

**Community Development Agency Meeting Minutes**  
**Tuesday, October 3, 2023**  
**Regular Board Meeting**  
**7:15 pm; Common Council Chambers**

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

Also present: Patricia Racine, Maria Bruni

**Approval of Minutes – 09/05/23**

Motion to approve minutes made by Johnson, seconded by Green

Motion carried: 10-0

**Financial Report – tabled**

Due to Leonora's absence the September and October financial report will be presented at the November meeting.

Motion to table made by Masi, seconded by Witt

Motion carried: 10-0

**Executive Director's Report – Maria Bruni**

A PowerPoint presentation was shown with an update on 33 Lafayette and the disposition of previously renovated homes.

Bruni: We did put it out there for the weekend for a tour of 33 Lafayette and I know some of you couldn't make it. Alderman Jean-Francois did come by to see the house. We have some before and after pictures. Lafayette was cleaned out, we gutted the house on the right and used CDBG funds for that part of this project. The living area and kitchen is open concept now with a deck in the back. Master bedroom has an outside deck. The project is coming along, a few more weeks should see it completed. PathStone has a qualified home buyer.

Johnson: The house was structurally sound?

Bruni: Yes, in fact the stonework is amazing.

. Hopefully closing this month.

54 Washington Street we completed the abatement of asbestos and is gutted and waiting on a grant through Orange County HOME Funds.

Coming soon – under consideration for rehabilitation in 2024 are 84, 168 and 135 Linden Avenue, 28 Beacon Street and 7 Genung Street. We are trying to see if we can save these and hopefully begin working on them. From our inventory of 15 original properties and the 5 that

were added: Twelve properties were sold. Two are under construction, one is under contract and 5 are under consideration for 2024. That is our total inventory left – 5 properties.

Johnson: The two-family house. How would that be sold?

Bruni: It would go through our program, one owner, the rental income would help them qualify for the program. It would be an owner-occupied rental.

Jean-Francois: The price of materials has been skyrocketing. Has that been a challenge?

Bruni: It has created some challenges but we are working through it. We are slowly starting to see prices come down. That's where grant funds come in.

New York State grant funds and others that help with bringing the price down.

Tobin: Maria, can this put up on the website?

Bruni: Yes, we can do that.

### **Bills and Communications –**

City of Middletown – Interest due – Lafayette and Linden - \$400.52

Grillo - \$450.00 – 220 1/2 Linden

EMLT - \$1,250.00 – Mold and lead clearance 220 ½ Linden

Motion to approve payment by Maria Bruni, seconded by Paul Johnson

### **Old Business – Motion none**

### **New Business –**

Sexual harassment training packet will be emailed to everyone.

### **Adjournment**

Motion to approve by Masi , seconded by Johnson

Motion carried: 10-0