



Niagara County Brownfield Development Corporation

DATE: March 4, 2026

RESOLUTION # NCBDC-032026-01

Approved by NCBDC Counsel _____

BOARD ACTION

Approved: Ayes _____ Abs. _____ Noes _____

Rejected: Ayes _____ Abs. _____ Noes _____

AUTHORIZATION FOR A \$500,000 SUBGRANT FROM THE BCRLF TO PEOPLE INC. FOR REMEDIATION AT A PORTION OF 445 TREMONT STREET, CITY OF NORTH TONAWANDA

WHEREAS, People Inc. is proposing to acquire the bed tower at the former DeGraff Memorial Hospital located at 445 Tremont Street in the City of North Tonawanda, and

WHEREAS, the final development plan for the property includes 6,500 square feet of space to be used by People Inc. and 70 senior housing units, 18 of which will serve as permanent supportive housing for seniors at risk of homelessness, and

WHEREAS, site remediation is estimated to cost \$4,250,000 including asbestos abatement costs of \$2,870,000, and

WHEREAS, People, Inc. does not currently own the property and will not take ownership until funding sources are in place for remediation and redevelopment, and

WHEREAS, People Inc. is applying for funding for remediation and development from a variety of sources including housing tax credit financing, State, Federal, private funding sources, and developer and investor equity, and

WHEREAS, a five hundred-thousand-dollar (\$500,000) subgrant from the Niagara County Brownfield Cleanup Revolving Loan Fund Program (BCRLF) to help with asbestos abatement is a critical funding source for the project, and

WHEREAS, People Inc. completed the application process for a subgrant from the BCRLF, 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, issued a positive environmental recommendation for the project contingent upon the express condition that an AAI compliant Phase I Environmental Site Assessment is conducted within 180 days prior to property acquisition, and

WHEREAS, H. Sicherman/the Harrison Studio, as the contracted Financial Manager for the BCRLF Program, issued a positive financial recommendation for the project, and now therefore be it

RESOLVED, the NCBDC approves a five hundred-thousand-dollar (\$500,000) subgrant to People Inc. for remediation at 445 Tremont Street, North Tonawanda contingent upon the express condition that People Inc. obtain fee simple title ownership of the property before execution of a subgrant agreement and upon satisfaction of the environmental condition outlined above, and be it further

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

RESOLVED, the President of the NCBDC is authorized to execute all of the closing documents necessary to implement the subgrant to People Inc. 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 People Inc.'s subgrant after receiving approval of the remediation expenses from the Environmental Project Manager and USEPA.

ROBERT RESTAINO, CHAIRMAN
NIAGARA COUNTY BROWNFIELD DEVELOPMENT CORPORATION