



Niagara County Brownfield Development Corporation

DATE: September 23, 2025

RESOLUTION # NCBDC-092025-01

Approved by NCBDC Counsel _____

BOARD ACTION

Approved: Ayes _____ Abs. _____ Noes _____

Rejected: Ayes _____ Abs. _____ Noes _____

AUTHORIZATION FOR A \$2,800,000 LOAN FROM THE BCRLF TO 235 RIVER ROAD LLC FOR REMEDIATION AT 235 RIVER ROAD IN THE CITY OF NORTH TONAWANDA

WHEREAS, 235 River Road LLC owns the property at 235 River Road in the City of North Tonawanda that is in need of remediation before redevelopment can occur, and

WHEREAS, the property meets the definition of a brownfield site as defined in §101(39) of CERCLA, and is enrolled in the New York State Brownfields Cleanup Program, and

WHEREAS, 235 River Road LLC completed the application process for a loan from the Niagara County Brownfield Development Corporation (NCBDC) with funding from Niagara County's Brownfields Cleanup Revolving Loan Fund Program (BCRLF), and

WHEREAS, a two million eight hundred-thousand-dollar (\$2,800,000) loan from the BCRLF will help pay for site remediation, and

WHEREAS, all necessary approvals have been received from the United States Environmental Protection Agency (USEPA), and

WHEREAS, Brownfield Redevelopment Solutions, as the Environmental Project Manager for the BCRLF Program, recommended approval of the loan; and

WHEREAS, the Harrison Studio, as the contracted Financial Manager for the BCRLF Program, conducted a financial analysis of the loan request, and issued a report recommending approval for a two million hundred-thousand-dollar (\$2,800,000) loan, and now therefore be it

RESOLVED, the NCBDC approves the two million hundred-thousand-dollar (\$2,800,000) loan to 235 River Road LLC for remediation at 235 River Road in the City of North Tonawanda, and be it further

RESOLVED, the NCBDC authorizes the NCBDC attorney to prepare the necessary loan documents, and be it further

RESOLVED, the President of the NCBDC is authorized to execute all of the closing documents necessary to implement the loan to 235 River Roads LLC after approval by counsel for the NCBDC, and be it further

RESOLVED, the President of the NCBDC is authorized to execute all draw down requests related to the 235 River Road LLC loan after receiving approval of the remediation expenses from the Environmental Project Manager and USEPA.

ROBERT RESTAINO, CHAIRMAN
NIAGARA COUNTY BROWNFIELD DEVELOPMENT CORPORATION