<u>MINUTES</u>

RAMAPO LOCAL DEVELOPMENT CORPORATION

NOVEMBER 14, 2011
9:30 A.M.

The Ramapo Local Development Corporation convened a special meeting of the corporation on Monday, November 14, 2011, at One Provident Bank Park Drive, Pomona, New York, 10970.

Directors Present:	**Others Present:**
John Brunson	Aaron Troodler
Moses Gross	Michael Tauber
Christopher P. St. Lawrence	Josh Meyer
	Hadassah Backman
	Bracha Gobioff

Directors Absent:
None

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

Roll Call

<u>Progress Update</u>

There was a discussion about the status of the Ramapo Commons project. Mr. St. Lawrence noted that he met with the neighbors on Trumper Road and they requested additional screening. The board asked Mr. Tauber to explore the possibility of adding more trees along the portion of the site that abuts Trumper Road.

Hadassah Backman updated the board on the status of those individuals who qualify for the AHC grant. She has been working together with the Housing Action Council regarding various issues relating the grant. There was also a discussion about marketing for Phase 2 of the Ramapo Commons project.

Aaron Troodler informed the board that the RLDC received two proposals from companies seeking to provide property management services in relation to the Ramapo Commons project. Proposals were received from Allstar Management and Ramapo Management. Mr. Tauber noted that each company has a good reputation and they each presently provide property management services for housing developments in the Town. He also noted that Ramapo Management owns its own equipment, as opposed to renting equipment, which is a big asset. Ramapo Management was the lowest bidder.

Aaron Troodler informed the board that the RLDC received three proposals to provide insurance coverage on the buildings at the Ramapo Commons project. Proposals were received from Evergreen Insurance, Lebaum Company, and Trumper Insurance. The board requested that Mr. Troodler thoroughly review each of the proposals and determine which one offers the best insurance coverage at the best price.

Mr. Tauber discussed the possibility of cleaning the newly constructed units at Ramapo Commons prior to them being sold. He noted that proposals for cleaning were received from Cleaning Depot and Spotless Cleaning. The board reviewed the proposals and determined that in an effort to cut costs, there was no need to retain the services of an outside cleaning company.

There was a discussion about the state of the roadway on Ellish Parkway, which is in the vicinity of Elm Street, where the Ramapo Commons project is located. In an effort to ensure that the necessary repairs to the roadways in proximity to Elm Street would take place in an expedited fashion, the board members decided to undertake the project and work in tandem with the Town of Ramapo. Two proposals were received from Bella Vista Construction Corp. and R.O. Excavating. Bella Vista was the lowest bidder.

The board discussed getting a line of credit from Provident Bank to assist the RLDC in meeting its financial obligations.

There was a discussion about the status of the North Main Street, Spring Valley property.

The board discussed the 2012 budget for the RLDC.

 New Business

A motion was made to authorize the demolition of the structures at 372-376 North Main Street in Spring Valley and to apply to the Town of Ramapo for a permit for said demolition.

Brunson/Gross: *Unanimous*

A motion was made to contract with Ramapo Management of Monsey, New York to provide property management services at the Ramapo Commons project.

Brunson/Gross: *Unanimous*

A motion was made to contract with Bella Vista Construction Corp. of Suffern, New York to make the necessary repairs to Ellish Parkway in the Town of Ramapo, which is in the vicinity of Elm Street and the Ramapo Commons project.

Brunson/Gross: *Unanimous*

A motion was made to secure a line of credit of two million dollars from Provident Bank.

Brunson/Gross: *Unanimous*

Adjournment

Motion to adjourn: 12:00 P.M.

Gross/Brunson: *Unanimous*

Respectfully Submitted,

Aaron Troodler