

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

JULY 5, 2011

9:00 A.M.

The Ramapo Local Development Corporation convened a special meeting of the corporation on Tuesday, July 5, 2011, at 237 Route 59, Suffern, New York 10901.

Directors Present:

John Brunson
Moses Gross
Christopher P. St. Lawrence

Others Present:

Aaron Troodler	Hadassah Backman
Michael Tauber	Robert Romanowski
Josh Meyer	Dylan Skriloff
Bracha Gobioff	Pete Haubner

Directors Absent:

None

The meeting was called to order at 9:15 A.M.

Roll Call

Progress Update

Michael Tauber discussed the installation of infrastructure and utilities at the Ramapo Commons project. Orange and Rockland Utilities and Verizon have begun their work. As of last Thursday, they were completely finished with the underground utilities. The recent rain helped compact the trenches, which is good. They will be ready to start shortly. The foundation work will be completed in about ten days, at which time they can start paving.

Mr. St. Lawrence gave a synopsis of the project. All of the foundations for the remaining seven buildings will be done by the time people move in to the units as part of Phase 1. The RLDC completed off-site improvements to benefit the Village of Spring Valley, including drainage, curbs, sidewalks, and paving.

Mr. Tauber stated that everything is ready for United Water to do the pipe work it needs to do. He noted that when there were heavy rains and flooding in the surrounding areas recently, every one of the basements in Ramapo Commons remained dry, which indicates that the drainage system is working beautifully. Robert Torgensen is at the site every week to conduct inspections. The painting is almost complete. Two of the buildings are completely painted and the remaining two buildings are almost complete. The fixtures (i.e. toilets, etc.) have been ordered. He noted that the floors are not going to be polished until the occupants are ready to move in.

Mr. Gross asked if we could prepare one of the units now as a “model unit” for marketing purposes. Mr. Tauber responded that that is a good idea.

Mr. Tauber stated that two proposals were received to supply and install the exterior iron railings – Ramapo Iron Works, Inc. and Westchester Iron. Ramapo Iron Works, Inc. was the lowest bidder. He explained that there are three different levels of the iron railings – low, medium, and high. He suggested taking the middle of the road approach. We do not need the highest level but we do want to ensure that the buildings look nice. Mr. Brunson asked if there was any way to get a cheaper price. Mr. Tauber said that the companies will not go lower than what they quoted in their proposals. The installation on the third- and fourth-floors of the buildings is difficult and requires a lot of work in order to be done safely and correctly.

Mr. Tauber said that two proposals were received to install gutters – Advanced Gutters and Newline. He noted that we are using color 6” gutters with 4” leaders. Mr. Tauber noted that he has worked with Advanced Gutters and they do very good work. Newline was the lowest bidder.

Mr. Tauber discussed the fencing along the property line. He stated that at this time there will be fencing installed in back of the four buildings that are part of Phase 1 parallel to Neil Road and at the northern end of the site alongside Trumper Road and Clayton Road. In addition, there will be chain link fencing for the storage area in the basements of each of the buildings. There will be 12 storage areas in each basement and 1 common area. There was a discussion about the benefits of using a chain link fence with privacy slats versus a cedar stockade fence. The fence comes with a two-year warranty. There were two proposals for the exterior fencing – Statewide Fencing and The Yard Stuff, Inc. The Yard Stuff, Inc. was the lowest bidder on the exterior fencing. With regard to the fencing for the storage units in each of the basements, Statewide Fencing and The Yard Stuff, Inc. submitted proposals. The Yard Stuff, Inc. was the lowest bidder.

Mr. Tauber stated that all of the roads would be paved by the end of July. Moulton Paving, LLC and Alpha Paving Corp. submitted proposals. Moulton Paving, LLC was the lowest bidder.

Mr. St. Lawrence stated that if possible, we should aim to enclose the buildings on Phase 2 at some point during the fall so that they could be properly enclosed prior to the winter.

Mr. Tauber discussed the various energy efficiency measures that were taken on Phase 1.

The board discussed different options in relation to the signage at the Ramapo Commons project. Mr. St. Lawrence suggested that the board not act at this time and to ask Mr. Tauber to do further exploration about the signage.

New Business

A motion was made to contract with Ramapo Iron of Hillburn, New York for the installation of the exterior iron railings in relation to the Ramapo Commons project.

Brunson/St. Lawrence: Unanimous

A motion was made to contract with Newline of Patterson, New Jersey for the installation of the gutters in relation to the Ramapo Commons project.

Brunson/Gross: Unanimous

A motion was made to contract with The Yard Stuff, Inc. of Monsey, New York for the installation of the exterior fencing in relation to the Ramapo Commons project.

St. Lawrence/Brunson: Unanimous

A motion was made to contract with The Yard Stuff, Inc. of Monsey, New York for the installation of the fencing for the storage units in the basements of the buildings at the Ramapo Commons project.

Gross/Brunson: Unanimous

A motion was made to contract with Moulton Paving, LLC of Monroe, New York to pave the roads at the Ramapo Commons project.

Brunson/Gross: Unanimous

Adjournment

Motion to adjourn: 10:15 A.M.

Brunson/ Gross: Unanimous

Respectfully Submitted,

Aaron Troodler