

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

MARCH 8, 2010

9:30 A.M.

The Ramapo Local Development Corporation convened a regular meeting of the corporation on Monday, March 8, 2010, at 237 Route 59, Suffern, New York 10901.

Directors Present:

Moses Gross
Christopher P. St. Lawrence

Others Present:

Aaron Troodler
Hadassah Backman
Michael Tauber
Bracha Gobioff

Directors Absent:

John Brunson

The meeting was called to order at 9:30 A.M.

Roll Call

Progress Update

Michael Tauber informed the board that Leonard Jackson Associates redesigned the basements/storage areas at the Ramapo Commons project such that they are now between 6'5" and 7'0" in height. In addition, Mr. Tauber noted that the floor elevations were raised in an effort to avoid flooding issues. Temporary electrical power is being installed by Orange and Rockland Utilities, and the electrical wiring is being installed by D&D Electrical Service Corp. The footings for Building #3 are complete, and the full foundation walls for Buildings #5, 7, and 9 are complete. The under drain system for all four buildings in Phase 1 are complete. The waterproofing for Buildings # 5 and 7 is complete.

Hadassah Backman updated the board on her interaction with the Housing Action Council about financial counseling and assistance for prospective purchasers of units in Ramapo Commons.

Mr. Tauber noted that proposals were received from a number of contractors in relation to supplying lumber for the Ramapo Commons project. Dykes Lumber, Beckerle Lumber, and Monsey Lumber submitted proposals. Monsey Lumber was the lowest bidder. Design Air and Air Solutions Inc. submitted proposals for the central A/C systems. Air Solutions, Inc. was the lowest bidder. Mr. Tauber noted that Air Solutions is a local company that

does excellent work. In addition, he noted that their price is about 50% cheaper and the unit sizes were actually 50% larger at a much cheaper cost. Ultimate Kitchens Incorporated and Ideal Custom Cabinets, Inc. submitted proposals for kitchen cabinets and bathroom vanities. Ideal Custom Cabinets, Inc. was the lowest bidder by about \$60,000. Mr. Tauber noted that Ideal Custom Cabinets, Inc. is a big wholesaler who is certainly capable of performing this job properly.

Mr. Tauber noted that in an effort to keep costs down and maintain the affordability of the project, he had spoken with Northeast Mesa about retaining walls for Ramapo Commons. He noted that Northeast Mesa designs, engineers, installs, and certifies the retaining walls, as opposed to having to pay multiple contractors and suppliers to handle the various components. Mr. Tauber recommended that the RLDC consider retaining their services for this project.

General Discussion

Mr. Tauber discussed the possibility of installing two A/C units per dwelling, as opposed to just one. Installing an extra A/C unit in each dwelling would result in an increase in construction costs of \$1,500 per unit, or a total of \$72,000 in Phase 1. The board members discussed the pros and cons of installing an extra A/C unit in each dwelling and concluded that it would enhance the marketability of the project and make the units more attractive to prospective purchasers. The board therefore decided to install two A/C units in each dwelling.

Mr. Tauber spoke about the need to meet with officials from the Village of Spring Valley to discuss with them the possibility of making offsite drainage improvements near the Ramapo Commons site (including Franka to the south, and Clayton and Trumper to the north). There was a discussion about repaving and improving the flow in these areas.

Mr. Tauber raised the possibility of rather than using the standard Anderson or Pella windows for the Ramapo Commons project, utilizing solid vinyl windows. He noted that while Anderson and Pella are well-known brands, which perhaps may assist with marketing the units, solid vinyl windows are better insulated and would result in a cost savings of as much as 20%. Mr. St. Lawrence inquired if the solid vinyl windows are more energy efficient, to which Mr. Tauber responded that they are. Mr. St. Lawrence and Mr. Gross decided that using the more energy efficient and less expensive solid vinyl windows was the prudent thing to do.

Mr. St. Lawrence discussed the need to develop a timetable for the possible construction of a hotel in the Torne Valley and suggested that the RLDC work with the Ramapo Town Attorney's office with regard to a timetable for the application process, SEQRA, and any necessary public hearings.

New Business

A motion was made to enter into an agreement with Monsey Lumber of Monsey, New York to supply lumber in relation to the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to enter into an agreement with Air Solutions, Inc. of Monsey, New York to install the central A/C units in relation to the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to enter into an agreement with Ideal Custom Cabinets, Inc. of Spring Valley, New York to supply and install kitchen cabinets and bathroom vanities in relation to the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to enter into an agreement with Northeast Mesa of Pomona, New York to design, engineer, and install retaining walls in relation to the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

Adjournment

Motion to adjourn: 11:30 A.M.

Gross/St. Lawrence: Unanimous

Respectfully Submitted,

Aaron Troodler