

MINUTES
TOWN OF ISLIP
COMMUNITY DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
January 20, 2011
9:30AM

The meeting was opened at 9:30 a.m. by Chairman Christopher Bodkin. Present for the Board of Directors were Joseph A. DeVincent, Eric Hofmeister, Joan Johnson and Steven J. Flotteron (who entered meeting at the end of the discussion items). Present for the CDA were Executive Director Paul Fink, Assistant Director Salvatore Matera, General Counsel Robert T. Fuchs and Director of Administrative Services Julia MacGibbon. Present for the Town of Islip was Commissioner of Planning David Genaway (who entered meeting during the discussion items).

1. **MINUTES OF MEETING** ó On a motion of Eric Hofmeister, seconded by Joan Johnson, the minutes of the Board of Directors meeting held December 16, 2010 were approved by all without change.

2. **REPLACEMENT OF ASSISTANT SECRETARY TO CDA BOARD OF DIRECTORS** ó On a motion of Joan Johnson, seconded by Joseph DeVincent, and approved by all, the Board of Directors authorized the replacement of Salvatore Matera with Julia MacGibbon as Assistant Secretary to the CDA Board of Directors.

3. **AUTHORIZATION TO SELL ONE (1) PROPERTY – RENT WITH OPTION TO BUY PROGRAM** ó On a motion of Joseph DeVincent, seconded by Joan Johnson, and approved by all, authorization was granted for the Executive Director to enter into contract with the following first-time home buyer 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>
Cymande Ashby	18 Somerville St, Brentwood	0500-114-3-35	\$230,000.00	1 st -5%, 30 Years 2 nd -0%, Deferred

4. **AUTHORIZATION TO ENTER INTO A NEW SUB-RECIPIENT AGREEMENT WITH SUBURBAN HOUSING DEVELOPMENT AND RESEARCH, INC** ó On a motion of Eric Hofmeister, seconded by Joseph DeVincent, and approved by all, the Board authorized the Executive Director to enter into a FY 2010 sub-recipient agreement with Suburban Housing Development and Research, Inc., to provide funding under the Emergency Shelter Grant in the amount of \$84,823.60 for rehabilitation of existing homeless housing and provision of essential services to homeless families.

Discussion:

- 1) Foreclosure Update

For the month of December foreclosures within our target areas of Central Islip, Brentwood, and Bay Shore have decreased. Lis Pendens on the other hand indicated that 118 new foreclosure actions were filed in Islip in December. The Foreclosure Sales List was very small with only 33 out of 100. This almost certainly is due to banks holding off foreclosures during the holidays rather than a downward trend.

Joseph DeVincent mentioned a person at his church that is having issues with a foreclosure and Paul Fink recommended that she contact Lynn Law at the Long Islip Housing Partnership for counseling.

2) Cortland Square

The Executive Director stated the following:

- An Agreement was reached with LIHP
- There are no impediments to the project proceeding relating to the CDA
- LIHP has completed all paperwork and has closed with the County
- Execution of Contracts of Sale should begin shortly
- Construction to begin as soon as weather permits

3) Green Homes Program

The Executive Director stated the following:

- Final touches are being done on our contract with Community Development Corporation of Long Island for marketing the Green Homes Program
- There will be a Green Homes office in our incubator at 111 West Main Street in Bay Shore
- Information will be on the CDA website about the program
- Program materials will be made available at many of the Town offices
- The program will be advertised in Town publications, in print and on-line media sources

4) Neighborhood Stabilization Program 3

The Executive Director stated the following:

- CDA eligible to apply for \$1.4 million in additional funds to acquire and rehabilitate foreclosed homes
- Rules and regulations are even tighter than the first round
- Application must be submitted by March 1, 2011
- Draft will be posted on the CDA's website in February
- Requesting Town Board approval of the budget and application at the February 8th Board Meeting

The Executive Director discussed that the target area needs to be very small in order to show an impact and stay within the guidelines. The two target areas that were discussed are Regis Park in Brentwood and the northern portion of the Lowell Avenue neighborhood in Central Islip.

Joseph DeVincent suggested that we focus on the Lowell Avenue target area since that seems to be the area which has been hardest hit. Mr. DeVincent also discussed the JOBCO housing site in Central Islip, and issues relating to a rental component and the possibility of the developer acquiring and renovating foreclosed houses in the surrounding community.

5) Katrina Cottage

The Executive Director stated the following:

- 90% complete on exterior
- 75% complete on interior
- Tour of the house will be scheduled for March
- Three other lots are scheduled for construction in this area. Sketches will ready for the next CDA Board Meeting

6) 2010 Census

Dave Genaway gave a brief update on the 2010 Census. The Census has not been deployed yet. It will be released on a rolling basis beginning late February or early March. Dave Genaway will e-mail the link for the NYS Department of Labor Data.

Joseph DeVincent discussed the census data in Suffolk County and Nassau County regarding immigrants, baby boomers and persons that are incarcerated, and the effects that updated data will have on CDA grants.

Paul stated that since Long Island has become a mature suburb, most of the data changes are incremental. Our grant funding levels are mostly impacted by the overall appropriations levels made by Congress.

7) 20 St. Andrews Drive, Brentwood

The Executive Director reminded the Board that 20 St. Andrews Drive, in Brentwood, a joint project with United Way of Long Island would be dedicated just after the board meeting.

8) The next CDA Board meeting is scheduled for February 17, 2011 at 9:30 a.m.

There being no further business to come before the Board, on a motion by Joan Johnson and seconded by Joseph DeVincent, and approved by all, the meeting was adjourned at 10:04 a.m.

Respectfully submitted,

Julia E. MacGibbon
Assistant Secretary

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