

MINUTES OF THE SCHEDULED MEETING OF THE
RAMAPO LOCAL DEVELOPMENT CORPORATION
HELD ON DECEMBER 23, 2024

The Directors of the Ramapo Local Development Corporation convened on Monday, December 23, 2024 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, Sharon Osherovitz** 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	Absent	
Michael Rossman	Director	Present	
David Wanounou	Director	Present	
Yehuda Weissmandl	Director	Absent	
Amy Mele	Assistant Town Attorney	Present	
Sharon M. Osherovitz	Secretary	Present	

Acceptance of Minutes:

Scheduled Meeting of October 29, 2024

RESOLUTION NO. 2024-RLDC-13

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:

OCTOBER 29, 2024- SCHEDULED

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	David Wanounou, Director
SECONDER:	Michael Rossman, Director
AYES:	Michael B. Specht, Michael Rossman, David Wanounou
ABSENT:	Brendel Charles, Yehuda Weissmandl

General Matters:

Acceptance of Conveyance of Ramapo Cultural Arts Center for Redevelopment into Affordable Housing

RESOLUTION NO. 2024-RLDC-14

WHEREAS, the Town of Ramapo is currently in negotiation with Sunshine Realty Group for the re-development of the Ramapo Cultural Arts Center (RCAC) located at 62-66 N. Main Street, Spring Valley, NY, into affordable housing, and

WHEREAS, the Town Board by Resolution No. 2024-496 declared the RCAC surplus, and further agreed to transfer said property to the RLDC subject to a permissive referendum, and

WHEREAS, Rockland County has agreed to award an ARPA grant of \$1.5 million to the Town and has included the RLDC as a party to the Subrecipient Agreement

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Ramapo Local Development Corporation that it hereby accepts the conveyance of the Ramapo Cultural Arts Center, subject to a permissive referendum, and subject to permit approvals, and

BE IT FURTHER RESOLVED, the Board hereby authorizes the President of the RLDC to sign the Subrecipient Agreement subject to the review and approval of the Town Attorney’s Office.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Rossman, Director
SECONDER:	David Wanounou, Director
AYES:	Michael B. Specht, Michael Rossman, David Wanounou
ABSENT:	Brendel Charles, Yehuda Weissmandl

Purchase of New Scoreboard

RESOLUTION NO. 2024-RLDC-15

WHEREAS, the Ramapo Local Development Corporation (“RLDC”) is obligated under the long term lease with the NY Boulders to equip the stadium with a scoreboard, and

WHEREAS, the existing scoreboard has been in service for 13 years and is no longer usable, and

WHEREAS, installing a new scoreboard before the start of the 2025 baseball season is urgently needed, and

WHEREAS, the RLDC and the NY Boulders both recommend accepting the quote from Daktronics to supply a 25’ X 32’ scoreboard for \$420,000, and

WHEREAS, the NY Boulders have agreed to provide an interest free loan for the purchase to be repaid by the RLDC through annual reductions in the NY Boulders rent of equal pro-rata amounts over the next five years of their lease

NOW, THEREFORE, BE IT RESOLVED, that the Ramapo Local Development Board of Directors hereby approves the following: the purchase of the scoreboard from Daktronics for up to \$420,000 to be funded by an interest free loan from the NY Boulders to be repaid by rent reductions over the next five years of their lease subject to legal documentation approved by the Town Attorney office.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Rossman, Director
SECONDER:	David Wanounou, Director
AYES:	Michael B. Specht, Michael Rossman, David Wanounou
ABSENT:	Brendel Charles, Yehuda Weissmandl

Settlement of Claim: Schleicher

RESOLUTION NO. 2024-RLDC-16

WHEREAS, Al Schleicher, as father and natural guardian of A.S., an infant, filed a Notice of Claim against the Town and the RLDC for personal injuries from an incident that occurred on September 2, 2023, and

WHEREAS, the President of the RLDC has reviewed the claim and recommends it be settled in the amount of \$20,000, and

WHEREAS, \$10,000 of the settlement will be contributed by the RLDC and the remaining \$10,000 will be contributed by the Town,

NOW, THEREFORE, BE IT RESOLVED the RLDC Board hereby settles the claim of **SCHLEICHER** in the amount of \$10,000, and

BE IT FURTHER RESOLVED that said settlement is conditioned upon receipt of a general release executed by Schleicher.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Rossman, Director
SECONDER:	David Wanounou, Director
AYES:	Michael B. Specht, Michael Rossman, David Wanounou
ABSENT:	Brendel Charles, Yehuda Weissmandl

Adjournment:

Adjournment

RESOLUTION NO. 2024-RLDC-17

RESOLVED by the Board of Directors of the Ramapo Local Development Corporation that the Scheduled Meeting of the RLDC held this evening, December 23, 2024, be hereby adjourned at 7:15P.M.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Rossman, Director
SECONDER:	David Wanounou, Director
AYES:	Michael B. Specht, Michael Rossman, David Wanounou
ABSENT:	Brendel Charles, Yehuda Weissmandl