

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

JANUARY 20, 2010

3:30 P.M.

The Ramapo Local Development Corporation convened a regular meeting of the corporation on Wednesday, January 20, 2010, at 120 Torne Valley Road, Hillburn, New York 10931.

Directors Present:

Moses Gross
Christopher P. St. Lawrence

Directors Absent:

John Brunson

Others Present:

Aaron Troodler
Hadassah Backman
Michael Tauber
Bracha Gobioff
Teno West

The meeting was called to order at 3:45 P.M.

Roll Call

Progress Update

Michael Tauber informed the board that two of the foundations at the Ramapo Commons site are complete, to date. Mr. Tauber also confirmed that Phase 1 of the project will consist of Buildings #3, 5, 7, and 9, as delineated on the site plan, and that Phase 2 will consist of Buildings # 1, 2, 4, and 6.

Mr. Tauber noted that proposals were received from a number of contractors in relation to drainage, sewer, and water main work for Ramapo Commons. Newburgh Winwater Company, and Precast Concrete Sales Company submitted proposals. Newburgh Winwater Company was the lowest bidder. A. Alport & Sons and Newburgh Winwater Company submitted proposals for the piping. A. Alport & Sons was the lowest bidder.

Mr. Tauber stated that a proposal was received from Drip Drop Waterproofing in relation to performing waterproofing services on the foundations. Mr. Tauber said that there are only two companies in the area that do this kind of waterproofing – Drip Drop Waterproofing, which is based in Monroe, and Spring Waterproofing, which is based in Spring Valley. He spoke with Spring Waterproofing and alerted them of the opportunity to submit a proposal for the Ramapo Commons project, however, they informed him that they

did not want to bid on the job at this time. They are currently involved in another job and therefore are not available to take on this project.

Mr. Tauber stated that proposals were received from a number of contractors in relation to framing and carpentry work for Ramapo Commons. Suburban NY Development Corp., Upstate Framing, Inc., and Elf Construction, LLC submitted proposals for framing and carpentry work. Mr. Tauber noted that although Elf Construction, LLC was the lowest bidder, it is a small company and he expressed reservation that they could perform the work required in the necessary time frame. Mr. Tauber said that the second lowest bidder, Upstate Framing, Inc., has larger work crews and definitely possesses the ability to get the job done much quicker.

Mr. Tauber stated that proposals were received from several contractors in relation to carting services and refuse containers for Ramapo Commons. M&S Sanitation, West Orange Waste & Recycling, Inc., and Countrywide Carting Ltd. submitted proposals. Countrywide Carting Ltd. was the lowest bidder.

Mr. Tauber noted that proposals were received from several contractors in relation to electrical work for Ramapo Commons. Carlton Contracting Corporation, Express Electric, Inc., and D&D Electrical Service Corp. submitted proposals. D&D Electrical Service Corp. was the lowest bidder.

General Discussion

A discussion was had regarding establishing a system with the RLDC and the Pines Homes Corp. in relation to drawing down on the construction financing that was obtained from Provident Bank, as well as setting up a system to process all invoices from the subcontractors and suppliers as they come in.

A discussion was had about working together with Paul Gdanski from the Town of Ramapo's Department of Public Works on any interaction with the New York State Department of Environmental Conservation, the Army Corps of Engineers, and the Rockland County Drainage Agency.

There was a discussion had regarding constructing basements under the buildings at Ramapo Commons. The discussion centered around whether to finish the basements now or leave each basement as a large, unfinished space for storage purposes and leaving it up to the individual homeowners to finish them at a later date. If they were left unfinished for now, perhaps chain link fencing could be installed to divide the open space into individual storage units for the homeowners.

Mr. Tauber discussed the possibility of increasing the elevation and pitch on the portion of the site that runs parallel to Elm Street in order to raise the road elevation in front of Building #1 and to enable the construction of a six-foot high basement in Building #1.

New Business

A motion was made to enter into an agreement with Newburgh Winwater Company of Walden, New York to perform labor for the installation of drainage, sewer, and water mains in relation to the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to enter into an agreement with A. Alport & Sons of South Fallsburg, New York to supply piping material in relation to the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to enter into an agreement with Drip Drop Waterproofing of Monroe, New York to perform waterproofing services on the foundations in relation to the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to enter into an agreement with Upstate Framing, Inc. of Monroe, New York to perform framing and carpentry services in relation to the Ramapo Commons project.

St. Lawrence/Gross: Unanimous

A motion was made to enter into an agreement with Countrywide Carting Ltd. of Monsey, New York to provide carting services and refuse containers in relation to the Ramapo Commons project.

St. Lawrence/Gross: Unanimous

A motion was made to enter into an agreement with D&D Electrical Service Corp. of Spring Valley, New York to perform electrical services in relation to the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to approve the extension of the site construction fence at the Ramapo Commons project for an additional year.

St. Lawrence/Gross: Unanimous

A motion was made to increase the annual salary of Bracha Gbioff of Monsey, New York, who performs bookkeeping and record keeping duties for the Ramapo Local Development Corporation, to \$44,000.

Gross/St. Lawrence: Unanimous

A motion was made to reimburse Bracha Gbioff of Monsey, New York, for any out-of-pocket expenditures made in conjunction with her employment at the Ramapo Local Development Corporation.

Gross/St. Lawrence: Unanimous

Adjournment

Motion to adjourn: 5:20 P.M.

Gross/St. Lawrence: Unanimous

Respectfully Submitted,

Aaron Troodler