

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

SEPTEMBER 27, 2010

9:00 A.M.

The Ramapo Local Development Corporation convened a special meeting of the corporation on Monday, September 27, 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 9:25 A.M.

Roll Call

Progress Update

Mr. St. Lawrence asked about the progress of the seven new foundations. Mr. Tauber updated the board and said that excavation has begun.

Mr. Tauber asked about the status of getting a road opening permit from Spring Valley to perform the offsite drainage and road improvements. Mr. Troodler updated the board and said that he is waiting for a sign off from the Mayor on the agreement. Mr. St. Lawrence called the Mayor, who informed him that agreement was going to be approved at the Spring Valley Village Board meeting on September 28, 2010.

Mr. Tauber asked about using concrete or Belgium blocks for the curbing at Ramapo Commons. Mr. Tauber told the board that Belgium blocks are much more durable and will look nicer.

The board discussed changing the name of Elm Street to Fieldstone Drive, pending the approval of the Ramapo Town Board and the Ramapo Superintendent of Highways. Mr. St. Lawrence spoke with Ramapo Superintendent of Highways Tony Sharan, who informed him that there is no other street in the Town of Ramapo named Fieldstone Drive.

Mr. Tauber asked about reimbursing Monsey Excavating, B&H Concrete, and Upstate Framing for their bonding costs associated with the Ramapo Commons. Provident Bank had requested that those three subcontractors be bonded.

Mr. Tauber asked about the changing the date of cutting checks from the 1st and 15th to the 10th and 25th of each month. Mr. Troodler said that he consulted with Bracha Gobioff and that she has no problem with this change.

Mr. Tauber suggested changing the three-bedroom units in each building, which are currently all on the ground floor of each structure, to be the three middle units on the 2nd, 3rd, and 4th floors of each building. His rationale was that since the market value for those three units are less because there are fewer windows and shared entrances, it would make sense to designate those as the three-bedroom units. The board agreed to make the change.

A discussion was had regarding the designation of the 12 market rate units and the 36 AHC subsidized units. The board agreed that the market rate units would be each of the end units on the 2nd floor of each building, which is a total of 8 units, and one end unit (facing the street) on the 3rd floor of each building, which is a total of 4 units.

Mr. Tauber updated the board on the progress at Ramapo Commons. Building #3 is fully completed with all the roughings and insulation. It has passed all the inspections thus far. Sheetrocking will begin the week of October 3rd.

Building #5 is fully sheetrocked and the spackle is 80% complete.

Building #7 is fully sheetrocked, the ceramic tile installation has begun, and the exterior stucco work is underway.

Building #9 is fully sheetrocked, the ceramic tile work is 50% done, the exterior stucco work is completed, and the stone work is approximately 50% complete.

With regard to the seven new foundations, the excavation for Buildings #2 and 4 is complete, and the excavation for Buildings #6 and 8 has begun. Building #2 has the foundation footings complete.

Mr. Brunson asked about the completion date of the buildings. Mr. Tauber said that the buildings themselves will be done in about six weeks. The roadwork, etc. will then begin.

A discussion was had regarding making the park and recreation area at Ramapo Commons a Town pocket park that would be open to the entire community, pending approval of the Ramapo Town Board.

There was a discussion regarding raising the retaining wall at the northern end of the site to 3 ½ to 4 feet to create a better buffer for the neighbors. Mr. St. Lawrence asked Mr. Tauber to get an estimate on how much it would cost to raise the wall.

Mr. Troodler asked about Mr. Tauber about the changes that have been made at the Ramapo Commons site since the dumpster fire that occurred several weeks earlier. Mr. Troodler noted to the board that following the incident, he had met with representatives of the Town of Ramapo

Building Department, the Town of Ramapo Fire Inspector, and a representative of the Town of Ramapo Police Department to discuss measures that can be taken to prevent future occurrences.

Mr. Tauber said that the dumpsters at the site had been moved more than 15 feet away from the buildings. He noted that the water tanker at the site was always full, the fence by 23 Neil Road was repaired, and the lower level of the buildings will be secured.

Mr. Tauber stated that five bids came in for material for interior doors and trim. Bids were received from Capital Trim and Kitchens, Inc. of Spring Valley, New York, Window Rama of Deer Park, New York, Affordable of Monsey, New York, Jay's Interiors, Inc. of Monsey, New York, and Crown Millwork of Nanuet, New York. Mr. Tauber noted that most of the bidders were local companies. Mr. Tauber stated that Capital Trim and Kitchens and Window Rama submitted the highest bids, and Jay's Interiors submitted the lowest bid. He noted that Jay's Interiors is a big company.

Mr. Tauber stated that there were three bids for labor in relation to interior carpentry and trimmings. Jay's Interiors, Inc. of Monsey, New York, Hubert, and Five Star Millworks, LLC of Pearl River, New York submitted proposals. Jay's Interiors was the lowest bidder. Mr. Tauber stated that Jay's Interiors does good work.

Mr. Troodler stated that Holt Construction informed him that four companies submitted proposals to perform concrete work in relation to Project Grand Slam. Bids were received from Nikko Construction (\$3,949,400.00), Darlind Construction (\$4,228,000.00), JJJ Concrete (\$4,365,000.00), and Villa Concrete (\$4,999,000.00). Nikko Construction was the lowest bidder. JJJ Concrete had been the lowest bidder, but their initial proposal was missing some key elements, which, when added, raised their price significantly. Holt Construction met with each of the companies and reviewed the scope of work with them. Holt Construction recommended that the concrete contract be awarded to the lowest bidder, Nikko Construction.

Mr. Troodler informed the board that Holt Construction received four proposals for steel work for Project Grand Slam. Bids were received from Piermount Iron (\$2,058,000.00), Orange County Iron Works (\$2,107,000.00), Burgess Steel (\$2,457,900.00), and Nikko Construction (\$2,732,700.00). Holt Construction met with each of the companies and reviewed the scope of work with them. Holt Construction noted that Orange County Iron Works excluded pipe rails from their proposal, so their price will go up. Holt Construction recommended that the steel contract be awarded to the lowest bidder, Piermount Iron.

New Business

A motion was made to use Belgium blocks for curbing in relation to the Ramapo Commons project.

Gross/Brunson: Unanimous

A motion was made to change the name of Elm Street to Fieldstone Drive, pending the approval of the Ramapo Town Board.

Brunson/Gross: Unanimous

A motion was made to reimburse B&H Concrete for the cost of bonding in relation to the Ramapo Commons project.

Gross/Brunson: Unanimous

A motion was made to reimburse Monsey Excavating for the cost of bonding in relation to the Ramapo Commons project.

Brunson/Gross: Unanimous

A motion was made to reimburse Upstate Framing for the cost of bonding in relation to the Ramapo Commons project.

Brunson/Gross: Unanimous

A motion was made to request that the Ramapo Town Board make the park and recreation area at Ramapo Commons a Town pocket park that would be open to the entire community.

Gross/Brunson: Unanimous

A motion was made to contract with Jay's Interiors, Inc. of Monsey, New York, to provide materials and services in relation to interior doors and trim for the Ramapo Commons project.

Brunson/Gross: Unanimous

A motion was made to contract with Jay's Interiors, Inc. of Monsey, New York, to provide services in relation to interior carpentry and trimmings for the Ramapo Commons project.

Gross/Brunson: Unanimous

A motion was made to contract with Nikko Construction of Valley Cottage, New York in relation to concrete work for Project Grand Slam.

Brunson/Gross: Unanimous

A motion was made to contract with Piermount Iron of Wayne, New Jersey in relation to steel work for Project Grand Slam.

Brunson/Gross: Unanimous

Adjournment

Motion to adjourn: 11:30 A.M.

Gross/Brunson: Unanimous

Respectfully Submitted,

Aaron Troodler