

## MINUTES

### **RAMAPO LOCAL DEVELOPMENT CORPORATION**

**MARCH 30, 2012**

**9:15 A.M.**

The Ramapo Local Development Corporation convened a special meeting of the corporation on Friday, March 30, 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  
Bracha Gobioff

**Directors Absent:**

None

The meeting was called to order at 9:40 A.M.

Roll Call

**Progress Update**

Mr. Troodler discussed the fact that the ice makers in the suites at Provident Bank Park have been inoperable due to a design issue. Two proposals were received to install the necessary drains. Proposals were received from Joe Lombardo Plumbing and Heating, Suffern, New York and Platinum Mechanical of Mahwah, New Jersey. Joe Lombardo Plumbing and Heating was the lowest bidder.

Mr. St. Lawrence discussed the monitoring that was conducted by Joe Abate, the Director of the Rockland County Office of Community Development, in relation to the Ramapo Commons project. The monitoring was intended to assess the RLDC's performance in managing its HOME Investment Partnership Program funded activity in relation to the Ramapo Commons project. Mr. Abate sent a letter to Mr. St. Lawrence in which he set forth his findings. The letter was extremely positive and stated that the RLDC was in full compliance with client eligibility requirements, project eligibility requirements, and affirmative marketing and minority outreach requirements. In addition, it noted that the RLDC's management systems were complete and in order, and that its financial management practice was sound. Further, it found no issues with the files sampled for cost allowability. Mr. Abate concluded his letter by stating that the RLDC is doing an excellent job in managing the program funds of the United States Department of Housing and Urban Development from Rockland County, and he noted that the RLDC files are very organized and complete. Mr. Abate also complimented the RLDC staff for their efforts and

cooperation. Mr. St. Lawrence complimented Hadassah Backman, the RLDC's Administrative Assistant, for her efforts concerning the record keeping.

Mr. St. Lawrence updated the board on the status of the sales at Ramapo Commons. Mr. Tauber and Mr. St. Lawrence discussed the status of the Phase 2 construction.

Mr. Troodler and Ms. Gobiuff discussed the requirements of the Authorities Budget Office and the importance of ensuring compliance. In accordance with the ABO requirements, each of the board members signed an Acknowledgement of Fiduciary Duties & Responsibilities and a Confidential Evaluation of Board Performance.

Each of the board members signed an acknowledgement that they understand the Ramapo Local Development Corporation's mission statement and performance measurements. Each of the board members also acknowledged that they adhere to Sections 2824 and 1282 of the NYS Public Authorities Law that prohibit the extension of credit to board members and prohibit the receipt of any compensation.

Mr. Troodler discussed the draft audit of the Ramapo Local Development Corporation which was conducted by O'Connor Davies Munns & Dobbins, LLP.

#### New Business

**A motion was made to contract with Joe Lombardo Plumbing and Heating of Suffern, New York to install the requisite drains in the suites at Provident Bank Park.**

*Brunson/Gross: Unanimous*

**A motion was made to adopt the draft audited financial statement of the Ramapo Local Development Corporation for the year ended December 31, 2011, which was prepared by O'Connor Davies Munns & Dobbins, LLP of White Plains, New York.**

*Gross/Brunson: Unanimous*

**A motion was made to ratify the agreements entered into by the Ramapo Local Development Corporation and A to Z Entertainment, Inc. of Knoxville, Tennessee, in conjunction with the 2012 summer concert series at Provident Bank Park.**

*Brunson/Gross: Unanimous*

**A motion was made to ratify the agreement entered into by the Ramapo Local Development Corporation and Dynamic Event Group of Orangeburg, New York for the staging equipment and production services provided in conjunction with the 2012 summer concert series at Provident Bank Park.**

*Gross/Brunson: Unanimous*

Adjournment

**Motion to adjourn: 10:20 A.M.**

***Gross/Brunson: Unanimous***

Respectfully Submitted,

Aaron Troodler