

PROPOSED MINUTES
PORT JERVIS COMMUNITY DEVELOPMENT AGENCY
(PJCD A)
MEETING MINUTES
Wednesday, July 22, 2026

ROLL CALL:

The PJCD A board met on Wednesday, July 22, 2026, at 134 Pike St., 2nd Floor, Port Jervis, NY 12771. The meeting called to order by Secretary, Jeffrey Rhoades at 7:02 PM.

Per roll call, the following members were present:

Jacqueline Dennison, Council Liaison
Jeffrey Rhoades, Secretary
Michael Talmadge, Treasurer
Colin O'Connell, Member

Absent:

Kristin Trovei, Chairwoman
John Russell, Vice - Chairman

Also present were:

Valerie Maginsky, Executive Director
Nora Goetz, Section 8 Administrator

Members of the Public:

No one from the public was present

READING/APPROVAL OF MINUTES

June 24, 2026, meeting minutes were reviewed, and they were approved:

Motion: Mr. O'Connell 2nd: Mr. Talmadge All Others in Favor

FINANCIALS

A. Administrative Bills

E.D. Maginsky reviewed the estimated administrative bills in the amount of \$32,583.29. The current administrative balance is \$1,004,928.48. A motion was made to approve payment of the bills in the estimated amount of \$32,583.29.

Motion: Mr. O'Connell 2nd: Mr. Talmadge All Others in Favor

B. Monthly Financial Report

All bills received have been paid accordingly.

Motion: Mr. O'Connell 2nd: Mr. Talmadge All Others in Favor

SECTION 8 AND DIRECTOR'S REPORT

Section 8 administrator Goetz presented the July Section 8 report for review and comment. The report was approved. Leased HCV: 186, Leased Mainstream: 28, Termination :0. HAP, Mainstream, FSS Payments: \$184,108.00. Admin received: \$25,679.00. Eligible waitlist: 525 families. A briefing was held July 21, 2026, for 8 Mainstream eligible families. Compliance deadline for NSPIRE is January 1, 2027. \$576.00 in FSS escrow forfeiture. Plans for the money to be spent on FSS forthcoming for board approval.

Motion: Mr. O'Connell 2nd: Mr. Talmadge All Others in Favor

E.D. Maginsky presented the Director's July report which included Grant, Project, Communications and Administrative updates. Approved:

Motion: Mr. O'Connell 2nd: Mr. Talmadge All Others in Favor

Ethe PJCDA Board of Directors passed a resolution and procedure establishing a CDA FOIL policy and procedure.
Motion: Mr. O'Connell 2nd: Ms. Dennison All Others in Favor

COMMUNICATIONS:

7/9/26 – discussed process of business startup with potential business owner
7/14/26 – HUD EICAM login training
7/14/26 – met Keith Gee, WCMC Giving Officer for the Western Region
7/15/26 – with P.A. Howard, attended the Community Preservation Corporation (CPC) seminar on housing projects and funding options in Poughkeepsie.
7/16/26 – met with Director Mayfield, USDA RD, State of NY/ attended the HV Pattern for Progress Mayor's Roundtable
Continuing to meet with Jonathan Drapkin on economic development and quality of life projects.
Reviewed a federal grant for the police department which has since been tabled.
Request – Alliance for Balanced Growth Fall Quarterly Meeting – one ticket \$75.00 for 8/12/26 – Montgomery, NY (Approved)
Request – Vision Hudson Valley Placemaking Conference – 9/16/26 – 2 tickets (\$50 each) for \$100.00 (Approved)

OLD BUSINESS:

FY 2014 Housing NOFA - AHC – no change
NYS DEC WQIP - Land Acquisition – NYS Funding – reimbursement paperwork submitted in June. Awaiting signage.
DRI-Jersey Ave – landscape architect sought for design. Initial reimbursement submitted. Status and financial report submitted.
DRI - Riverside Park – Survey complete. RFP for designing upcoming. Status and financial report submitted.
DRI - Small Projects Fund – Info sessions complete. Over 20 attendees. Open House July 23, 2026.
DRI – Branding & Marketing – Discussions beginning. Status and financial report submitted.
RISC Technical Assistance Grants – Meetings continue, Reimbursement paperwork in process.
FEMA Assistance to Firefighters Grant (AFG) – Federal – Reimbursement paperwork in process.
NYS HCR CDBG PI 2024 –WFP – TAM Enterprises attended kickoff, Admin plan in process.
NYS ESD – County Infrastructure Grant - WFP- No change.
Federal Railroad Elimination Grant (RCE) Track 1 – Next meeting 8/4/26, Quarterly financial and status reports submitted, Reimbursement paperwork in process.
Federal Railroad Elimination Grant (RCE) Track 2 & 3 –RCE II Grant submitted June 2026.
2025 CFA – NYS CFA DOS Brownfield Opportunity Area (BOA) – NYS contract under review. Meetings continue.
2025-2026 NYS DHSES – PJFD Recruitment & Retention – Report arrived from vendor measuring space, Status/Financial reports submitted.
Community Project Funding (CPF) – Contract pending.
RISC2 – Infrastructure Grant app for Barcelow and Owen's stormwater rehabilitation due 8/3/2026.
PJFD – Centralized Firehouse Project – Final review in process.
CFA – They are open. Due date is July 31, 2026, by 4p.m. A resolution to submit an application for a comprehensive plan update will be before the PJCC on 7/27/26.

NEW BUSINESS:

CFA Application.

PUBLIC COMMENT:

None Present

EXECUTIVE SESSION:

A motion was made to go into Executive Session at 7:18 PM.
Motion: Mr. Talmadge 2nd: Mr. O'Connell All Others in Favor

A motion was made to come out of Executive Session at 7:21PM.

Motion: Mr. Talmadge 2nd: Mr. O'Connell All Others in Favor

No business resulted from the Executive Session

NEXT MEETING:

The next meeting of the PJCDA Board of Directors is currently scheduled for August 26, 2026, at 7:00 p.m. at the Youth and Community Center, 2nd Floor, 134 Pike St., Port Jervis, NY 12771. With prior notification to the PJCDA by telephone: 845-858-4024, or email to: Director@PJCDA.org, ADA access is available.

ADJOURNMENT:

There being no further business in front of the Board, the meeting was adjourned at 7:22 p.m.

Motion: Mr. Talmadge 2nd: Mr. O'Connell All Others in Favor