

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

MARCH 9, 2012

9:30 A.M.

The Ramapo Local Development Corporation convened a special meeting of the corporation on Friday, March 9, 2012, 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 9:45 A.M.

Roll Call

Progress Update

Mr. St. Lawrence noted that New York State informed the Ramapo Local Development Corporation that it is proceeding with the AHC grant for Ramapo Commons for the purchasers that have been deemed eligible for the funds.

Mr. Tauber noted that there is a need to install carpeting on the stairs in the four buildings that are part of Phase 1 of the Ramapo Commons project. He informed the board that two proposals were received in conjunction with the carpet installation. Proposals were received from Ace Flooring Distributors of Monsey, New York and High Style Flooring, Inc. of Brooklyn, New York. He said that Ace Flooring is a local company that has a very good reputation. Ace Flooring was the lowest bidder.

Mr. St. Lawrence updated the board on the status of the sales at Ramapo Commons.

Mr. Tauber informed the board that signage on each of the buildings at Ramapo Commons is needed in order to properly identify the units for first responders and emergency personnel. In addition, a sign at the entrance of Ramapo Commons is needed as well. He stated that Marvles Signs of Money, New York was the lowest bidder. He also noted that Marvles Signs has the ability to match the colors of the signs to the building colors.

Mr. St. Lawrence stated that after speaking with Provident Bank and with the RLDC's staff and board, we have concluded that we want to cap the cost of Phase 2 of the Ramapo Commons project at \$2.1 million per building, for a total cost of \$8.4 million for Phase 2. The Pines Homes Corp. has to come up with a quality product at that price. A design-build option will be utilized for the construction of Phase 2. The Pines Homes Corp. assumes the risk. Provident Bank and the Town of Ramapo will still do the requisite inspections. Provident Bank likes the idea of using a design-build option for Phase 2. The costs of the builder's risk insurance will be shifted to the Pines Homes Corp. The Ramapo Local Development Corporation wants to make certain that we have a good, quality product produced that is similar to Phase 1.

Mr. Tauber discussed Enviro-Dri, which he stated is a great energy-efficient product to seal cracks. He also discussed the sand filter that is to be installed in accordance with the New York State DEC's specifications. Oldcastle Precast of Rehoboth, Massachusetts proposed to supply the materials for \$181,000, but has agreed to provide them at a reduced cost of \$123,000.

Mr. Troodler reviewed the list of entities that have rented the stadium and discussed the revenue being generated by those rentals.

Mr. Troodler informed the board that in order to address an issue that arose in relation to the HVAC system at Provident Bank Park and to ensure that the system is properly serviced on a regular basis, an agreement was entered into with AMI Services of Waldwick, NJ. He noted that AMI Services is a subsidiary of Armistead Mechanical, which installed the HVAC system at Provident Bank Park during the initial construction, and therefore it has a strong familiarity with the stadium's HVAC system and is best equipped to service the system.

A discussion was had amongst the board members about working in collaboration with the Town of Ramapo regarding the operation and maintenance of Provident Bank Park.

A discussion was had about the board's desire to reduce its energy costs.

New Business

A motion was made to contract with Ace Flooring Distributors of Monsey, New York to install carpeting in the four buildings that are part of Phase 1 of the Ramapo Commons project.

Gross/Brunson: Unanimous

A motion was made to contract with Marvles Marv of Monsey, New York to install signage in conjunction with the Ramapo Commons project.

St. Lawrence/Brunson: Unanimous

A motion was made to cap the cost of Phase 2 of the Ramapo Commons project at \$2.1 million per building, for a total of \$8.4 million, and to enter into an agreement with The Pines Homes Corp. of Monsey, New York for a design-build option.

Brunson/Gross: Unanimous

A motion was made to use Enviro-Dri, an energy-efficient product, to seal cracks as part of the Ramapo Commons project.

Brunson/Gross: Unanimous

A motion was made to contract with Oldcastle Precast of Rehoboth, Massachusetts to supply the necessary materials for installation of the sand filter in conjunction with the Ramapo Commons project.

St. Lawrence/Brunson: Unanimous

A motion was made to ratify each of the rental agreements entered into by the Ramapo Local Development Corporation in conjunction with Provident Bank Park.

Gross/Brunson: 2 ayes (Brunson, Gross)

A motion was made to ratify the service agreement entered into by the Ramapo Local Development Corporation and AMI Services of Waldwick, New Jersey in conjunction with the HVAC system Provident Bank Park.

St. Lawrence/Brunson: Unanimous

A motion was made to enter into negotiations and subsequently execute an operation and maintenance agreement with the Town of Ramapo with regard to Provident Bank Park.

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

A motion was made to allow Plymouth Rock Energy of Woodmere, New York to conduct an energy audit at Provident Bank Park.

Brunson/Gross: Unanimous

A motion was made to approve the extension of the construction loan from Provident Bank for Phase 1 of the Ramapo Commons project.

Brunson/Gross: Unanimous

Adjournment

Motion to adjourn: 10:40 A.M.

Brunson/Gross: Unanimous

Respectfully Submitted,

Aaron Troodler