

**MINUTES**  
**TOWN OF ISLIP**  
**COMMUNITY DEVELOPMENT AGENCY**  
**BOARD OF DIRECTORS MEETING**  
**AUGUST 8, 2013**  
**5:30 P.M.**

The meeting was opened at 5:42 p.m. by Chairperson Debra Cavanagh. Present for the Board of Directors were Ramon V. Colon, Renee Ortiz, and Steven Raccuglia. Present for the CDA were Executive Director Paul Fink, Assistant Director Salvatore Matera, General Counsel Robert T. Fuchs, Affordable Housing Director Robert Kuri and Director of Administrative Services Julia MacGibbon. Present for the Town Board was John Cochrane.

1. **MINUTES OF MEETING** – On a motion of Renee Ortiz, seconded by Steven Raccuglia and approved by all, the minutes of the Board of Directors meeting held June 13, 2013 were approved without change.
2. **AUTHORIZATION TO SELL PROPERTY - DIRECT SALE PROGRAM** – On a motion by Renee Ortiz, seconded by Steven Raccuglia 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>
George Hohenstein	417 Cherry Avenue West Sayville, NY	0500-329-04-007.001	\$335,000.00	1 <sup>st</sup> - 4%, 30 Years 2 <sup>nd</sup> -0%, Deferred 3 <sup>rd</sup> -0%, Forgiven after 10 years

3. **AUTHORIZATION TO FUND PUBLIC SERVICE PROJECTS** – On a motion of Ramon Colon, seconded by Steven Raccuglia and approved by all, authorization was granted for the Executive Director to enter into Sub-recipient agreements and provide grants from Community Development Block Grant funds for the following public service providers in the amounts listed:

<b>Grantee</b>	<b>Amount</b>
Adelante of Suffolk County	\$ 19,250.00
Central Islip Civic Council (Lowell)	\$ 11,550.00
Economic Opportunity Council (SNAP)	\$ 5,000.00
Family Service League of Suffolk County	\$ 28,200.00
Great South Bay YMCA	\$ 10,000.00
Long Island Gay and Lesbian Youth	\$ 10,000.00
Long Island Housing Services, Inc.	\$ 10,000.00
Long Island Youth Mentoring	\$ 10,000.00
Mercy Haven, Inc.	\$ 11,550.00
Youth Enrichment Services	\$ 40,400.00
<b>Total</b>	<b>\$155,950.00</b>

4. **AUTHORIZATION TO REALLOCATE \$80,000 IN 2012 EMERGENCY SOLUTIONS GRANT MONEY** – On a motion Renee Ortiz, seconded by Steven Raccuglia and approved by all, authorization was granted for the Executive Director to reallocate \$80,000.00 in 2012 ESG funds that were originally authorized to go to Suburban Housing and Development Research, Inc., to Family Service League, Inc., due to HUD changes in program procedures away from shelter operations.
  
5. **AUTHORINATION TO ENTER INTO A NEW SUB-RECIPIENT AGREEMENT WITH SUBURBAN HOUSING DEVELOPMENT AND RESEARCH, INC.** – On a motion of Renee Ortiz, seconded by Steven Raccuglia and approved by all, authorization was granted for the Executive Director to enter into a new CDBG funded Sub-Recipient Agreement with Suburban Housing in the amount of \$22,000 to assist with providing essential services to formerly homeless families residing in houses operated by Suburban Housing.
  
6. **AUTHORIZATION TO SELL 13 MCWHORTER STREET TO YOUTH ENRICHMENT SERVICES, INC.** – On a motion of Steven Raccuglia, seconded by Ramon Colon and approved by all, authorization was granted for the Executive Director to sell the property located at 13 McWhorter Street, Brentwood, New York to Youth Enrichment Services for \$100,000. The CDA will hold a mortgage at 0% interest for 30

years. YES agrees to make all necessary improvement to the building so that it meets current Town of Islip Building codes and standards.

7. **AUTHORIZATION TO DEED 39 JUNIPER STREET IN CENTRAL ISLIP TO HABITAT FOR HUMANITY OF SUFFOLK, INC.** – On a motion of Renee Ortiz, seconded by Ramon Colon and approved by all, authorization was granted for the Executive Director to deed 39 Juniper Street in Central Islip to Habitat for Humanity of Suffolk for renovation and sale to an eligible low income first time homebuyer under the Neighborhood Stabilization 3 Program. NSP3 funds in an amount of up to \$50,000 will also be made available under the existing Sub-Recipient agreement to assist with renovations.

Discussion:

1. Foreclosures – The Executive Director explained to the Board that the lis pendens and foreclosure trends are still increasing.
2. NSP – The Executive Director briefed the Board on changes being made to Islip’s NSP3 Program after consultation with HUD. There will now only be seven houses in the program, six by CDA and one by Habitat (see item seven). Two homes will be designated for sale to families earning less than 50% of median income. The Executive Director also requested authorization from the Board to take one of the NSP1 homes that has not been sold after two lotteries, and enter into a rent with option to purchase agreement with a family with bad credit who otherwise qualifies for the program. The sale will only close after a successful rental period in which the purchaser substantially reduces her debt.
3. Cleaner, Greener Communities – The Executive Director explained that the current Green Homes Program is slated to end on September 30, 2013, but that it probably will be extended through December 31, 2013. CDCLI is currently working on a new joint application with CDA and six other towns to try and get three more years of funding. The likelihood of receiving funding is probably about 25%, and we will find out around the end of the year.
4. The next Board Meeting is scheduled for September 12, 2013

There being no further business to come before the board, on a motion of Debra Cavanagh, seconded by Renee Ortiz and approved by all the meeting was adjourned at 6:10 p.m.

Respectfully submitted,

Julia E. MacGibbon  
Assistant Secretary

S  
E  
A  
L