

Agenda
Middletown Community Development Agency
Regular Meeting
March 3, 2026
7:00 PM; Common Council Chambers

Roll Call

Approval of Minutes – 01/20/26

Financial Report – Leonora Liz
Financial report – Resolution to accept

2025 Audit presentation - RBT

Resolution to accept and approve the 2025 Audit, and authorize Maria Bruni, Executive Director, to submit the same to New York State.

Executive Director's Report – Maria Bruni
2025 Annual Report Presentation

Resolution to accept and approve the 2025 Annual Report and PARIS Reports and authorize Maria Bruni, Executive Director, to submit the same to New York State.

Bills and Communications

City of Middletown - \$438.34
Gene Grillo – 168 Linden - \$10.45
PathStone – 54 Washington - \$1500.00

Motion to approve

Old Business
New Business
Adjournment

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

Community Development Agency Meeting Minutes

January 20, 2036

Regular Board Meeting

7:00; Common Council Chambers

Roll Call- Joseph DeStefano, Paul Johnson, Jude Jean Francois, Kevin Gomez, Andrew Green, Joseph Masi, J. Miguel Rodrigues, Alex Rodriguez, Kevin Witt,
Absent: Kathleen Wray

Also present: Maria Bruni, Patricia Racine

Reorganization –

Nominate vice chair: Miguel Rodrigues nominated Paul Johnson as vice chair

Resolution to approve Paul Johnson as vice chair

Motion made by J. Miguel Rodrigues; seconded by Kevin Witt

Motion carried: 8-0-1 abstention

Resolution to approve committees

Motion made by Joseph Masi; seconded by Miguel Rodrigues

Motion carried: 9-0

Resolution to approve Mission Statement

Motion made by Paul Johnson; seconded by Andrew Green

Motion carried: 9-0

Resolution to approve Bylaws

Motion made by Paul Johnson; seconded by J. Miguel Rodrigues

Motion carried: 9-0

Resolution to approve Policies

Motion made by Paul Johnson; seconded by Andrew Green

Motion carried: 9-0

Resolution to approve Agency meeting schedule and authorize its publication

Motion made by Paul Johnson; seconded by Andrew Green

Motion carried: 9-0

Approval of Minutes – 12/02/25

Motion to accept made by Paul Johnson; seconded by Andrew Green

Motion: carried 7-0-2 abstentions

Financial Report – Leonora Liz

Checking: \$712.69

Savings: \$351,853.77

Motion to accept made by Joseph Masi; seconded by Kevin Witt

Motion carried 9-0

Executive Director's Report – Maria Bruni

168 Linden – Open house

PathStone reviewing 5 applications

Planning out 2026 projects

Audit and Annual Report are underway

Bills and Communications

Ayres & Galloway - \$5.54

City of Middletown – March Interest payment - \$14.35 – 168 Linden

City of Middletown – November Interest payment - \$271.20 – 168 Linden

City of Middletown – November Interest payment - \$28.50 – 7 Genung

City of Middletown – October Interest payment - \$199.09 – 84 Linden

City of Middletown – March interest payment - \$323.64 – 54 Washington

Eugene Grillo, Esq. – 135 Linden - \$195.00

Eugene Grillo, Esq – 54 Washington closing - \$690.00

Motion to approve made by Joseph Masi; seconded by Kevin Witt

Motion: carried 9-0

Old Business – None

New Business

Board members were reminded to sign Fiduciary Acknowledgement, Certificate of Independence and Sexual Harassment Acknowledgement. Board self-evaluations are confidential and are to be returned in the envelope provide by January 30, 2026

Adjournment

Motion to adjourn made by Joseph Masi; seconded by Alex Rodriguez

Motion: carried 9-0

03/03/2026

Voucher

City of Middletown
Community Development Agency
16 James St; 3rd floor
Middletown, NY 10940

City of Middletown
Attn Finance Dept; 16 James St.
Middletown, NY 10940

47-1024027

This order exempt from all Federal & State taxes

| Inv date | Invoice # | Acct # / description | project | Total |
|------------------|-----------|----------------------------|------------|-----------------|
| 03/02/26 | 202635-03 | Interest expense – January | 7 Genung | 158.10 |
| 01/31/26 | 2026/35/4 | Interest expense – January | 168 Linden | 280.24 |
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| | | | | |
| | | | | |
| TOTAL DUE | | | | \$438.34 |

Department Approval

signature

date

Approval for payment

signature

signature

date

03/03/26

Voucher

City of Middletown
Community Development Agency
16 James St; 3rd floor
Middletown, NY 10940

PathStone
36 Chambers Street C-1
Newburgh, NY 12550

47-1024027

This order exempt from all Federal & State taxes

| Inv date | Invoice # | Acct # / description | project | Total |
|------------------|-----------|--|---------------|------------------|
| 01/15/26 | | Professional services: homebuyer counselling | 54 Washington | 1500.00 |
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| | | | | |
| | | | | |
| TOTAL DUE | | | | \$1500.00 |

Department Approval

Approval for payment

signature

date

date

RESOLUTION

At a regular meeting of the City of Middletown Community Development Agency convened on Tuesday, March 3, 2026 at 7:00 PM, local time, at Middletown City Hall in the Common Council Chambers.

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

Resolution No. 2026-7

To accept and approve the 2025 Audit (YE 12/31/25) and authorize Maria Bruni, Executive Director, to submit the same to New York State.

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

Motion:
Sec'd:

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

MOTION:

Seal

Signatures _____ title _____
_____ title _____

RESOLUTION

At a regular meeting of the City of Middletown Community Development Agency convened on Tuesday, March 3, 2026 at 7:00 PM, local time, at Middletown City Hall in the Common Council Chambers.

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

Resolution No. 2026-8

To accept and approve the , Annual Report and PARIS Report and authorize Maria Bruni, Executive Director, to submit the same to New York State.

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

Motion:
Sec'd:

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

MOTION:

Seal

Signatures _____ title _____

_____ title _____