MINUTES OF THE SCHEDULED MEETING OF THE
RAMAPO LOCAL DEVELOPMENT CORPORATION
HELD ON OCTOBER 22, 2025

The Directors of the Ramapo Local Development Corporation convened on Wednesday, October 22, 2025 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

President Michael B. Specht called the meeting to order and **Secretary, Jeffrey Posner** called the roll. The following Board members were present and answered to their names:

Call to Order

Attendee Name	Title	Status	Arrived
Michael B. Specht	President	Present	
Brendel Charles	Director	Present	
Michael Rossman	Director	Present	
David Wanounou	Director	Present	
Yehuda Weissmandl	Director	Present	
Alyssa Slater	First Deputy Town Attorney	Present	
Jeffrey Posner	Secretary	Present	

Appointments:

Appointment of Secretary

RESOLUTION NO. 2025-RLDC-16

WHEREAS, the By-Laws of the Ramapo Local Development Corporation provide for the appointment of Officers, and

WHEREAS, there is a vacancy in the position of Secretary due to the resignation of Mona Montal , effective October 22, 2025

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Ramapo Local Development Corporation that ***JEFFREY POSNER*** is hereby appointed as **Secretary** of the Ramapo Local Development Corporation, effective10.22.2025, and

BE IT FURTHER RESOLVED that the above named individual shall serve as Secretary of the Ramapo Local Development Corporation without compensation.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brendel Charles, Director
SECONDER:	Michael Rossman, Director
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Acceptance of Minutes:

Scheduled Meeting of August 13, 2025

RESOLUTION NO. 2025-RLDC-17

RESOLVED by the Board of Directors of the Ramapo Local Development Corporation that the following Minutes of the RLDC be herby accepted, adopted, and recorded in the Minute Book:

AUGUST 13, 2025- SCHEDULED

RESULT:	**ADOPTED [4 TO 0]**
MOVER:	Brendel Charles, Director
SECONDER:	Michael Rossman, Director
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSTAIN:	Yehuda Weissmandl

Agreements:

Approval of Lease Extension with NYB & Purchase of Artificial Turf - Clover Stadium

RESOLUTION NO. 2025-RLDC-18

WHEREAS, the Ramapo Local Development Corporation (RLDC) is currently the lessor pursuant to a twenty-year lease which expires in 2031 for the occupation and use of Clover Stadium (Stadium) by the New York Boulders (NYB), and

WHEREAS, NYB has requested a ten-year extension of the lease commencing in 2032, and

WHEREAS, as a condition of the lease extension, NYB has agreed to fund a $1.2million interest free ten-year loan to the RLDC to be used to acquire and install artificial turf at the Stadium, and

WHEREAS, NYB has agreed to increase the fixed portion of the rent from $175,000 to $225,000 commencing in 2032, and

WHEREAS, NYB has agreed to share 60% of the field rental revenue received from the Metro Atlantic Athletic Conference baseball tournament

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the RLDC approves (1) the extension of the NYB lease from 2032 to 2041 and (2) the purchase and installation of artificial turf at the Stadium to be funded by an interest free loan provided by NYB.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brendel Charles, Director
SECONDER:	Michael Rossman, Director
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Budget:

Adoption of Budget Year 2026

RESOLUTION NO. 2025-RLDC-19

WHEREAS, the Board of Directors of the Ramapo Local Development Corporation has determined the financial requirements consistent with its' plans for fiscal year 2026, and

WHEREAS, the RLDC has proposed a budget for fiscal year 2026

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Ramapo Local Development Corporation, by a **roll call vote**, that it hereby approves and adopts the annual Budget of the Ramapo Local Development Corporation for the fiscal year beginning January 1, 2026.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brendel Charles, Director
SECONDER:	Michael Rossman, Director
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Adjournent:

Adjournment

RESOLUTION NO. 2025-RLDC-20

RESOLVED by the Board of Directors of the Ramapo Local Development Corporation that the Scheduled Meeting of the RLDC held this evening, October 22, 2025, be hereby **adjourned**
at 8:10 P.M.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brendel Charles, Director
SECONDER:	Michael Rossman, Director
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl