

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

**JUNE 29, 2010
9:00 A.M.**

The Ramapo Local Development Corporation convened a special meeting of the corporation on Tuesday, June 29, 2010, at 237 Route 59, Suffern, New York 10901.

Directors Present:

John Brunson
Moses Gross
Christopher P. St. Lawrence

Others Present:

Aaron Troodler
Michael Tauber

Directors Absent:

None

The meeting was called to order at 9:15 A.M.

Roll Call

Progress Update

Mr. St. Lawrence stated that last night, on June 28, 2010, the Town Board approved the site plan prepared by Leonard Jackson Associates in relation to Project Grand Slam, as well as the FEIS, and granted project approval.

Mr. Troodler informed the board that meetings were held with three construction companies in conjunction with selecting a construction manager for Project Grand Slam. The three construction firms are Helmer-Cronin Construction, Inc. of Stony Point, New York, Holt Construction of Pearl River, New York, and Pavarini Construction of Stamford, Connecticut. A representative of the DLR Group, who is the project's architect, participated in each of the meetings and examined each of the firm's professional qualifications and expertise. After reviewing each of the three firms, DLR recommended that Holt Construction be selected to serve as construction manager for Project Grand Slam.

Mr. St. Lawrence discussed the fact that Project Grand Slam is going to be a union job and that a Project Labor Agreement will be in place for this project. He also noted that Holt Construction had begun offering some suggestions and ideas as to how to do some value engineering on the project that would help cut construction costs.

Mr. St. Lawrence also discussed an economic feasibility study conducted by Fishkind and Associates, which analyzed the fiscal impact of the ballpark and studied the anticipated revenues

from both baseball and non-baseball events at the new ballpark. In addition, a local impact analysis was done by John Dittrich, which studied the positive impact the new ballpark would have on Ramapo and the surrounding communities.

Mr. Gross asked if Fishkind Associates did a demographic study. Mr. St. Lawrence replied that they did an extensive demographic study.

Mr. St. Lawrence discussed the investment group which would own the baseball team, be responsible for gaining entry into the Can-Am League, and manage all baseball-related operations. Bottom 9 Baseball, LLC, which is the ownership group, consists of John Flaherty, a Pearl River resident, a former member of the New York Yankees, and a broadcaster for the YES Network; Westchester native Stephen Mulvey, whose family was a part owner of the Brooklyn/Los Angeles Dodgers for more than half a century; Rockland resident Michael Agliodoro, the President of the Clarkstown Education Foundation and a Trustee of the Kips Bay Boys/Girls Club; and Ken Lehner and Shawn Reilly, both of whom have successfully served as executives and management for several Major League Baseball teams.

Mr. Troodler noted that the pursuant to conversations that he had with each of the LDC board members on June 4, 2010, he executed a Memorandum of Understanding on behalf of the LDC with Bottom 9 Baseball, LLC on June 4th.

Mr. Troodler noted that clearing and grubbing proposals were received for Project Grand Slam. Bids were received from Tremson Corporation of Brewster, New York (base bid was \$194,400); W. Harris & Son, Inc. of Pearl River, New York (base bid was \$227,000); Supreme Forest Products, Inc. of Harwinton, Connecticut (base bid was \$253,990); Precision Site Development, Inc. of Mount Vernon, New York (base bid was \$396,895); and O'Sullivan Equipment, Inc. of West Nyack, New York (base bid was \$405,269). Holt Construction reviewed each of the proposals and recommended that the RLDC select Tremson Corporation, which was the lowest bidder, and which has a good professional reputation.

Mr. St. Lawrence talked about the need to dig the remaining seven foundations for the Ramapo Commons project during Phase I of the project. Mr. Troodler noted that although four out of the eleven buildings are being constructed now, there was a concern on the part of the construction manager that digging the remaining seven foundations after the first four buildings are occupied will significantly impact the residents' quality of life, as the excavation associated with digging the foundations will once again turn the site into a construction zone. In addition, digging the other foundations at a later date would cause damage to some of the site infrastructure being constructed as part of Phase 1, which would then ultimately have to be redone. Further, there was a concern that there would not be adequate staging areas on the site if the foundations were dug once the roads and parking areas are already in place.

Mr. Tauber noted that although the bidding for drywall for the Ramapo Commons project was done in May, it was erroneously based on the wrong square footage. The correct plans were re-circulated and new bids were received from Five Star Interiors of Valley Cottage, New York, Orchard Home Improvements of Spring Valley, New York, New York Professional Drywall of Orange County of Monroe, New York, and Finest Ceiling & Drywall of Monroe, New York.

Mr. Tauber stated that Orchard Home Improvements submitted the lowest bid, however, he noted that they are not a sheetrock company. In his professional opinion, they would hire other subcontractors to perform the work. He stated that Orchard has no crew or truck and no sheetrock experience, and that in his opinion they were not the best choice to perform the work. He said that Five Star Interiors has eight crews and noted that they are a local company with a big warehouse and a lot of experience. He also said that they have a great record when it comes to making repairs and servicing their work. Mr. Tauber noted that Finest Ceiling & Drywall is not a local company and essentially has no crew or trucks. They have sheetrock experience but they subcontract out the work. He said that New York Professional Drywall of Orange County is the highest bidder and they have had difficulties in Orange County. Mr. Tauber said that he met with Five Star Interiors and they would lower their price by .03 to bring the cost down.

Mr. Tauber said that six bids were received for hardwood floors for the Ramapo Commons project. Bids were received from Prime Flooring, Inc. of Hillburn, New York, White Plains Flooring of Monsey, New York, Fusion Flooring of Lakewood, New Jersey, Supreme Wood Floors of Spring Valley, New York, Orchard Home Improvements of Spring Valley, New York, and United Floors. Prime Flooring was the lowest bidder. Mr. Tauber stated they are a local company with a great reputation.

Mr. Tauber said that three bids were received to perform tile work for the Ramapo Commons project. Bids were received from KJ Tiles of Monroe, New York, AllStiles, Inc. of Monroe, New York, and Tile Boys, Inc. of Monsey, New York. Tile Boys, Inc. was the lowest bidder. Mr. Tauber stated that Tile Boys are providing the materials at cost in order to keep their price down.

Mr. Tauber noted that two proposals were received for concrete decks and stairs. Bids were received from Damap Construction, Inc. of Spring Valley, New York and BH Concrete, Inc. of Monsey, New York. Mr. Tauber said that he has worked with Damap Construction for the past fifteen years, and that they specialize in concrete decks. The other bidder, BH Concrete, does not specialize in concrete decks.

Mr. Tauber said that there is a new machine that will minimize the noise that ordinarily emanates from the air conditioning units. Mr. Gross said that he is familiar with it and knows that it works. The cost is \$750 per unit. It has a DC engine with 95% efficiency.

Mr. Tauber updated the board members on the status of Ramapo Commons. With regard to Building #3, the framing is complete, the windows and exterior doors are installed, the roofing is installed, the HVAC is 30% complete, and the plumbing is 60% complete.

With regard to Building #5, the framing is complete, the windows and exterior doors are installed, the roofing is installed, the HVAC is 60% complete, the plumbing is 60% complete, and the electric is 10% complete.

With regard to Building #7, the framing is complete, the windows and exterior doors are installed, the roofing is installed, the HVAC is 90% complete, the plumbing is 90% complete,

the electric is 70% complete, the stairs are installed, the fire sprinkler is 80% complete, and the telephone and alarm is 50% complete.

With regard to Building #9, the framing is complete, the windows and exterior doors are installed, the roofing is installed, the HVAC is 100% complete, the plumbing is 100% complete, the electric is 100% complete, the stairs are installed, the fire sprinkler is 100% complete, and the telephone and alarm is 100% complete. In addition, the building passed the framing and plumbing inspection.

With regard to the site work, the sewer mains are 100% complete, the drainage up to Franka Road is 100% complete, the retaining walls for the roads are 100%, and the road elevations are 100% complete. When we receive the approval from the Village of Spring Valley for the drainage work, we will be able to do the drainage improvements along Franka Place and Twin Avenue.

New Business

A motion was made to ratify the Memorandum of Understanding that was entered into with Bottom 9 Baseball, LLC on June 4, 2010, pursuant to the approval given to RLDC Executive Director Aaron Troodler by each of the members of the RLDC board.

Brunson/Gross *Unanimous*

A motion was made to select Holt Construction of Pearl River, New York as the construction manager for Project Grand Slam.

Gross/Brunson *Unanimous*

A motion was made to retain the services of Tremson Corporation of Brewster, New York for tree clearing and grubbing in conjunction with Project Grand Slam.

St. Lawrence/Brunson *Unanimous*

A motion was made to request additional funding from Provident Bank that would enable the RLDC to dig the remaining seven foundations at the Ramapo Commons site at this time.

Brunson/St. Lawrence *Unanimous*

A motion was made to contract with Five Star Interiors of Valley Cottage, New York to supply and install the drywall for the Ramapo Commons project.

Brunson/Gross *Unanimous*

A motion was made to contract with Prime Flooring, Inc. of Hillburn, New York to install hardwood floors for the Ramapo Commons project.

Brunson/Gross *Unanimous*

A motion was made to contract with Tile Boys, Inc. of Monsey, New York to perform tile work for the Ramapo Commons project.

St. Lawrence/Brunson *Unanimous*

A motion was made to contract with Damap Construction, Inc. of Spring Valley, New York to perform work related to concrete decks and stairs.

St. Lawrence/Brunson *Unanimous*

A motion was made to utilize the more energy-efficient air conditioning units with a DC engine for Ramapo Commons.

Gross/Brunson *Unanimous*

Adjournment

Motion to adjourn: 11:35 A.M.

Brunson/Gross: *Unanimous*

Respectfully Submitted,

Aaron Troodler