

**MINTUES  
TOWN OF ISLIP  
COMMUNITY DEVELOPMENT AGENCY  
BOARD OF DIRECTORS MEETING  
NOVEMBER 13, 2014  
5:30 P.M.**

The meeting was opened at 5:37p.m. by Chairperson Debra Cavanagh. Present for the Board of Directors were Renee Ortiz, Steven Raccuglia and Manuel Troche (via phone). Present for the CDA were Executive Director, Alison Karppi and Director of Administrative Services, Julia MacGibbon. Present for the Town Board was Councilman, John Cochrane, Jr. Also in attendance were Anne Bidard and Ken Quarles representing the Central Islip Historic Preservation Society.

1. **MINUTES OF MEETING** – On a motion of Manuel Troche, seconded by Renee Ortiz, the minutes of the Board of Directors meeting held September 11, 2014 were approved by all without change.
2. **AUTHORIZATION TO SELL PROPERTY - RENT WITH OPTION TO BUY PROGRAM** – On a motion of Renee Ortiz, seconded by Steven Raccuglia 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>
Tavona Watts	47 Spruce Street Central Islip	0500-100-02-043	\$180,000	1 <sup>st</sup> - 4%, 30 Years 2 <sup>nd</sup> -0%, Deferred 3 <sup>rd</sup> -0%, Forgiven after 10 years
Lillian Giurfa Karina Otero	135 McNair Street Brentwood	0500-114-03-097	\$195,000	1 <sup>st</sup> - 4%, 30 Years 2 <sup>nd</sup> -0%, Deferred 3 <sup>rd</sup> -0%, Forgiven after 10 years

3. **AUTHORIZATION TO SELL PROPERTY - DIRECT SALE PROGRAM** - On a motion of Renee Ortiz, seconded by Steven Raccuglia and approved by all, authorization was granted for the Executive Director to enter into contract with the following first-time home buyer in the Direct Sale Program:

<u>Name</u>	<u>Address</u>	<u>Tax Map #</u>	<u>Sales Price</u>	<u>Mortgage Terms</u>
Pasqual Benavides	22 West Drive Bay Shore	0500-366-04-49	\$205,000	1 <sup>st</sup> - 4%, 30 Years 2 <sup>nd</sup> -0%, Deferred 3 <sup>rd</sup> -0%, Forgiven after 10 years

4. **AMENDMENT OF A HOME CHDO AGREEMENT TO A HOME NON-CHDO AGREEMENT WITH HABITAT FOR HUMANITY OF SUFFOLK HOUSING DEVELOPMENT FUND COMPANY, INC.** – On a motion of Renee Ortiz, seconded by Manuel Troche and approved by all, authorization was granted for the Executive Director to enter into a HOME Non-CHDO agreement with Habitat for Humanity of Suffolk Housing Development Fund Company, Inc., which will provide subsidies in the amount of \$35,000 each for affordable homes at 22 and 24 Cocoanut Street in Central Islip.

Discussion:

1. The Executive Director invited Ken Quarles to speak on behalf of the Central Islip Historical Society. They are requesting funds for renovation work that is to be done on the Historic United Methodist Church located at 58 Wheeler Road, Central Islip. Julia MacGibbon explained to the Board that the Agency was deeded the Church in 1989 and began working with the Central Islip community leaders to renovate the building. The Agency set aside funds that were to be used for capital improvements. However, the Society had to establish a non-profit and it was not until November 10, 2004 that the building was actually deeded to the Society. The Historic Society signed a mortgage in the amount of \$68,000.00 and began to use the funds for various renovations and materials. Over the past 10 years the Society has expended \$56,062.43. In 2013 the Agency informed the Society that the project needed to be closed out in IDIS and that any remaining funds would have to be expended no later than June 1, 2013. As of that date, there was a remaining balance of \$11,937.57. The Board is in favor of considering a new Sub-recipient Agreement in the amount of \$10,000.00. Julia MacGibbon will meet with the Central Islip Historical Society on November 18, 2014 to work out the particulars. She will report back to the Board at the next meeting.
2. The Executive Director discussed the following items:
  - The CAPER was completed and all Board members should have received a copy via email.
  - There were four annual contracts awarded for carting, exterminating, plumbing and snow removal.
  - The Executive Director and the General Counsel met with Rob Cicale to discuss 52 Bridger Blvd. The Chairwoman again asked that something be done about the removal of the island. The Executive Director said she would reach out to DPW.
  - Two more houses were sold and eight are remaining for this current lottery. Next lottery to be held sometime in March or April of 2015
  - A briefing is scheduled for November 19, 2014 for our senior rentals
3. The next CDA Board meeting will be held on December 11, 2014.