

MINUTES OF THE SCHEDULED MEETING OF THE
RAMAPO LOCAL DEVELOPMENT CORPORATION
HELD ON MARCH 13, 2024

The Directors of the Ramapo Local Development Corporation convened on Wednesday, March 13, 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	Present	
Michael Rossman	Director	Present	
David Wanounou	Director	Present	
Yehuda Weissmandl	Director	Present	
Sharon M. Osherovitz	Secretary	Present	

Acceptance of Minutes:

Scheduled Meeting of October 25, 2023

RESOLUTION NO. 2024-RLDC-1

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 25, 2023- SCHEDULED

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

Settlement of 2023 Lease Agreement with NY Boulders:

Settlement of 2023 Lease Agreement with NY Boulders

RESOLUTION NO. 2024-RLDC-2

WHEREAS, the Ramapo Local Development Corporation (“RLDC”) has a long-term lease with the NY Boulders that provides for a fixed \$175,000 per annum rental payment plus additional rent based on various revenues received; and

WHEREAS, the RLDC Board of Directors (“Board”) has received a March 8, 2024 Memorandum from the Treasurer of the RLDC with regard to the 2023 rent calculation due and the amount owing to the RLDC from the NY Boulders and that March 8, 2024 Memorandum (“Memorandum”) is hereby incorporated by reference; and

WHEREAS, the Board has been advised by said Treasurer that the NY Boulders have already paid the fixed rent in the amount of \$175,000 and said Treasurer has provided the

Board with the 2023 Stadium Rent Calculations confirming that the total lease calculations for the 2023 Year is \$295,370 as more fully set forth in said Memorandum; and

WHEREAS, the Board has been further advised by the RLDC Treasurer that after applying the fixed rent already paid of \$175,000 to the total 2022 rent calculation due of \$295,370 there is a balance still due the RLDC in the amount of \$120,370 from the NY Boulders and that said payment will be made once the Board has confirmed the aforementioned 2023 Stadium Rent Calculation.

NOW THEREFORE, IT IS RESOLVED, the RLDC Board accepts the payment of \$120,370 as the full and final settlement of the NY Boulder’s 2023 lease.

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

Acceptance of Audited Financial Statement

Acceptance of Audited Financial Statement - Year Ending December 31, 2023

RESOLUTION NO. 2024-RLDC-3

WHEREAS, the Ramapo Local Development Corporation (RLDC), by Town Resolution No. 2022-155, retained Bonadio Group (Bonadio) to examine the financial statement of the RLDC for the year ending December 31, 2023, and

WHEREAS, Bonadio has concluded its examination of said financial statement for review and acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Ramapo Local Development Corporation that the Board does hereby accept for filing the final audit and findings of the ***RLDC FINANCIAL STATEMENT***, prepared by Bonadio Group, for the year ending **December 31, 2023**.

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

Adjournment:

Adjournment

RESOLUTION NO. 2024-RLDC-4

RESOLVED by the Board of Directors of the Ramapo Local Development Corporation that the Scheduled Meeting of the RLDC held this evening, March 13, 2024, be hereby **adjourned at 8:11 P.M.**

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