

BOARD OF DIRECTORS

MARIA BRUNI  
JOSEPH DESTEFANO  
PAUL JOHNSON  
LEONORA LIZ  
ALEX SMITH

Agenda  
Thursday, March 19, 2026 @ 3:30pm  
City Hall

**Roll Call**

**Committee Meetings**

(see separate agenda)

**Minutes – 11/18/25**

**Bills & Communications -**

**Reports**

Officers  
Financial  
Committees

**Old Business**

**New Business**

Resolution to approve the Novogradac engagement letter for post-closing services for the year ending 12/31/25.

Resolution to approve engagement letter with RBT, LLC as auditor for the year ending 12/31/25.

Next meeting: Thursday, March 26, 2026. Time: TBD

**Adjournment**

MIDDLETOWN O&W  
LOCAL DEVELOPMENT CORPORATION  
MINUTES  
November 18, 2025

**ROLL CALL**

Present: Maria Bruni, Joseph DeStefano, Paul Johnson, Leonora Liz, Alex Smith. Also present Patricia Racine.

**Committee Meetings**

Governance Committee (see separate agenda)

Finance Committee (see separate agenda)

**Minutes –10/23/25**

Motion: Bruni; seconded: DeStefano

Motion carried: 3-0

**Bills & Communications - None**

**Reports - NONE**

Officers

Financial

Committees

**Old Business**

**New Business**

2025-10 A resolution to approve the new markets tax credit, historic tax credit, and other financing transactions related to the redevelopment of the historic O&W Railway Station.

Motion: Bruni; seconded: DeStefano

Motion carried: 3-0

**ADJOURNMENT**

Motion: Liz; seconded: Bruni

Motion carried: 3-0

---

Submitted by Maria Bruni, secretary

**MIDDLETOWN O&W  
LOCAL DEVELOPMENT CORPORATION**

**RESOLUTION 2026-1**

Dated: 03/19/26

**A RESOLUTION OF THE MIDDLETOWN O&W LOCAL DEVELOPMENT CORPORATION (MLDC) APPROVING THE ENGAGEMENT LETTER WITH NOVOGRADAC FOR POST-CLOSING SERVICES FOR YEAR ENDING 2025.**

Whereas, the Treasurer of the MLDC has requested the services of Novogradac for post-closing financial services for the O&W project

Whereas, these services are necessary for fulfilling New York State reporting requirements

WHEREAS, the Audit Committee of the MLDC has reviewed the engagement letter

WHEREAS, the Audit Committee recommends that the MLDC engage Novogradac for the stated purpose

NOW, THEREFORE, the Board of Directors of the Middletown O&W Local Development Corporation duly convened at a regular meeting hereby does:

RESOLVE to approve and adopt the aforesaid engagement letter and authorize the President to sign any documents relative to the engagement.

The engagement letter was presented as attached.

Motion:

Sec'd:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Maria Bruni	[       ]	[       ]	[       ]	[       ]
Joseph DeStefano	[       ]	[       ]	[       ]	[       ]
Paul Johnson	[       ]	[       ]	[       ]	[       ]
Leonora Liz	[       ]	[       ]	[       ]	[       ]
Alex Smith	[       ]	[       ]	[       ]	[       ]

MOTION:

\_\_\_\_\_, President  
Joseph DeStefano

I, Maria Bruni, hereby certify the above resolution was approved by the Middletown O&W Local Development Corporation at regular meeting held on March 19, 2026

\_\_\_\_\_  
Maria Bruni, Secretary  
Middletown O&W Local Development Corporation

**MIDDLETOWN O&W  
LOCAL DEVELOPMENT CORPORATION**

**RESOLUTION 2026-2**

Dated: 03/19/26

**A RESOLUTION OF THE MIDDLETOWN O&W LOCAL DEVELOPMENT CORPORATION (MLDC) APPROVING THE ENGAGEMENT LETTER WITH RBT, LLC FOR AUDIT SERVICES FOR YEAR ENDING 2025.**

Whereas, the Treasurer of the MLDC has requested the services of RBT, LLC for Audit services for the O&W project

Whereas, these services are necessary for fulfilling New York State reporting requirements

WHEREAS, the Audit Committee of the MLDC has reviewed the engagement letter

WHEREAS, the Audit Committee recommends that the MLDC engage RBT, LLC for the stated purpose

NOW, THEREFORE, the Board of Directors of the Middletown O&W Local Development Corporation duly convened at a regular meeting hereby does:

Approve and adopt the aforesaid engagement letter and authorize the President to sign any documents relative to the engagement.

The engagement letter was presented as attached.

Motion:

Sec'd:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Maria Bruni	[     ]	[     ]	[     ]	[     ]
Joseph DeStefano	[     ]	[     ]	[     ]	[     ]
Paul Johnson	[     ]	[     ]	[     ]	[     ]
Leonora Liz	[     ]	[     ]	[     ]	[     ]
Alex Smith	[     ]	[     ]	[     ]	[     ]

MOTION:

\_\_\_\_\_, President  
Joseph DeStefano

I, Maria Bruni, hereby certify the above resolution was approved by the Middletown O&W Local Development Corporation at regular meeting held on March 19, 2026

\_\_\_\_\_  
Maria Bruni, Secretary  
Middletown O&W Local Development Corporation