

**MINUTES
TOWN OF ISLIP
COMMUNITY DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
MAY 8, 2014
5:30 P.M.**

The meeting was opened at 5:58 p.m. by Chairperson Debra Cavanagh. Present for the Board of Directors were Ramon Colon, Steven Raccuglia, Renee Ortiz 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. Representative from the Central Islip Civic Council were Velene Gallagher and Josephine Walsh.

1. **MINUTES OF MEETING** – On a motion of Renee Ortiz, seconded by Manuel Troche and approved by all, the minutes of the Board of Directors meeting held April 10, 2014 were approved without change.
2. **MINUTES OF MEETING** – On a motion of Manuel Troche, seconded by Ramon Colon approved by all, the minutes of the Board of Directors meeting held April 29, 2014 were approved without change.
3. **MINUTES OF MEETING** – On a motion of Renee Ortiz, seconded by Ramon Colon and approved by all, the amendment of minutes of the Board of Directors meeting held January 16, 2014 were approved as amended.
4. **RENEWAL/NON-RENEWAL OF CENTRAL ISLIP CIVIC COUNCIL CONTRACT FOR TENANT SERVICES** – A On a motion of Steven Raccuglia, seconded by Manuel Troche and approved by Debra Cavanagh, with Renee Ortiz and Ramon Colon abstaining, authorization was granted for the non-renewal of the Central Islip Civic Council's contract for Tenant Services as of June 30, 2014.
5. **RENEWAL/NON-RENEWAL OF CENTRAL ISLIP CIVIC COUNCIL CONTRACT FOR PROPERTY MANAGEMENT SERVICES FOR EIGHT CDA PROPERTIES** – On a motion of Renee Ortiz, seconded by Ramon Colon and approved by all, authorization was granted for the non-renewal of the Central Islip Civic Council's contract for Property Management for eight CDA owned properties.
6. **ADOPTION OF THE 2014-2018 FY BUDGETS** – On a motion of Ramon Colon, seconded by Renee Ortiz and approved by all the Board adopted the 2014-2018 estimated Budgets for the Town of Islip Community Development Agency. Please see attached.

7. **AUTHORIZATION TO SELL PROPERTY - RENT WITH OPTION TO BUY PROGRAM** – On a motion of Manuel Troche, 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 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>
Shari Harris	45 Doolittle Street Brentwood	0500-135-03-039	\$235,000	1 st - 4%, 30 Years 2 nd -0%, Deferred 3 rd -0%, Forgiven after 10 years

8. **AUTHORIZATION TO SELL PROPERTY - DIRECT SALE PROGRAM** - On a motion 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 Direct Sale Program:

<u>Name</u>	<u>Address</u>	<u>Tax Map #</u>	<u>Sales Price</u>	<u>Mortgage Terms</u>
Flora Puente	10 East Walnut Street Central Islip	0500-121-03-124	\$215,000	1 st - 4%, 30 Years 2 nd -0%, Deferred 3 rd -0%, Forgiven after 10 years
Matthew Kenwood	2 First Street Brentwood	0500-202-01-009	\$272,000	1 st - 4%, 30 Years 2 nd -0%, Deferred 3 rd -0%, Forgiven after 10 years
Kristyn Rushton	32 Gregory Lane Central Islip	0500-122-02-021	\$185,000	1 st - 4%, 30 Years 2 nd -0%, Deferred 3 rd -0%, Forgiven after 10 years

Discussion:

1. Lottery up-date – The Executive Director invited the Board to attend the Affordable Housing Lottery being held on May 27, 2014 in the Town Board room.
2. Next CDA Board Meeting on June 12, 2014

There being no further business to come before the Board, on a motion of Steven Raccuglia, seconded by Manuel Troche and approved by all, the meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Julia E. MacGibbon
Assistant Secretary