

## MINUTES

### RAMAPO LOCAL DEVELOPMENT CORPORATION

OCTOBER 29, 2010

10:00 A.M.

The Ramapo Local Development Corporation convened a special meeting of the corporation on Friday, October 29, 2010, at the office located at the intersection of Pomona Road and Firemen's Memorial Drive (25 Firemen's Memorial Drive), Pomona, New York, 10970.

**Directors Present:**

John Brunson

Moses Gross

Christopher P. St. Lawrence

**Others Present:**

Hadassah Backman

Leonard Jackson

Michael Tauber

John Moissett

Kevin Creeden

Rhonda Smith

**Directors Absent:**

None

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

Roll Call

**Progress Update**

Mr. St. Lawrence updated the board regarding the NYS-DEC's comments on the erosion control measures for Project Grand Slam. Leonard Jackson has been in contact with the DEC and was working on the necessary adjustments and expected to receive approvals shortly thereafter.

Mr. St. Lawrence updated the board about the status of the financing options for Project Grand Slam. Mr. St. Lawrence also informed the board that temporary lights and a generator were going to be placed on the project site.

Mr. Tauber gave an update on the progress of the Ramapo Commons project and reported that the foundations for buildings #2, #4, and #6 were now complete and work has begun on the foundation for building #8.

Mr. Tauber presented the board with security signs for the Ramapo Commons project.

Mr. Tauber confirmed that the project was operating within the project's construction budget.

Mr. St. Lawrence discussed the status of the approval for the road opening permit from the Village of Spring Valley for offsite drainage improvements. Mr. St. Lawrence said he expected to receive the approval shortly.

The board discussed having Mr. Tauber, who is a licensed real estate agent, serve as the lead real estate agent for Ramapo Commons, due to his intimate knowledge of the project. The board spoke about offering the non-subsidized units for sale on the open market. In addition, the board discussed having Mr. Tauber work together with a consortium of local real estate agents and to assume responsibility of advertisement and sales of the non-subsidized units in Ramapo Commons.

Mr. St. Lawrence discussed the potential purchase of property to function as a fire house for the Hillcrest Fire Department.

#### New Business

**A motion was made to approve payment of two vouchers submitted by the Pines Homes Corp. for the Ramapo Commons Project. One of the vouchers was for General Contractor fees related to site work, for a total of \$288,260.00, and the second was for General Contractor fees related to Labor/Construction of the Ramapo Commons Project, for a total of \$330,920.62.**

*Gross/Brunson: Unanimous*

**A motion was made to take steps to sell the non-subsidized units at Ramapo Commons on the open market.**

*Brunson/Gross: Unanimous*

**A motion was made to retain Michael Tauber as the lead selling agent for the Ramapo Commons/Fieldstone Estates with a commission of 4% that will be divided accordingly with a consortium of local real estate agents.**

*Gross/Brunson: Unanimous*

**A motion was made to list the sales price for the non-subsidized units in Ramapo Commons/Fieldstone Estates at \$349,900.00.**

*Brunson/Gross: Unanimous*

**A motion was made to grant a subsidy of \$9,400.00 to all applicants who previously applied for a unit in Ramapo Commons/Fieldstone Estates.**

*Brunson/Gross: Unanimous*

#### Adjournment

**Motion to adjourn: 11:45 A.M.**

***Gross/Brunson: Unanimous***

Respectfully Submitted,

Hadassah Backman