

**MINUTES  
TOWN OF ISLIP  
COMMUNITY DEVELOPMENT AGENCY  
BOARD OF DIRECTORS  
JANUARY 8, 2026  
5:30 P.M.**

The CDA Board of Directors' Meeting was opened at 5:35 p.m. by Chairwoman Debra Cavanagh. Other members present for the Board of Directors were Maria Vidal, Timothy Morris 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 MEETING** - On a motion of Manuel Troche, seconded by Timothy Morris, the minutes of the Board of Directors' meeting held on November 13, 2025 were approved by all without change.
2. **AUTHORIZATION FOR THE GENERAL COUNSEL TO COMMENCE LAWSUITS** - On a motion of Timothy Morris, seconded by Manuel Troche, and approved by all, the Board of Directors authorized the General Counsel to commence lawsuits on behalf of the Town of Islip Community Development Agency with regard to landlord/tenant evictions, foreclosures and related actions.
3. **AUTHORIZATION TO APPROVE EXPENSES RELATED TO VARIOUS FUNDRAISERS, EVENTS TO SUPPORT THE COMMUNITY, PUBLIC SERVICES, ETC.** - On a motion of Manuel Troche, seconded by Timothy Morris, and approved by all, the Board of Directors authorized the Executive Director to approve expenses for the CDA Board of Directors and CDA employees to attend various fundraisers, CDA staff events and events to support the community and local Public Service organizations. These expenses will not exceed \$4,000 for the calendar year ended December 31, 2026 and will be paid with Non-Federal Funds.
4. **APPOINTMENT OF THE AGENCY'S AUDIT AND FINANCE COMMITTEE MEMBERS PURSUANT TO THE PUBLIC AUTHORITIES ACT** - On a motion of Manuel Troche, seconded by Timothy Morris, and approved by all, as mandated by the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, the Board of Directors appointed Debra Cavanagh, Chairperson, Jarett Gandolfo, Manuel Troche, Timothy Morris and Maria Vidal to the Committee.
5. **APPOINTMENT OF THE AGENCY'S GOVERNANCE COMMITTEE MEMBERS PURSUANT TO THE PUBLIC AUTHORITIES ACT** - On a motion of Timothy Morris, seconded by Maria Vidal, and approved by all, as mandated by the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, the Board of Directors appointed Debra Cavanagh, Chairperson, Jarett Gandolfo, Manuel Troche, Timothy Morris and Maria Vidal to the Committee.

On a motion of Maria Vidal, seconded by Debra Cavanagh and approved by all, the Board of Directors, went into the Audit and Finance Committee Meeting at 5:39 p.m. On a motion of Timothy Morris, seconded by Maria Vidal and approved by all the Audit and Finance Committee, the Committee meeting was adjourned at 5:43 p.m. See the attached Minutes of Meeting.

On a motion of Timothy Morris, seconded by Maria Vidal and approved by all, the Board of Directors went into the Governance Committee Meeting at 5:44 p.m. On a motion of Maria Vidal, seconded by Timothy Morris and approved by all the Governance Committee meeting, the Committee meeting was adjourned at 5:52 p.m. See the attached Minutes of Meeting.

On a motion of Maria Vidal, seconded by Timothy Morris and approved by all, the Board of Directors went back into the public session at 5:53 p.m.

6. **ADOPTION OF THE BY-LAWS REQUIRED UNDER THE PUBLIC AUTHORITIES REFORM ACT OF 2009** - On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, as mandated by the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, the Board of Directors adopted the By- Laws attached hereto.
7. **ADOPTION OF THE CODE OF ETHICS REQUIRED UNDER THE PUBLIC AUTHORITIES REFORM ACT OF 2009** - On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, as mandated by the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, the Board of Directors adopted the Code of Ethics Policy attached hereto.
8. **ADOPTION OF THE COMPENSATION, REIMBURSEMENT AND ATTENDANCE POLICY REQUIRED UNDER THE PUBLIC AUTHORITIES REFORM ACT OF 2009** - On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, as mandated by the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, the Board of Directors adopted the Compensation, Reimbursement and Attendance Policy attached hereto.
9. **ADOPTION OF THE DEFENSE AND INDEMNIFICATION POLICY REQUIRED UNDER THE PUBLIC AUTHORITIES REFORM ACT OF 2009** - On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, as mandated by the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, the Board of Directors adopted the Defense and Indemnification Policy attached hereto.
10. **ADOPTION OF THE FREEDOM OF INFORMATION POLICY UNDER THE PUBLIC AUTHORITIES REFORM ACT OF 2009** - On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, as mandated by the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, the Board of Directors adopted the Freedom of Information Policy attached hereto.

11. **ADOPTION OF THE INVESTMENT POLICY UNDER THE PUBLIC AUTHORITIES REFORM ACT OF 2009** - On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, as mandated by the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, the Board of Directors adopted the Investment Policy attached hereto.
12. **ADOPTION OF THE WHISTLEBLOWER POLICY REQUIRED UNDER THE PUBLIC AUTHORITIES REFORM ACT OF 2009** - On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, as mandated by the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, the Board of Directors adopted the Whistleblower Policy attached hereto.
13. **ADOPTION OF THE PROCUREMENT POLICY UNDER THE PUBLIC AUTHORITIES REFORM ACT OF 2009** - On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, as mandated by the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009 as well as applicable federal laws and regulations which will apply to the procurement of goods and services not subject to the competitive bidding requirements set forth in General Municipal Law Section 103 and which goods and services are paid for and used by the Agency, the Board of Directors adopted the Procurement Policy attached hereto.
14. **ADOPTION OF THE DISPOSITION POLICY REQUIRED UNDER THE PUBLIC AUTHORITIES REFORM ACT OF 2009** - On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, as mandated by the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, the Board of Directors adopted the Disposition Policy Code of Ethics attached hereto.
15. **ADOPTION OF THE CONFLICT OF INTEREST POLICY REQUIRED UNDER THE PUBLIC AUTHORITIES REFORM ACT OF 2009** - On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, as mandated by the Public Authorities Accountability Act of 2005 and the Public Authorities Reform Act of 2009, the Board of Directors adopted the Conflict of Interest Policy attached hereto.
16. **AUTHORIZATION IS REQUESTED FOR THE BOARD TO ADOPT THE 2026 TOWN OF ISLIP COMMUNITY DEVELOPMENT AGENCY'S BOARD MEETING SCHEDULE** - On a motion of Maria Vidal, seconded by Timothy Morris and approved by all, the Board to adopted the 2026 Town of Islip Community Development Agency's Board Meeting Schedule.

Discussion:

1. Update of activities:
  - a. There has been interest in the renting of the 111 Main Street building.
  - b. There was a discussion on the use of HOME ARP funds to build modular homes. Management went to meet and see the manufacturing of Bill Lakes Modular homes in November.
2. Annual Public Hearing January 28, 2026 at 5:00 p.m. at Town Hall
3. Next CDA Board Meeting scheduled for February 12, 2026

There being no further business to come before the CDA Board, on a motion of Debra Cavanagh, seconded by Maria Vidal and approved by all, the CDA Board of Directors' meeting adjourned at 6:38 p.m.

Respectfully Submitted:



Renee Sumpter  
Assistant Secretary

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