

**MINUTES
TOWN OF ISLIP
COMMUNITY DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
MAY 12, 2016
6:00 P.M.**

The meeting was opened at 6:10 p.m. by Chairwoman Debra Cavanagh. Other members present for the Board of Directors were Renee Ortiz and Ramon V. Colon. Present for the CDA were Executive Director Alison Karppi, Assistant Director Salvatore Matera, Affordable Housing Director Robert Kuri, General Counsel Robert T. Fuchs and Director of Administrative Services Julia MacGibbon.

1. **MINUTES OF MEETING** – On a motion of Renee Ortiz, seconded by Ramon Colon, the minutes of the Board of Directors meeting held March 10, 2016 were approved by all without change.
2. **AUTHORIZATION TO ENTER INTO A LANDSCAPING CONTRACT** – On a motion of Renee Ortiz, seconded by Ramon Colon and approved by all, authorization was granted for the Executive Director to enter into a two year contract with BB Landscaping in the amount of \$78,988.00 for 2016 and \$85,000.00 for 2017. (Please see attached)
3. **AUTHORIZATION TO ENTER INTO A LEASE AGREEMENT WITH THE TOWN OF ISLIP** – On a motion of Renee Ortiz, seconded by Ramon Colon and approved by all authorization was granted for the Executive Director to enter into a lease agreement with the Town of Islip for the following parcels: 00 Bayview Avenue (lots 17 & 18) and 21 Auburn Avenue (lot 19) Bay Shore. The properties will be used for parking and leased for \$1.00 per year. (see attached proposed lease for details) Please note that the General Counsel Robert Fuchs is not aware of any connection that these parcels will be used for specific businesses but would like the record to reflect that he has a conflict of interest with the owner of Swept Away and would, therefore, recuse himself if a conflict presents itself in the future.
4. **AUTHORIZATION TO ENTER INTO A LEASE AGREEMENT WITH THE TOWN OF ISLIP** – On a motion of Renee Ortiz, seconded by Debra Cavanagh and approved by all, authorization was granted for the Executive Director to enter into a 10 year lease agreement for the following parcels: 15 and 17 Smith Avenue, Bay Shore. The parcels are needed for storm water mitigation to improve the water quality of Watchogue Creek and mitigate flooding of adjoining properties. Said premises to be leased for \$1.00 per year.
5. **AUTHORIZATION OF THE 2016-2020 FY BUDGETS** – On a motion of Ramon Colon, seconded by Renee Ortiz and approved by all the Board adopted the 2016-2020 FY estimated budgets for the Town of Islip Community Development Agency. Please see attached.

6. **AUTHORIZATION TO SELL PROPERTY - RENT WITH OPTION TO BUY PROGRAM** – On a motion of Renee Ortiz, seconded by Ramon Colon and approved by all, authorization was granted for the Executive Director to enter into contract with the following first-time home buyers in the Rent with Option to Buy Program:

<u>Name</u>	<u>Address</u>	<u>Tax Map #</u>	<u>Sales Price</u>	<u>Mortgage Terms</u>
Duvan A. Cedenó Gladys P. Cadavid Palacios	48 East Maple Street, CI	0500-122-02-071	\$195,000.00	1 st - 4%, 30 Years 2 nd -0%, Deferred 3 rd -0%, Forgiven after 10 years
Israel Aguilar Diana Vidal Aguilar	14 Peters Blvd., CI	0500-120-01-039	\$225,000	1 st - 4%, 30 Years 2 nd -0%, Deferred 3 rd -0%, Forgiven after 10 years

Discussion:

1. Up-date of current activities:
 - Annual Plan submitted
 - End of Year Audit
 - Homes for the next lottery to be held in late 2016 or early 2017
 - Deferred Comp effective April 21, 2016
2. Next Board Meeting June 9, 2016 – dinner to follow at Nicky’s on the Bay

There being no further business to come before the Board, on a motion of Renee Ortiz, seconded by Ramon Colon and approved by all, the meeting was adjourned at 6:34 p.m.

Respectfully Submitted,

Julia E. MacGibbon
Assistant Secretary

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