

**MINUTES
TOWN OF ISLIP
COMMUNITY DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
August 19, 2010
9:30AM**

The meeting was opened at 9:35 a.m. by Chairman Christopher Bodkin. Present for the Board of Directors Joan B. Johnson, Eric Hofmeister and Steven J. Flotteron (who entered meeting during discussion items). Present for the CDA were Executive Director Paul Fink, Assistant Director Salvatore Matera, General Counsel Robert T. Fuchs. Present for the Town of Islip was Commissioner of Planning Eugene Murphy.

1. **MINUTES OF MEETING** – On a motion of Eric Hofmeister, seconded by Joan Johnson, the minutes of the Board of Directors meeting held July 15, 2010, were approved by all without change.

2. **MODIFICATION OF RESOLUTION 2. FROM THE JULY 15, 2010 BOARD MEETING** – On a motion of Joan Johnson, seconded by Eric Hofmeister, and approved by all, authorization was granted for the Executive director to modify the Developer and/or Subrecipient Agreement with Islip’s Housing Development Fund Company, Inc., for NSP funds in an amount not to exceed \$800,000.00 for demolition of four homes and reconstruction of four new affordable homes for first-time homebuyers.

Discussion:

The Executive Director informed the Board on the following:

1. Foreclosure Update
 - a. It appears that lis pendens are continuing to decline a little and foreclosures are continuing to increase a little
 - b. Hopefully, this is a sign that we are getting through the worst of it, and future foreclosure sales will decrease
 - c. As indicated last month, the problem continues to be that many more homes are being foreclosed than can be absorbed by the market, so the number of vacant houses continues to rise
 - d. The Executive Director met with Planning regarding Joe and Steve’s suggestions that private developers attempt to acquire and renovate some of the foreclosures as part of their affordable housing requirements. Follow up meetings are needed.

Christopher Bodkin stated that refinancing is on the increase. The Executive Director agreed but stated that it is increasingly difficult to obtain financing as a substantial down payment is needed.

2. Cortland Square
 - a. LIHP has continued to make progress on their paperwork, and has received a “firm commitment” for financing

- b. The commitment has many caveats, however, which much be met before the loan will be closed and draws can be made
 - c. It is the opinion of counsel that we should close title on the property when the loan closes
3. 12 Westside Avenue, Bay Shore
- a. Formerly Interfaith Nutrition Network Shelter
 - b. Now Habitat for Humanity rental for families in their program – but vacant
 - c. Possibility of using it for permanent affordable rental housing by Catholic Charities under the HOPWA Program

Board is in agreement, and approved the CDA to move ahead with this project. The Executive Director added that the home will be extensively renovated, and will be used as long-term special needs housing.

4. NYS Retirement Incentive
- a. Town of Islip approved both Part A and B at their August 17th meeting
 - b. CDA has no employees who could retire under Part B, and three who could retire under Part A
 - c. Under Part A, the Agency has to prove a 50% cost savings. Executive Director has worked on the numbers and can't make them work. CDA has already reduced its workforce by more than a third, and can't cut further. Executive Director also does not think that the staff is interested in taking the incentive if offered. Therefore he recommends no action by the Board at this time.
 - d. If we would like to give some of our longer term employees the option of retiring sooner, it would be better for us to offer a cash incentive at some point in the future.
5. Other Topics
- a. HUD approved the new 5 year Consolidated Plan
 - b. All Villages have decided to stay in our consortium
 - c. We have acquired a total of 15 foreclosed houses under NSP in addition to our normal HOME and CDBG acquisition activities. (10 CDA, 3 HFH, 2 CDCLI)
 - d. We may get an NSP3 grant depending upon how the formula works out
 - e. Katrina Cottage is well underway. The Executive Director and Chairman Bodkin attended the wall raising last Saturday

Steven Flotteron stated that he would like to see the Lowell Avenue Community redeveloped similar to College Woods. He would also like to see more being done with the \$75,000 granted to Code Enforcement. The Executive Director stated that the CDA has been working in the Lowell avenue area since the 1970's, but that the much larger size of neighborhood precludes a College Woods model. Other strategies must be developed. Eugene Murphy added that lights have been recently installed on Lowell Avenue and that the Town is trying to make a difference in this area as much as possible.

6. The Board was informed that the next CDA Board Meeting is scheduled for September 16, 2010, at 9:30.

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There being no further business to come before the Board, on a motion Steven Flotteron, seconded by Eric Hofmeister, and approved by all, the meeting was adjourned at 10:01 a.m.

Respectfully submitted,

Salvatore Matera
Assistant Secretary

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