

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

SEPTEMBER 2, 2011

9:30 A.M.

The Ramapo Local Development Corporation convened a special meeting of the corporation on Friday, September 2, 2011, at One Provident Bank Park Drive, Pomona, New York, 10970.

Directors Present:

John Brunson

Moses Gross

Christopher P. St. Lawrence

Others Present:

Aaron Troodler

Michael Tauber

Josh Meyer

Hadassah Backman

Directors Absent:

None

The meeting was called to order at 9:50 A.M.

Roll Call

Progress Update

Aaron Troodler discussed the need to retain the services of a company to maintain and service the HVAC system at Provident Bank Park on an ongoing basis. Mr. Troodler and Mr. St. Lawrence discussed the importance of ensuring that the grease traps at Provident Bank Park are properly maintained and thoroughly cleaned.

There was a discussion about the termination of the franchise and development agreements in relation to the proposed construction of a hotel at 120 Torne Valley Road in Hillburn. The board decided not to pursue this project at this time.

There was a discussion about the possibility of installing an ice rink at Provident Bank Park during the late fall and winter months in order to generate additional revenue through rentals for hockey and recreational skating.

Mr. Tauber stated that pursuant to the board's direction at the last meeting, he further explored the options relating to the signage at the Ramapo Commons project. In his opinion, Marvles Marv of Monsey, New York would be the best option for supply and installation of the signs.

Mr. Tauber stated that two bids were received in conjunction with providing landscaping services for Phase 1 of the Ramapo Commons project. Proposals were received from B. Hagan

Landscaping, Inc. and D'Agostino Landscaping and Irrigation, Inc. B. Hagan Landscaping, Inc. was the lowest bidder.

There was a discussion about a proposed walkway between the Ramapo Commons site and Neil Road, which would enable the flow of pedestrian traffic from the Ramapo Commons housing development to Neil Road and the surrounding streets to the west of the site. The board concluded that it was a good idea to construct such a walkway.

New Business

A motion was made to contract with Carlo Minuto of West Nyack, New York to provide garbage collection services at Provident Bank Park.

Brunson/Gross: Unanimous

A motion was made to secure a line of credit of two million dollars and to authorize the Executive Director to open a new checking account in conjunction with the line of credit.

Brunson/Gross: Unanimous

A motion was made to contract with AMI Services, Inc. of Waldwick, New Jersey to perform service and maintenance on the HVAC system at Provident Bank Park.

Brunson/Gross: Unanimous

A motion was made to authorize the Executive Director to solicit proposals for cleaning and maintaining the grease traps at Provident Bank Park and to enter into an agreement to perform said services.

Brunson/Gross: Unanimous

A motion was made to ratify the Ramapo Local Development Corporation's termination of the franchise agreement and the development agreement in relation to the proposed construction of a hotel at 120 Torne Valley Road in Hillburn.

Brunson/Gross: Unanimous

A motion was made to increase the salary of Hadassah Backman to \$56,000.00 per annum and to increase the salary of Bracha Gobioff to \$75,000.00 per annum.

Gross/Brunson: Unanimous

A motion was made to obtain a mortgage from Provident Bank in an amount not to exceed \$600,000.00 in relation to the property located on North Main Street in Spring Valley and

to authorize the President of the Ramapo Local Development Corporation and/or the Executive Director to execute the necessary documentation to effectuate the transaction.

Gross/Brunson: Unanimous

A motion was made to contract with Marvles Marv of Monsey, New York to supply and install signage on the buildings at the Ramapo Commons project and a sign at the entrance to the development.

Gross/Brunson: Unanimous

A motion was made to contract with B. Hagan Landscaping, Inc. of Spring Valley, New York to perform landscaping services for Phase 1 of the Ramapo Commons project.

Brunson/ Gross: Unanimous

Adjournment

Motion to adjourn: 11:30 A.M.

Brunson/ Gross: Unanimous

Respectfully Submitted,

Aaron Troodler