

MINUTES

RAMAPO LOCAL DEVELOPMENT CORPORATION

JULY 25, 2012

9:30 A.M.

The Ramapo Local Development Corporation convened a special meeting of the corporation on Wednesday, July 25, 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
Josh Meyer
Michael Tauber
Bracha Gobioff
Hadassah Backman

Directors Absent:

None

The meeting was called to order at 10:00 A.M.

Roll Call

Progress Update

Mr. St. Lawrence discussed the status of 372-376 N. Main Street in Spring Valley. The RLDC bought the property from Valley National Bank following a foreclosure action against the prior owner. The property was purchased for \$465,000. The RLDC owes approximately \$425,000 to Provident Bank on the mortgage on the property. In the New York State Comptroller's recent audit of the Town of Ramapo, he noted that the RLDC should stick to its core mission of economic development and housing. The RLDC has met with the Moleston Fire District and told them that rather than the RLDC developing the property and constructing a firehouse, as had been discussed, the RLDC could sell the property to the Moleston Fire District and they can then build the firehouse. The RLDC informed them that the asking price for the property is \$1.5 million. The Fire District agreed to move forward with the transaction. Mr. St. Lawrence informed the Fire District that the price was based on the highest and best use for the property and that an appraisal would have to be done of property. The construction of a much-needed new firehouse is for a legitimate public purpose, as it would help both the Moleston Fire District and the people of the Town of Ramapo by giving them better coverage to respond to and fight fires.

Mr. Brunson inquired about the status of the Fire District's existing firehouse.

Mr. St. Lawrence noted that the attorney for the fire district will prepare the draft of the contract.

The board discussed possible alternative uses to the property, including making an application for a zone change in order to enable the RLDC to construct affordable housing on the site. There was a discussion about an MR16 zone, in order to get the highest and best use of the site.

Mr. Troodler discussed the service agreement for the elevator at Provident Bank Park with ThyssenKrupp Elevator, which is the entity that initially installed the elevator at the site. It is more cost efficient and practical to have ThyssenKrupp Elevator service the elevator regularly, since they are very familiar with the equipment and the facility, and it is important that we utilize their expertise to ensure that all safety requirements are adhered to.

Mr. Troodler discussed entering into a service agreement with Daktronics, which is the entity that supplied and installed the electronic scoreboard at Provident Bank Park, in order to ensure that the equipment remains in working order and in order to avoid incurring additional expenses in the event that a service call is required.

Mr. St. Lawrence and Mr. Meyer noted that the Rockland Boulders' attendance figures have already eclipsed 100,000 fans, which is ahead of last year's pace.

Mr. Gross noted that when people come to the stadium, they generally have a positive experience and will presumably keep coming back.

There was a discussion about the feasibility of digging a well at the Provident Bank Park site.

Mr. Tauber updated the board on the status of Phase II of the Ramapo Commons project. The first building is already sheet-rocked. The doors and moldings are expected in about ten days.

Mr. Gross noted that he visits the Ramapo Commons site regularly and that the project looks terrific. Mr. Brunson noted that he's been there many times as well and concurred that everything looks great. Mr. St. Lawrence and Mr. Tauber said that the people who are living there are happy. They also noted that the sand filter has been installed and it is functioning properly.

New Business

A motion was made to sell the property located at 372-376 N. Main Street in Spring Valley, New York to the Moleston Fire District, at an asking price of \$1.5 million.

Gross/Brunson: Unanimous

A motion was made to solicit the assistance of the Town of Ramapo's planner and engineering staff in order to perform a Phase I environmental study on the property located at 372-376 N. Main Street in Spring Valley, in order to minimize costs.

Brunson/Gross: Unanimous

A motion was made to postpone submitting an application for a zone change on the property located at 372-376 N. Main Street in Spring Valley, New York in light of the Moleston Fire District's interest in purchasing the property for construction of a new firehouse.

Brunson/Gross: Unanimous

A motion was made to ratify the service agreement with ThyssenKrupp Elevator of Elmsford, New York for ongoing maintenance of the elevator at Provident Bank Park.

Brunson/Gross: Unanimous

A motion was made to enter into a service agreement with Daktronics of Brookings, South Dakota for ongoing maintenance of the scoreboard at Provident Bank Park.

Gross/Brunson: Unanimous

A motion was made to ratify an agreement with Gretchen Wilson to perform on July 12, 2012 at Provident Bank Park as part of the 2012 Summer Concert Series.

St. Lawrence/Brunson: Unanimous

A motion was made to ratify an agreement with Big and Rich to perform on July 13, 2012 at Provident Bank Park as part of the 2012 Summer Concert Series.

St. Lawrence/Gross: Unanimous

A motion was made to ratify an agreement with REO Speedwagon to perform on August 16, 2012 at Provident Bank Park as part of the 2012 Summer Concert Series.

St. Lawrence/Brunson: Unanimous

A motion was made to ratify an agreement with Smash Mouth to perform on August 17, 2012 at Provident Bank Park as part of the 2012 Summer Concert Series.

St. Lawrence/Brunson: Unanimous

A motion was made to ratify an agreement with Master Security to provide security services at Provident Bank Park as part of the 2012 Summer Concert Series.

St. Lawrence/Brunson: Unanimous

A motion was made to enter into an agreement with Ovarions Food Services, LP, in relations to events run by the Ramapo Local Development Corporation at Provident Bank Park.

St. Lawrence/Brunson: Unanimous

Adjournment

Motion to adjourn: 11:20 A.M.

Gross/Brunson: Unanimous

Respectfully Submitted,

Aaron Troodler