

**HAVERSTRAW TOWN BOARD
JUNE 9, 2026**

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL – COUNCILMAN CANCEL, COUNCILMAN GAMBOLI, COUNCILMAN KIRSCHKEL, COUNCILMAN ORTIZ AND SUPERVISOR PHILLIPS

3. ADOPTION OF MINUTES

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY APPROVE THE ADOPTION OF MINUTES FOR THE TOWN BOARD MEETING OF MAY 26, 2026.

4. PAYMENT OF BILLS

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY APPROVE THE PAYMENT OF BILLS AUDITED AT THIS MEETING.

5. ACCEPTANCE OF REPORTS

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY ACCEPT THE POLICE DEPARTMENT ACTIVITY REPORT FOR THE MONTH OF MAY 2026.

6. APPOINTMENT OF RYAN LUTZ - POLICE OFFICER - FULL TIME

RESOLVED, THAT UPON THE RECOMMENDATION OF CHIEF OF POLICE JOHN J. GOULD, JR., THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY APPOINT RYAN LUTZ OF HAVERSTRAW, NEW YORK TO THE POSITION OF POLICE OFFICER, FULL TIME, FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT AS A RESULT OF A RESIGNATION/REINSTATEMENT EFFECTIVE JUNE 9, 2026, AND BE IT FURTHER

RESOLVED, THAT THIS APPOINTMENT IS SUBJECT TO THE RULES AND REGULATIONS OF THE ROCKLAND COUNTY DEPARTMENT OF PERSONNEL, AND MR. LUTZ SHALL SERVE A PROBATION PERIOD OF TWO (2) YEARS.

7. AMENDMENT TO AGREEMENT BETWEEN NORTH ROCKLAND CENTRAL SCHOOL DISTRICT AND THE TOWN OF HAVERSTRAW

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AUTHORIZE THE SUPERVISOR TO SIGN THE AMENDMENT TO THE AGREEMENT DATED DECEMBER 20, 2024 BETWEEN THE NORTH ROCKLAND CENTRAL SCHOOL DISTRICT AND THE TOWN OF HAVERSTRAW FOR THE PURPOSE OF PROVIDING SCHOOL RESOURCE OFFICERS AT THE NORTH ROCKLAND CENTRAL SCHOOL DISTRICT.

8. AWARD OF BID NO. 5 - 2026 – PURCHASE OF ROUTE 202 DISPLAY BOARD

RESOLVED, THAT BASED UPON THE RECOMMENDATION OF DIRECTOR OF PARKS JOHN FRIZALONE, AND THE BIDS HAVING BEEN FOUND IN ORDER BY THE TOWN ATTORNEY, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AUTHORIZE THE SUPERVISOR TO ENTER INTO A CONTRACT WITH STEWART SIGNS OF SARASOTA, FLORIDA THE LOWEST BIDDER FOR THE INSTALLATION OF ROUTE 202 DISPLAY BOARD AT A COST OF \$37,781.46.

9. **AWARD OF BID NO. 8 - 2026 – TOWN OF HAVERSTRAW TOWN HALL SUPERVISOR’S HVAC REPLACEMENT**

RESOLVED, THAT BASED UPON THE RECOMMENDATION OF BUILDING INSPECTOR GEORGE BEHN, AND THE BIDS HAVING BEEN FOUND IN ORDER BY THE TOWN ATTORNEY, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AUTHORIZE THE SUPERVISOR TO ENTER INTO A CONTRACT WITH STONY POINT HEATING & COOLING, LLC OF STONY POINT, NEW YORK, THE SOLE BIDDER FOR THE TOWN OF HAVERSTRAW TOWN HALL SUPERVISOR’S HVAC REPLACEMENT INCLUDING A 2-YEAR SEASONAL SERVICE AGREEMENT, A 5-YEAR WARRANTY FOR EQUIPMENT, AND A 1-YEAR WORKMANSHIP WARRANTY AT A COST OF \$41,440.00.

10. **AGREEMENT BETWEEN PODEROSA ENTERTAINMENT AND THE TOWN OF HAVERSTRAW**

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AUTHORIZE THE SUPERVISOR TO ENTER INTO AN AGREEMENT WITH PODEROSA ENTERTAINMENT OF BRONX, NEW YORK FOR THE PURPOSE OF PROVIDING MUSICAL ENTERTAINMENT, WHICH INCLUDES TWO (2) BANDS TO PLAY FOUR (4) SETS OF 35 MINUTES, FOUR (4) DANCERS AND SOUND SYSTEM FOR THE TOWN OF HAVERSTRAW’S LATIN NIGHT AT BOWLINE POINT PARK FOR SATURDAY, JULY 18, 2026 WITH RAIN DATE SUNDAY, JULY 19, 2026 AT A COST OF \$13,150.

11. **AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH ELINOBI M ROSARIO OVALLES (DJ WILLY) AND THE TOWN OF HAVERSTRAW**

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AUTHORIZE THE SUPERVISOR TO ENTER INTO AN AGREEMENT WITH ELINOBI M. ROSARIO OVALLES (DJ WILLY) OF GARNERVILLE, NEW YORK FOR THE PURPOSE OF PROVIDING DJ SERVICES FOR THE TOWN OF HAVERSTRAW’S LATIN NIGHT AT BOWLINE POINT PARK FOR SATURDAY, JULY 18, 2026 WITH RAIN DATE SUNDAY, JULY 19, 2026, AT A COST OF \$500.

12. **APPROVAL OF SPONSORSHIP FOR UPTOWN LITTLE LEAGUE**

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY APPROVES A SPONSORSHIP TO UPTOWN LITTLE LEAGUE IN THE AMOUNT OF \$1,000.00.

13. **AGREEMENT BETWEEN THE TOWN OF HAVERSTRAW AND GOOSETOWN COMMUNICATIONS**

THE TOWN BOARD HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO A LEASE AGREEMENT WITH GOOSETOWN COMMUNICATIONS OF CONGERS, NEW YORK TO LEASE AND INSTALL A CRADLEPOINT MODEM FOR THE TOWN OF HAVERSTRAW POLICE DEPARTMENT FOR A FIVE (5) YEAR TERM WITH MONTHLY PAYMENTS OF \$1,260.00.

14. **RETAIN AUDITOR FOR PALISADES GARDENS OF ROCKLAND LLC TAX CERTIORARI PROCEEDINGS**

AT A MEETING OF THE TOWN BOARD OF THE TOWN OF HAVERSTRAW, COUNTY OF ROCKLAND, STATE OF NEW YORK, HELD AT THE TOWN HALL IN SAID TOWN ON THE 9TH DAY OF JUNE, 2026;

WHEREAS, IT APPEARS FROM THE RECOMMENDATION OF THE TOWN ASSESSOR AND KARA J. CAVALLO, ESQ., OF J&G LAW, LLP, TOWN COUNSEL FOR THE TOWN IN THE AFORESAID PROCEEDING, THAT AN AUDITOR BE HIRED TO CONDUCT A TAX CERTIORARI AUDIT PURSUANT TO 22 NYCRR §202.59(C);

NOW, BE IT THEREFORE RESOLVED, THAT THE FEE PROPOSAL SUBMITTED BY LEONARD W VONA, CPA, CFE IS ACCEPTED AND LEONARD W VONA, CPA, CFE IS HEREBY RETAINED TO PROVIDE THE NECESSARY APPRAISAL AND ANY REQUIRED ADDITIONAL WORK AS PRESENTED IN LEONARD W VONA, CPA, CFE PROPOSAL DESCRIBED ABOVE.

15. AUTHORIZATION TO ENTER INTO AN AGREEMENT BETWEEN NEW ERA TECHNOLOGY AND THE TOWN OF HAVERSTRAW

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO AN AGREEMENT WITH NEW ERA TECHNOLOGY OF CROMWELL, CONNECTICUT FOR CONVERTING PRI TO SIP W/HAND OFF AT THE TOWN OF HAVERSTRAW POLICE DEPARTMENT, AS SPECIFIED IN THE PROPOSAL, AT A COST OF \$1,110.00.

16. AUTHORIZATION FOR SUPERVISOR TO SIGN THE PAYMENT IN LIEU OF TAXES AGREEMENT, HOST COMMUNITY BENEFIT AGREEMENT, AND MEMORANDUM OF UNDERSTANDING AGREEMENT BETWEEN THE TOWN OF HAVERSTRAW AND OAK TREE APARTMENTS

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AUTHORIZE THE SUPERVISOR TO SIGN THE PAYMENT IN LIEU OF TAXES AGREEMENT, HOST COMMUNITY BENEFIT AGREEMENT AND MEMORANDUM OF UNDERSTANDING AGREEMENT BETWEEN THE TOWN OF HAVERSTRAW AND OAK TREE APARTMENTS.

17. AGREEMENT BETWEEN THE TOWN OF HAVERSTRAW AND FLYING FILMS NY

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY AUTHORIZE HOWARD T. PHILLIPS, JR., SUPERVISOR TO ENTER INTO AN AGREEMENT WITH FLYING FILMS NY OF HARRINGTON PARK, NEW JERSEY FOR THE SERVICE OF SHOOTING VIDEO AT THE 4TH OF JULY EVENT ON WEDNESDAY, JULY 1, 2026, WITH A RAIN DATE OF THURSDAY, JULY 2, 2026 AT A COST OF \$975.

18. RE-AWARD OF BID NO. 4 - 2026 – BUS TRANSPORTATION FOR TOWN OF HAVERSTRAW SENIOR CITIZENS TRIPS

WHEREAS, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW PREVIOUSLY PASSED A RESOLUTION ON FEBRUARY 24, 2026, AWARDING BID NO. 4 - 2026 FOR SENIOR CITIZENS BUS TRANSPORTATION TO WEST POINT TOURS, INC. OF VAILS GATE, NEW YORK; AND

WHEREAS, WEST POINT TOURS, INC. HAS SINCE BEEN SOLD, IS NO LONGER OFFERING THE CONTRACTED SERVICES, AND IS UNABLE TO FULFILL THE TERMS OF THE BID; AND

WHEREAS, A REPLACEMENT VENDOR IS REQUIRED IMMEDIATELY TO ENSURE UNINTERRUPTED TRANSPORTATION SERVICES FOR THE TOWN OF HAVERSTRAW SENIOR CITIZENS TRIPS; AND

WHEREAS, SHORTLINE COACH USA OF CHESTER, NEW YORK, IS AVAILABLE AND QUALIFIED TO ASSUME THE SCOPE OF WORK AND SERVICES OUTLINED IN THE ORIGINAL BID SPECIFICATIONS;

NOW, THEREFORE, BE IT RESOLVED, UPON THE RECOMMENDATION OF WILLIAM STEIN, TOWN ATTORNEY, THE TOWN BOARD OF THE TOWN OF HAVERSTRAW DOES HEREBY RESCIND THE PREVIOUS AWARD TO WEST POINT TOURS, INC., AND HEREBY RE-AWARDS BID NO. 4 - 2026 FOR THE SENIOR CITIZENS BUS TRANSPORTATION FOR THE REMAINDER OF THE

YEAR 2026 TO SHORTLINE COACH USA OF CHESTER, NEW YORK, AT THE APPROVED RATES; AND

BE IT FURTHER RESOLVED, THAT THE TOWN BOARD DOES HEREBY AUTHORIZE THE TOWN SUPERVISOR TO EXECUTE ANY AND ALL AGREEMENTS, CONTRACTS, AND DOCUMENTS NECESSARY TO FINALIZE THIS ARRANGEMENT WITH SHORTLINE COACH USA.

19. PURCHASE OF FOUR (4) SETS OF TRAFFICLOGIX SPEED TABLES - TOWN OF HAVERSTRAW HIGHWAY DEPARTMENT UNDER SOURCEWELL CONTRACT #042225-LGX

RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY AUTHORIZES THE SUPERVISOR TO ENTER INTO AN AGREEMENT WITH TRAFFIC LOGIX CORPORATION OF SPRING VALLEY, NEW YORK TO PURCHASE FOUR (4) SETS OF TRAFFICLOGIX SPEED TABLES WITH CHEVRON ARROWS AS SPECIFIED IN THE PROPOSAL DATED JUNE 3, 2026, FOR DEPLOYMENT ON TOWN STREETS THROUGH SOURCEWELL CONTRACT NUMBER 042225-LGX AT A TOTAL COST OF \$9,374.00 INCLUDING DELIVERY.

20. RESOLUTION TO APPROVE A SPONSORSHIP FOR THE QUISQUEYA SPORTS CLUB – MOTHER’S DAY CELEBRATION

WHEREAS, THE TOWN OF HAVERSTRAW TOWN BOARD WISHES TO SUPPORT THE QUISQUEYA SPORTS CLUB MOTHER’S DAY CELEBRATION; AND

NOW, THEREFORE, BE IT RESOLVED, THAT THE TOWN BOARD OF THE TOWN OF HAVERSTRAW HEREBY APPROVES A SPONSORSHIP TO THE QUISQUEYA SPORTS CLUB MOTHER’S DAY CELEBRATION IN THE AMOUNT OF \$1,500.00.

**AMENDMENT TO AGREEMENT SCHOOL RESOURCE OFFICERS AT NORTH
ROCKLAND CENTRAL SCHOOL DISTRICT.**

WHEREAS, on or about December 20, 2024, the TOWN OF HAVERSTRAW (the "Town") entered into an agreement (the "Agreement") with the NORTH ROCKLAND CENTRAL SCHOOL DISTRICT (the "District") wherein the Town agreed to provide the District with 2 full-time School Resource Officers ("SRO") on a 10 month basis when school is in session. The Agreement provided that the District will pay the Town the sum of \$155,000.00 for the 10 month school year for each SRO during the term of this Agreement, and

WHEREAS from March 23, 2026 the Town has provided a total of three (3) SRO's and pursuant to the Agreement and going forward, the District has requested the Town to provide 3 SRO's.

IT IS THEREFORE AGREED, that the District will pay the Town the sum of \$50,530.00 to cover the cost of the 3rd SRO from the period March 23, 2026 to the end of the current school year in June 2026, and

IT IS FURTHER AGREED that commencing in the Fall 2026 school year, the Town will provide three (3) SRO's at a cost of \$155,000.00 for each officer and all other terms of the Agreement remain unchanged.

NORTH ROCKLAND CENTAL
SCHOOL DISTRICT

TOWN OF HAVERSTRAW

BY: _____

Superintendent of Schools

BY: _____

Supervisor

DATE: _____

DATE: _____

Prepared for:

Town of Haverstraw

ONE ROSMAN ROAD

GARNERVILLE,

Prepared by:

Jane Hyde

jhyde@stewartsigns.com

1.888.237.3928 x1740

DESCRIPTION	PRICE
Double Sided Full Color Atlas Outdoor LED Sign Borderless and front-serviceable modular LED display.	\$37,781.46
LED display • 8.88mm full color display at 144 pixels high by 288 pixels wide (41,472 total pixels per side) • Double sided 4'2" x 8'5" LED cabinet • Active display area: 4' 2" x 8' 5" (35.1 square feet per side) • 1 to 18 rows of text, and the ability to use your own images and video clips • 10-year parts availability guarantee (see warranty for details) • ETL Listed and FCC part 15 compliant See full display capabilities	
Communication method • Communication provided by cellular modem and LIFETIME Cell Connect data plan. See full specifications	
Sign structure and faces • Double sided 3' 0" x 8' 5" identification sign cabinet with 10" deep extruded aluminum • Paint Color: Spartan Bronze • Graphics digitally printed on 3M™ vinyl and adhered to inside of sign face • Internal illumination with LED lamps • TUFFAK® SL face{s} removable via Sides retainers • Pedestal mount • Leg height: 3' 6", Leg width: 6' 5", Overall sign height: 10' 9" • Connection Method: Match Plate • Minimum wind load rating: 150mph, exposure C • Lifetime warranty on structure and face{s}, including vandalism (see warranty for details)	
Electrical specifications • Total number of required 20 amp 240 volt circuits will be provided on engineer drawing. Max draw for whole sign: 24.19 amps	
Custom Options • Custom cabinet • Logo Redraw	
Software SignCommand.com Cloud-based LED Sign Software FREE for the lifetime of the product. Control your sign from anywhere using any device. No monthly fees. Learn more.	Included
Freight	Included
	Total: \$37,781.46
	+ any applicable sales tax
	Payment terms: Purchase Order, Net 30



Date: _____

Customer: _____ CID: _____

This customer has asked Stewart Signs to advise on potential installers who can install their sign purchased from Stewart Signs. This is a consulting role; no monies, fees, or compensation are exchanged between the customer and Stewart Signs for the service. The customer and installer will work directly together on any pre-negotiated scope of work and pricing. The terms and conditions of the payment to the installer are the customer's responsibility.

This customer agrees to hold harmless Stewart Signs and its employees in their advisory role. The terms and conditions of payment to Stewart Signs are based on the sign's shipment.

Customer Signature: _____

Customer Name Printed: _____

Title: _____



Stewart Signs
 ONE SIGN. ONE COMPANY
 1-800-237-3928 stewartsigns.com

Atlas 8.88mm 144 x 288
 AR-1001654 Cust: 1313140
 1/8/2026 CgO/jHyde PROPOSAL
 Scale: 1/2"=1' ID / Structure color: Spartan Bronze

Signature _____
 Date _____

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.



This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Signs are designed for an illuminated graphic and art is based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance. Brickwork and masonry are not included in the proposal with the exception of Cornerstone products. Measurements shown are approximations; final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. **Original design, do not duplicate.**

Prepared for: Town of Haverstraw • GARNERVILLE, New York

Prepared by: Jane Hyde • jhyde@stewartsigns.com • 1.888.237.3928 x1740

SHIPPING INFORMATION**Sign and All Other Components**

ONE ROSMAN ROAD GARNERVILLE, NY 10923-1731
Contact: John Frizalone
845-406-1685 jfrizalone@townofhaverstraw.org

Invoices

ONE ROSMAN ROAD GARNERVILLE NY, 10923-1731

All items not specified here will be shipped to:

ONE ROSMAN ROAD GARNERVILLE NY, 10923-1731

Shipping terms: FOB Origin. Storage and other freight services may be added to your invoice should they be required. Unless managed installation services are included, customer is responsible for unloading of sign upon delivery. Signs greater than 6 feet wide are not eligible for lift gate services.

TERMS & CONDITIONS (*unless noted elsewhere in this quote)

TAX: Any applicable sales tax will be added to your invoice.

Organizations exempt from sales tax must include exemption certificate with order.

PERMITS: Permits and zoning are the responsibilities of the buyer. Check with your city or county zoning office for proper permitting procedures in your area. Sealed engineer drawings available at additional cost.

INSTALLATION: Installation of footers, erection, electrical service to sign site, electrical hook-up, removal and/or disposal of any existing signage, and any decorative masonry are the responsibilities of the buyer. Managed installation services are available at additional cost.

[Watch a typical freestanding sign installation](#)

CANCELLATION: Any cancellation may be subject to cancellation, return, and/or restocking fees. A late fee of 1.5% per month will be charged on any overdue balances. In the event of a payment default, customer will be responsible for all of Stewart Signs' costs of collection, including but not limited to court costs, filing fees and attorney fees. SUPPORT: US-based phone and internet support are provided FREE for the lifetime of the product. A premier service warranty is available at additional cost.

SOFTWARE: By purchasing the SignCommand.com software product, you are agreeing with the Website Terms of Use (<https://www.signcommand.com/terms>) and Software End User License Agreement (<https://www.signcommand.com/eula>).

COMMUNICATION: Connectivity requires cell service at sign site. Must be within the United States (including Puerto Rico) with 4G LTE coverage shown on the Verizon Coverage Map (<https://www.stewartsigns.com/verizon-map>).

DATA PLAN: By purchasing the Cell Connect Data Plan, you are agreeing with the Data Plan Terms and Conditions (<https://www.signcommand.com/data-plan>).

I have read and understand the Terms & Conditions above.

INITIALS 

ORDERING INSTRUCTIONS

1. Review this quote for accuracy. Initial each page of the quote. Sign and date the quote here.
2. Review any corresponding artwork provided with this quote. Check all spelling and colors. Sign and date the artwork.
3. Submit both documents along with your deposit payment to your sign consultant. Speak with your consultant about payment method options.
4. If your organization is sales tax exempt, provide your sales tax exemption certificate with order.

Customer's authorized signature for quote Q-1019555

SIGNATURE 

PRINT NAME

DATE

Jane Hyde

Jane Hyde, Sign Consultant

05-27-2026

Prepared for: Town of Haverstraw • GARNERVILLE, New York

Prepared by: Jane Hyde • jhyde@stewartsigns.com • 1.888.237.3928 x1740

Limited Product Warranty ("Limited Warranty")

Definition of Warranty Coverage:

- 1) Stewart Signs (the "Company") expressly warrants to the original purchaser ("You" or "Buyer" or "Owner" or "Customer") that, for a period of five (5) years from the date of shipment (the "Warranty Period"), the electronic displays and the associated Company products (the "Product") will be reasonably free of material defects in materials and workmanship impacting Product fit, form and/or function. During the Warranty Period, the Company will, at its discretion, repair or replace any defective covered Product. The Owner will be responsible for removing and reinstalling any and all repaired or replacement parts. This Limited Warranty only applies to the Company's Product if installed, used, and maintained in the manner recommended by Company, and this Limited Warranty is conditioned upon compliance with all such instructions. Lifetime telephone support for the Product is provided, as needed.
- 2) In the event the Product is damaged during shipping, it is the responsibility of the Buyer to refuse delivery, causing the Product to be returned to the manufacturer for repair. Title to the Product passes to the Buyer upon the Company's delivery to the freight carrier. The Company assumes no liability for damage caused by careless handling or poor installation, except for work completed by employees of the Company.
- 3) Any information or suggestion by the Company with respect to the Product concerning applications, specifications or compliance with zoning, codes and standards is provided solely for your convenience and without any representation as to accuracy or suitability. You must verify and test the suitability of any information with respect to the Product for your specific application.
- 4) Sign Structure and Sign Face: In the event the sign structure or identification/changeable copy portion of the sign malfunctions under normal use and service thereof DURING THE LIFE OF THE SIGN due to material defects in workmanship or materials, the Company will, at its option, repair or replace any defective materials.
- 5) Vandalism to Sign Faces: This Limited Warranty covers polycarbonate faces against breakage due to vandalism DURING THE LIFE OF THE SIGN. Warranty protection does not extend to these surfaces if damaged by gunshots, or when damaged coincident with damage to the sign cabinet in which the faces are installed. LED panels are also covered from vandalism for the duration of the electronics portion of the Limited Warranty (5 years). Excludes Cornerstone monument signs and other Cornerstone components.
- 6) Failed electronic parts or assemblies will be repaired or replaced, at the sole discretion of the Company. Replacement or repaired parts are warranted to be free from material defects in material or workmanship for ninety (90) days, or for the remainder of the Warranty Period of the Product they are replacing or in which they are installed, whichever is longer.
- 7) The Company will repair failed LED pixels if greater than one quarter of one percent (0.25%) of the total number of pixels in the sign have failed in one (1) calendar year, provided the sign is installed with the recommended ventilation system for its location. The definition of pixel failure is when all LEDs in the pixel will no longer emit light. Pixel repair is performed at the Company Repair Center. It is common knowledge within the sign industry that all LEDs degrade and produce less light as they age. Eventually the LEDs will require replacement even though the LEDs will still emit light. This Limited Warranty does not cover normal LED degradation.

8) Customer Obligations:

Failure by the Customer to properly maintain the Product will void coverage for affected components. The Customer shall notify the Company immediately of equipment failure and allow the Company full and free access to the Product when required. Waiver of liability or other restriction shall not be imposed as a site access requirement. The Customer is responsible for all costs and management oversight associated with providing the Company access to the Product, providing the necessary machines, communication facilities and other equipment, inclusive of but not limited to lifting equipment. Should on-site repair be required, Customer is required to have a responsible individual on-site to provide access to the Product as well as sign off on a completed work order.

9) Exclusions and Restrictions:

The Company reserves the right to restrict service, limit replacement parts, or invalidate this Limited Warranty to Customers whose account balance is past due. This Limited Warranty specifically excludes any on-site labor required to service the covered Product, including diagnosis, removal, and installation of parts and/or products. Any on-site service required by the Customer of Company technicians or a local Company-authorized service provider is billable to the Customer based on an agreed-upon written quote. This Limited Warranty does not apply to software. Software is covered by a separate agreement, which appears in the Company's software license agreement.

ID cabinet LED illumination and power supply are covered for two (2) years, when purchased as a system.

10) This Limited Warranty specifically does not cover the following:

- a) Third-party communication devices such as wireless devices and modems, which are covered by a separate electronic communication warranty. This includes the Ubiquiti wireless radios provided by Stewart Signs, which carry a one (1) year warranty from ship date when purchased with a new sign
- b) Damage to Product that has been moved from its original installation location or is mounted in a mobile structure.

- c) Cosmetic damage to the Product (including but not limited to scratches and dents that do not otherwise affect the fit, form or functionality of the Product or materially impair its use).
 - d) Recovery or transfer of any data or software stored on the Product not originally installed on the Product by the Company.
- 11) This Limited Warranty specifically does not cover conditions, defects or damage caused by or resulting from the following:
- a) Defects caused by: unreasonable or unintended use of Product; improper or unauthorized handling; accident; omission; neglect; vandalism (unless otherwise noted in this Limited Warranty); misuse; physical abuse; installation, use and/or fabrication, and maintenance of the Product by any party other than the Company.
 - b) Damage (not resulting from manufacturing defects) that occurs while the Product is in the Owner's control and/or possession, unless otherwise noted in this Limited Warranty.
 - c) Extreme physical or electrical stress or interference; environmental conditions beyond the Company's control, such as man-made or naturally occurring salt air/fog, electrochemical oxidation or corrosion and/or metallic pollutants. Also not covered is normal wear and tear; inadequate, improper, or surges of electrical power; lightning, floods, fire, acts of God, war, terrorism, or other external causes, including Force Majeure.
 - d) Unauthorized modification, including installation of third-party software on the Product.
 - e) Product modification or service by anyone other than: (a) the Company, (b) a Company-authorized service provider, or (c) Customer's own installation of Company approved parts with instruction from the Company. Service to damaged or malfunctioning Product which has not been ordered or authorized by the Company's Customer Satisfaction Department is not covered under this Limited Warranty and will automatically invalidate this Limited Warranty.
 - f) Computer viruses, Trojan horses, worms, self-replicating code or like destructive code which was not included in the Product by the Company.
 - g) Products installed with known or visible manufacturing defects at the time of installation.
- 12) The Company will provide and be responsible for the cost of shipping parts from the Company to the Customer, with the exception of sign faces replaced due to vandalism. Standard shipping via the United States Postal Service or other commercial parcel delivery company is the default method of delivery. Expedited delivery is available to the Customer at his or her expense.
- 13) Warranty claims must be registered with the Company within thirty (30) days of damage or malfunction. To register a claim, the Customer must contact the Company at the location specified below and provide (a) his or her name and any other required contact information, (b) Product and purchase descriptions, and (c) the nature of the defect. The Company reserves the right (at its sole discretion) to require proof of original purchase (e.g. paid invoice, receipt) and to visit the site of the installation or to require documentation of the claim before assuming any responsibility under the provisions of this Limited Warranty.
- 14) THE LIMITED WARRANTIES SET FORTH HEREIN ARE THE ONLY WARRANTIES MADE BY THE COMPANY IN CONNECTION WITH THE PRODUCT. THE COMPANY CANNOT AND DOES NOT MAKE ANY IMPLIED OR EXPRESS WARRANTIES WITH RESPECT TO THE PRODUCT, AND DISCLAIMS ALL OTHER WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE COMPANY'S SOLE OBLIGATION UNDER THIS LIMITED WARRANTY SHALL BE TO REPAIR OR REPLACE MALFUNCTIONING OR DEFECTIVE PARTS OF THE PRODUCT. BUYER ASSUMES ALL RISK WHATSOEVER AS TO THE RESULT OF THE USE OF THE PRODUCT PURCHASED, WHETHER USED SINGULARLY OR IN COMBINATION WITH ANY OTHER PRODUCTS OR SUBSTANCES.
- 15) NO CLAIM BY BUYER OF ANY KIND, INCLUDING CLAIMS FOR INDEMNIFICATION, SHALL BE GREATER IN AMOUNT THAN THE PURCHASE PRICE OF THE PRODUCT WITH RESPECT TO WHICH DAMAGES ARE CLAIMED. IN NO EVENT SHALL COMPANY BE LIABLE TO BUYER IN TORT, CONTRACT OR OTHERWISE, FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, RELIANCE, PUNITIVE OR EXEMPLARY DAMAGES, OR FOR LOSS OF PROFIT, REVENUE OR USE, IN CONNECTION WITH, ARISING OUT OF, OR AS A RESULT OF, THE SALE, DELIVERY, SERVICING, USE OR LOSS OF USE OF THE PRODUCT SOLD HEREUNDER, OR FOR ANY LIABILITY THAT BUYER HAS TO ANY THIRD PARTY WITH RESPECT THERETO.
- 10-Year Parts Guarantee – Stewart Signs provides a 10-year parts guarantee for our LED signage. While hardware can change year over year, we will have available suitable hardware to allow the continued use of your signage for 10-years from the ship date of the sign. Changes in hardware include but are not limited to: visual hardware changes, software changes, or control system upgrades.

Contact Information:

Stewart Signs Customer Satisfaction
2201 Cantu Court, Suite 215
Sarasota, FL 34232
Phone: 855-841-4624
Web: www.stewartsigns.com/support/

LUMP SUM BID FORM

1. The undersigned, having familiarized himself/themselves/itself with the existing conditions on the Project Area affecting the cost of the work, and with the Contract Documents, hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, appurtenances, equipment and services required, in the following amounts:
2. FURNISH AND INSTALL NEW HVAC EQUIPMENT IN PLACE OF AN EXISTING HVAC EQUIPMENT
TOWN HALL SUPERVISOR

PRICE

Forty one thousand Four Hundred Forty \$41,440.⁰⁰
(words) (figures)

The above prices are complete and include all costs and charges.

2. In submitting this Bid, the Bidder understands that the Town reserves the right to reject any and all Bids. If written notice of the acceptance of this Bid is mailed, faxed, emailed or otherwise delivered to the undersigned within 45 days after the opening thereof, or at any time thereafter before the Bid is withdrawn, the undersigned agrees to execute and deliver an agreement in the prescribed form and furnish the required bonds within 10 days after the Agreement is presented to him for signature.

Bidder agrees that this proposal is made in accordance with the Town specifications and documents.

Bidder acknowledges receipt of the following addenda:

None (insert "none" if Applicable)

The Contractor acknowledges that in submitting this Bid has carefully examined all of the Contract Documents, understands the nature of the work required and has satisfied himself as to all site and other conditions, and expressly waives all rights to plead misunderstanding regarding same.

It is understood that there must be a written contract executed by the Supervisor of the Town of Haverstraw, pursuant to Town Board Resolution.

This Bid and any Contract relating thereto are subject to appropriations approved by the Town Board.

Respectfully submitted.

Contractor:

CORPORATE SEAL

Accepted by resolution dated: _____

By:

Town Clerk

Contractor:

Principal:

Address:

Telephone Number:

Fax Number:

E-Mail:

Federal ID #:

Stony Point Heating & Cooling LLC

Carey R. Clerici

3- Babcock Court

Stony Point, N.Y. 10980

845-558-4450

—

Stony Point PhC@gmail.com

47-3966842

Invoice



We have prepared a quote for you

Managed services Cradle Point Modems

Quote # 015870 v1

Prepared for:

Town of Haverstraw Police Department

Ian Kaye
lkaye@haverstrawpolice.org

Prepared by:

Goosetown Communications

Jerry Ables
jables@goosetown.com



58 N. Harrison Avenue • Congers, NY 10920
(888) 466-7386 • FAX (845) 268-5345

Contract Header

This Rental agreement is entered into by Goosetown Enterprises, Inc (Renter) a New York Corporation having its principal office at 58 N. Harrison Ave Congers, NY 10920 and **Town of Haverstraw Police Department** (Renter) a NY Business or Agency having its principal office at **101 West Ramapo Road , Garnerville, NY 10923**. The agreement is for the following equipment and services as set forth below.

Recurring

Description	Recurring	Qty	Ext. Recurring
RENTAL- Rental - Cradlepoint Modem CRADLEPOINT -MODEM	\$60.00	21	\$1,260.00
Monthly Subtotal:			\$1,260.00

Terms and Conditions

The rental rate is as described in the Rate and Duration table below, commencing on the first day of the month following the date of installation of the equipment. Either party may cancel this agreement by giving 30 days written notice of cancellation.

Goosetown will install the equipment within 120 days after the date of this agreement. Goosetown shall not be liable for delays in delivery due to causes beyond its reasonable control including acts of God, acts of the Renter, war, fire, strikes, or delays in transportation between suppliers and Repeater.

Payments will be made monthly, in advance, upon billing by Goosetown for each period for the term of the agreement. The first payment shall consist of a three month non-interest bearing deposit plus the first month's payment. The deposit may be deducted from the balance of the last three remaining payments. All payments are due, for equipment in proper operating condition, whether or not said equipment is in use by Renter. If any rent payment is not received for a period of sixty (60) days or more after becoming due, Renter shall be considered in default of this rental agreement. Goosetown will provide written notice of such default, and may take possession of all rented equipment without further notice. Goosetown's repossession of equipment shall not limit Goosetown's rights under this agreement. Renter will be responsible for any and all physical damage excluding normal wear and tear to the equipment. All equipment covered by this rental agreement will be installed, maintained and repaired exclusively by Goosetown or its designee. Renter agrees to pay full replacement cost for any equipment that is lost, stolen or damaged beyond repair. At the termination of the rental, Goosetown shall remove all of the equipment from the Renter's property. Since the renter is not renting equipment with specific manufacturer's serial numbers, Goosetown will mark all rented equipment with Goosetown's mark. The returned equipment must bear Goosetown's original mark and be a serial number in Goosetown's inventory.

_____ Initial

Term and Termination: The term of this Agreement will begin on the first of the month following the installation of the radios and will continue unless earlier terminated by either party until such time, if ever, that the FCC revokes any authorizations held by Goosetown or its affiliates. Either party may terminate this Agreement at any time for any reason upon 30 days written notice to the other party or upon verbal notice from the User confirmed in writing by Goosetown.

_____ Initial

Service Area: Renter acknowledges that one hundred percent (100%) coverage of any area at all times is not probable. Experience with actual field conditions and from tests made indicate adverse propagation conditions such as short term



58 N. Harrison Avenue • Congers, NY 10920
(888) 466-7386 • FAX (845) 268-5345

Terms and Conditions

meteorological effects and interference from distant stations can interrupt service at times. Renter acknowledges that tests were made prior to selecting the system and that coverage meets expectations.

_____ Initial

Interruption of Service: Goosetown Enterprises, Inc. its affiliates or agents shall assume no liability under this agreement for failure to provide, or delay in providing service due directly or indirectly to causes beyond the reasonable control of Goosetown including but not limited to, acts of God or governmental entities, acts of renter, war, fire, flooding, strikes, unusually severe weather, delays in transportation or public enemy strikes.

_____ Initial

Ownership: All equipment installed by Goosetown or its agents shall at all times remain property of Goosetown. Renter agrees to insure against all loss and theft of such equipment. In the event Renter wishes to cancel service, all equipment must be returned to Goosetown at the Renter's expense. Any equipment not returned and or deemed lost or stolen will be the Renter's responsibility to repair or replace. It is further agreed to and understood that Goosetown and its designee shall be the only parties authorized to work on equipment listed in this agreement. Customer further agrees to and understands that the network this equipment is operating on is property of Goosetown or its affiliates and no unauthorized use of the network is permitted under this agreement. This includes outside parties programming radios and or modifying units to operate on any external PTT sources including but not limited to broadband PTT applications not authorized by Goosetown.

_____ Initial

Failure To Pay: If Renter fails to pay any amount or other amount herein provided or fails to observe, keep or perform any other provision of this rental agreement required to be observed, kept or performed by Renter or abandons the equipment or is served with process in an action or proceeding in bankruptcy receivership or insolvency; or enters into any arrangement or composition with its creditors; or judgment is obtained against Renter, then in any such event Goosetown and its authorized agents are expressly authorized to enter upon Renters premises and remove said equipment without liability for damage caused by said entry and without prejudice to Goosetown's rights to receive rental amounts here-under and to Goosetown's remedies upon breach provided herein by law.

_____ Initial

Revisions / Additions / Rates: Units may be added or subtracted during the term of this agreement so long as such requests are made in writing by the Renter. Changes will be made to the monthly invoice accordingly and will represent the modification of this initial agreement.

_____ Initial

Purchase Option & Insurance: It is agreed to and understood that there is no purchase option associated with this rental agreement. All equipment listed in this agreement shall at all times be the property of Goosetown. At the request of the Goosetown, Renter shall provide proof of insurance and/or list Goosetown as loss payee for the equipment associated with this rental.

_____ Initial

Entire Agreement: This document represents the entire understanding of the parties and supersedes all oral discussions and agreements. The laws of the State of New York, County of Rockland, shall govern this document.

_____ Initial



58 N. Harrison Avenue • Congers, NY 10920
(888) 466-7386 • FAX (845) 268-5345

Managed services Cradle Point Modems

Prepared by:

Goosetown Communications

Jerry Ables
(888) 466-7386
FAX (845) 268-5345
jables@goosetown.com

Prepared for:

**Town of Haverstraw Police
Department**

101 West Ramapo Road
Garnerville, NY 10923
Ian Kaye
(845) 596-6569
lkaye@haverstrawpolice.org

Bill To:

**Town of Haverstraw Police
Department**

101 West Ramapo Road
Garnerville, NY 10923
Ian Kaye
(845) 596-6569
lkaye@haverstrawpolice.org

Quote Number: 015870 • **Version:** 1 • **Quote Date:** 05/07/2026 • **Expiration Date:** 06/05/2026

Quote Summary

Description	Amount
Bill of Materials	\$0.00
Total:	\$0.00

Monthly Expenses Summary

Description	Amount
Recurring	\$1,260.00
Monthly Total:	\$1,260.00

Rate and Duration

Description	Payments	Interval	Amount
Payment Terms - 5 Year			
5 Year Semi-Annual	10	Semi-Annual	\$7,560.00



58 N. Harrison Avenue • Congers, NY 10920
(888) 466-7386 • FAX (845) 268-5345

Summary of Selected Payment Options

Description	Amount
Payment Terms - 5 Year: 5 Year Semi-Annual	
Selected Recurring Payment	\$7,560.00
Total of Recurring Payments	\$75,600.00

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Goosetown Communications

Signature: _____
Name: David Gottlieb
Title: Executive Vice President
Date: _____

Town of Haverstraw Police Department

Signature: _____
Name: _____
Title: _____
Date: _____

Leonard W. Vona, CPA, CFE

Certified Public Accountant
Certified Fraud Examiner

Hannaford Plaza
2967 Route 9, Suite 403
Valatie, NY 12184
Tel: (518) 784-2250
Fax: (518) 784-2251
lvona@leonardvona.com

June 8 ,2026

Kara J Cavallo, Esq.
J&G Law, LLP
158 Orange Ave.
Walden NY 12586

Transmitted via email kjc@jglaw.law

RE: Palisades Gardens of Rockland vs. Town of Haverstraw

Dear Kara:

PURPOSE

This Agreement will outline the engagement of Leonard W. Vona of Fraud Auditing, Inc. by Kara J Cavallo of the Law firm of J & G Law, LLP in connection the ongoing representation of Town of Haverstraw its Assessor and Board of Assessment. The engagement entails providing confidential forensic accounting and investigative services in connection with an audit of Palisades Gardens of Rockland books and records for tax certiorari purposes pursuant to 22 NYCRR §202.59(c).

PRIVILEGED RETENTION

We wish to emphasize that our retention is to assist you in performing the work on this assignment under your exclusive direction. Accordingly, it is essential that we work closely and maintain regular, confidential communication with one another. Since you want to maintain all legally applicable privileges, including control of disclosure, all writings shall be delivered to **you with legend**: Attorney Work Product and all direction will come from you.

Insofar as we accumulate working papers in connection with our activities, you reserve the right to control the distribution of such working papers. You will advise us of your desires with respect to the custody of those working papers. In the event that such working papers are maintained in your custody, they will be kept in a separate file, and our firm will have unlimited access and copies upon request should a need arise.

Though your firm is engaging in our services, it is expressly understood that we will look to the Town of Haverstraw for payment of our invoices, as described in more detail in sections below. Additionally, should Town of Haverstraw retain the services of another lawyer in this matter, it is agreed that the terms of this retainer agreement will remain in full force and effect, including the Town of Haverstraw ongoing obligation for the payment of fees to our firm. For practical purposes, it is agreed that Kara Cavallo will present our monthly invoices to Town of Haverstraw for payment as a component of J & G Law LLP regular monthly billing practices.

SCOPE OF ACCOUNTING INVESTIGATIVE SERVICES

You have asked us to conduct an audit of the books and financial records of Palisades Gardens of Rockland for tax certiorari purposes pursuant to 22 NYCRR §202.59(c).

We understand that you may ask us to expand the scope of the Assignment or undertake additional assignments. Additional Assignments accepted by us will be set forth in a supplementary writing which references this Agreement, sets forth the charge for our services, and is signed by both of us. Additional Assignments will be governed by the terms of this Agreement, unless different terms are agreed to by both of us in writing. During the course of the Assignment, please let us know promptly if you have any questions at any time about any aspect of our services for you.

We agree to perform the Assignment under your direction. We understand that you and/or Palisades Gardens of Rockland may supply us with certain information and materials developed for litigation or other matters protected by attorney-client privilege, and that we may develop certain information and materials regarding such matters. We agree that such information and materials are privileged.

Our examination will be conducted in accordance with lawful fraud examination techniques which include but are not limited to: examination of books and records; voluntary interviews of appropriate personnel; and other such evidence-gathering procedures as necessary under the circumstance. We cannot provide assurances that fraud, if it exists, will be uncovered as a result of our examination.

DOCUMENT AND INFORMATION NEEDS

By signing this retainer Agreement, upon request by our office, you agree to provide, or cause access to all information and documentation of which you have knowledge or which is in your possession and/or in Palisades Gardens of Rockland possession that we deem necessary in connection with our engagement.

LIMITING CONDITIONS

It must be understood that our findings may only be used for this particular matter and the communication or publishing of our findings for any other purpose without our written consent is expressly prohibited. If, due to circumstances beyond our control, it is our belief that we were not provided with information and documentation sufficient to form an opinion within a reasonable degree of professional certainty, we will not render an opinion in conjunction with this engagement.

We will not perform an attest engagement (audit or review) as defined by the American Institute of Certified Public Accountants. Any use of such terms as “examine” or “review” etc., should not be construed within that context. Rather, we will perform only those procedures that we feel are necessary in our professional judgment to issue our opinion(s), findings or conclusions. Those opinions, findings or conclusions do not constitute statement(s) of fairness or provide any other assurance as to the accuracy or veracity of the financial information relied upon.

Our opinion may be based in part on representations and information obtained from others. We take no responsibility for the accuracy or veracity of such information beyond any customary due diligence that may be performed for purposes of these valuations. Additionally, we do not take responsibility to update our report for those events or circumstances unknown to us or occurring after the date of our report .

ENGAGEMENT TERMS

If any person or entity requests or subpoenas any information or materials relating to the Assignment which is within our custody or control (or the custody or control of any of our agents or representatives), we will inform you of such request or subpoena. Should you require us to take any legal action to seek protection against disclosure of such information or materials, you will coordinate the retention of legal counsel to represent us or Town of Haverstraw will indemnify us for all costs and expenses, including reasonable attorneys’ fees and disbursements, resulting from such action.

This Agreement shall be construed and interpreted pursuant to the laws of the State of New York applicable to contracts wholly entered into and performed in the State of New York. Any legal action, suit or proceeding arising out of or relating to this Agreement or the breach thereof shall be instituted in a court of competent jurisdiction in **Albany** County in the State of New York and each party hereby consents and submits to the personal jurisdiction of such court, waives any objection to venue in such court and consents to service of process by registered or certified mail, return receipt requested, at the last known address of such party.

CONFIDENTIALITY

You agree that reports and information received from us will be treated by you as confidential. We agree to maintain the confidentiality of all confidential or proprietary information we receive from you.

We request that you agree that our representation of you pertains to a discrete matter, and that it would not provide a basis for precluding our future services for clients adverse to you on matters that are not substantially related to the matter we are handling for you. As previously discussed with you, we have no known conflicts of interest in connection with this engagement.

REPORTS AND WORKPAPERS

During the course of our engagement, it may be necessary for us to prepare written reports that support our conclusions. We will **directly** report to Kara Cavallo of J & G Law, LLP **directly** and will submit all reports, communications, and work products. These reports are to be used only in connection with the reference investigation. These reports may not otherwise be published or used in any other manner without the written consent of this firm.

The work papers prepared in conjunction with our work are the property of Fraud Auditing, Inc., constitute confidential and proprietary information, and will be retained by us in accordance with our Firm's policies and procedures.

FEES

My fees for the audit will be billed based on my initial proposal (attached). The parties agree that any fees in excess of the \$5,000 fee for conducting a two-day audit shall require prior authorization from the Town Board of the Town of Haverstraw.

If additional work is required, such as testimony, it will be billed based on **my** fee schedule (attached). All fees will be paid directly by the Town of Haverstraw.

If additional fees are necessary to complete the engagement, it would have to be for reasons beyond Leonard Vona's control. Leonard would first discuss the matter with Kara Cavallo, who then seeks the approval of the Town Board.

We understand that Kara Cavallo or the law firm of J & G Law, LLP has no responsibilities associated with the payment of our fees.

RETAINER

No retainer is required.

OPINION

It is understood that the opinion stated in **my** report will be based solely on **my** professional judgment and that no correlation exists between **my** opinion and our fee arrangement.

ACKNOWLEDGMENT

This Agreement reflects the entire agreement between J & G Law, LLP and Fraud Auditing, Inc. relating to the services described herein and supersedes any previous proposals, correspondence and understandings, whether written or oral. This is a legally binding contract. By signing, you represent that you read the entire Agreement, understand its terms. The written representations and terms contained herein constitute the entire Agreement. Any amendments must be in writing and executed by both parties. The Agreement of J & G Law, LLP and Fraud Auditing, Inc. contained herein shall survive the completion or termination of this Agreement.

We are pleased to have this opportunity to serve you and assure you that this engagement will be given our close attention.

Sincerely,

Leonard W. Vona, CPA, CFE

ACKNOWLEDGED AND AGREED:

Kara Cavallo

By: Kara Cavallo
Title:



INVOICE

Remittance Update Below

New Era Technology
7 Progress Drive
Cromwell, CT 06416

Date	Invoice
06/01/2026	462427-CT
Account No.	
11253	

Bill To:
Haverstraw Police Department Attn: John Salter 1 Rosman RD Garnerville, NY 10923 United States

Site Location
Haverstraw Police Department 101 W Ramapo Road Garnerville, NY 10923 United States

Payment Terms	Due Date	Purchase Order
Net 30	07/01/2026	
Ticket # 7802332 / Converting PRI to SIP w/PRI hand off		

Ticket #	7802332		
Work Requested	Thu 5/28/2026/8:30 AM UTC-04/ Steven Solomon (time)- Remote into the solution and monitor the system for the port. Port happened at 9am. Calls not ringing through on the PRI, test DID does ring through. Carrier corrected the issue, calls ring through now. Wanted to test failover, carrier said it wasn't previsioned and needed to confirm it's available. Carrier came back and said it's ready to test. Jim unplugged the PRI, calls did not failover to the SIP trunk. Carrier says the failover will only work if the internet or the router goes down. Tue 5/26/2026/6:30 AM UTC-04/ Steven Solomon (time)- Arrive onsite to meet with the Spectrotel tech to install their router and test the PRI. Needed to create a T1 cross over cable. Swing the internet ckt over to the router. Configure a test DID number. PRI came up, tested incoming and outgoing, good. Swing the internet connection back, plug the PRI back in and test. Jim will need to get a 5 port unmanaged switch. The internet will connect, the router will connect and our firewall will connect to this switch. Will walk Jim through in the morning. Tue 5/12/2026/3:30 PM UTC-04/ Steven Solomon (time)- Router is being installed on the 25th. Site visit is needed to test. Port to happen on the 28, work remote, Jim will swing the PRI cable. Mon 5/4/2026/11:15 AM UTC-04/ Steven Solomon (time)- Provide additional public IP information. Fri 5/1/2026/10:29 AM UTC-04/ Steven Solomon- Converting PRI to SIP w/PRI hand off Fri 5/1/2026/8:00 AM UTC-04/ Steven Solomon (time)- Remote into the solution and answer questioner from Spectrotel for confirming PRI settings. Email back spreadsheet.		
Work Completed	Thu 5/28/2026/8:30 AM UTC-04/ Steven Solomon (time)- Remote into the solution and monitor the system for the port. Port happened at 9am. Calls not ringing through on the PRI, test DID does ring through. Carrier corrected the issue, calls ring through now. Wanted to test failover, carrier said it wasn't previsioned and needed to confirm it's available. Carrier came back and said it's ready to test. Jim unplugged the PRI, calls did not failover to the SIP trunk. Carrier says the failover will only work if the internet or the router goes down.		
Work Role	Hrs	Rate	Ext. Price
Billable Work Role			
MSG Service Support Specialist	6.00	185.00	\$1,110.00

PLEASE NOTE THERE HAS BEEN NO CHANGE IN OUR REMITTANCE INSTRUCTIONS. Any communications from New Era Technology regarding remittance will come from "neweratech.com" and not a variation of that name. Please contact your normal New Era contact to ensure you are using the correct remittance address.

Invoice Subtotal:	\$1,110.00
Sales Tax:	\$0.00
Invoice Total:	\$1,110.00
Deposits:	\$0.00
Credits:	\$0.00
Balance Due:	\$1,110.00

Reply to the email that sent this invoice or call us at 888-386-7177 if you have any questions on this invoice.

Payment Instructions

Electronic (ACH or Wire) - preferred

Name: JP Morgan Chase Routing No.: 021000021 City/State: New York, NY
Account No.: 768777861 Swift Code: CHASUS33

Make Checks Payable to: New Era Technology
New Era Tech ~ P.O. Box 23807 ~ New York, NY 10087-3807

Remittance details should be emailed to: payments@neweratech.com

PAYMENT IN LIEU OF TAXES AGREEMENT

Dated as of May 1, 2026

by and among

OAK TREE APARTMENTS, LLC

THE COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY,

THE COUNTY OF ROCKLAND,

THE TOWN OF HAVERSTRAW,

and

HAVERSTRAW-STONY POINT CENTRAL SCHOOL DISTRICT

Affecting that Land in the Town of Haverstraw, County of Rockland, State of New York as more particularly described in Exhibit A to this Payment in Lieu of Taxes Agreement and located at 1-72 Oak Tree Lane, Garnerville, New York 10923.

Tax Description

26.09-2-8

PAYMENT IN LIEU OF TAXES AGREEMENT

THIS AGREEMENT (the "Agreement"), dated as of May 1, 2026, is by and between OAK TREE APARTMENTS, LLC, a limited liability company organized and existing under the laws of the State of New York (the "Company"), the COUNTY OF ROCKLAND, New York (the "County"), the TOWN OF HAVERSTRAW, New York (the "Town"), the HAVERSTRAW-STONY POINT CENTRAL SCHOOL DISTRICT, Garnerville, New York (the "School District"), and the COUNTY OF ROCKLAND INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, duly organized and existing under the laws of the State of New York (the "Agency").

WITNESSETH

WHEREAS, the New York State Industrial Development Agency Act, constituting Title I of Article 18-A of the General Municipal Law of the State of New York, Chapter 24 of the Consolidated Laws of the State of New York, as amended (the "Enabling Act") authorized and provides for the creation of industrial development agencies in the several counties, cities, and towns in the State of New York and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip, furnish and dispose of one or more projects for the purpose of promoting, developing, encouraging and assisting in the acquisition, construction, reconstruction, improvement, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, civic, research, and commercial facilities, thereby advancing the job opportunities, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, pursuant to and in accordance with the provisions of the Enabling Act and Chapter 564 of the 1980 Laws of New York, as amended (together with the Enabling Act, hereinafter referred to as the "Act") the Agency, which has been created and established pursuant thereto for the benefit of the Rockland County, New York (the "County"), proposes to undertake providing financial assistance for the project described below; and

WHEREAS, the Company has submitted an Application for Financial Assistance dated September 6, 2023 (the "Application") to the Agency for Financial Assistance with respect to the acquisition and development of land of approximately 13 acres located at 1-72 Oak Tree Lane, Garnerville in the Town of Haverstraw, County of Rockland, New York (the "Premises") currently consisting of vacant residential style bungalows, and the construction thereon of a multi-family development consisting of 228 residential units with modern amenities (the "Project"); and

WHEREAS, the Agency adopted a resolution on September 21, 2023, inducing the Project to proceed and acknowledging its intent to provide financial assistance for the Project; and

WHEREAS, on October 6, 2023, the Agency published in *The Journal News* a notice of a public hearing for the Project to be held on October 18, 2023, which public hearing was duly held; and

WHEREAS, the Agency adopted a resolution on November 28, 2023, approving, among other things, financial assistance for the Project in the form of payments in lieu of taxes, in such amounts as shall be approved by the affected taxing jurisdictions.

WHEREAS, the Premises will be owned by the Company and leased to the Agency pursuant to a Company Lease Agreement, dated as of May 1, 2026 (the "Company Lease"), and

WHEREAS, pursuant to a Lease Agreement, dated as of May 1, 2026 (the "Lease Agreement"), the Agency will sublease its interests in the Premises to the Company; and

WHEREAS, pursuant to Section 874(1) of the Act and Section 412-a of the Real Property Tax Law, the Agency is exempt from the payment of taxes and assessments imposed on real property and improvements acquired by it or under its jurisdiction or control or supervision; and

WHEREAS, pursuant to Section 925-l of the Act, projects promoted, developed and assisted by the Agency shall be liable for, in lieu of real property taxes and school taxes, payment of a sum equal to the full amount thereof, or such lesser amount as agreed to among the County, Town and the School District ("PILOT Payments"); and

WHEREAS, Section 952-l of the Act further requires that beneficiaries of financial assistance for projects of the Agency subject to payments in lieu of real property taxes and school taxes agree to make such payments to the Agency or the appropriate taxing jurisdictions; and

WHEREAS, the Agency has determined that it is both necessary and desirable that this Agreement be entered into in connection with the straight lease transaction concurrently or previously entered into with respect to the Project (the "Straight Lease Transaction").

NOW, THEREFORE, in consideration of the foregoing and the actions to be taken by the Agency, the Company and with respect to the Project, the Company, the County, the Town, the School District and the Agency hereby agree as follows:

1. The Company hereby covenants and agrees to pay so long as the Agency is the lessee of the Project pursuant to the Company Lease, PILOT Payments to the County, the Town and the School District and to any other taxing entity on whose behalf any of the foregoing may levy and collect real property taxes, including fire districts, special benefit districts, and any other districts now or hereinafter created, as they now pay or would pay in accordance with the Real Property Tax Law, except as expressly modified by this Agreement.

2. Prior to and after the PILOT Period (defined herein), the Project is to be assessed in the same manner as other similar properties in the Town, by the Town Assessor for the Town (the "Town Assessor") and/or for the School District and/or for the County in accordance with

the applicable provisions of the Real Property Tax Law of the State of New York. Such assessment will or may appear upon the tax rolls under the category "Exempt Properties".

3. The Company acknowledges, agrees and accepts the present assessed valuation of the Premises constituting part of the Project and shall not commence any legal proceedings whether by tax certiorari or otherwise to alter the assessed valuation of the Premises so long as the assessed valuation does not change, using as a basis the 2026 assessed value of the Premises pursuant to the provisions of Article 19 of the Real Property Tax Law for the Premises as published in the assessment roll of the Town. For the purposes of this paragraph, a change in assessed valuation as a consequence of a Town or County-wide revaluation shall not be considered a change in the assessed valuation as long as the assessed valuation of the subject property does not increase relative to the total non-homestead taxable assessment base in the Town. It is a condition to the effectiveness of this Agreement that the Company execute documents satisfactory to the Tax Assessor of the Town of Haverstraw (the "Tax Assessor"), terminating and irrevocably releasing any and all grievances, requests for tax abatement, tax appeals or the like administrative, judicial or other appeal relative to the past, current and future taxes on the Premises, in a form that is acceptable to the Tax Assessor.

4. The Company acknowledges and agrees that pursuant to applicable law the Premises will remain on the tax rolls until the March 1, 2027 taxable status date, and the PILOT Benefits authorized and granted hereunder shall commence with the School Tax Year beginning July 1, 2027 and with the Town and County Tax Year beginning January 1, 2028. Until such time taxes (and not PILOT Payments) shall be due and payable with respect to the School District, Town and County, as applicable, in accordance with paragraph 3 above.

5. The Company agrees to pay all amounts due hereunder in the same manner and within the same time periods as is applicable to other taxpayers in the County, the Town and the School District subject to real property taxes and school taxes, which is currently thirty (30) days after the date such taxes are due. The County, the Town and the School District shall notify or cause the Company to receive notice from each thereof or from any one thereof acting on behalf of any of the others of the amount of any payment due. In the event the Company shall fail to make any PILOT Payments within the time period required and/or special district charges, the amount or amounts so in default shall continue as an obligation of the Company until fully paid and the Company agrees to pay the same to the affected taxing jurisdiction or its designee, as the case may be. PILOT Payments which are delinquent under this Agreement shall be subject to a late payment penalty and shall bear interest, at the rates set forth in Section 874(5) of the General Municipal Law of the State of New York.

6. The Company agrees to make PILOT Payments for each applicable tax fiscal year for the period commencing with the applicable tax fiscal year (each a "Tax Year") immediately following the first taxable status date the Agency is the Lessee of record of the Premises (which date will be March 1, 2027, and is referred to as the "Taxable Status Date") determined pursuant to the provisions of the Real Property Tax Law (the "PILOT Commencement Date") expiring on the PILOT Termination Date (as hereinafter defined) in the amounts and manner as set forth herein. The period beginning on the PILOT Commencement Date and ending on the PILOT Termination Date is hereinafter referred to as the "PILOT Period". The PILOT Commencement Date with respect to the School District shall be July 1, 2027. The PILOT Commencement Date

with respect to the Town and County shall be January 1, 2028. The PILOT Period, with respect to each taxing jurisdiction shall be the period beginning on the applicable PILOT Commencement Date and ending on the tenth (15th) anniversary thereof.

7. PILOT Payments Generally. During the PILOT Period, the Company shall be obligated to make PILOT Payments in the amounts determined pursuant to and on the due dates set forth in this Section.

Project PILOT Payments.

The parties hereto agree that the amounts payable by the Company as PILOT Payments with respect to the Project shall be as follows:

Determination of PILOT Payments

During Tax Years one (1) through fifteen (15) during the PILOT Term, for purposes of this Agreement the deemed assessed value of the Project (for assessment purposes only and not with respect to calculating PILOT Payments due) and the amounts payable to each taxing jurisdiction shall be deemed to be the amounts determined as set forth in this Section 7.

(a) Determination of PILOT Payments Due for the County, the Town and the School District.

For purposes of determining PILOT Payments, the Company shall make PILOT Payments for each applicable tax fiscal year, with respect to the Premises, shall be apportioned to the County, the Town and the School District in the respective amounts set forth in the columns labeled "County", "Town" and "School District" as set forth in the table below, respectively.

Tax Year	Deemed Assessed Value*	County	Town	School District
1	\$1,000,000	\$4,046.00	\$29,941.00	\$46,935.00
2	1,000,000	4,127.00	30,540.00	47,873.00
3	1,000,000	4,210.00	31,151.00	48,831.00
4	19,500,000	44,141.75	326,649.33	512,044.92
5	19,500,000	44,141.75	326,649.33	512,044.92
6	19,500,000	44,141.75	326,649.33	512,044.92
7	19,500,000	44,141.75	326,649.33	512,044.92
8	19,500,000	44,141.75	326,649.33	512,044.92
9	19,500,000	44,141.75	326,649.33	512,044.92
10	19,500,000	44,141.75	326,649.33	512,044.92
11	19,500,000	44,141.75	326,649.33	512,044.92
12	19,500,000	44,141.75	326,649.33	512,044.92
13	19,500,000	44,141.75	326,649.33	512,044.92
14	19,500,000	44,141.75	326,649.33	512,044.92
15	19,500,000	44,141.75	326,649.33	512,044.92

**as will appear on the tax roll, but will not be used to calculate PILOT payments.*

If the scope of the renovations and improvements to the Premises is materially greater than that set forth in the Application for Financial Assistance, the Deemed Assessed Value set forth above shall be recalculated by the Town Assessor pro rata with the increase in the scope and cost of the renovations and improvements.

(b) For Purposes of All Other Taxing Jurisdictions and Assessments.

For all other taxing jurisdictions and assessments, the Premises shall be assessed and the Company shall pay the full amount of the applicable taxes or assessments which the Company would have paid if the Agency were not involved in the project.

8. Security For PILOT Payments.

(a) Requirements. On or prior to March 1, 2027, the Company shall provide security for the obligations hereunder by delivering an irrevocable evergreen standby letter of credit (the "Letter of Credit") in the stated amount of (a) \$84,000.00 for each of the years one through three and (ii) \$883,000.00 for each of the years four through fifteen of this Agreement, in substantially the form attached hereto as Exhibit B which shall be issued by a commercial bank (the "Bank") reasonably acceptable to the Town Assessor. The Letter of Credit shall be for a term of at least one year and shall be continuously renewed, extended or replaced so that it remains in effect until the earlier to occur of (i) all PILOT Payments due or to become due pursuant to this Agreement shall have been paid in full and (ii) January 1, 2043. The Letter of Credit shall, upon each draw by the Town Assessor thereon, be replenished to the required stated amount on or prior to the Tax Year following the Tax Year during which the draw occurred. The Letter of Credit shall serve as security for the performance of the Company's obligations hereunder. Upon the delivery of any new Letter of Credit by the Company pursuant to this Section, the Town Assessor shall return to the previously delivered Letter of Credit. Failure to maintain the Letter of Credit, or to replenish the Letter of Credit following a draw, shall be a default under this Agreement.

(b) Drawings for Non-Renewal. The Town Assessor shall have the unconditional right to immediately draw upon the Letter of Credit for the full stated amount in the event that any required renewal, extension or replacement of the Letter of Credit is not made earlier than the date which is 30 days prior to its expiration date. The proceeds of any such drawing shall be held by the Town as cash collateral to secure the performance of the Company and, in the event of a material breach of this Agreement following any such drawing, may be retained by the Town as payment or partial payment of damages resulting therefrom.

9. For the purposes of this Agreement, the applicable tax fiscal year for the School District tax shall be July 1 through June 30, the applicable tax fiscal year for the County and Town taxes shall be the calendar year (January 1 through December 31). All PILOT Payments shall be applied, apportioned and prorated as if paid in annual installments in advance in the same manner as real property taxes are paid for in connection with similar properties in the County, the Town and the School District.

10. For the purposes of this Agreement, the term PILOT Termination Date shall mean the earlier of (i) the occurrence of an Event of Default (as hereinafter defined) after the expiration of any applicable cure period or (ii) the fifteenth (15th) anniversary of the PILOT Commencement Date, or (iii) the date the Lease Agreement terminates.

11. For the purposes of this Agreement, any one or more of the following events shall constitute an "Event of Default" hereunder, entitling the Agency to terminate this Agreement following notice and failure to cure within thirty days:

(a) Failure of the Company to make any PILOT payments or any other payments required hereunder as and when due pursuant to this Agreement; or

(b) Failure of the Company to comply with any other terms and conditions of this Agreement; or

(c) An event of default under the Lease Agreement or failure to comply with any other agreement executed by the Company in connection with the Straight Lease Transaction.

12. The Company shall also be obligated to make payments to the Tax Assessor or other applicable collector of taxes or assessments in respect of assessments for local improvements and any and all special and/or benefits assessments from the date the Premises becomes listed as exempt property of record as required by the affected taxing jurisdiction or special district. Nothing contained herein shall exempt the Company from paying all fire district taxes, special district benefits assessments or user charges, including sewer and water rents relating to the Project, solid waste charges, and other assessments or fees imposed on the Premises or which may subsequently be imposed on the Premises in the future.

13. It is agreed that the Company shall receive notice in advance in the same manner as any other taxpayer for any change in assessment and shall be entitled to protest administratively and judicially, any change in assessment or any other matter relating to the Premises as if the taxes were levied against the Company as a property owner not exempt from taxation, subject, however, to the provisions of Paragraph 3. The Company shall in all other respects have the same administrative and legal rights and remedies with respect to the amounts it/they hereby obligate themselves to pay in lieu of taxes, including judicial appeal thereof, as if it/they were a property owner not exempt from taxation. The Agency shall join in any proceeding for obtaining relief under this paragraph to the extent that the Agency's consent is required for the Company to undertake such procedure provided, however, that the Company collectively, without duplication, shall continue to make PILOT Payments required hereunder.

14. The benefits and obligations of the Company under this Agreement shall not be assigned without the written consent of the County, the Town, School District and the Agency.

15. In the event any part of the Agency's interest in the Project is transferred from the Agency to another entity, the provisions of New York State Real Property Tax Law §520 shall apply.

16. It is understood and agreed by the parties to this Agreement that the Agency, the County, the Town and School District are entering into this Agreement in order to provide financial assistance to the Company for the Project and to accomplish the public purposes of the Act. In consideration therefor, the Company hereby agrees that if there shall occur a Recapture Event (as defined below) prior to the expiration of the PILOT Period, the Company shall pay to the Tax Assessor as a return of public benefits conferred by the Agency as follows:

- (1) one hundred percent (100%) of the Benefits if the Recapture Event occurs during the 1st through 4th year of the PILOT Period;
- (2) eighty percent (80%) of the Benefits if the Recapture Event occurs during the 5th or 6th year after the Commencement Date of the PILOT Period;
- (3) sixty percent (60%) of the Benefits if the Recapture Event occurs during the 7th or 8th year of the PILOT Period; and
- (4) forty percent (40%) of the Benefits if the Recapture Event occurs during the 9th or 10th year of the PILOT Period.
- (5) twenty percent (20%) of the Benefits if the Recapture Event occurs during the 11th through 15th year of the PILOT Period.

The Tax Assessor shall then allocate and pay to the County, Town and School District their respective share of the Benefits when received.

The term "Benefits" shall mean all real estate tax benefits which have accrued to the benefit of the Company during such time as the Agency was a lessee of the Project by reason of the Agency's participation in the Project, such tax benefits to be computed by subtracting the PILOT Payments in any other assessments or payments paid by the Company hereunder from those payments which the Company would have been required to pay if the Company had been the owner of the Project with no Agency participation.

The term "Recapture Event" shall mean any of the following events:

- (a) The Company shall have liquidated its operations and/or assets (absent a showing of extreme hardship) as determined by the Agency in its reasonable discretion;
- (b) The Company shall have ceased all or substantially all of its operations at the Premises (whether by relocation to another facility, or otherwise or whether to another location, either within or outside of the County);
- (c) The Company shall have transferred all or substantially all of its employees working at the Project to a location outside of the County;
- (d) The Company shall have effected a substantial change in the scope and the nature of the operations of either of them at the Premises, as determined by the Agency in its sole discretion;

(e) The Company shall have subleased all or any portion of the Premises without the prior written consent of the Agency (the residential leases of the Company excepted);

(f) The Company shall have sub-subleased all or any portion of its interest in the Premises;

(g) The Company shall have sold, leased, transferred or otherwise disposed of all or substantially all of its interest in the Premises, except in connection with a transfer or other disposition to any corporation or other entity into or with which the Company may be merged or consolidated or to any corporation or other entity which shall be an affiliate, subsidiary, parent or successor of the Company;

(h) The Company shall have defaulted under the terms of the Lease Agreement or under any document executed by the Company in connection with the Straight Lease Transaction;

(i) The Company shall have exercised its rights to terminate the Lease Agreement pursuant to Section 8.1 thereof;

(j) [RESERVED]

(k) An Event of Default shall have occurred under this Agreement.

For purposes of subparagraph (g), an affiliate, subsidiary or parent shall mean any corporation or other entity which, directly or indirectly, controls or is controlled by or is under common control with the Company. A successor of the Company shall mean (i) a corporation or other entity into which or with which the Company, its corporate successors or assigns, is merged or consolidated, provided that by operation of law or by effective provisions contained in the instruments of merger or consolidation, the liabilities of the entities participating in such merger or consolidation are assumed by the entities surviving such merger or created by such consolidation, or (ii) a corporation or other entity which acquires all or substantially all of the property and assets of the Company and assumes all the obligations and liabilities of the Company.

Notwithstanding the foregoing, a Recapture Event shall not be deemed to have occurred if the Recapture Event shall have arisen as a direct, immediate result of (i) a taking or condemnation by governmental authority of all or substantially all of the Premises, or (ii) the inability at law of the Company to rebuild, repair, restore or replace the Premises after the occurrence of a Loss Event (as that term is defined in the "Lease Agreement") to substantially the same condition prior to such Loss Event, which inability shall have arisen in good faith through no fault on the part of the Company.

The Company covenants and agrees to furnish the Agency with written notification upon any Recapture Event or disposition of the Premises or any portion thereof, which notification shall set forth the terms of such Recapture Event and/or disposition.

The provisions of this Paragraph 16 shall survive the termination of this Agreement for any reason whatsoever, notwithstanding any provision of this Agreement to the contrary.

17. The Company specifically understands and agrees that the benefits provided in this Agreement apply to the Project. Any additional construction by the Company upon the Premises shall not be entitled to the benefits of this Agreement and upon the happening of such event without the prior written consent of the Agency, School District, Town and County, the additional construction on the Premises shall no longer be entitled to the benefits provided in Paragraph 7 of this Agreement and the Company shall thereafter make PILOT Payments relating to the additional construction in the manner and amounts as provided for in Paragraph 1 of this Agreement.

18. The County, Town and School District will provide all services to the Project which they would provide if the Project were subject to the payment of full taxes and all assessments and not exempt from any thereof.

19. Obligations arising out of this Agreement are solely the responsibility of the Company and not the Agency and are payable out of receipts, funds or other monies of the Company.

20. (a) The Company shall at all times protect and hold the Agency, the County, the Town and the School District, and any director, member, officer, employee, servant or agent thereof and persons under the control or supervision of the Agency, the County, the Town and the School District (collectively, the "Indemnified Parties" and each "Indemnified Party") harmless of, from and against any and all claims (whether in tort, contract or otherwise), demands, expenses and liabilities for losses, damage, injury and liability of every kind and nature and however caused, and taxes (of any kind and by whomsoever imposed), other than, with respect to each Indemnified Party, losses arising from the gross negligence or willful misconduct of such Indemnified Party, resulting from, arising out of, or in any way connected with the execution and delivery by the Indemnified Party or the Company, or performance by the Indemnified Party or the Company of any of its duties and obligations under this Agreement, or the enforcement of any of the terms hereof or the transactions contemplated hereby.

(b) The Company agrees to indemnify and hold the Indemnified Parties harmless against any expense, loss, damage, injury or liability incurred because of any lawsuit commenced as a result of action taken by any Indemnified Party with respect to any of the matters set forth in this Agreement, including enforcement of any of the provisions of this Agreement.

21. This Agreement may not be modified, amended, supplanted or changed without the written consent of each of the parties hereto.

22. This Agreement may be executed by one or more parties in two or more counterparts each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

23. All notices, certificates or other communications hereunder shall be sufficient if sent (i) by registered or certified United States mail, postage prepaid, (ii) by a nationally

recognized overnight delivery service, charges prepaid or (iii) by hand delivery, addressed, as follows:

- (a) if to the Agency, to:
County of Rockland Industrial Development Agency
254 South Main Street, Suite 410
New City, New York 10956
Attn: Chairman

with a copy to the Executive Director of the Agency at the same address,

- (b) if to the Company, to:
Oak Tree Apartments, LLC
16 Squadron Blvd., Suite 106
New City, New York 10956
Attn: Gabriel Alexander
- (c) if to the County, to:
County Office Building
11 New Hempstead Road, New City, New York 10956
Attn: County Executive.
- (d) if to the Town, to:
Town of Haverstraw
1 Rosman Rd
Garnerville, New York 10923
Attn: Supervisor
- (e) if to the School District to:
Haverstraw-Stony Point Central School District
65 Chapel Street
Garnerville, New York 10923
Attention: Superintendent
- (f) If to the Town Assessor, to:
Town of Haverstraw
1 Rosman Rd
Garnerville, New York 10923
Attn: Town Assessor

The Agency, the County, the Town, the School District, the Town Assessor, the Company may, by like notice, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent. Any notice, certificate or other communication hereunder shall, except as may expressly be provided herein, be deemed to have been delivered or given (i) five (5) Business Days following posting if transmitted by mail, (ii) one (1) Business Day following sending if transmitted by a nationally recognized overnight delivery service, or (iii) upon delivery if given by hand delivery; provided that refusal by an Authorized Representative of the intended recipient party to accept delivery of a notice given as

prescribed above shall constitute delivery hereunder. Notices may also be given in compliance with this Agreement by telecopy, provided that the recipient party consents to the use of telecopy transmissions for giving of notices hereunder and receipt of any such telecopy transmission is confirmed by the transmitting party.

24. This Agreement shall be governed by, and construed in accordance with, the Laws of the State of New York, without regard or giving effect to the principles of conflicts of law thereof.

25. The parties do hereby expressly waive all rights to trial by jury on any cause of action directly or indirectly involving the terms, covenants or conditions of this Agreement or any matters whatsoever arising out of, or in any way connected, with this Agreement and the venue for any such action shall be the Supreme Court of the State of New York, County of Rockland.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their respective names on their behalf and attested by their duly authorized officers, all as of the day and year first above written.

TOWN OF HAVERSTRAW

By: _____

HAVERSTRAW-STONY POINT
CENTRAL SCHOOL DISTRICT

By:  _____

Name: Kris Felicello
Title: Superintendent

THE COUNTY OF ROCKLAND

By: _____

Name:
Title:

OAK TREE APARTMENTS, LLC

By: _____

Name:
Title:

COUNTY OF ROCKLAND INDUSTRIAL
DEVELOPMENT AGENCY

By: _____

Steve Porath
Executive Director

HAVERSTRAW ASSESSOR

By: _____
Harley McNally

STATE OF NEW YORK)
 : ss.:
COUNTY OF ROCKLAND)

On the ____ day of _____ in the year two thousand twenty-six before me, the undersigned, a notary public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
 : ss.:
COUNTY OF ROCKLAND)

On the 21st day of April in the year two thousand twenty-six before me, the undersigned, a notary public in and for said state, personally appeared **KRIS FELICELLO**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Michelle Picarello
Notary Public

STATE OF NEW YORK)
 : ss.:
COUNTY OF ROCKLAND)

MICHELLE PICARELLO
NOTARY PUBLIC, STATE OF NEW YORK
NO - 01P16346191
QUALIFIED IN ROCKLAND COUNTY
COMMISSION EXPIRES AUGUST 01, 2028

On the ____ day of _____ in the year two thousand twenty-six before me, the undersigned, a notary public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
 : ss.:
COUNTY OF ROCKLAND)

On the ____ day of _____ in the year two thousand twenty-six before me, the undersigned, a notary public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
 : ss.:
COUNTY OF ROCKLAND)

On the ____ day of _____ in the year two thousand twenty-six before me, the undersigned, a notary public in and for said state, personally appeared **HARLEY McNALLY**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

EXHIBIT A
DESCRIPTION OF PROPERTY

EXHIBIT B
FORM OF LETTER OF CREDIT

[Date]

Town Assessor
Town of Haverstraw
1 Rosman Rd
Garnerville, New York 10923

Ladies and Gentlemen:

1. At the request and for the account of _____ and _____ LLC (the "Account Parties"), we hereby establish in your favor, our irrevocable Letter of Credit No. _____ (the "Letter of Credit") in the initial amount or U.S. \$ _____ (the "Stated Amount"), effective immediately and expiring at the close of business ([Insert Name of Location of Bank] time) on _____, _____ (the "Stated Termination Date"). All drawings under this Letter of Credit shall be paid with our own funds.
2. This Letter of Credit is automatically renewable without amendment for an additional one (1) year period from the Stated Termination Date, or any future Stated Termination Date, unless at least sixty (60) days prior to any Stated Termination Date we notify you, by certified mail or courier service, that we elect not to consider this Letter of Credit renewed for any such additional period.
3. We hereby irrevocably authorize you to draw on us, in an aggregate amount not to exceed the Stated Amount and in accordance with the terms and conditions, in one or more drawings by one or more of your drafts in the form of Annex A attached hereto, payable at sight by you or your authorized agent or attorney (your "Representative") on a Business Day (as hereinafter defined), and accompanied by your written and completed certificate in substantially the form of Annex B attached hereto (any such draft accompanied by such certificate being your "Drawing Certificate"), an aggregate amount not exceeding the Stated Amount, representing amounts payable to you by the Account Parties under a Payment In Lieu of Taxes Agreement, dated as of May 1, 2026, among the Account Parties, the County of Rockland Industrial Development Agency, the Town of Haverstraw, the Haverstraw-Stony Point Central School District and the County of Rockland (the "PILOT Agreement").
4. Each Drawing Certificate drawn under this Letter of Credit must be dated the date of presentation and bear on its face the clause "Drawn under [Insert Name of Bank] Irrevocable Letter of Credit No. _____."
5. Funds under this Letter of Credit shall be available to you against receipt by us of your Drawing Certificate. Presentation of any such Drawing Certificate by you or your Representative shall be made at our office located at:

[Bank Name and Address]

Attention: Letter of Credit Department

Telephone no. _____

Telecopy no. _____

Demand for payment hereunder may also be made in the form of a facsimile transmission of the appropriate Drawing Certificate hereunder to the address and telecopy number shown above. You must confirm receipt of each telecopied Drawing Certificate by telephoning the number shown above. Only upon such confirmation shall the demand under such Drawing Certificate be made. As used herein, the term "Business Day" means any day, other than a Saturday or Sunday or other day on which we at our aforesaid office are authorized or required by law or executive order to close.

6. In the case of a presentation of a Drawing Certificate hereunder, if such Drawing Certificate is presented hereunder by sight or facsimile transmission as permitted hereunder, by 11:00 a.m. ([Insert Name of Location of Bank] time), on a Business Day, and provided that such Drawing Certificate strictly conforms to the terms and conditions hereof, payment shall be made to you, or to your designee, of the amount specified, in immediately available funds, not later than 3:00 p.m. ([Insert Name of Location of Bank] time) on the same day or such later Business Day as you may specify. If a Drawing Certificate is presented by you or your Representative hereunder after the time specified hereinabove, on a Business Day, and provided that such Drawing Certificate strictly conforms to the terms and conditions hereof, payment shall be made to you, or to your designee, of the amount specified, in immediately available funds, not later than 1:00 p.m. ([Insert Name of Location of Bank] time), on the next Business Day thereafter or on such later Business Day as you may specify. If requested by you, payment under this Letter of Credit may be made by wire transfer of Federal Reserve Bank of New York funds to your or your designee's account in a bank on the Federal Reserve wire system or by deposit of immediately available funds into an account that you or your designee maintains with us.

7. Upon honoring any Drawing Certificate presented by you or your Representative hereunder, the Stated Amount and the amount available to be drawn hereunder by you by any subsequent Drawing Certificate shall be automatically and permanently decreased by the amount stated in each drawing hereunder, unless we in our sole discretion notify you that this Letter of Credit has been reinstated to the original Stated Amount.

8. Only you or your Representative may make a drawing under this Letter of Credit. Upon any payment to you, your designee, your or your designee's account, of the amount demanded hereunder, we shall be fully discharged of our obligation under this Letter of Credit with respect to such demand for payment, and we shall not thereafter be obligated to make further payments under this Letter of Credit with respect to that payment to you.

9. Except as set forth in the next paragraph and the certificates referred to herein, this Letter of Credit sets forth in full our undertaking, and such undertaking shall not in any way be modified, amended, amplified or limited by reference to any document, instrument or agreement referred to herein (including, without limitation, the Agreement); and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement, except as set forth in the next paragraph and for the certificates referred to herein.

10. This Letter of Credit is to be construed in accordance with the International Standby Practices 1998, International Chamber of Commerce Publication 590 (the "ISP98"), and any subsequent revisions thereto, as interpreted by the laws of the State of New York.

Very truly yours,

[Name of Bank]

Signature: _____

Printed Name: _____

Title: _____
(Authorized Officer)

HOST COMMUNITY BENEFIT AGREEMENT

THIS HOST COMMUNITY BENEFIT AGREEMENT (the "Community Benefit Agreement"), dated as of the ____ day of _____, 2026, by and between the Town of Haverstraw, a political subdivision of the state of New York (the "State"), with offices at 1 Rosman Road, Garnerville, New York 10923 (the "Town") and **OAK TREE APARTMENTS, LLC**, a limited liability company duly organized and validly existing under the laws of the State of New York, with offices at 16 Squadron Blvd., Suite 106, New City, New York 10956 (the "Company").

WITNESSETH:

WHEREAS, the Company recognizes that the property located at 1-72 Oak Tree Lane, Garnerville in the Town of Haverstraw, Tax Map No. 26.09-2-8 ("the Facility") will continue to impact the surrounding community, particularly the Town, more specifically that, during the long-term operation of said Facility, the Town will incur significant expenses in connection with its "police powers"; and

WHEREAS, in consideration for the impacts on the community and the support and participation of the Town with respect to the Facility, the Company has agreed to provide a payment to the Town, as set forth within this Community Benefit Agreement (collectively, the "Community Benefits"); and

WHEREAS, the Town and the Company wish to memorialize the terms and conditions associated with the payment of the Community Benefits; and

NOW, THEREFORE, in consideration of the covenants herein , and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

Article I – Representations and Covenants

Section 1.1. Representations and Covenants of the Town.

The Town makes the following representations and covenants as the basis for the undertakings on its part herein contained:

(a) The Town is a political subdivision of the State and has the power to enter into the transaction contemplated by this Community Benefit Agreement and to carry out its obligations hereunder.

(b) The Town has been duly authorized to execute and deliver this Community Benefit Agreement.

(c) Neither the execution and delivery of this Community Benefit Agreement, the consummation of the transactions contemplated hereby nor the fulfillment of or compliance with the provisions of this Community Benefit Agreement will conflict with or result in a breach of any of the terms, conditions or provisions of any agreement or instrument to which the Town is a party or by which it is bound, or will constitute default under any of the foregoing.

(d) The Town has been induced to enter into this Community Benefit Agreement by the undertaking of the Facility by the Company to equip, repair and maintain the Facility in the Town of Haverstraw, New York.

Section 1.2. Representations and Covenants of the Company.

The Company makes the following representations and covenants as the basis for the undertakings on its part herein contained:

(a) The Company is a limited liability company duly organized and validly existing under the laws of the State of New York, is authorized to do work in the State of New York, has the authority to enter into this Community Benefit Agreement and has duly authorized the execution and delivery of this Community Benefit Agreement.

(b) Neither the execution and delivery of this Community Benefit Agreement, the consummation of the transactions contemplated hereby nor the fulfillment of or compliance with the provisions of this Community Benefit Agreement will conflict with or result in a breach of any of the terms, conditions or provisions of any restriction or any agreement or instrument to which the Company is a party or by which it is bound, or will constitute a default under any of the foregoing, or result in the creation or imposition of any lien of any nature upon any of the property of the Company under the terms of any such instrument or agreement.

(c) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body pending or, to the knowledge of the Company, threatened against or affecting the Company, to which the Company is a party, and in which an adverse result would materially diminish or adversely impact on the Company's ability to fulfill its obligations under this Community Benefit Agreement.

Article II - Payee/Payment of Community Benefit Fee.

Section 2.1. (a) (a) *Benefit Fee.* The Company shall make a payment of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) (the "Benefit Fee") within the earlier of thirty (30) days after the Company receives final certificates of occupancy for all the residential buildings comprising the Oak Tree Apartments development project, or forty-eight (48) months after execution of the PILOT agreement by all parties as contemplated by Section 4.6 of this Agreement. (the "Payment Date").

(b) *Interest.* The Company's failure to remit the Benefit Fee due pursuant to this Community Benefit Agreement within five (5) days of the corresponding Payment Date shall require an additional payment by the Company of interest calculated at a rate of Five Percent (5.00%) per annum for each day past the Payment Date.

(c) *Use of Fund; Public Purposes.* The parties agree and acknowledge that payments made hereunder are to provide revenues to the Town to partially mitigate the additional burdens being placed on the Town as a result of the Facility to be used for public purposes to be undertaken by the Town and/or any duly appointed agent or assignee thereof. The revenue paid by the Company to the Town, which shall be utilized at the sole and absolute discretion of the Town, including, but not limited to, as a source of funding for prospective costs and expenses associated with and related to anticipated municipal services and additional infrastructural improvements to be provided as a result of the Facility's presence within the Town.

Article III - Termination; Default.

Section 3.1. This Community Benefit Agreement shall remain in effect until the Benefit Fee has been paid by the Company in accordance with the terms herein, unless otherwise terminated by the written agreement of the Town. Failure by the Company to make any payment due and owing to the Town or its duly authorized assignee within sixty (60) days of written demand therefore shall be deemed an Event of Default hereunder.

Section 3.2 Upon the occurrence of an uncured Event of Default as specified under this Agreement, the Town may, at its sole discretion, elect to bring an action or proceeding in New York State Supreme Court, County of Rockland seeking such remedy or remedies as the Town may elect, including, but not limited to, an order directing specific performance of any obligation which the Company has failed to discharge. In such an event, the Town shall be entitled to receive reasonable attorney's fees in any action to enforce this agreement.

Article IV - Miscellaneous.

Section 4.1. This Community Benefit Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but which together shall constitute a single instrument.

Section 4.2. All notices, claims and other communications hereunder shall be in writing and shall be deemed to be duly given if personally delivered or mailed first class, postage prepaid, as follows:

To the Town:

Town of Haverstraw
1 Rosman Road
Garnerville, New York 10923
Attn: Supervisor, Town of Haverstraw

To the Company:

Oak Tree Apartments LLC
16 Squadron Blvd., Suite 106
New City, New York 10956
Attn: Gavriel Alexander

or at such other address as any party may from time to time furnish to the other party by notice given in accordance with the provisions of this Section. All notices shall be deemed given when mailed or personally delivered in the manner provided in this Section.

Section 4.3. This Community Benefit Agreement shall be governed by, and all matters in connection herewith shall be construed and enforced in accordance with, the laws of the State of New York applicable to agreements executed and to be wholly performed therein and the parties hereto hereby agree to submit to the personal jurisdiction of the federal or state courts located in Rockland County, New York.

Section 4.4. The Town, in its exclusive discretion, may assign this Community Benefit Agreement to a third party for purposes of administering the undertakings outlined herein. In the event of such assignment, the Town shall notify the Company in writing at least thirty (30) days in advance of the effective date of any such assignment.

Section 4.5. (a) The obligations and agreements of the Town contained herein shall be deemed the obligations and agreements of the Town, and not of any trustee, officer, agent or employee of the Town in his individual capacity, and the trustees, officers, agents and employees of the Town shall not be liable personally hereon or thereon or be subject to any personal liability or accountability based upon or in respect hereof or thereof or of any transaction contemplated hereby or thereby.

(b) The obligations and agreements of the Company contained herein shall be deemed the obligations and agreements of the Company, and not of any member, officer, agent or employee of the Company in his individual capacity, and the members, officers, agents and employees of the Company shall not be liable personally hereon or thereon or be subject to any personal liability or accountability based upon or in respect hereof or thereof or of any transaction contemplated hereby or thereby.

(c) The Company may sell, assign, transfer, lease or convey all or any part of its rights and obligations to any affiliated or non-affiliated party without the consent of the Town, provided that any such sale, assignment, transfer, lease or conveyance includes an assignment of the rights and obligations of the Company under this Agreement and the assignee expressly assumes such obligations in writing, a copy of which writing shall be delivered to the Town within 3 business days of execution. If, pursuant to the preceding sentence, the Company's rights and obligations are assigned to a non-affiliated party and the non-affiliated party assumes the Company's rights and obligations set forth herein, the Town agrees that the Company shall have no liability to the Town for the obligations hereunder and that the Company shall not be subject to a lawsuit by the Town if the non-affiliated party fails to make any payment contemplated herein.

Section 4.6. This Agreement is to be executed contemporaneously with and is expressly contingent upon a PILOT agreement being approved and executed by the Company, the North Rockland Central School District, the Town of Haverstraw, the County of Rockland and the Rockland County Industrial Development Agency. Should the Company default under the PILOT agreement prior to the completion of all payments due under this Agreement, then the default under the PILOT agreement shall be deemed an Event of Default under this Agreement pursuant to Article 3.

IN WITNESS WHEREOF, the parties hereto have executed this Community Benefit Agreement as of the day and year first above written.

TOWN OF HAVERSTRAW

By: _____
Supervisor, Town of Haverstraw

OAK TREE APARTMENTS, LLC

By: _____
Gavriel Alexander

MEMORANDUM OF UNDERSTANDING

Agreement dated June , 2026 between Oak Tree Apartments, LLC, a New York limited liability company with offices at 16 Squadron Blvd., Suite 106, New City, New York (the Company) and the Town of Haverstraw, a New York municipal corporation with offices at 1 Rosman Road, Garnerville, New York (the Town).

To facilitate the development of a rental housing project to be constructed by the Company at 1-72 Oak Tree Lane (Tax Map No. 26.09-2-8), Garnerville in the Town of Haverstraw, the Company, the Town, the Haverstraw-Stony Point Central School District, the County of Rockland and the Rockland County Industrial Development Agency have or will be entering into a Payment In Lieu of Taxes (PILOT) agreement, a copy of which is appended hereto. The Company and the Town have agreed to this Memorandum of Understanding to confirm the agreed meaning of that portion of the PILOT which restricts the Company from contesting the property assessment to be included in the Town of Haverstraw Assessment Roll during the PILOT term.

Specifically, Paragraph 3 of the PILOT agreement precludes any challenge by the Company to the assessed value placed on the tax roll as long as the 2026 assessed value remains the same, or where there is a town-wide revaluation but the assessed value does not increase relative to the non-homestead taxable assessment base. Paragraph 13 of the PILOT agreement addresses generally the right of the Company to contest an increase or proposed increase in the assessed value which deviates from the 2026 tax roll. It is agreed that Paragraph 13 is *not* to be interpreted as providing the Company with a right to contest an assessment in the event of a town revaluation beyond the language in Paragraph 3. To the extent that Paragraph 13 conflicts or is inconsistent with Paragraph 3, then the language in Paragraph 3 shall prevail.

It is further agreed that PILOT payments are to be made to the Town of Haverstraw Assessor and the tax payments outside the PILOT for special districts are to be made to the Town of Haverstraw Receiver of Taxes. The Company will receive invoices from the Tax Assessor for the PILOT payments due and payable to the Assessor, and will receive from the Receiver of Taxes tax bills for special districts payable to the Receiver of Taxes in the same manner as other property owners within the Town.

This Memorandum of Understanding is subject to the PILOT agreement being approved and executed by the Company, the Town, the Haverstraw-Stony Point Central School District, the County of Rockland and the Rockland County Industrial Development Agency.

Oak Tree Apartments, LLC

Town of Haverstraw

By _____
Gavriel Alexander
Member

By _____
Howard T. Phillips, Jr.
Supervisor

Flying Films NY

May 28, 2026
Quote No. 8

Quote

Town of Haverstraw

DESCRIPTION OF WORK			
4th of July Fireworks Festival	1	1	975
We will be shooting video at the 4th of July event on Wednesday July 1, 2026 in the Town of Haverstraw at Bowline Park. The rain date will be Thursday July 2nd.			
We will be shooting the video from the air as well as the ground. I will be shooting on the ground with a Panasonic GH5S attached to a Ronin Pro 3 gimbal. I will also be using a segway when on the ground to deliver extremely steady footage to match the drone footage from the air.			
We will be editing 2 videos, one 2-3 minute version for FB, Youtube, and the Town website and a one minute version timed specifically for Instagram.			
We will make sure to film the entire fireworks display.			
The total includes all fees and travel costs associated with the shoot.			
GRAND TOTAL			975

PAYMENT TERMS Cash or check within 10 days of job completion	APPROVED BY
ADDRESS Vinny Garrison Flying Films NY 94 George Street Harrington Park, NJ 07640	NAME
	FOR
	DATE



TOWN OF HAVERSTRAW

J. Bart Gordon

Superintendent of Highways

HOWARD T. PHILLIPS, JR.
Supervisor

WILLIAM M. STEIN
Town Attorney

ISIDRO CANCEL
VINCENT J. GAMBOLI
JOHNNY ORTIZ
RALPH W. KIRSCHKE
Councilmen

June 8, 2026

To: Supervisor Phillips
Town Councilmen

From: J Bart Gordon

Re: Speed Tables

The Town Highway Department will purchase 4 sets of TrafficLogix Speed Tables to continue our program of traffic calming in our neighborhoods.

Traffic Logix Corporation

3 Harriett Lane

Spring Valley, NY 10977 USA

Tel: (866) 915-6449

Fax: (844) 405-6449

Sourcewell Contract #042225-LGX (Town of Haverstraw, NY SW Member ID #99924)

\$9374.00 delivered.

Respectfully,

John B. Gordon



Traffic Logix Corporation
3 Harriett Lane
Spring Valley, NY 10977 USA
Tel: (866) 915-6449
Fax: (844) 405-6449
www.trafficlogix.com

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Quote Number QUO-55818-Y1N7S2

Created Date 6/3/2026

Expiration Date 7/3/2026

Prepared by Karen Amzallag

ADDITIONAL 7'L SPEED CUSHIONS QUOTATION

Contact: Bart Gordon

Phone: 845.429.2200

Email: bgordon@townofhaverstraw.org

Billing Address:

Town of Haverstraw

1 Rosman Rd.

Garnerville, NY 10923

Shipping Address:

Town of Haverstraw

Parks Department

113 Thiells Mt Ivy Rd.

Thiells, NY 10984

Standard Features (Included)

- Prices Shown include - Required Adhesive, Bolts and Anchors (Specified as 7" for asphalt install)
- Color and Markings as Indicated – **White Chevron Arrows and illustrated (4 sets of 3):**



Special Notes

- **New Sourcewell Contract #042225-LGX pricing applied (Town of Haverstraw, NY SW Member ID #99924)**
- Freight based on standard delivery with no special off-loading services are included (e.g., forklift, liftgate, pallet jack).

Quote Line Items – All Prices shown are in \$ US Dollar

Product	Product Code	Quantity	Sales Price	Total Price
7'Lx6'Wx3" speed cushion with chevron arrows	SC763CA	12.00000	\$707.00	\$8,484.00
SDS-Plus Shank Rotary-Hammer Drill Bit 9/16"	23596	3.00000	\$65.00	\$195.00
400mL 1:1 dispenser -Applicator Gun	PU-APGUN	3.00000	\$65.00	\$195.00

Totals

Subtotal:	\$8,744.00
Freight:	\$630.00
Sales Tax (if applicable):	\$0.00
Grand Total:	\$9,374.00



Traffic Logix Corporation
3 Harriett Lane
Spring Valley, NY 10977 USA
Tel: (866) 915-6449
Fax: (844) 405-6449
www.trafficlogix.com

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Quote Number QUO-55818-Y1N7S2

Created Date 6/3/2026

Expiration Date 7/3/2026

Prepared by Karen Amzallag

Terms: 1% - 10 days – Net 30

Payment: MC, VISA, AMEX. Credit card payments over \$10K will include an additional 2% fee.

Tax: IF TAX EXEMPT, Please Provide Tax Exempt Certificate with Order

Freight: Freight quotation is valid for a period of 21 days after it is issued. Beyond that, freight quotations will require confirmation or adjustment.

Changes/Returns: 30% for standard orders and 50% on custom orders.

Warranty: Please refer to the Rubber conditional use warranty terms at the end of this quote.

Delivery Requirements

Please Indicate the availability of the following as this determines the freight costs:

1. Do You have a Loading Dock? - Yes/No
2. Do you have a Forklift and Pallet Jack to unload? - Yes/No
3. Can access be gained by a 53-foot truck for delivery? - Yes/No
4. Is the delivery address a Construction site? - Yes/No
5. Is the delivery address a Military site? - Yes/No
6. If shipping to Military site, is a U.S. Driver required? - Yes/No

Quote Acceptance Information

Signature _____

Name _____

Title _____

Date _____

Thank you for choosing Traffic Logix. Please sign and return to:

kamzallag@trafficlogix.com

Karen Amzallag

Account Manager

C: 514-992-1093

O: 866-915-6449 Ext. 234



Dear Supervisor:

Supervisor Howard Phillips and the Town Board,

We are writing on behalf of our organization and directive board to respectfully request your support and a donation for our upcoming Mother's Day celebration. This annual event brings our community together to honor the remarkable mothers of the Village of Haverstraw.

This year's celebration will take place on Sunday, May 31st at 4:00 pm at the Quisqueya Sports Club.

Your generous contribution of \$1,500.00 will be greatly appreciated as a sponsorship of this meaningful event, on behalf of our organization and directive board.

President: Ariel Diaz

Vice President: Roberto Germosen

Treasurer: Alison Pichardo

Secretary: Hennry Polanco