

**MINUTES
TOWN OF ISLIP
COMMUNITY DEVELOPMENT AGENCY
BOARD OF DIRECTORS' MEETING**

March 12, 2026

5:30 P.M.

(Time Changed to 4:30 to Establish a Quorum)

The CDA Board of Directors' Meeting was opened at 4:30 p.m. by Chairwoman Debra Cavanagh. Other members present for the Board of Directors were 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 the motion of Timothy Morris, seconded by Manuel Troche, the minutes of the Board of Directors meeting held on January 8, 2026, were approved by all without change.
2. **MINUTES OF THE ANNUAL PUBLIC MEETING** - On a motion of Manuel Troche, seconded by Timothy Morris, the minutes of the Annual Public Hearing held January 28, 2026, were approved by all without change.
3. **AMEND RESOLUTION #5 FROM SEPTEMBER 11, 2025 MINUTES TO ADJUST THE COST OF CONSTRUCTION OF A NEW AFFORDABLE HOME BEING BUILT BY UNITED WAY OF LONG ISLAND UNDER THEIR YOUTH-BUILD LONG ISLAND PROGRAM** - On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, authorization was granted for the Executive Director to Amend the 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 \$425,000.00. The construction cost was originally set at \$375,000 but building soft and hard costs have gone up significantly.

On a motion of Debra Cavanagh, seconded by Manuel Troche and approved by all, the Board of Directors went into the Audit and Finance Committee Meeting at 4:40 p.m. On the motion of Manuel Troche, seconded by Timothy Morris, approved by all the Audit and Finance Committee, the Committee meeting was adjourned at 4:58 p.m. See the attached Minutes of Meeting.

On a motion of Debra Cavanagh, seconded by Manny Troche and approved by all, the Board of Directors went into the Governance Committee Meeting at 4:58 p.m. On a motion of Debra Cavanagh, seconded by Manuel Troche and approved by all the Governance Committee meeting was adjourned at 5:00 p.m. See the attached Minutes of Meeting.

On a motion of Debra Cavanagh, seconded by Timothy Morris and approved by all, the Board of Directors went back into the public session at 5:00 p.m.

4. **AUTHORIZATION IS REQUESTED FOR THE BOARD TO ACCEPT THE JUNE 30, 2025 AUDITED FINANCIAL STATEMENTS AND SINGLE AUDIT REPORTS** – On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, the Board accepted the June 30, 2025, Audited Financial Statements and Single Audit Reports as prepared by BST & Co. CPA's, LLP.
5. **AUTHORIZATION TO ACCEPT THE JUNE 30, 2025 ANNUAL INVESTMENT REPORT** – On a motion by Debra Cavanagh seconded by Manuel Troche and approved by all The Board accepted the June 30, 2025, Annual Investment Report as required by Section 2925 of the Public Authorities Law.
6. **AUTHORIZATION TO ENTER INTO A COMMERCIAL REAL ESTATE BROKER AGREEMENT** – On a motion of Manuel Troche, seconded by Timothy Morris and approved by all, authorization was granted for the Executive Director to enter into a Commercial Real Estate Broker Agreement to lease the building at 111 West Main Street, Bay Shore.

There being no further business to come before the CDA Board, on the motion of Manuel Troche, seconded by Timothy Morris and approved by all, the CDA Board of Directors' meeting adjourned at 5:13 p.m.

Discussion Items:

1. 2nd Annual Public Hearing held March 4, 2026, at 5:00 p.m.
2. Disclosure Forms for Town of Islip
3. Next CDA Board Meeting scheduled for April 9, 2026

Respectfully Submitted,



Renee Sumpter
Assistant Secretary

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