

## MINUTES

### RAMAPO LOCAL DEVELOPMENT CORPORATION

DECEMBER 18, 2009

10:00 A.M.

The Ramapo Local Development Corporation convened a regular meeting of the corporation on Friday, December 18, 2009, at 120 Torne Valley Road, Hillburn, New York 10931.

#### Directors Present:

Moses Gross  
Christopher P. St. Lawrence

#### Others Present:

Aaron Troodler  
Hadassah Backman

#### Directors Absent:

John Brunson

The meeting was called to order at 10:15 A.M.

Roll Call

#### Adoption of Minutes

**A motion was made to adopt the minutes of the July 14, 2009 meeting.**

*Gross/St. Lawrence: Unanimous*

#### Progress Update

Aaron Troodler gave an update of the Ramapo Commons project and noted that the RLDC closed with Provident Bank on the construction financing on December 9, 2009. In addition, the Town of Ramapo transferred title to the property at 7 Elm Street in Spring Valley to the RLDC on December 9, 2009 for the purposes of the RLDC facilitating the construction and development of an affordable housing project on that site.

#### New Business

**A motion was made to request that the Town of Ramapo waive any applicable fees relating to the construction of the Ramapo Commons project.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to authorize the Ramapo Local Development Corporation to enter into discussions with the Town of Ramapo concerning the possible acquisition of the Hamlets property in the Torne Valley from the Town for the purposes of rehabilitating existing housing units on the site and the construction of new housing units on the site.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to authorize the Ramapo Local Development Corporation to enter into discussions with the Town of Ramapo concerning the possible acquisition of the site at 120 Torne Valley Road in Hillburn from the Town for the purposes of constructing a hotel on the site in order to spur economic development and boost tourism in the Town of Ramapo.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to authorize the Ramapo Local Development Corporation to enter into discussions with the Town of Ramapo concerning the planning process and the SEQRA process for the Hamlets property in the Torne Valley.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to authorize Aaron Troodler, in his capacity as Executive Director of the Ramapo Local Development Corporation, to work with Provident Bank in relation to possible financing opportunities for the construction of a hotel at 120 Torne Valley Road in Hillburn.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to execute a franchise agreement with the Wyndham Hotel Group for the construction of a hotel at 120 Torne Valley Road in Hillburn.**

*Gross/ St. Lawrence: Unanimous*

**A motion was made to retain the services of Helmer-Cronin Construction, Inc. of Stony Point, New York to construct a hotel at 120 Torne Valley Road in Hillburn.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to increase the annual salary of Hadassah Backman of Spring Valley, New York, the administrative assistant to the Ramapo Local Development Corporation, by \$10,000.**

*Gross/St. Lawrence: Unanimous*

**A motion was made to request design proposals from qualified architectural firms in relation to a proposed baseball facility in the Town of Ramapo.**

*Gross/St. Lawrence: Unanimous*

Adjournment

**Motion to adjourn: 11:00 A.M.**

*Gross/St. Lawrence: Unanimous*

Respectfully Submitted,

Aaron Troodler