

**MINUTES
TOWN OF ISLIP
COMMUNITY DEVELOPMENT AGENCY
BOARD OF DIRECTORS
SEPTEMBER 14, 2023
6:30 P.M.**

The CDA Board of Directors' Meeting was opened at 7:03 p.m. by Chairwoman Debra Cavanagh. Other members present for the Board of Directors were Manuel Troche and Jarett Gandolfo. Present for the CDA were the Executive Director, Julia E. MacGibbon and Chief Financial Officer, Renee Sumpter, Affordable Housing and Project Development Director, Kevin Crean and General Counsel, Robert T. Fuchs. Town of Islip Councilman John C. Cochrane, Jr. was also in attendance.

1. **MINUTES OF MEETING** - On a motion of Manuel Troche, seconded by Jarett Gandolfo, the minutes of the Board of Directors meeting held June 8, 2023 were approved by all without change.

2. **AUTHORIZATION TO RESCIND AND RESTRUCTURE THE TERMS OF THE SALE OF PROPERTY - DIRECT SALE PROGRAM** - On a motion of Jarett Gandolfo, seconded by Manuel Troche, and approved by all, the Board of Directors authorized the Executive Director to rescind the purchase price of \$486,000 and second mortgage of \$170,000 as authorized on March 9, 2023, and to restructure the purchase price to \$550,000 to reflect HUD's Homeownership Sales Limit (effective as of July 1, 2023) and increase the second mortgage to \$234,000 all other terms remain the same, with Ana Poppe for the purchase of 393 Evergreen Avenue, Central Islip.

3. **AUTHORIZATION TO RESCIND PROPERTY - DIRECT SALE PROGRAM** - On a motion of Debra Cavanagh, seconded by Jarett Gandolfo, and approved by all, the Board of Directors authorized the Executive Director to rescind the March 9, 2023 authorization to enter into a Contract of Sale with Maria A. Workman, who no longer wants to continue with the purchase of 24A Peters Boulevard.

4. **AUTHORIZATION TO SELL PROPERTY - RENT WITH OPTION TO BUY PROGRAM** - On a motion of Jarett Gandolfo, seconded by Manuel Troche, and approved by all, the Board of Directors authorized the Executive Director to enter into a Lease with Option to Purchase Agreement 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>
Samantha Robillard	24A Peters Boulevard Central Islip, NY 11722	0500-120-02-020	\$510,000.00	1 st 3 %, 30 Years \$246,000.00 2 nd 0% deferred \$199,000.00 3 rd 0% Forgiven After 15 years \$60,000 \$5,000 DPA

5. **AUTHORIZATION TO ENTER INTO A NEW HOME NON-CHDO AGREEMENT WITH UNITED WAY of LONG ISLAND AND IN CONJUNCTION WITH THEIR YOUTH-BUILD LONG ISLAND PROGRAM** - On a motion of Manuel Troche, seconded by Jarett Gandolfo, and approved by all, the Board of Directors authorized 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 67 East Halley Lane, Central Islip. HOME and CDBG funds will be used to complete the project in an amount not to exceed \$375,000.00. 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.

6. **AUTHORIZATION TO ENTER INTO AN SUBRECIPIENT AGREEMENT WITH THE TOWN OF ISLIP FOR CODE ENFORCEMENT** - On a motion of Jarett Gandolfo, seconded by Manuel Troche, and approved by all, the Board of Directors authorized the Executive Director to enter into a subrecipient agreement with the Town of Islip whereby the Town will provide comprehensive enforcement of code violation services within designated areas in the hamlets of Bay Shore, Brentwood and Central Islip. The CDA will provide an annual allocation of \$100,000.00 using 2022 CDBG grant funds toward payroll for the 2023 calendar year.

7. **AUTHORIZATION TO ENTER INTO AN SUBRECIPIENT AGREEMENT WITH THE TOWN OF ISLIP FOR THE PAVING OF THE CENTRAL ISLIP COMMUNITY PARK PARKING LOT** - On a motion of Jarett Gandolfo, seconded by Manuel Troche, and approved by all, the Board of Directors authorized the Executive Director to enter into a subrecipient agreement with the Town of Islip whereby the CDA will provide CDBG funds in an amount not to exceed \$300,000.00 for the paving of the parking lot at the Town of Islip Central Islip Community Park.

General discussion took place on the following items regarding CDA activities:

- Meeting with Central Islip Civic Council regarding the property located at 8 Willow
- Family Service League Shelter site visit that took place on June 20th
- Site visit with HUD representatives that took place on August 30th
- Status of CAPER
- Update on employment matters
- Discussion on accounting standard

The Board went into Executive Session at approximately 7:35 p.m. with the General Counsel to discuss a personnel matter. Upon reconvening into the public session at approximately 7:40 p.m., on a motion of Debra Cavanagh, seconded by Jarett Gandolfo, and approved by all, the Board of Directors approved the personnel matter.

Next CDA Board Meeting scheduled for October 12, 2023.

There being no further business to come before the CDA Board, on a motion of Manuel Troche, seconded by Jarett Gandolfo and approved by all, the CDA Board of Directors meeting adjourned at 7:48 p.m.

Respectfully Submitted:

Renee Sumpter

Renee Sumpter
Assistant Secretary

S
E
A
L