

## MINUTES

### **RAMAPO LOCAL DEVELOPMENT CORPORATION**

**APRIL 9, 2010  
11:30 A.M.**

The Ramapo Local Development Corporation convened a regular meeting of the corporation on Friday, April 9, 2010, at 237 Route 59, Suffern, New York 10901.

#### **Directors Present:**

John Brunson  
Moses Gross  
Christopher P. St. Lawrence

#### **Others Present:**

Aaron Troodler  
Hadassah Backman  
Bracha Gobioff

#### **Directors Absent:**

None

The meeting was called to order at 11:35 A.M.

Roll Call

#### **Progress Update**

Mr. St. Lawrence welcomed back John Brunson after a long illness.

Mr. St. Lawrence gave a synopsis of the Ramapo Commons project. The foundations on the four buildings in Phase 1 are complete. The framing is currently going up on those four buildings. The RLDC received several bids on each component of the project and always looked to accept the lowest bid in an effort to keep construction costs down. The RLDC was also mindful of the contractors' experience and proximity to the project.

Mr. Gross stated that he visited the site this morning and that two of the stories were already up on the buildings.

Mr. St. Lawrence summarized the plan to construct a hotel at 120 Torne Valley Road in Hillburn. Aaron Troodler noted that he received revised proposed agreements from Form Architectural Group and Vanderbeek Engineering, P.C. in response to comments that he had made to their initial drafts.

Mr. St. Lawrence discussed Project Grand Slam. He noted that FirstEnergy Park in Lakewood, New Jersey, which is the home of the Lakewood Blue Claws in the Southern

Atlantic League, was built through the Lakewood Development Corp. Mr. St. Lawrence gave an overview of the project, reviewed the architectural renderings of the ballpark, and discussed the various features of the facility. He noted that a study had been conducted, which had found that due to the fact that the stadium will be set in a recessed area of the site, the visual impacts would be extremely minimal.

Mr. St. Lawrence noted that the Town of Ramapo purchased the site for \$7.7 million, and the sellers gave a gift to the Town of \$8 million.

Mr. Gross asked if the facility would just be for seasonal use. Mr. St. Lawrence replied that baseball would be played from Memorial Day through Labor Day. During the rest of the year, the facility could be used for other revenue-generating purposes, including concerts, Shakespeare in the Park, etc.

Mr. St. Lawrence discussed the fact that there will be a “Kids Zone” feature built into the ballpark. Aaron Troodler noted that the ballpark was being designed to make it a family-oriented place.

Mr. Brunson asked who would be playing there. Mr. St. Lawrence said that the team would play in the Can-Am League, which is an independent baseball team.

#### New Business

**A motion was made to issue a Request for Proposals for a Construction Manager for Project Grand Slam.**

***Brunson/Gross: Unanimous***

**A motion was made to adopt a procurement policy for the Ramapo Local Development Corporation.**

***Brunson/Gross: Unanimous***

#### Adjournment

**Motion to adjourn: 12:20 P.M.**

***Brunson/Gross: Unanimous***

Respectfully Submitted,

Aaron Troodler