1. ROLL CALL

2. CONSENT AGENDA
   a. To approve Board Minutes of the Regular Meeting of December 6, 2018 all members having received copies
   b. To approve Howard Gordon Financials-November 2018
   c. To approve bills and checks paid in December 2018
   d. Review TAR Credit Adjustments-December 2018
   e. PHN 2018-22-Extension of NOFA application for Comprehensive Sustainability Initiative
   f. PHN 2018-23-ANUEL and Management Fee Increases
   g. PHN 2018-24-BRAVE Act Change pertaining to certain veteran’s income
   h. Director’s Notes

3. OLD BUSINESS
   a. Town caucus-Board member intentions
   b. Westvale condo meeting-Board attendance
   c. Updates from Board members on attended town committees and Boards
   d. Gerow land update

4. NEW BUSINESS
   a. Shadyside Land- first right of refusal
   b. Emerson annex condo meeting-Board attendance
   c. HUD properties-repositioning and other potential funding sources for new development

5. ADJOURNMENT OF REGULAR MEETING.