

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

DECEMBER 31, 2009

10:00 A.M.

The Ramapo Local Development Corporation convened a special meeting of the corporation on Thursday, December 31, 2009, at 237 Route 59, Suffern, New York 10901.

Directors Present:

Moses Gross
Christopher P. St. Lawrence

Others Present:

Aaron Troodler
Hadassah Backman
Michael Tauber

Directors Absent:

John Brunson

The meeting was called to order at 10:30 A.M.

Roll Call

Progress Update

Mr. St. Lawrence stated that construction has commenced on the Ramapo Commons project. He noted that building inspectors from the Town of Ramapo will conduct site visits to ensure that the construction is in compliance with all applicable regulations.

Mr. Tauber noted that AIA contracts will be used with all subcontractors and suppliers associated with the Ramapo commons project. In addition, the subcontractors will provide the RLDC with insurance certificates and hold harmless agreements. Mr. Tauber also updated the board on a number of project-related issues, including working with Orange and Rockland Utilities and United Water regarding the installation of all utilities on the site, and the need to rent a trailer and portable bathrooms for the Ramapo Commons site during the construction phase. Mr. Tauber suggested that the RLDC rent a generator for the Ramapo Commons site until such time as the utilities are installed.

Mr. Tauber stated that proposals were received from a number of contractors in relation to concrete work for Ramapo Commons. E. Tetz and Sons, Eastern, and Concrete on Demand submitted proposals for concrete material. Concrete on Demand was the lowest bidder. Mr. Tauber noted that Concrete on Demand is a local company that has a great deal of experience.

Mr. Tauber said that Oliveri & Sons Concrete, Orange County Superior Concrete, and BH Concrete submitted proposals for concrete labor. BH Concrete was the lowest bidder. Mr. Tauber noted that BH Concrete has a great deal of experience and that he was comfortable working with them on this project.

Mr. Tauber suggested that the RLDC establish accounts of credit with a number of suppliers of various construction-related supplies and services in order to minimize delays on the Ramapo Commons project.

Aaron Troodler discussed internal procedures which are being put into place to ensure that the project progresses in an efficient manner. Specifically, he discussed the need to purchase computer software which would assist the RLDC's bookkeeping operations and ensure adherence to any governmental regulations. He also noted that the RLDC will be working with the New York State Department of Taxation and Finance to obtain tax-exempt status for the RLDC, which will help minimize the amount of money expended in conjunction with this project.

New Business

A motion was made to authorize the Ramapo Local Development Corporation to purchase computer software that will help improve its financial record-keeping efforts and ensure compliance with relevant governmental regulations.

Gross/St. Lawrence: Unanimous

A motion was made to designate the following newspaper publications for informational purposes for the Ramapo Local Development Corporation:

**The Journal News
The Rockland Bulletin
The Home and Store News
El Sol
El Clarin
The Monsey Advocate
The Rockland Chronicle
Community Connections**

Gross/St. Lawrence: Unanimous

A motion was made to enter into an agreement with Concrete on Demand to provide concrete material in relation to the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to enter into an agreement with BH Concrete to perform concrete labor in relation to the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to set up accounts of credit with the following suppliers of various construction-related supplies and services in order to minimize delays on the Ramapo Commons project:

Beckerle Lumber, Dykes Lumber, Pro-Built, Affordable Windows and Doors, Crown Millwork, Five-Star Kitchens and Doors, Winwater Pipes and Casting, Pre-Cast Concrete, South Fallsburg Piping Company, Spring Waterproofing, Drip Drop, O’Sullivan, Van Ordern, JW Trucking, LJC Trucking, and MCM Trucking.

Gross/St. Lawrence: Unanimous

A motion was made to retain the services of Morris Kohn as the job foreman, and Joseph Friedman as a laborer on the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to rent a trailer, portable toilets, and a generator for the Ramapo Commons site.

St. Lawrence/Gross: Unanimous

A motion was made to work with Marv’les Signs of Monsey, New York to produce any necessary signage for the Ramapo Commons project.

Gross/St. Lawrence: Unanimous

A motion was made to ask D&D Electric to install temporary meters on the Ramapo Commons site.

Gross/St. Lawrence: Unanimous

Adjournment

Motion to adjourn: 12:10 P.M.

Gross/St. Lawrence: Unanimous

Respectfully Submitted,

Aaron Troodler