



**CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
JUNE 16, 2026 - 7:30 PM**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.1. Accept the Minutes of June 2., 2026
4. CORRESPONDENCE, COMMUNICATION AND REPORTS
5. FOR THE GOOD OF THE CITY
 - 5.1. Special Recognition: Middletown High School Girls Flag Football Program
 - 5.2. Special Recognition: 44th Annual Orange County Executive's Youth and Adult Awards Recipients
6. REMARKS OF THE MAYOR
7. REMARKS OF THE DEPARTMENT HEADS
8. PUBLIC HEARINGS AND GRIEVANCES
 - 8.1. Public Hearing: Proposed Zoning Amendment for Child Day-Care Facilities in the C-3A District
 - 8.2. Public Hearing: Proposed Rezoning of 205-207 Monhagen Avenue from C-2 to C-3A
9. PETITIONS AND COMPLAINTS
10. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES
11. UNFINISHED BUSINESS
12. NEW BUSINESS

- 143- Resolution Authorizing a Block Party on Boak Avenue
26
- 144- Resolution Amending the Zoning Code Regarding Used Car Sales Offices in the I-1
26 Light Industry and I-2 Heavy Industry Districts
- 145- Resolution Changing the Date of the First Common Council Meeting of August
26
- 146- Resolution Calling a Public Hearing on Proposed Zoning Amendment to Allow
26 Outdoor Vehicle Storage Facilities in the I-2 Heavy Industry District
- 147- Resolution Authorizing an Adjustment to the 2026 Senior Center Budget
26
- 148- Resolution Accepting a Scholarship Donation from the Middeltown Lions Club
26
- 149- Resolution Approving the 2026 Community Development Block Grant Action
26 (CDBG) Plan
- 150- Resolution Accepting United States Department of Justice Narcotics
26 (NARCO) and Bureau of Alcohol, Tobacco, Firearms (ATF) Task Force
Reimbursement
- 151- Resolution Authorizing an Agreement with Canon U.S.A., Inc. for Municipal
26 Copier Equipment and Services
- 152- Authorization to approve transfer within Fire Department
26
- 153- Resolution Amending Chapter 123 (Zoning) of the Code of the City of Middletown
26 to Permit Child Day-Care Facilities in the C-3A Limited General Business District
Subject to Special Use Permit and Site Plan Approval
- Resolution Authorizing No Parking Sign on Linden Avenue
- Resolution Declaring Lead Agency Status Under SEQRA for the Proposed
Rezoning of 205-207 Monhagen Avenue from C-2 Limited Business District to C-
3A Limited General Business District

13. LOCAL LAWS

14. AUDIT OF CLAIMS AND ACCOUNTS

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

15. ADJOURNMENT



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: June 16, 2026
Index No:

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Accept the Minutes of June 2., 2026

Accept the Minutes of June 2., 2026

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	06.02.26 CC Minutes
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COMMON COUNCIL MEETING
CITY OF MIDDLETOWN

June 2, 2026
Minutes
City Hall
16 James Street
Middletown, New York 10940

J. Miguel Rodrigues, President
Ald. Jude Jean-Francois
Ald. Andrew Green
Ald. Paul Johnson
Ald. Kevin Gomez
Ald. Alex Rodriguez
Ald. Kevin Witt
Ald. Kate Wray
Ald. Joseph Masi

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

Middletown City Council

June 2, 2026

GROUP: I pledge allegiance to the Flag
of the United States of America, and to the
Republic for which it stands, one nation, under
God, indivisible with liberty and justice for
all.

PRESIDENT J. MIGUEL RODRIGUES: Roll.

CLERK RICHARD MCCORMACK: Alderman
Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Here.

CLERK RICHARD MCCORMACK: Alderman
Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Here.

CLERK RICHARD MCCORMACK: Alderman
Johnson?

ALDERMAN PAUL JOHNSON: Here.

CLERK RICHARD MCCORMACK: Alderwoman
Wray? Alderman Gomez?

ALDERMAN KEVIN GOMEZ: Here.

CLERK RICHARD MCCORMACK: Alderman
Green?

ALDERMAN ANDREW GREEN: Here.

CLERK RICHARD MCCORMACK: Alderman
Witt?

ALDERMAN KEVIN WITT: Here.

CLERK RICHARD MCCORMACK: Alderman

Masi? President Rodriguez?

PRESIDENT J. MIGUEL RODRIGUES: Here.

CLERK RICHARD MCCORMACK: Quorum is present.

PRESIDENT J. MIGUEL RODRIGUES:
Approval of minutes?

CLERK RICHARD MCCORMACK: May 5th,
2026, please.

PRESIDENT J. MIGUEL RODRIGUES: Do we
have a motion? Alderman Green. Second by
Alderman Witt. Any discussion? Roll.

CLERK RICHARD MCCORMACK:
(Indiscernible) --

PRESIDENT J. MIGUEL RODRIGUES: All in
favor?

CLERK RICHARD MCCORMACK: Oh.

PRESIDENT J. MIGUEL RODRIGUES:
All in favor.

GROUP: Aye.

CLERK RICHARD MCCORMACK: Motion
carries.

PRESIDENT J. MIGUEL RODRIGUES:
Correspondence.

CLERK RICHARD MCCORMACK: We have a
couple of pieces this evening. We have a request

from Alderman Green to place into committee some parking issues on Eisenhower and some other streets. Do you want me to read the whole thing?

PRESIDENT J. MIGUEL RODRIGUES: No. Go to committee.

CLERK RICHARD MCCORMACK: Okay. We also have the April agriculture and markets report.

PRESIDENT J. MIGUEL RODRIGUES:
Received and filed.

CLERK RICHARD MCCORMACK: That's it.

PRESIDENT J. MIGUEL RODRIGUES: All right. And for the good of the city.

CLERK RICHARD MCCORMACK: Our first speaker this evening is Judy Culkin.

JUDY CULKIN: Just sit here?

PRESIDENT J. MIGUEL RODRIGUES: Just come on up.

CLERK RICHARD MCCORMACK: Come right up to this microphone.

PRESIDENT J. MIGUEL RODRIGUES: Come up to the microphone. We don't bite.

JUDY CULKIN: All right. First, I want to say thank you. And I'd like to apologize, I've lived in Middletown for 41 years, and this

is the first time I've ever come to Common Council. That is a horrible record. But I'm bringing up two issues tonight. We live on Maryland Avenue, and the house that we're in is a rental. We're at 24-1/2, and then there's 24.

24 has drug dealers living in it, and probably a dozen. And I've gone to the narcotics officers, I've emailed them pictures of license plates, and people, and everything, but it has escalated out of control. I'm disabled, and it's so bad that my husband installed bunches of camaras around. And I had gone to bed one night, and he happened to check the camera, and one of these yahoos was turning our doorknob to go into our house.

So, my fear is I'm going to be stabbed in my sleep, and I'd really like to not die in that way. I'd like to die in the Grand Canyon. So, if we could do something about that, that would really be great. I have called the police.

And I'm not saying you're not doing your jobs. I'm not saying that at all.

But they're going to need to set up a substation in my lawn in order to make the problem go away.

I sat outside for an hour today reading, and there were 15 cars in an hour's time pulling in and out of this shared driveway. So you can't get any rest. And this goes on from about 2 o'clock in the afternoon until 4 o'clock in the morning every single day.

The other problem is right across the street from us at 19 Maryland is a daycare. And while I have no problem with people making a living, this woman has about 20 children in her tiny little driveway. They play music very loud. The kids are screaming and yelling. And again, I'd like to just sit outside and read my book.

Like, I don't begrudge her to make a living. But I think that many children should be in a commercial space, not a residential area. I don't know if there's anything that can be done about that. But the traffic from her is really untenable also. There's -- if she's got 20 children, there's 20 cars twice a day. And they don't pull in front of her house; they stop in the middle of the street. And then they give you the finger when you beep at them because they've blocked the street.

So other than that, I'm thrilled in

Middletown. I love the concerts. I love the library. I love the mayor. I love the restaurants. I love everything here. But it's just these two issues are really making us think it's time to leave. And I don't want to do that. Okay.

PRESIDENT J. MIGUEL RODRIGUES: Okay.

JUDY CULKIN: And that's all I have to say.

PRESIDENT J. MIGUEL RODRIGUES: All right. Thank you.

JUDY CULKIN: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: The two gentlemen behind you are taking notes. They'll handle it.

JUDY CULKIN: I'm sorry?

PRESIDENT J. MIGUEL RODRIGUES: The two gentlemen right there, they're taking notes. They'll handle it.

JUDY CULKIN: Okay.

UNIDENTIFIED SPEAKER: (Indiscernible).

JUDY CULKIN: Yeah, I was going to.

UNIDENTIFIED SPEAKER: I'll get your number.

JUDY CULKIN: Okay.

PRESIDENT J. MIGUEL RODRIGUES: Next.

CLERK RICHARD MCCORMACK: Our next speaker is Jerry Kleiner.

JERRY KLEINER: Good evening. I would be home watching this on Channel 20, except we don't have a Channel 20 anymore. It's our public access government and education channel. At least it was when I first did the contract with Charter. And it has been.

But lately, this is what you get. The top one is for most of May. It just said Channel Unavailable. And the bottom one, if you look at it now and turn on Channel 20, that's what you get. It's just scrambled. It doesn't go anywhere or do anything. It's just colors.

So, I don't know. I mean, other people may listen to it on our meeting on Facebook. There are other ways to get it. But I don't want to have to do that. And Spectrum raised our -- basically, our cable fee from 162. It was until the end of last year. It's now 198. We didn't change anything except we've lost public access.

So, I talked to the Public Service Commission, and they say, you have to talk to Spectrum. I've talked to Spectrum, and they tell

me, well, all we see is about the senior shuttle bus. And I said, I'm not talking about Channel 3 -- 23. That's the public anyone else channel. But Channel 20 is our government and education channel, and these meetings have always been broadcast on Channel 20 for many years now. And they should still be. So, I would like an answer from someone to why this is happening. And it's not us. Thank you.

CLERK RICHARD MCCORMACK: That is the end of public comment.

PRESIDENT J. MIGUEL RODRIGUES: All right. Reports of -- remarks of the mayor.

MAYOR JOSEPH DESTEFANO: Well, first I'll start with Jerry. Jerry, we want answers also, and that's why, I think, Rick, you have the letter drafted for -- and it's going through Congressman Ryan?

CLERK RICHARD MCCORMACK: Yes.

MAYOR JOSEPH DESTEFANO: And our state representatives?

CLERK RICHARD MCCORMACK: Mm-hmm. State representatives.

MAYOR JOSEPH DESTEFANO: And then the State Public Service Commission is it going to?

CLERK RICHARD MCCORMACK: Mm-hmm. And the --

MAYOR JOSEPH DESTEFANO: We have a contract with Spectrum. They're not living up to the contract. So, we need to put a little bit more pressure on them. I know that Mr. Masi just sent me a text that he's watching the meeting. And so -- and there are parts of the city that are still getting it, and some people 20 miles away are getting it, but in the city, not everybody's getting it.

So, we understand the problem. It's not within our control. But the next step was for us to go to the elected representatives on a state and federal level, and we're doing so.

And on Judy, the -- I'm sure the chief will address the issue with you after. But on the daycare, this is a state law about daycares. You know, they can locate in residential areas without city planning board approval. But there's a caveat, and that is they're limited to a certain amount of students per square footage and all that.

So, we will request that they look at the Maryland Avenue daycare and see if they're in

compliance with their permit. So, it's possible that they may be in compliance. I don't know. I do ride down Maryland, and I do see that there is a daycare there. But we'll see if it's in compliance with the amount of square footage they have, the amount of play area, and all the other requirements that the state has.

So, moving on. First, this was a couple of weeks ago they polygraphed -- not polygraphed -- Poly Craft -- but polygraphed should be for Joe Masi, right? The Poly Craft Industries opening. And it was a great day. This is 100-plus jobs in our community. They bought about a 25,000-square-foot building, and it is now over 100,000-square-foot-building with their addition. All built with local labor. And we're very proud of the project.

You can see myself and Miguel and Jacob and one of the principals in the operation in the photo. This will be -- some people did relocate from Hauppauge, Long Island with them. But for the most part, this was -- these are a lot of local jobs that are going to be had for families here. And I believe it's already up and running. So, hopefully they'll have great success here

Next, is the Memorial Day. Or, not Memorial Day. The Flags for Heroes. This was a Rotary International project. I believe it's their second or third year doing this. If you had the opportunity prior to Memorial Day to ride by and see the flags waving in the wind. The -- I want to thank Mark Fellenser and Assemblywoman Kaye for coming that day. Mark was in charge of the project.

But I want to thank especially the Middletown Rotary Club. They do the work. They purchase the flags. They put individual names on the flags as requested. And it is on a donation basis. But they'll be doing that every year, my understanding is, as part of the Middletown Rotary.

Next slide is Memorial Day. I had the good fortune of being one of the guest speakers at Memorial Day service. This year is probably the biggest crowd that I've seen. And I think Alderman Witt was there, and Alderman Gomez, I believe, was there also. And it was, it was a good mix of young people and old. But we certainly, we're keeping it alive in the city. I know it's dying in a lot of places, celebrations

like this. And it's not a celebration; it's a service. And that was made perfectly clear that day that Memorial Day is more a somber day, a day to honor those who paid the ultimate price. But it's also become the kickoff to summer and all the other good things, a three-day weekend. But I think the program that day really made it clear of the focus of what Memorial Day was about. So I was, um, very happy to be part of it.

The chief will probably touch more on Detective Ahmed Artola. He had 17-and-a-half years of service in the city of Middletown. I assume he had more credits that made him eligible for retirement. And I think the good news is the chief will probably announce that he's one of the retirees that will be coming back working part-time for the city. You know, we have some part-time spaces there. So, congratulations to Detective Artola.

We also had, at the Run for Downtown Park, the presentation of the \$5,000 sponsor check from Marshall and Sterling. Brian Seegerman and Greg Townsend are in the photo with Anna and Dave Piccolo -- or Anna and Dave Piccolo -- Anna Piccolo, Madden, and Dave -- Dave Madden,

along with the Council President and Maria.

This is, I believe, the 20th year. And if you look at the different projects that they've been donating to, when they say run for downtown, they truly mean it. They raise money from sponsors and racegoers, and at the end of the game, they make a significant contribution to downtown projects. The one that mostly stands out is the Pavilion on Erie Way. They made a very generous donation towards that. And most recently, if you've driven by Thrall Park and see the new sidewalks leading to the monuments or the -- or the new lighting that's been in place, that was paid for by the Run for Downtown Committee.

So thank you. I hope everyone comes out and joins them on that day. There's a terrific party afterwards right on North Street. Usually, they get about a thousand runners and participants, or walkers and runners, and usually two to three thousand people join them for the band and the festivities on North Street, and the food that's being offered by many of the local restaurants.

Also, I had the opportunity to attend the prom. That's my first -- actually my second

prom, I think, for -- I went to one myself, and I went to one at the old St. Teresa, the former St. Teresa's, and the Highland Rehab Center. They invited me up. I went. I had the -- Nancy Wells, I believe, was the prom queen's name. And I don't remember the prom king's name, but they had a great day. And it was nice to see a lot of happy faces.

Also, last Saturday myself, along with mayors -- Mayor Flowers of Poughkeepsie and Mayor Harvey from the city of Newburgh, and others, panel members, Pastor Williams, the Middletown School Board, and you'll see the people on the flyer. We had a summit at a Newburgh former church. And it was about two and a half, two hours, two and a half hours. And everyone had a chance to present on relationships between faith leaders and the community.

And we were able to convey about the important role that the Middletown faith community plays here with the Interfaith Council, the Warming Center, and anytime a crisis or a mini crisis, they've given us access to them, immediate access if need be for advice and guidance. So, it was -- I believe they're going

to try to do this every year on the last Saturday in May, is my understanding. You see Moochie Merchant there in the front also covered the event and had a lot to say during the question-and-answer period. So, we had a great time, but most importantly, it was a lot of messaging there and a pretty decent turnout.

Sunday, I had the opportunity to attend and was invited to attend the Seventh-Day Adventist church for a little event they were hosting there, and it gave me a few minutes to speak to their congregation. The Seventh-Day has become very, very active in the Middletown community, and they're well-attended, and their school is well-attended. And I want to thank them for the opportunity to address their congregation.

And that same day, I was able to attend the Middletown Lions Club event at the Town of Wallkill Golf Club. Tom Roberts, a Middletown resident on your right, is the outgoing district governor. And you can see in the picture Assemblywoman Paula Kaye is there also. And the incoming president for the Lions Club locally in Middletown is Zareen El-Tariq. And Dr. El-Tariq

and Mrs. El-Tariq were both present along with her family. And it was an honor to be there when she was sworn in.

Ribbon-cutting ceremonies. There was a couple of them on our agenda this week. 79 West Main Street, which is Milani's Puerto Rican. I'll see if I can say it. Kevin will correct me. Milani's Cocina Boricua?

ALDERMAN KEVIN GOMEZ: Cocina Boricua.

MAYOR JOSEPH DESTEFANO: Cocina. All right. Italian must be Cochina. I don't know. I'll get Maria for that.

ALDERMAN KEVIN GOMEZ: That's kitchen.

MAYOR JOSEPH DESTEFANO: Yeah, kitchen. Okay. And also, 144 Dulcin Avenue, Total Wireless. And that's in the strip mall where TD Bank used to be. So, congratulations to both of those businesses. And I, I wish them well.

And just an O&W station update. A few of you have asked me. As you can see, the whole roof is off. And you can also see the wood going in, and it's being rebuilt. And it's holding up those walls that were saved

And we're hopefully going to remain on schedule with this project. Mr. Tuil is

attending weekly contractor meetings, along with, um, Caitlin McNamara representing Maria Bruni. And I think Maria's been to one or two of them also.

And the project is going to be absolutely gorgeous when it's done. I mean, it's just -- they've cleaned a portion of the brick just to show us what the brick will look like, and the restoration, and, you know, I think it's going to make this community very, very proud.

Also, an update on the South Street parking garage. Jacob has been saying for a long time that it's coming in June. Well, it's not coming in June. I think it's coming in July. He meant to say that the prefab stuff was coming in June. Then we have to put it together. But it's coming. I promise you it's coming.

They have done a lot of work there, and this is phase one. Remember, we're going to pick up, hopefully, about 80 spaces, and it's going to be a beautiful project when done. And we'll start working on phase two for some grant money as soon as this project is complete.

Also, with the courthouse across the street, I want to thank you for renaming it, or

naming it, the Honorable Angel J. Ingrassia Middletown City Courthouse at our last meeting, I believe that happened. That is scheduled also to open in July. Or at least to be fully capable of opening. How long the court takes to transition staff will be up to them. But we're hoping that it's fairly soon, because when that's completed, we'll be making the adjustments in the current court space for police and city hall staff.

So that's all I have. If you have any questions, I'll be more than happy to address them.

PRESIDENT J. MIGUEL RODRIGUES: Any questions (indiscernible)?

MAYOR JOSEPH DESTEFANO: I know there is a -- just an addition is the school resource officer program is being renewed tonight. So I wanted to encourage you to support that. And if you have any questions directly on that, they should probably go to the chief.

ALDERMAN ANDREW GREEN: A question here. The interfaith -- the Faith-Based Leader Summit, is that going to be every May?

MAYOR JOSEPH DESTEFANO: That is what they were talking about. Every May, the last

Saturday -- or last Sunday of May.

ALDERMAN ANDREW GREEN: Only in Newburgh? Or they say it's also (indiscernible) Middletown.

MAYOR JOSEPH DESTEFANO: Well, it's organized by Councilman Robert Maclemore there.

ALDERMAN ANDREW GREEN: Okay.

MAYOR JOSEPH DESTEFANO: And so, you know, there's nothing that prevents anyone else from doing another one. But this is their event, and it was more or less to bring three cities together and to present impacts on communities. And what I tried to emphasize with them is that we all have the same mission; we might not have the same way to get there.

ALDERMAN ANDREW GREEN: Yeah.

MAYOR JOSEPH DESTEFANO: But that communication is important, and that's where we've had 20 years ago horrible relations with some of the non-profits, and today we're partners with RECAP on the Head Start program at the ONW. So, things can grow as long as people see that there are other points of view and that we all have different responsibilities. We also have responsibilities to our taxpayers, to our

business community, to creating jobs, and making safe neighborhoods. And I know their primary responsibility is to protect those who are less vulnerable -- or more vulnerable, and provide more of a human resource side of things. And so -- but there was a pretty good understanding of everybody's roles. And I thought it was very, very helpful.

ALDERMAN ANDREW GREEN: And it might be nice, maybe in the future, right here in Middletown --

MAYOR JOSEPH DESTEFANO: Yeah.

ALDERMAN ANDREW GREEN: -- that we have a strong faith-based community. It was very engaged from the schools to other areas, and something to look into.

MAYOR JOSEPH DESTEFANO: Well, we do attend the Interfaith Council meetings on a regular basis.

ALDERMAN ANDREW GREEN: Yeah.

MAYOR JOSEPH DESTEFANO: But they're not public meetings like this was. Or they may be public, but they're not well-attended like this was.

ALDERMAN ANDREW GREEN: All right.

MAYOR JOSEPH DESTEFANO: Any other questions?

PRESIDENT J. MIGUEL RODRIGUES: All right. Thank you, Mayor.

MAYOR JOSEPH DESTEFANO: All right. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Remarks of department heads. Economic development.

DIRECTOR MARIA BRUNI: Good evening, everyone. I'm looking for your support tonight on the 122 Dorothea Dix extension of economic development goals. That 122 Dorothea Dix is the Tuckerman Hall. And they do have a planning board application pending. So, they are making moves on it. And we're looking forward to working with them on this project.

Also, our summer concert series kicked off on last week, Thursday and Friday. We have the farmer's market starting this weekend. We have Caroline Ray at the Paramount Friday. The historic Hillside Cemetery tour on Saturday. And we're going to be celebrating Juneteenth on Friday, June 19th. That's all planned out. And we're looking forward to a great event that will

kick off at one o'clock at (indiscernible) Park and go up until about six. But then it will continue at Degnan Square with music as well to complement the evening that night. Mm-hmm. That's all I have.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for Maria? Thank you, Maria.

DIRECTOR MARIA BRUNI: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: DPW Commissioner.

COMMISSIONER JACOB TAWIL: Good evening, all. We'll start off with our report for Alderman Masi with the reservoir level. We're at 99 percent. And it's been dry lately, so, maybe next week we'll have more rain, but we're in good shape as far as the water is concerned. We caught up with our deficits.

Electronic -- last Saturday was the electronic drop off, TVs, computers, and so on. It was a very successful turnout. We collected about twelve pallets of TVs, one pallet of Acs, and one mason dump truck full of large TVs.

ADA ramps, and the milling and paving -
- the annual milling and paving. You will see the contractor for the city is going to start

working at the corners, basically where the ADA ramps are, and where our roads are going to be milled and paved. We're required to do that. The contractor can be approached by individual homeowners who would like to construct, finish, or extend the work, the new work for curves and sidewalks further beyond what we are allowed to go, what the city or the federal government is allowed to pay for. You can contract directly with the contractor and sign a direct agreement between the two of you, and he'll be happy to do it for you at a reduced rate, less than what we pay him. Because in our case, he has to pay prevailing wages. If he's doing it for a private person, it will be less expensive than what he charges the city. So, keep that in mind when you see the contractor working in your corner in there at the street. If you need your sidewalk to be completed all the way to the end of your property or some areas of it deteriorated, and you want it to be just replaced a few slabs, while he's there, it might be the good opportunity for you to approach him. Otherwise, you're welcome to, you know, obviously hire your own contractor and do whatever you need to do.

But that's an option that's being offered for the city residents when he's working -- when this contractor is working in your neighborhood. You may approach our deputy commissioner, or call DPW, and we'll put you in contact with the contractor if you cannot reach out to him directly. But his men should be in your neighborhood, and you can reach out to them. Again, it's going to be a reduced rate than what the city pays him for the curbs and sidewalks.

The mayor spoke about the court. By the way, the same contractor started work on the recreation slab, concrete slab in there at Maple Hill Park. So you can see some work taking place in there. That's our contractor doing the construction for the recreation slab or pad for the parks. And that's parks and -- well, that's Rayland, she's in charge of that project, but we are in charge of the construction of it. So, if you, if you see some activities, that's what it is at Maple Hill Park.

The court. The mayor spoke about the court project. The furniture was delivered yesterday, and it's being assembled now, and they're going to continue to assemble the

furniture until complete. And like the mayor said, it's -- they're tying up some loose end -- some communications. Then IT will come in for the courts, and they will install their own cameras, their own security system, and so on and so forth. I believe before you tonight, there might be the fire alarm monitoring. Is it for tonight, or it didn't make it? Okay, probably going to the Board of Estimate first. Okay, for the court, no problem.

Also, I'd like to extend my thanks to the council president, to the mayor, and all the councilmen. They have been calling about the high grass in their neighborhood, wherever they see it. It's very much appreciated. It goes a long way because we have two guys doing this kind of thing, and, more than enough, unfortunately, they do miss quite a bit. So, we do appreciate any feedback from the public or from the aldermen. And this way, we can stay on top of cutting the grass, and whoever is in violation, we can go after them, and so on. So we appreciate that very much, helping us out by referring problem areas to us. With that, I will conclude my report.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for Jacob?

ALDERMAN ANDREW GREEN: I just want to publicly express my appreciation to the commissioner.

PRESIDENT J. MIGUEL RODRIGUES: Your mic.

ALDERMAN ANDREW GREEN: It's on.

UNIDENTIFIED SPEAKER 2: Yeah.

ALDERMAN ANDREW GREEN: We're agreed, right?

UNIDENTIFIED SPEAKER 2: It's on, yeah.

ALDERMAN ANDREW GREEN: Yeah, I want to publicly acknowledge my appreciation to the Commissioner for responding to the concerns that we presented to him about people who are dumping garbage in residential neighborhoods. We work with that, and make sure we have appropriate signage with the consent of the community. And it's a strong message. If you throw garbage, dump garbage, it's about a \$740 fine, and that -- again, my message to our residents, if you know something, say something, that way we can get them enforced. And I know that the police commissioner also, I think, answered one of our

emails and is committed also to doing the same, so we can keep our city and keep America looking good, right?

COMMISSIONER JACOB TAWIL: Yeah.

Absolutely. Thank you, Alderman. It's just, if you see something, say something. That's -- when you see it, call us. You don't have to disclose your name or anything like that. Just call us or the police, and we'll try to take care of things. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Fire Chief.

CHIEF RANDY MACLEAN: Chief Brady wishes he could be here tonight, but he's unable to attend. Just a little update on our fire department. To date, we're at 482 calls this year. We're right on pace as we've been for the last couple years. Our five recruits did graduate from Montour Falls. They're -- and they just started their break-in period within the city. So, that's probably going to be a couple of months' worth of training, learning all of our procedures and everything, and getting assigned to an apparatus.

We voted in one new junior firefighter

last night. So, he was -- I met with him and his mother -- a junior firefighter. Met with him and his mother, along with the company joined, and he was very eager to join. It's going to be a good fit for our department.

Along with the other volunteers, we had three firefighters just finish the IFFO class. It's the Interior Fire Fighter Operations. So, that puts three more volunteers on our rolls. We also have one female firefighter going through the BOCES program. She should be graduating soon through that.

Department-wise, we will be participating with the PD at the Kids' Day over at Thrall Park. We also be, we always go up to Ruthie Dino, set up an apparatus up there. We have fire prevention. We set up the water for the runners if it's a hot day. Then, other than that, I hope we see you all at our department dinner on the 13th. Everybody should have gotten an invitation. That's all I have for you.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for the fire chief? Thank you, Chief.
Police Chief.

CHIEF JOHN EWANCIW: Good evening.

Prior to the meeting, I did speak with Judy briefly. I will follow back up with her. I think our past history dealing with these types of complaints speaks for itself. We do take them serious, and we'll do everything we can to help resolve her issue.

However, just as we all know, we can't make people go away or stop doing what they're doing. So, we'll do our part and we'll hope that the system works to help mitigate any issues that she has in her neighborhood. But I'll make sure that I exchange information with her and we follow up and help her to the best that we can.

As the Mayor said, Detective Ahmed Artola did retire this past Friday, the 29th of May. He served just about 18 years at the Middletown Police Department, and he did have some time with Pelham Police Department prior to that. In all aspects of his career, whatever assignment he had, he did it to the best of his ability. He dove right in, owned it, and did it proudly and happily. So, I definitely give him a lot of credit. I wish him well in his retirement and his next endeavors of life. He is going to stay with us, though, part-time. So, we will see

him around downtown a little bit on the bicycle and doing some community events now, which I'm very grateful for because we've invested in him for the past 18 years, so now we're still receiving the benefits of that investment. So, we definitely welcome him and appreciate that.

On May 14th -- I did miss the last meeting, I was away on a training -- but on May 14th, our Police Academy held a graduation. We had two brand-new police recruits graduate, Police Officer Rivera and Police Officer Jonathan Weinrich. So, now they're in their field training program and they'll be there for about five months before they are ready to go on patrol by themselves. And it was mentioned by the Fire Chief, Kids' Day is coming up this weekend at Thrall Park. So, hopefully, everybody comes out and enjoys that. I'm not sure about the weather right now. It looks a little iffy for the weekend. But hopefully that changes and we get a beautiful day. Other than that, I have nothing unless you have questions for me.

PRESIDENT J. MIGUEL RODRIGUES: Got any questions for the Police Chief? Alderman Witt.

ALDERMAN KEVIN WITT: Thank you, Chief.

I just would like to share a little bit of our correspondence recently. For the Council and for the community, that the Chief has expressed as we have concerns about the electric scooters and our young people riding them. And after we last spoke on this floor, I think it was two meetings ago, the Chief was kind enough to forward a flyer of electric scooters and regulations and rules. As part of my day job with the Middletown School District and Communications, we shared this on Facebook, and the response was pretty incredible actually. We had about 8,000 views in the first day, which is very high. And as of 2:30 today, it was just under 1,600. What I thought was interesting that it was initially people who were like, oh, what are you doing? No one's having any fun. People started checking in and saying, hey, we've had this situation here, and we've had this situation there, and we had 22 people who shared this document with people. So, that seemed like kind of a good sign. And just to sort of follow up, the Chief is going to be having members of either himself or his team are going to be in our schools providing some education. The rules of the road and the rules

period regarding this. Four different dates in August at our middle schools and our high schools. So, we're very grateful about that. And also, we've talked about the idea of producing a video to sort of explain the position of our city and our police department. So, I wanted to just thank you for that and for being so receptive to what we're trying to do.

POLICE CHIEF JOHN EWANCIW: Absolutely. We definitely appreciate the support as well. Utilizing your platform, we're able to reach a lot of additional people. As I mentioned to you earlier, I was at the car wash today, and the employee there started the conversation about seeing the post from the school, and it turned into a whole conversation about her children, neighborhood children, and so on and so forth.

So I think the education is definitely helping. That's why that flyer was, uh, printed. We do hand them out. As I mentioned in the last meeting, we try to do the education, but now we have to really shift into enforcement as well. But this is just some basic information that we print them out, we hand them out, and let people understand, like, there's a reason behind it.

And really, it's safety; the main reason is safety. We don't want to see anyone get hurt.

I know the mayor, and I speak about this on a regular basis. He just shared with me in New York City, I believe it was the Brooklyn Bridge, Queensboro Bridge, there was a fatal accident between an electric scooter and an electric bike where they hit head-on, resulting in fatalities. As I mentioned, I missed the last meeting because I was attending a training. I attended the New York State Chiefs' Association Conference.

There's actually a presentation at this conference. It's a three-day conference out of Suffolk County. It was an inspector out of Suffolk County who did a whole presentation on scooters, electric scooters, and the challenges that we have with them. The New York State laws were implemented, but they were not conducive to local communities. So, we've been fortunate to work with Alex Smith to address some of our local needs. I took -- I have some takeaways from that training. I'll work, I'll be working with my staff, along with Alex Smith, to make some additional changes. We'll present to the council

so that you could have some, some say in whether or not we act, and act some additional legislative restrictions on the use and apparatus, or use of the electric scooters. And again, not to punish people, but to improve the public safety. The last thing we want to do is to go to any type of incident where someone is injured as a result, especially our young people, which I don't think they really consider the safety concerns that go along with operating some of these vehicles that now we're finding out could do up to 40 miles an hour, which is very fast for a small vehicle with no safety features in it. So, we are doing that. As I mentioned in the last meeting, also, we are doing some enforcement as well.

Just some real quick stuff. May 27th, Sergeant Beady put together a four-hour detail with some police officers, and that four hours specifically focused on scooters. Nineteen different stops they made. They ended up issuing seven appearance tickets to individuals that were not so compliant with the more educational aspects of it. So, we are trying to do that. I'm seeing and hearing the officers do it more on

a regular basis as well. And we'll continue these details to gain some additional compliance.

Some of the things we'll be looking to propose in our legislation to bring before you with the scooters is to be able to impound them a little bit more freely when we do see them operating recklessly or people under age, with some restrictions, and we'll outline all that as well. So, hopefully we'll have your support when they come before you, and hopefully in the coming weeks.

PRESIDENT J. MIGUEL RODRIGUES: So, for the public awareness, all scooters are banned?

: No, there's nothing that's banned. There's rules and regulations that go along with them. Our current law requires -- does not allow people under 16 to operate or to ride upon them, but all operators have to follow the rules of the road. They have to wear a helmet. They can't ride on the sidewalks, those types of things.

PRESIDENT J. MIGUEL RODRIGUES: I see that on the heritage trail now. Everybody's got a helmet, scooters, they have everything on the Heritage Trail.

POLICE CHIEF JOHN EWANCIW: So, we were

on the heritage trail the other day and I actually spoke with an individual on a scooter. He didn't have a helmet. He's like, I didn't realize, I didn't know. I'm sorry. I'll go back. He was very cordial and polite with me. I can't say everybody's going to be that way; that individual just happened to be.

But we do try to educate people. There are signs. Obviously, you see signs at every entrance point. So, it's not for a lack of putting the information out. It's just awareness and people have to pay attention to it. Again, public safety, we just want to make sure that everybody is safe. We don't need someone getting run over by a scooter, or we don't need someone on a scooter getting hurt.

ALDERMAN KEVIN WITT: Could I add just one thing? I'm sorry, everybody. I had a lot I was trying to get through. The idea of these -- the police being into the schools in August, because those will be back to school orientations where adults, where parents and guardians will be there, that was the strategy behind them. So, I think I left that out. So, thank you.

POLICE CHIEF JOHN EWANCIW: I think

that's important, and I appreciate that support in getting that orchestrated for us. Because sometimes the parents do not realize that -- what the rules are and what's going on with the kids. They buy these vehicles for them to bounce around and go places. It's a new trendy thing. But they don't realize the safety concerns or what their kids are doing on those vehicles. So, it will be a great opportunity for us to get some education to the parents as well. So, I definitely appreciate that.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Anyone else? Alderman Johnson.

ALDERMAN PAUL JOHNSON: We had a brief discussion about scooters at the Community campus Committee because we were doing a traffic study, and I asked the question because it wasn't really clear, what percent of these things have speedometers on them do you think?

POLICE CHIEF JOHN EWANCIW: Honestly, I don't think they do. It's not a requirement. So, the State does require anyone -- any of the vendors that are selling them, they have to have a sticker on it with a VIN number, and that sticker has got to tell us the wattage, the speed

of the vehicle. But what we're seeing is there's a lot of knockoff brands out there that don't have any of those regulations. So, we can't tell that specifically just by looking at it.

The legitimate companies are following the state law and doing that, but I have yet to see any with speedometers on them. Ideally, the scooter should not be going over 20 miles per hour. Our city code says also says that. But we are coming aware of scooters that are doing up to 40 miles an hour, which is extremely fast. 20 miles an hour is extremely fast on a scooter.

ALDERMAN PAUL JOHNSON: So you can't actually issue a ticket for speeding, per se?

POLICE CHIEF JOHN EWANCIW: We could hit them with the radar, like, if we had that opportunity. I can't guarantee that's going to happen.

ALDERMAN PAUL JOHNSON: And then the rider would have no idea how fast they're going?

POLICE CHIEF JOHN EWANCIW: They're not going to know how fast they're going.

ALDERMAN PAUL JOHNSON: Okay.
Interesting.

POLICE CHIEF JOHN EWANCIW: It's pretty

fast, though.

ALDERMAN PAUL JOHNSON: Another problem in the whole scenario of how these are evolving.

POLICE CHIEF JOHN EWANCIW: I think we can all tell when we're going fast, whether it's on a scooter, a bicycle, a car.

ALDERMAN PAUL JOHNSON: You would think. You would think.

POLICE CHIEF JOHN EWANCIW: But you know, I don't think that's going to be the excuse that is going to stand.

ALDERMAN PAUL JOHNSON: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Anyone else? Alderman Green.

ALDERMAN ANDREW GREEN: Yeah, just quickly. Chief, I want to publicly thank you for responding to the laundry list of items that I sent you the other day. I know that we both share the same positive outcomes and hopes with that. So, I just -- again, I wanted to thank you publicly. You know, I really appreciate just how deep you went into and went back and looked at some of these items. So, thank you.

POLICE CHIEF JOHN EWANCIW: You're welcome. And as all of you know, if you reach

out to me, I will give you as much detail as I can and follow back up with you as quickly as I can to help address it. At the end of the day, I'm as responsible as the next person to make sure that everything is going correct.

PRESIDENT J. MIGUEL RODRIGUES: City Clerk.

CLERK RICHARD MCCORMACK: A couple of things this evening. Thank you, Mr. Kleiner, for once again, bringing the Channel 20 issues to our attention. We have been aware, and I've been in touch with Mr. Kleiner. Aileen and I have been regular daily contact with Spectrum trying to identify what the issues are.

The challenge really becomes, when it's not a city-wide issue, it's hard to pinpoint what the problem is and where it's happening. And so, for those listening at home on Channel 20 or on Facebook this evening, if you do have a Channel 20 outage at your home, while you can call us here at City Hall, I welcome you, my number is 845-346-4168, or you can email us, the person that you need to also loop into that conversation is Spectrum. Because at the end of the day, while they're not providing the service to the

city, you as a consumer are the one that is being ripped off by them for their lack of response, and they need to be able to identify where those issues are taking place so they can send out a team.

I know Mr. Kleiner had mentioned to me that he spoke with them last evening. And for a period of time last night, you had Channel 20, correct? And then it's this morning it was out again. So we are aware of it. Aileen and I have been working diligently with Spectrum to identify some potential upgrades here at City Hall and the Council Chambers and throughout the city that could help mitigate some of those challenges. I know the last time that this was an issue about this time last year. One of the problems they identified was folks who were no longer utilizing a set top cable box in their homes. Those are the folks that were streaming it that were catching common council meetings from Port Jervis and our neighboring venues. And sometimes it's as simple as calling Spectrum and saying that you don't have it, and then they send out a boost or a reset to your home, and it's able to fix it.

But if we don't know that you're out,

you know, just as simple, I have family members that had it. Jerry didn't have it. I know the Council President's been without it at times. So we are aware. Our meetings are always streamed live on Facebook. They're available on YouTube the day after the council meetings for playback. And so we are trying to find other avenues and methods to make sure that you are informed about the happenings of the city council and all of our city boards, and we will continue to strive to provide that service to you.

In other news, the citywide yard sale is this Saturday and Sunday. We have over 80 participating households. Eileen will post the final list hopefully sometime tomorrow, maybe Thursday. We always have some late arrivals getting their names on the list, but we're looking forward to it. We'll have about 10 families set up here at the Erie Way Park Pavilion on Saturday morning from 8 to 1 to coincide with the opening of the farmers market this weekend. Hopefully the weather will hold out for us. There is about a 15 percent chance of rain Saturday morning. The event is rain or shine for the citywide yard sale. I can't think

Eileen enough for putting it together. Other communities do this, and they put out a list. Eileen has posted on our website a really interesting integrated map where you can look at what people are selling, where they're selling it. They're by ward, by street. So thank you Eileen for all that work. I know that it's not an easy task to keep track of it. I know that folks call in frequently with some changes despite us asking you not to. We try to accommodate it, but it's when those changes come in on a regular basis that really slows down the process for us getting out that information.

We have reached out to some other Facebook and social media groups for this one as well. So they'll be cross-posting information throughout Orange County. A few months ago, a few weeks ago, the Common Council passed a do not knock registry. While it has been active and live on our website, we were able to finally today get up our final button. So if you go to our city website, MiddletownNY.gov, there is a button on the right-hand side that says do not knock registry. You can register your home through that process and that'll prohibit anybody

from knocking on your door to solicit merchandise or services with an exception for religious people and political people. That is constitutionally protected free speech, and we are not able to regulate that. Once you do sign up, we encourage you to come down to City Hall. We have free stickers for you to put on your doors and your windows as just a further step to alert those solicitors that it is not appropriate for them to knock on your door. And, with that, that concludes my report.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for the city clerk? All right. Thank you.

CLERK RICHARD MCCORMACK: I'm sorry. I did mess up.

Mr. Kleiner, early voting. There is a primary coming up on June 23rd. The Middletown Senior Center will continue to serve as an early voting site. You can get a full list of the scheduled days of early voting, which begins on June 13th, it's a Saturday, and runs through Sunday, June 21st.

Those times and locations here in Middletown are on our website. Please make sure

you get out and vote. I know there's not a whole lot going on, but these are critical elections to our community and our surrounding communities here in Orange County. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Public hearings.

CLERK RICHARD MCCORMACK: Good evening. We have a public hearing this evening on local law number two of 2026. Notice is hereby given that the city of Middletown will hold a public hearing on June 2nd, 2026, on or as near to 7.30 p.m. as possible in the Common Council chambers at 16 James Street to hear any and all persons wishing to be heard on the recently passed local law two of 26 regarding a law amending the city charter employee residency requirements. The full text of the law is available on our website and in the Office of the Common Council Clerk here at City Hall 16 James Street. So ordered by the Common Council Richard P McCormick.

PRESIDENT J. MIGUEL RODRIGUES: Okay. At this time, the public hearing is open. Anyone from the public? Any Council member.

Motion to close.

ALDERMAN ANDREW GREEN: Close.

PRESIDENT J. MIGUEL RODRIGUES: Green.

Seconded by? Second Gomez. All in favor.

GROUP: Aye.

PRESIDENT J. MIGUEL RODRIGUES: The public hearing is now closed. Second public hearing.

CLERK RICHARD MCCORMACK: Second public notice is hereby given that the city of Middletown will hold a public hearing on Tuesday, June 2nd, 2026, on or as near to 7.30 p.m. as possible in the Common Council chambers on the second floor, 16 James Street, to hear any and all persons wishing to be heard on a proposed zoning amendment affecting I-1 and I-2 zones.

The proposed amendment would add used car office sales with no onsite vehicle storage as permitted uses in I-1 and I-2 zones. Any persons wishing to be heard will be given an opportunity to speak either for or against the proposed zoning amendment. The complete proposed zoning amendment is available for public inspection in the Office of the Common Council Clerk, 16 James Street in the City of Middletown.

PRESIDENT J. MIGUEL RODRIGUES: Okay.

At this time, the public hearing is open. Anyone

from the public? Any Councilmen? Do I have a motion to close?

ALDERMAN PAUL JOHNSON: So moved.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Johnson. Seconded by Alderman Rodrigues. All in favor.

GROUP: Aye.

PRESIDENT J. MIGUEL RODRIGUES: Okay.

Remarks of Aldermen. Alderman Witt.

ALDERMAN KEVIN WITT: Nothing else this evening, thank you.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Green.

ALDERMAN ANDREW GREEN: Yeah, I just want to put on one of my other hats for a minute speaking about the scooters, just another thing, especially with the knockoff brands, fires have become a big hazard in New York City because of them, because of the batteries that are charging. Some of the knockoff brands are using poorly created cells or, you know they're just kind of taped together in there and made to look like one big battery. So, we've been fortunate, knock on wood, in the city that only a few incidents and they haven't been too terrible regarding charging

these scooters, but I know in New York City you're prevented from charging them inside. So, you know, maybe that's something, eventually, we'll have to explore. But just another aspect of safety for that. So, that's it for this evening. Thank you.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Gomez.

ALDERMAN KEVIN GOMEZ: Thank you. Two things. On July 4th, 2076, our country will celebrate its 300th birthday. And we want to invite our Middletown community to send a message to the future. We want to invite residents, including our elected officials, to put together letters for tomorrow. Okay?

And so you could have them send either to me or dropped off at the office of the city clerk. I'm going to be reaching out to some other departments. Maybe we could get a police badge, a fire department hat or gear or something so we could also include there. The mayor's autograph, the mayor's autograph, state of the city address. Oh, an alderman's shirt, yeah. Or invite families to take pictures in front of their homes. So that future generations or those

of us who are still around 50 years from now can see how we pass the torch of liberty to the future and the city reborn at this time.

And then the last item, a constituent of ours from Second Ward reached out to me about difficulty getting to work at Woodbury Commons because of the limited bus service. Again, it compels me to raise an issue I first did as a private citizen when I first spoke before the council. The need in our county to have a mass transit bus system. I think we're long overdue. Westchester, Rockland, even Dutchess County. And if we want to build in Orange County a self-sustaining economy locally, and we want to make it possible for students to be able to move faster, or a lot of our commuters who are coming from the city moving here, I think that's a must. And I'm hopeful that the fact that our city is moving forward with the support of our legislatures to building a local transit hub, and that will be a starting point. Orange County cannot be behind when it comes to public transportation.

We need a bus system. We need to have the Hudson Line tunnels building project not

delayed or cut by the feds, so our residents can get to work if they still work in the city. And we need to make sure that our transportation is top priority and that we have a person that sits in the MTA board from Orange County. So, definitely, the bus service will continue to voice on our constituents' behalf. And I hope to see Middletown be leading the way center stage when we have that transit hub.

PRESIDENT J. MIGUEL RODRIGUES: I believe there is transportation buses to Woodbury Commons.

ALDERMAN KEVIN GOMEZ: It's the timing.

PRESIDENT J. MIGUEL RODRIGUES: Oh, the timing.

ALDERMAN KEVIN GOMEZ: That's the issue. because it's very early. And the bus service starts when the tourists and the consumers are going there. But for people that work, unless you get off at another stop Monroe Village and take a cab, it could be an issue. So, it's important.

PRESIDENT J. MIGUEL RODRIGUES:
Alderman Johnson.

ALDERMAN PAUL JOHNSON: Thank you. I

want to thank Chief for staying on top of the scooter. Ever expanding concerns about those. And I want to thank the Clerk and Eileen for your relatively new initiatives, like the No Knock and the Yard Sale, you're expanding them and keeping them moving. And we appreciate that. Thank you.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Jean-Francios.

ALDERMAN JUDE JEAN-FRANCOIS: Yes, good evening. Our 4th Ward Constituents meeting will be taking place this Saturday, June 6th at 6:00. Please come join Alderman Alex and I in this chamber if needed. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: And

Alderman Rodriguez.

ALDERMAN ALEX RODRIGUEZ: Nothing this evening. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: New

business.

CLERK RICHARD MCCORMACK: Good evening.

We have a resolution sponsored by Alderman Green, authorizing the 2026 Run for Downtown.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution by Alderman Green. Seconded by Alderman Witt. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-

Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi? Oh,

I'm sorry. President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Witt authorizing

the acceptance of a donation of 100 soccer balls.

Resolution sponsored by Alderman Witt. Seconded

by Alderman Green. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-

Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: President

Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Gomez
authorizing an agreement with the (indiscernible)
School District of Middletown for the School
Resource Officer Program for the 2026-2027 school
year.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Gomez, seconded
by Alderman Johnson. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-

Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: President

Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman
Johnson accepting a \$102,500 grant award from the
Department of Criminal Justice Services for
statewide targeted reduction and intimate partner
violence initiative.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Johnson.

Seconded by Alderman Jean-Francois. Any
discussion? Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Jean-Francois authorizing disposal of a police department vehicle.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Jean-Francois,
seconded by Alderman Rodriguez. Any discussion?
Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-

Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: President

Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman

Rodriguez authorizing the extension of economic development goals for (Indiscernible) College at 122 Dortha Dix Drive.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Rodriguez, seconded by Alderman Gomez. Any discussion?
Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-

Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: President

Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Witt
authorizing a \$2,100 budget transfer within the
2026 Parks Maintenance Budget.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Witt, seconded
by Alderman Jean-Francois. Any discussion?
Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-

Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Green
authorizing a public hearing for June 16th, 2026
on a proposed amendment to the C3A Zoning
District to allow for child daycare facilities.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Green, seconded
by Alderman Gomez. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Gomez
authorizing a public hearing on June 16 on a
proposed zoning amendment for 205 to 207 Monhagen
Avenue.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Gomez, seconded
by Alderman Jean-Francois. Any discussion?
Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman
Johnson authorizing an amendment to the city code
to establish a stop street on Madison Avenue at
Wells Avenue.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Johnson,
seconded by Alderman Rodriguez.

ALDERMAN ALEX RODRIGUEZ: Did you say
stop sign?

CLERK RICHARD MCCORMACK: Stop sign.
Stop street.

ALDERMAN ALEX RODRIGUEZ: It's close.

CLERK RICHARD MCCORMACK: It's' listed

in the book, stop streets.

PRESIDENT J. MIGUEL RODRIGUES: Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: President Rodriguez?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

That's it for movements.

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

PRESIDENT J. MIGUEL RODRIGUES: Motion

by Alderman Johnson. Seconded by Alderman Green.

Any discussion? Roll.

CLERK RICHARD MCCORMACK: Rodriguez?

ALDERMAN ALEX RODRIGUEZ: Aye.

CLERK RICHARD MCCORMACK: Jean-

Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Gomez?

ALDERMAN KEVIN GOMEZ: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: President

Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

PRESIDENT J. MIGUEL RODRIGUES: Move

for adjournment.

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

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



Sonya M. Ledanski Hyde

Veritext Legal Solutions

330 Old Country Road

Suite 300

Mineola, NY 11501

Date: June 12, 2026



**CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
JUNE 2, 2026 - 7:30 PM**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.1. Accept the Minutes of May 5, 2026
4. CORRESPONDENCE, COMMUNICATION AND REPORTS
5. FOR THE GOOD OF THE CITY
6. REMARKS OF THE MAYOR
7. REMARKS OF THE DEPARTMENT HEADS
8. PUBLIC HEARINGS AND GRIEVANCES
 - 8.1. Local Law #2 of 2026: A Local Law Amending the City Charter Employee Residency Requirements
 - 8.2. Proposed Zoning Change in I-1 and I-2 to Allow Used Car Sales, No On-Site Vehicle Storage as a Permitted Use
9. PETITIONS AND COMPLAINTS
10. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES
11. UNFINISHED BUSINESS
12. NEW BUSINESS
 - 132- Resolution Authorizing the 2026 Run 4 Downtown
26
 - 133- Resolution Authorizing the Acceptance of a Donation of 100 Soccer Balls
26

134- Resolution Authorizing an Agreement between with the Enlarged City School
26 District of Middletown for the School Resource Officer (SRO) Program for the
2026-2027 School Year

135- Resolution Accepting a \$102,500 Grant Award from Department of Criminal
26 Justice Services' (DCJS) 2026 Statewide Targeted Reduction in Intimate Partner
Violence Initiative (STRIVE)

136- Resolution Authorizing the Disposal of a Police Department Vehicle
26

137- Resolution Authorizing Extension Of Economic Development Goals For Fei Tian
26 College At 122 Dorothea Dix Drive

138- Resolution Authorizing a \$2100 Budget Transfer within 2026 Parks Maintenance
26 Budget

139- Resolution Authorizing a Public Hearing on June 16, 2026 on a Proposed
26 Amendment to the C-3A Zoning District to Allow for Child Day Care Facilities

140- Resolution Authorizing a Public Hearing on a Proposed Zoning Amendment for
26 205-207 Monhagen Avenue

141- Resolution Amending City Code to Establish a Stop Street on Mountain Avenue at
26 Wells Avenue

13. LOCAL LAWS

14. AUDIT OF CLAIMS AND ACCOUNTS

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

15. ADJOURNMENT



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Alderman Witt
Accepted Date: June 2, 2026

I hereby certify that the attached is a true copy of the minutes of City of Middletown Common Council meeting.

Richard P. McCormack

Richard P. McCormack
Clerk to the Common Council

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

Accept the Minutes of May 5, 2026

Accept the Minutes of May 5, 2026

Prepared by:

Attachments:

1.	05.05.26 CC MINUTES
----	---------------------



Agriculture and Markets

May 20, 2026

Joseph DeStefano
City Mayor - City of Middletown
16 James St
Middletown, NY 10940

Enclosed is the **Dog Control Officer Inspection Report** completed on **05/15/2026**. This inspection relates to Agriculture and Markets Laws and Regulations which may be viewed on the website below.

As the report indicates, DCO services were rated "Satisfactory". Please make note of any comments listed on the report.

Dog control officer services are subject to inspection by this agency on a regular basis.

Please notify this office within 30 days of any changes in DCO services.

If you have any questions regarding this inspection, please call me.

Sarah Ghawi
Animal Health Inspector

RECEIVED
JUN 03 2026
CITY CLERK
CITY OF MIDDLETOWN

DOG CONTROL OFFICER INSPECTION REPORT - DL-89

Rating: **Satisfactory365**

Purpose: **Inspection**

DATE/TOA: **5/15/26 9:00 am**

Sgt. Jacqueline Welch
City Middletown DCO
2 James Street
Middletown NY 10940

Inspector: **Sarah Ghawi**

Inspector #: **078**

These are the findings of an inspection of your facility on the date(s) indicated above:

- | | |
|--|-----|
| 1. Equipment is available for proper capture and holding | Yes |
| 2. Dogs are held and transported safely | Yes |
| 3. Equipment maintained in clean and sanitary condition | Yes |
| 4. Veterinary care is provided when necessary | Yes |
| 5. Dogs are euthanized humanely | Yes |
| 6. Complete seizure and disposition records are maintained for all seized dogs | Yes |
| 7. Dogs transferred for purposes of adoption in compliance with Article 7 | Yes |
| 8. Redemption period is observed before adoption, euthanasia or transfer | Yes |
| 9. Owners of identified dogs are properly notified | Yes |
| 10. Redeemed dogs are licensed before release | Yes |
| 11. Proper impoundment fees paid before dogs are released | Yes |

Town - City - Village Information for Inspection:

TCV CODE	TCV NAME
----------	----------

3321	City of Middletown
------	--------------------

Additional Information for Inspection:

Number of Dogs Seized:

Number of dogs seized since previous inspection: 24

Associated Municipal Shelter(s):

Name of Shelter(s): Middletown Humane Society, Port Jervis Humane Society, Pets Alive, Sullivan SPCA

Holding Facility:

Dogs held before transport to shelter? (Yes/No): Yes

Location(s): 105 Pilgrim Corners Rd, Middletown

REMARKS:

REPRESENTATIVE PRESENT FOR INSPECTION: **Marcus Small**
TITLE: **ACO**REVIEWED BY: **Joyce Amels**
REVIEWED DATE: **05/19/2026**

Good afternoon,

Given the situations caused by 43 Eisenhower, it was brought to my attention that residents of Eisenhower would like the council to explore the possibility of restricting parking to one side of Eisenhower Drive only, between Coolidge Ct., and Truman Ct., preferably parking only on the side leading up the hill (I apologize off hand for not knowing what the compass direction is). I believe it is in the best interest of the residents and those driving the street as we're seeing the road become increasingly narrower due to the increased parking on both sides, which is hard to see when coming down the hill and around the corner.

I would also like to explore this on Columbia Avenue, as even in my little Fiat I sometimes must slow to a crawl to make sure I can pass in-between the vehicles parked on both sides. Vehicles are not getting smaller.

There is also the case now where we have residents parking commercial vehicles on residential streets overnight, and it is becoming a cause for frustration from residents who have lived on these streets for years, and now wake up to work vans and trailers parked on the street. You can see it on Rockwell daily, as well as on Columbia and Eisenhower just to name a few. Can we consider adding an **overnight restriction** to parking **commercial vehicles** on the street in at least an **R1** zone? I am hearing increased frustration on this issue from multiple streets and multiple residents who feel they're losing their neighborhood feel to work trucks etc.

Thank you all for your time and consideration.

Andrew R. Green

Alderman - Second Ward

City of Middletown, NY

16 James Street

Middletown, NY 10940

agreen@middletown-ny.com



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Aldermwan, 2nd Ward Gomez
Date of Adoption: June 2, 2026
Index No:

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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Local Law #2 of 2026: A Local Law Amending the City Charter Employee Residency Requirements

WHEREAS, a public hearing was duly opened by the Common Council of the City of Middletown on June 2, 2026, to receive public comment regarding Local Law #2 of 2026: A Local Law Amending the City Charter Employee Residency Requirements; and

WHEREAS, no members of the public appeared or offered comments on the matter;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Middletown hereby closes the public hearing on June 2, 2026, effective immediately.

Prepared by:

Rick McCormack, City Clerk

Attachments:

1.	LL2 of 2026
2.	Public Hearing LL 2 of 2026
3.	Affidavit of Publication



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Aldermwan, 2nd Ward Gomez
Date of Adoption: May 19, 2026
Index No:

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

Richard P. McCormack

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

6/3/2026

Joseph M. DeStefano, Mayor

Date

Local Law #2: A Local Law Amending the City Charter Employee Residency Requirements

BE IT ENACTED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN AS FOLLOWS:

Section 1. Purpose of this Enactment.

The purpose of this enactment is to give the Common Council authority to waive the City Charter employee residency requirements in limited and critical hiring situations.

-

Section 2. Section 14a of the Charter of the City of Middletown is hereby amended by adding the

following sentence at the end of the existing sentence, to read in its entirety as follows:

The Common Council shall have the authority, by a majority vote of its members, to waive these residency requirements if the Council finds that an exhaustive recruitment effort to fill a critical position cannot find a qualified candidate who resides within these required boundaries.

Section 3. Severability.

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this Local Law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Local Law.

Section 4. Effective Date.

This Local Law shall be effective upon filing with the Secretary of State.

Prepared by:
Rick McCormack, City Clerk

Attachments:

None

**CITY OF MIDDLETOWN
NOTICE OF PUBLIC HEARING
Local Law Number 2 of 2026**

Notice is hereby given that the City of Middletown will hold a public hearing on Tuesday, June 2, 2026, on or as near to 7:30 p.m. as possible, in the Common Council Chambers, 2nd floor, 16 James Street, to hear any and all persons wishing to be heard on the recently passed Local Law Number 2 of 2026 regarding:

A Local Law Amending the City Charter Employee Residency Requirements

A full text of Local Law Number 2 of 2026 is available in the office of the Common Council Clerk, City Hall, 16 James Street, Room 12 and on the City Website.

Richard P. McCormack
City Clerk

Publish: 5/26/26 & 5/27/26
City Website

USA TODAY CO.



PO Box 631202 Cincinnati, OH 45263-1202

AFFIDAVIT OF PUBLICATION

Richard McCormack
City of Middletown
16 James ST
Middletown NY 10940-5724

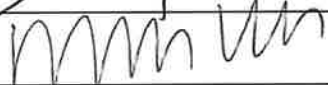
STATE OF NEW YORK, COUNTY OF ORANGE

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:

05/26/2026, 05/27/2026

and that the fees charged are legal.
Sworn to and subscribed before on 05/27/2026



Legal Clerk


Notary, State of WI, County of Brown
8.25.26

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**CITY OF MIDDLETOWN
NOTICE OF PUBLIC
HEARING
Local Law Number 2 of
2026**

Notice is hereby given that the City of Middletown will hold a public hearing on Tuesday, June 2, 2026, on or as near to 7:30 p.m. as possible, in the Common Council Chambers, 2nd floor, 16 James Street, to hear any and all persons wishing to be heard on the recently passed Local Law Number 2 of 2026 regarding:

A Local Law Amending the
City Charter Employee
Residency Requirements

A full text of Local Law Number 2 of 2026 is available in the office of the Common Council Clerk, City Hall, 16 James Street, Room 12 and on the City Website.

Richard P. McCormack
City Clerk

5.26, 5.27.26

MARIAH VERHAGEN
Notary Public
State of Wisconsin



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderman, 4th Ward Rodriguez
Date of Adoption: June 2, 2026
Index No:

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

Richard P. McCormack

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Proposed Zoning Change in I-1 and I-2 to Allow Used Car Sales, No On-Site Vehicle Storage as a Permitted Use

WHEREAS, a public hearing was duly opened by the Common Council of the City of Middletown on June 2, 2026, regarding a Proposed Zoning Change in I-1 and I-2 to Allow Used Car Sales, No On-Site Vehicle Storage as a Permitted Use; and

WHEREAS, no members of the public appeared or offered comments on the matter;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Middletown hereby closes the public hearing on June 2, 2026.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	Zoning Amendment for I-1 and I-2 Used Car Sales, No Onsite Storage
2.	Public Hearing Notice Rezone I-1 and I-2
3.	Affidavit of Publication I-1 and I-2 Zoning Amendment

RESOLUTION

WHEREAS, the Mayor is recommending that the Code of the City of Middletown for I-1, section 475-23, and I-2, section 475-25, be amended to include Used Car Sales, Office only, no on-site vehicle storage as a special use permit with Planning Board Site Plan Approval.

NOW THEREFORE, be it Resolved, and be it Ordained, by the Common Council of the City of Middletown, New York, as follows:

Section 1 – the Code of the City of Middletown, N.Y., Chapter 475-23 and 475-25, Zoning, be and is hereby amended by adding the following language to Section B of 475.23 and 475-25, in addition to the aforementioned list contained within this section, that the following shall be added to said list, Used Car Sales, Office only, with no on-site vehicle storage will be permitted with a special use permit and site plan approval by the Planning Board.

Section 2 – Severability. If the provisions of any section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this Ordinance.

Section 3 – This Ordinance shall take effect immediately.

**City of Middletown
Common Council
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Middletown will hold a public hearing on **Tuesday, June 2, 2026**, at or as near to **7:30 p.m.** as possible, in the **Common Council Chambers, 2nd floor, 16 James Street**, to hear all persons wishing to be heard on a proposed zoning amendment affecting **I-2 and I-2 Zones**.

The proposed amendment would add Used Car Office Sales, no onsite vehicle storage to the permitted uses in I-1 and I-2 zones.

Any and all persons wishing to be heard will be given an opportunity to speak either for or against the proposed zoning amendment.

The complete proposed zoning amendment is available for public inspection in the office of the Common Council Clerk, City Hall, 16 James Street, Room 12, and on the City website.

For any person unable to participate at the time of the public hearing, email comments may be submitted in advance to **rmccormack@middletownny.gov**.

By order of the Common Council.

Richard P. McCormack

Clerk of the Common Council

USA TODAY CO.



PO Box 631202 Cincinnati, OH 45263-1202

AFFIDAVIT OF PUBLICATION

Richard P. McCormack
City of Middletown
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:

05/31/2026, 06/01/2026

and that the fees charged are legal.
Sworn to and subscribed before on 06/01/2026

A handwritten signature in black ink, appearing to read "Amy K. [unclear]".

Legal Clerk

A handwritten signature in black ink, appearing to read "M. [unclear]".

Notary, State of WI, County of Brown

87526

My commission expires

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Notary Public
State of Wisconsin

**City of Middletown
Common Council
NOTICE OF PUBLIC
HEARING**

Notice is hereby given that the City of Middletown will hold a public hearing on **Tuesday, June 2, 2026**, at or as near to **7:30 p.m.** as possible, in the **Common Council Chambers, 2nd floor, 16 James Street**, to hear all persons wishing to be heard on a proposed zoning amendment affecting I-1 and I-2 Zones. The proposed amendment would add Used Car Office Sales, no onsite vehicle storage to the permitted uses in **I-1 and I-2 zones**.

Any and all persons wishing to be heard will be given an opportunity to speak either for or against the proposed zoning amendment.

The complete proposed zoning amendment is available for public inspection in the office of the Common Council Clerk, City Hall, 16 James Street, Room 12, and on the City website.

For any person unable to participate at the time of the public hearing, email comments may be submitted in advance to rmccormack@middletownny.gov.

By order of the Common Council.

Richard P. McCormack
Clerk of the Common Council



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Alderman Witt
Date of Adoption: June 2, 2026
Index No: 132-26

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

Richard P. McCormack

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

6/3/2026

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing the 2026 Run 4 Downtown

RESOLVED, that the Common Council of the City of Middletown hereby authorizes the Commissioner of Public Works, and/or his designee, and the Chief of Police, and/or his designee, to close any streets and intersections necessary and at their discretion, for the Run 4 Downtown, Saturday, August 15, 2026 beginning at 8:00 a.m. and lasting until such time as it is no longer needed.

LET IT BE IT FURTHER RESOLVED; that the Common Council of the City of Middletown hereby grants the Annual Run 4 Downtown application to sell beer and wine, conditioned upon the execution of the attached agreement by the applicant and the fulfillment of all requirements outlined in the agreement by the applicant and to supply the City with the proper insurance documents and authorize the Mayor to sign the application from the SLA for the selling of beer and wine and temporarily lift the requirements of the City's open container ordinance for this

application.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	Run 4 Downtown NYS SLA (1)
----	----------------------------

Special Event Permit Application

New York State Liquor Authority

Landlord Authorization Form

Date(s) of event: August 15 ,2026_____

Name of Applicant: Run 4 Downtown_____

Venue Name: Run 4 Downtown Park_____

Venue Street Address: 9-15 North Street_____

Venue City and zip code: Middletown, NY 10940_____

By my signature, I acknowledge that I am the landlord/owner of the applied for premises, or that I am a duly authorized representative of the landlord/owner, to sign this landlord authorization form. I hereby grant permission for the sale or services of alcoholic beverages by the applicant for consumption on said property.

City of Middletown- Joseph M. DeStefano, Mayor_____

Print Name of Landlord/Owner

Joseph M. DeStefano, Mayor
Print Your Name and Title

Joseph M. DeStefano

6/3/2026

Signature & Date



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
 Seconded by: Alderman Green
 Date of Adoption: June 2, 2026
 Index No: 133-26

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

Richard P. McCormack

Richard P. McCormack
 Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

6/3/2026

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing the Acceptance of 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.

Prepared by:
 Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Aldermwan, 2nd Ward
Gomez
Seconded by: Alderman Johnson
Date of Adoption: June 2, 2026
Index No: 134-26

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

Richard P. McCormack

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

6/3/2026

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing an Agreement between with the Enlarged City School District of Middletown for the School Resource Officer (SRO) Program for the 2026-2027 School Year

BE IT RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and 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.

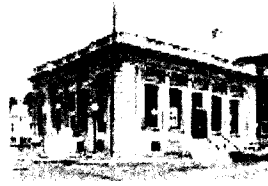
BE IT FURTHER RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and authorizes the Mayor to sign the agreement.

Prepared by:
John Ewanciw, Chief of Police

Attachments:

1.	2026-2027 SRO CONTRACT
----	------------------------

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

May 20, 2026

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

Dear Mayor DeStefano and Members,

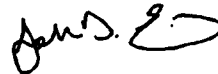
Please find the attached agreement between the City of Middletown and the Enlarged City School District of Middletown for the purpose of carrying out the School Resource Officer program for the 2026-2027 school year.

Please be kind enough to prepare a resolution authorizing the Mayor to sign the agreement.

Once the contract is signed, please return the original to us for forwarding to the Middletown School District.

Thank you.

Very truly yours,



John Ewanciw
Chief of Police

Enclosure
JE:ccd

AGREEMENT

This agreement (the “Agreement”), made and dated the _____ day of _____, 2026, is between the City of Middletown, a municipal corporation in Orange County, with offices at 16 James Street, Middletown, New York 10940, hereinafter referred to as the CITY, and the Enlarged City School District of Middletown, a municipal corporation in Orange County, with offices at 223 Wisner Avenue, Middletown, New York 10940, hereinafter referred to as the DISTRICT.

WHEREAS, the CITY and the DISTRICT have agreed to cooperate for the purpose of the facilitation and the carrying out of the School Resource Officer program; and

WHEREAS, this Agreement is made pursuant to General Municipal Law, Article 5-G; and

WHEREAS, it is in the best interest of the DISTRICT to obtain the services of uniformed police officers of the CITY to serve as “School Resource Officers” (SROs), in the DISTRICT’s Middletown High School, Twin Towers, Presidential Park and Truman Moon schools during the school year period, including summer school (hereinafter “Services”);

NOW, THEREFORE, in consideration of the mutual covenants, promises, representations and conditions contained herein, the Parties hereto agree as follows:

1. The CITY hereby agrees to provide five (5) SROs to the DISTRICT for its use from July 1, 2026 to June 30, 2027. The SROs shall be assigned to the Middletown High School(2-SROs), Twin Towers Middle School, Presidential Park School and Truman Moon School and shall perform such duties, on a daily basis during the 2026-2027 school year, as requested, trained for and mutually agreed upon between the parties. The CITY further agrees to provide a marked police car at each school during the time an SRO is assigned to that school.
2. The DISTRICT and the CITY share the following goals and objectives regarding assignment of SROs to the DISTRICT’s schools:
 - The SROs will provide a police presence in the DISTRICT in order to promote an atmosphere of enhanced school safety for faculty, staff, students and parents in the District;
 - The SROs also will serve as a resource to students, teachers, school administrators and parents, so as to:
 - Increase student awareness about crime prevention, internet safety, conflict resolution, violence prevention, restorative justice and peer mediation;

- Increase school faculty and staff awareness about policies and procedures for preventing/responding to incidents of violence and other threats to school safety;
 - Build rapport with the student body and school community and thereby increase community confidence in the CITY Police Department;
- The SROs will be available to work cooperatively with teachers to provide education in criminal justice and other related topics, as requested and appropriate, to increase students' knowledge of and respect for the law and the function of law enforcement agencies;
- The SROs will conduct criminal investigations with the goals of promoting safety for the school community, establishing a deterrent to delinquent student behavior, and promoting and ensuring the safety of the students, faculty and administration of the DISTRICT;
- The SROs will proactively address problems and pressures as they relate to students before such problems manifest into socially and legally unacceptable behavior. These problems may involve the use of alcohol, drugs, and tobacco. They may also involve peer pressure, gang activity, and sexual activity.
- The SRO will refrain from acting as a school disciplinarian. SROs will not be responsible for the enforcement of disciplinary infractions of the Code of Conduct that are determined not to constitute violations of the law.

3. The DISTRICT shall:

- Remit payment to the CITY for the Services of the five (5) SROs assigned to the schools described in Paragraph "1" at the rate of \$100.88 per hour per each SRO, with the understanding that each SRO shall be paid for an 8-hour day during the school year, and on an as-needed hourly basis during summer school. The CITY shall submit an invoice to the DISTRICT on a monthly basis. Such invoice shall include the actual days or parts of days worked, and any other information necessary to effect payment. The DISTRICT shall forward payment of any undisputed amount within thirty (30) days of the receipt of the invoice. In the event any SRO is unable to perform the required duties at the subject schools, the amount remitted to the CITY shall be pro-rated for the actual days worked.
- Ensure that school personnel, school board members, students, and parents are informed of the duties and presence of the SROs on campus

- Administratively address student violations of the Code of Conduct that are not believed to be crimes and to refrain from engaging the SROs to investigate or resolve noncriminal offenses.
4. Any SRO assigned to the DISTRICT shall remain, at all times, an employee of the CITY's Police Department, under the care, control and supervision of the CITY's Chief of Police.
 5. The DISTRICT warrants and represents that this Agreement is exclusively by and between the DISTRICT and the CITY. The officers, employees, or agents of the CITY shall not be employees of the DISTRICT for any purpose, including but not limited to, the application of the Fair Labor Standards Act, provisions related to minimum wage and overtime payments, the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue code, the New York State Unemployment Insurance Law. The DISTRICT shall not be liable for obligations, if any, incurred by the CITY for unpaid wages or overtime premiums.
 6. The DISTRICT acknowledges that the CITY's Chief of Police shall retain the right to utilize and direct the Services of the SROs to perform other police duties for the CITY, at any time deemed necessary and for whatever purpose, in the sole discretion of the CITY's Chief of Police. Any such utilization of an SRO shall occur immediately upon notice, either verbal or in writing, to the DISTRICT, from the Office of the CITY's Chief of Police, and the DISTRICT shall not be responsible for the payment of the SRO's hourly wage for any such time when, at the direction of the CITY's Chief of Police, the SRO is performing duties other than that of an SRO. An SRO's duties include any training associated with the position.
 7. In the event an SRO is absent from work, the SRO shall notify his or her supervisor at the CITY and the principal of the school to which the SRO is assigned on that particular day. To the extent possible, the CITY shall provide an interim replacement
 8. The CITY warrants and represents that its SROs shall submit fingerprints, unless already on file with and available for use by the New York State Division of Criminal Justice Services (DCJS), and be criminally cleared by the New York State Education Department (NYSED) to have direct, in-person, face-to-face communication and interaction with the DISTRICT's students, in accordance with applicable law (namely NY Education Law §2503(18), §3035, and 8 NYCRR §87.2(k)(1)[ii]). Fingerprinting costs (if any) and criminal clearance costs shall be paid or reimbursed to the CITY by the DISTRICT.
 9. The CITY shall indemnify and hold harmless the DISTRICT against any liability, loss or expense which may result from any act or omission of the CITY or any of the City's officers, employees or agents for which the DISTRICT might otherwise be liable or sustain loss or expense, in connection with the CITY's performance or

non-performance under this Agreement, unless due to the actions or omissions of the DISTRICT or any of the DISTRICT's officers, employees or agents. The DISTRICT indemnifies and hold harmless the CITY against any liability, loss or expense which may result from any act or omission of the DISTRICT or any of the DISTRICT's officers, employees or agents in connection with the DISTRICT's performance or non-performance under this Agreement, unless due to actions or omissions of the CITY or any of the CITY's officers, employees or agents.

10. The CITY shall: (a) purchase and maintain comprehensive general liability, professional liability, and other such insurance in an amount not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, as is appropriate, for the Services being performed and furnished hereunder; (b) maintain errors and omissions insurance with minimum policy limits of \$1, 000,000 per occurrence and \$2,000,000 aggregate during the term of this Agreement; and (c) provide protection from and against claims for damages due to bodily injury, sickness, death, and property damage, including the loss of use resulting therefrom, which arise from the Services being performed and furnished hereunder. The CITY shall, prior to performing Services hereunder, deliver to the DISTRICT, a certificate of insurance that evidences that such insurance naming the DISTRICT as the insured party is in full force and effect, and shall maintain such insurance throughout the term of this Agreement.
11. The CITY shall not discriminate against any DISTRICT students, or agents, officers, or employees on the basis of age, gender, color, creed, disability, national origin, sexual orientation, or any other class protected by law.
12. The CITY shall maintain strict confidentiality of all student records and information received by or from the DISTRICT, if any, in accordance with all applicable state and federal laws, including but not limited to the federal Family Educational Rights and Privacy Act (FERPA – 20 USC §1232g; 34 CFR Part 99) and Section 2-d of the New York Education Law; provided however, that if such records are necessary to perform the duties required of a police officer, the District shall cooperate fully with any subpoena, court order or other lawful process required to authorize disclosure of the records. To the extent an addendum to this Agreement is necessary to comply with future regulations governing Section 2-d of the New York Education Law, the Parties agree to execute such addendum.
13. Either party may cancel this Agreement, without cause, upon not less than thirty (30) days prior written notice delivered to the other party via certified mail, return receipt requested and at the addresses set forth in the first paragraph of the Agreement. The DISTRICT will pay the CITY within ninety (90) days of the date of termination for undisputed Services performed up to the time of termination. In the event of termination, the Agreement will continue to govern the parties' rights and obligations with respect to Services performed prior to termination.

14. This Agreement is the entire understanding and agreement between the parties with respect to the subject matter covered, and all prior agreements, understandings, covenants, promises, warranties and representations, oral or written, expressed or implied, not incorporated into this Agreement are superseded. This Agreement may not be amended or supplemented in any way, except in writing, dated, and signed by authorized representatives of both parties.
15. The CITY shall not assign, transfer, convey, or otherwise dispose of this Agreement or any of its contents, or its right title, or interest therein, or of its power to execute such contract to any other person, corporation, agency, or other entity.
16. Notices required under this Agreement shall be sufficient if contained in writing and delivered by hand or sent by express or overnight mail or by registered or certified mail, return receipt requested mail, postage prepaid addressed to the parties as follows:

City of Middletown
16 James Street
Middletown, New York 10940

District Clerk
Enlarged City School District of Middletown
223 Wisner Avenue
Middletown, NY 10940

All notices of communication should be deemed given when received by the intended recipient.

17. If, for any reason, any provision of this Agreement is held unenforceable by a court of competent jurisdiction, all other provisions of this Agreement will remain in full force and effect, and the unenforceable provision shall be replaced by a mutually acceptable and enforceable provision in accordance with the parties' original intent.
18. Claims, disputes, or other matters in question between the parties to this Agreement, arising out of or relating to the Agreement or breach thereof, shall be subject to and decided in accordance with the laws of the State of New York, and any such claims or causes arising out of or in connection with the Agreement shall be commenced in Supreme Court of the State of New York in Orange County.
19. This Agreement is subject to the approval of the DISTRICT's Board of Education and the Middletown Common Council.
20. This Agreement shall be in force in effect for the period of July 1, 2026 through June 30, 2027, unless terminated sooner in accordance with paragraph 13 of the Agreement or renewed upon written consent of both parties.

WHEREFORE, the CITY and the DISTRICT hereby execute the Agreement as follows:

CITY OF MIDDLETOWN

By: Joseph M. DeStefano
Title: Mayor
Date: 6/3/2026

ENLARGED CITY SCHOOL DISTRICT OF MIDDLETOWN

By: _____
Title: President, Board of Education
Date: _____



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
 Seconded by: Alderman Jean-Francois
 Date of Adoption: June 2, 2026
 Index No: 135-26

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

Richard P. McCormack

Richard P. McCormack
 Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

6/3/2026

Joseph M. DeStefano, Mayor

Date

Resolution Accepting a \$102,500 Grant Award from Department of Criminal Justice Services' (DCJS) 2026 Statewide Targeted Reduction in Intimate Partner Violence Initiative (STRIVE)

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

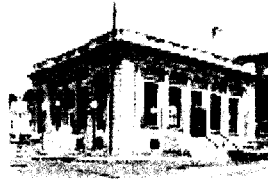
BE IT FURTHER RESOLVED that the Common Council of the City of Middletown, NY concurs with the Board of Estimate and Apportionment and authorizes the Treasurer to to establish a budget expense line named 2026 STRIVE grant.

Prepared by:
 John Ewanciw, Chief of Police

Attachments:

1.	Strive 2026-2027
----	------------------

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

April 14, 2026

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

RE: C485381
DCJS 2026 Statewide Targeted Reduction in Intimate Partner Violence
Initiative STRIVE

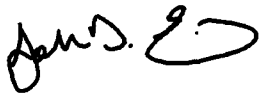
Dear Mayor DeStefano and Members,

The City of Middletown Police Department has been awarded \$102,500 for the period of 4/1/2026-3/31/2027 to participate in the Statewide Targeted Reduction in Intimate Partner Violence Initiatives (STRIVE).

Upon approval to accept this funding, I am asking that this funding be added to the STRIVE grant line A.3120.515.

Thank you.

Very truly yours,



John Ewanciw
Chief of Police

JE:ccd



Division of Criminal Justice Services

KATHY HOCHUL
Governor

ROSSANA ROSADO
Commissioner

CILLIAN FLAVIN
Deputy Commissioner

Grant Award Notice

Grantee/Contractor: Middletown City Police Department	Date: April 6, 2026
Program Name: STRIVE (Year II)	Award Amount: \$102,500 ¹
Signatory Name and Title: John Ewanciw Chief	Term Dates: 4/1/26-3/31/27
Email: jewanciw@middletownpolice.com	Contract Number: C485381
Program Description: Statewide Targeted Reductions in Intimate Partner Violence (STRIVE) Initiative	
I am pleased to inform you that your organization will receive funding under the Statewide Targeted Reductions in Intimate Partner Violence (STRIVE) grant program from State Fiscal Year 2026. This grant program was secured by Governor Kathy Hochul and the New York State Legislature to improve the public safety response to intimate partner abuse and domestic violence. Please note that this funding is made available to your organization pursuant to the county plan submitted to, and approved by, the Division of Criminal Justice Services (DCJS). Funding shall be used for the prevention of – and intervention (e.g., enforcement, prosecution) in – incidences of intimate partner violence through evidence-based, survivor-centered, trauma-informed, and culturally responsive strategies. If you have any programmatic questions, please contact the DCJS Office of Public Safety (OPS) at STRIVE@dcjs.ny.gov. Your DCJS Office of Program Development and Funding (OPDF) Public Safety Grants Representative will be reaching out shortly with the next steps.	

We look forward to working with you in our continued efforts to safeguard the health and safety of all New York residents and visitors.

Attachment: County Budget

^[1] The award amount listed above is contingent upon the completion and submission (as applicable) of all contractual obligations as well as approval by the NYS Division of Budget and execution of the grant contract by the NYS Office of the State Comptroller.



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois
 Seconded by: Alderman, 4th Ward
 Rodriguez
 Date of Adoption: June 2, 2026
 Index No: 136-26

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

Richard P. McCormack

Richard P. McCormack
 Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

6/3/2026

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing the Disposal of a Police Department Vehicle

BE IT RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes the disposal of the following City-owned vehicle deemed no longer serviceable due to costly repairs and inability to pass New York State inspection requirements:

- 2010 Chevrolet Tahoe – VIN# 1GNUKAE05AR269481 – Car #49 – Service Coordinator Vehicle

Prepared by:
 John Ewanciw, Chief of Police

Attachments:

1.	Disposal of car #49 tahoe
----	---------------------------

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

Memo

To: Chief Ewanciw
From: Sgt. Jordan McNerney
Date: May 11, 2026
Re: Department Vehicle to be disposed of

I am requesting the disposal of the following vehicle.

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

Respectfully,

Sgt. Jordan McNerney #1340



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman, 4th Ward
Rodriguez
Seconded by: Aldermwan, 2nd Ward
Gomez
Date of Adoption: June 2, 2026
Index No: 137-26

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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

6/3/2026

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing Extension Of Economic Development Goals For Fei Tian College At 122 Dorothea Dix Drive

WHEREAS, Fei Tian College has requested an extension of its economic development goals for the renovation and completion of the property located at 122 Dorothea Dix Drive, Middletown, New York, as set forth in its letter dated May 1, 2026; and

WHEREAS, the requested extensions relate to the continued renovation, permitting, and completion of the project at 84 Dorothea Dix Drive; and

WHEREAS, the City of Middletown desires to support the continued progress of the project and the associated economic development goals.

NOW, THEREFORE, BE IT RESOLVED; that the Common Council of the City of Middletown

concurs with the Board of Estimate and Apportionment and hereby authorizes and approves the extension of Fei Tian College's economic development goals for the renovation and completion of 122 Dorothea Dix Drive as follows:

Goal	Extended Completion Date	Description
Goal 1	May 31, 2026	Application currently pending before the Planning Board
Goal 2	November 30, 2026	Building permit for construction/renovations
Goal 3	August 31, 2028	Certificate of Occupancy for Wing A
Goal 4	August 31, 2029	Certificate of Occupancy for Wing C
Goal 5	August 31, 2030	Certificate of Occupancy for Wing B
Goal 6	November 30, 2031	Certificate of Occupancy for Wing D

Prepared by:

Maria Bruni, Director of Economic and Community Development

Attachments:

1.	FeiTian Tuckerman Extension 20260501
2.	122 Dorothea Dix Extension Request



NORTHERN
FEI TIAN COLLEGE

May 1st, 2026

Maria Bruni, Director
Office of Economic and Community Development
City of Middletown
16 James Street
Middletown, NY 10940

Re: Request for Extension of Development Goals
Property: 122 Dorothea Dix Drive, Middletown, New York (Tuckerman Hall)

Dear Maria,

I am writing to request an extension for the development goal deadlines for the above property.

The previous deadline for Goal 1, obtaining planning board approval for college and educational purposes was November 30, 2025. The application has been submitted already, and we are awaiting the approval. We anticipate obtaining this by the end of May 2026.

Given this initial delay, we kindly request the following extension:

- **Goal 1 Deadline:** May 31st, 2026 - Planning Board approval for college and educational purposes (*Application currently pending before Planning Board*)
- **Goal 2 Deadline:** November 30, 2026 - Building permit for construction/renovations
- **Goal 3 Deadline:** August 31, 2028 - Certificate of Occupancy for Wing A
- **Goal 4 Deadline:** August 31, 2029 - Certificate of Occupancy for Wing C
- **Goal 5 Deadline:** August 31, 2030 - Certificate of Occupancy for Wing B
- **Goal 6 Deadline:** November 30, 2031 - Certificate of Occupancy for Wing D

We are grateful for the support of the City of Middletown and remain committed to the redevelopment of the property as part of our campus revitalization plans.

Thank you for your consideration.

Sincerely,



Karen Chang
Director of Advancement
Fei Tian College Middletown (Northern Campus)

CITY OF MIDDLETOWN
Office of Economic & Community Development

May 22, 2026

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

RE: 122 Dorothea Dix Drive Development Extension

Dear Members:

I am 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)

Thank you for your attention to this matter.

Maria Bruni, Director
Economic & Community Development



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: Alderman Jean-Francois
Date of Adoption: June 2, 2026
Index No: 138-26

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

Richard P. McCormack

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

6/3/2026

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing a \$2100 Budget Transfer within 2026 Parks Maintenance Budget

BE IT RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and authorizes the Treasurer to transfer \$2,100 in the following manner,

FROM	TO	AMOUNT
A.7110.478 Park Improvements	A.7110.480 Telephone	\$2,100

Prepared by:
jacob

Attachments:

1.	boe-001 (002)
----	---------------

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: May 27, 2026
To: Honorable Members of the Board of Estimate
And Apportionment
Cc: Leonora Liz-Treasurer
Richard McCormack- City Clerk
From: Jacob Tawil-Commissioner of Public Works 
Re: Transfer of Funds for 3 sets of Pedestrian Poles

We respectfully request a transfer within Park's Dept 2026 budget lines to cover Spectrum bill's for Wolslayer internet for cameras, John Bianchi cell phone for the remainder of the year, and to cover the negative balance that line A.7110.481 currently has.

FROM	AMOUNT	TO
1. A.7110.478 Park improvements	\$2,100.00	A.7110.481 Telephone Expense

Thank you.

MC



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Aldermwan, 2nd Ward Gomez
Date of Adoption: June 2, 2026
Index No: 139-26

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

Richard P. McCormack

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

6/3/2026

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing a Public Hearing on June 16, 2026 on a Proposed Amendment to the C-3A Zoning District to Allow for Child Day Care Facilities

BE IT RESOLVED, that the Common Council of the City of Middletown hereby authorizes a Public Hearing to be held on **June 16, 2026, at 7:30 p.m.**, or as soon thereafter as the matter can be heard, in the Common Council Chambers, City Hall, Middletown, New York, to consider a proposed amendment to the City of Middletown Zoning Code to permit **Child Day Care Facilities** within the **C-3A Zoning District**.

Prepared by:

Attachments:

1.	Zoning - Day Care Facilities C-3A (002)
----	---

CITY OF MIDDLETOWN COMMON COUNCIL RESOLUTION

WHEREAS, the Mayor is recommending that the C-3A zoning district be amended to allow for child day care facilities.

NOW, THEREFORE, BE IT RESOLVED, AND BE IT ORDAINED, by the Common Council of the City of Middletown, as follows:

Section 1. The Code of the City of Middletown, N.Y., Chapter 123, Zoning, as adopted March 27, 1967 and amended, be and is hereby further amended by adding a new Paragraph (14) to Subsection B, Uses requiring issuance of both a special use permit and site plan approval by the Planning Board, of Section 475-22, C-3A Limited General Business Districts, to read as follows:

- (14) Child day-care facility, provided that such facility:
 - (a) Is licensed and operated in full compliance with all applicable laws, rules, and regulations of the State of New York, including but not limited to requirements of the New York State Office of Children and Family Services (OCFS);
 - (b) Contains at least 1,000 square feet of usable indoor floor space dedicated to child care operations;
 - (c) If outdoor recreation is provided, the facility must include an outside play area of at least 600 square feet, which shall be safe, secure, and appropriately screened as determined by the Planning Board;
 - (d) Provides a safe off-street drop-off and pick-up area designed to minimize impacts on public streets and surrounding properties;
 - (e) Complies with all applicable building, fire, safety, health, and occupancy requirements as mandated by New York State and local codes; and
 - (f) Complies with any additional reasonable conditions and safeguards imposed by the Planning Board as necessary or appropriate based upon:
 - (i) Traffic and circulation impacts;
 - (ii) Parking and access;
 - (iii) Proximity to residential uses;
 - (iv) Hours of operation; and
 - (v) Noise, lighting, and screening.

Section 2. This Ordinance shall take effect immediately.



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Aldermwan, 2nd Ward
Gomez
Seconded by: Alderman Jean-Francois
Date of Adoption: June 2, 2026
Index No: 140-26

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

Richard P. McCormack

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

6/3/2026

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing a Public Hearing on a Proposed Zoning Amendment for 205-207 Monhagen Avenue

BE IT RESOLVED, that the Common Council of the City of Middletown hereby schedules a Public Hearing to be held on June 16, 2026, at 7:30 p.m., or as soon thereafter as the matter can be heard, in the Common Council Chambers, City Hall, Middletown, New York, to consider a proposed amendment to the Zoning Map of the City of Middletown to rezone the property located at 205-207 Monhagen Avenue, identified on the City Tax Map as Section 20, Block 1, Lot 9.2, from the C-2 Limited Business District to the C-3A Limited General Business District; and

Prepared by:

Attachments:

1.	Zoning - 205-207 Monhagen Avenue - Rezoning
----	---

CITY OF MIDDLETOWN COMMON COUNCIL RESOLUTION

WHEREAS, the Common Council has been presented with a proposal to rezone 1 lot at 205-207 Monhagen Avenue from C-2 Limited Business Districts to the C-3A Limited General Business District, and

WHEREAS, the lot is described on the City of Middletown Tax Map as Section 20, Block 1, Lot 9.2, and

WHEREAS, this lot is presently in the C-2 district, but is contiguous to the C-3A zoning district, and

WHEREAS, there is a clear and growing demand for child care services in Middletown, and

WHEREAS, this property has accessibility to residential neighborhoods, contains adequate lot configuration for safe circulation, and is proximate to local workforce and services, as well as being contiguous to the Community Campus

WHEREAS, the Common Council has issued a Negative Declaration for this proposed action pursuant to the State Environmental Quality Review Act ("SEQRA") regulations.

NOW, THEREFORE, BE IT RESOLVED, AND BE IT ORDAINED, by the Common Council of the City of Middletown, as follows:

Section 1. The Code of the City of Middletown, N.Y., Chapter 475, Zoning, as adopted March 27, 1967 and amended, and in particular Section 475-6, Zoning Map, be and is hereby further amended by rezoning the following parcel located at 205-207 Monhagen Avenue from C-2 Limited Business District to the C-3A Limited General Business District, to be governed henceforth by the provisions of Section 475-22:

Tax Map

20-1-9.2

Section 2. This Ordinance shall take effect immediately.



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderman, 4th Ward Rodriguez
Date of Adoption: June 2, 2026
Index No: 141-26

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

Richard P. McCormack

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

6/3/2026

Joseph M. DeStefano, Mayor

Date

Resolution Amending City Code to Establish a Stop Street on Mountain Avenue at Wells Avenue

BE IT RESOLVED, that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby amends § 460-11(B) of the Code of the City of Middletown to designate Mountain Avenue as a stop street at its intersection with Wells Avenue.

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderman Green
Date of Adoption: June 2, 2026
Index No: 142-26

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

Richard P. McCormack

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano

6/3/2026

Joseph M. DeStefano, Mayor

Date

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

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

Prepared by:

Attachments:

None

CITY OF MIDDLETOWN COMMON COUNCIL
Notice of a Public Hearing

PLEASE TAKE NOTICE that the Common Council of the City of Middletown will hold a Public Hearing on **Tuesday, June 16, 2026, at 7:30 p.m.**, or as soon thereafter as the matter can be heard, in the Council Chambers, City Hall, 16 James Street, Middletown, New York, to consider a proposed amendment to Chapter 475, Zoning, of the Code of the City of Middletown.

The proposed amendment would amend Section 475-22, C-3A Limited General Business Districts, by adding Child Day-Care Facilities as a use requiring issuance of both a Special Use Permit and Site Plan Approval by the Planning Board, subject to specified operational, licensing, safety, parking, and site requirements.

The full text of the proposed local law is available for public inspection in the Office of the City Clerk, City Hall, 16 James Street, Middletown, New York, during normal business hours.

All interested persons will be given an opportunity to be heard at said Public Hearing.

BY ORDER OF THE COMMON COUNCIL
CITY OF MIDDLETOWN

Richard P. McCormack
City Clerk

CITY OF MIDDLETOWN COMMON COUNCIL
Notice of a Public Hearing

PLEASE TAKE NOTICE that the Common Council of the City of Middletown will hold a Public Hearing on Tuesday, June 16, 2026, at 7:30 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers, City Hall, 16 James Street, Middletown, New York, to consider a proposed amendment to the Zoning Map of the City of Middletown.

The proposed amendment would rezone the property located at 205-207 Monhagen Avenue, identified on the City of Middletown Tax Map as Section 20, Block 1, Lot 9.2, from the C-2 Limited Business District to the C-3A Limited General Business District.

The full text of the proposed local law is available for public inspection in the Office of the City Clerk, City Hall, 16 James Street, Middletown, New York, during normal business hours.

All interested persons will be given an opportunity to be heard at said Public Hearing.

BY ORDER OF THE COMMON COUNCIL
CITY OF MIDDLETOWN

Richard P. McCormack
City Clerk



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: Alderman Green
Date of Adoption: June 16, 2026
Index No: 143-26

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing a Block Party on Boak Avenue

BE IT RESOLVED, that the Common Council of the City of Middletown hereby authorizes a Block Party on Boak Avenue on Saturday, August 1, 2026, from 9:00 a.m. to 9:00 p.m. and

BE IT FURTHER RESOLVED, that the appropriate City departments are authorized to take such actions as may be necessary to facilitate the temporary closure of Boak Avenue for the duration of the event.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	Boak Street Block Party Request 2026
----	--------------------------------------



**CITY OF MIDDLETOWN, NEW YORK
APPLICATION FOR
BLOCK PARTY**

RECEIVED

JUN 10 2026

CITY CLERK
CITY OF MIDDLETOWN

I, the undersigned, do hereby make application for a Block Party in the City of Middletown, New York

Name of Applicant

Luci Reyes Abreu

Address of Applicant

43 Mountain Ave

Middletown, NY 10940

Phone Number of Applicant

917-200-5819

Day and date the Block Party will be held

8/1/26

Hours Block Party will start and end

9 AM - 9 PM

Name of Streets to be blocked

Boak Ave.

BLOCK PARTY APPLICATION REQUIREMENTS:

On a separate sheet of paper, please indicate the following information:

Name, addresses and signatures of no less 75% of homeowners on the closed street area for permission to have Block Party.

A description of any equipment to be used, including whether music is to be played and what devices are needed for the provision of such music, when applicable.

Description of any vendors within the closed street area.

By signing this application, the applicant agrees to all the provisions of the Middletown City Code pertaining to Chapter 332 Noise and Chapter 319 Litter.

Signed:

Luci Reyes Abreu

Date:

5/1

For Office Use Only:

Resolution Number and Date

Block party Boak Ave 8-1-2026

Frank Cassidy
24 Woodland Ave
Middle Town NY 10940

Maria Slapp
46 Boak Ave
Middletown NY 10940

Rachel Lewis
44 Boak Ave
Middletown, N.Y. 10940



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Alderwoman Wray
Date of Adoption: June 16, 2026
Index No: 144-26

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Amending the Zoning Code Regarding Used Car Sales Offices in the I-1 Light Industry and I-2 Heavy Industry Districts

WHEREAS, the Mayor is recommending that the I-2 Heavy Industry zoning district be amended to allow for used car sales offices, and that the I-1 Light Industry zoning district be amended to add a restriction to used car sales offices.

NOW, THEREFORE, BE IT RESOLVED, AND BE IT ORDAINED, by the Common Council of the City of Middletown, as follows:

Section 1. The Code of the City of Middletown, N.Y., Chapter 123, Zoning, as adopted March 27, 1967 and amended, be and is hereby further amended by adding a new Paragraph (31) to Subsection B, Uses requiring issuance of both a special use permit and site plan approval by the Planning Board, of Section 475-25, I-2 Heavy Industry Districts, to read as follows:

(31) Used Car Sales Office, provided that there will be no on-site vehicle storage.

Section 2. The Code of the City of Middletown, N.Y., Chapter 123, Zoning, as adopted March 27, 1967 and amended, be and is hereby further amended by amending Paragraph (26) to Subsection B, Uses requiring issuance of both a special use permit and site plan approval by the Planning Board, of Section 475-23, I-1 Light Industry Districts, to read as follows:

(26) Motor vehicle sales, provided that used car sales offices are not allowed to have on-site vehicle storage.

Section 3. This Ordinance shall take effect immediately.

Prepared by:

Rick McCormack, City Clerk

Attachments:

1.	Public Hearing Notice Rezone I-1 and I-2
2.	Resolution Closing the Public Hearing
3.	Affidavit of Publication I-1 and I-2 Zoning Amendment

**City of Middletown
Common Council
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Middletown will hold a public hearing on **Tuesday, June 2, 2026**, at or as near to **7:30 p.m.** as possible, in the **Common Council Chambers, 2nd floor, 16 James Street**, to hear all persons wishing to be heard on a proposed zoning amendment affecting **I-2 and I-2 Zones**.

The proposed amendment would add Used Car Office Sales, no onsite vehicle storage to the permitted uses in I-1 and I-2 zones.

Any and all persons wishing to be heard will be given an opportunity to speak either for or against the proposed zoning amendment.

The complete proposed zoning amendment is available for public inspection in the office of the Common Council Clerk, City Hall, 16 James Street, Room 12, and on the City website.

For any person unable to participate at the time of the public hearing, email comments may be submitted in advance to **rmccormack@middletownny.gov**.

By order of the Common Council.

Richard P. McCormack

Clerk of the Common Council



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderman, 4th Ward Rodriguez
Date of Adoption: June 2, 2026
Index No:

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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Rodriguez	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Gomez	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				X
Pres. Rodrigues	X			
Total	7			2

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Proposed Zoning Change in I-1 and I-2 to Allow Used Car Sales, No On-Site Vehicle Storage as a Permitted Use

WHEREAS, a public hearing was duly opened by the Common Council of the City of Middletown on June 2, 2026, regarding a Proposed Zoning Change in I-1 and I-2 to Allow Used Car Sales, No On-Site Vehicle Storage as a Permitted Use; and

WHEREAS, no members of the public appeared or offered comments on the matter;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Middletown hereby closes the public hearing on June 2, 2026.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	Zoning Amendment for I-1 and I-2 Used Car Sales, No Onsite Storage
2.	Public Hearing Notice Rezone I-1 and I-2
3.	Affidavit of Publication I-1 and I-2 Zoning Amendment

RESOLUTION

WHEREAS, the Mayor is recommending that the Code of the City of Middletown for I-1, section 475-23, and I-2, section 475-25, be amended to include Used Car Sales, Office only, no on-site vehicle storage as a special use permit with Planning Board Site Plan Approval.

NOW THEREFORE, be it Resolved, and be it Ordained, by the Common Council of the City of Middletown, New York, as follows:

Section 1 – the Code of the City of Middletown, N.Y., Chapter 475-23 and 475-25, Zoning, be and is hereby amended by adding the following language to Section B of 475.23 and 475-25, in addition to the aforementioned list contained within this section, that the following shall be added to said list, Used Car Sales, Office only, with no on-site vehicle storage will be permitted with a special use permit and site plan approval by the Planning Board.

Section 2 – Severability. If the provisions of any section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this Ordinance.

Section 3 – This Ordinance shall take effect immediately.

**City of Middletown
Common Council
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Middletown will hold a public hearing on **Tuesday, June 2, 2026**, at or as near to **7:30 p.m.** as possible, in the **Common Council Chambers, 2nd floor, 16 James Street**, to hear all persons wishing to be heard on a proposed zoning amendment affecting **I-2 and I-2 Zones**.

The proposed amendment would add Used Car Office Sales, no onsite vehicle storage to the permitted uses in I-1 and I-2 zones.

Any and all persons wishing to be heard will be given an opportunity to speak either for or against the proposed zoning amendment.

The complete proposed zoning amendment is available for public inspection in the office of the Common Council Clerk, City Hall, 16 James Street, Room 12, and on the City website.

For any person unable to participate at the time of the public hearing, email comments may be submitted in advance to **rmccormack@middletownny.gov**.

By order of the Common Council.

Richard P. McCormack

Clerk of the Common Council

USA TODAY CO.



PO Box 631202 Cincinnati, OH 45263-1202

AFFIDAVIT OF PUBLICATION

Richard P. McCormack
City of Middletown
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:

05/31/2026, 06/01/2026

and that the fees charged are legal.
Sworn to and subscribed before on 06/01/2026

Legal Clerk

Notary, State of WI, County of Brown

87526

My commission expires

Publication Cost: \$65.76

Tax Amount: \$0.00

Payment Cost: \$65.76

Order No: 12361142

Customer No: 684389

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

City of Middletown Common Council NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Middletown will hold a public hearing on **Tuesday, June 2, 2026**, at or as near to **7:30 p.m.** as possible, in the **Common Council Chambers, 2nd floor, 16 James Street**, to hear all persons wishing to be heard on a proposed zoning amendment affecting I-1 and I-2 Zones. The proposed amendment would add Used Car Office Sales, no onsite vehicle storage to the permitted uses in **I-1 and I-2 zones**.

Any and all persons wishing to be heard will be given an opportunity to speak either for or against the proposed zoning amendment.

The complete proposed zoning amendment is available for public inspection in the office of the Common Council Clerk, City Hall, 16 James Street, Room 12, and on the City website.

For any person unable to participate at the time of the public hearing, email comments may be submitted in advance to rmccormack@middletownny.gov.

By order of the Common Council.

Richard P. McCormack
Clerk of the Common Council

USA TODAY CO.



PO Box 631202 Cincinnati, OH 45263-1202

AFFIDAVIT OF PUBLICATION

Richard P. McCormack
City of Middletown
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:

05/31/2026, 06/01/2026

and that the fees charged are legal.

Sworn to and subscribed before on 06/01/2026

Legal Clerk

Notary, State of WI, County of Brown

87526

My commission expires

Publication Cost: \$65.76

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Order No: 12361142

Customer No: 684389

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of Copies:

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

City of Middletown Common Council NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Middletown will hold a public hearing on **Tuesday, June 2, 2026**, at or as near to **7:30 p.m.** as possible, in the **Common Council Chambers, 2nd floor, 16 James Street**, to hear all persons wishing to be heard on a proposed zoning amendment affecting I-1 and I-2 Zones. The proposed amendment would add Used Car Office Sales, no onsite vehicle storage to the permitted uses in **I-1 and I-2 zones**.

Any and all persons wishing to be heard will be given an opportunity to speak either for or against the proposed zoning amendment.

The complete proposed zoning amendment is available for public inspection in the office of the Common Council Clerk, City Hall, 16 James Street, Room 12, and on the City website.

For any person unable to participate at the time of the public hearing, email comments may be submitted in advance to rmccormack@middletownny.gov.

By order of the Common Council.

Richard P. McCormack
Clerk of the Common Council



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderwoman Wray
Seconded by: None
Date of Adoption: June 16, 2026
Index No: 145-26

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Changing the Date of the First Common Council Meeting of August

WHEREAS, the Common Council of the City of Middletown is scheduled to hold a regular meeting on Tuesday, August 4, 2026; and

WHEREAS, the City of Middletown will be participating in the annual National Night Out Against Crime event on August 4, 2026; and

WHEREAS, the Common Council wishes to reschedule its regular meeting to avoid a conflict with this important community event.

NOW, THEREFORE, BE IT RESOLVED, that the regular meeting of the Common Council scheduled for Tuesday, August 4, 2026, is hereby rescheduled to Monday, August 3, 2026, at

7:30 p.m. in the Council Chambers, City Hall, 16 James Street, Middletown, New York

Prepared by:

Attachments:

None



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderman Jean-Francois
Date of Adoption: June 16, 2026
Index No: 146-26

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Calling a Public Hearing on Proposed Zoning Amendment to Allow Outdoor Vehicle Storage Facilities in the I-2 Heavy Industry District

WHEREAS, the Common Council has received a proposed amendment to Chapter 475, Zoning, of the Code of the City of Middletown to permit outdoor vehicle storage facilities in the I-2 Heavy Industry District, subject to specified conditions and Planning Board approval; and

WHEREAS, the Common Council desires to hold a public hearing to receive public comment on the proposed zoning amendment.

NOW, THEREFORE, BE IT RESOLVED, that a public hearing be and hereby is scheduled before the Common Council of the City of Middletown on July 7, 2026, at 7:30 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers, City Hall, 16 James Street, Middletown, New York, to consider a proposed amendment to Section 475-25 of the Code of the City of Middletown to allow outdoor vehicle storage facilities in the I-2 Heavy Industry District

as a use requiring issuance of both a Special Use Permit and Site Plan Approval by the Planning Board.

Prepared by:
Rick McCormack, City Clerk

Attachments:

None



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois
Seconded by: Alderman, 4th Ward
Rodriguez
Date of Adoption: June 16, 2026
Index No: 147-26

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing an Adjustment to the 2026 Senior Center Budget

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

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

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: $15 \times 1,588 = \$23,820$

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

Cost: $\$64,586 - 2 \text{ comps} \times \$1,199 (\$2,398) = \mathbf{\$62,188 \text{ payment due ASAP}}$

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

Prepared by:

Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

None



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman, 4th Ward
Rodriguez
Seconded by: Alderman Witt
Date of Adoption: June 16, 2026
Index No: 148-26

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Accepting a Scholarship Donation from the Middeltown Lions Club

BE IT RESOLVED, that the Common Council of the City of Middletown, New York, concurs with the Board of Estimate and Apportionment and hereby accepts a donation in the amount of **\$1,000.00** from the **Middletown Lions Club** to be utilized for Summer Camp Scholarships; and

BE IT FURTHER RESOLVED, that the City Treasurer is hereby authorized and directed to increase budget line **A.2705.07 – Summer Camp Scholarships** by **\$1,000.00** and to take any and all actions necessary to properly account for and expend said funds for their intended purpose.

Prepared by:

Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

1.	Lions Club
----	------------



Middletown Lions Club

P O Box 122
Middletown, NY 10940

ORANGE BANK AND TRUST COMPANY

50-247/219

4942



May 21, 26

PAY TO THE
ORDER OF

Middletown Parks & Rec. Dept

\$1,000.00

One Thousand Dollars and no/100

DOLLARS

MEMO

summer camperships

Diane Young
Lynn Adams

AUTHORIZED SIGNATURE

⑈004942⑈ ⑆021902475⑆ 1918081⑈

Security features. Details on back.



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: Alderman Green
Date of Adoption: June 16, 2026
Index No: 149-26

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Approving the 2026 Community Development Block Grant Action (CDBG) Plan

BE IT RESOLVED, that the Common Council of the City of Middletown, New York, concurs with the Board of Estimate and Apportionment and hereby authorizes the Mayor to execute any and all documents, certifications, agreements, assurances, and other instruments necessary to complete and implement the City's 2026 Community Development Block Grant (CDBG) Action Plan; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to submit the 2026 Community Development Block Grant (CDBG) Action Plan and all related documents to the United States Department of Housing and Urban Development (HUD) and to take all actions necessary to secure and administer funding associated therewith.

Prepared by:

Maria Bruni, Director of Economic and Community Development

Attachments:

1.	FINAL 2026 Action Plan
2.	CDBG 2026 Action Plan

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

	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
	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.
3	Agency/Group/Organization	HONOR Ehg
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy 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.
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.



PO Box 631202 Cincinnati, OH 45263-1202

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:

03/16/2026

and that the fees charged are legal.
Sworn to and subscribed before on 03/16/2026

A handwritten signature in black ink, appearing to be "M. McNamara".

Legal Clerk

A handwritten signature in black ink, appearing to be "M. McNamara".

Notary, State of WI, County of Brown

8.25.26

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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
Maria 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
Maria 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)

[illegible]

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:

05/14/2026

and that the fees charged are legal.
Sworn to and subscribed before on 05/14/2026

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Notary, State of WI, County of Brown

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State of Wisconsin

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

[illegible]

Maps

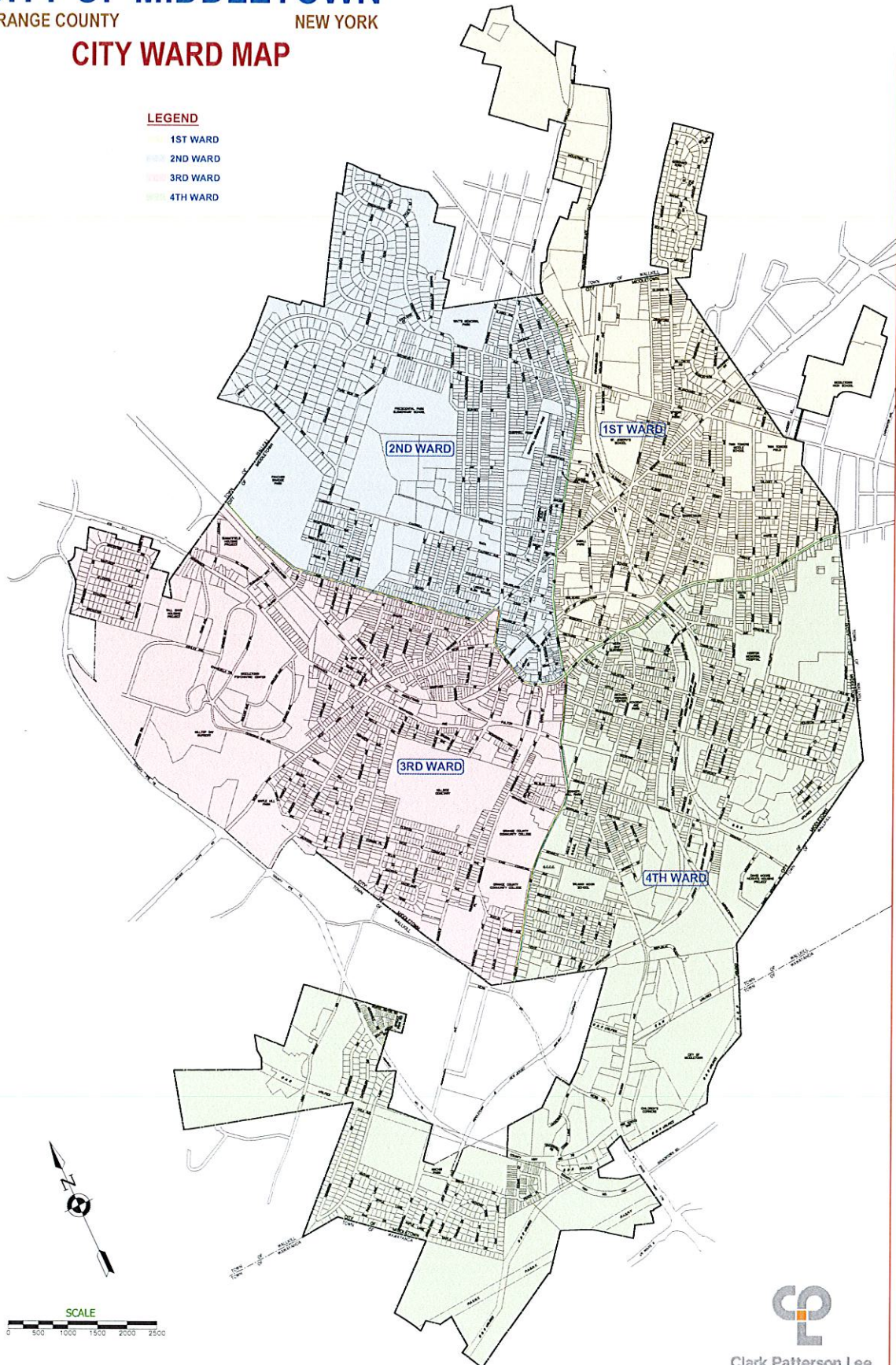
CITY OF MIDDLETOWN

ORANGE COUNTY NEW YORK

CITY WARD MAP

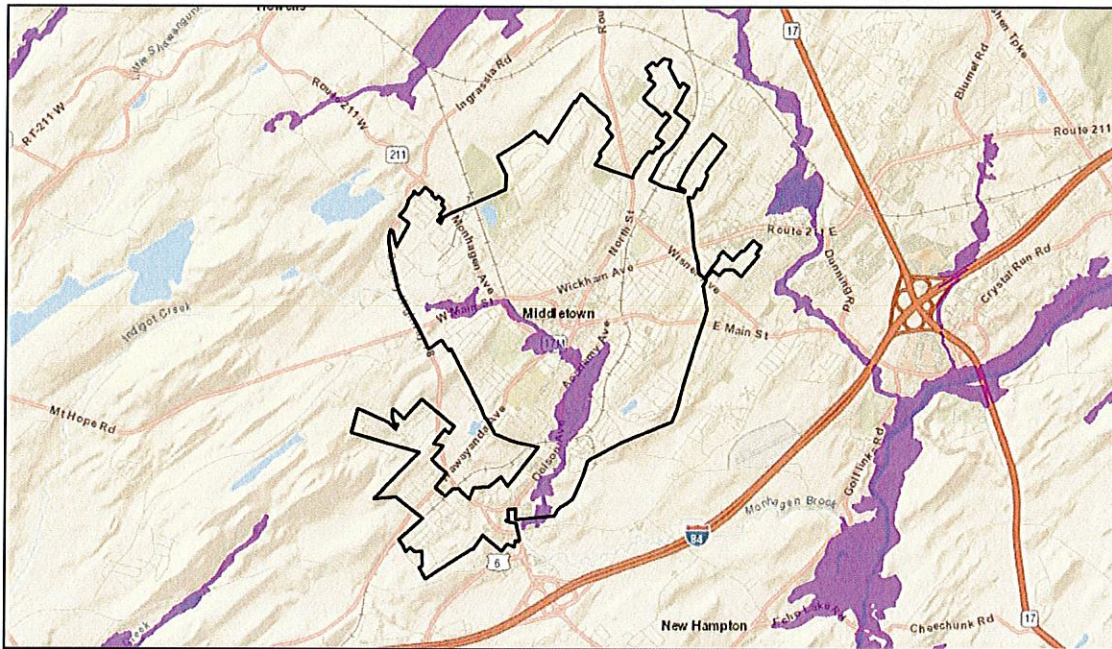
LEGEND

- 1ST WARD
- 2ND WARD
- 3RD WARD
- 4TH WARD



Clark Patterson Lee
ARCHITECTURE | ENVIRONMENT | PLANNING
JUNE 2017

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



May 21, 2026

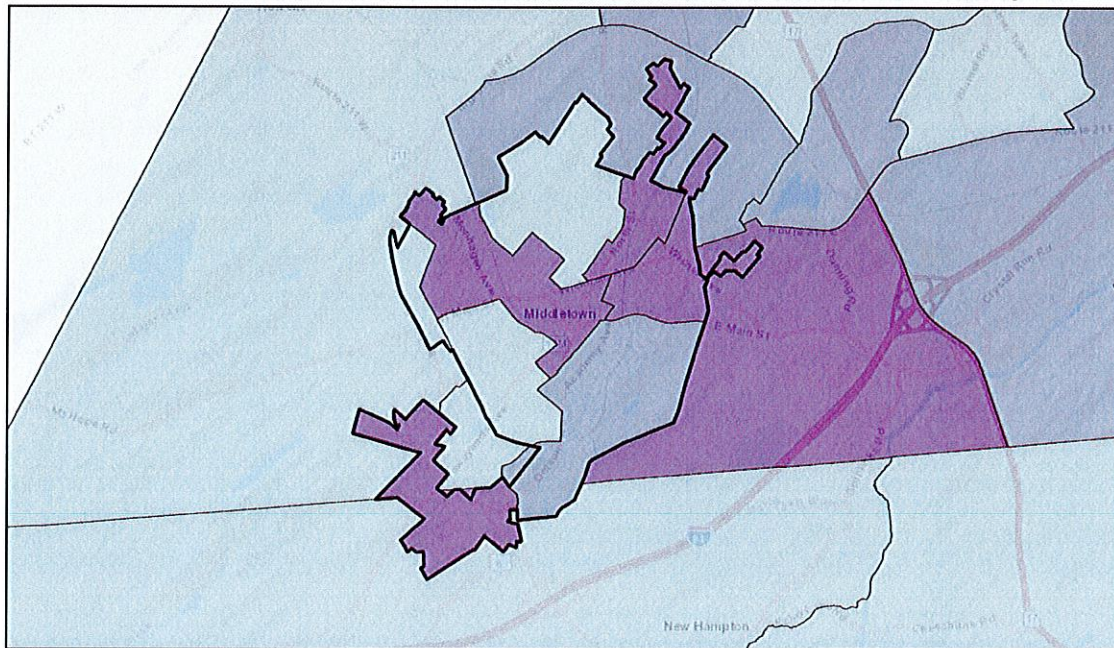
Override 1

100 Year DFIRM flood zone

0 0.42 0.85 1.7 mi
0 0.5 1 2 km

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



May 21, 2026

Override 1

HousingCostBurden

0-29.28% Paying>30%

29.28-38.78% Paying>30%

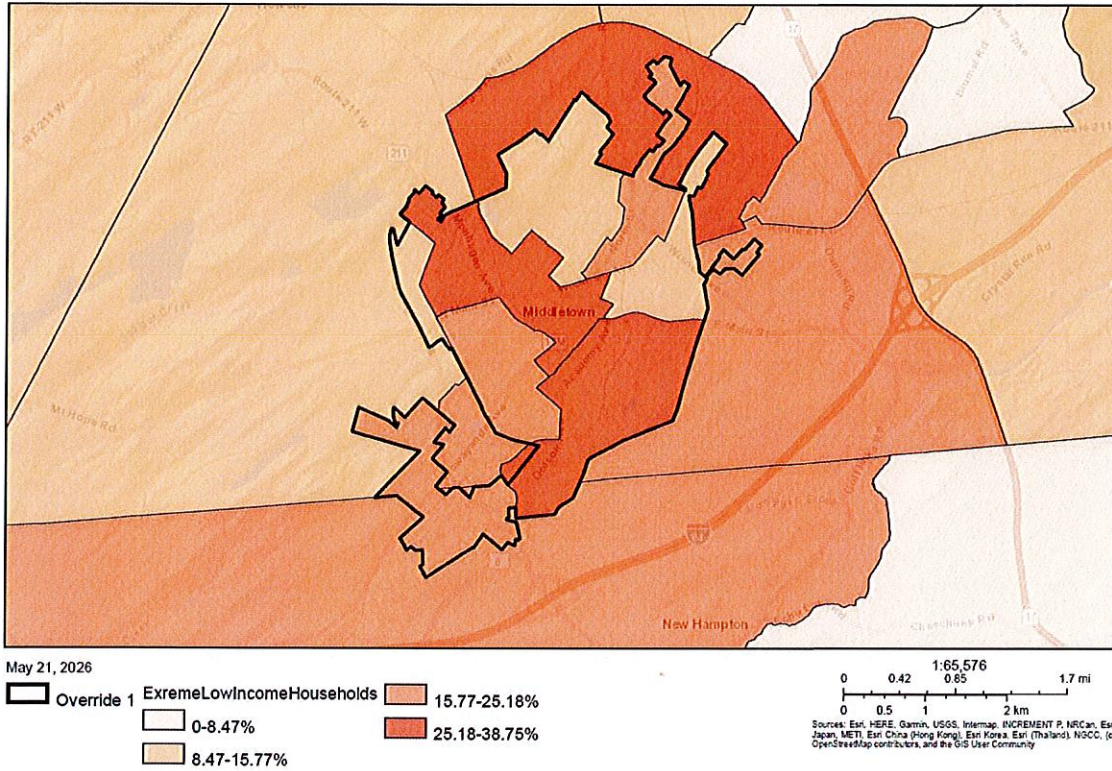
38.78-47.69% Paying>30%

47.69-58.44% Paying>30%

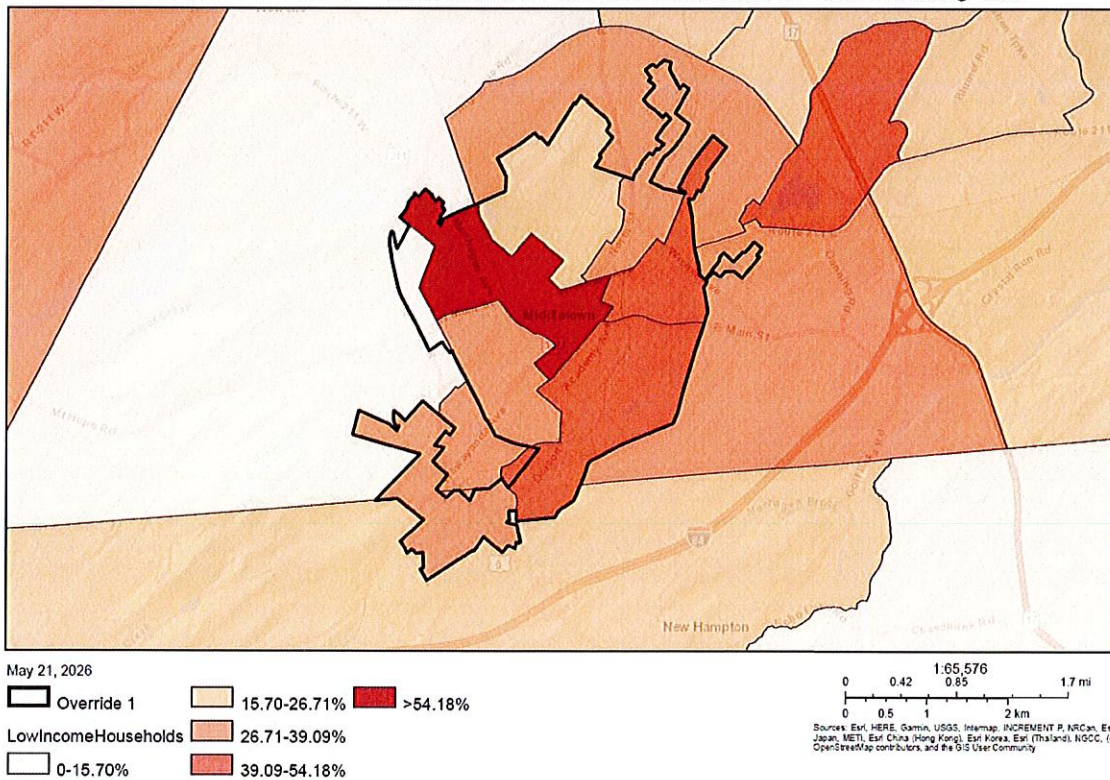
0 0.42 0.85 1.7 mi
0 0.5 1 2 km

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

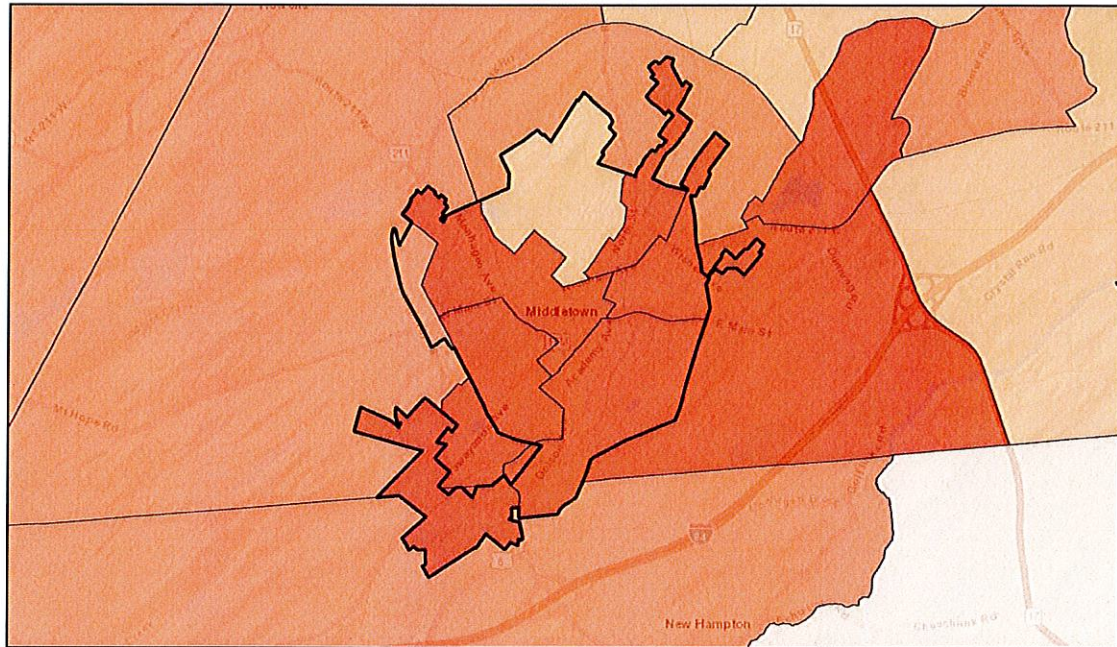
CPD Maps Extreme Low Income - Consolidated Plan and Continuum of Care Planning Tool



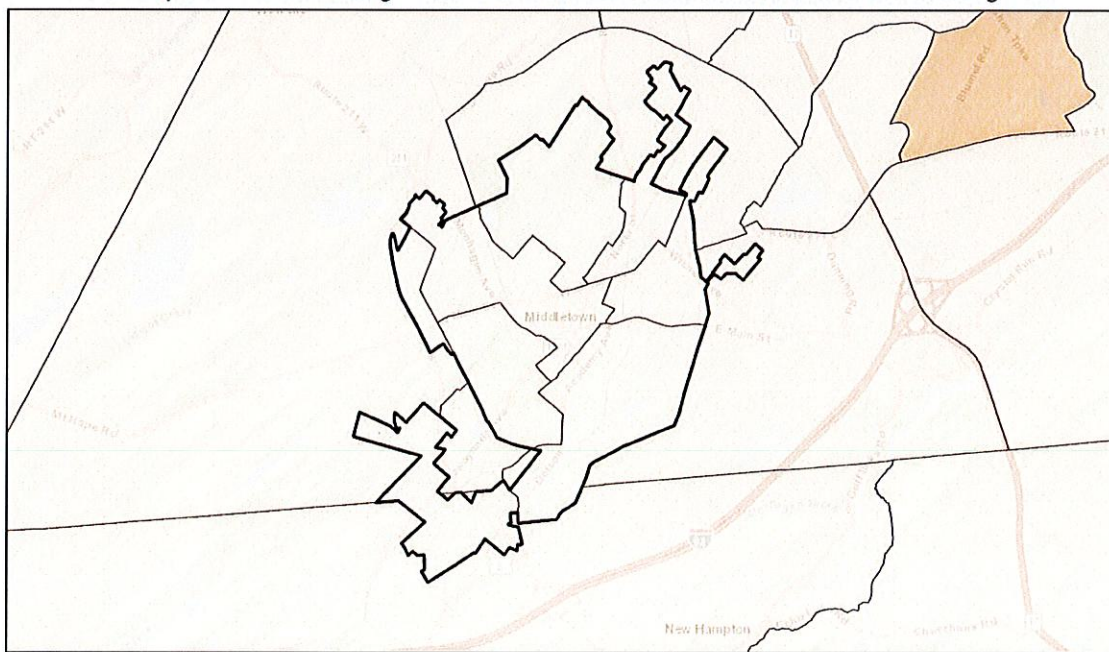
CPD Maps Low Income - Consolidated Plan and Continuum of Care Planning Tool



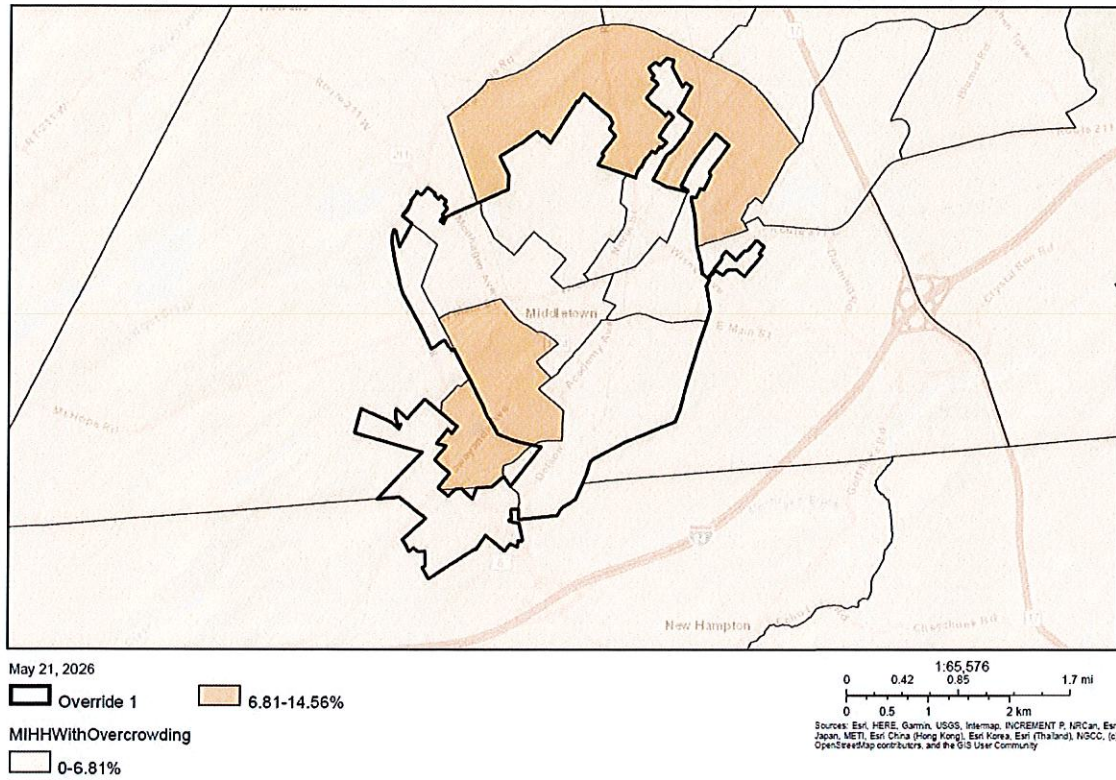
CPD Maps Moderate Income - Consolidated Plan and Continuum of Care Planning Tool



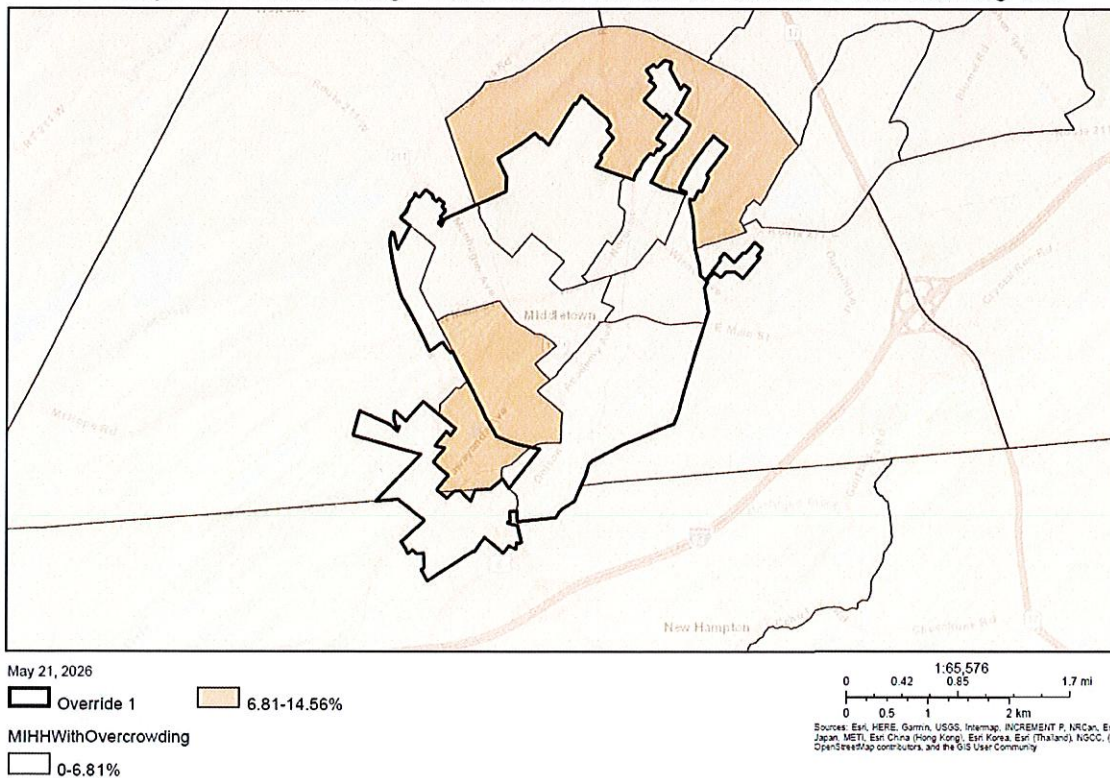
CPD Maps EL Overcrowding - Consolidated Plan and Continuum of Care Planning Tool



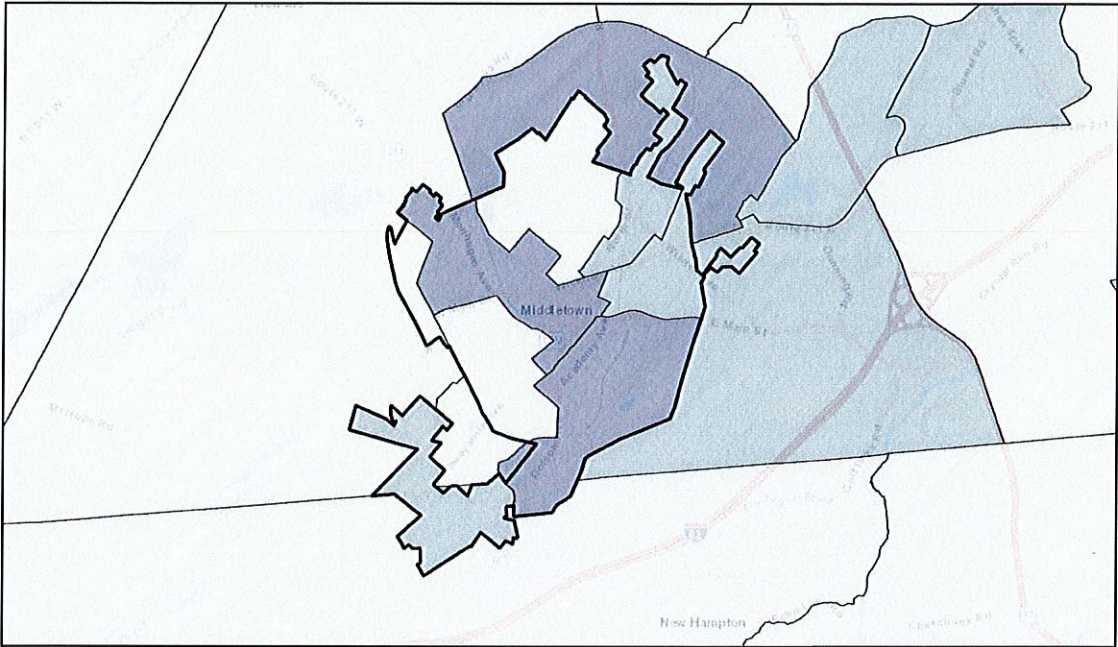
CPD Maps Low Overcrowding - Consolidated Plan and Continuum of Care Planning Tool



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



CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



May 21, 2026

Override 1

PovertyRate

0-9.21% Poverty

9.21-17.64% Poverty

17.64-28.17% Poverty

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), NOAA, (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.

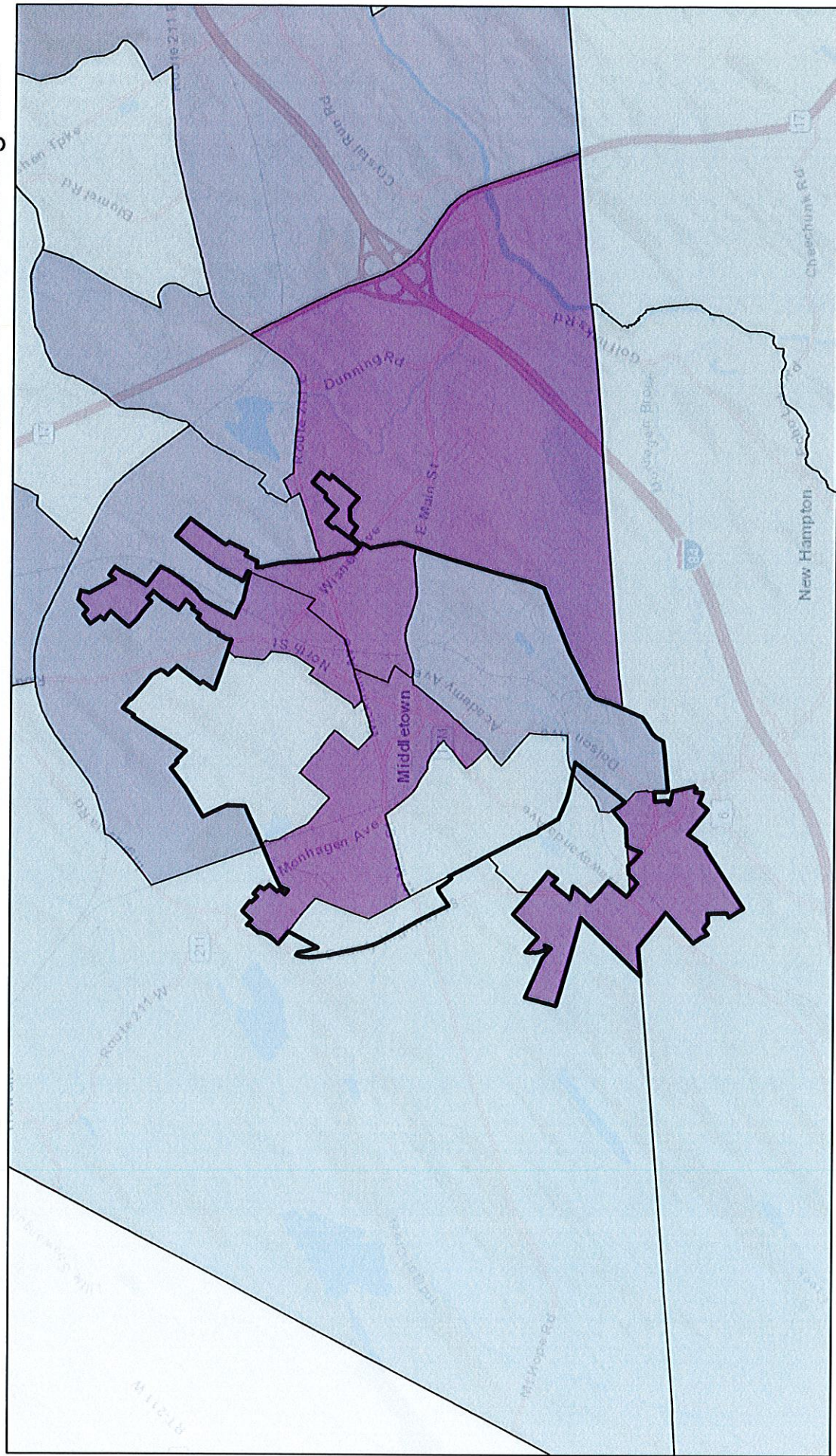
Sincerely,

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.

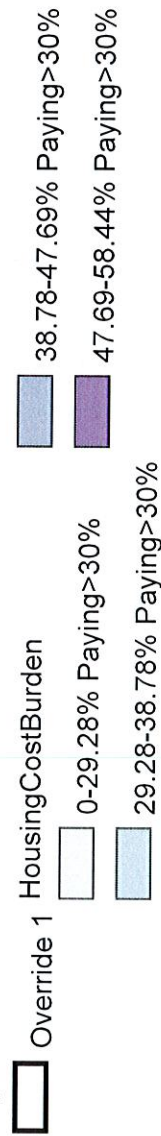
Ronald J. Kurtz
Assistant Secretary
for Community Planning and Development

Housing cost burden

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



May 21, 2026



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	\$ -	-	\$ -	\$ -
<i>Total</i>	\$ 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



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Alderwoman Wray
Date of Adoption: June 16, 2026
Index No: 150-26

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Accepting United States Department of Justice Narcotics (NARCO) and Bureau of Alcohol, Tobacco, Firearms (ATF) Task Force Reimbursement

BE IT RESOLVED, that the Common Council of the City of Middletown, New York, concurs with the Board of Estimate and Apportionment and hereby authorizes the acceptance of a reimbursement payment from the United States Department of Justice NARCO ATF Task Force in the amount of \$40,062.34, received on May 26, 2026, for overtime expenses incurred by the City of Middletown Police Department during the month of February 2026 in connection with a narcotics wire investigation; and

BE IT FURTHER RESOLVED, that the City Treasurer is hereby authorized and to credit the reimbursement amount of \$40,062.34 to the appropriate 2026 Police Department Overtime budget line and to make any necessary budget amendments to properly account for these funds.

Prepared by:

John Ewanciw, Chief of Police

Attachments:

1.	image64493
2.	DOJ OT reimbursement

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

Payment Type
Reference #: 101036154664551

Pay To: CITY OF MIDDLETOWN POL

Payment Type: ACH

Issue Date May 26, 2026

Four Zero Zero Six Two US Dollar 34/100

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,

A handwritten signature in black ink, appearing to read "John Ewanciw". The signature is stylized with a large, sweeping flourish at the end.

John Ewanciw
Chief of Police

JE:ccd



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderwoman Wray
Seconded by: Alderman Johnson
Date of Adoption: June 16, 2026
Index No: 151-26

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing an Agreement with Canon U.S.A., Inc. for Municipal Copier Equipment and Services

BE IT RESOLVED, that the Common Council of the City of Middletown, New York, concurs with the Board of Estimate and Apportionment and authorizes the City of Middletown to enter into an agreement with Canon U.S.A., Inc. for the lease, maintenance, and servicing of municipal copier equipment for a term of sixty-three (63) months; and

BE IT FURTHER RESOLVED, that pursuant to the agreement, the City shall pay a monthly lease amount of \$2,540.00, together with a per-copy charge of \$0.00891 for black and white copies and \$0.05302 for color copies; and

BE IT FURTHER RESOLVED, that Canon U.S.A., Inc. shall provide new copier equipment to the City and shall provide \$15,000.00 toward the buyout of the City's existing copier agreement with Toshiba; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute the agreement

and any related documents necessary to effectuate the terms of this resolution.

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	DOC061226
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Canon U.S.A., Inc. ("CUSA")
One Canon Park, Melville, NY 11747
(800) 613-2228

**Master Sales & Services Agreement
Customer Information Face Page**

MA74178

Salesperson: Lawrence C Lewis

Order Date: 5/22/2026

Customer ("you"):

Company: CITY OF MIDDLETOWN		
DBA:		
Address: 16 JAMES ST.		
City: MIDDLETOWN		County: ORANGE
State: NY	Zip: 10940	Phone #: 845-346-4153
Contact: Leonora Liz		
Email: lliz@middletownny.gov		

Applicable Terms and Conditions	Customer Organizational Information
TERMS AND CONDITIONS ARE AVAILABLE AT: MK1.USA.CANON.COM/CUSTOMERDOCUMENTS The CUSA customer terms and conditions located at the above website ("Terms") form part of this Agreement. The Terms include general terms, and terms for product and service purchase, maintenance, support and leasing (pursuant to the terms of Rider G); managed print services; and quotes. The Terms applicable to each of your transactions will be referenced in the Order Schedule. By your initials herein and signature below, you understand and acknowledge such Terms and agree to comply with those applicable to each Order Schedule. X <u> </u> Customer Initials	Federal Tax ID Number: _____ X Organization type: State or Local Government Address for Notices: Attn: Leonora Liz Address: 16 JAMES ST. Address 2: City: MIDDLETOWN State: NY Zip: 10940 Email: lliz@middletownny.gov

BY YOUR SIGNATURE BELOW, YOU AGREE TO LEASE, PURSUANT TO THE TERMS OF RIDER G, OR PURCHASE, AS SPECIFIED IN THIS AGREEMENT, THE ITEMS LISTED IN ANY SCHEDULE, RIDER OR ADDENDA (AS APPROVED BY CUSA) TO THIS AGREEMENT. YOU ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT, AND AGREE TO ABIDE BY ALL OF THE TERMS AND CONDITIONS OF THIS FACE PAGE, APPLICABLE SCHEDULE(S), RIDER(S) AND SUCH ADDENDA, THE QUOTE, AND THE APPLICABLE TERMS AND CONDITIONS IDENTIFIED ABOVE, ALL OF WHICH IS INCORPORATED HEREIN AND MADE PART OF THIS AGREEMENT.

X Customer's Authorized Signature _____
Printed Name _____ Title _____ Date _____



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

Trade in, Upgrade, Return, Buyout Schedule ("Schedule") (SLS-900)

Page 1 of 1

Return Schedule, Rider B of Agreement

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		Buyout Reimbursement	
Address: 16 JAMES ST.		Lease Information (if applicable)	
City: MIDDLETOWN	County: ORANGE	Leasing company name	Lease Number
State: NY	Zip: 10940		
Contact name: Leonora Liz	Phone: 845-346-4153		
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:

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

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

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

Customer: CITY OF MIDDLETOWN

Agreement #: MA74178

CFS App #: 2125400
Salesperson: Lawrence C Lewis

Transaction #: S21570833 Order Date: 05/22/26

[illegible]



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

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: 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		
			For CUSA USE ONLY: Corporate Advantage		
			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		
5961C002	IMAGERUNNER ADVANCE DX C3935I [Model: IRADVDXC3935I]	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		
			For CUSA USE ONLY: Corporate Advantage		
			Config: C 57673166		

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	
Listed Items Description		Qty		Ship To & Maintenance Billing Information	
5961C002	IMAGERUNNER ADVANCE DX C3935I [Model: IRADVDXC3935I]	1	Shipping: 16 JAMES ST., Address 2: MAYOR City: MIDDLETOWN State: NY Zip: 10940 County: ORANGE Email: kconnolly@middletown-ny.gov Ph #: 845-346-4154 IT Contact: GEORGE WEISSNER Ph #: 845-346-4100 Email: gweissner@middletown-ny.com Billing: Address 2: City: County: Ph #: 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		
4917C002	CASSETTE FEEDING UNIT-AW1	1			
4000C002	INNER FINISHER-L1	1			
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			
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	
Listed Items Description		Qty		Ship To & Maintenance Billing Information	
5961C002	IMAGERUNNER ADVANCE DX C3935I [Model: IRADVDXC3935I]	1	Shipping: 16 JAMES ST., Address 2: ASSESSOR City: MIDDLETOWN State: NY Zip: 10940 County: ORANGE Email: kconnolly@middletown-ny.gov Ph #: 845-346-4154 IT Contact: GEORGE WEISSNER Ph #: 845-346-4100 Email: gweissner@middletown-ny.com Billing: Address 2: City: County: Ph #: 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		
4917C002	CASSETTE FEEDING UNIT-AW1	1			
4000C002	INNER FINISHER-L1	1			
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			



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

Excess Per Image Maint Charge(s)

See Page 1

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



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

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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			
5963C002	IMAGERUNNER ADVANCE DX C3926I [Model: IRADVDXC3926I]	1	Shipping: 81 MAIN ST, Delivery Date:			
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: FIRE CHIEF			
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:			
		1	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			
			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		See Page 1	
Item Code	Listed Items Description	Qty	Ship To & Maintenance Billing Information			
5963C002	IMAGERUNNER ADVANCE DX C3926I [Model: IRADVDXC3926I]	1	Shipping: 62-70 WEST MAIN ST. Delivery Date:			
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: SENIOR CENTER			
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:			
		1	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			
			For CUSA USE ONLY: Corporate Advantage			
			Config: E 57673168			



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

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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		
5963C002	IMAGERUNNER ADVANCE DX C3926I [Model: IRADVDXC3926I]	1	Shipping: 16 JAMES ST.,		
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: FIRE INSPECTOR		
4000C002	INNER FINISHER-L1	1	City: MIDDLETOWN		
4919C001	SUPER G3 FAX BOARD-BH1	1	County: ORANGE		
2368V119	LOW VOLUME CONNECTIVITY UP TO 30PPM	1	Ph #: 845-346-4154 Email: kconnolly@middletownny.gov		
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	IT Contact: GEORGE WEISSNER Ph #: 845-346-4100 Email: gweissner@middletown-ny.com		
IntSupplies	Pre-Installed Supplies Installed in Machine	1	Billing:		
		1	Address 2:		
		1	City:		
			County:		
			Ph #:		
			State:		
			Zip:		
			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:		
			Config: E 57673168		
			Corporate Advantage		
Rider A applies (Maintenance for Office Equip/Cut Sheet Production)					
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: 2 JAMES ST.,		
4917C002	CASSETTE FEEDING UNIT-AW1	1	Address 2: BOOKING		
4000C002	INNER FINISHER-L1	1	City: MIDDLETOWN		
4919C001	SUPER G3 FAX BOARD-BH1	1	County: ORANGE		
2368V119	LOW VOLUME CONNECTIVITY UP TO 30PPM	1	Ph #: 845-343-3151 Email: cdugan@middletownpolice.com		
4286V645	IR ADV DX C3935/3930/3926 INSTALL PAK	1	IT Contact: GEORGE WEISSNER Ph #: 845-346-4100 Email: gweissner@middletown-ny.com		
IntSupplies	Pre-Installed Supplies Installed in Machine	1	Billing:		
		1	Address 2:		
		1	City:		
			County:		
			Ph #:		
			State:		
			Zip:		
			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:		
			Config: E 57673168		
			Corporate Advantage		



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

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



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Alderman Witt
Date of Adoption: June 16, 2026
Index No: 152-26

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Authorization to approve transfer within Fire Department

BE IT RESOLVED, that the Common Council of the City of Middletown, New York, concurs with the Board of Estimate and Apportionment and authorizes the City Treasurer to transfer funds within the 2026 Fire Department budget in the following manner:

FROM	TO	AMOUNT
A.3410.100 – Fire Personal Services	A.3410.103 – Fire Overtime	\$75,000.00

Prepared by:
Robert Brady, Chief FD

Attachments:

1.	BOE Fire Request 6.15.26
----	--------------------------

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



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderman Jean-Francois
Date of Adoption: June 16, 2026
Index No: 153-26

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

Richard P. McCormack
Clerk to the Common Council

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Ald. Rodriguez				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Gomez				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Amending Chapter 123 (Zoning) of the Code of the City of Middletown to Permit Child Day-Care Facilities in the C-3A Limited General Business District Subject to Special Use Permit and Site Plan Approval

WHEREAS, the Mayor is recommending that the C-3A zoning district be amended to allow for child day care facilities.

NOW, THEREFORE, BE IT RESOLVED, AND BE IT ORDAINED, by the Common Council of the City of Middletown, as follows:

Section 1. The Code of the City of Middletown, N.Y., Chapter 123, Zoning, as adopted March 27, 1967 and amended, be and is hereby further amended by adding a new Paragraph (14) to Subsection B, Uses requiring issuance of both a special use permit and site plan approval by the Planning Board, of Section 475-22, C-3A Limited General Business Districts, to read as follows:
(14) Child day-care facility, provided that such facility:

(a) Is licensed and operated in full compliance with all applicable laws, rules, and regulations of the State of New York, including but not limited to requirements of the New York State Office of Children and Family Services (OCFS);

(b) Contains at least 1,000 square feet of usable indoor floor space dedicated to child care operations;

(c) If outdoor recreation is provided, the facility must include an outside play area of at least 600 square feet, which shall be safe, secure, and appropriately screened as determined by the Planning Board;

(d) Provides a safe off-street drop-off and pick-up area designed to minimize impacts on public streets and surrounding properties;

(e) Complies with all applicable building, fire, safety, health, and occupancy requirements as mandated by New York State and local codes; and

(f) Complies with any additional reasonable conditions and safeguards imposed by the Planning Board as necessary or appropriate based upon:

- (i) Traffic and circulation impacts;
- (ii) Parking and access;
- (iii) Proximity to residential uses;
- (iv) Hours of operation; and
- (v) Noise, lighting, and screening.

Section 2. This Ordinance shall take effect immediately.

Prepared by:
Rick McCormack, City Clerk

Attachments:

None



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois
Seconded by: Alderman Green
Date of Adoption: June 16, 2026
Index No:

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing No Parking Sign on Linden Avenue

BE IT RESOLVED, that the Common Council of the City of Middletown hereby authorizes the installation of a "No Parking Here to Corner" sign on the easterly side of Linden Avenue, twenty (20) feet north of the intersection with Chattel Street, to improve visibility and traffic safety at the intersection.

Prepared by:

Attachments:

1.	DPW COMMITTEE- MEMO- NO PARKING SIGN REQ
----	--

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: June 1, 2026

To: DPW Committee Chairman Jude Jean-Francois

Cc: Richard McCormack, City Clerk

From: Jacob S. Tawil, P.E.- Commissioner of Public Works 

Re: No Parking Request on Linden Avenue at Intersection of Linden Avenue and Chattel Street

Enclosed, please find an email from an employee of Siegel & Siegel Insurance located at 200 North Street. She has requested that something be done about the parking on Linden Avenue at the intersection of Linden and Chattel. I have discussed the issue with her and am in agreeance.

Thank you.

JT/kg

Katie Gass

From: Melissa Norman <mnorman@siegeltaxcenter.com>
Sent: Wednesday, May 20, 2026 11:08 AM
To: DPW
Subject: Chattle St Stop Sign

I just want to bring to your attention the dangerous traffic situation when you go to leave Chattle St, pulling onto Linden Avenue.

The parking on Linden Ave and Chattle St has made it impossible to see left or right when trying to pull onto Linden, and since it's a short one-way street on a steep hill, that is the only way you can leave. The parked cars are always tall vehicles that are parked right up to the intersection. On more than one occasion, when I leave my office and try to pull out, I have almost been broadsided. You really are just hoping and praying when you pull out there. If a mirror was utilized in this area, it would be a huge help to people using Chattle St. and may prevent a horrible accident since people are traveling Linden over 40 MPH.

Recommendation;

*Place "No Parking here to Corner"
Sign on Linden Ave 20' North of intersection
with Chattle St.*

Warmest Regards,

Melissa Norman

Siegel & Siegel Insurance & Income Tax Center
200 North Street
Middletown, NY 10940
Office (845) 342-3492
Desk (914) 370 - 8696
Fax (845) 684-0504
mnorman@siegeltaxcenter.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois
Seconded by: Alderman, 4th Ward
Rodriguez
Date of Adoption: June 16, 2026
Index No:

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

**Resolution Declaring Lead Agency Status Under SEQRA for the Proposed Rezoning of
205-207 Monhagen Avenue from C-2 Limited Business District to C-3A Limited General
Business District**

WHEREAS, the Common Council has been presented with a proposal to rezone 1 lot at 205-207 Monhagen Avenue from C-2 Limited Business District to the C-3A Limited General Business District, and

WHEREAS, the lot is described on the City of Middletown Tax Map as Section 20, Block 1, Lot 9.2, and

WHEREAS, this lot is presently in the C-2 Limited Business District, but is contiguous to the C-3A Limited General Business District, and

WHEREAS, the proposed rezoning constitutes an Unlisted Action pursuant to the State Environmental Quality Review Act (“SEQRA”) regulations, and

WHEREAS, the Common Council is the only involved agency under SEQRA for this rezoning request, and therefore would be the Lead Agency for the SEQRA review of this action.

NOW, THEREFORE, BE IT RESOLVED that the Common Council hereby declares itself Lead Agency with respect to this rezoning request pursuant to 6 NYCRR § 617.6(b)(1).

Prepared by:

Attachments:

1.	BOE MEMO- REPLACE WATER REEL
----	------------------------------

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.



STORRTRACTOR.COM

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

BRANCHBURG
3191 US 22
Branchburg, NJ 08876
908.722.9830

RONKONKOMA
175 13th Ave
Ronkonkoma, NY 11779
631.588.5222



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

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By: Alderman Johnson
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Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

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

Prepared by:

Attachments:

None