

**PROJECT SUMMARY**  
**Bridge Street Landing, LLC**



<b>Applicant:</b>	<b>Bridge Street Landing, LLC</b>	
<b>Project Location:</b>	78 – 96 Bridge Street North Tonawanda, NY 14120	
<b>Assistance:</b>	15 Year PILOT Sales Tax Abatement Mortgage Recording Tax Abatement	
<b>Description:</b>	<p>Following remediation and the installation of necessary public infrastructure, housing units will be built at 78 Bridge Street, North Tonawanda. The project will include a 4-story building with 114 market-rate units, 9 waterfront vacation rental units, and 2,000 sq ft of commercial space. Additionally, the project will construct a single story 10 unit garage building for tenant use. The residential space is approximately 130,000 sq. ft. and the units will be 1 and 2 bedrooms that range from 720 -1200 sq. ft. As part of the project, build out there will be a river walk, providing river front access to the public.</p> <p>The project has already been accepted into the NYS DEC Brownfield program and Niagara County has submitted a grant application to assist with the installation of the infrastructure.</p> <p>The project will also deliver a public river walk to provide riverfront access to the public.</p>	
<b>Project Costs:</b>	Construction/Improvements Furniture, Fixtures & Equipment Soft costs Other <b>TOTAL</b>	\$ 16,992,000 \$ 929,000 \$ 822,800 \$ 5,430,900 <hr/> <b>\$ 24,174,700</b>
<b>Employment:</b>	Current jobs in Niagara County: 2 New Jobs in Niagara County within 3 years: 5 Estimated Annual Payroll for New Jobs: \$452,000 Skills: Management, Maintenance, Leasing	
<b>Evaluative Criteria:</b>	Redevelopment supports or aligns with regional or local development plans. Regional Wealth Creation, Generation of Local Revenues, Supports Local Business or Cluster, In region Purchase, Local Vendors. Brownfield remediation.	

# Niagara County Industrial Development Agency

## MRB Cost Benefit Calculator

Date: May 4, 2026  
 Project Title: Bridge Street Landing LLC  
 Project Location: 78 - 96 Bridge Street, North Tonawanda NY 14120



### Economic Impacts

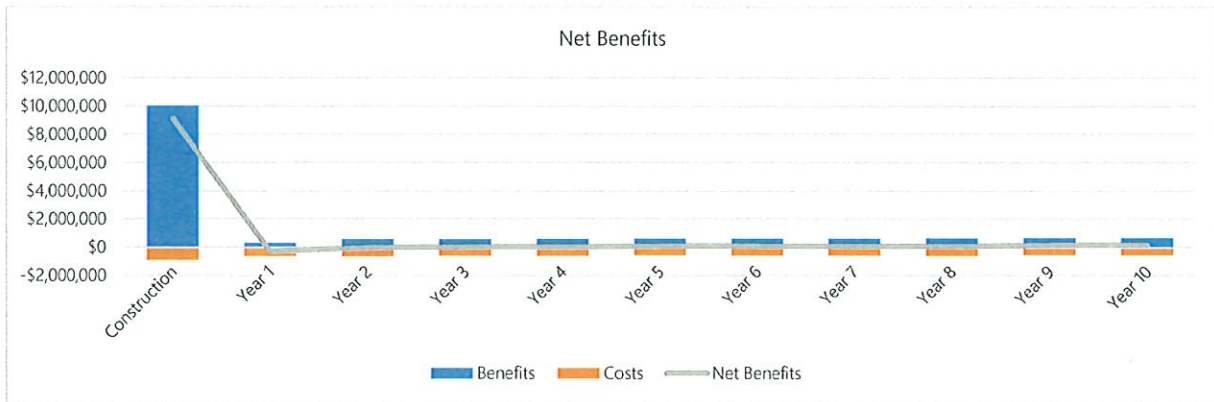
Summary of Economic Impacts over the Life of the PILOT

**Project Total Investment**  
 \$24,174,700

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	202	38	241
Earnings	\$7,450,239	\$2,028,065	\$9,478,303
Local Spend	\$19,339,760	\$6,978,566	\$26,318,326

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	5	1	6
Earnings	\$4,571,502	\$1,244,430	\$5,815,932

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

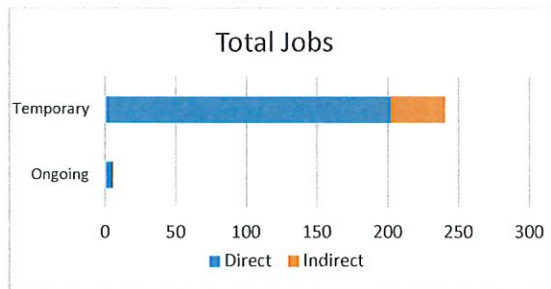


Figure 3



Ongoing earnings are all earnings over the life of the PILOT.

# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$5,680,210	\$5,115,436
Sales Tax Exemption	\$754,000	\$754,000
Local Sales Tax Exemption	\$377,000	\$377,000
State Sales Tax Exemption	\$377,000	\$377,000
Mortgage Recording Tax Exemption	\$135,260	\$135,260
Local Mortgage Recording Tax Exemption	\$45,087	\$45,087
State Mortgage Recording Tax Exemption	\$90,173	\$90,173
<b>Total Costs</b>	<b>\$6,569,470</b>	<b>\$6,004,696</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$17,411,906</b>	<b>\$16,538,612</b>
To Private Individuals	\$15,294,235	\$14,665,352
Temporary Payroll	\$9,478,303	\$9,478,303
Ongoing Payroll	\$5,815,932	\$5,187,048
Other Payments to Private Individuals	\$0	\$0
To the Public	\$2,117,670	\$1,873,261
Increase in Property Tax Revenue	\$2,010,611	\$1,770,603
Temporary Jobs - Sales Tax Revenue	\$66,348	\$66,348
Ongoing Jobs - Sales Tax Revenue	\$40,712	\$36,309
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$795,300</b>	<b>\$762,598</b>
To the Public	\$795,300	\$762,598
Temporary Income Tax Revenue	\$426,524	\$426,524
Ongoing Income Tax Revenue	\$261,717	\$233,417
Temporary Jobs - Sales Tax Revenue	\$66,348	\$66,348
Ongoing Jobs - Sales Tax Revenue	\$40,712	\$36,309
<b>Total Benefits to State &amp; Region</b>	<b>\$18,207,206</b>	<b>\$17,301,211</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$16,538,612	\$5,537,522	3:1
State	\$762,598	\$467,173	2:1
<b>Grand Total</b>	<b>\$17,301,211</b>	<b>\$6,004,696</b>	<b>3:1</b>

\*Discounted at 2%

Does the IDA believe that the project can be accomplished in a timely fashion  Yes

## Additional Revenues:

County	\$1,213,799
City/Town/Village	\$1,867,196
School District	\$2,780,322

\*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application) (To be used on NYS ST-60) **\$9,425,000**

## Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion?  Yes

# Niagara County Industrial Development Agency

## MRB Cost Benefit Calculator

Date: May 4, 2026  
 Project Title: Bridge Street Landing LLC  
 Project Location: 78 - 96 Bridge Street, North Tonawanda NY 14120



### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

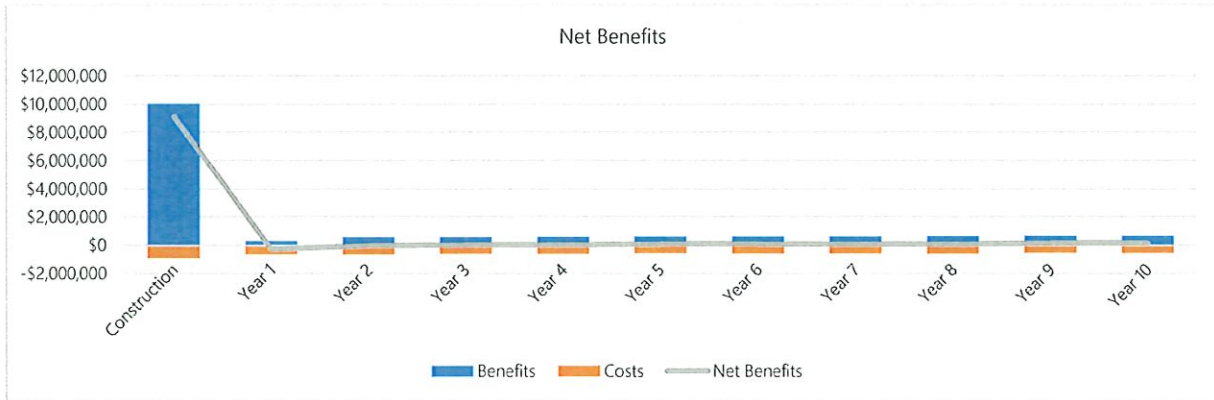
**Project Total Investment**  
 \$24,174,700

	Temporary (Construction)		
	Direct	Indirect	Total
Jobs	202	38	241
Earnings	\$7,450,239	\$2,028,065	\$9,478,303
Local Spend	\$19,339,760	\$6,978,566	\$26,318,326

	Ongoing (Operations)		
	Direct	Indirect	Total
Jobs	5	1	6
Earnings	\$7,327,510	\$1,994,656	\$9,322,166

Figure 1



Net Benefits chart will always display construction through year 10, irrespective of the length of the PILOT.

Figure 2

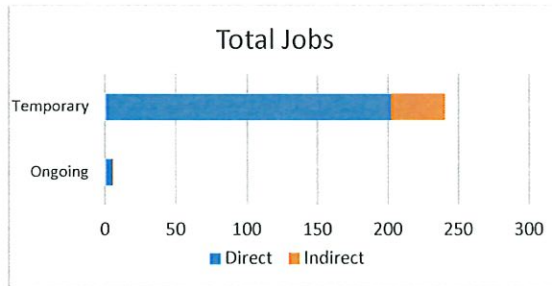


Figure 3



# Fiscal Impacts



Cost-Benefit Analysis Tool powered by MRB Group

## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$8,642,488	\$7,403,488
Sales Tax Exemption	\$754,000	\$754,000
Local Sales Tax Exemption	\$377,000	\$377,000
State Sales Tax Exemption	\$377,000	\$377,000
Mortgage Recording Tax Exemption	\$135,260	\$135,260
Local Mortgage Recording Tax Exemption	\$45,087	\$45,087
State Mortgage Recording Tax Exemption	\$90,173	\$90,173
<b>Total Costs</b>	<b>\$9,531,748</b>	<b>\$8,292,748</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$22,436,065</b>	<b>\$20,421,915</b>
To Private Individuals	\$18,800,469	\$17,374,722
Temporary Payroll	\$9,478,303	\$9,478,303
Ongoing Payroll	\$9,322,166	\$7,896,418
Other Payments to Private Individuals	\$0	\$0
To the Public	\$3,635,596	\$3,047,194
Increase in Property Tax Revenue	\$3,503,993	\$2,925,570
Temporary Jobs - Sales Tax Revenue	\$66,348	\$66,348
Ongoing Jobs - Sales Tax Revenue	\$65,255	\$55,275
Other Local Municipal Revenue	\$0	\$0
<b>State Benefits</b>	<b>\$977,624</b>	<b>\$903,486</b>
To the Public	\$977,624	\$903,486
Temporary Income Tax Revenue	\$426,524	\$426,524
Ongoing Income Tax Revenue	\$419,497	\$355,339
Temporary Jobs - Sales Tax Revenue	\$66,348	\$66,348
Ongoing Jobs - Sales Tax Revenue	\$65,255	\$55,275
<b>Total Benefits to State &amp; Region</b>	<b>\$23,413,689</b>	<b>\$21,325,401</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$20,421,915	\$7,825,574	3:1
State	\$903,486	\$467,173	2:1
<b>Grand Total</b>	<b>\$21,325,401</b>	<b>\$8,292,748</b>	<b>3:1</b>

\*Discounted at 2%

Does the IDA believe that the project can be accomplished in a timely fashion  Yes

### Additional Revenues:

County	\$801,707
City/Town/Village	\$1,233,271
School District	\$1,836,386

\*Estimated Value of Goods and Services to be exempt from sales and use tax as a result of the Agency's involvement in the Project. PLEASE NOTE: These amounts will be verified and there is potential for a recapture of sales tax exemptions (see "Recapture" on page 11 of the Application)  
 (To be used on NYS ST-60) \$9,425,000

### Additional Comments from IDA

Does the IDA believe that the project can be accomplished in a timely fashion?  Yes

# NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR FINANCIAL ASSISTANCE

Bridge Street Landing LLC

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(Applicant Name)

6311 Inducon Corporate Drive, Suite One  
Sanborn, New York 14132  
Phone: 716-278-8760 Fax: 716-278-8769  
<http://niagaracountybusiness.com>

Updated May 2025

**Please note the following Application conditions:**

1. One (1) original signed copy of the Application for Assistance along with a signed Environmental Assessment form is to be submitted to the Niagara County Industrial Development Agency ("Agency").
2. A \$1,000.00 non-refundable application fee payable to the Niagara County Industrial Development Agency MUST accompany the Application submission.
3. Subject to the applicable statute, information provided by applicant will be treated as confidential until such time as the Agency takes action on the request. However, in accordance with Article 6 of the Public Officers Law, all records in possession of the Agency are open to public inspection and copy.
4. At the time of the Project closing, the project Applicant is required to pay certain costs associated with the Project, including payment of an Agency Fee in the amount of 1% of the total value of the project, and payment of Agency Counsel fees as set forth in the Agency fee policy schedule, together with various related costs, including but not limited to public hearing expenses. Upon request, a fee summary will be provided to each applicant.

**IMPORTANT NOTE:** In the event of a project termination or withdrawal, the Applicant will still be responsible for payment of the Agency Counsel fees mentioned above.

*The Niagara County Industrial Development Agency does not discriminate on the basis of race, color, religion, sex, sexual orientation, marital status, age, national origin, disability or status as a disabled or Vietnam Veteran or any other characteristic protected by law.*

6311 Inducon Corporate Drive, Suite One ■ Sanborn, NY 14132-9099 ■ 716-278-8760  
Fax 716-278-8769 ■ [www.niagaracountybusiness.com](http://www.niagaracountybusiness.com)

# NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR FINANCIAL ASSISTANCE

### I. APPLICANT INFORMATION

Company Name: Bridge Street Landing LLC

Mailing Address: 9829 Main St

City/Town/Village & Zip code: Clarence, NY 14031

Phone: (716) 759-1715

Website: N/A

Fed Id. No.: 33-4216718

Contact Person and Title: Brianne Zhang (Director of Real Estate)

Email: brianne@visoneco.com

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Luclan D. Visona, Jr.

Corporate Structure (attach schematic if applicant is a subsidiary or otherwise affiliated with another entity)

#### Form of Entity

Corporation

Date of Incorporation: \_\_\_\_\_

State of Incorporation: \_\_\_\_\_

Partnership

General \_\_\_\_\_ or Limited \_\_\_\_\_

Number of general partners \_\_\_\_\_

If applicable, number of limited partners \_\_\_\_\_

Date of formation \_\_\_\_\_

Jurisdiction of Formation \_\_\_\_\_

Limited Liability Company/Partnership (number of members 1 )

Date of organization: 3/12/2025

State of Organization: New York

Sole Proprietorship

If a foreign organization, is the applicant authorized to do business in the State of New York?

\_\_\_\_\_

Applicant's Counsel

Company Name: TBD

Contact Person, and Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/Town/Village & Zip code: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax No.: \_\_\_\_\_

II. PROJECT INFORMATION

A) Project Address: 78 Bridge Street and 96 Bridge St, North Tonawanda, NY 14120

Tax Map Number (SBL) 184.08-1-9.1 & 184.08-1-9.2

(Section/Block/Lot)

SWIS Number 291200

Located in City of North Tonawanda

Located in Town of \_\_\_\_\_

Located in Village of \_\_\_\_\_

School District of North Tonawanda

B) Current Assessment of Property:

Land \$211,000 & \$200,000

Total \$411,000

C) Present legal owner of the site Bridge Street Landing, LLC

If other than from applicant, by what means will the site be acquired for this project?

\_\_\_\_\_

D) Describe the project:

The project on 78 Bridge Street, will be remediation of the vacant brownfield site

and construction a 123 unit apartment building (approx 9 units will be short

term/vacation rentals. Units will range from studios to 2 bedrooms.

On 96 Bridge Street, a public riverwalk will be constructed along the Little River.

1. Project site (land)

(a) Indicate approximate size (In acres or square feet) of project site.

Approx 3.5 acres.

(b) Indicate the present use of the project site.

Vacant

2. Indicate number, size (in square feet) and approximate age of existing buildings on site  
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3. Does the project consist of the construction of a new building or buildings?  
If yes, indicate number and size (in square feet) of new buildings.  
Yes - one 4 story building (Approx 130,000 sf) and a 1-story, 10 unit, garage building.

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4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation.  
No.

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5. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.  
Approximate 123 units, ranging from studios to two bedrooms (approx 720 to 1200 sf)

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6. Will onsite childcare be provided at the project facility?  
No.

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7. List principal items/categories of equipment to be acquired as part of the project.  
Apartment equipment.

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8. Has construction work on this project begun?  
No. However 78 Bridge Street has been entered into the NYS DEC Brownfield program.

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E) Inter-Municipal Move Determination

Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

Yes or  No

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York?

Yes or  No

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

Yes or  No

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

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- F) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

- G) Project Annual Compliance Reporting Contact(s) - Upon project closing, there are several required annual compliance reports applicable to the Project that will need to be completed each year throughout the length of the financial assistance. Please list contact information for the Annual Reports that will include; Local Labor, Project Investment, Project Employment, Insurance verification.

Name/Title: <u>Tom Celik</u>	Name/Title: <u>David Hillery</u>
Address: <u>9829 Main St</u>	Address: <u>9829 Main St</u>
<u>Clarence, NY</u>	<u>Clarence, NY</u>
Phone: <u>(716) 759-1715</u>	Phone: <u>(716) 759-1715</u>
Email: <u>tom@visoneco.com</u>	Email: <u>david@visoneco.com</u>

III. SOURCES & USES OF FUNDS

- A) Estimated Project Costs:

Property Acquisition	\$	380,900
Construction (Improvements)	\$	16,992,000
Equipment Purchases/Fixtures/Furnishings	\$	929,000
Soft costs (i.e. engineering, architectural)	\$	822,800
Other (describe)                      Infrastructure and remediation	\$	5,050,000
TOTAL USES OF FUNDS	\$	24,174,700

- B) Sources of Funds for Project Costs (Must match above Total Uses of Funds):

Bank Financing	\$	18,034,700
Equity	\$	3,640,000
Grants/Tax Credits	\$	2,500,000
Taxable or Tax Exempt Bond	\$	
Other	\$	
TOTAL SOURCES OF FUNDS	\$	24,174,700

- C) Identify each state and federal grant/credit:

NYS Empire State Dev.Pro Housing Grant	\$	2,500,000
	\$	
	\$	
	\$	
TOTAL PUBLIC FUNDS	\$	2,500,000

IV. FINANCIAL ASSISTANCE REQUESTED

A.) Benefits Requested:

Sales Tax Exemption

Mortgage Recording Tax Exemption

Real Property Tax Abatement (PILOT)

B.) Value of Incentives: LEAVE THIS SECTION BLANK (will be estimated by NCIDA Staff)

Property Tax Exemption

Estimated duration of Property Tax exemption: \_\_\_\_\_

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ \_\_\_\_\_

Estimated value of Sales Tax exemption for fixtures and equipment: \$ \_\_\_\_\_

Estimated duration of Sales Tax exemption: \_\_\_\_\_

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ \_\_\_\_\_

C.) Financial Assistance Determination:

If financial incentives are not provided by NCIDA, is the project financially viable?

Yes or  No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

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V. EMPLOYMENT PLAN

	# of Retained Jobs	Retained Jobs Average Annual Salary	# of Created Jobs (3 yrs after project completion)	Created Jobs Average Annual Salary
Full Time	2	\$ 120,000	2	\$ 140,000
Part time		\$ 0	2	\$ 26,000
TOTAL FTEs		\$ 0		

Annual Salary Range of Jobs to be Created: \$ 26,000 to \$ 80,000

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) Management,  
maintenance, leasing

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entity") of the service delivery area created by the federal job training partnership act (Public Law 97-300)("JTPA") in which the project is located.
  
- B. First Consideration for Employment: In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the proposed project.
  
- C. Compliance with Section 224-a(8)(a) of N.Y Labor Law. The applicant acknowledges receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. You further acknowledge and understand that you have certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor.
  
- D. Annual Sales Tax Filings: In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.
  
- E. Annual Employment Reports: The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

- F. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- I. Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/ status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- J. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described.

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

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

Tom Celik, being first duly sworn, deposes and says:

1. That I am the C.O.O. (Corporate Office) of BRIDGE STREET LANDING LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

  
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury  
this 1<sup>st</sup> day of May, 2026

A. Irene Smith  
(Notary Public)



This Application should be submitted to the Niagara County Industrial Development Agency,  
6311 Inducon Corporate Drive, Suite One, Sanborn, New York 14132.

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

HOLD HARMLESS AGREEMENT

Applicant hereby releases the NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, and (B) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and reasonable attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all out of pocket costs incurred by the Agency in processing of the Application, including reasonable attorneys' fees, if any. Notwithstanding anything contained herein to the contrary, the foregoing indemnities shall not be applicable with respect to misconduct, negligence, or criminal activity on the part of the Agency. It is understood and agreed that the Applicant has the right to join in any defense, and participate in the management of the defense, of any claim for which the Agency seeks indemnification.

In addition to the foregoing, the Applicant understands and acknowledges that (i) this application does not create or give rise to any legal obligations on the part of the Niagara County Industrial Development Agency (the "Agency") or the Applicant except as expressly stated herein, (ii) the terms and conditions governing the award of the financial assistance described herein will be set forth in a separate agreement(s), with the Agency, the form of which will be provided to the Applicant only upon the processing and approval of this application, (iii) the requested financial assistance described in application is based upon the representations made by the Applicant, based upon the Applicant's actual knowledge as of the date of this application, to the Agency, regarding the project, and (iv) that the Agency reserves the right to revise the financial assistance described in this application if any aspect of the project changes after receipt of the application, including changes to the number of jobs, amount of capital investment, or wages, by way of example only. In addition, the Applicant reserves the right to retract, clarify, amend or modify any such representations made prior to (or concurrently with) the submittal of this application to the Agency.

[Signature]  
(Applicant Signature)

By: BRIDGE STREET LANDING LLC

Name: Tom Celik

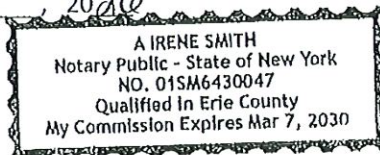
Title: COO

A. Irene Smith  
(Notary Public)

Sworn to before me this 1<sup>st</sup> day

of May, 2026

[stamp]



617.20  
Appendix B  
Short Environmental Assessment Form

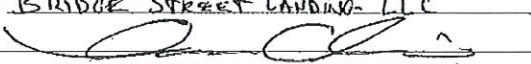
**Instructions for Completing**

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
78 and 96 Bridge Street			
Name of Action or Project: Bridge Street Landing			
Project Location (describe, and attach a location map): 78 and 96 Bridge Street, North Tonawanda, NY 14120			
Brief Description of Proposed Action: Construction of approximately 123 units (approximately 9 of which would be short term rentals). Additional improvements include a 10-unit detached garage as well as asphalt paving, public and private utilities to serve the tenants, and the construction of a riverwalk.			
Name of Applicant or Sponsor: Bridge Street Landing LLC		Telephone: 716-759-1715	
		E-Mail: brianne@visoneco.com	
Address: 9829 Main St			
City/PO: Clarence		State: NY	Zip Code: 14031
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of NT Site plan approval, water department RPZ approval, NYSDEC, Niagara County sanitary and water		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.5 acres	
b. Total acreage to be physically disturbed?		3.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.5 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		


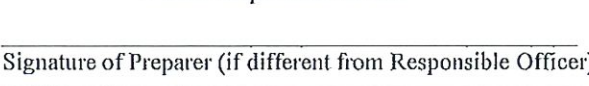
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ This project is in the NYS DEC Brownfield Remediation program.	NO	YES
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>BRIDGE STREET LANDING- LLC</u> Date: <u>05/01/26</u>		
Signature: 		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Niagara Industrial Development Agency	5/8/26
Name of Lead Agency	Date
Andrew Klyczek	Executive Director
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

**Real Property Tax Benefits (Detailed):**

\*\* This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

Dollar Value of New Construction and Renovation Costs	Estimated New Assessed Value of Property Subject to IDA*	County Tax Rate/1000	Local Tax Rate (Town/City/Village)/1000	School Tax Rate/1000
\$16,992,000	\$10,000,000	10.703696	16.465569	24.517832

\*Apply equalization rate to value

PILOT Year	% Payment	County PILOT Amount	Local PILOT amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	15%	\$ 16,056	\$ 24,698	\$ 36,777	\$ 77,531	\$ 516,871	\$ 439,340
2	15%	\$ 16,056	\$ 24,698	\$ 36,777	\$ 77,531	\$ 516,871	\$ 439,340
3	25%	\$ 26,759	\$ 41,164	\$ 61,295	\$ 129,218	\$ 516,871	\$ 387,653
4	25%	\$ 26,759	\$ 41,164	\$ 61,295	\$ 129,218	\$ 516,871	\$ 387,653
5	35%	\$ 37,463	\$ 57,629	\$ 85,812	\$ 180,905	\$ 516,871	\$ 335,966
6	35%	\$ 37,463	\$ 57,629	\$ 85,812	\$ 180,905	\$ 516,871	\$ 335,966
7	35%	\$ 37,463	\$ 57,629	\$ 85,812	\$ 180,905	\$ 516,871	\$ 335,966
8	35%	\$ 37,463	\$ 57,629	\$ 85,812	\$ 180,905	\$ 516,871	\$ 335,966
9	45%	\$ 48,167	\$ 74,095	\$ 110,330	\$ 232,592	\$ 516,871	\$ 284,279
10	45%	\$ 48,167	\$ 74,095	\$ 110,330	\$ 232,592	\$ 516,871	\$ 284,279
11	45%	\$ 48,167	\$ 74,095	\$ 110,330	\$ 232,592	\$ 516,871	\$ 284,279
12	45%	\$ 48,167	\$ 74,095	\$ 110,330	\$ 232,592	\$ 516,871	\$ 284,279
13	45%	\$ 48,167	\$ 74,095	\$ 110,330	\$ 232,592	\$ 516,871	\$ 284,279
14	45%	\$ 48,167	\$ 74,095	\$ 110,330	\$ 232,592	\$ 516,871	\$ 284,279
15	45%	\$ 48,167	\$ 74,095	\$ 110,330	\$ 232,592	\$ 516,871	\$ 284,279
<b>TOTAL</b>		<b>\$ 572,648</b>	<b>\$ 880,908</b>	<b>\$ 1,311,704</b>	<b>\$ 2,765,260</b>	<b>\$ 7,753,065</b>	<b>\$ 4,987,805</b>

\*Estimates provided are based on current property tax rates and assessment value