

**MINUTES
TOWN OF ISLIP
COMMUNITY DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
July 15, 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, Joan B. Johnson 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, and Director of Administrative Services Julia MacGibbon. Present for the Town of Islip was Commissioner of Planning Eugene Murphy (who entered meeting on Agenda item #4).

1. **MINUTES OF MEETING** – On a motion of Joseph DeVincent, seconded by Joan Johnson, the minutes of the Board of Directors meeting held June 9, 2010, were approved by all without change.

2. **APPROVAL OF NSP FUNDING TO ISLIP’S HOUSING DEVELOPMENT FUND COMPANY, INC.** – On a motion of Joseph DeVincent, seconded by Joan Johnson, and approved by all, authorization was granted for the Executive Director to enter into a Developer and/or Subrecipient Agreement with Islip’s Housing Development Fund Company, Inc., for NSP funds in an amount not to exceed \$700,000.00 for demolition of three homes and new construction of three affordable homes for first-time homebuyers. The CDA will hold interest bearing mortgages on the properties, and make these homes available to individuals/families with earning between 50% and 120% of the area median income. If necessary, the foreclosed homes may be deeded to IHFDC prior to demolition and new construction.

3. **AUTHORIZATION TO SELL TWO (2) PROPERTIES - RENT WITH OPTION TO BUY PROGRAM** – On a motion of Joseph DeVincent, seconded by Joan Johnson, and approved by all, authorization was granted for the Executive Director to enter into contracts 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> |
|---|---------------------------------|------------------|--------------------|---|
| Alberta Mensah | 89 Cordello Ave., Central Islip | 0500-141-03-053 | \$225,000.00 | 1 st - 5%, 30 Years 2 nd -0%, Deferred |
| Benjamin Sosa & Kordula Toribio-Sosa | 20 St. Andrews Dr., Brentwood | 0500-114-01-082 | \$258,000.00 | 1 st -5%, 30 Years 2 nd -0%, Deferred |

4. **AUTHORIZATION TO SELL TWO (2) PROPERTIES - DIRECT SALE PROGRAM** – On a motion of Joan Johnson, seconded by Steven Flotteron, and approved by all, authorization was granted for the Executive Director to enter into contracts 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> |
|-----------------|--------------------------------|------------------|--------------------|--|
| Susan Skelly | 40 Willow St., Central Islip | 0500-143-03-012 | \$218,000.00 | 1 st -5%, 30 Years 2 nd -0%, Deferred |
| Edward Ippilito | 32 Tamarack St., Central Islip | 0500-116-03-078 | \$225,000.00 | 1 st -5%, 30 Years 2 nd -0%, Deferred |

5. **AUTHORIZATION TO ENTER INTO A NEW SUB-RECIPIENT AGREEMENT WITH UNITED WAY OF LONG ISLAND** – On a motion of Joseph DeVincent, seconded by Joan Johnson, and approved by all, authorization was granted for the Executive Director to enter into a new sub-recipient agreement with United Way of Long Island, continuing their role as HOPWA Program sponsor from July 1, 2010 through June 30, 2011.

Discussion:

1) Foreclosure Update

The Executive Director reviewed the July 15, 2010 Newsday article, which stated that Suffolk County has the worst foreclosure rate for the entire state on New York. He also summarized foreclosures and lis pendens for the Town of Islip through the period ended June 28, 2010, and made the following statements:

1. Foreclosures and lis pendens continue to add up.
2. Number of individuals missing mortgage payments has increased dramatically.
3. Individuals were coached into purchasing homes they could not afford.
4. Banks should be required to hold a portion of their mortgages and not sell them all to FANNIE MAE or FREDDIE MAC.

2) Cortland Square

The Executive Director spoke about the CDA's reasons for postponing the Cortland Square groundbreaking. Currently, the Long Island Housing Partnership has not submitted all of the required documents in order to have the property deeded to them, including the firm loan commitment from a bank. The General Counsel stated his concerns regarding the current economic conditions and emphasized that once the required documents are in place and he is satisfied with those documents, the property would be deeded. Regardless

of transfer, there are concerns about having a half built project which could negatively affect the area. The partnership will be encouraged to build in phases, based upon sales.

Eugene Murphy stated that additional funds from the Town of Islip might be available to assist in the completion of the project, if necessary.

Regarding affordable housing in general, board members discussed the possibility of changing the inclusionary zoning component on the Jobco project in Central Islip. They think that it may be better for the community if the town requires the developer to acquire, renovate and re-sell blighted and/or foreclosed homes in the surrounding community than to designate affordable units as part of the new construction. These decisions will have to be made by the Planning Board and Town Board, but CDA will be happy to assist in the process.

3) New York State Employee and Local Retirement System – Retirement Incentive

The Board was informed that it appears that no one at the CDA can qualify for Part B of the retirement incentive, but more research is necessary regarding Part A.

4) The Board was informed that the next CDA Board Meeting is scheduled for August 19, 2010 at 9:30 a.m.

There being no further business to come before the Board, on a motion Joan Johnson, seconded by Joseph DeVincent, and approved by all, the meeting was adjourned at 9:52 a.m.

Respectfully submitted,

Salvatore Matera
Assistant Secretary

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