

BOARD OF DIRECTORS

MARIA BRUNI  
JOSEPH DE STEFANO  
PAUL JOHNSON  
LEONORA LIZ  
ALEX SMITH

Agenda  
Thursday, April 30, 2026 @ 3:30pm  
City Hall

**Roll Call**

**Committee Meetings - none**

**Minutes – 03/26/2026**

**Bills & Communications -**

City of Middletown – reimburse Deluxe Checks - \$243.19  
National Trust – asset management fee - \$10,000

Draw 2: total \$1,226,818.89  
Butler Construction - \$1,098,354.19  
Dynamic Systems - HVAC - \$19,000.00  
Ray S. Pantel - 31,984.60  
Fusco Engineering - \$72,130.10  
Moran Consultants - monitoring - \$1400.00  
Ryan, LLC – NYS Historic Tax Credit consulting - \$3950.00

Draw 3: total \$405,551.00  
Advance Testing - air monitoring - \$3250  
Butler Construction - \$374,571.19  
Dynamic Systems - HVAC - \$26,329.81  
Moran Consultants - monitoring - \$1400.00

**Reports**

Officers  
Financial  
Committees

**Old Business - None**

**New Business**

2026-5 Resolution to approve payment of invoices as presented

Next meeting:

**Adjournment**

MIDDLETOWN  
O&W LOCAL DEVELOPMENT CORPORATION  
MINUTES  
March 26, 2026

**ROLL CALL**

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

**Committee Meetings** - None

**Minutes –03/19/26**

Motion: Bruni; seconded: Johnson  
Motion carried: 3-0

**Bills & Communications**

Environmental Management Solutions - \$4603.27  
DSI Mechanical Contractor - \$95,950.00  
Hauser Bros. - \$72,333.00  
Ray S. Pantel - \$60,174.90  
Fusco Engineering (inv# 46435,46436) - \$273,000.32

Discussion:

Johnson: Is this all payment or reimbursement or are we getting money?

McNamara: Some of it is disbursement: EMS through the first Fusco line of \$273,000. The other Fusco invoice and Marshall & Sterling are reimbursements. Those were items that were supposed to be paid at the closing of the tax credit process but wire information was not available at that time.

Johnson: This is \$1.2 million?

DeStefano: The engineers signed off on this work?

McNamara: This was mostly for mobilization.

Racine: The amount is \$1,026,373.43

McNamara: EMS invoice is just for retainage.

Bruni: For clarification we are reimbursing investor money to the City for Fusco and Marshall & Sterling.

McNamara: The City paid them and investor funds are reimbursing the City.

DeStefano: We can make the motion to approve payment subject to the Commissioner of Public Works approval. The first five are actually Jacob's and the last two are soft costs subject to the approval of Leonora, the City treasurer.

2026-3: Motion to approve payment subject to Commissioner of Public Works approval made by DeStefano; Second by Johnson  
Motion carried: 3-0

City of Middletown – reimbursement Fusco Engineering - \$250,000.00  
City of Middletown – reimbursement Marshall & Sterling - \$280,658.82

2026-4: Motion to approve reimbursement to the City of Middletown the two items listed for Fusco Engineering reimbursement and Marshall & Sterling reimbursement subject to approval of City Treasurer, Leonora Liz, made by DeStefano;  
Second by Johnson  
Motion carried: 3-0

**Reports** – Officers ,Financial, Committees -None

**Old Business** - None

**Next Meeting** - TBD

Racine: When the audit has been received we can schedule the meeting.

#### **ADJOURNMENT**

Motion: Johnson; seconded: Bruni

Motion carried: 3-0

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Submitted by Maria Bruni, secretary

**MIDDLETOWN O&W  
LOCAL DEVELOPMENT CORPORATION**

**RESOLUTION 2026-5**

Dated:04/30/26

**A RESOLUTION OF THE MIDDLETOWN O&W LOCAL DEVELOPMENT CORPORATION (MLDC) APPROVING THE PAYMENT OF INVOICES.**

Whereas, the Treasurer of the MLDC has requested the payment of certain invoices for the O&W Project

Whereas, these payments are for approved contracts and expenses for the O&W Project

Whereas, these payments have been approved by the Project Engineer/Architect and the Project Manager or Treasurer

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

Approve payment of the aforesaid invoices (as attached to this resolution)

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 April 30, 2026

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Maria Bruni, Secretary  
Middletown O&W Local Development Corporation