

**MINUTES
TOWN OF ISLIP
COMMUNITY DEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING
SEPTEMBER 11, 2025
5:30 P.M.**

The CDA Board of Directors' Meeting was opened at 5:42 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.

Joeana Cherry, a Home Rehabilitation Program applicant, was invited by the Chairwoman of the Board to attend the Public Session of this meeting. The Board of Directors' meeting was delayed to allow ample time for Ms. Cherry's arrival however she did not attend and the Board of Directors continued with the meeting.

1. **MINUTES OF THE MEETING** - On a motion of Maria Vidal, seconded by Manuel Troche, the minutes of the Board of Directors' meeting, held on June 12, 2025 were approved by all without change.
2. **AUTHORIZATION TO ENTER INTO A SUBRECIPIENT AGREEMENT WITH THE INCORPORATED VILLAGE OF BRIGHTWATERS** - 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 Subrecipient Agreement with the Incorporated Village of Brightwaters to assist with the conversion of an existing building into an ADA-compliant restroom at the Wohseepee Park Cabin. The grant amount will not exceed \$25,000.00.
3. **AUTHORIZATION TO ENTER INTO A HOME SUBRECIPIENT AGREEMENT WITH AHRC SUFFOLK, INC.** - Authorization was requested for the Executive Director to enter into a HOME Subrecipient Agreement with AHRC Suffolk, Inc., to assist the non-profit organization with improvements to an existing group home for mentally challenged adults located within the Town of Islip that it owns and operates. The grant amount will not exceed \$100,000.00 towards estimated renovation costs. AHRC will contribute the balance of funds which may be counted toward the required 25% HOME match requirement. *The Board of Directors tabled this resolution until further information is available from AHRC Suffolk, Inc. on the particular project that will benefit from the grant proceeds.*
4. **AUTHORIZATION TO ENTER INTO A NEW SUBRECIPIENT AGREEMENT WITH UNITED WAY OF LONG ISLAND, INC.** - 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 new Subrecipient Agreement with United Way of Long Island, Inc. in the amount of \$140,000.00 to continue their role as HOPWA Program sponsor from July 1, 2025 to June 30, 2026, using program income generated from HOPWA properties sales repurposed for alternative use.

5. **AUTHORIZATION TO ENTER INTO A NEW HOME NON-CHDO AGREEMENT AND MATCH 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 Maria Vidal, 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 25 Lincoln Avenue, Islip Terrace. 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 PURCHASE PROPERTY FROM UNITED WAY OF LONG ISLAND** - On a motion of Manuel Troche, seconded by Maria Vidal, and approved by all, the Board of Directors authorized the Executive Director to purchase 54 Adams Road, Central Islip from United Way of Long Island to be used in the CDA's Affordable Housing Program. The purchase price will not exceed \$385,000.00.

Discussion:

1. Update of activities:
 - a. HOME ARP – RFP's for architect services have been received and will be reviewed by management.
 - b. Kevin updated the Board of Directors on one of the clarified HUD regulations.
2. The next CDA Board Meeting scheduled for October 9, 2025 at 5:30 p.m.

There being no further business to come before the CDA Board, on a motion of Maria Vidal, seconded by Manuel Troche and approved by all, the CDA Board of Directors' meeting adjourned at 6:15 p.m.

Respectfully Submitted:



Renee Sumpter
Assistant Secretary

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