

MINUTES
TOWN OF ISLIP
COMMUNITY DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
September 16, 2010
9:30AM

The meeting was opened at 9:35 a.m. by Director Joseph DeVincent. Also present for the Board of Directors were, Eric Hofmeister, Joan Johnson, and Steven J. Flotteron. Present for the CDA were Executive Director Paul Fink, Assistant Director Salvatore Matera, General Counsel Robert T. Fuchs, Affordable Housing Program Director Robert M. Kuri, and Director of Administrative Services Julia MacGibbon. Present for the Town of Islip was Commissioner of Planning Eugene Murphy. Present from the Central Islip Civic Council was Executive Director Nancy Manfredonia.

1. **MINUTES OF MEETING** ó On a motion of Eric Hofmeister, seconded by Joan Johnson, the minutes of the Board of Directors meeting held August 19, 2010 were approved by all without change.

2. **APPROVAL TO ADOPT THE AMENDED FISCAL YEAR 2008 CDBG BUDGET-**
On a motion of Eric Hofmeister, seconded by Joan Johnson, and approved by all, the Board adopted the amended 2008 CDBG budget reflecting actual expenditures and program income received during the 7/1/2009 to 6/30/2010 program year.

3. **AUTHORIZATION TO SELL ONE (1) PROPERTY - DIRECT SALE PROGRAM**
ó On a motion of Joseph DeVincent, seconded by Steve Flotteron, 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>
Amina Ali	33 Willow St., Central Islip	0500-143-01-080	\$216,000.00	1 st -5%, 30 Years 2 nd -0%, Deferred

4. **MODIFICATION OF RESOLUTION 3. FROM THE MARCH 19, 2009 BOARD MEETING** ó On a motion of Steve Flotteron, seconded by Joseph DeVincent, and approved by all, authorization was granted for the CDA to increase funding to the Planning Department from \$27,872.50 to \$33,329.33 for decorative lighting completed on Ocean Avenue and Gibson Street in Bay Shore.

5. **AUTHORIZATION TO PROVIDE FUNDING TO PLANNING DEPARTMENT** ó On a motion of Joseph DeVincent, seconded by Joan Johnson, and approved by all, authorization was granted for the CDA to provided funding to the Planning Department in an amount of \$11,471.50 for decorative lighting on Union Avenue, Gibson Street and Fourth Avenue in Bay Shore.

6. **MODIFICATION OF RESOLUTION 5. FROM THE MARCH 13, 2008 BOARD MEETING** - On a motion of Steve Flotteron, seconded by Joan Johnson, and approved by all, authorization was granted for the CDA to increase funding to the Planning Department from \$25,000.00 to \$27,548.25 for lighting and pavement improvements completed along Suffolk Avenue in Brentwood.

7. **AMENDMENT TO EMPLOYEE POLICY MANUAL** – On a motion of Eric Hofmeister, seconded by Joan Johnson, and approved by all, the Board of Directors adopted the following additional paragraph to the “Eligibility” Section of the CDA Employee Policy Manual, in order to address differences in retirement age between the John Hancock Money Purchase Pension Plan and the NYS Retirement System as well as to address longevity issues:

An employee who separates from the Agency after having reached the age of 55 or 30 years of consecutive service regardless of age is eligible to receive health insurance coverage, as if an active employee, if:

- a. The employee has satisfied the minimum requirements for vesting; and
- b. has at least ten (10) years of consecutive employment with the Agency.

All other terms and conditions of the “Eligibility” Section except as amended herein shall remain in full force and effect. This amendment shall in no way limit those benefits that would otherwise be available to any employee prior to this change to the employee policy manual.

Discussion:

1) Foreclosure Update

The Executive Director stated that lis pendens have been on the decrease for the past few months, but foreclosures when compared to last year are still increasing. The Agency’s General Counsel added that we are now purchasing homes in our target areas for \$50,000 to \$70,000. Unfortunately this has a negative affect on the neighborhood as a whole.

2) NSP 1

The Executive Director informed the Board that fifteen (15) homes have been purchased through the program and that all projects are underway.

3) NSP 3

The Executive Director stated that the Town of Islip will be receiving NSP 3 funds in the amount of approximately \$1.4M, which equates to approximately 8% of the \$19M available statewide. He also stated that the program requirements will be similar to NSP 1. Program regulations should be out by September 20, 2010.

4. Cortland Square Update

The Board was informed that items related to the transfer of the property to the Long Island Housing Partnership have been resolved. Closing should be schedule within a few weeks.

5. General Discussion

The Bay Shore Chamber of Commerce requested funds from the CDA for Wellness Walk signage ó CDA Board approved funding not to exceed \$5,000.

Steven Flotteron would like to see additional efforts made to address the Lowell Avenue Area. The Executive Director stated that substantial funds have been directed to that area in recent months, and all CDBG-R funds were expended resurfacing roads in the neighborhood. Eugene Murphy stated that the Town of Islip has spent between \$250K and \$500K improving the Lowell Avenue Community.

Summary of Presentation by Nancy Manfredonia, Executive Director of the Central Islip Civic Council

- Central Islip Civic Council has a long history of involvement in the Lowell Avenue Community
- Homes are not being purchased and owner-occupied, further depressing the Lowell Avenue Community
- CDA owned property on Lowell Avenue is being used by gangs (riffraff) leaving drug paraphernalia behind
- CDA's overall maintenance of property is much better than in the past

6. The next CDA Board Meeting is scheduled for October 21, 2010 at 9:30 a.m.

There being no further business to come before the Board, on a motion of Eric Hofmeister, seconded by Joan Johnson, and approved by all, the meeting was adjourned at 10:03 a.m.

Respectfully submitted,

Salvatore Matera
Assistant Secretary

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