

## MINUTES

### **RAMAPO LOCAL DEVELOPMENT CORPORATION**

**MARCH 25, 2010**

**10:00 A.M.**

The Ramapo Local Development Corporation convened a regular meeting of the corporation on Thursday, March 25, 2010, at 237 Route 59, Suffern, New York 10901.

#### **Directors Present:**

Moses Gross  
Christopher P. St. Lawrence

#### **Others Present:**

Aaron Troodler  
Michael Tauber  
Bracha Gobioff

#### **Directors Absent:**

John Brunson

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

Roll Call

#### **Progress Update**

Mr. Tauber updated the board on the status of the construction at Ramapo Commons and noted that work on the first four buildings in Phase 1 was proceeding nicely.

Aaron Troodler noted that a few of the neighbors in the vicinity of the Ramapo Commons site had called the RLDC office and said that they had found mice in their homes. Mr. Tauber said that although this is not in any way attributable to the work at the site, he would gladly provide mouse traps to the neighbors in an effort to resolve the issue. The board members said that if the problem persists, they would revisit the issue at a later date and take additional measures if necessary to assist the neighbors.

Mr. Tauber noted that prices were received to supply windows. He got pricing information from Affordable Windows and Doors on Anderson windows, Pella windows, and Atrium windows. Mr. Tauber recommended that we use the Atrium windows, which is the lowest price and of comparable quality to the other brands. Prices were also received for exterior doors for Ramapo Commons. Five Star Millwork, LLC and Affordable Windows and Doors submitted prices. Affordable Windows and Doors submitted the lowest quote.

Mr. Tauber stated that proposals were received to install roofing in relation to the Ramapo Commons project. Master Roofing & Siding, Inc., Capital Roofing & Siding, Inc., Upstate

Roofing & Siding, and Paul Aliano Contracting, LLC submitted proposals. Master Roofing & Siding, Inc. was the lowest bidder. Master Roofing & Siding, Inc., Capital Roofing & Siding, Inc., Upstate Roofing & Siding, and Paul Aliano Contracting, LLC also submitted proposals to install siding on the buildings at Ramapo Commons. Master Roofing & Siding, Inc. was the lowest bidder.

Aaron Troodler stated that Jewel Development, which the RLDC had selected to serve as the developer for the hotel project at 120 Torne Valley Road in Hillburn, received proposals from several engineering firms in conjunction with the project. Boswell Engineering, Cronin Engineering, PE, PC, and Vanderbeek Engineering, P.C. submitted proposals. Boswell Engineering submitted the highest fixed bid, and Cronin Engineering did not submit a fixed price, instead giving a price range which was a \$10,000 difference between its estimated high and low number. Vanderbeek Engineering submitted the lowest fixed bid. Jewel Development had noted that Vanderbeek Engineering was a local firm which has a solid reputation.

Several proposals were received for topographic surveying services for the hotel project. Boswell Engineering submitted a proposal as part of its engineering bid, Vanderbeek engineering submitted a proposal as part of its engineering bid, Riley Land Surveyors, LLP submitted a proposal, and William Youngblood Land Surveying, P.C. submitted a proposal. Vanderbeek Engineering submitted the lowest bid.

Several proposals were received for architectural services for the hotel project. James P. Cutillo and Associates, Architects & Planners, and Form Architectural Group submitted a proposal. Form Architectural Group was the lowest bidder. Jewel Development had noted that Form Architectural Group was recommended by the Wyndham Group and that they have experience building hotels similar to the one envisioned for this site.

Aaron Troodler noted that traffic engineering proposals for this project had been received. Boswell Engineering and Dolan & Dean Consulting Engineers, LLC submitted proposals. Dolan & Dean Consulting Engineers, LLC submitted the lowest bid. Jewel Development had noted that they had experience working with Dolan & Dean Consulting Engineers, LLC and was very pleased with their work. The board members decided not to act to retain the services of a traffic engineer at this time and said that they would revisit the issue again in the future as the project progresses.

#### New Business

**A motion was made to enter into an agreement with Affordable Windows and Doors of Monsey, New York to purchase Atrium windows for the Ramapo Commons project.**

***Gross/St. Lawrence: Unanimous***

**A motion was made to enter into an agreement with Affordable Windows and Doors of Monsey, New York to purchase exterior doors for the Ramapo Commons project.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to enter into an agreement with Master Roofing & Siding, Inc. of Monsey, New York to install roofing for the Ramapo Commons project.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to enter into an agreement with Master Roofing & Siding, Inc. of Monsey, New York to install siding for the Ramapo Commons project.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to enter into an agreement with Vanderbeek Engineering of Suffern, New York to provide engineering and surveying services in relation to the proposed construction of a hotel at 120 Torne Valley Road in Hillburn.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to enter into an agreement with Form Architectural Group of Oakmont, Pennsylvania to provide architectural services in relation to the proposed construction of a hotel at 120 Torne Valley Road in Hillburn.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to remit payment to O'Sullivan Equipment, Inc. of West Nyack, New York in relation to services provided in relation to Project Grand Slam.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to retain the services of DLR Group of Overland Park, Kansas, to provide architectural services in relation to Project Grand Slam.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to provide compensation in the amount of \$1,000 per month to Aaron Troodler, the Executive Director of the Ramapo Local Development Corporation.**

*Gross/St. Lawrence: Unanimous*

Adjournment

**Motion to adjourn:            11:30 A.M.**

***Gross/St. Lawrence:            Unanimous***

Respectfully Submitted,

Aaron Troodler