

Community Development Agency Meeting Minutes
Tuesday, March 7, 2023
Regular Meeting
7:00 pm; Common Council Chambers

Roll Call- Andrew Green, Paul Johnson, Jude Jean-Francois, Gerald Kleiner, Joseph Masi, Miguel Rodrigues, Sparrow Tobin, Kevin Witt (arrived at beginning of Audit Committee meeting), Kate Wray

Also present: Maria Bruni, Leonora Liz, Patricia Racine

Absent: Joseph DeStefano

Approval of Minutes - 02/07/23

Motion to approve minutes made by Masi, seconded by Green

Motion carried: 9-0

Financial Report – Leonora Liz

Financial report: checking balance - \$2552.40

Savings balance – \$3492.02

A second financial report has been attached. A profit/loss and comparison to budget to date.

Motion made by Johnson, seconded by Masi

Motion carried: 9-0

Audit discussion: There were no questions or comments.

Resolution to accept and approve the 2022 Audit, Annual Report and PARS Report and authorize Maria Bruni, Executive Director, to submit the same to New York State.

Motion made by Johnson, seconded by Wray

Motion carried: 9-0

Executive Director’s Report – Maria Bruni

Bruni: I would like to thank Leonora and RBT for the audit and Patti for getting the Annual Report and PARIS Report ready. All of this will be submitted to the State.

Regarding the properties, as we discussed earlier, we are ready to begin the rehab on Lafayette. 149A Wisner is in contract. Hopefully the banks will move quickly to closing. 220 ½ Linden we are close to finalizing that property, beginning of May. We have set the selling price on that so PathStone is looking for a buyer.

Johnson: The prime rate seems to be a moving target so does that have any bearing on sales?

Bruni: It’s SONYMA financing, so maybe not as much?

Bills and Communications -

City of Middletown - 238.84
Times Herald-Record - \$157.52
Grillo - \$360.00
Ayres & Galloway - \$5.54
Fed Ex - \$50.86

Motion to approve payment made by Masi seconded by Tobin
Motion carried: 9-0

Old Business - none

New Business –

Resolution to approve the change order for 220 ½ Linden dated 2/23/23 in the amount of \$4768.35 and authorize payment

Motion made by Masi, seconded by Kleiner
Motion carried: 9-0

Resolution to approve the bid for the rehabilitation of 33 Lafayette as submitted by Matthew J. Davies on February 27, 2023 in the amount of \$288,000 and authorize the chairman to sign the contract and proceed notice.

Motion made by Masi, seconded by Kleiner
Motion carried: 9-0

Resolution to obtain a bridge loan from the City of Middletown in the amount of \$288,000 plus financing costs for the rehabilitation of 33 Lafayette Avenue.

Motion made by Masi, seconded by Kleiner
Motion carried: 9-0

Adjournment

Motion made by Johnson, seconded by Jean-Francois
Motion carried: 9-0