



# Meeting Notes

## Planning Committee Meeting

August 5, 2014 4:00 pm – 6:00 pm

The Mulberry House, 62-70 W. Main, Middletown, NY

**Attendance:** (Members, Planner, Firm Representatives, Invited Guests)

**City of Middletown Steering Committee:**

Merritt Winners  
Dalep Singh  
Brian Dering  
Jim Burtis  
Charlene Gabriel  
John Degnan  
Tom Scott

**New York State Dept. of State:**

Lisa Melville

**NY Rising Community  
Reconstruction Program**

Lori DuBord

**City of Middletown**

Joseph DeStefano, Mayor

Maria Bruni, OECD

**Tetra Tech, Inc:**

Ryan Conklin, PP, AICP

Susan Roth

Agenda Item: Welcome, Meeting Summary & Important Dates

Presenter: Tetra Tech/Conklin

Summary of Discussion:

1. Meeting Summary from July 15 and Public Engagement #1 (July 22) was approved by the Committee.
2. Tetra Tech will have a booth to solicit public information at the upcoming 4K walk run on August 16 and requested that members of the committees help man the booth.
3. The next Committee Meeting is scheduled for August 26, from 4:00-6:00 PM at the Mulberry House Senior Center. The Hydraulic HEC-RAS modeling will be presented at this meeting.
4. Public Engagement Meeting #2 will be held on September 9, from 7:00-9:00 PM at the City Hall. There was a discussion of the format of the meeting. Prior to that meeting, there will be a short Committee Meeting at 6:00 PM.

Action Items:

Person Responsible:

Due Date:

Prepare Materials for Booth

Tetra Tech

August 15

Prepare Materials for Public Engagement Meeting #2

Tetra Tech

September 8

Agenda Item: Public Engagement Meetings/Opportunities

Presenter: Middletown/DeStefano

Summary of Discussion:

1. The City of Middletown (City) described their challenges during Irene:

- A few isolated spots in the downtown were out of power for about 10 days. The service infrastructure was difficult to repair because it took time to find utility locations, and it was somewhat outdated.
  - The City does not have its own emergency plan. Orange County Emergency Management has agreements with the Red Cross that serves the City. Parts of the downtown area were inaccessible to the Red Cross during Irene. School buildings were unavailable because of agreements with the Red Cross. The City had to supply water, blankets, and food to people, and use the City Hall as an emergency shelter. They provided food and shelter to about 100 people.
  - The City had discussed the potential of using SUNY Orange buildings and Touro Medical College as emergency shelter locations.
2. The City was invited to lead a discussion of issues for consideration by the Committee.
- The City of Middletown through the Middletown Community Development Agency (MCDA) has been working on the redevelopment of the former Ontario and Western (O&W) Train Station. The station is currently privately owned, and the City is working on a private/public partnership to turn the station into a medical facility that will serve low income families. The project is expected to cost \$10 million, and they have secured all but \$1.8 million. During Irene, the track next to the station was a conduit for water, and had to be rebuilt after the storm. It is an active-goods transport rail.
  - The Heritage Trail, which is a rail to trail project that currently connects Monroe and Goshen, will be built to connect Middletown via Dolson Avenue, and will run through downtown. It will be built in 2015.
  - The City owns a portion of the former Psychiatric Hospital, and is currently exploring the opportunity to create a new larger recreation facility in one of the buildings, and would like to partner with the Town of Wallkill on the project. Five to six buildings in the campus have been sold to private development with the condition that they establish businesses that will employ Middletown residents. There is the opportunity to create senior housing on this site in one of the buildings; however, the City does not want any more housing opportunities at this site.
  - Middletown is growing and is projected to continue to grow 10 percent by the next census.
  - The City is currently exploring the creation of tax-free zones in order to attract new manufacturing and business to the City. They will impose the condition that the businesses have to relate back to giving opportunities to graduates of SUNY Orange in Middletown. The City would also like SUNY to expand in Middletown.
  - Several key vacant buildings that the City would like to help redevelop: Montgomery Ward Building, 11 King Street, Old Thrall Library Building, Tompkins Building. They are in the process of working with another organization, Patterns for Progress, to create request for qualifications (RFQ's) for potential developers to lead redevelopment projects for these buildings.
  - The City sees the historic character of the downtown as a redevelopment asset and would like to attract more students into the downtown for goods and services.



Decisions/Motions/Votes: The list will be more fully developed and finalized by Tetra Tech and presented to the committee by email for approval.

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Action Items	Person Responsible	Due Date
Prepare comprehensive list of Critical Issues	Ryan Conklin	A.S.A.P.

End of Meeting Notes