

## MINUTES

### **RAMAPO LOCAL DEVELOPMENT CORPORATION**

**AUGUST 27, 2010**

**9:30 A.M.**

The Ramapo Local Development Corporation convened a regular meeting of the corporation on Friday, August 27, 2010, at 237 Route 59, Suffern, New York 10901.

**Directors Present:**

John Brunson

Moses Gross

Christopher P. St. Lawrence

**Others Present:**

Aaron Troodler

**Directors Absent:**

None

The meeting was called to order at 9:30 A.M.

Roll Call

**Progress Update**

Mr. St. Lawrence summarized the August 24, 2010 vote concerning the Town's decision to guarantee bonding undertaken by the RLDC in relation to Project Grand Slam. The public sent a clear message that they do not want the Town to take on debt for this project and they do not want to run the risk that their taxes may go up. A discussion was had whereby the board decided that the RLDC will oversee the project and seek private financing so as not to use any taxpayer money to construct the stadium.

Mr. Troodler noted that two bids were submitted for the field work package for Project Grand Slam. Bids were received from Clark and Turco Golf of Suffern, New York. Turco Golf was the low bidder. Holt Construction reviewed the bids, verified the necessary requirements, and checked the submitted references and recommended that the contract be awarded to Turco Golf.

Mr. Troodler informed the board that the RLDC received a request for a change order from Holt Construction that was submitted by W. Harris & Sons, Inc. in the amount of \$108,496 in relation to clearing and grubbing work for Project Grand Slam. Holt Construction reviewed the change order request, deemed it fair and reasonable, and recommended approval of the request. Holt Construction said that the scope of work is in addition to the work covered under the agreement with the RLDC. The fences and mulching covered were not called for in the project plans; they were added into the plans by the engineer after the contract was awarded. The work was added by the engineer to satisfy the NYSDEC's requirements pertaining to erosion control.

Mr. Troodler informed the board that he met with Joseph Kunstlinger, Esq., of Kunstlinger & Wohlgemuth PLLC in Spring Valley, New York, and discussed the condominium offering plan that needs to be prepared for Ramapo Commons. Mr. Kunstlinger specializes in real estate law, and, more specifically, has a wealth of experience dealing with condominium offering plans. Mr. Gross stated that he knows Mr. Kunstlinger to be an expert in real estate.

Mr. St. Lawrence gave a summary of the efforts to work with Mayor of Spring Valley and the Village to perform some offsite drainage and road improvements in relation to the Ramapo Commons project.

Mr. St. Lawrence stated that he met with representatives of Owens Corning at the Ramapo Commons site. Owens Corning, a well-known, nationwide company that is a leading innovator of glass fiber technology, visited Ramapo Commons to look at, and learn more about the innovative insulation practice being employed in the construction of the project.

Mr. St. Lawrence stated that he had been approached by Ramapo Superintendent of Highways Tony Sharan regarding an asphalt pile that the Town of Ramapo in Orchard Park. Mr. Sharan said that the RLDC could use the asphalt for the roads at Ramapo Commons. Mr. Sharan said that the cost of crushing the concrete and using it as a sub-base for the roads and sidewalks at Ramapo Commons is \$16,000.

#### New Business

**A motion was made to have Turco Golf of Suffern, New York perform the playing field work in conjunction with Project Grand Slam.**

*Brunson/Gross Unanimous*

**A motion was made to approve a change order submitted by W. Harris & Sons, Inc. in the amount of \$108,496.**

*Gross/Brunson Unanimous*

**A motion was retain the law firm of Kunstlinger & Wohlgemuth PLLC of Spring Valley, New York, to perform legal services in conjunction with the Ramapo Commons project.**

*St. Lawrence/Brunson Unanimous*

**A motion was made to use the asphalt from Orchard Park, crush the concrete, and use it as a sub-base for the roads and sidewalks at Ramapo Commons.**

*Brunson/Gross Unanimous*

#### Adjournment

**Motion to adjourn: 10:00 A.M.**

*Gross/Brunson:*

*Unanimous*

Respectfully Submitted,

Aaron Troodler