

Agenda

Middletown Community Development Agency

Regular Meeting

October 15, 2024

7:00 PM; Common Council Chambers

Roll Call

Approval of Minutes – 09/17/2024

Financial Report – Leonora Liz

Executive Director's Report – Maria Bruni

Bills and Communications - None

Old Business

New Business

Resolution to approve the 2025 CDA budget and estimated 2026 through 2028 budgets as presented.

Adjournment

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

Agenda
Middletown Community Development Agency
FINANCE COMMITTEE
Tuesday, October 15, 2024; 7:00 p.m.
Council Chambers; City Hall

Finance Committee Members

Paul Johnson, Chairperson
Joseph Masi
Kate Wray
Andrew Green

Roll call

Approval of Minutes – 09/17/24

Old Business Audit Committee - NONE

New Business Audit Committee –

Resolution to recommend the 2025 budget and the 2026 through 2028 estimated budgets to the full board for approval.

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ITEMS MAY BE ADDED OR ELIMINATED AT ANY TIME

Minutes
Middletown Community Development Agency
FINANCE COMMITTEE
Tuesday, September 3, 2024; 7:00 p.m.
Council Chambers; City Hall

Finance Committee Members

Paul Johnson, Chairperson
Joseph Masi
Kate Wray
Andrew Green

Roll call – Kate Wray, absent

Approval of Minutes – 05/07/24

Motion to approve made by Masi; seconded by Green

Motion: carried 3-0

Old Business Audit Committee - NONE

New Business Audit Committee –

Discussion

Bruni: We are moving on to 168 Linden Ave, our next project. We had bids for demo and cleanout. We had five bidders and we would like to award the bid to E&A Contracting in the amount of \$17,500.

A resolution to recommend acceptance of the demo and clean out bid for 168 Linden dated August 18, 2024 in the amount of \$17,500.00.

Motion to approve made by Masi; seconded by Green

Motion: carried 3-0

Adjournment

Motion to adjourn made by Masi; seconded by Green

Motion: carried 3-0

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

RESOLUTION

At a meeting of the City of Middletown Community Development Agency Finance Committee convened on Tuesday October 15, 2024 at 7:00 PM, local time, at Middletown City Hall in the Council Chambers.

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

Resolution No. FC2024-8

RESOLVED; that the City of Middletown Community Development Agency Finance Committee approves of and wishes to forward to the full board the attached 2025 budget and 2026 through 2028 estimated Agency budgets.

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

Motion:

Sec'd:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Paul Johnson	[]	[]	[]	[]
Andrew Green	[]	[]	[]	[]
Joseph Masi	[]	[]	[]	[]
Kate Wray	[]	[]	[]	[]

MOTION:

Signatures _____ title _____

Signatures _____ title _____

Seal

Community Development Agency Meeting Minutes

September 17, 2024

Regular Board Meeting

7:00; Common Council Chambers

Roll Call- Joseph DeStefano, Paul Johnson, Jude Jean Francois, Andrew Green, Gerald Kleiner, Joseph Masi, Kate Wray, Sparrow Tobin, Kevin Witt

Also present: Maria Bruni, Patricia Racine

Absent: J. Miguel Rodrigues

Approval of Minutes –09/3/24

Motion to accept made by Johnson; seconded by Wray

Motion: carried 9-0

Financial Report – none

Executive Director's Report – Maria Bruni

Update to 84 Linden Avenue will be complete as of 9/30/2024 by Matthew Davies and he has been doing a fabulous job. PathStone has been working with a couple of people to see if there is a buyer. 54 Washington will be started and this is a two-family project and we gutted 168 Linden. We are on our way to completing one house and starting two other properties.

DISCUSSION: DeStefano: How many does this bring us up too?

Bruni: 18 total including Linden and Washington.

Mayor: Has any of these that have been sold prior been sold again?

Bruni: No

Mayor: So, everyone that bought are still living there?

Bruni: Yes.

Bills and Communications

Gannett – \$54.26

City of Middletown – July interest – 84 Linden – \$186.00

City of Middletown – August interest 84 Linden – \$186.00

American Pest Control – 168 Linden - \$195.00

Motion to approve

Motion to approve made by Masi; seconded by Wray

Motion: carried 9-0

Old Business - None

New Business

Resolution to approve bid from ReBuild as our contractor for a two-family property located at 54 Washington Street, dated August 26, 2024 in the amount of \$354,750.00.

Motion to approve made by Masi; seconded by Johnson

Motion: carried 9-0

DISCUSSION: DeStefano: ReBuild is a new company, first time they're are doing it for us?

Bruni: Correct and Patti has gone through all their records and they came out all good.

Racine: Their project manager is local guy.

Witt: When we get this all done how do we sell this being a two-family home?

Bruni: This is the first two family yes, so this will reflect as income to the potential first time homebuyer and they could rent the other side. But the buyer must live there.

DeStefano: We have had other homes that were converted to two-family and we converted them back to single family. This was built as a duplex and will remain a two-family home.

Resolution to recommend authorization of a bridge loan from the City of Middletown for the rehabilitation 54 Washington Street in the amount of \$354,750.00 plus financial cost.

Motion to approve made by Wray; seconded by Johnson

Motion: carried 9-0

Adjournment

Motion to adjourn made by Masi; seconded by Johnson

Motion: carried 9-0

Minutes
Middletown Community Development Agency
FINANCE COMMITTEE
Tuesday, September 17, 2024; 7:00 p.m.
Council Chambers; City Hall

Finance Committee Members

Paul Johnson, Chairperson
Joseph Masi
Kate Wray
Andrew Green

Roll call –

Approval of Minutes – 9/3/2024

Motion to approve made by Masi; seconded by Green
Motion: carried 3-0

Old Business Audit Committee - NONE

New Business Audit Committee –

Resolution to recommend for approval the bid from ReBuild for a two-family property located at 54 Washington Street, dated August 26, 2024 in the amount of \$354,750.00.

Discussion: Maria Bruni: Bids came in for 54 Washington in the amount of \$354,750. We are looking to award it to ReBuild.

Motion to approve made by Johnson; seconded by Masi
Motion: carried 4-0

Resolution to recommend authorization of a bridge loan from the City of Middletown for the rehabilitation 54 Washington Street in the amount of \$354,750.00 plus financing cost.

Discussion: Maria Bruni: We have a standing resolution that we can borrow up to 450,000 from the City.

Motion to approve made by Johnson; seconded by Wray
Motion: carried 4-0

Adjournment

Motion to adjourn made by Johnson; seconded by Green
Motion: carried 4-0

RESOLUTION

At a regular meeting of the City of Middletown Community Development Agency convened on Tuesday, October 15, 2024, 7:00 p.m., local time, at Middletown City Hall in the Common Council Chambers.

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

Resolution No. 2024-16

Whereas, the Chairman, Executive Director and Treasurer of the Middletown Community Development Agency have approved and submitted an itemized statement in writing of the estimated revenues and expenditures of the Middletown Community Development Agency, for the fiscal year January 1, 2025 through December 31, 2025 with estimates for succeeding years through 2028, and,

Whereas, the estimates are entered in full in the minutes as attached to this resolution, and

Now, therefore, be it resolved and ordained that the Middletown Community Development Agency does hereby approve and adopt the aforesaid annual budget and authorize submission to the NYS Authority Budget Office through the PARIS system.
The budget was presented as attached.

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

Motion:

Sec'd:

	Yea	Nay	Abstain	Absent
Joseph DeStefano	[]	[]	[]	[]
Paul Johnson	[]	[]	[]	[]
Jude Jean-Francois	[]	[]	[]	[]
Andrew Green	[]	[]	[]	[]
Gerald Kleiner	[]	[]	[]	[]
Joseph Masi	[]	[]	[]	[]
Kate Ramkissoon	[]	[]	[]	[]
J. Miguel Rodrigues	[]	[]	[]	[]
Sparrow Tobin	[]	[]	[]	[]
Kevin Witt	[]	[]	[]	[]

MOTION:

Seal

Signatures _____ title _____

_____ title _____