



**CITY OF MIDDLETOWN
BOARD OF ESTIMATE AND APPORTIONMENT AGENDA
JUNE 16, 2026 - 4:00 PM**

1. ROLL CALL
2. APPROVAL OF MINUTES
 - 2.1. Accept the Minutes of 5/28/2026
3. NEW BUSINESS
 - 3.1. Authorization to adjust the 2029 Senior Center Budget

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to adjust the budget for \$113,546.00, in the following manner,

INCREASE	INCREASE	AMOUNT
Revenue - A.2351 Senior Center Trips and Activities	Expense - A.6772.467 Senior Center Trips	\$113,546.00

Cape Cod - July 13th- 17th :

Total deposits made: \$72,604

Canceled attendees: 37 in the total amount of **\$27,497 due ASAP**

Balance remaining: \$45,107

- Deposits still pending at about \$20,000

Single rate: 15 x 1,588=\$23,820

Double rate: 34 x \$1,199=\$40,766

Cost: \$64,586 – 2 comps x \$1,199 (\$2,398) = **\$62,188 payment due ASAP**

Casino “Teenage Dreams” - September 9th :

Palladin Tours for venue: \$2,842

Leprechaun Lines for transportation: \$1,560

Total cost: \$4,402

La Grecci's Staaten, American Bandstand - October 29th :

All Star Productions for venue: \$3,850

Leprechaun Lines for transportation: \$1,825

Total Cost: \$5,675

-

Hunterdon Hills, Playhouse Christmas - November 17th :

Venue: \$4,214- \$500.00 deposit=\$3,714 due

Leprechaun Lines: \$1,650

Total cost: \$5,364

Holiday Sights, Lancaster, Pa - December 2nd- 4th :

Payable to White Star Tours

TOTAL COST: \$34,160

3.2. Accept scholarship donation from Middeltown Lions Club

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and accepts a \$1,000 donation from the Middletown Lions Club to be used towards camp scholarships. Please accept this donation and authorize the treasure to increase budget line A.2705.07 Summer Camp Scholarships.

3.3. Approval of the 2026 Community Development Block Grant Action Plan

Requesting authorization for the Mayor to sign all necessary documents and certifications regarding the 2026 CDGB Action Plan. Also, authorization for the submission of the 2026 Action Plan to the Office of Housing and Urban Development.

3.4. Request for police budget OT line to be credited with ATF Narco reimbursement

Requesting that the DOJ NARCO ATF reimbursement in the amount of \$40,062.34, received on 5/26/2026 be credited back to our 2026 police OT budget line. This funding was received as reimbursement to cover the cost of the overtime used in the month of February for the Narcotics wire case.

3.5. Authorization to accept the Cannon Lease Agreement for Copier and Services

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes an agreement with Cannon USA,

BE IT FURTHER RESOLVED; that the Board of Estimate and Apportionment authorizes the Mayor to sign the agreement.

The agreement would replace our current contract with Toshiba. It is a 63 month lease agreement for \$2,540 monthly , plus .00891 in black and white copies, .05302 in color . Cannon will provide the City with new copiers and provide a \$15,000 to buy out the current contract with Toshiba.

3.6. Authorization to approve transfer within Fire Department

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$75,000, in the following manner,

FROM	TO	AMOUNT
A.3410.100 Fire Personal Services	A.3410.103 Fire Overtime	\$75,000

3.7. Request to purchase replacement Kifco Water-Reel irrigation system

BE IT RESOLVED, the Board of Estimate and Apportionment authorizes the purchase of a replacement Kifco Water-Reel irrigation system from Storr Tractor Company in the amount of \$23,004.76 for the City's athletic fields from Storr Tractor Company in the amount of \$23,004.76.

4. WATER/SEWER/LAWN MAINTENANCE ADJUSTMENT

5. ADJOURNMENT



**CITY OF MIDDLETOWN
BOARD OF ESTIMATE AND APPORTIONMENT MINUTES
MAY 28, 2026**

Roll Call

Present: Mayor DeStefano, Council President Rodrigues

Absent: Alderman Masi

Approval of Minutes

Accept the Minutes of 5/14/26

Motion by: Council President Rodrigues **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Council President Rodrigues

NAYS: None

ABSTAIN: None

New Business

Authorization to accept a donation of 100 soccer balls.

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and accepts a donation of 100 Star Wars themed soccer balls. These soccer balls have an estimated value of \$1,500.

Jeffery Diaz and the Medeiros Family made the donation in memory of Nickolas Medeiros under the nonprofit Kicks for Nick.

Motion by: Council President Rodrigues **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Council President Rodrigues

NAYS: None

ABSTAIN: None

Approval to accept the 2026-2027 SRO contract between the City of Middletown and the Enlarged City School District of Middletown

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes an agreement with the Enlarged City School District of Middletown for the purpose of carrying out the School Resource Officer program for the 2026-2027 school year.

BE IT FURTHER RESOLVED; that the Board of Estimate and Apportionment authorizes the Mayor to sign the agreement.

Motion by: Council President Rodrigues **Seconded by:** Mayor DeStefano
AYES: Mayor DeStefano, Council President Rodrigues
NAYS: None
ABSTAIN: None

Approval to accept the 2026-2027 STRIVE grant award

BE IT RESOLVED that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and accepts a \$102,500 grant award from DCJS 2026 Statewide Targeted Reduction in Intimate Partner Violence Initiative (STRIVE) RE: C485381

Upon approval, requesting to authorize the Treasurer to establish a budget expense line named 2026 STRIVE grant.

Motion by: Mayor DeStefano **Seconded by:** Council President Rodrigues
AYES: Mayor DeStefano, Council President Rodrigues
NAYS: None
ABSTAIN: None

Request to dispose of Police Department vehicle

Requesting the disposal of the following vehicle.

2010 Chevrolet Tahoe - VIN# 1GNUKAE05AR269481 - Car# 49 Service Coordinator – Needs costly repairs. Unable to pass inspection. Unable to register due to lack of inspection

Motion by: Council President Rodrigues **Seconded by:** Mayor DeStefano
AYES: Mayor DeStefano, Council President Rodrigues
NAYS: None
ABSTAIN: None

Authorization to approve 122 Dorothea Dix Drive Development Goal Extension

Requesting authorization/approval to extend the request of Fei Tian College to extend their economic development goals for the renovation and completion of 122 Dorothea Dix Drive as per the attached letter dated May 1, 2026. Extension to be as follows:

Goal 1: Completion by May 31, 2026 (Application currently pending before Planning Board)

Goal 2: Completion by November 30, 2026 (Building Permit for construction/renovations)

Goal 3: Completion by August 31, 2028 (Certificate of Occupancy for Wing A)

Goal 4: Completion by August 31, 2029 (Certificate of Occupancy for Wing C)

Goal 5: Completion by August 31, 2030 (Certificate of Occupancy for Wing B)

Goal 6: Completion by November 30, 2031 (Certificate of Occupancy for Wing D)

Motion by: Mayor DeStefano **Seconded by:** Council President Rodrigues
AYES: Mayor DeStefano, Council President Rodrigues
NAYS: None
ABSTAIN: None

Authorization to transfer within 2026 Parks Maintenance Budget *BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$2,100 in the*

following manner,

<i>FROM</i>	<i>TO</i>	<i>AMOUNT</i>
<i>A.7110.478 Park Improvements</i>	<i>A.7110.480 Telephone</i>	<i>\$2,100</i>

Motion by: Mayor DeStefano **Seconded by:** Council President Rodrigues

AYES: Mayor DeStefano, Council President Rodrigues

NAYS: None

ABSTAIN: None

Water/Sewer/Lawn Maintenance Adjustment

Adjournment

@ 4:08 PM

Motion by: Mayor DeStefano **Seconded by:** Council President Rodrigues

AYES: Mayor DeStefano, Council President Rodrigues

NAYS: None

ABSTAIN: None



Middletown Lions Club

P O Box 122
Middletown, NY 10940

ORANGE BANK AND TRUST COMPANY

50-247/219



May 21, 26

PAY TO THE
ORDER OF

Middletown Parks & Rec. Dept

\$1,000.⁰⁰/₁₀₀

One Thousand Dollars and no/100

DOLLARS

MEMO

summer camperships

Diane Youngs
Lynn Harris

AUTHORIZED SIGNATURE

⑈004942⑈ ⑆021902475⑆ 1918081⑈

Security features. Details on back.

City of Middletown

2026 Action Plan



Joseph M. DeStefano, Mayor

J. Miguel Rodrigues, Alderman-at-large

Maria Bruni, Director Office of Economic and Community Development

PREPARED BY CITY OF MIDDLETOWN OFFICE OF ECONOMIC AND COMMUNITY DEVELOPMENT

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Pursuant to requirements by the United States Department of Housing and Urban Development (HUD), the City of Middletown has prepared the 2026 Action Plan. The objective is for the City to retain eligibility for federal funds such as those already received through HUD's Community Development Block Grant (CDBG) program.

The goal of the Action Plan is to organize and evaluate the efforts of the Middletown municipal government and its residents in defining, determining, debating and, if need be, amending the ideas and policies proposed in the 2025-2029 Consolidated Plan that was prepared by the City's Office of Economic and Community Development and adopted by Middletown's Common Council in 2025.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

During the Program Year the City of Middletown will address the needs and objectives identified by the municipality in the 2025-2029 Consolidated Plan: to enhance the affordability and sustainability of the housing stock and to create economic opportunities for residents. During the coming year, the City of Middletown, through the Office of Economic and Community Development (OECD) will execute projects using CDBG funds in order to combat the most glaring and widespread problems faced by the population:

A. Inadequate Housing – The age of housing stock in the City of Middletown and the associated cost burden are challenging obstacles. A robust housing rehab program for owner and non-owner-occupied properties, both single and multi-family, will aid in reducing the cost burden of aging housing.

B. Unemployment and Job mobility – Providing access to economic opportunity for residents of the City of Middletown through a small business loan program creates jobs close to home and helps the local economy thrive.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Through the CDBG program, the City of Middletown provides safe, affordable housing and employment opportunities for low- and moderate-income persons throughout the jurisdiction. The Housing Rehabilitation Program is designed to provide low/moderate income residents living in owner-occupied or rental houses with safe, weather insulated dwellings. The Code Enforcement component of the program serves as a rehabilitation support service and a liaison between contractors and recipients throughout the duration of a project. Housing Rehabilitation activities are available throughout the City for all eligible program recipients. Each year, we aim to rehabilitate approximately 20 units, virally improving neighborhoods as information about the program is passed from neighbor to neighbor.

Non-owner-occupied multi-family units are particularly difficult to bring into the program. Additional outreach is being conducted through mailings, neighborhood canvassing, working with the City's code enforcement officers, public service announcements, and social media.

The cost burden of housing in the City is an intrinsic reason for the Housing Rehabilitation Program. ([See the Housing Cost Burden Report in the Appendix](#))

Outreach to seniors, STAR recipients and families with young children, through water bill flyers, a presence at city-sponsored and other community events has increased exposure of the program to residents.

The Middletown Community Development Agency (CDA), which is NOT funded by the CDBG program, does substantial rehabilitations on homes which have fallen into city ownership and sells them to qualified homebuyers who receive a grant or grants (from various sources) that reduces the sale price to below market value. To date, 16 properties have been sold, 1 sale is pending, and 1 is under construction.

The Economic Development portion of OECD's program is designed to assist businesses in locating and expanding within the City of Middletown. The Economic Development program provides Small Business Loans (SBL) and guidance to prospective borrowers. SBLs are designed to fill the financing gap between private funds and available equity required by a small business to meet its needs. The City may occasionally grant funds for projects that assist in the accomplishment of economic development objectives. In addition, OECD has participated in the Section 108 Loan Guarantee Program whose funds have been made available to development projects in Middletown. Restaurants, medical offices, light manufacturing facilities, barbershops and salons as well as auto body repair businesses, linen supply and laundry businesses have all benefited from the program providing jobs and economic stability to low- and moderate-income persons.

Should excess funding be available, Economic Development Project funds may be used for Public Service/Facility projects. Unplanned 108 repayment will be included in Economic Development Programs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Pursuant to the federal regulations that require the solicitation of public opinion in the creation of Consolidated Plans, the City of Middletown utilizes a Citizen Participation Plan adopted by the Common Council. In addition to following this plan, the Middletown OECD is frequently in contact with local, private, non-profit and public sector groups who work in the housing and supportive service field.

In order to solicit resident input, the OECD will schedule two (2) public hearings and published notices in both English and Spanish in the Times Herald-Record, the regional daily newspaper, and the OECD website. The first was held on March 30, 2026 to solicit citizen input in advance of the preparation of the draft Annual Action Plan. No one from the public was in attendance, nor were any comments submitted to the office. The second public hearing took place on May 28, 2026. No one from the public was in attendance, nor were any comments submitted to the office.

A 30-day comment period began on April 1, 2026 and concluded on April 30, 2026. No comments were submitted.

The Action Plan is available for citizen review through the Community Development page on the City of Middletown's website (www.middletownny.gov) and will be available for pick-up and by email upon request.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The first public hearing was held on March 30, 2026. No one from the public was in attendance, nor were any comments submitted to the office. The second public hearing took place on May 28, 2026. No one from the public was in attendance, nor were any comments submitted to the office.

A 30-day comment period began on April 1, 2026 and concluded on April 30, 2026. No comments were submitted.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

The City of Middletown will use a total of \$419,391.00 to accomplish the goals and objectives of the 2026 Annual Action Plan, based on the award letter dated April 10, 2026. The use of program income is likely, but the amount of program income to be used will be based on the amount of program income received during Program Years 2024 and 2025. At this point in time program income is only an estimate.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MIDDLETOWN	
CDBG Administrator	MIDDLETOWN	Office of Economic and Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The Office of Economic & Community Development is a department of the City of Middletown government. Since inception the Office has been tasked with the following mission:

The OECD is dedicated to creating a more vibrant community by:

1. Overseeing the business and community climate of the City of Middletown, in cooperation with the Common Council and various City boards and departments.
2. Administering Community Development Block Grant funds.
3. Fostering economic development, redevelopment, growth, expansion, retention and attraction of new and existing businesses in an effort to improve employment opportunities economic growth.
4. Promote neighborhood stabilization through homeownership as well as owner occupied and rental housing rehabilitation assistance.
5. Facilitating communication between commercial interests and the municipal government.

6. Develop and promote Civic and Cultural Affairs as a tourist draw, economic opportunity and as a quality of life benefit for residents of the City.
7. Provide financing assistance and other incentives for small businesses utilizing all available resources including Industrial Development and Community Development Agency mechanisms as well as CDBG funds.

On October 1, 2024, by resolution, the City of Middletown Common Council appointed the Office of Economic & Community Development as lead agency for the preparation of the 2025-2029 Consolidated Plan and its component parts.

Consolidated Plan Public Contact Information

The Office of Economic & Community Development

Middletown City Hall

16 James Street; 3rd Floor

Middletown, NY 10940

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Office of Economic & Community Development (OECD) coordinated an effort that was designed to reach a variety of stakeholders. The effort included public hearings/meetings, participation in the Orange County Consortium's focus group meetings and input from various City of Middletown officials as well as anecdotal information gleaned from previous recipients of CDBG based program assistance.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

A representative from the OECD attended Orange County's focus groups held on April 3-5, 2019. The focus groups included: affordable/special needs housing and service providers, homeless service agencies, economic development officials, elected officials and health and human service providers.

The health and mental health services provided to the LIHTC communities within the City of Middletown are under the jurisdiction of Orange County.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Middletown is a member of Orange County's "active Housing Consortium which consists of a wide array of individuals and entities that directly and indirectly serve homeless persons. Through a variety of coordinating councils, networks and other organizational structures the housing needs and priorities for the homeless are analyzed. The connection and integration of resources and programs is coordinated among Consortium members. The integration and coordination of resources and programs ensures that housing and support services are broad based, comprehensive and organized. The County's Housing Consortium meets on a regular basis and has actively sought program funds in a collaborative manner, especially to prevent, prepare for and respond to coronavirus with the ESG-CV funding. Together, as a consortium, they have successfully applied for federal Continuum of Care funding. The Continuum of Care is administered by HONOR ehg, Inc. located at 38 Seward Avenue, Middletown, New York." Details regarding the Continuum of Care may be found in the County's Action Plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Orange County Office of Community Development, Orange County Government, HONOR Ehg, Regional Economic Community Action Program, Orange County Dept of Health, Independent Living, Orange County Office for the Aging, Orange County Department of Social Services.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Orange County Office of Community Development
	Agency/Group/Organization Type	Services - Housing Services-homeless Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of the City attended focus groups, other meetings and public hearings that were held by Orange County Community Development in preparation of the County Consortium Consolidated Plan as an overview of community needs. Regular contact with County representatives has occurred throughout the current pandemic to keep the local jurisdiction informed of citizen needs.
2	Agency/Group/Organization	Orange County Government
	Agency/Group/Organization Type	Other government - County

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>A representative of the City attended focus groups, other meetings and public hearings that were held by Orange County Community Development in preparation of the County Consortium Consolidated Plan as an overview of community needs. Regular contact with County representatives has occurred throughout the current pandemic to keep the local jurisdiction informed of citizen needs.</p>
<p>3 Agency/Group/Organization</p>	<p>HONOR Ehg</p>
<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-homeless</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A Representative of the City attended focus groups, other meetings and public hearings that were held by Orange County Community Development in preparation for the County's Consolidated Plan.
4	Agency/Group/Organization	Regional Economic Community Action Program
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of the City attended focus groups, other meetings and public hearings that were held by Orange County Community Development in preparation for the County's Consolidated Plan.
5	Agency/Group/Organization	Orange County Dept of Health
	Agency/Group/Organization Type	Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A Representative of the City attended focus groups, other meetings and public hearings that were held by Orange County Community Development in preparation of the County's Consolidated Plan for information concerning lead programs. Regular meetings with County representatives have occurred throughout the current pandemic to keep local jurisdictions informed of citizen needs.
6	Agency/Group/Organization	Independent Living
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Employment

	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of the City attended focus groups, other meetings and public hearings that were held by Orange County Community Development in preparation for the County's Consolidated Plan.
7	Agency/Group/Organization	Orange County Office for the Aging
	Agency/Group/Organization Type	Services-Elderly Persons Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City reviewed reports and research regarding available services and the needs of various clients served by the agency.
8	Agency/Group/Organization	Orange County Department of Social Services
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City reviewed reports and research regarding available services and the needs of various clients served by the agency.

Identify any Agency Types not consulted and provide rationale for not consulting

All known, pertinent agencies were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Honor ehg	The County and the City are Consortium members and as such our goals overlap and are consistent with each other.
Orange County Comprehensive Plan	Orange County Office of Planning	The goals of the Comprehensive Plan are consistent with the goals of the City's Strategic Plan
Orange County Economic Development Strategy	Orange County Office of Economic Development	The goals of the Comprehensive Plan are consistent with the goals of the City's Strategic Plan
City of Middletown	City of Middletown	The goals of the City's plans are consistent with the goals of the Strategic Plan

Table 3 - Other local / regional / federal planning efforts

Narrative

The City maintains close contact with other local municipalities and especially Orange County government and has often worked in concert with the aforementioned in order to accomplish mutual goals and objectives favorable to the City and its residents.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The purpose of citizen participation in the consolidated planning process is to allow an open and informed public discussion of community development issues within the City of Middletown. The meetings and discussions should be sufficient in scope so as to include all city residents and citizen groups representing a cross section of the population.

The goal of the citizen participation procedure is to ensure participation of a broad spectrum of city residents, service providers, city departments, nonprofit agencies and other stakeholders in the planning and implementation of the Consolidated Plan. The expectation is that the Plan will aid City government and Economic & Community Development administration by providing the proper planning and development of future programs.

The City of Middletown held 2 public hearings for the 2026 Action Plan. The first public hearing was held on March 30, 2026 in advance of the preparation of the plan in order to gather community input. The second public hearing took place on May 28, 2026 A 30-day comment period began on April 1, 2026 and concluded on April 30, 2026.

Copies of the plan are available at the OECD office, on the City's website, by email or U.S. Postal service. Legal ads and notices, in English and in Spanish, were placed in the Times Herald-Record and on the City website at www.Middletown-NY.com.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community	No one from the public attended, nor were any comments submitted.	No comments were submitted.	N/A	
2	Public Hearing	Non-targeted/broad community	No one from the public attended, nor were any comments submitted.	No comments were submitted.	N/A	
3	Comment Period	Non-targeted/broad community	N/A	No comments were submitted.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Middletown will use a total of \$419,391.00 to accomplish the goals and objectives of the 2026 Annual Action Plan, based on the award letter dated April 10, 2026. The use of program income is likely, but the amount of program income to be used will be based on the amount of program income received during Program Years 2024 and 2025. At this point in time program income is only an estimate.

If there is sufficient funding, and if there are projects to complete, a portion of CDBG funds may be allotted to City of Middletown Community Development Agency Projects (CDA). The CDA oversees the City's Homebuyer Program, which fully rehabilitates abandoned homes acquired by

the City through tax sale. These homes are then sold to qualified homebuyers. CDBG funding would be capped at \$100,000.00 per CDA project.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	419,391.00	113,466.76	0.00	532,857.76	0.00	The City of Middletown will use a total of \$419,391.00 to accomplish the goals and objectives of the 2026 Annual Action Plan, based on the award letter dated April 10, 2026. Should the award change the number of activities will most likely remain the same but the project and activity budgets will change. The use of program income is likely, but the amount of program income to be used will be based on the amount of program income received during Program Years 2024 and 2025. At this point in time program income is only an estimate.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will leverage the additional resources of small business loan recipients.

Projects listed in the Annual Action Plan are funded solely by CDBG funds and/or CDBG Program Income.

The Small Business Loan program utilizes CDBG funds to support Economic Development through job creation. The small businesses that receive these funds from the City generally have a mix of their own funds, bank commitments, and occasionally Small Business Administration and other loans or grants to fund their projects. The City of Middletown provides gap financing generally for the purchase of equipment.

The City is also able to partner with Orange County HOME to supplement the City's Housing Rehabilitation Program activities when necessary.

While there are City programs and New York State Grants that dovetail or complement CDBG programs, currently no funding is utilized from other sources to complete CDBG projects.

The City has been successful in applying for grants separate from CDBG funds to achieve economic stability for residents and expects to continue applying for grants to complement CDBG activities, especially economic development.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Housing within the City is old. According to the 2024 American Community Survey 5-Year Estimates, 33.2% or 3,308 occupied housing units were built before 1940. Older homes typically need more maintenance and the costs of that maintenance can be prohibitive for low- and moderate-income households. To assist in making the existing housing stock more affordable, tax foreclosures within the jurisdiction that have been long term vacancies or abandoned properties in marginal neighborhoods are rehabilitated by the Community Development Agency (outside of CDBG funding). They are then sold below market rate to eligible homebuyers. Unique properties are sold outright with specific development goals meant to enhance the neighborhood in which it is located. Proceeds are rolled into upcoming CDA projects. Various grants are available from a variety of sources to reduce the market rate price. To encourage longevity in the home a lien is placed to reflect the amount of the grants. These homebuyers may also be eligible for assistance through the City's CDBG Housing Rehabilitation Program once they own the home and should

any further work need to be completed.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2029	Affordable Housing	Middletown, New York	Housing	CDBG: \$338,432.00	Rental units rehabilitated: 6 Household Housing Unit Homeowner Housing Rehabilitated: 14 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 20 Household Housing Unit
2	Economic Development	2025	2029	Non-Housing Community Development	Middletown, New York	Economic Development	CDBG: \$91,891.98	Jobs created/retained: 10 Jobs Businesses assisted: 2 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	Housing: The objective of the Housing Rehabilitation component of the City of Middletown's Consolidated Plan is to assist eligible low/moderate income households (both owner and renter occupied) to afford safe, weather insulated housing that meets City Housing Code standards

2	Goal Name	Economic Development
	Goal Description	Economic Development: The City's Economic Development objectives are designed to assist businesses in locating and expanding in the City. A primary objective of this component of the program is the creation of job opportunities for low/moderate income individuals.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects will support the City’s efforts to create sustainable and affordable housing and assist in providing jobs to low- and moderate-income families and individuals.

The projects and funding described in the 2025-2029 Consolidated Plan are based on the CDBG award letter date April 10, 2026.

#	Project Name
1	Administration and Planning
2	Single Family Housing Rehabilitation
3	Multi-Family Housing Rehabilitation
4	Code Enforcement
5	Economic Development

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The above projects are allocation priorities based on the needs outlined in the City’s Consolidated Plan. The greatest obstacles to addressing underserved needs is the availability of funding.

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration and Planning
	Target Area	Middletown, New York
	Goals Supported	Housing Economic Development
	Needs Addressed	Housing Economic Development
	Funding	CDBG: \$102,533.78
	Description	Planning and administration in support of CDBG program.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30.
	Location Description	Various wards within the City of Middletown.
	Planned Activities	The planned activities are support for housing rehabilitation for single and multi- family homes and job creation through the assistance of at least two businesses
2	Project Name	Single Family Housing Rehabilitation
	Target Area	Middletown, New York
	Goals Supported	Housing
	Needs Addressed	Housing
	Funding	CDBG: \$245,100.00
	Description	The objective of the Housing Rehabilitation component of the City of Middletown's Consolidated Plan is to assist eligible low-moderate-income households (owner and renter occupied) to afford safe, weather insulated housing that meets City Housing Code Standards.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	14
	Location Description	Various wards within the City of Middletown.

	Planned Activities	Funds will be used in the City of Middletown to rehabilitate 14 single family homes.
3	Project Name	Multi-Family Housing Rehabilitation
	Target Area	Middletown, New York
	Goals Supported	Housing
	Needs Addressed	Housing
	Funding	CDBG: \$71,700.00
	Description	The objective of the Housing Rehabilitation Component of the City of Middletown's Consolidated Plan is to assist eligible low- and moderate-income households (both owner and renter occupied) to afford safe, weather insulated housing that meets City Housing Code Standards
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	6
	Location Description	Various wards within the City of Middletown.
	Planned Activities	Six units in multi-family housing will be rehabilitated.
4	Project Name	Code Enforcement
	Target Area	Middletown, New York
	Goals Supported	Housing
	Needs Addressed	Housing
	Funding	CDBG: \$21,632.00
	Description	The objective of the Housing Rehabilitation component of the City of Middletown's Consolidated Plan is to assist eligible low-moderate income households (both owner and renter occupied) to afford safe, weather insulated housing that meets City Housing Code Standards.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	20
Location Description	Various wards within the City of Middletown.	

	Planned Activities	Code enforcement will support the Single- and Multi-family Housing Rehabilitation Programs
5	Project Name	Economic Development
	Target Area	Middletown, New York
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$91,891.98
	Description	The City's Economic Development Program objectives are designed to assist businesses in locating and expanding within the City of Middletown and to create jobs for low- and moderate-income individuals.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	10
	Location Description	Various wards in the City of Middletown.
	Planned Activities	Planned activities are business assistance and job creation.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Middletown is an entitlement jurisdiction under HUD regulations. All projects are available city-wide and within the municipal boundaries of the city of Middletown. There are no geographic priorities. Each housing activity is granted or loaned based on low-mod household incomes. Economic development objectives require that jobs are created or retained. Every effort is made to hire low-mod individuals for the jobs created or retained.

The United States Department of Housing and Urban Development has developed standards to determine if a concentration of minority or low-income households exists in an area.

- A low-income concentration exists if the Area Median Income for a census tract, neighborhood or other geography is below 50% of the Area Median Income for the Metropolitan Statistical Area (MSA).
- A minority concentration exists when the percentage of households in a particular racial, ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the Metropolitan Statistical Area.
- A minority concentration also exists when the geography's total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities for the MSA as a whole.

Concentration profile of Middletown Census Tracts as compared to Poughkeepsie-Newburgh-Middletown, NY Metro Area.

Census Tract 11: minority concentration

Census Tract 12: minority concentration

Census Tract 13: no concentrations

Census Tract 15: minority concentration

Census Tract 16.01: minority concentration

Census Tract 16.02: no concentration

Census Tract 151: minority concentration;

None of the census tracts contain a low-income concentration according to the Metropolitan Statistical

Area.

Data is from the 2024 ACS.

Geographic Distribution

Target Area	Percentage of Funds
Middletown, New York	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Investments are not allocated by geography. Rather, since Middletown is an entitlement community, they are allocated city-wide to benefit low- and moderate-income person either in housing rehabilitation or economic opportunity.

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Currently there are no local public policies that are perceived to be barriers to affordable housing. The City will continue to review its actions in regards to residential investment and the accompanying public policies.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Middletown actively seeks funding from a variety of sources to enhance the quality of life for its citizens.

Actions planned to address obstacles to meeting underserved needs

The greatest obstacle to meeting underserved needs is the availability of funding. The City will continue to pursue additional CDBG funding and other resources to complement the CDBG grant and program income currently available.

Actions planned to foster and maintain affordable housing

The City's Housing Rehabilitation Program's goal is to foster and maintain affordable housing for low and moderate households, both owner-occupied and rentals.

In 2016 the Middletown Community Development Agency, which is NOT funded by the CDBG) began a homeownership program wherein vacant and abandoned tax-foreclosed properties are rehabilitated and sold in conjunction with a grant to bring the purchase price down to below market price, to income eligible households. Each potential homeowner is required to receive homebuyer counseling and education through Path Stone to ensure a successful path to new and continued homeownership thereby removing blight and providing affordable homeownership opportunities. To date 16 homes have been sold, 1 is pending sale, and 1 more is under construction.

The City supports developers of affordable housing with various mechanisms available to the city, but prevails upon other county municipalities to share in the responsibility to provide affordable housing for their residents

Actions planned to reduce lead-based paint hazards

The City contracts with an inspector to conduct lead risk assessments and clearances for each housing rehabilitation activity. When necessary, the City works with Orange County HOME program on activities in which the lead assessment boosts the rehabilitation costs beyond the scope of the City's CDBG budget.

Actions planned to reduce the number of poverty-level families

The City of Middletown will continue to work closely with local agencies, encourage coordination of activities and to identify needs and gaps in care. The City has also been able to refer clients to other local agencies when the need arises for services outside of the scope of the CDBG program, enabling them to

obtain assistance with utilities, additional repairs, healthcare and other services. The Housing Rehabilitation Program helps maintain a sustainable supply of affordable homes for low- and moderate-income families as does the Community Development Agency's First-time Homebuyer Program

Actions planned to develop institutional structure

The Office of Economic & Community Development will continue an open dialogue with City officials regarding the needs of Middletown residents.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will endeavor to continue regular, formal communication with agencies in the jurisdiction to ensure coordination of care and to identify gaps and needs.

The City of Middletown is also a member of the Orange County Housing Consortium which endeavors to develop and evaluate efforts to end homelessness and appoints a board member as a city representative to the Middletown Housing Authority (an LIHTC entity).

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	54,404
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	54,404

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

Discussion

The years covered in the Annual Action Plan are 2025, 2024, 2023.

Citizen Participation draft: The City of Middletown will use a total of \$426,960.00 to accomplish the goals and objectives of the 2026 Annual Action Plan, based on the award letter dated May 14, 2025. Should the award change the number of activities will most likely remain the same but the project and activity budgets will change. The use of program income is likely, but the amount of program income to be used will be based on the amount of program income received during Program Years 2024 and 2025. At this point in time program income is only an estimate.

Should excess funding be available, Economic Development Project funds will be used for Public Service/Facility projects. Unplanned 108 repayment will be included in Economic Development Programs.

NB: There is some concern in the nature of the American Community Survey findings on units built before 1940.

ACS results indicate a change in the number of houses built before 1940 (1939 or earlier) that is not consistent with the number of buildings demolished in any given year between 2010 and 2018.

According to ACS 1539 housing units built before 1940 have disappeared between 2010 and 2018 while the number of new housing units has increased by 711 in the same time period. It seems the number of

local demolition permits does not reflect these results for housing units built before 1940. The City may investigate this discrepancy.

Final Draft:

The City of Middletown will use a total of \$419,391.00 to accomplish the goals and objectives of the 2026 Annual Action Plan, based on the award letter dated April 10, 2026. The use of program income is likely, but the amount of program income to be used will be based on the amount of program income received during Program Years 2024 and 2025. At this point in time program income is only an estimate.

Appendix

Citizen participation

USA TODAY CO.



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AFFIDAVIT OF PUBLICATION

Caitlin McNamara
City of Middletown
Community Development Agency
16 James ST # 3
Middletown NY 10940-5734

STATE OF NEW YORK, COUNTY OF ORANGE

The Times Herald-Record, a daily newspaper distributed in the Orange, Ulster, Pike, PA and Sullivan Counties, published in the English language in the City of Middletown, County of Orange, State of New York printed and published and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

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**CITY OF MIDDLETOWN,
NEW YORK
NOTICE OF PUBLIC
HEARING
CITIZEN INPUT
ANNUAL ACTION PLAN
JANUARY 1, 2026-
DECEMBER 31, 2026**

The City of Middletown, through the Office of Economic and Community Development ("OECD"), is pleased to announce that they will hold a public hearing on March 30, 2026 at 4 p.m. in Common Council Chambers located on the 2nd floor at City Hall, 16 James Street, Middletown, New York 10940 to identify priority needs of the community in advance of the preparation of the Community Development Block Grant ("CDBG") Annual Action Plan for the January 1, 2026 to December 31, 2026 Program Year. The goal of the public hearing is to obtain comments and input from the citizens about community needs and neighborhood priorities.

A 30-day comment period will also begin on April 1, 2026 and conclude on April 30, 2026.

For additional information please contact the OECD Office at 845-346-4170.

All interested parties are invited to attend.

Joseph DeStefano, Mayor
María Bruni, Director of OECD

The City of Middletown is an EEO

**CIUDAD DE MIDDLETOWN,
NUEVA YORK
AVISO DE AUDIENCIA
PÚBLICA
OPINIÓN CIUDADANA
PLAN DE ACCIÓN ANUAL
1 DE ENERO DE 2026 - 31
DE DICIEMBRE DE 2026**

La Ciudad de Middletown, a través de la Oficina de Desarrollo Económico y Comunitario ("OCDE"), se complace en anunciar que celebrará una audiencia pública el 30 de marzo de 2026 a las 16:00 h en la Sala del Consejo Común, ubicada en el segundo piso del Ayuntamiento, 16 James Street, Middletown, Nueva York 10940, para identificar las necesidades prioritarias de la comunidad antes de la preparación del Plan de Acción Anual de la Subvención en Bloque para el Desarrollo Comunitario ("CDBG") para el Año Programático del 1 de enero al 31 de diciembre de 2026.

El objetivo de la audiencia pública es recabar comentarios y aportaciones de la ciudadanía sobre las necesidades de la comunidad y las prioridades del vecindario.

El periodo de 30 días para presentar comentarios comenzará el 1 de abril de 2026 y finalizará el 30 de abril de 2026.

Para obtener más información, comuníquese con la Oficina de la OCDE al 845-346-4170.

Se invita a todos los interesados a asistir.

Joseph DeStefano, Alcalde
María Bruni, Directora de la OCDE

La ciudad de Middletown es una organización sin fines de lucro que promueve la igualdad de oportunidades en el empleo (EEO)

USA TODAY CO.



PO Box 631202 Cincinnati, OH 45263-1202

AFFIDAVIT OF PUBLICATION

Caitlin McNamara
Accounts Payable
Middletown, Community Economic &
16 James ST
Middletown NY 10940-5724

STATE OF NEW YORK, COUNTY OF ORANGE

The Times Herald-Record, a daily newspaper distributed in the Orange, Ulster, Pike, PA and Sullivan Counties, published in the English language in the City of Middletown, County of Orange, State of New York printed and published and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated on:

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CITY OF MIDDLETOWN, NEW YORK NOTICE OF PUBLIC HEARING CITIZEN INPUT ANNUAL ACTION PLAN JANUARY 1, 2026- DECEMBER 31, 2026

The City of Middletown, through the Office of Economic and Community Development ("OECD"), is pleased to announce that they will hold a second public hearing on May 28, 2026 at 3 p.m. in Common Council Chambers located on the 2nd floor at City Hall, 16 James Street, Middletown, New York 10940, to identify priority needs of the community in advance of the finalization of the Community Development Block Grant ("CDBG") Annual Action Plan for the January 1, 2026 to December 31, 2026 Program Year.

The goal of the public hearing is to obtain citizen comments concerning the Final Annual Action Plan for the 2026 Program Year.

For additional information please contact the OECD Office at 845-346-4170. All interested parties are invited to attend.

Joseph DeStefano, Mayor
Maria Bruni, Director of OECD

The City of Middletown is an EEO

Ciudad de Middletown, Nueva York Aviso de Audiencia pública Opinión de ciudadanos EL Plan de acción anual 1 enero, 2024- 31 diciembre, 2024

La Ciudad de Middletown, a través de la Oficina de Desarrollo Económico y Comunitario ("OCDE"), se complace en anunciar que llevarán a cabo una segunda audiencia pública el 28 de mayo de 2026 a las 3 p. m. en las Cámaras del Consejo Común ubicadas en el segundo piso del Ayuntamiento, 16 James Street, Middletown, Nueva York 10940, para identificar las necesidades prioritarias de la comunidad antes de la finalización del Plan de Acción Anual de Subvención en Bloque para el Desarrollo Comunitario ("CDBG") para el 1 de enero de 2026 al 31 de diciembre de 2026 Año del programa.

El objetivo de la audiencia pública es obtener comentarios de los ciudadanos sobre el Plan de acción anual final para el año del programa 2026.

Para obtener información adicional, comuníquese con la Oficina de la OCDE al 845-346-4170. Todas las partes interesadas están invitadas a asistir.

Las cámaras del consejo común, Edificio Municipio
16 calle James
Middletown, Nueva York 10940
Alcalde, Joseph DeStefano
Directora, María Bruni, OECD

La ciudad de Middletown es un empleador de oportunidades iguales.

5.14.26



Maps

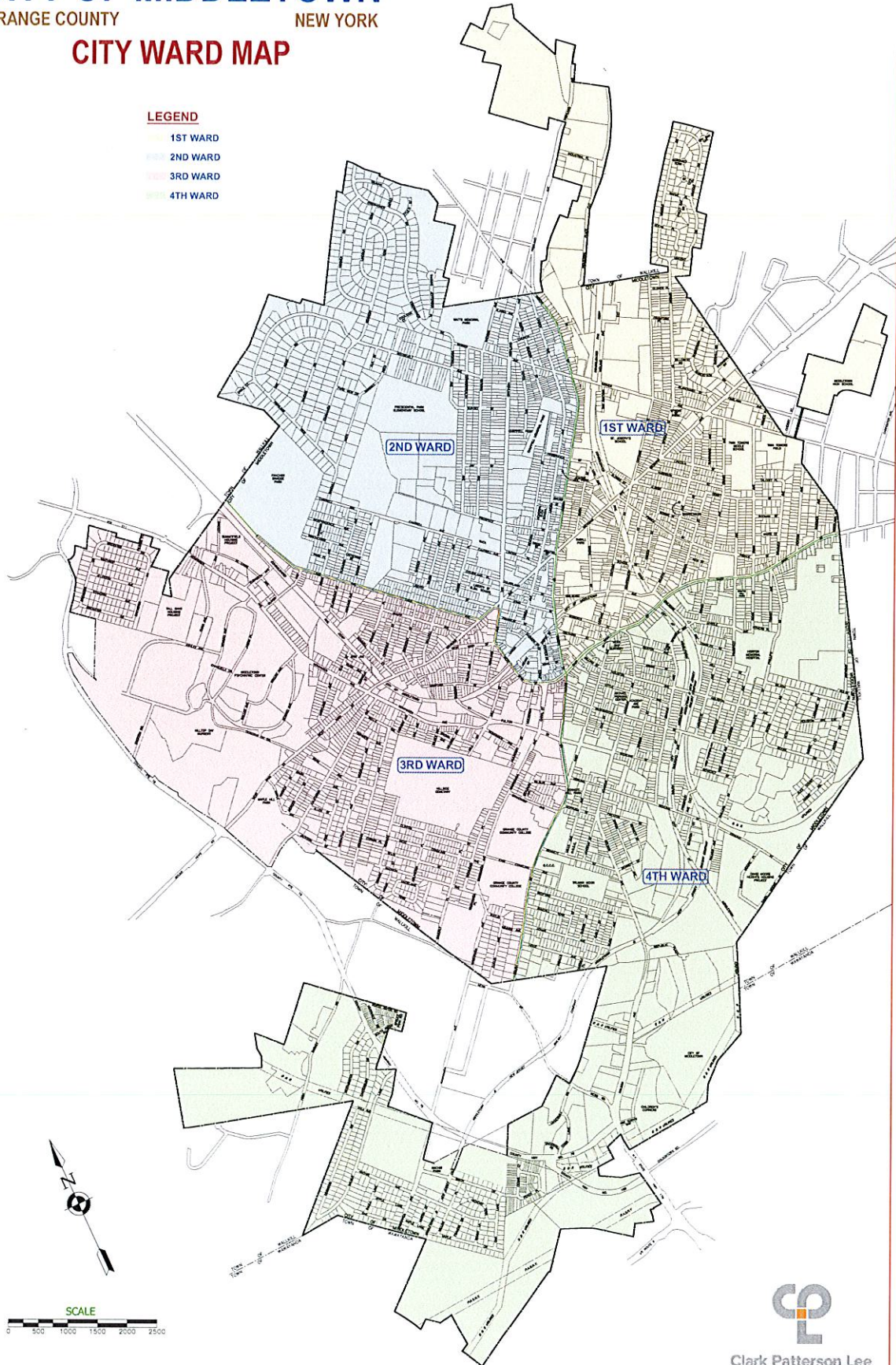
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ORANGE COUNTY NEW YORK

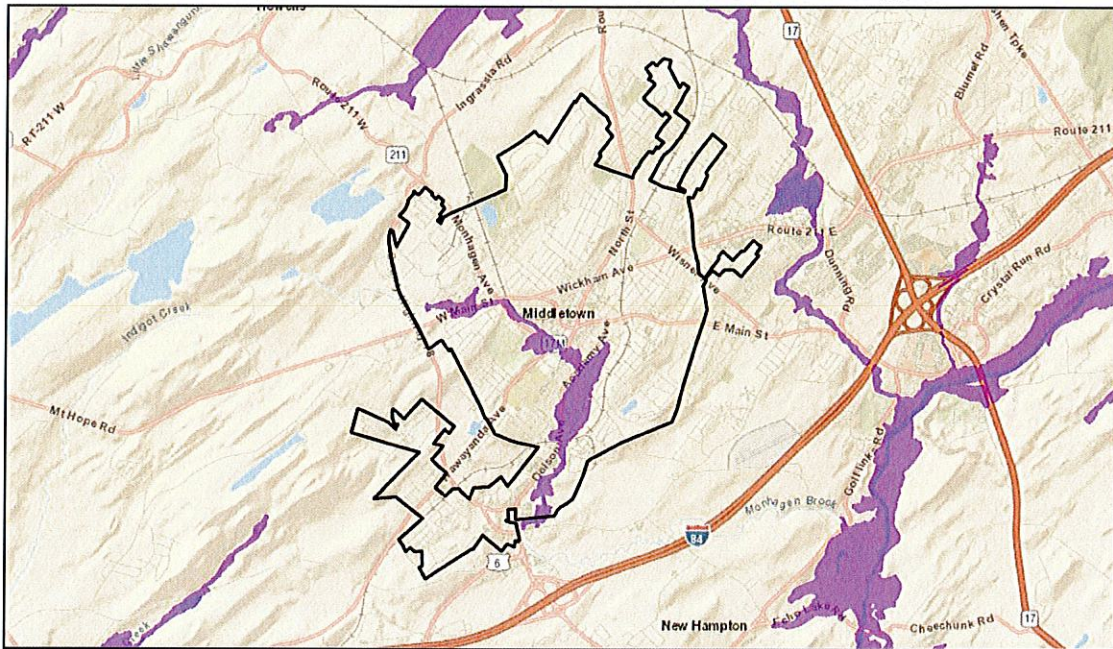
CITY WARD MAP

LEGEND

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- 2ND WARD
- 3RD WARD
- 4TH WARD

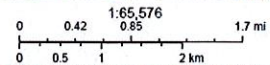


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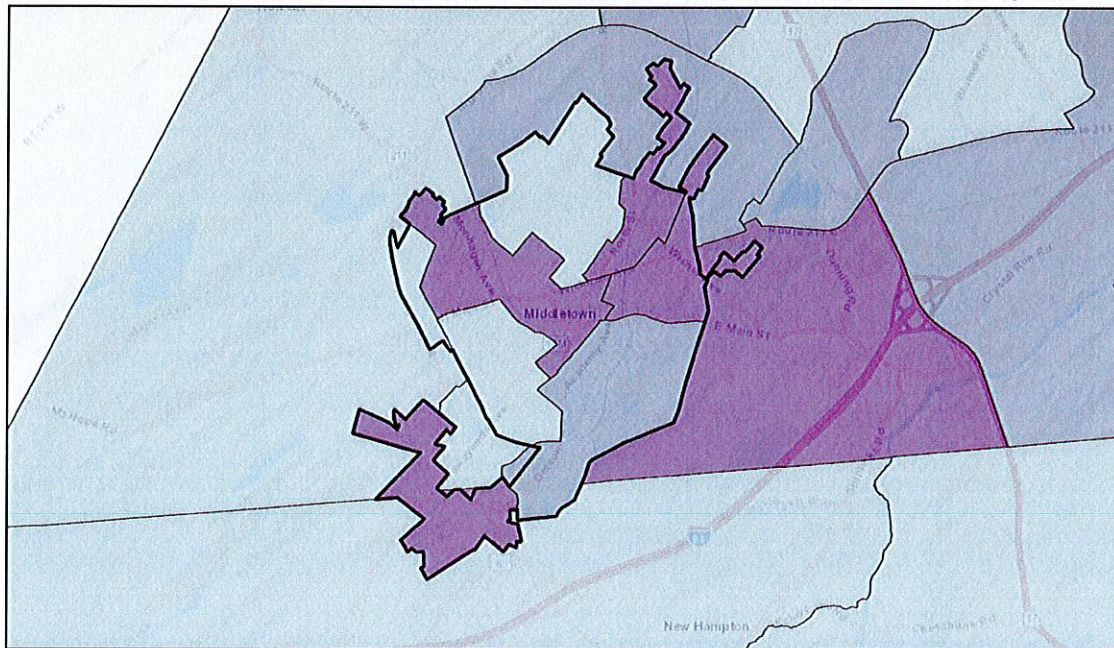
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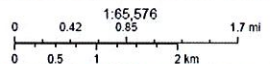
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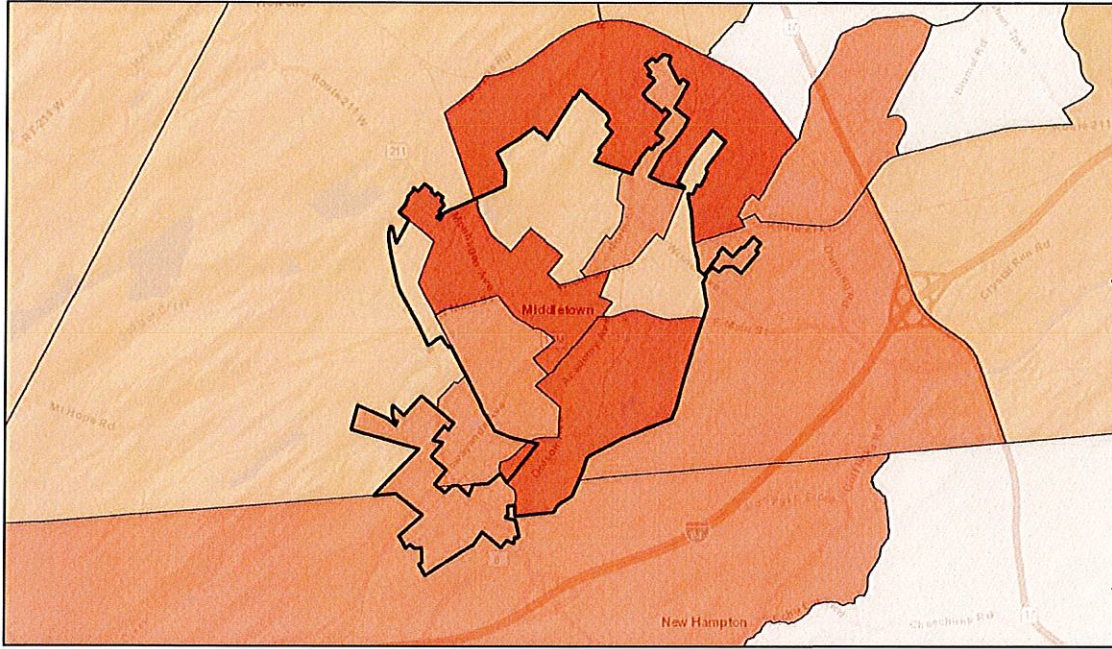
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- Override 1
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- 29.28-38.78% Paying>30%
- 38.78-47.69% Paying>30%
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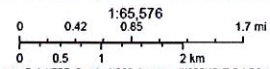
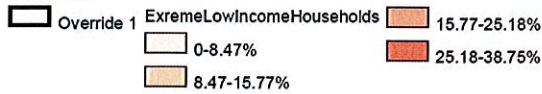


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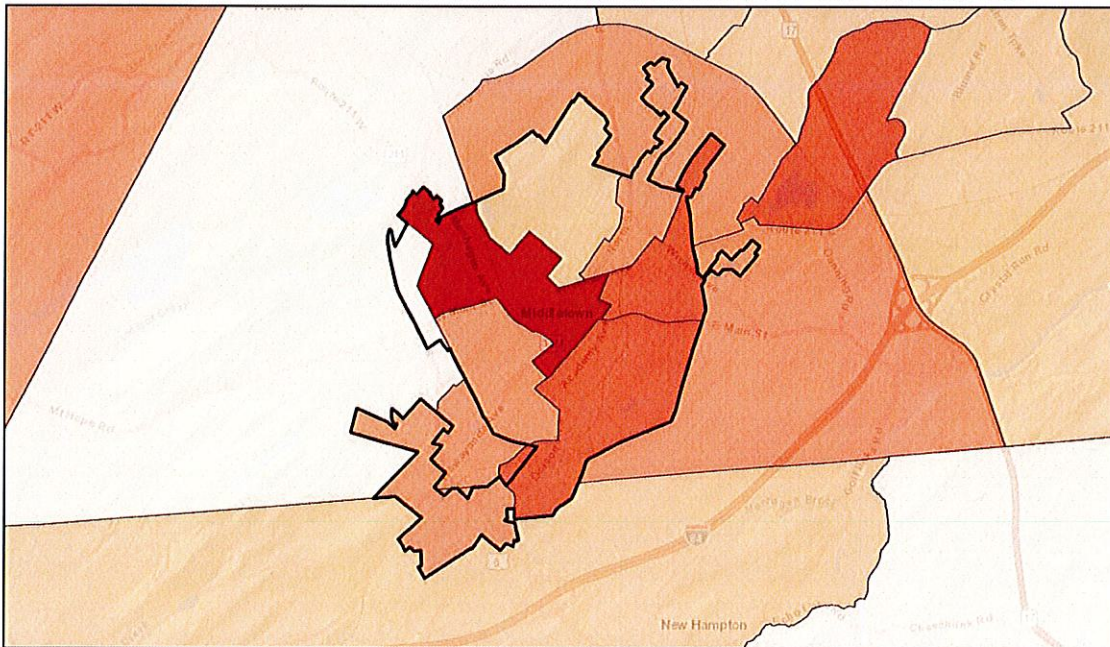


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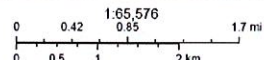
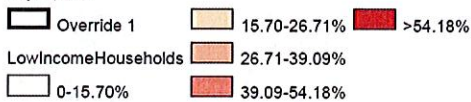


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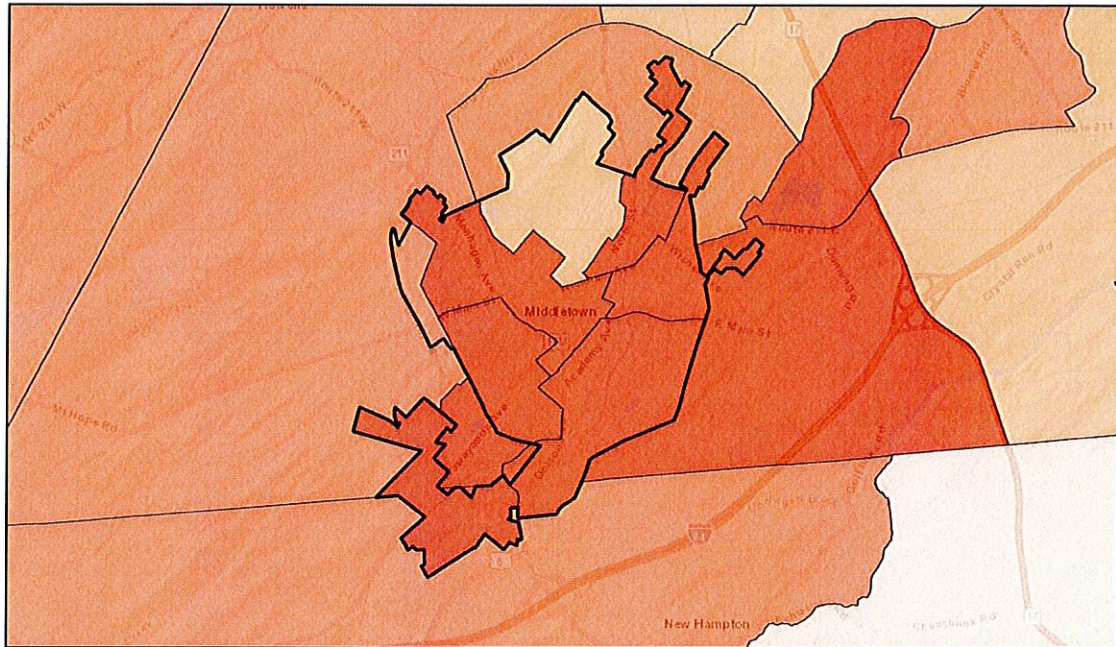


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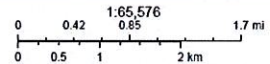
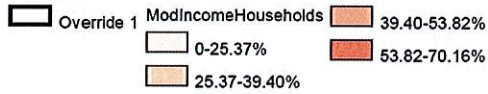


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CPD Maps Moderate Income - Consolidated Plan and Continuum of Care Planning Tool

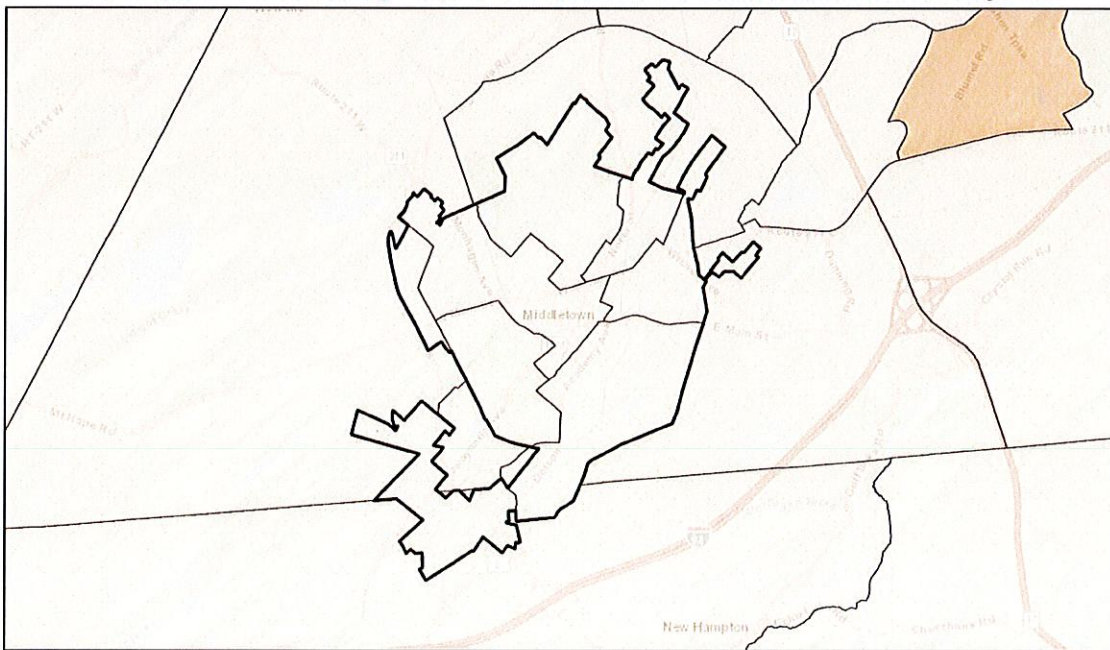


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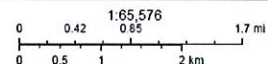
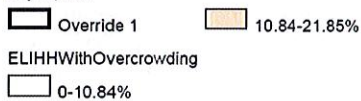


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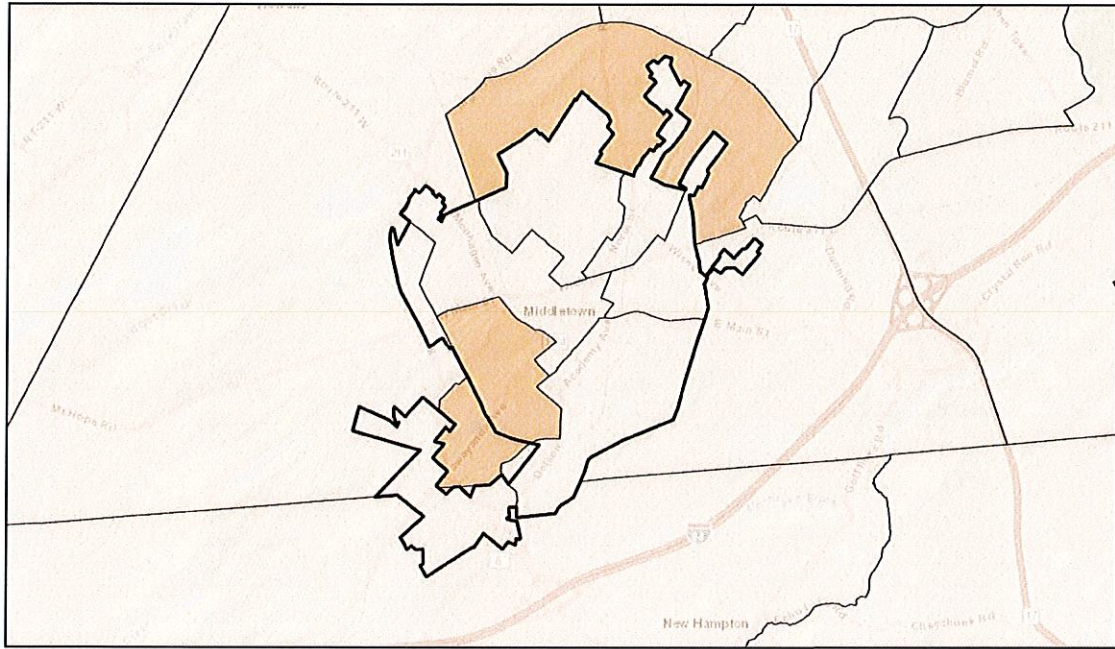


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CPD Maps Low Overcrowding - Consolidated Plan and Continuum of Care Planning Tool



May 21, 2026

Override 1

6.81-14.56%

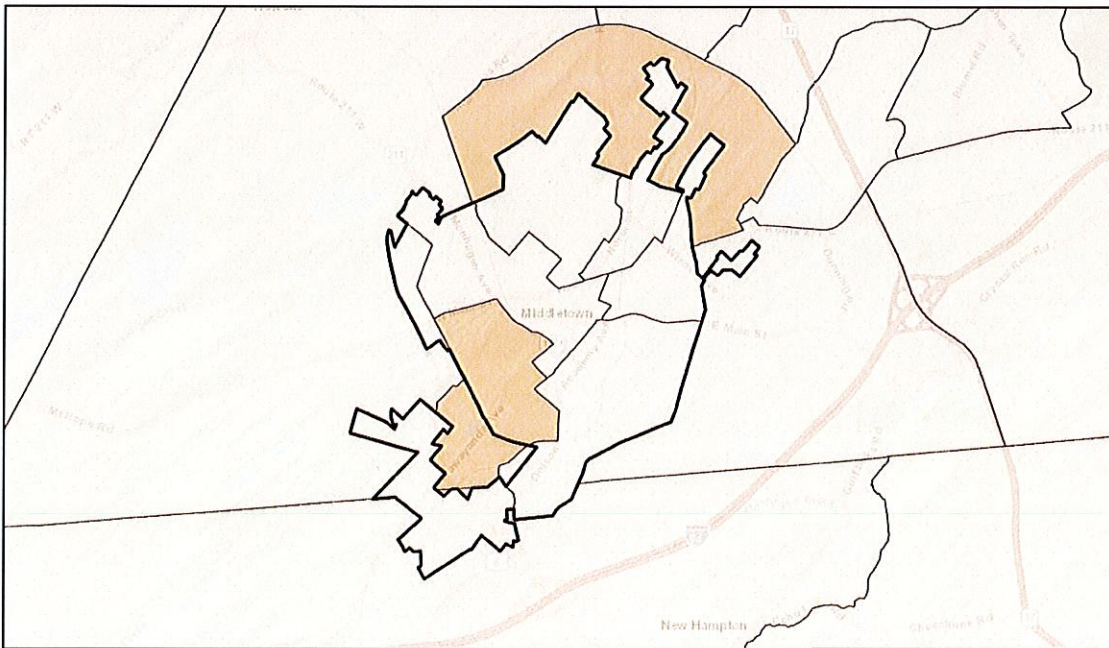
MIHHWithOvercrowding

0-6.81%

1:65,576
0 0.42 0.85 1.7 mi
0 0.5 1 2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NSCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps Mod Overcrowding - Consolidated Plan and Continuum of Care Planning Tool



May 21, 2026

Override 1

6.81-14.56%

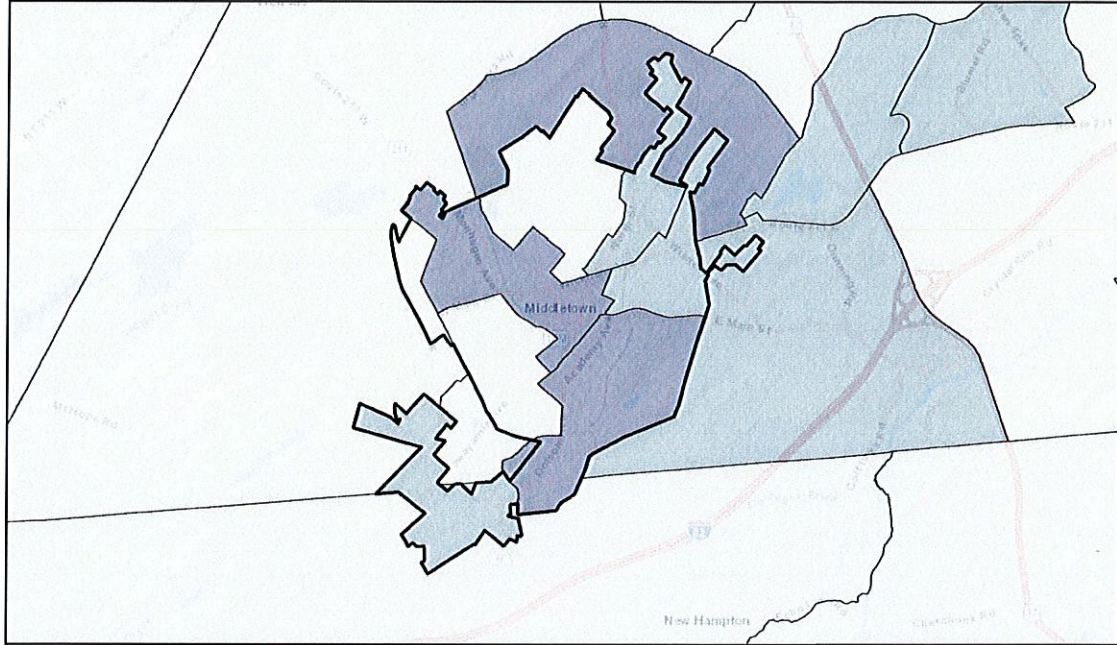
MIHHWithOvercrowding

0-6.81%

1:65,576
0 0.42 0.85 1.7 mi
0 0.5 1 2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NSCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



May 21, 2026

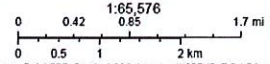
Override 1

9.21-17.64% Poverty

PovertyRate

17.64-28.17% Poverty

0-9.21% Poverty



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NSCC, (c) OpenStreetMap contributors, and the GIS User Community

Allocation and authority



ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

April 10, 2026

Mr. Joseph M DeStefano
Mayor of Middletown
16 James Street
Suite 6
Middletown, NY 10940

Dear Mayor DeStefano,

Secretary Scott Turner is committed to improving housing opportunities, reducing regulations to lower housing cost, and expanding housing supply for hardworking Americans. The nationwide shortage of rental and owner-occupied properties and the current rate of construction have not kept pace with the demand. This lack of adequate housing supply leads to higher prices for renters and homebuyers alike, forcing some into homelessness and preventing countless Americans from becoming homeowners. Across the country, partnerships between public and private sectors are providing millions of Americans an opportunity to get ahead. HUD is determined to continue its collaboration with you so programs are responsibly utilized and can spark additional leveraging and partnerships to address the nation's housing challenges.

As authorized by the Consolidated Appropriations Act (Public Law 119-75) on February 3, 2026, I am honored and excited to announce that the Middletown jurisdiction is receiving the following Fiscal Year 2026 allocations for the identified programs:

Community Development Block Grant (CDBG) \$419,391.00
HOME Investment Partnerships Program (HOME) \$ 0.00
Emergency Solutions Grants (ESG) \$ 0.00
Housing Opportunities for Persons With AIDS (HOPWA) \$ 0.00
Recovery Housing Program (RHP) \$ 0.00

In addition, your jurisdiction's CDBG allocation for this year provides you with \$2,071,955.00 in available Section 108 loan guarantee borrowing authority. Section 108 permits you to borrow up to five times of your current CDBG allocation. This loan allows jurisdictions to maximize access to low-interest capital, and provide long-term financing to invest in Opportunity Zones, or further address gap financing for big projects that you envision for your community.

As you are finalizing your Annual Action Plans or Consolidated Plans that are due for submission to our office by August 16, 2026, please be reminded that it is important to align with

applicable laws and executive orders. If you or any member of your staff have questions, please do not hesitate to contact your local HUD Field Office or CPDGDAS@hud.gov.

Thank you for your interest in CPD programs and for ensuring that these dollars are responsibly achieving outcomes as intended by law. When people have a safe and stable place to call home, they can focus on contributing to the economy and be productive members of their respective communities.

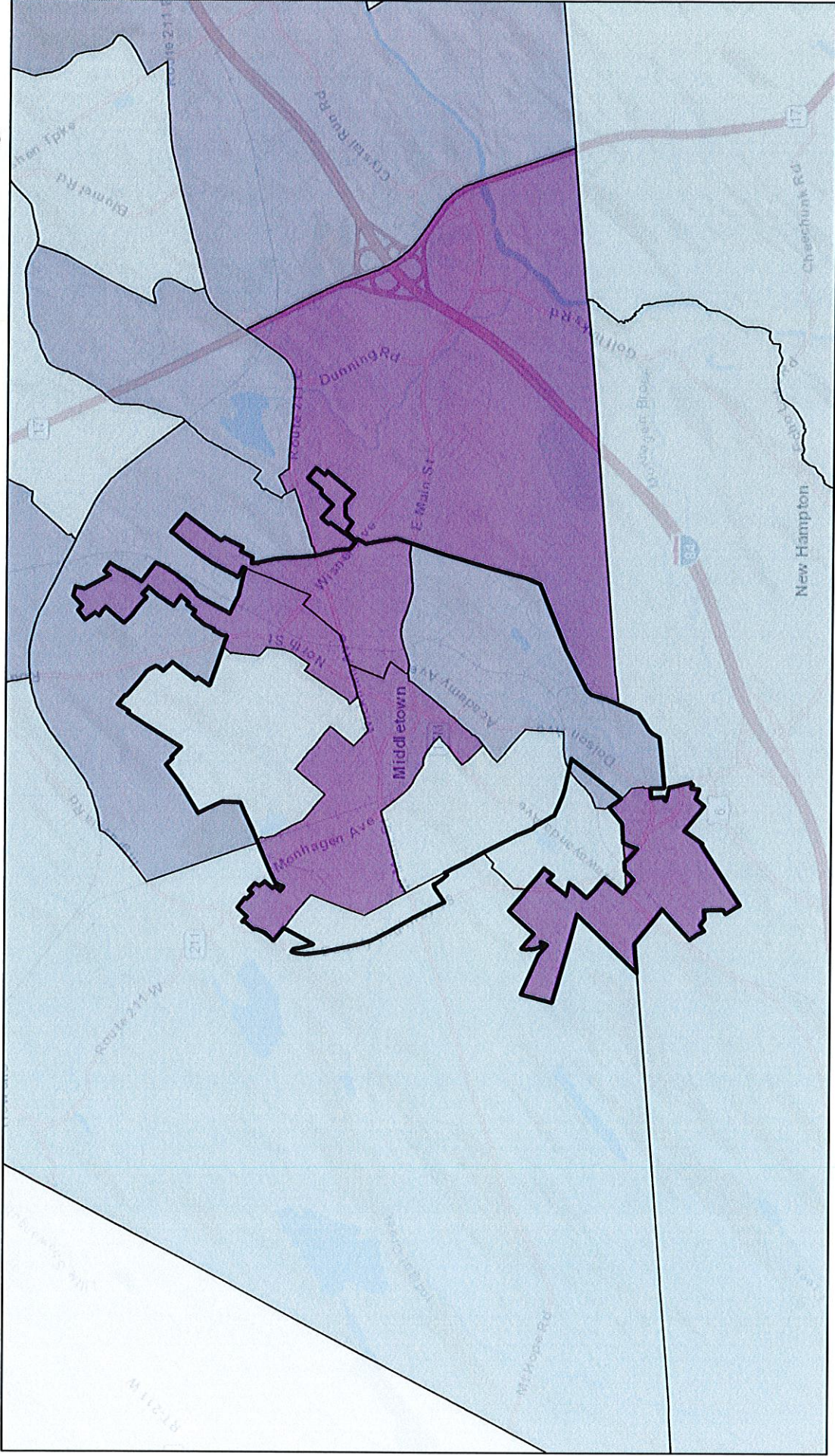
Sincerely,

A handwritten signature in black ink, reading "Ronald J. Kurtz". The signature is written in a cursive style with a horizontal line underneath the name.

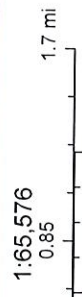
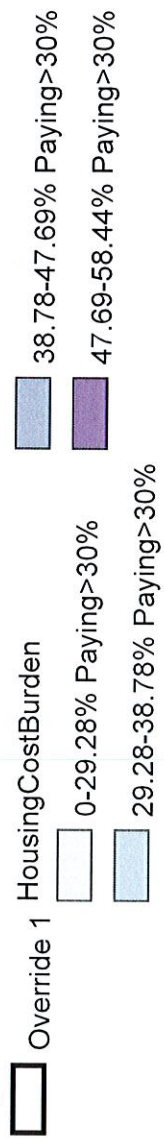
Ronald J. Kurtz
Assistant Secretary
for Community Planning and Development

Housing cost burden

CPD Maps Housing Cost Burden - Consolidated Plan and Continuum of Care Planning Tool



May 21, 2026



1:65,576
0 0.42 0.85 1.7 mi
0 0.5 1 2 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Estimated Budget

2026 AP Budget/2027 City

CDBG 2026 allocation \$419,391

Estimated 2027 program income allocated for admin \$18,655.78

Estimated total program income allocated \$113,466.76

Program	Grant	Program Income	Old EN	Total
Planning and Administration	\$ 83,878.00	\$ 18,655.78	\$ -	\$ 102,533.78
Single Family Rehab	\$ 210,000.00	\$ 35,100.00	\$ -	\$ 245,100.00
Multi Family Rehab	\$ 53,881.00	\$ 17,819.00	\$ -	\$ 71,700.00
Code Enforcement	\$ 21,632.00	\$ -	\$ -	\$ 21,632.00
Economic Development	\$ 50,000.00	\$ 41,891.98	\$ -	\$ 91,891.98
Homebuyer	\$ -	\$ -	\$ -	\$ -
Total	\$ 419,391.00	\$ 113,466.76	\$ -	\$ 532,857.76
		\$ 532,857.76		

SINGLE FAMILY: 14 activities at \$15,000 each - \$210,000

MULTI-FAMILY: \$10,000 per unit (6 units) - \$60,000

ED: 2 @ \$25,000 loan - \$50,000

CITY OF MIDDLETOWN
Office of Economic & Community Development

June 9, 2026

City of Middletown
Board of Estimate
16 James Street
Middletown, New York 10940

RE: Community Development Action Plan 2026

Dear Members:

I am requesting authorization for the Mayor to sign all necessary documents and certifications regarding the 2026 CDGB Action Plan. Also, authorization for the submission of the 2026 Action Plan to the Office of Housing and Urban Development.

Thank you for your attention to this matter.

Maria Bruni, Director
Economic & Community Development

**15070000 - Department of Justice - ALCOHOL
TOBACCO & FIREARMS**

Payment Type Reference #: 101036154664551

Pay To: CITY OF MIDDLETOWN POL
Four Zero Zero Six Two US Dollar 34/100

Payment Type: ACH

Issue Date: May 26, 2026

Amount: 40,062.34 USD

US-Treasury

Remittance Information 1 of 1

Invoice Number	Invoice Date	PO Number	Invoice Amount	Discount	Payment	Additional Data
26-NYC-512-AFF-FEB	N/A	N/A	40,062.34	.00	40,062.34	Addenda

Supplier Bank Account

Bank Name	Account Number
N/A	XXX0256

JOHN EWANCIW
CHIEF OF POLICE



TELEPHONE
845-343-3151
FAX NUMBER
845-343-2660

CITY OF MIDDLETOWN POLICE DEPARTMENT

2 JAMES STREET
MIDDLETOWN, NEW YORK 10940
ESTABLISHED 1888

June 9, 2026

Clerk of the Common Council
Members of the Board of Estimate
Mayor Joseph DeStefano
City of Middletown
City Hall
16 James Street
Middletown, New York 10940

Dear Members of the Board of Estimate and the Common Council,

I am kindly requesting that the DOJ NARCO ATF reimbursement in the amount of \$40,062.34, received on 5/26/2026 be credited back to our 2026 police OT budget line. This funding was received as reimbursement to cover the cost of the overtime used in the month of February for the Narcotics wire case.

Thank you.

Very truly yours,

John Ewanciw
Chief of Police

JE:ccd



Return Schedule, Rider B of Agreement

Canon U.S.A, Inc. ("CUSA")
One Canon Park, Melville, NY 11747
(800)-613-2228

Customer: CITY OF MIDDLETOWN

Salesperson: Lawrence C Lewis

Agreement #: MA74178

Transaction #: S21570833

Order date: 5/22/2026

Customer ("You") / Customer Account: / Service Requested:
Company: CITY OF MIDDLETOWN
Address: 16 JAMES ST.
City: MIDDLETOWN County: ORANGE
State: NY Zip: 10940 Phone: 845-346-4153
Contact name: Leonora Liz
Email: lliz@middletownny.gov
Alternate Contact:
Alternate Phone:

If "Buyout Reimbursement" is selected above, the following MUST be completed:
\$ \$15,000.00 To be paid upon delivery / acceptance pursuant to Rider B, Section 1.
Payable to: You Reason for check issuance: Help defray competitive leases

If transaction includes a Lease Upgrade or Buyout the following MUST be completed:
Select [] Not Applicable: No Equipment pick up required
one: [] CUSA will pick up the Equipment
[] Return Equipment to CFS
[] Return Equipment to CUSA Original Order Date
[] You will return Equipment to leasing company according to the terms and conditions of your lease agreement
[] You will retain the equipment.
Will retained equipment remain under a CUSA Maintenance Agreement?
[] No
[] Yes: SELECT ONE: under an Existing Contract [] Or New Contract []

Trade in Equipment Condition:

Equipment for Trade-In, Upgrade, or Return

If transaction includes a Lease return the following MUST be completed:

Table with 8 columns: Return code, Item Code, Description, Serial #, Equipment Location, Contact Name & Phone, Email, Alt pick up date

Pick Up /Return Information:
[] Same Date as Delivery of Listed Items Specified on the Agreement
[] Other Specified Date: ___ / ___ / ___ (but no longer than 30 days after delivery of Listed Items under Agreement)

Contact Name: Phone: Email:

Hours of Operation: Number of Steps: Elevator: Loading Dock:

Special Instructions / Additional Requirements:

THIS RETURN SCHEDULE IS ENTERED INTO PURSUANT TO, AND INCORPORATES ALL OF THE TERMS OF, THE MASTER SALES AND SERVICES AGREEMENT REFERENCED AS THE AGREEMENT # ABOVE AND THE APPLICABLE RIDER(S) ("AGREEMENT"). BY YOUR SIGNATURE BELOW, YOU AGREE TO TERMS AS SPECIFIED ABOVE, SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT. CUSTOMER REPRESENTS THAT EXECUTION OF THIS SCHEDULE HAS BEEN DULY AUTHORIZED. YOU REPRESENT THAT YOU ARE AUTHORIZED TO EXECUTE THIS SCHEDULE ON CUSTOMER'S BEHALF. STANDARD TERMS AND CONDITIONS INCORPORATED HEREIN ARE AVAILABLE AT MK1.USA.CANON.COM/CUSTOMERDOCUMENTS, AND SHALL APPLY TO THE EXTENT NOT MODIFIED BY THE AGREEMENT. YOU ACKNOWLEDGE RECEIPT OF A COPY OF THIS RETURN SCHEDULE.

X Customer's Authorized Signature
Printed Name Title Date



Canon U.S.A., Inc. ("CUSA")
 One Canon Park, Melville, NY 11747
 (800)-613-2228

Lease Schedule ("Schedule") - Blended (SER-800)

Customer: CITY OF MIDDLETOWN
Agreement #: MA74178
CFS App #: 2125400
Salesperson: Lawrence C Lewis
Transaction #: S21570833
Order Date: 05/22/26

Billing Information		Customer Account:	
Company: CITY OF MIDDLETOWN		DBA:	
Address: 16 JAMES ST.		Address 2:	
City: MIDDLETOWN		County: ORANGE	
State: NY		Zip: 10940	
Contact: Leonora Liz		Phone #: 845-346-4153	
Email: liz@middletownny.gov		Rider A applies (Maintenance for Office Equip/Cut Sheet Production)	
Payment Information		Equipment Maintenance Information	
Listed Items Lease Term	# of Lease Payments	Maintenance elected for all Equipment	
63 Months	63	Excess Per Image Charge Invoiced Quarterly by CFS	
Payment* (*Plus Applicable Taxes)		New Fleet Plan	
Total	CFS Invoicing	Fixed Price Plan	
\$2,540.00	Lease Pmt Invoiced Monthly	Purchase Option: Fair Market Value	
# of Payments in Advance		Other Transaction Details	
Total Due at Signing		Other Transaction Details	
Covered Images Included in Payment		Excess Per Image Maint Charge(s)	
B&W: 00 Color: 00		B&W: \$0.00891 Color: \$0.05302	

Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information	Delivery Date:
5961C002	IMAGERUNNER ADVANCE DX C3935I [Model: IRADVDC3935I]	1	Shipping: 16 JAMES ST.,	
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: CITY COUNCIL OFFICE	
4921C001	STAPLE FINISHER-AE1	1	City: MIDDLETOWN	State: NY Zip: 10940
0126C001	2/3 HOLE PUNCHER UNIT-A1	1	Primary Customer Contact: KELLY CONNOLLY	
4919C001	SUPER G3 FAX BOARD-BH1	1	Phone #: 845-346-4154	Email: kconnolly@middletownny.gov
2368V120	MID VOLUME CONNECTIVITY 30+PPM UP TO 79PPM	1	IT Contact: GEORGE WEISSNER	
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Phone #: 845-346-4100	Email: gweissner@middletown-ny.com
IntSupplies	Pre-Installed Supplies Installed in Machine	1	Billing:	
		Address 2:	County:	State: Zip:
		City:	Billing Contact:	Phone #:

Additional Requirements:		Elevator: No	Loading Dock: No	# of Steps: 0	Hrs of Operation: 9-5
Consumables: Toner, Staples (excludes clear)		Meter Method: Remote Reporting Agent			
Corporate Advantage		For CUSA USE ONLY:			
Config: A 57673164		Elevators: Toner, Staples (excludes clear)			
THIS SCHEDULE IS ENTERED INTO PURSUANT TO, AND INCORPORATES THE TERMS OF, THE MASTER SALES AND SERVICES AGREEMENT REFERENCED AS THE AGREEMENT # ABOVE ("AGREEMENT"), INCLUDING THE MASTER LEASE TERMS SET FORTH AS RIDER G THERETO WHICH SHALL CONTROL (THE "LEASE TERMS"). TO THE EXTENT THE TERMS OF AN EXISTING CFS MASTER AGREEMENT ARE REFERENCED ON THIS SCHEDULE (THE "EXISTING MASTER CFS LEASE") AND ARE APPLICABLE TO THIS SCHEDULE, THEY SHALL CONTROL OVER THE MASTER LEASE TERMS SET FORTH AS RIDER G TO THE AGREEMENT FOR SO LONG AS THE EXISTING MASTER CFS LEASE REMAINS IN EFFECT. STANDARD TERMS AND CONDITIONS AND APPLICABLE RIDERS INCORPORATED HEREIN ARE AVAILABLE AT MK1.USACANON.COM/CUSTOMERDOCUMENTS , AND SHALL APPLY TO THE EXTENT NOT MODIFIED BY THE AGREEMENT. THIS SCHEDULE CONSTITUTES A LEASE OF THE LISTED ITEMS, AND IS BINDING ON CUSTOMER UPON SIGNING BY CUSTOMER, AND IS BINDING ON CUSA AND LESSOR AS PROVIDED IN THE LEASE TERMS, INCLUDING CREDIT APPROVAL. THIS SCHEDULE IS NON-CANCELABLE BY CUSTOMER. CUSTOMER REPRESENTS THAT EXECUTION OF THIS SCHEDULE HAS BEEN DULY AUTHORIZED, BY YOUR SIGNATURE. CUSTOMER AGREES TO LEASE THE LISTED ITEMS AND, IF SELECTED, TO PURCHASE THE MAINTENANCE SERVICES DESCRIBED HEREIN. YOU ACKNOWLEDGE RECEIPT OF A COPY OF THIS SCHEDULE.					
Customer Authorized Signature:	Printed Name:	Title:	Date:		
For Internal Purposes Only:	CFS Authorized Signature:	Printed Name:	Title:	Date:	



Lease Schedule - Additional Listed Items Transaction #: S21570833 (SER-801)

Customer: CITY OF MIDDLETOWN

Agreement #: MA74178

Order Date: 05/22/26 Salesperson: Lawrence C Lewis

Rider A applies (Maintenance for Office Equip/Cut Sheet Production)

Covered Images Included in Payment

Excess Per Image Maint Charge(s)

See Page 1

See Page 1

Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information	Delivery Date:
5961C002	IMAGERUNNER ADVANCE DX C3935I [Model: IRADVDXC3935I]	1	Shipping: 16 JAMES ST.	
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: DPW	
4921C001	STAPLE FINISHER-AE1	1	City: MIDDLETOWN	State: NY Zip: 10940
0126C001	2/3 HOLE PUNCHER UNIT-A1	1	Contact: KELLY CONNOLLY	Ph #: 845-346-4154 Email: kconnolly@middletownny.gov
4919C001	SUPER G3 FAX BOARD-BH1	1	IT Contact: GEORGE WEISSNER	Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
2368V120	MID VOLUME CONNECTIVITY 30+PPM UP TO 79PPM	1	Billing:	
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Address 2:	
IntSupplies	Pre-Installed Supplies Installed in Machine	1	City:	State: Zip:
			Contact:	Ph #: Email:
			Elevator: No Loading Dock: No # of Steps: 0	Hrs of Operation:
			Consumables: Toner, Staples (excludes clear)	
			Meter Method: Remote Reporting Agent	Corporate Advantage
			For CUSA USE ONLY:	
			Config: A 57673164	

Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information	Delivery Date:
5961C002	IMAGERUNNER ADVANCE DX C3935I [Model: IRADVDXC3935I]	1	Shipping: 16 JAMES ST.,	
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: FINANCE	
4000C002	INNER FINISHER-L1	1	City: MIDDLETOWN	State: NY Zip: 10940
4002C002	INNER 2/3 HOLE PUNCHER-D1	1	Contact: KELLY CONNOLLY	Ph #: 845-346-4154 Email: kconnolly@middletownny.gov
4919C001	SUPER G3 FAX BOARD-BH1	1	IT Contact: GEORGE WEISSNER	Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
2368V120	MID VOLUME CONNECTIVITY 30+PPM UP TO 79PPM	1	Billing:	
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Address 2:	
IntSupplies	Pre-Installed Supplies Installed in Machine	1	City:	State: Zip:
			Contact:	Ph #: Email:
			Elevator: No Loading Dock: No # of Steps: 0	Hrs of Operation:
			Consumables: Toner, Staples (excludes clear)	
			Meter Method: Remote Reporting Agent	Corporate Advantage
			For CUSA USE ONLY:	
			Config: B 57673165	



Lease Schedule - Additional Listed Items Transaction #: S21570833 (SER-801)

Customer: CITY OF MIDDLETOWN

Agreement #: MA74178

Order Date: 05/22/26 Salesperson: Lawrence C Lewis

Rider A applies (Maintenance for Office Equip/Cut Sheet Production)

Covered Images Included in Payment

Excess Per Image Maint Charge(s)

See Page 1

See Page 1

Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information
5961C002	IMAGERUNNER ADVANCE DX C3935I [Model: IRADVXC3935I]	1	Shipping: 16 JAMES ST. Delivery Date:
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: CORPORATE COUNSEL - CIVIL SERVICE
4000C002	INNER FINISHER-L1	1	City: MIDDLETOWN County: ORANGE State: NY Zip: 10940
4919C001	SUPER G3 FAX BOARD-BH1	1	Contact: KELLY CONNOLLY Ph #: 845-346-4154 Email: kconnolly@middletownny.gov
2368V120	MID VOLUME CONNECTIVITY 30+PPM UP TO 79PPM	1	IT Contact: GEORGE WEISSNER Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Billing:
IntSupplies	Pre-Installed Supplies Installed in Machine	1	Address 2: City: County: State: Zip: Contact: Ph #: Email:
			Elevator: No Loading Dock: No # of Steps: 0 Hrs of Operation:
			Consumables: Toner, Staples (excludes clear)
			Meter Method: Remote Reporting Agent Corporate Advantage
			For CUSA USE ONLY:
			Config: C 57673166

Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information
5961C002	IMAGERUNNER ADVANCE DX C3935I [Model: IRADVXC3935I]	1	Shipping: 16 JAMES ST. Delivery Date:
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: COMMUNITY DEVELOPMENT
4000C002	INNER FINISHER-L1	1	City: MIDDLETOWN County: ORANGE State: NY Zip: 10940
4919C001	SUPER G3 FAX BOARD-BH1	1	Contact: KELLY CONNOLLY Ph #: 845-346-4154 Email: kconnolly@middletownny.gov
2368V120	MID VOLUME CONNECTIVITY 30+PPM UP TO 79PPM	1	IT Contact: GEORGE WEISSNER Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Billing:
IntSupplies	Pre-Installed Supplies Installed in Machine	1	Address 2: City: County: State: Zip: Contact: Ph #: Email:
			Elevator: No Loading Dock: No # of Steps: 0 Hrs of Operation:
			Consumables: Toner, Staples (excludes clear)
			Meter Method: Remote Reporting Agent Corporate Advantage
			For CUSA USE ONLY:
			Config: C 57673166



Lease Schedule - Additional Listed Items Transaction #: S21570833 (SER-801)

Customer: CITY OF MIDDLETOWN Agreement #: MA74178 Order Date: 05/22/26 Salesperson: Lawrence C Lewis

Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information
5961C002	IMAGERUNNER ADVANCE DX C3935I [Model: IRADVDC3935I]	1	Shipping: 16 JAMES ST., Address 2: MAYOR City: MIDDLETOWN County: ORANGE State: NY Zip: 10940
4917C002	CASSETTE FEEDING UNIT-AW1	1	Ph #: 845-346-4154 Email: kconnolly@middletownny.gov
4000C002	INNER FINISHER-L1	1	Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
4919C001	SUPER G3 FAX BOARD-BH1	1	
2368V120	MID VOLUME CONNECTIVITY 30+PPM UP TO 79PPM	1	
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	
IntSupplies	Pre-Installed Supplies Installed in Machine	1	
			Billing: Address 2: City: Contact: Ph #: Email: State: Zip:
			Elevator: No Loading Dock: No # of Steps: 0 Hrs of Operation: Consumables: Toner, Staples (excludes clear) Meter Method: Remote Reporting Agent Corporate Advantage For CUSA USE ONLY: Config: C 57673166

See Page 1

See Page 1

See Page 1

Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information
5961C002	IMAGERUNNER ADVANCE DX C3935I [Model: IRADVDC3935I]	1	Shipping: 16 JAMES ST., Address 2: ASSESSOR City: MIDDLETOWN County: ORANGE State: NY Zip: 10940
4917C002	CASSETTE FEEDING UNIT-AW1	1	Ph #: 845-346-4154 Email: kconnolly@middletownny.gov
4000C002	INNER FINISHER-L1	1	Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
4919C001	SUPER G3 FAX BOARD-BH1	1	
2368V120	MID VOLUME CONNECTIVITY 30+PPM UP TO 79PPM	1	
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	
IntSupplies	Pre-Installed Supplies Installed in Machine	1	
			Billing: Address 2: City: Contact: Ph #: Email: State: Zip:
			Elevator: No Loading Dock: No # of Steps: 0 Hrs of Operation: Consumables: Toner, Staples (excludes clear) Meter Method: Remote Reporting Agent Corporate Advantage For CUSA USE ONLY: Config: C 57673166

See Page 1

See Page 1

See Page 1



Lease Schedule - Additional Listed Items Transaction #: S21570833 (SER-801)

Customer: CITY OF MIDDLETOWN

Agreement #: MA74178

Order Date: 05/22/26 Salesperson: Lawrence C Lewis

Rider A applies (Maintenance for Office Equip/Cut Sheet Production)		Covered Images Included in Payment	Excess Per Image Maint Charge(s)
See Page 1		See Page 1	See Page 1
Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information
5961C002	IMAGERUNNER ADVANCE DX C3935I [Model: IRADVDXC3935I]	1	Shipping: 2 JAMES ST Delivery Date:
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: RECORDS
4000C002	INNER FINISHER-L1	1	City: MIDDLETOWN County: ORANGE State: NY Zip: 10940
4919C001	SUPER G3 FAX BOARD-BH1	1	Contact: CHRISTINE DUGAN Ph #: 845-343-3151 Email: cdugan@middletownpolice.com
2368V120	MID VOLUME CONNECTIVITY 30+PPM UP TO 79PPM	1	IT Contact: GEORGE WEISSNER Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Billing:
IntSupplies	Pre-Installed Supplies Installed in Machine	1	Address 2: City: County: State: Zip: Ph #: Email:
			Elevator: No Loading Dock: No # of Steps: 0 Hrs of Operation:
			Consumables: Toner, Staples (excludes clear)
			Meter Method: Remote Reporting Agent Corporate Advantage
			For CUSA USE ONLY: Config: C 57673166
Rider A applies (Maintenance for Office Equip/Cut Sheet Production)		Covered Images Included in Payment	Excess Per Image Maint Charge(s)
See Page 1		See Page 1	See Page 1
Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information
5963C002	IMAGERUNNER ADVANCE DX C3926I [Model: IRADVDXC3926I]	1	Shipping: 393 COUNTY HIGHWAY 78 Delivery Date:
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: PARKS & RECREATION
4000C002	INNER FINISHER-L1	1	City: MIDDLETOWN County: ORANGE State: NY Zip: 10940
4002C002	INNER 2/3 HOLE PUNCHER-D1	1	Contact: KELLY CONNOLLY Ph #: 845-346-4154 Email: kconnolly@middletownny.gov
4919C001	SUPER G3 FAX BOARD-BH1	1	IT Contact: GEORGE WEISSNER Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
2368V119	LOW VOLUME CONNECTIVITY UP TO 30PPM	1	Billing:
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Address 2: City: County: State: Zip: Ph #: Email:
IntSupplies	Pre-Installed Supplies Installed in Machine	1	Elevator: No Loading Dock: No # of Steps: 0 Hrs of Operation:
			Consumables: Toner, Staples (excludes clear)
			Meter Method: Remote Reporting Agent Corporate Advantage
			For CUSA USE ONLY: Config: D 57673167



Lease Schedule - Additional Listed Items Transaction #: S21570833 (SER-801)

Customer: CITY OF MIDDLETOWN

Agreement #: MA74178

Order Date: 05/22/26 Salesperson: Lawrence C Lewis

Rider A applies (Maintenance for Office Equip/Cut Sheet Production)

Covered Images Included in Payment

Excess Per Image Maint Charge(s)

See Page 1

See Page 1

Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information	Delivery Date:
5963C002	IMAGERUNNER ADVANCE DX C3926i [Model: IRADVXC3926i]	1	Shipping: 81 MAIN ST, Address 2: FIRE CHIEF	
4917C002	CASSETTE FEEDING UNIT-AW1	1	City: MIDDLETOWN	State: NY Zip: 10940
4000C002	INNER FINISHER-L1	1	Contact: KELLY CONNOLLY	Ph #: 845-346-4154 Email: kconnolly@middletownny.gov
4919C001	SUPER G3 FAX BOARD-BH1	1	IT Contact: GEORGE WEISSNER	Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
2368V119	LOW VOLUME CONNECTIVITY UP TO 30PPM	1	Billing:	
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Address 2:	
IntSupplies	Pre-Installed Supplies Installed in Machine	1	City:	State: Zip:
			Contact:	Ph #: Email:
			Elevator: No Loading Dock: No # of Steps: 0	Hrs of Operation:
			Consumables: Toner, Staples (excludes clear)	
			Meter Method: Remote Reporting Agent	Corporate Advantage
			For CUSA USE ONLY:	
			Config: E 57673168	

Rider A applies (Maintenance for Office Equip/Cut Sheet Production)

Covered Images Included in Payment

Excess Per Image Maint Charge(s)

See Page 1

See Page 1

Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information	Delivery Date:
5963C002	IMAGERUNNER ADVANCE DX C3926i [Model: IRADVXC3926i]	1	Shipping: 62-70 WEST MAIN ST.	
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: SENIOR CENTER	
4000C002	INNER FINISHER-L1	1	City: MIDDLETOWN	State: NY Zip: 10940
4919C001	SUPER G3 FAX BOARD-BH1	1	Contact: KELLY CONNOLLY	Ph #: 845-346-4154 Email: kconnolly@middletownny.gov
2368V119	LOW VOLUME CONNECTIVITY UP TO 30PPM	1	IT Contact: GEORGE WEISSNER	Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Billing:	
IntSupplies	Pre-Installed Supplies Installed in Machine	1	Address 2:	
			City:	State: Zip:
			Contact:	Ph #: Email:
			Elevator: No Loading Dock: No # of Steps: 0	Hrs of Operation:
			Consumables: Toner, Staples (excludes clear)	
			Meter Method: Remote Reporting Agent	Corporate Advantage
			For CUSA USE ONLY:	
			Config: E 57673168	



Lease Schedule - Additional Listed Items Transaction #: S21570833 (SER-801)

Customer: CITY OF MIDDLETOWN

Agreement #: MA74178

Order Date: 05/22/26 Salesperson: Lawrence C Lewis

Rider A applies (Maintenance for Office Equip/Cut Sheet Production)		Covered Images Included in Payment	Excess Per Image Maint Charge(s)
See Page 1		See Page 1	
Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information
5963C002	IMAGERUNNER ADVANCE DX C39261 [Model: IRADVDXC39261]	1	Shipping: 16 JAMES ST., Delivery Date:
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: FIRE INSPECTOR
4000C002	INNER FINISHER-L1	1	City: MIDDLETOWN County: ORANGE State: NY Zip: 10940
4919C001	SUPER G3 FAX BOARD-BH1	1	Contact: KELLY CONNOLLY Ph #: 845-346-4154 Email: kconnolly@middletownny.gov
2368V119	LOW VOLUME CONNECTIVITY UP TO 30PPM	1	IT Contact: GEORGE WEISSNER Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Billing:
IntSupplies	Pre-Installed Supplies Installed in Machine	1	Address 2: City: County: State: Zip: Ph #: Email:
			Elevator: No Loading Dock: No # of Steps: 0 Hrs of Operation:
			Consumables: Toner, Staples (excludes clear)
			Meter Method: Remote Reporting Agent
			For CUSA USE ONLY: Corporate Advantage
			Config: E 57673168
Rider A applies (Maintenance for Office Equip/Cut Sheet Production)		Covered Images Included in Payment	Excess Per Image Maint Charge(s)
See Page 1		See Page 1	
Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information
5963C002	IMAGERUNNER ADVANCE DX C39261 [Model: IRADVDXC39261]	1	Shipping: 2 JAMES ST., Delivery Date:
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: BOOKING
4000C002	INNER FINISHER-L1	1	City: MIDDLETOWN County: ORANGE State: NY Zip: 10940
4919C001	SUPER G3 FAX BOARD-BH1	1	Contact: CHRISTINE DUGAN Ph #: 845-343-3151 Email: cdugan@middletownpolice.com
2368V119	LOW VOLUME CONNECTIVITY UP TO 30PPM	1	IT Contact: GEORGE WEISSNER Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Billing:
IntSupplies	Pre-Installed Supplies Installed in Machine	1	Address 2: City: County: State: Zip: Ph #: Email:
			Elevator: No Loading Dock: No # of Steps: 0 Hrs of Operation:
			Consumables: Toner, Staples (excludes clear)
			Meter Method: Remote Reporting Agent
			For CUSA USE ONLY: Corporate Advantage
			Config: E 57673168



Lease Schedule - Additional Listed Items Transaction #: S21570833 (SER-801)

Customer: CITY OF MIDDLETOWN

Agreement #: MA74178

Order Date: 05/22/26 Salesperson: Lawrence C Lewis

Rider A applies (Maintenance for Office Equip/Cut Sheet Production)

Covered Images Included in Payment

Excess Per Image Maint Charge(s)

See Page 1

See Page 1

Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information
5963C002	IMAGERUNNER ADVANCE DX C3926I [Model: IRADVDXC3926I]	1	Shipping: 2 JAMES ST Delivery Date:
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: DETECTIVES
4000C002	INNER FINISHER-L1	1	City: MIDDLETOWN County: ORANGE State: NY Zip: 10940
4919C001	SUPER G3 FAX BOARD-BH1	1	Contact: CHRISTINE DUGAN Ph #: 845-343-3151 Email: cdugan@middletownpolice.com
2368V119	LOW VOLUME CONNECTIVITY UP TO 30PPM	1	IT Contact: GEORGE WEISSNER Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Billing:
IntSupplies	Pre-Installed Supplies Installed in Machine	1	Address 2: City: Contact: Ph #: County: State: Zip:
Elevator: No Loading Dock: No # of Steps: 0 Hrs of Operation:			
Consumables: Toner, Staples (excludes clear)			
Meter Method: Remote Reporting Agent			Corporate Advantage
For CUSA USE ONLY:			
Config: E 57673168			

Rider A applies (Maintenance for Office Equip/Cut Sheet Production)

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Excess Per Image Maint Charge(s)

See Page 1

See Page 1

Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information
5963C002	IMAGERUNNER ADVANCE DX C3926I [Model: IRADVDXC3926I]	1	Shipping: 2 JAMES ST. Delivery Date:
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: JUVENILE
4000C002	INNER FINISHER-L1	1	City: MIDDLETOWN County: ORANGE State: NY Zip: 10940
4919C001	SUPER G3 FAX BOARD-BH1	1	Contact: CHRISTINE DUGAN Ph #: 845-343-3151 Email: cdugan@middletownpolice.com
2368V119	LOW VOLUME CONNECTIVITY UP TO 30PPM	1	IT Contact: GEORGE WEISSNER Ph #: 845-346-4100 Email: gweissner@middletown-ny.com
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	Billing:
IntSupplies	Pre-Installed Supplies Installed in Machine	1	Address 2: City: Contact: Ph #: County: State: Zip:
Elevator: No Loading Dock: No # of Steps: 0 Hrs of Operation:			
Consumables: Toner, Staples (excludes clear)			
Meter Method: Remote Reporting Agent			Corporate Advantage
For CUSA USE ONLY:			
Config: E 57673168			

From: MFD Treasurer mfdtreasurer@middletown-ny.com
Subject: \$\$ Transfer Request
Date: Jun 14, 2026 at 1:16:43 PM
To: Randy MacLean mfdchiefmaclean@middletownny.gov
Cc: Bob Brady mfdchiefbrady@middletownny.gov, Leonora Liz
LLiz@middletownny.gov

Please sign & either scan & email back or take to Leonora.
Thanks,
Bill

81 East Main Street
Middletown, NY 10940
www.MiddletownFireDept.com



Phone: 845-344-5003
Fax: 845-344-5031
Facebook.com/MiddletownFireDepartment

June 15, 2026

Board of Estimate
City of Middletown
16 James Street
Middletown, NY 10940

The Fire Department respectfully requests the Board of Estimate recommend and the Common Council approve a resolution to transfer the following monies in the 2026 Fire Department Operating Budget:

FROM	AMOUNT	TO
A.3410.100 Personal Services	\$ 75,000	A.3410.103 Overtime

Sincerely,

Randy MacLean
Asst. Chief


DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: June 16, 2026

To: Honorable Mayor DeStefano, Members of the Board of Estimate
and Apportionment, Members of the Common Council

Cc: Leonora Liz, Treasurer and Richard McCormack,
City Clerk

From: Jacob Tawil, Commissioner of Public Works 

Re: Replace Athletic Field Irrigation System

Greetings,

We respectfully request authorization and approval of the enclosed quote from Storr Tractor Company, dated April 30, 2026, in the amount of \$23,004.76 for the purchase of a replacement Kifco Water-Reel.

The current Kifco Water-Reel is no longer functioning reliably. The booster motor has failed, and the hose has developed numerous leaks, making the unit ineffective for daily irrigation and field maintenance operations. Immediate replacement is necessary to ensure proper field conditions can be maintained.

The proposed replacement unit incorporates newer technology that will improve operational efficiency and reduce labor requirements. Unlike the existing equipment, the new system will provide more complete field coverage without requiring employees to repeatedly reposition the unit throughout the irrigation process.

Approval of this purchase will help ensure the continued maintenance and safety of the fields.

Thank you.



Thursday, April 30, 2026

Brian Smith
Middletown Parks Department
47 Academy Avenue
Middletown, NY 10940

Dear Brian,

As requested I am pleased to submit the following updated quotation.

- 1 **Kifco Water-Reel Model T200S**, portable turbine drive retracting above ground irrigation system, auto shut-off, 440 foot tube length, 2" diameter tube, sprinkler cart and Twin Max sprinkler.

	\$ 16,244.09
Booster Pump	\$ 5,760.67
	<u>Freight \$ 1,000.00</u>
T200S w/Booster	\$ 23,004.76

Thank you again for the opportunity. Standard 30-day 1% net 10-day terms apply to approved on account purchases. Lender participation to be disclosed at time of purchase. Lease/Finance rates are subject to change at the lender's discretion. Pricing includes delivery but does not include applicable taxes. All demo, off-lease, and preowned equipment is sold on a "First Come, First Serve" basis, as available inventory permits. A 2.5% processing fee will be added if a credit card is used to purchase. Quote valid for 60 days, or until Oct 31st should this date come prior to expiration. If you should have any questions feel free to contact me at (908)413-5640.

Sincerely,

Guy Gurney

Guy Gurney
Sales Consultant