

**MINUTES  
TOWN OF ISLIP  
COMMUNITY DEVELOPMENT AGENCY  
BOARD OF DIRECTORS MEETING  
APRIL 10, 2025  
5:30 P.M.**

The CDA Board of Directors' Meeting was opened at 5:31 p.m. by Chairwoman Debra Cavanagh. Other members present for the Board of Directors were Maria Vidal and Manuel Troche. Present for the CDA were the Executive Director, Julia E. MacGibbon, Chief Financial Officer, Renee Sumpter, General Counsel, Robert T. Fuchs and Affordable Housing and Project Development Director, Kevin Crean.

1. **MINUTES OF THE SPECIAL MEETING** - On a motion of Maria Vidal, seconded by Manuel Troche, the minutes of the Board of Directors' special meeting, held on March 20, 2025 were approved by all without change.
2. **MINUTES OF THE GOVERNANCE COMMITTEE MEETING** - On a motion of Maria Vidal, seconded by Manuel Troche, the minutes of the Governance Committee meeting held on March 20, 2025 were approved by all without change.
3. **MINUTES OF THE AUDIT AND FINANCE COMMITTEE MEETING** - On a motion of Maria Vidal, seconded by Manuel Troche, the minutes of the Audit and Finance Committee meeting held on March 20, 2025 were approved by all without change.
4. **AUTHORIZATION TO ENTER INTO A CDBG-CV SUBRECEIPIENT AGREEMENT WITH FAMILY SERVICE LEAGUE** - On a motion of Debra Cavanagh, seconded by Manuel Troche and approved by all, the Board of Directors authorized the Executive Director to enter into a CDBG-CV Subrecipient Agreement with Family Service League of Suffolk, Inc. to conduct an Educational Tutoring Program in Response to COVID-19. The Program will be held at their family shelter in Brentwood and will be offered in four sessions from April 1, 2025 through June 2026. The CDBG-CV Grant amount will not exceed \$36,000.00.
5. **AUTHORIZATION TO SELL PROPERTY – DIRECT SALE PROGRAM** - On a motion of Manuel Troche, seconded by Maria Vidal and approved by all, the Board of Directors authorized the Executive Director to enter into a Direct Sale Purchase Agreement with the following first-time home buyer under the Affordable Housing Direct Sale Program:

<u>Name</u>	<u>Address</u>	<u>Tax Map #</u>	<u>Sales Price</u>	<u>Mortgage Terms</u>
Andres Rosas Cuadros	14 Satinwood St,	0500-166-01-091	\$550,000	1 <sup>st</sup> - 3 %, 30 Years
Vanessa Cuadros	Central Islip, NY 11722			\$378,000.00
				2 <sup>nd</sup> 0% deferred
				\$107,000
				3 <sup>rd</sup> 0% Forgiven
				After 15 years
				\$60,000.00
				\$5,000.00 DP

Discussion:

1. Update of activities:

The CDA is currently working on the 5 Year Consolidated Plan, 2025-2026 Annual Action Plan and Analysis of Impediments. The funding allocations for the 2025-2026 year have not yet been released by HUD. Allocations should be released in May and the CDA Management team will be able to present the Plan to the Board at the June meeting, including public service awards.

2. Next CDA Board Meeting scheduled for June 12, 2025 at 5:30 p.m. The May 8, 2025 CDA Board Meeting will be cancelled.

There being no further business to come before the CDA Board, on a motion of Debra Cavanagh, seconded by Manuel Troche and approved by all, the CDA Board of Directors' meeting adjourned at 6:30 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Renee Sumpter". The signature is written in dark ink and is positioned above the printed name and title.

Renee Sumpter  
Assistant Secretary

S  
E  
A  
L