

**MINUTES
TOWN OF ISLIP
COMMUNITY DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
March 14, 2019
6:30 P.M.**

The meeting was opened at 6:33 p.m. by Chairwoman Debra Cavanagh. Other members present for the Board of Directors were Jarett Gandolfo, Timothy Morris and Manuel Troche. Present for the CDA were Executive Director James Bowers, Chief Financial Officer Salvatore Matera, General Counsel Robert T. Fuchs, Director of Affordable Housing Robert Kuri and Assistant Director Julia MacGibbon.

1. **MINUTES OF MEETING** – On a motion of Manuel Troche, seconded by Jarett Gandolfo, the minutes of the Board of Directors meeting held January 10, 2019 were approved by all without change.
2. **MINUTES OF ANNUAL PUBLIC HEARING** - On a motion of Manuel Troche, seconded by Jarett Gandolfo, the minutes of the Annual Public Hearing held February 20, 2019 were approved by all without change.
3. **AUTHORIZATION TO ENTER INTO A NEW HOME NON-CHDO AGREEMENT WITH UNITED WAY of LONG ISLAND AND IN CONJUNCTION WITH THEIR YOUTHBUILD LONG ISLAND PROGRAM** - On a motion of Manuel Troche, seconded by Jarett Gandolfo, authorization was granted for the Executive Director to enter into a new HOME NON-CHDO Agreement and Match Agreement for the cost of construction of an energy efficient affordable home on CDA owned land located at 00 Peters Blvd, Central Islip. HOME Funds will not to exceed \$200,000.00. If required, CDBG funds will be used to complete project. Youth-build is an on-the-job career training program for at-risk youths that provides extensive construction experience in the green eco-industries field.
4. **AUTHORIATION TO ENTER INTO A HOME CHDO AGREEMENT WITH SUBURBAN HOUSING DEVELOPMENT AND RESEARCH, INC.** – On a motion of Manuel Troche, seconded by Jarett Gandolfo, authorization was granted for the Executive Director to enter into a HOME CHDO Agreement with Suburban Housing Development and Research, Inc. to provide financial assistance for renovation and rehabilitation of CHDO owned homes that the CDA had provided and secured mortgage financing for the acquisition. The homes are used as permanent affordable rental housing for formerly homeless families. HOME CHDO Grant is not to exceed \$130,687.70.

5. AUTHORIZATION TO SELL PROPERTY – DIRECT SALE 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 Direct Sale Program:

<u>Name</u>	<u>Address</u>	<u>Tax Map #</u>	<u>Sales Price</u>	<u>Mortgage Terms</u>
Ebony Sellers-Morgan	12 Peters Blvd. Central Islip, NY	0500-120-01-042	\$280,000	1 st - 4%, 30 Years 2 nd - 0% Deferred 3 rd -0%, Forgiven after 15 years
Pablo E. Garcia, Jr. Marlene Garcia	30 Leahy Avenue Brentwood, NY	0500-114-02-053.004	\$363,000	1 st - 4%, 30 Years 2 nd - 0% Deferred 3 rd -0%, Forgiven after 15 years

Discussion:

1. Up-date of current activities – The Executive Director advised the Board on the following issues:
 - DRI Grant – Town of Islip and CDA
 - NY Tech Property – Covenants and Restrictions and proposed housing development
 - Rental Units – lease-up, vacancies and evictions
2. Next CDA Board Meeting – April 11, 2019 at 6:30 p.m.

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 7:20 p.m.

Respectfully Submitted,

Julia E. MacGibbon
Assistant Secretary

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