

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

FEBRUARY 4, 2013

10:00 A.M.

The Ramapo Local Development Corporation convened a special meeting of the corporation on Monday, February 4, 2013, at One Provident Bank Park Drive, Pomona, New York, 10970.

Directors Present:

John Brunson
Moses Gross
Christopher P. St. Lawrence

Others Present:

Aaron Troodler	Michael Tauber
Josh Meyer	Kerry Potter
Bracha Gobioff	Teno West

Directors Absent:

None

The meeting was called to order at 10:15 A.M.

Roll Call

Progress Update

Mr. St. Lawrence noted that Mr. Brunson was participating in the meeting via telephone, in accordance with the Ramapo Local Development Corporation's by-laws.

Mr. St. Lawrence and Mr. Meyer discussed switching the RLDC's short-term financing on the stadium to long-term financing. Most of the debt will be non-taxable. Approximately \$700,000 of the debt will be taxable.

Mr. St. Lawrence gave an update on the 2013 Summer Concert Series.

Mr. Tauber provided the board with an update of the Ramapo Commons project. He anticipates that the first two buildings that are part of Phase II will have Certificates of Occupancy within several weeks. Everything is done except for polishing and scraping the floors. There are approximately 10 people in contract to purchase units in Phase II.

Mr. Tauber discussed the need to establish walkways between Elm Street and Neil Road and Paikin Drive so that the residents of Elm Street will have the ability to access the neighborhoods to the west of the Ramapo Commons project. He noted that the owner of 38 Paikin Drive is going to construct a paved walkway, which he will then maintain, for use by the residents of Elm Street.

The board had a discussion about the growth of the RLDC and the expanding responsibilities of its staff.

Mr. Troodler informed the board that Hadassah Backman recently got a degree in nursing and has accepted a position in that field, and therefore will be leaving the RLDC. The board decided to keep her on the RLDC payroll until February 22nd so that she can finalize the items that she is currently working on over the next several weeks. The board discussed the need to replace Ms. Backman in the RLDC office.

New Business

A motion was made to switch the Ramapo Local Development Corporation's short-term financing on Provident Bank Park to long-term financing.

*Gross/Brunson: 2 ayes (Brunson, Gross)
 1 abstention (St. Lawrence)*

A motion was made to retain the services of American Media Group of Brooklyn, New York to provide advertising and marketing services for the 2013 Summer Concert Series and to assist the Ramapo Local Development Corporation in securing musical talent to perform as part of the 2013 Summer Concert Series.

Gross/Brunson: Unanimous

A motion was made to enter into an agreement with the owner of 38 Paikin Drive, whereby that property owner will construct a paved walkway between Paikin Drive and Elm Street, and whereby said property owner will be responsible for the maintenance and upkeep of the walkway.

Gross/Brunson: Unanimous

A motion was made to increase the annual salaries of the employees of the Ramapo Local Development Corporation by 6%.

Brunson/Gross: Unanimous

A motion was made to hire Kerry Potter of Suffern, New York to fill the position of Hadassah Backman and to serve as an Administrative Associate for the Ramapo Local Development Corporation on a part-time basis at an annual salary of \$61,000.

Gross/Brunson: 2 ayes (Brunson, Gross)

Adjournment

Motion to adjourn: 10:50 A.M.

Gross/Brunson: 2 ayes (Brunson, Gross)

Respectfully Submitted,

Aaron Troodler