

**MINUTES  
TOWN OF ISLIP  
COMMUNITY DEVELOPMENT AGENCY  
BOARD OF DIRECTORS MEETING  
December 16, 2010  
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, and Steven J. Flotteron (who entered meeting on Agenda item #2). Present for the CDA were Executive Director Paul Fink, Assistant Director Salvatore Matera, General Counsel Robert T. Fuchs, Affordable Housing Program Director Robert Kuri, Director of Administrative Services Julia MacGibbon and Staff Attorney Cameron Alden. Present for the Town of Islip was Councilwoman Trish Bergin Weichbrodt and Commissioner of Planning Eugene Murphy (who entered meeting on Agenda item #5). Present for the Central Islip Civic Council was Nancy Manfredonia.

1. **MINUTES OF MEETING** ó On a motion of Eric Hofmeister, seconded by Joseph DeVincent, the minutes of the Board of Directors meeting held September 16, 2010 were approved by all without change.
  
2. **BETTER BUILDINGS GRANT PROGRAM** ó On a motion of Joseph DeVincent, seconded by Eric Hofmeister, and approved by all, the Board of Directors authorized the Executive Director to execute a contact with Community Development Corporation of Long Island, Inc. to provide marketing and outreach services relating to the Better Buildings Grant Program from New York State Energy Research and Development Authority, being administered on Long Island by CDCLI. This contract will provide up to \$300,000 to the CDA over a 2½ year period to encourage homeowners, landlords, businesses and contractors to participate in a Recovery Act funded program, which provides discounted or free energy audits and reduced cost loans for energy efficiency improvements.
  
3. **AUTHORIZATION TO SELL ONE (1) PROPERTY – RENT WITH OPTION TO BUY PROGRAM** ó On a motion of Steven Flotteron, seconded by Joseph DeVincent, 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>
Donald Jackson	12 Willow St., Central Islip	0500-142-02-065	\$225,000.00	1 <sup>st</sup> -5%, 30 Years 2 <sup>nd</sup> -0%, Deferred

4. **AUTHORIZATION TO COMPLETE JOB UNDER THE TOWN OF ISLIP CDA HOME REPAIR PROGRAM** ó On a motion of Joseph DeVincent, seconded by Eric Hofmeister, and approved by all, the Board authorized the completion of a job under the Town of Islip CDA Home Repair Program with an assessed value below the Agency's old limit, but over the new limit. The applicant originally obtained an application when the limit was higher.

5. **AUTHORIZATION TO ENTER INTO LEASE AGREEMENT** ó On a motion of Joseph DeVincent, seconded by Steven Flotteron, and approved by all, authorization was granted for the Executive Director to enter into a lease agreement with Jet Direct Funding Corp., for space available in the Applied Technology Center, located at 109-111 West Main Street, Bay Shore, NY 11706.

Discussion:

Christopher Bodkin asked what is the status of the Katrina Cottage. The Executive Director stated that the home is coming along well complete and will set up a tour of home in 2011. The Chairman also asked if LIPA has come through with anything. The Executive Director will research and update the Board at the next meeting.

1) Foreclosure Update

For the month of November foreclosures within our target areas of Central Islip, Brentwood, and Bay Shore have decreased. Lis Pendens on the other hand have remained constant.

Joseph DeVincent stated that banks should be encouraged to rent homes in foreclosure.

Christopher Bodkin again brought up the fact that the E.U. has an Empty House Tax. The implementation of something similar to this would need federal and state approvals.

The Executive Director summarized the application process for NSP3 grant funds. The Town of Islip has been allocated approximately \$1.4M. Regulations are similar to NSP1 but must target a very specific area. Application is due March 1, 2011.

Christopher Bodkin asked Eugene Murphy about Census information. The Executive Director will ask Eugene Murphy or David Genaway to update the Board at the next meeting.

2) Cortland Square

The Executive Director stated the following:

- Property was transferred to the LIHP in September 2010
- Town of Islip, CDA and the LIHP are all partners in this development project
- CDA and the LIHP must comply with federal regulations as federal funds are being used
- CDA to pay for ½ of Bond cost which totaled \$6,000.00
- Environmental testing complete, but additional findings may occur during construction

General Counsel stated that negotiations are nearly complete, and that a completion Bond and guarantee will be provided by LIHP on behalf of the CDA.

The Chairman of the Board complimented the General Counsel for all his efforts in protecting the Town of Islip and the CDA's interest in this project.

Nancy Manfredonia thanked the CDA for the assistance in closing the last two affordable homes that they developed. Four were completed in total. She also stated that the Lowell Avenue Community is in need of additional assistance.

The Executive Director thanked Eugene Murphy for all of his help to the CDA and years of service to the residents of Islip.

There being no further business to come before the Board, on a motion of Joseph DeVincent, seconded by Eric Hofmeister, and approved by all, the meeting was adjourned at 10:25 a.m.

Respectfully submitted,

Salvatore Matera  
Assistant Secretary

S  
E  
A  
L