

Governance Information (Authority-Related)

Question	Response	URL (if applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	www.islipcda.org
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.islipcda.org
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	www.islipcda.org
6. Are any Authority staff also employed by another government agency?	No	
7. Has the Authority posted their mission statement to their website?	Yes	www.islipcda.org
8. Has the Authority's mission statement been revised and adopted during the reporting period?	Yes	N/A
9. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		www.islipcda.org

Governance Information (Board-Related)

Question	Response	URL
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		www.islipcda.org
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		www.islipcda.org
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.islipcda.org
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.islipcda.org
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	

Board of Directors Listing

Name	Raccuglia, Steven	Name	Colon, Ramon V
Chair of the Board	No	Chair of the Board	No
If yes, Chair Designated by.		If yes, Chair Designated by.	
Term Start Date	04/01/2013	Term Start Date	01/01/2012
Term Expiration Date	03/31/2018	Term Expiration Date	01/31/2014
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Ortiz, Renee	Name	Cavanagh, Debra
Chair of the Board	No	Chair of the Board	Yes
If yes, Chair Designated by.		If yes, Chair Designated by.	Elected by Board
Term Start Date	01/01/2012	Term Start Date	01/01/2013
Term Expiration Date	12/31/2015	Term Expiration Date	03/01/2017
Title		Title	
Has the Board member appointed a designee?		Has the Board member appointed a designee?	
Designee Name		Designee Name	
Ex-officio	No	Ex-officio	No
Nominated By	Other	Nominated By	Other
Appointed By	Other	Appointed By	Other
Confirmed by Senate?		Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes	Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes	Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No	Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	Yes	Does the Board member/designee also hold an elected or appointed municipal government position?	No

Board of Directors Listing

Name	Troche, Manuel
Chair of the Board	No
If yes, Chair Designated by.	
Term Start Date	01/01/2013
Term Expiration Date	06/30/2014
Title	
Has the Board member appointed a designee?	
Designee Name	
Ex-officio	No
Nominated By	Other
Appointed By	Other
Confirmed by Senate?	
Has the Board member/designee signed the acknowledgement of fiduciary duty?	Yes
Complied with training requirement of Section 2824?	Yes
Does the Board member/designee also hold an elected or appointed State gove	No
Does the Board member/designee also hold an elected or appointed municipal government position?	No

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/Part Time	Exempt	Base Annualized Salary	Actual salary paid to the individual	Overtime paid by Authority	Performance Bonus	Extra Pay	Other Compensation/Allowances/Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Depalma, Maria	Maintenance	Operational				PT	No	27,240.50	27,240.5	0	0	0	0	27,240.5	No	
Felpo, Diane	Bookkeeper	Administrative and Clerical				FT	No	45,524.09	45,524.09	0	0	0	0	45,524.09	No	
Fuchs, Robert T	General Counsel	Professional				FT	Yes	118,300.00	118,300	0	0	0	103.5	118,403.5	No	
Gesseck, Janet	Bookkeeper	Administrative and Clerical				FT	No	54,541.24	54,541.24	0	0	0	9,516.51	64,057.75	No	
Homfeld, George	Senior Rehab Specialists	Operational				FT	No	68,878.24	68,878.24	142.49	0	0	639	69,659.73	No	
Karppi, Alison M	Executive Director/CEO	Executive				FT	Yes	98,988.47	98,988.47	0	0	0	72	99,060.47	No	
Kuri, Robert M	Affordable Housing Program Director	Managerial				FT	Yes	76,880.72	76,880.72	0	0	0	123.84	77,004.56	No	
MacGibbon, Julia E	Director of Administrative Services	Managerial				FT	Yes	85,560.39	85,560.39	0	0	0	43.2	85,603.59	No	
Matera, Salvatore	Assistant Director / CFO	Executive				FT	Yes	100,717.33	100,717.33	0	0	0	675.96	101,393.29	No	
Ryder, Thomas C	Maintenance	Operational				PT	No	31,200.00	2,000	0	0	0	0	2,000	No	
Silas, Barbara	Property Manager	Operational				FT	No	56,646.96	56,646.96	0	0	0	0	56,646.96	No	
Tilford, Vivian	Receptionist	Administrative and Clerical				FT	No	41,276.03	41,276.03	0	0	0	0	41,276.03	No	

Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Barga- ining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the individua l	Overtime paid by Authority	Performance Bonus	Extra Pay	Other Compensa tion/Allo wances/Ad justments	Total Compens -ation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
Toth, Terry	Rehabilita tion Coordinato r	Administrative and Clerical				FT	No	57,779.45	57,779.45	0	0	0	0	57,779.45	No	

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for

No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Troche, Manuel	Board of Directors												X	
Cavanagh, Debra	Board of Directors												X	
Ortiz, Renee	Board of Directors												X	
Colon, Ramon V	Board of Directors												X	
Raccuglia, Steven	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Member-ships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allow-ance	Spousal / Dependent Life Insurance	Tuition Assist-ance	Multi-Year Employ-ment	None of These Benefits	Other
Fuchs, Robert T	General Counsel												X	
Matera, Salvatore	Assistant Director / CFO												X	

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct? No
 Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Yes

Name of Subsidiary/Component Unit	Status	Requested Changes
-----------------------------------	--------	-------------------

Subsidiary/Component Unit Creation

Name of Subsidiary/Component Unit	Establishment Date	Entity Purpose
Islip's Housing Development Fund Company, Inc.	07/01/1990	To construct and provide affordable housing to income eligible individuals / families

Subsidiary/Component Unit Termination

Name of Subsidiary/Component Unit	Termination Date	Termination Reason	Proof of Termination
-----------------------------------	------------------	--------------------	----------------------

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

<u>Assets</u>	
Current Assets	
Cash and cash equivalents	\$3,494,810
Investments	\$0
Receivables, net	\$691,623
Other assets	\$857,981
Total Current Assets	\$5,044,414
Noncurrent Assets	
Restricted cash and investments	\$77,389
Long-term receivables, net	\$19,270,640
Other assets	\$0
Capital Assets	
Land and other nondepreciable property	\$9,083,437
Buildings and equipment	\$4,438,331
Infrastructure	\$0
Accumulated depreciation	\$2,414,395
Net Capital Assets	\$11,107,373
Total Noncurrent Assets	\$30,455,402
Total Assets	\$35,499,816

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

Liabilities

Current Liabilities

Accounts payable	\$959,950
Pension contribution payable	\$36,788
Other post-employment benefits	\$0
Accrued liabilities	\$77,389
Deferred revenues	\$0
Bonds and notes payable	\$0
Other long-term obligations due within one year	\$107,044
Total Current Liabilities	\$1,181,171

Noncurrent Liabilities

Pension contribution payable	\$0
Other post-employment benefits	\$770,970
Bonds and notes payable	\$0
Long Term Leases	\$0
Other long-term obligations	\$298,867
Total Noncurrent Liabilities	\$1,069,837

Total Liabilities

\$2,251,008

Net Asset (Deficit)

Net Asset

Invested in capital assets, net of related debt	\$2,023,936
Restricted	\$29,918,224
Unrestricted	\$1,306,648
Total Net Assets	\$33,248,808

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

<u>Operating Revenues</u>	
Charges for services	\$2,002,482
Rental & financing income	\$0
Other operating revenues	\$0
Total Operating Revenue	\$2,002,482
<u>Operating Expenses</u>	
Salaries and wages	\$845,750
Other employee benefits	\$403,927
Professional services contracts	\$79,392
Supplies and materials	\$0
Depreciation & amortization	\$117,810
Other operating expenses	\$0
Total Operating Expenses	\$1,446,879
Operating Income (Loss)	\$555,603
<u>Nonoperating Revenues</u>	
Investment earnings	\$3,703
State subsidies/grants	\$0
Federal subsidies/grants	\$4,341,801
Municipal subsidies/grants	\$0
Public authority subsidies	\$0
Other nonoperating revenues	\$0
Total Nonoperating Revenue	\$4,345,504

Summary Financial Information

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Nonoperating Expenses

Interest and other financing charges	\$0
Subsidies to other public authorities	\$0
Grants and donations	\$364,678
Other nonoperating expenses	\$4,670,571
Total Nonoperating Expenses	\$5,035,249
Income (Loss) Before Contributions	(\$134,142)
Capital Contributions	\$0
Change in net assets	(\$134,142)
Net assets (deficit) beginning of year	\$33,382,950
Other net assets changes	\$0
Net assets (deficit) at end of year	\$33,248,808

Current Debt

Question	Response
1. Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?	No
2. If yes, has the Authority issued any debt during the reporting period?	

New Debt Issuances List by Type of Debt and Program

No Data has been entered by the Authority for this section in PARIS

Schedule of Authority Debt

Type of Debt	Statutory Authorization (\$)	Outstanding Start of Fiscal Year (\$)	New Debt Issuances (\$)	Debt Retired (\$)	Outstanding End of Fiscal Year (\$)
State Obligation					
State Guaranteed					
State Supported					
State Contingent Obligation					
State Moral Obligation					
Other State Funded					
Authority Obligation					
General Obligation					
Revenue					
Other Non-State Funded					
Conduit					
Conduit Debt					
Conduit Debt - Pilot Increment Financing					

Real Property Acquisition/Disposal List

1. Address Line1: 119 N. 1st Avenue
Address Line2:
City: BAY SHORE
State: NY
Postal Code: 11706
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$140,000
How was the Fair Market Value Appraisal
Determined?
Transaction Type: DISPOSITION SALE
If Other, Explain:

Transaction Date: 07/30/2014
Purchase Sale Price: \$140,000.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization:
Last Name: Brewer
First Name: Kenneth

Address Line1: 119 N. 1st Avenue
Address Line2:
City: BAY SHORE
State: NY
Postal Code: 11706
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? No

2. Address Line1: 171 Charter Oaks
Address Line2:
City: BRENTWOOD
State: NY
Postal Code: 11717
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$230,000
How was the Fair Market Value Appraisal
Determined?
Transaction Type: DISPOSITION SALE
If Other, Explain:

Transaction Date: 07/30/2014
Purchase Sale Price: \$230,000.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization:
Last Name: Bustillos
First Name: Esther & Rosalia

Address Line1: 171 Charter Oaks
Address Line2:
City: BRENTWOOD
State: NY
Postal Code: 11717
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? No

Real Property Acquisition/Disposal List

3. Address Line1: 10 E. Walnut Street
Address Line2:
City: CENTRAL ISLIP
State: NY
Postal Code: 11722
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$215,000
How was the Fair Market Value Appraisal
Determined?
Transaction Type: DISPOSITION SALE
If Other, Explain:

Transaction Date: 08/07/2014
Purchase Sale Price: \$215,000.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization:
Last Name: Puente
First Name: Flora J.

Address Line1: 10 E. Walnut Street
Address Line2:
City: CENTRAL ISLIP
State: NY
Postal Code: 11722
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? No

4. Address Line1: 1111 Oak Neck Road
Address Line2:
City: BAY SHORE
State: NY
Postal Code: 11706
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$350,000
How was the Fair Market Value Appraisal
Determined?
Transaction Type: DISPOSITION SALE
If Other, Explain:

Transaction Date: 08/14/2014
Purchase Sale Price: \$350,000.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization:
Last Name: Pennolino
First Name: Michael C

Address Line1: 1111 Oak Neck Road
Address Line2:
City: BAY SHORE
State: NY
Postal Code: 11706
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? No

Real Property Acquisition/Disposal List

5. Address Line1: 15 Garden Court
Address Line2:
City: RONKONKOMA
State: NY
Postal Code: 11779
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$312,000
How was the Fair Market Value Appraisal
Determined?
Transaction Type: DISPOSITION SALE
If Other, Explain:

Transaction Date: 08/20/2014
Purchase Sale Price: \$312,000.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization:
Last Name: Lasso
First Name: Fatima & Jose

Address Line1: 15 Garden Court
Address Line2:
City: RONKONKOMA
State: NY
Postal Code: 11779
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? No

6. Address Line1: 2 First Avenue
Address Line2:
City: BRENTWOOD
State: NY
Postal Code: 11717
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$272,000
How was the Fair Market Value Appraisal
Determined?
Transaction Type: DISPOSITION SALE
If Other, Explain:

Transaction Date: 09/23/2014
Purchase Sale Price: \$272,000.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization:
Last Name: Kenwood
First Name: Matthew

Address Line1: 2 First Street
Address Line2:
City: BRENTWOOD
State: NY
Postal Code: 11717
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? No

Real Property Acquisition/Disposal List

7. Address Line1: 32 Gregory Lane
Address Line2:
City: CENTRAL ISLIP
State: NY
Postal Code: 11722
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$185,000
How was the Fair Market Value Appraisal
Determined?
Transaction Type: DISPOSITION SALE
If Other, Explain:

Transaction Date: 09/30/2014
Purchase Sale Price: \$185,000.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization:
Last Name: Rushton
First Name: Kristyn

Address Line1: 32 Gregory Street
Address Line2:
City: CENTRAL ISLIP
State: NY
Postal Code: 11722
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? No

8. Address Line1: 135 McNair Street
Address Line2:
City: BRENTWOOD
State: NY
Postal Code: 11717
Plus4:
Province/Region:
Country: USA
Property Description: Residential Building
Estimated Fair Market Value: \$195,000
How was the Fair Market Value Appraisal
Determined?
Transaction Type: DISPOSITION SALE
If Other, Explain:

Transaction Date: 02/14/2015
Purchase Sale Price: \$195,000.00
Lease Data (If applicable)
Market Rate(\$/square foot):
Lease Rate(\$/square foot):
Lease Period (months):
Seller/Purchaser/Tenant Data:
Organization:
Last Name: Giurfa & Otero
First Name: Lilliana & Karina

Address Line1: 135 McNair Street
Address Line2:
City: BRENTWOOD
State: NY
Postal Code: 11717
Plus4:
Province/Region:
Country: USA
Relation With Board
member/senior authority
management? No

Real Property Acquisition/Disposal List

9. Address Line1: 22 West Drive

Address Line2:

City: BAY SHORE

State: NY

Postal Code: 11706

Plus4:

Province/Region:

Country: USA

Property Description: Residential Building

Estimated Fair Market Value: \$205,000

How was the Fair Market Value Appraisal

Determined?

Transaction Type: DISPOSITION SALE

If Other, Explain:

Transaction Date: 04/28/2015

Purchase Sale Price: \$205,000.00

Lease Data (If applicable)

Market Rate(\$/square foot):

Lease Rate(\$/square foot):

Lease Period (months):

Seller/Purchaser/Tenant Data:

Organization:

Last Name: Benavides

First Name: Pascuel

Address Line1: 22 West Drive

Address Line2:

City: BAY SHORE

State: NY

Postal Code: 11706

Plus4:

Province/Region:

Country: USA

Relation With Board

member/senior authority

management? No

10. Address Line1: 47 Patton Street

Address Line2:

City: BRENTWOOD

State: NY

Postal Code: 11717

Plus4:

Province/Region:

Country: USA

Property Description: Residential Building

Estimated Fair Market Value: \$255,000

How was the Fair Market Value Appraisal

Determined?

Transaction Type: DISPOSITION SALE

If Other, Explain:

Transaction Date: 05/31/2015

Purchase Sale Price: \$255,000.00

Lease Data (If applicable)

Market Rate(\$/square foot):

Lease Rate(\$/square foot):

Lease Period (months):

Seller/Purchaser/Tenant Data:

Organization:

Last Name: Calzado

First Name: Pedro & Marianela

Address Line1: 47 Patton Street

Address Line2:

City: BRENTWOOD

State: NY

Postal Code: 11717

Plus4:

Province/Region:

Country: USA

Relation With Board

member/senior authority

management? No

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

Property Documents

Question	Response	URL (if applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	www.islipcda.org
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	www.islipcda.org
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	

No Data has been entered by the Authority for this section in PARIS

Additional Comments: