

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

MAY 14, 2010

9:00 A.M.

The Ramapo Local Development Corporation convened a regular meeting of the corporation on Friday, May 14, 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 9:15 A.M.

Roll Call

Progress Update

Mr. St. Lawrence asked about the status of the construction budget on the Ramapo Commons project and where we currently stand. Mr. Tauber replied that he anticipates that we will come in on budget at \$2 million per building. Mr. St. Lawrence stressed the importance of the Pines Homes Corp. providing the RLDC with all the pertinent backup material relating to this project.

Mr. St. Lawrence suggested that a trailer be set up on site to serve as a construction office. Mr. Tauber said that he thought that was a good suggestion.

Mr. St. Lawrence spoke about the importance of the Pines Homes Corp. maintaining daily logs about the activities at the Ramapo Commons site. He asked Mr. Tauber to prepare a timeline for the project and an update of the budget relative to the current stage of construction. Mr. Tauber said that he will prepare a report.

Mr. Tauber said that he is at the job site at least three times a week and is keeping a close eye on how the project is progressing.

Mr. Tauber stated that the framing on Buildings #7 and 9 are 100% complete, and the framing on Buildings # 3 and 5 is up to the fourth floor. The sewer system is 100% complete. The drainage and materials are being delivered over the next two weeks. The retaining wall along the northern side of the site is almost complete, and the road elevation along the northern part of the site is virtually done. There is work currently being done in the wetlands mitigation area.

Mr. Tauber said that because of the drainage work that will be done at the site, the fencing had to be removed. As a result, it is important that there be security at the site during the overnight hours over the weekend in order to ensure that no trespassers enter the site.

Mr. Tauber displayed a number of color samples that were provided by AB Design for the roofing and siding at the Ramapo Commons project. The board reviewed the color samples and discussed their desire to incorporate a variety of colors in order to enhance the aesthetic nature of the project.

Mr. Tauber noted that proposals were received from a number of contractors in relation to providing fire protection services for the Ramapo Commons project. Sullivan Fire Protection Corp. and Active Fire Protection, Inc. submitted proposals. Active Fire Protection, Inc. was the lowest bidder.

Mr. Tauber noted that proposals were received from a number of contractors in relation to providing stairs for the Ramapo Commons project. Upscale Rails & Stairs, LLC, Blooming Grove Stair Co., United Rockland Stairs, Inc., and Triple A Stairs, Inc. submitted proposals. Upscale Rails & Stairs, LLC was the lowest bidder.

Mr. Tauber noted that proposals were received from several contractors in relation to performing plumbing and heating work in relation to Ramapo Commons. Braun Plumbing and Heating Corp., Alfieri's Mechanical Contracting, Inc., B&H Plumbing & Heating, Inc., and Lee Zoldan, Inc. submitted proposals. The two lowest bids were submitted by Braun Plumbing and Heating Corp. and B&H Plumbing & Heating, Inc., and their bids were each comparable to one another. In light of the comparable nature of the price quotes from Braun Plumbing and Heating Corp. and B&H Plumbing & Heating, Inc., both of whom are local contractors, the RLDC decided to award each of them a portion of the plumbing and heating work on the project.

Mr. Tauber noted that proposals were received from a number of contractors in relation to providing insulation for the Ramapo Commons project. Super Seal Insulation, Inc., Foam Rite Spray, Inc., Y&G Well Done Insulation Corp., Airtight Insulation Company, and E&F Insulation submitted proposals. The board members discussed the importance of using Energy Star materials, including insulation, in order to maximize energy efficiency on this project. Super Seal Insulation, Inc. offered the lowest price using Energy Star material.

Mr. Tauber stated that proposals were received from several contractors in relation to furnishing and installing drywall for the Ramapo Commons project. Finest Ceiling &

Drywall Corp., New York Professional Drywall of OC, and Five Star Interiors submitted proposals. Finest Ceiling & Drywall Corp. was the lowest bidder.

Mr. Tauber noted that proposals were received from several contractors to supply and install stucco and stone in relation to the Ramapo Commons project. AJEL Construction, Inc., JS Stucco Construction, Inc., and Country Wide Stucco submitted proposals. Country Wide Stucco was the lowest bidder.

General Discussion

Aaron Troodler noted that Hadassah Backman is working with the Housing Action Council to plan a public informational meeting regarding the Ramapo Commons project.

New Business

A motion was made to enter into an agreement with Active Fire Protection, Inc. of Monroe, New York to provide fire protection services in relation to the Ramapo Commons project.

Gross/Brunson: Unanimous

A motion was made to enter into an agreement with Upscale Rails & Stairs, LLC of Lakewood, New Jersey to provide stairs in relation to the Ramapo Commons project.

Gross/Brunson: Unanimous

A motion was made to enter into an agreement with Braun Plumbing and Heating Corp. of Spring Valley, New York to provide plumbing and heating services in Building #7 of the Ramapo Commons project.

Brunson/Gross: Unanimous

A motion was made to enter into an agreement with B&H Plumbing & Heating, Inc. of Monsey, New York to provide plumbing and heating services in Building #9 of the Ramapo Commons project.

Gross/Brunson: Unanimous

A motion was made to enter into an agreement with Super Seal Insulation, Inc. of Tallman, New York to provide stairs in relation to the Ramapo Commons project.

Gross/Brunson: Unanimous

A motion was made to enter into an agreement with Finest Ceiling & Drywall Corp. of Monroe, New York to furnish and install drywall in relation to the Ramapo Commons project.

Brunson/Gross: Unanimous

A motion was made to enter into an agreement with Country Wide Stucco of Harriman, New York to furnish and install stucco and stone in relation to the Ramapo Commons project.

Gross/Brunson: Unanimous

Adjournment

Motion to adjourn: 10:45 A.M.

Gross/Brunson: Unanimous

Respectfully Submitted,

Aaron Troodler