025, in accordance with law; and

WHEREAS, Local Law No. 3 of 2025 was signed into law by the Mayor of the City of Middletown on December 16, 2025; and

WHEREAS, Local Law No. 3 of 2025 was duly filed with the Secretary of State on December 29, 2025;

WHEREAS, pursuant to said Local Law, the term of office for the Director of the Office of Economic and Community Development is three (3) years; and

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Middletown confirms the Mayor's re-appointment of Maria Bruni as **Director of the Office of Economic and Community Development** for a three-year term commencing January 1, 2026, and ending December 31, 2028.

Prepared by:
Joseph DeStefano, Mayor

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderwoman Wray
Seconded by: Alderman Johnson
Date of Adoption: January 2, 2026
Index No: 9-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32EFA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

953B3BE49BAF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Confirming the Mayor's Reappointment of Joseph M. DeStefano, Andrew Britto, Anthony Cantoli, David Madden, Wayne Hawkins, Elizabeth Nemeth and Brian Seigerman to the Industrial Development Agency (IDA).

RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of the following individuals to the Industrial Development Agency for a 1-year term expiring on December 31, 2026:

Joseph M. DeStefano
Andrew Britto

Anthony Cantoli
David Madden
Wayne Hawkins
Elizabeth Nemeth
Brian Seigerman

Prepared by:
Rick McCormack, City Clerk

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman, 4th Ward
Rodriguez
Seconded by: Alderman Jean-Francois
Date of Adoption: January 2, 2026
Index No: 10-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32EFA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

953B3BE49BAF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Confirming the Mayor's Re-Appointment of Peter Laskaris as City Historian

RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of Peter Laskaris as city historian, for a term expiring on December 31, 2026.

Prepared by:
Rick McCormack, City Clerk

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Aldermwan, 2nd Ward
Gomez
Seconded by: Alderman Green
Date of Adoption: January 2, 2026
Index No: 11-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

Richard P. McCormack

A325FA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

Joseph M. DeStefano

063B3BE49BAF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Confirming the Mayor's Re-Appointment of Jerry Caliendo, Robert Metz, Sixto Martinez, and Mark Fellenzer to the Electrical Licensing Board

BE IT RESOLVED, that the Common Council of the City of Middletown confirms the Mayor's re-appointment of **Jerry Caliendo, Robert Metz, Sixto Martinez, and Mark Fellenzer** to the Electrical Licensing Board for the term commencing January 1, 2026, and ending December 31, 2026.

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderman Witt
Date of Adoption: January 2, 2026
Index No: 12-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32EFA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues			X	
Total	7		1	1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

963B3BE49BAF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Confirming the Mayor's Re-appointment of J. Miguel Rodrigues to the Police Commission

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of J. Miguel Rodrigues to the Police Commission for a 4-year term, expiring on December 31, 2029.

Prepared by:

Attachments:



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois
Seconded by: Alderwoman Wray
Date of Adoption: January 2, 2026
Index No: 13-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

Richard P. McCormack

A32EFA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				1
Pres. Rodrigues	X			
Total	8			X

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

Joseph M. DeStefano

953B3BE495AF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Confirming the Mayor's Reappoint of Maria Bruni and Gef Chumard to the Architectural Review Board

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of Maria Bruni and Gef Chummard to the Architectural Review Board for a 3-year term, expiring on December 31, 2028.

Prepared by:

Attachments:



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: Alderman Green
Date of Adoption: January 2, 2026
Index No: 14-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32EEA4D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

953B3BE49BAF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Confirming the Mayor's Re-Appointment of Andrew Britto to the Planning Board

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of Andrew Britto to the Planning Board for a 7-year term, expiring on December 31, 2032.

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Alderwoman Wray
Date of Adoption: January 2, 2026
Index No: 15-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

Richard P. McCormack
A32EFA1D763A4ED

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

Joseph M. DeStefano
953B3BE49BAF42B

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Confirming the Mayor's Re-Appointment of Kathleen Flessa to the Board of Assessment Review

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of Kathleen Flessa to the Board of Assessment Review for a term expiring on September 30, 2030.

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Aldermwan, 2nd Ward
Gomez
Seconded by: Alderman Green
Date of Adoption: January 2, 2026
Index No: 16-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

Richard P. McCormack

A32EFA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodrogoez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

Joseph M. DeStefano

953B3BE49BAE42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Confirming the Mayor's Re-appointment of Jim Burtis to the Zoning Board of Appeals

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of Jim Burtis to the Zoning Board of Appeals to a 5-year term, expiring on December 31, 2031.

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderwoman Wray
Seconded by: Alderman, 4th Ward Rodriguez
Date of Adoption: January 2, 2026
Index No: 17-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32EFA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

063B3BE40BAF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Confirming the Mayor's Reappointment of Richard Croughan as Assistant Corporation Counsel

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of Richard Croughan to serve as Assistant Corporation Counsel for a term expiring on December 31, 2026.

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderwoman Wray
Seconded by: Aldermwan, 2nd Ward Gomez
Date of Adoption: January 2, 2026
Index No: 18-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

Richard P. McCormack

A32EEA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

Signed by:

Joseph M. DeStefano

953B3BF49BAF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Confirming the Mayor's Reappointment of Alex Smith as Corporation Counsel

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of Alex Smith to serve as Corporation Counsel for a term expiring on December 31, 2028.

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderwoman Wray
Date of Adoption: January 2, 2026
Index No: 19-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A32EFA1D763A4ED

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

963B3BE49BAF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Authorizing a Salary Schedule for Non-Union Employees for 2026

Prepared by:

Attachments:

1.	Letter from Mayor Regarding Non Union Salary Schedule
2.	Non Union Salary Schedule 2026

Joseph M. DeStefano
Mayor



Tel 845-346-4100
Fax 845-343-7439
mayor@middletownny.gov

City of Middletown

16 James Street, Middletown, New York 10940

Established 1888

December 31, 2025

President Rodrigues and Members of the Common Council
16 James St.
Middletown, New York 10940

President Rodrigues and Honorable Members of the Common Council,

Pursuant to the request of the Board of Estimate, I am transmitting for your review and consideration a proposed salary schedule for Department Heads and non-union full-time employees.

This proposal is the result of an extensive and deliberate review process. It incorporates a three-year performance and responsibility review of each individual employee, which has already been previously forwarded to both the Common Council and the affected employees. Department Head reviews were conducted directly by the mayor, while reviews of subordinate non-union employees were completed by their respective Department Heads. All reviews are available for inspection by members of the Common Council upon request.

In addition to the proposed salary schedule, this submission includes a couple recommended organizational adjustments intended to improve efficiency and service delivery. Specifically, Parks Department functions would be shifted to the Department of Public Works, and Senior Director responsibilities would be aligned with the Recreation Department with the current Director being reclassified, maintaining their salary at its current level. This position would report to the Superintendent of Recreation. This consolidation is designed to streamline operations, address some administrative glitches, eliminate duplication, and improve coordination across departments.

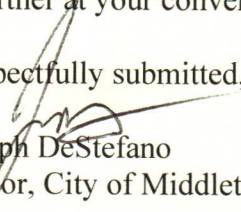
These changes will result in long-term cost savings to the city, will not result in any layoffs, and are expected to enhance the level of service provided to our residents.

It is also important to note that for several years, Department Heads and non-union personnel have received salary increases that were below those negotiated in union contracts, with only limited exceptions. In order to remain competitive, retain qualified professionals, and appropriately reward the high-quality work being performed by our staff, it is necessary to periodically recalibrate compensation—while remaining mindful of our responsibility to residents and taxpayers. I appreciate the feedback received while preparing my recommendations.

This proposal reflects a careful balance between fiscal responsibility and the need to attract, retain, and motivate effective leadership and professional staff within City government.

I appreciate the Council's thoughtful consideration of this matter and look forward to discussing it further at your convenience.

Respectfully submitted,



Joseph DeStefano
Mayor, City of Middletown



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman, 4th Ward
Rodriguez
Seconded by: Alderman Jean-Francois
Date of Adoption: January 2, 2026
Index No: 20-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

A325FA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				1
Pres. Rodrigues	X			
Total	8			X

I hereby approve the attached Resolution/Local Law.

DocuSigned by:

963B3BE49DAF42B...

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Re-Authorizing a Orange and Rockland Easement for 7 King Street

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, reauthorizes an easement, for Orange and Rockland for 7 King Street.

BE IT FURTHER RESOLVED; that the Common Council of the City of Middletown, reauthorizes the Mayor to sign the agreement.

Prepared by:

Attachments:

1.	middletowneasementresolution2_20210322_115732
2.	Scan2026-01-02_132931

RESOLUTION

WHEREAS, the City intends to seek proposals to sell 7 King Street, and

WHEREAS, two contiguous lots, 28 North Street and 30 North Street, do not have the ability to acquire new electric service from Orange & Rockland because their only exterior wall frontage abuts North Street, and

WHEREAS, the northern exterior wall of 7 King Street is a suitable location to emplace electric meters and running the wires through the basement of 7 King Street should not cause any problems for future owners.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Middletown that the Mayor is hereby authorized to execute and record the attached easement.

EASEMENT

This Easement Indenture is made the ____ day of ____, 2021, by the City of Middletown (“City”), a municipal corporation with its place of business at 16 James Street, Middletown, New York 10940.

WHEREAS, the City owns certain premises in the City of Middletown, County of Orange, State of New York, delineated on the City of Middletown Tax Map as Section 31, Block 8, Lot 15, with a street address of 7 King Street, Middletown, New York 10940 (“City Premises”), being the same land and premises described in a deed from the City of Middletown to the City of Middletown and recorded in the Orange County Clerk’s Office on August 31, 2020 in Book 14795 at Page 986, which is attached hereto and made a part hereof, see Exhibit “A” and

WHEREAS, King North LLC owns certain premises in the City of Middletown, County of Orange, State of New York, delineated on the City of Middletown Tax Map as Section 31, Block 8, Lot 13, with a street address of 28 North Street, Middletown, New York 10940 (“King Premises”), being the same land and premises described in a deed from City of Middletown to King North LLC and recorded in the Orange County Clerk’s Office on December 28, 2017 in Book 14340 at Page 1265, which is attached hereto and made a part hereof, see Exhibit “B” and

WHEREAS, Lianhao Ding owns certain premises in the City of Middletown, County of Orange, State of New York, delineated on the City of

Middletown Tax Map as Section 31, Block 8, Lot 12, with a street address of 30 North Street, Middletown, New York 10940 (“Ding Premises”), being the same land and premises described in a deed from Sweet Air Investment Inc. to Lianhao Ding and recorded in the Orange County Clerk’s Office on April 28, 2016 in Book 14043 at Page 891, which is attached hereto and made a part hereof, see Exhibit “C” and

WHEREAS, the City now intends to seek proposals to sell the City Premises, and

WHEREAS, both the King Premises and the Ding Premises are contiguous to the City Premises, and

WHEREAS, both the King Premises and the Ding Premises have only one exterior wall, and such wall faces/abuts North Street, and

WHEREAS, as a consequence, both the King Premises and the Ding Premises lack the ability to acquire new electric service from Orange & Rockland Utilities since Orange & Rockland will not allow an electric meter to be installed or emplaced on an exterior wall facing/abutting a public street, and

WHEREAS, the City is encouraging development in the downtown area.

NOW, THEREFORE, for good and valuable consideration, the City of Middletown does hereby grant, convey and release the following permanent easement to the King Premises and to the Ding Premises, their heirs, successors and assigns, described as follows: the King Premises and the Ding Premises shall be afforded the permanent right and ability to each emplace/install an electric

meter on the northern exterior wall of the City Premises, and to each connect such meters to their respective Premises by running/emplacing an electric/power line from said exterior wall to and through the basement of the City Premises and thence through the walls of each of their respective Premises.

The purpose of this easement is to afford the ability to the King Premises and the Ding Premises now and in the future to establish electric service in their respective buildings by emplacing/installing a meter on the City Premises even after the City no longer owns said Premises. This permanent easement also grants the right to do the appropriate work necessary to emplace such meters and connect them by wire through the basement of the City Premises to the King Premises and the Ding Premises.

This easement shall be recorded, shall be deemed to be a covenant running with the land, and shall be binding upon the City Premises, and its future owners, successors, heirs and assigns and inure to the benefit of the King Premises and the Ding Premises, and their present and future owners, successors, heirs and assigns.

City of Middletown

By:

DocuSigned by:
Joseph M. DeStefano
953B3BE49BAF42B...

Joseph M. DeStefano, Mayor

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

2026

On the 5.00 day of January, ~~2021~~, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph M. DeStefano, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity and that by his/her/their signature(s) on the instrument the individual(s) or the person upon behalf of which individual(s) acted, executed the instrument.

Signed by:



A32EFA1D763A4ED...

Notary Public

EXHIBIT A

BK: 14795 PG: 986 08/31/2020 DEED C Image: 1 of 4 (RP)

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code 33,090,0

C2. Date Deed Recorded 8/31/2020

C3. Book 14795 C4. Page 986

New York State Department of
Taxation and Finance
Office of Real Property Tax Services
RP- 5217-PDF
Real Property Transfer Report (8/16)

PROPERTY INFORMATION

1. Property Location 7 King Street

* STREET NUMBER * STREET NAME

Middletown 10940

* CITY OR TOWN * ZIP CODE

2. Buyer Name City of Middletown

* LAST NAME/COMPANY * FIRST NAME

City of Middletown City of Middletown

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)

* LAST NAME/COMPANY * FIRST NAME

City of Middletown City of Middletown

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel (Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size 18 X 87 OR 0.00

* FRONT FEET * DEPTH * ACRES

6. Seller Name City of Middletown

* LAST NAME/COMPANY * FIRST NAME

City of Middletown City of Middletown

7. Select the description which most accurately describes the use of the property at the time of sale:

F. Commercial

Check the boxes below as they apply:

8. Ownership Type is Condominium

9. New Construction on a Vacant Land

10A. Property Located within an Agricultural District

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 8/11/2020

12. Date of Sale/Transfer 8/11/2020

13. Full Sale Price 51,244.15.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:

A. Sale Between Relatives or Former Relatives

B. Sale between Related Companies or Partners in Business.

C. One of the Buyers is also a Seller

D. Buyer or Seller is Government Agency or Lending Institution

E. Deed Type not Warranty or Bargain and Sale (Specify Below)

F. Sale of Fractional or Less than Fee Interest (Specify Below)

G. Significant Change in Property Between Taxable Status and Sale Dates

H. Sale of Business is Included in Sale Price

I. Other Unusual Factors Affecting Sale Price (Specify Below)

J. None

Comment(s) on Condition:

Quitclaim Deed associated with Tax Sale

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 20

17. Total Assessed Value 15,500

18. Property Class 481

19. School District Name Middletown SD

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

31-4-15

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE City of Middletown 08-11-2020

BUYER SIGNATURE City of Middletown 08-11-2020

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

City of Middletown

* LAST NAME * FIRST NAME

845 3464140

* AREA CODE * TELEPHONE NUMBER (Ex: 9999999)

16 James Street

* STREET NUMBER * STREET NAME

Middletown NY 10940

* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

Smith Alex

* LAST NAME * FIRST NAME

845 3464140

* AREA CODE * TELEPHONE NUMBER (Ex: 9999999)

BK: 14795 PG: 986 08/31/2020 DEED C Image: 2 of 4



ORANGE COUNTY – STATE OF NEW YORK
ANN G. RABBITT, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****



BOOK/PAGE: 14795 / 986
 INSTRUMENT #: 20200045380

Receipt#: 2806413
 Clerk: JM
 Rec Date: 08/31/2020 04:18:49 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 3
 Rec'd Frm: MIDDLETOWN CORP COUNSEL (43)

Party1: MIDDLETOWN CITY
 Party2: MIDDLETOWN CITY
 Town: MIDDLETOWN (CITY)
 31-8-15

Recording:

Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 310.00

Transfer Tax
 Transfer Tax - State 0.00

Sub Total: 0.00

Total: 310.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 829
 Commercial Transfer Tax
 Consideration: 0.00

Total: 0.00

Payment Type: Check _____
 Cash _____
 Charge _____
 No Fee _____

Comment: _____

ORANGE COUNTY OFFICE OF REAL PROPERTY	
SAME AS <u>31-8-15</u>	DATE <u>9/23/20</u>
SEE REVISION SHEET _____	TECH <u>MEM</u>
OTHER _____	

Ann G. Rabbitt

Ann G. Rabbitt
 Orange County Clerk

Record and Return To:

MIDDLETOWN CITY
 CORPORATION COUNSEL
 16 JAMES ST
 MIDDLETOWN, NY 10940

City of Middletown Tax Map No.: Section 31, Block 8, Lot 15

QUITCLAIM DEED

THIS INDENTURE, made this 11th day of August, 2020, between the **CITY OF MIDDLETOWN**, a municipal corporation, having its principal place of business at 16 James Street, Middletown, New York 10940, party of the first part, and **CITY OF MIDDLETOWN**, a municipal corporation, having its principal place of business at 16 James Street, Middletown, New York 10940, party of the second part.

WITNESSETH

Whereas, by virtue of and pursuant to Title V of the Charter of the City of Middletown, New York, unpaid taxes, assessments and/or liens owed to the City of Middletown were levied upon property shown on the tax map of the City of Middletown as Section 31, Block 8, Lot 15, and also known as 7 King Street in the City of Middletown, which property is owned by Carmine Arrotta and Maria G. Arrotta pursuant to a deed dated July 1, 1976, from Market Forecasting Publications, Inc., which deed was recorded in the Orange County Clerk's Office on July 2, 1976 in Liber 2039 of Deeds at page 1003; and

Whereas, such unpaid taxes, assessments and/or liens are as follows:

City, County, School Tax
and/or Water Sewer Rents
Totaling \$51,244.13 plus interest and penalties,

Whereas, pursuant to Section 83 of the Charter of the City of Middletown, the redemption period for such unpaid taxes, assessments and/or liens expired July 31, 2020, and such unpaid taxes, assessments and/or liens remain unpaid as of the date first set forth above; and

Whereas, pursuant to Section 93 of the Charter of the City of Middletown, and at least one hundred twenty (120) days prior to the expiration of the redemption period, all owners of the aforesaid property were given at least thirty (30) days' notice by certified mail, return receipt requested and by regular first class mail that the City of Middletown would conduct a title search of the aforesaid property; and

Whereas, pursuant to Section 93 of the Charter of the City of Middletown, all owners of the aforesaid property and all mortgagees and/or lessees and any assignees of either whose mortgages and/or leases have been recorded in the Orange County Clerk's Office were given at least sixty (60) days' notice by certified mail, return receipt requested and by regular first class mail that the City of Middletown would be conveying the aforesaid property to the City of Middletown; and

Whereas, pursuant to Section 93 of the Charter of the City of Middletown, the aforesaid property was posted with notice of such conveyance at least thirty (30) days prior to such conveyance.

BK: 14795 PG: 986 08/31/2020 DEED C Image: 4 of 4

Now, therefore, by reason of the expiration of the redemption period for the unpaid taxes, assessments and/or liens levied against the aforesaid property as of July 31, 2020, and in accordance with Title V of the Charter of the City of Middletown and statutes in such cases made and provided, the party of the first part by these presents does remise, release and quitclaim unto the party of the second part, its heirs, successors and assigns, all the right, title and interest of the aforesaid Carmine Arrotta and Maria G. Arrotta, in and to the following premises, to wit:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Middletown, County of Orange, State of New York and more accurately bounded and described as follows:

All that lot or parcel of land situate, lying and being in the City of Middletown, Orange County, New York, known as 7 King Street in said City and described on the Tax Map of said City as follows: Section 31, Block 8, Lot 15.

Being and intended to be the same premises conveyed to Carmine Arrotta and Maria G. Arrotta by a deed, dated July 1, 1976, which deed was recorded in the Orange County Clerk's Office on July 2, 1976 in Liber 2039 of Deeds at page 1003.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, to have and to hold the above described premises with appurtenances thereunto belonging in and to the party of the second part, its heirs, successors and assigns forever as fully and absolutely as it, the party of the first part, can, may or might convey or dispose of by virtue of the said Charter of the City of Middletown and statutes in such cases made and provided, subject to whatever state of facts an accurate survey and title search may show, subject to Federal and New York State Tax Liens, if any, and subject to covenants, restrictions, easements, rights of way and agreements of record, if any, with respect to the aforesaid property.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed on the day and year first above written.

IN PRESENCE OF

CITY OF MIDDLETOWN

BY: JOSEPH M. DeSTEFANO, MAYOR

STATE OF NEW YORK

ss:

COUNTY OF ORANGE

On the 11 day of August, 2020 before me, the undersigned, a notary public in and for said state, personally appeared **JOSEPH M. DeSTEFANO**, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

ANNA AGUIRRE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01AG6190805
Qualified in Orange County
My Commission Expires August 04, 2024

Notary Public

Arrotta:
Middletown City
Corp Counsel
16 James Street
Middletown, NY 10940

EXHIBIT B

FOR COUNTY USE ONLY

C1. SWIS Code

3,309,000

C2. Date Deed Recorded

12/28/2017
Month Day Year

C3. Book

143,400

C4. Page

1265

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property
Location

28

* STREET NUMBER

North Street

* STREET NAME

Middletown

* CITY OR TOWN

VILLAGE

10940

* ZIP CODE

2. Buyer
Name

King North LLC

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax
Billing
AddressIndicate where future Tax Bills are to be sent
if other than buyer address(at bottom of form)

King North LLC

LAST NAME/COMPANY

FIRST NAME

7 Hoover Drive

STREET NUMBER AND NAME

Middletown

CITY OR TOWN

NY

STATE

10940

ZIP CODE

4. Indicate the number of Assessment
Roll parcels transferred on the deed

1

of Parcels

OR

☐ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐5. Deed
Property
Size

23

* FRONT FEET

X

100

* DEPTH

OR

0.00

* ACRES

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐6. Seller
Name

City of Middletown

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

*7. Select the description which most accurately describes the
use of the property at the time of sale:

F. Commercial

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐10B. Buyer received a disclosure notice indicating that the property is in an
Agricultural District☐

SALE INFORMATION

11. Sale Contract Date

12/20/2017

* 12. Date of Sale/Transfer

12/27/2017

*13. Full Sale Price

125,000.00

(Full Sale Price is the total amount paid for the property including personal property.
This payment may be in the form of cash, other property or goods, or the assumption of
mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

- ☐ A. Sale Between Relatives or Former Relatives
- ☐ B. Sale between Related Companies or Partners in Business.
- ☐ C. One of the Buyers is also a Seller
- ☒ D. Buyer or Seller is Government Agency or Lending Institution
- ☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
- ☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
- ☐ G. Significant Change in Property Between Taxable Status and Sale Dates
- ☐ H. Sale of Business is Included in Sale Price
- ☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
- ☐ J. None

Comment(s) on Condition:

14. Indicate the value of personal
property included in the sale

0.00

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 17

*17. Total Assessed Value

35,900

*18. Property Class 481

*19. School District Name

Middletown City SD

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

31-8-13

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful
false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

BUYER CONTACT INFORMATION

CITY OF MIDDLETOWN

BY JOSEPH M. DESTEFANO, Mayor

BUYER SIGNATURE

KING NORTH LLC

King North LLC

* LAST NAME

FIRST NAME



ORANGE COUNTY – STATE OF NEW YORK
ANN G. RABBITT, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****



BOOK/PAGE: 14340 / 1265
 INSTRUMENT #: 20170092650

Receipt#: 2427176
 Clerk: KS
 Rec Date: 12/28/2017 11:56:33 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: ASSURANCE ABSTRACT & TITLE
 SERVICES LLC

Party1: MIDDLETOWN CITY
 Party2: KING NORTH LLC
 Town: MIDDLETOWN (CITY)
 31-8-13

Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 315.00

Transfer Tax
 Transfer Tax - State 500.00

Sub Total: 500.00

Total: 815.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 5120
 Commercial Transfer Tax
 Consideration: 125000.00

Transfer Tax - State 500.00

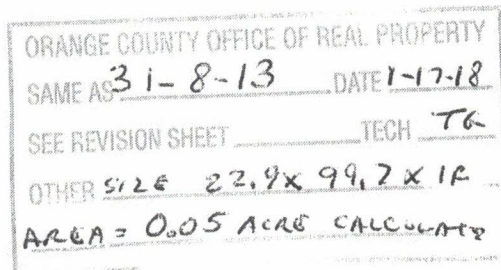
Total: 500.00

Payment Type: Check ☐
 Cash ☐
 Charge ☐
 No Fee ☐

Comment: _____

Ann G. Rabbitt

Ann G. Rabbitt
 Orange County Clerk



Record and Return To:

ASSURANCE ABSTRACT & TITLE SERVICES
 9 BERT CRAWFORD ROAD, STE 104
 MIDDLETOWN, NY 10940-4747

16-AAT-2660

SECTION 31 BLOCK 8 LOT 13

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made this 27th day of December, 2017, between the City of Middletown a municipal corporation, having its principal place of business at 16 James Street, Middletown, New York 10940, party of the first part, and King North LLC, a New York limited liability company, with a principal office located at 7 Hoover Drive, Middletown, New York 10940, party of the second part,

WITNESSETH, that the party of the first part, in consideration of one and no/100 dollar (\$1.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Middletown, County of Orange and the State of New York, shown on the tax map of the City of Middletown as Section 31 Block 8 Lot 13, with a street address of 28 North Street, Middletown, New York 10940. The property is also described in the attached Schedule A.

Being and intended to be the premises described in a tax sale deed dated January 16, 2015 from the City of Middletown to the City of Middletown, issued pursuant to the Charter of the City of Middletown and recorded on March 16, 2015 in the Orange County Clerk's Office in Liber 13861 page 980.

SUBJECT to rights as in Liber 1948 page 862 and Liber 2039 page 1003; agreement in Liber 2050 page 345; and any other grants, agreements, rights of way, covenants, conditions, restrictions, declarations, notes on filed maps, reservations and easements of record, if any, and any state of facts an accurate survey might show.

This conveyance has been approved by duly adopted resolution of the Common Council of the party of the first part on September 5, 2017.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part, if any, in and to said premises.

TO HAVE AND TO HOLD the premises herein granted and released unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants

31-8-13

Assurance Abstract & Title Services LLC

SCHEDULE A

Section 31 Block 8 Lot 13

ALL those tracts or parcel of land, situate in the city of Middletown, Orange County, New York as follows:

The premises known on the Tabulated Assessment Roll of the City of Middletown, New York as No. 28 North Street, and bounded and described as follows: BEGINNING at a point in the northwesterly line of North Street, said point being in range with the northeasterly face of the northeast wall of the masonry building owned by the First Federal Savings & Loan Association of Middletown, said point being the southwesterly front corner of the lot recorded in Middletown, said point being the southwesterly front corner of the lot recorded in the Orange County Clerk's Office in Book 672 at Page 559, and runs thence along the northeasterly face of the wall of the First Federal Savings & Loan Association building, N. 67 degrees 52 minutes W. 99.55 ft. to a point in the southeasterly face of the southeast wall of the brick building of the lot assessed as No. 7 King Street, thence along said southeast of the wall N. 22 degrees 23 minutes E. 23.44 ft. to a point in the center of the brick wall dividing the property of No. 28 and No. 30 North Street, and running thence along the center of said party wall S. 67 degrees 33 minutes E 99.75 ft. to a point in the northwesterly line of North St., thence along same S. 22 degrees 55 minutes W 22.90 ft. to the point and place of beginning.

TOGETHER with all the right, title and interest of the party of the first part in and to the party wall between No. 28 and No. 30 North Street.

Premises known as 28 North Street, Middletown, NY 10940

Borrower: Mona Lee
Property Address: 28 North Street
Tax Map No: 31-8-13

File No: 16-AAT-2660
County: Orange
Town/City/Village: Middletown

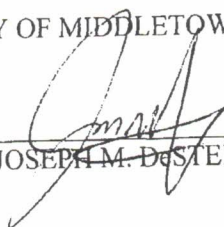
that the party of the first part will receive the consideration of this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements, if any, to the premises and will apply the same first to the payment of the cost of the improvements, if any, to the premises before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part and the party of the second part have duly executed this deed on the day and year first above written.

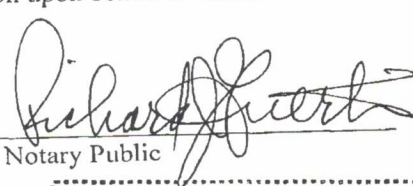
IN PRESENCE OF

CITY OF MIDDLETOWN

By:  JOSEPH M. DeSTEFANO, MAYOR

STATE OF NEW YORK)
COUNTY OF ORANGE) ss:

On the 27th day of December, 2017, before me, the undersigned, a notary public in and for said state, personally appeared JOSEPH M. DeSTEFANO, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

Record and return:

ASSURANCE ABSTRACT & TITLE
9 Bert Crawford Road, Suite 104
Middletown, NY 10940

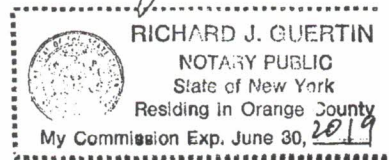


EXHIBIT C

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code

330900

C2. Date Deed Recorded

4/28/16

C3. Book

14043

C4. Page

00891

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 30, 32-34 North Street
 * STREET NUMBER * STREET NAME
 Middletown 10940
 * CITY OR TOWN VILLAGE * ZIP CODE

2. Buyer Name Ding Lianhao
 * LAST NAME/COMPANY FIRST NAME
 LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
 LAST NAME/COMPANY FIRST NAME
 STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists ☐
 4B. Subdivision Approval was Required for Transfer ☐
 4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size 53 X 175 OR 0.00
 * FRONT FEET * DEPTH * ACRES

6. Seller Name Sweet Air Investment, Inc aka Sweet Air Investments, Inc
 * LAST NAME/COMPANY FIRST NAME
 LAST NAME/COMPANY FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:
 F. Commercial ☒

Check the boxes below as they apply:
 8. Ownership Type is Condominium ☐
 9. New Construction on a Vacant Land ☐
 10A. Property Located within an Agricultural District ☐
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 03/23/2016

* 12. Date of Sale/Transfer 04/27/2016

*13. Full Sale Price 220,000.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale .00 Bargain and Sale Deed

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☒ J. None

*Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which Information taken(YY) 16

*17. Total Assessed Value 66,600

*18. Property Class 481

*19. School District Name Middletown

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
 31-8-11 31-8-12

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Joseph J. Stovicek
 Sr. Vice President
 Sweet Air Investment, Inc.
 AUTHORIZED SIGNATORY
 DATE 4-26-16

BUYER SIGNATURE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Ding

* LAST NAME

Lianhao

FIRST NAME



ORANGE COUNTY – STATE OF NEW YORK
ANN G. RABBITT, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE*****THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH*****

BOOK/PAGE: 14043 / 891
 INSTRUMENT #: 20160026564

Receipt#: 2118794
 Clerk: KP
 Rec Date: 04/28/2016 02:18:12 PM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: ASSURANCE ABSTRACT & TITLE
 SERVICES LLC

Party1: SWEET AIR INVESTMENT INC
 Party2: DING LIANHAO
 Town: MIDDLETOWN (CITY)
 31-8-11

Payment Type: Check _____
 Cash _____
 Charge _____
 No Fee _____

Comment: _____

Ann G. Rabbitt
 Orange County Clerk

Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 315.00

Transfer Tax
 Transfer Tax - State 880.00

Sub Total: 880.00

Total: 1195.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 7324
 Commercial Transfer Tax
 Consideration: 220000.00

Transfer Tax - State 880.00

Total: 880.00

ORANGE COUNTY OFFICE OF REAL PROPERTY	
SAME AS 31-8-11	DATE 5-11-16
SEE REVISION SHEET	TECH TG
OTHER	

ORANGE COUNTY OFFICE OF REAL PROPERTY	
SAME AS 31-8-12	DATE 5-11-16
SEE REVISION SHEET	TECH TG
OTHER	

Record and Return To:

TNIA FFASSNACHT
 275 ROUTE 17K SUITE 120
 NEWBURGH, NY 12550

16-AAA-2550

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 26th day of April, in the year 2016
aka Sweet Air Investments, INC.

BETWEEN SWEET AIR INVESTMENT, INC., having an address c/o Eastern Savings Bank, f/sb, 11350 McCormick Road, Hunt Valley, Maryland 21031.

party of the first part, and

LIANHAO DING, an individual having an address of 143-40 Oak Avenue, Flushing, NY 11355

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

\$10.00 dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Middletown, County of Orange and State of New York, as more particularly described on Schedule "A" annexed hereto and made a part hereof.

Premises located at 32-34 North Street, Middletown, NY 10940 and designated as Section: 31, Block: 8, Lot: 11 as shown on the Tax Map ("Parcel I") and the premises located at 30 North Street, Middletown, NY 10940 and designated as Section: 31, Block: 8, Lot: 12 as shown on the Tax Map ("Parcel II").

BEING AND INTENDED Parcel I to be the same premises as conveyed to the party of the first part by a Referee's Deed from Leonard Kessler, Esq., Referee, dated as of December 12, 2011 and recorded on January 25, 2012 in the Office of the Orange County Clerk in Liber: 13278, Page: 1630; and Parcel II being and intended to be the same premises as conveyed to the party of the first part by a Referee's Deed from Leonard Kessler, Esq., Referee dated as of December 12, 2011 and recorded on January 25, 2012 in the Office of the Orange County Clerk in Liber: 13278, Page: 1636.

This sale does not constitute a sale of all or substantially all of the assets of the Grantor

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Carol Harnel

[Signature] SVP
Sweet Air Investments, Inc. *
By: Joseph J. Stourice III, Sr. V.P.

* aka Sweet Air Investments, Inc

21-8-11-12

Assurance Abstract & Title Services LLC

SCHEDULE A

Section 31 Block 8 Lot 11

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Middletown, County of Orange and State of New York, bounded and described as follows:

BEGINNING at a point along the westerly side of North Street at the dividing line between Lots 11 & 12;

RUNNING THENCE along said dividing line North 67 degrees 12 minutes 22 seconds West, 76.29 feet and continuing North 67 degrees 30 minutes 42 seconds West, 23.71 feet to a point along the lands now or formerly of Carmine P. Arrotta and Maria G. Arrotta;

THENCE North 22 degrees 46 minutes 12 seconds East, 28.91 feet to a point at the face of a building;

THENCE along the lands now or formerly of Rehoboth Christian Center, Inc., South 67 degrees 30 minutes 42 seconds East, 23.70 feet and continuing South 66 degrees 51 minutes 58 seconds East, 76.30 feet;

THENCE along the westerly side of North Street, South 22 degrees 45 minutes 33 seconds West, 28.46 feet to the point or place of BEGINNING.

Premises known as 32-34 North Street, Middletown, NY 10940

Section 31 Block 8 Lot 12

ALL that certain plot, piece or parcel of land, situated, lying and being in the City of Middletown, County of Orange and State York, bounded and described as follows:

BEGINNING at a point at the extreme northeast corner of the lands now or formerly of Carmine P. Arrotta and Maria G. Arrotta;

RUNNING THENCE North 67 degrees 12 minutes 22 seconds West, 99.05 feet;

THENCE North 22 degrees 10 minutes 16 seconds East along the easterly side of lands now or formerly of Carmine P. Arrotta and Maria G. Arrotta, 23.99 feet;

THENCE South 67 degrees 12 minutes 22 seconds East along the lands now or formerly of Guiseppe Arrotta, 76.29 feet;

THENCE South 23 degrees 11 minutes 38 seconds West, 24.07 feet to the point or place of BEGINNING.

Premises known as 30 North Street, Middletown, NY 10940

Borrower: Laihao Ding
Property Address: 32-34 North Street & 30 North Street
Tax Map No: 31-8-11 and 12

File No: 16-AAT-2550
County: Orange
Town/City/Village: Middletown

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of

, ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

Bargain and Sale Deed
With Covenants

Title No.

SWEET AIR INVESTMENT, INC.
TO
LIANHAO DING



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK
STATE

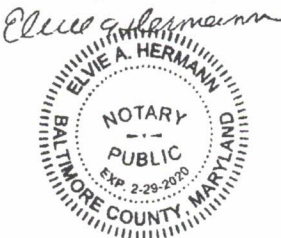
*State of Maryland, County of Baltimore, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the 14th day of April in the year 2016, before me the undersigned personally appeared Joseph S. Slavick Sr. Vice President

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the City of Hunt Valley and the State of Maryland.

(add the city or political subdivision and the state or country or other place the acknowledgment was taken).



SECTION: 31

BLOCK: 8

LOT: 11 & 12

COUNTY OR TOWN: ORANGE COUNTY

RETURN BY MAIL TO:

Tina M. Fassnacht, Esq.
Law Office of Tina Fassnacht
275 Route 17K, Suite 120
Newburgh, NY 12550

Joseph M. DeStefano
Mayor



Tel 845-346-4100
Fax 845-343-7439
mayor@middletownny.gov

City of Middletown

16 James Street, Middletown, New York 10940

Established 1888

December 31, 2025

President Rodrigues and Members of the Common Council
16 James St.
Middletown, New York 10940

President Rodrigues and Honorable Members of the Common Council,

Pursuant to the request of the Board of Estimate, I am transmitting for your review and consideration a proposed salary schedule for Department Heads and non-union full-time employees.

This proposal is the result of an extensive and deliberate review process. It incorporates a three-year performance and responsibility review of each individual employee, which has already been previously forwarded to both the Common Council and the affected employees. Department Head reviews were conducted directly by the mayor, while reviews of subordinate non-union employees were completed by their respective Department Heads. All reviews are available for inspection by members of the Common Council upon request.

In addition to the proposed salary schedule, this submission includes a couple recommended organizational adjustments intended to improve efficiency and service delivery. Specifically, Parks Department functions would be shifted to the Department of Public Works, and Senior Director responsibilities would be aligned with the Recreation Department with the current Director being reclassified, maintaining their salary at its current level. This position would report to the Superintendent of Recreation. This consolidation is designed to streamline operations, address some administrative glitches, eliminate duplication, and improve coordination across departments.

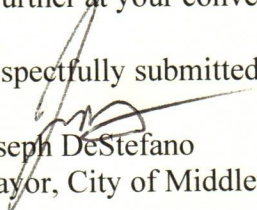
These changes will result in long-term cost savings to the city, will not result in any layoffs, and are expected to enhance the level of service provided to our residents.

It is also important to note that for several years, Department Heads and non-union personnel have received salary increases that were below those negotiated in union contracts, with only limited exceptions. In order to remain competitive, retain qualified professionals, and appropriately reward the high-quality work being performed by our staff, it is necessary to periodically recalibrate compensation—while remaining mindful of our responsibility to residents and taxpayers. I appreciate the feedback received while preparing my recommendations.

This proposal reflects a careful balance between fiscal responsibility and the need to attract, retain, and motivate effective leadership and professional staff within City government.

I appreciate the Council's thoughtful consideration of this matter and look forward to discussing it further at your convenience.

Respectfully submitted,



Joseph DeStefano
Mayor, City of Middletown



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderman Witt
Date of Adoption: January 2, 2026
Index No: 21-26

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Signed by:

Richard P. McCormack

A32EFA1D763A4ED...

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodroquez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

Docusigned by:

Joseph M. DeStefano

953B3BF49BAF42B

Joseph M. DeStefano, Mayor

1/5/2026

Date

Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the Treasurer be Authorized to Issue Warrants for their Payment

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Prepared by:
Leonora Liz, Treasurer

Attachments:

None