

**MINUTES  
TOWN OF ISLIP  
COMMUNITY DEVELOPMENT AGENCY  
BOARD OF DIRECTORS VIRTUAL MEETING  
ZOOM CLOUD MEETING ID #811 2761 4863  
JULY 9, 2020  
6:30 P.M.**

The CDA Virtual Board meeting was opened at 6:30 actual meeting began at 6:38 p.m. by Chairwoman Debra Cavanagh. Other members present for the Board of Directors were Jarett Gandolfo and Manuel Troche. Present for the CDA were Executive Director James H. Bowers, Assistant Director Julia E. MacGibbon, General Counsel Robert T. Fuchs, Chief Financial Officer Salvatore Matera and Affordable Housing Program Director Robert M. Kuri.

1. **MINUTES OF MEETING** – On a motion of Debra Cavanagh, seconded by Jarett Gandolfo, the minutes of the Board of Directors’ Virtual meeting held June 11, 2020 were approved by all without change.
  
2. **AUTHORIZATON TO REPEAL THE COVENANTS AND RESTRICTIONS ON THE NEW YORK INSTITUTE OF TECHNOLOGY PROPERTY** – On a motion of Debra Cavanagh, seconded by Manuel Troche and approved by all, authorization was granted for the Executive Director to repeal the Covenants and Restrictions on the property located on the west side of Carleton Avenue, Central Islip – Tax Map designations of District 0500, Section 207.00, Block 01.00, Lots 004.013, 0004.012, 004.011, 004.010, 004.007, and District 0500, Section 187.00, Block 01.00, Lot 002.001. Said Covenants and Restrictions were included in a deed from the CDA to the New York Institute of Technology dated May 8, 1996 and were recorded May 10, 1996 in Liber 11773, Page 468. The specific repeal is related to the Covenants and Restrictions which limit the property use to the State, a municipal corporation or a not for profit or university chartered by the regents of the University of the State of New York , who shall use the premises only for a hospital, park and recreation, municipal office or educational purposes, and for complementary academic, scientific or technological uses, applied research and developmental activities of a not-for-profit college or university, a voluntary, municipal or State-operated hospital, or a municipal corporation.

In consideration of the repeal of the Covenants and Restrictions, the present owner of the subject premises, New York Institute of Technology will pay the CDA \$160,000.00. These funds will be deposited into an unrestricted general fund account. The CDA will provide a grant to the Town of Islip in the amount of \$160,000 to be used for improvements to the Central Islip Senior Center. The grant funds will either come from unrestricted or restricted funds depending on HUD allocations at the time of construction. A copy of a form anticipated Termination of Covenants and Restrictions is attached hereto as Exhibit A.

3. **AUTHORIZATION TO ENTER INTO A SUB-RECIPIENT AGREEMENT WITH UNITED VETERANS BEACON HOUSE, INC.** – On a motion of Jarett Gandolfo, seconded by Debra Cavanagh and approved by all, authorization was granted for the Executive Director to enter into a Sub-recipient Agreement with United Veterans Beacon House, Inc. to provide financial assistance in a form of a grant for the acquisition, renovation and rehabilitation, soft and closing costs of up to three single family houses located within the Township of Islip. The home(s) will be used for permanent affordable rental housing for formerly homeless families. ESG-CV funding, not to exceed \$550,195.20.
4. **AUTHORIZATION TO FUND THE HOLBROOK FIRE DISTRICT FOR EXPENDITURES DIRECTLY RELATED TO THE COVID-19 PANDEMIC** – On a motion of Manuel Troche, seconded by Debra Cavanagh and approved by all authorization was granted for the Executive Director to enter into Sub-recipient agreement and provide a \$35,571.84 grant from 2019 Community Development Block Grant funds to the Holbrook Fire District for expenditures incurred directly related to preparing, preventing or responding to Covid-19.
5. **ADDED RESOLUTION: AUTHORIZATION FOR GRANT TO ELIGIBLE FIRE DISTRICTS FOR EXPENDITURES DIRECTLY RELATED TO THE COVID-19 PANDEMIC**- On a motion of Manuel Troche, seconded by Debra Cavanaugh authorization was granted for the Agency to provide a maximum grant of \$36,000 to eligible Fire Districts for expenditures directly related to preparing, preventing or responding to Covid-19 according to HUD guidelines.
6. **AUTHORIZATION TO SELL PROPERTY - RENT WITH OPTION TO BUY PROGRAM** – On a motion of Jarett Gandolfo, seconded by Manuel Troche 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>
Shameka Patterson	15 Holbrook Street Bay Shore, NY	0500-315-01-063	\$320,000.00	1 <sup>st</sup> 4 %, 30 Years 230,000.00 2 <sup>nd</sup> 0% Deferred 50,000.00 3 <sup>rd</sup> 0% Forgiven \$40,000.00 After 15 years

7. **AUTHORIZATION TO SELL PROPERTY UNDER THE AFFORDABLE HOUSING DIRECT SALE PROGRAM** – On a motion of Manuel Troche, seconded by Jarett Gandolfo 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>
Gustavo Sisa	47 Oak Street Islip, NY	0500-320-02-047	\$325,000.00	1 <sup>st</sup> - 4%, 30 Years 195,000.00 2 <sup>nd</sup> - 0% Deferred \$85,000.00 3 <sup>rd</sup> -0%, Forgiven \$40,000.00 after 15 years \$5,000.00 dpmt

Discussion:

1. Up-date of current activity
2. Next Virtual Board Meeting scheduled for August 13, 2020

There being no further business to come before the Board, on a motion of Manuel Troche, seconded by Jarett Gandolfo and approved by all, the meeting was adjourned at 7:05 p.m.

Respectfully Submitted,

Julia E. MacGibbon  
Assistant Secretary

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