

**MINUTES  
TOWN OF ISLIP  
COMMUNITY DEVELOPMENT AGENCY  
BOARD OF DIRECTORS MEETING  
APRIL 10, 2014  
5:30 P.M.**

The meeting was opened at 5:35 p.m. by Chairperson Debra Cavanagh. Present for the Board of Directors were Ramon Colon, Steven Raccuglia and Manuel Troche. Present for the CDA were Executive Director, Alison Karppi, Assistant Director, Salvatore Matera, General Counsel, Robert Fuchs, Affordable Housing Director, Robert Kuri and Director of Administrative Services, Julia MacGibbon.

1. **MINUTES OF MEETING** – On a motion of Manuel Troche, seconded by Ramon Colon, the minutes of the Board of Directors meeting held March 13, 2014 were approved by all without change.
2. **MINUTES OF MEETING** – On a motion of Manuel Troche, seconded by Steven Raccuglia, the minutes of the Annual Public Hearing held February 24, 2014 were approved by all without change.
3. **NON-RENEWAL OF CENTRAL ISLIP CIVIC COUNCIL CONTRACT FOR 911 LOWELL AVENUE** – On a motion of Manuel Troche, seconded by Steven Raccuglia and approved by all, authorization was granted for the non-renewal of the Central Islip Civic Council's contract for the management of the 911 Lowell Avenue Senior units. Effective date will be April 30, 2014.
4. **ADOPTION OF THE TOWN OF ISLIP ANNUAL ACTION PLAN AND FY 2014 BUDGETS** - On a motion of Manuel Troche, seconded by Ramon Colon and approved by all, the Board adopted the Town of Islip Annual Action plan under its 2014-2015 Consolidated Strategy and Plan Submission for Housing and Community Development Programs and accept the following FY 2014 program budgets: Community Development Block Grant (CDBG) \$1,578,631.00, CDBG Program Income \$800,000.00, Emergency Solutions Grant (ESG) \$131,247.00, HOME Investment Partnership (HOME) \$467,025.00, HOME Program Income \$100,000.00, and Housing Opportunities for Persons with AIDS (HOPWA) \$1,750,966.00.

5. **AUTHORIZATION TO SELL PROPERTY - RENT WITH OPTION TO BUY PROGRAM** – On a motion of Ramon Colon, seconded by Manuel Troche and approved by all, the Executive Director was authorized 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>
Tammy Bermudez	3 Pine Street Central Islip	0500-164-03-030	\$210,000	1 <sup>st</sup> - 4%, 30 Years 2 <sup>nd</sup> -0%, Deferred 3 <sup>rd</sup> -0%, Forgiven after 10 years
Pedro & Marianela Calzada	47 Patton Street Brentwood	0500-135-03-013	\$255,000	1 <sup>st</sup> - 4%, 30 Years 2 <sup>nd</sup> -0%, Deferred 3 <sup>rd</sup> -0%, Forgiven after 10 years
Remy & Carolyn German	1701 N. Thompson Dr. Bay Shore	0500-180-02-028	\$272,000	1 <sup>st</sup> - 4%, 30 Years 2 <sup>nd</sup> -0%, Deferred 3 <sup>rd</sup> -0%, Forgiven after 10 years

6. **AUTHORIZATION TO SELL PROPERTY - DIRECT SALE PROGRAM** – On a motion of Ramon Colon, seconded by Manuel Troche and approved by all, the Executive Director was authorized 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>
Esther & Rosalia Bustillos	171 Charter Oaks Ave. Brentwood	0500-162-02-099	\$230,000	1 <sup>st</sup> - 4%, 30 Years 2 <sup>nd</sup> -0%, Deferred 3 <sup>rd</sup> -0%, Forgiven after 10 years
Michael Pennolino	1111 Oak Neck Rd. Bay Shore	0500-416-01-017	\$350,000	1 <sup>st</sup> - 4%, 30 Years 2 <sup>nd</sup> -0%, Deferred 3 <sup>rd</sup> -0%, Forgiven after 10 years
Jose & Fatima Lasso	15 Garden Court Ronkonkoma	0500-083-01-021	\$312,000	1 <sup>st</sup> - 4%, 30 Years 2 <sup>nd</sup> -0%, Deferred 3 <sup>rd</sup> -0%, Forgiven after 10 years

Discussion:

1. The General Counsel informed the Board that Paul Fink has contacted the Agency and would like to settle his severance package. Mr. Fuchs commented to the Board of the outstanding job Mr. Fink has done over the past 29 years and the accomplishments of the CDA under his leadership. The management team feels that the Agency should move forward with the settlement. The Board was in full agreement and commented on Mr. Fink's outstanding service. The Board directed Mr. Fuchs to obtain all necessary documents and settle the severance package as soon as legally feasible.
2. The Executive Director addressed the Board regarding the renewal of the CICC Property Management and Tenant Service Contracts. The Executive Director, at the direction of the Board, went out to the properties to review the progress of the issues that were addressed at the August 20, 2013 meeting with the CICC. These issues were supposed to be rectified. The Executive Director found the following:

Lawns were still sub-standard and not property maintained  
Units were missing aluminum capping, gutters overflowing  
Units needed to be power washed  
Air conditioners in front windows (violation of lease)  
Gates broken or in disrepair  
Overall appearance of units to be substandard

The Executive Director explained that these issues are part of the overall contract maintenance agreement and clearly the CICC is in default of their agreement. The Board members voiced their concerns that the CICC has been given the opportunity to rectify the situation and has not done so and that we should hold a Board meeting on April 29<sup>th</sup> at 5:30 and make it mandatory that the CICC Executive Director be present to answer the CDA Boards concerns. Also, the Executive Director explained that with the federal budget cuts that it would be financially conducive for the CDA to take back the property maintenance and do the work in house.

3. The next Affordable Housing Lottery will be held May 19, 2014.
4. Next regular CDA Board Meeting will be held on May 8, 2014