

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

MARCH 31, 2011
10:00 A.M.

The Ramapo Local Development Corporation convened a special meeting of the corporation on Thursday, March 31, 2011, at 237 Route 59, Suffern, New York 10901.

Directors Present:

John Brunson
Moses Gross
Christopher P. St. Lawrence

Others Present:

Aaron Troodler
Michael Tauber
Josh Meyer
Bracha Gobioff

Directors Absent:

None

The meeting was called to order at 10:25 A.M.

Roll Call

Progress Update

Mr. St. Lawrence discussed the bonding for the stadium.

Mr. Meyer discussed the bond resolution and explained the terms. He also discussed the reimbursement agreement. In addition, he noted that the RLDC received an Aa2 rating from Moody's for the bond sale.

Mr. St. Lawrence and Mr. Meyer updated the board on the status of the lawsuit filed in conjunction with the construction of the baseball stadium.

Mr. St. Lawrence discussed the possibility of working with Capital One Bank to obtain a line of credit for \$2,000,000 to be for all purposes of the RLDC.

Mr. Troodler discussed the New York State Authorities Budget Office's performance evaluation form for board members of public authorities. Each member of the RLDC board was given a copy of the form to complete.

Mr. St. Lawrence discussed the nature of the concession agreement between Bottom 9 Baseball, LLC and Ovations Food Services in conjunction with their providing food and beverage services at the baseball stadium.

Michael Tauber discussed the painting bid for the Ramapo Commons project. He noted that he had not yet heard from Lemus Painting about submitting a proposal. He will make another attempt to contact them. There was a discussion about coordinating the painting of the four buildings in Phase 1 so that it takes place simultaneously. Mr. Tauber was asked by the board members to ensure that the specifications in each of the painting proposals that were received were in sync with one another.

Mr. Tauber discussed M.R.R.I. and their proposal to install the curbs and sidewalks at the Ramapo Commons project. He questioned whether they had the manpower necessary to complete the work in a timely fashion.

New Business

A motion was made to secure bonds in the amount of \$25,000,000 for the purpose of paying for the construction of the baseball stadium at the intersection of Pomona Road and Firemen's Memorial Drive in Pomona, New York.

*Gross/Brunson: 2 ayes (Brunson, Gross)
 1 abstention (St. Lawrence)*

A motion was made to secure a line of credit from Capital One Bank in the amount of \$2,000,000 to be used for all purposes of the Ramapo Local Development Corporation.

*Gross/Brunson: 2 ayes (Brunson, Gross)
 1 abstention (St. Lawrence)*

A motion was made to appoint John Brunson as the FOIL Appeal Officer for the Ramapo Local Development Corporation.

*St. Lawrence/Gross: 2 ayes (St. Lawrence, Gross)
 1 abstention (Brunson)*

A motion was made to guarantee the concession agreement between Bottom 9 Baseball, LLC and Ovations Food Services.

Gross/Brunson: Unanimous

A motion was made to retain the services of up to four of the lowest bidding companies that submitted proposals in conjunction with the painting services at the Ramapo Commons project, with a cap of \$43,000.00 per building.

Brunson /Gross: Unanimous

A motion was made that would rescind the contract awarded to M.R.R.I. of Monsey, New York for the installation of Belgium block curbs and sidewalks in relation to the Ramapo

Commons project and award the contract to the second lowest bidder, Damap Construction of Spring Valley, New York unless M.R.R.I. provided information to the Construction Manager at the Ramapo Commons project which clearly demonstrated its ability to complete the job in two weeks.

Gross/Brunson *Unanimous*

Adjournment

Motion to adjourn: 11:30 A.M.

Gross/Brunson: *Unanimous*

Respectfully Submitted,

Aaron Troodler