

# NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

## APPLICATION FOR FINANCIAL ASSISTANCE

Hotel Niagara Development, 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 April 2022

- I. 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.
- II. The Niagara County Industrial Development Agency has a one thousand dollar (\$1000.00) non-refundable application fee that must accompany the application submission.
- III. At the time of the project closing, project applicant is required to pay certain costs associated with the project. The applicant shall be responsible for the payment of an Agency fee in the amount of one percent (1.00%) of the total value of the project, together with 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.
- IV. One (1) original signed copy of the Application and Environmental Assessment form should be submitted with the Application for Assistance.

*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: Hotel Niagara Development, LLC

Mailing Address: c/o Brine Wells Development LLC, 250 South Townsend Street

City/Town/Village & Zip code: Syracuse, New York 13202

Phone: (315) 424-6091

Website: \_\_\_\_\_

Fed Id. No.: 82-2465196

Contact Person, and Title: Ed Riley

Email: ed.riley@bwllc.com

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

**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: August 11, 2017

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: Barclay Damon, LLP

Contact Person, and Title: Kevin R. McAuliffe, Esq.

Mailing Address: Barclay Damon Tower, 125 East Jefferson Street

City/Town/Village & Zip code: Syracuse, New York 13202

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

Phone: (315) 425-2875

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

**II. PROJECT INFORMATION**

A) Project Address: 201 Rainbow Boulevard, Niagara Falls New York

Tax Map Number (SBL) 159-09-1-13  
(Section/Block/Lot)

SWIS Number \_\_\_\_\_

Located in City of Niagara Falls

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

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

School District of \_\_\_\_\_

B) Current Assessment of Property:

Land 115000

Total 1500000

C) Present legal owner of the site USA Niagara Development Corporation

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

Applicant will acquire the site by conveyance of the fee title

D) Describe the project:

The project is the restoration of the historic Hotel Niagara

See Attachment for further detail

Previously Approved and extended on June 12, 2019

**1. Project site (land)**

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

.53 acres

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

The property is currently a closed hotel



2. Indicate number, size (in square feet) and approximate age of existing buildings on site  
 11,411 Gross Floor Area (See attached)  
 \_\_\_\_\_
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.  
 No new buildings  
 \_\_\_\_\_
4. Does the project consist of additions and/or renovations to existing buildings? If yes,  
 indicate nature of expansion and/or renovation.  
 Extensive Renovatons  
 \_\_\_\_\_
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.  
 See Attached  
 \_\_\_\_\_
6. List principal items/categories of equipment to be acquired as part of the project.  
 See Attached  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
7. Has construction work on this project begun?  
 No  
 \_\_\_\_\_

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:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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.

III. **SOURCES & USES OF FUNDS** Refer to attachment

A) Estimated Project Costs:

Property Acquisition	\$	
Construction (Improvements)	\$	
Equipment Purchases/Fixtures/Furnishings	\$	
Soft costs (i.e. engineering, architectural)	\$	
Other (describe)	\$	
<b>TOTAL USES OF FUNDS</b>	\$	<b>0</b>

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

Bank Financing	\$	
Equity	\$	
Grants/Tax Credits	\$	
Taxable or Tax Exempt Bond	\$	
Other	\$	
<b>TOTAL SOURCES OF FUNDS</b>	\$	<b>0</b>

C) Identify each state and federal grant/credit:

	\$	
	\$	
	\$	
	\$	
<b>TOTAL PUBLIC FUNDS</b>	\$	

**IV. FINANCIAL ASSISTANCE REQUESTED**

**A.) Benefits Requested:**

- Sales Tax Exemption
  Mortgage Recording Tax Exemption  
 Real Property Tax Abatement (PILOT)

**B.) Value of Incentives:**

Property Tax Exemption (To be estimated by NCIDA Staff. See Page 13)

Estimated duration of Property Tax exemption: 15 years

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: \$ 1,360,000

Estimated value of Sales Tax exemption for fixtures and equipment: \$ 616,760

Estimated duration of Sales Tax exemption: 2 years

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: \$ 348,000

**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 <i>(3 yrs after project completion)</i>	Created Jobs Average Annual Salary
Full Time (FTE)	0	\$ 0	41	\$ 0
Part time (PTE)	0	\$ 0	26	\$ 0
TOTAL	0	\$ 0	67	\$ 0

Annual Salary Range of Jobs to be Created: \$ 30,000 to \$ 100,000

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) \_\_\_\_\_

Management, Professional, Administrative, Production

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**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
\$34,000,000	\$7,000,000	9.829997	40.219597	19.515714

\*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	20%	\$ 13,762	\$ 56,307	\$ 27,322	\$ 97,391	\$ 486,942	\$ 389,550
2	20%	\$ 13,762	\$ 56,307	\$ 27,322	\$ 97,391	\$ 486,942	\$ 389,550
3	30%	\$ 20,643	\$ 84,461	\$ 40,983	\$ 146,087	\$ 486,942	\$ 340,854
4	30%	\$ 20,643	\$ 84,461	\$ 40,983	\$ 146,087	\$ 486,942	\$ 340,854
5	40%	\$ 27,524	\$ 112,615	\$ 54,644	\$ 194,783	\$ 486,942	\$ 292,159
6	40%	\$ 27,524	\$ 112,615	\$ 54,644	\$ 194,783	\$ 486,942	\$ 292,159
7	40%	\$ 27,524	\$ 112,615	\$ 54,644	\$ 194,783	\$ 486,942	\$ 292,159
8	40%	\$ 27,524	\$ 112,615	\$ 54,644	\$ 194,783	\$ 486,942	\$ 292,159
9	40%	\$ 27,524	\$ 112,615	\$ 54,644	\$ 194,783	\$ 486,942	\$ 292,159
10	50%	\$ 34,405	\$ 140,769	\$ 68,305	\$ 243,479	\$ 486,942	\$ 243,463
11	50%	\$ 34,405	\$ 140,769	\$ 68,305	\$ 243,479	\$ 486,942	\$ 243,463
12	50%	\$ 34,405	\$ 140,769	\$ 68,305	\$ 243,479	\$ 486,942	\$ 243,463
13	50%	\$ 34,405	\$ 140,769	\$ 68,305	\$ 243,479	\$ 486,942	\$ 243,463
14	50%	\$ 34,405	\$ 140,769	\$ 68,305	\$ 243,479	\$ 486,942	\$ 243,463
15	50%	\$ 34,405	\$ 140,769	\$ 68,305	\$ 243,479	\$ 486,942	\$ 243,463
<b>TOTAL</b>		<b>\$ 412,860</b>	<b>\$ 1,689,223</b>	<b>\$ 819,660</b>	<b>\$ 2,921,743</b>	<b>\$ 7,304,123</b>	<b>\$ 4,382,380</b>

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



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.

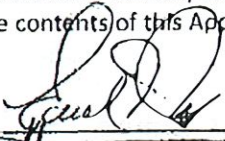
- F. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the agency.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

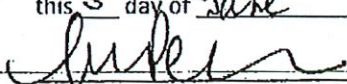
EDWARD W. RILEY, being first duly sworn, deposes and says:

1. That I am the MANAGING PARTNER (Corporate Office) of HOTEL NIAGARA DEVELOPMENT, 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 3 day of June, 2024.

  
\_\_\_\_\_  
(Notary Public)



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

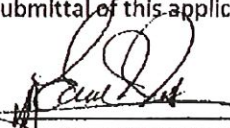
Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.



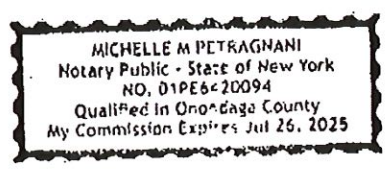
**HOLD HARMLESS AGREEMENT**

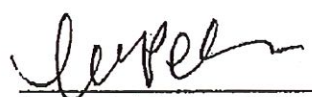
Applicant hereby releases the NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability 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.

  
\_\_\_\_\_  
(Applicant Signature)

By: HOTEL NIAGARA DEVELOPMENT, LLC  
Name: EDUARDO M. RILEY  
Title: MANAGING MEMBER, MEMBER



  
\_\_\_\_\_  
(Notary Public)

Sworn to before me this 3 day  
of June, 2024.

[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>			
Hotel Niagara Development , LLC			
Name of Action or Project: The Resoration of Hotel Niagara			
Project Location (describe, and attach a location map): 201 Rainbow Boulevard, Niagara Falls New York, 14303			
Brief Description of Proposed Action: The action will include the complete renovation of the currently close Hotel Niagara			
Name of Applicant or Sponsor: Hotel Niagara Development, LLC		Telephone: 3154246091	
		E-Mail: ed.riley@bwllic.com	
Address: c/o Brine Wells Development LLC 250 South Townsend Street			
City/PO: Syracuse		State: New York	Zip Code: 13202
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:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.53 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.53 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 type="checkbox"/> Industrial <input 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?  b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input type="checkbox"/>	<input 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?  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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 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 checked="" type="checkbox"/>	<input 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  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		



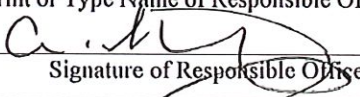
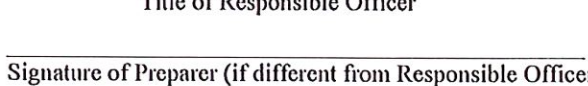
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of 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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input 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>LOTO NIAGARA DEVELOPMENT, LLC</u>		Date: <u>3, JUNE, 2024</u>
Signature: <u>[Signature]</u> <u>MANAGING MEMBER, MEMBER</u>		

**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? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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.
<u>NCIDA</u>	<u>6/7/24</u>
Name of Lead Agency	Date
<u>Andrea Kyzek</u>	<u>Executive Director</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u></u>	<u></u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**



Attachment to Hotel Niagara Development, LLC  
Niagara County Industrial Development Agency  
Application for Financial Assistance

USA Niagara Development Corporation, a subsidiary of New York State Urban Development corporation, d/b/a Empire State Development ("**ESD**"), the current owner of the Niagara Hotel, sought proposals for the redevelopment of the Hotel Niagara (the "**Hotel**") in Niagara Falls, New York. After considering all responses to the request for proposals, ESD selected the proposal by the Hotel Niagara Development, LLC ("**HND**") development team. The HND team is the same team responsible for the recently completed renovation of the historic Hotel Syracuse.

Because of the poor physical condition of the Hotel, HND will acquire the Hotel and its property for One Dollar (\$1.00). HND will redevelop the Hotel into an upscale, full-service hotel while maintaining its historic characteristics. When complete, the redeveloped Hotel (the "**Project**") will include:

- 160-guest rooms with new finishes and furnishings, including the latest technology
- Restoration of the lobby and related spaces to a quality level consistent with the original, historic design
- Restoration of the main ballroom to its original quality level and historic design
- Conversion of existing areas to a second ballroom, more contemporary in appearance
- A full-service restaurant serving three (3)-meals per day, focused on local foods and New York State wines
- A full-service lounge with a "speak-easy" theme, opening to the sidewalk immediately adjacent to the front of the Hotel
- Exterior sidewalk patio for seasonally appropriate outside dining
- Roof-top lounge, accessible when seasonally appropriate, affording views of the Niagara River and Canadian side of the Niagara River
- Private meeting and dining facilities
- Restoration of the Hotel's façade, including entrance elements and signage
- Guest service and amenities, including gift shop and exercise facilities
- Redevelopment back of house support and heart of house areas, including all mechanical, electrical, and plumbing systems

The Project has a minimum redevelopment budget of \$50,799,500 and from pre-construction through re-opening and continuing during operations, the Project will have a major economic impact on the City of Niagara Falls. In addition to the redevelopment costs and expenses, the Project will result in approximately 150-construction jobs and 67-full-time equivalent permanent jobs. HND and its operations team will hire and train local individuals to fill the permanent positions and anticipates the Project's economic impact during the first 10-years' of operations will be approximately \$62-million.

Hotel Niagara  
201 Rainbow Blvd., Niagara Falls, N.Y. 14303

#### Restoration Program

Year Constructed: 1923 – 1925; Opened: 1925; Closed: 2004  
Number of Stories: 12 Full, 1 Partial Penthouse, Full Basement  
Square Footage: 168,160 sf

**Construction:** Steel proofed reinforced concrete floors and roof deck, terra cotta block and brick exterior envelope, wood ornamental windows first and second floor public areas, aluminum windows (replaced 1970's) all other locations.

Public space finishes on first and second floor are partially intact and will be restored, with balance of building substantially demolished to shell state.

All mechanical, plumbing and fire protection systems have been removed, along with the majority of electrical systems and equipment. Only the front elevator is operational, however all elevators will require complete replacement.

No furnishing, fixtures or equipment (FF&E) is remaining.

**Historical Context:** The building is listed on the National Register, has been approved for both approved Parts 1 and Parts 2 National Park Service, and is eligible for Historic Rehabilitation Tax Credits.

**Restoration Scope:** The entire exterior of the building will be restored with a decorative terra cotta repaired and/or replaced, original stone cleaned and polished, brickwork cleaned, repointed and sealed, original wood decorative windows restored. Existing aluminum windows repaired, missing storefronts and entrance doors reconstructed, new roofing insulation and membrane, new metal roofing on Penthouse. With minor additions to Penthouse for Rooftop Lounge, in accordance with Part 2 Historic Rehabilitation Tax Credits application.

Interior areas, including the Lobby, Restaurant Dining, Main Ballroom, Mezzanine areas and Meeting Rooms on the first and second floor; corridors on the Guestroom floors; Barber Shop in the basement will be restored to original colors, finishes, and details complying with Part 2 application.

These areas will also receive new mechanical, electrical, plumbing, sprinklers and Life Safety Systems throughout.

Interior – non-Historically significant areas:

Interior areas either demolished to shell space or deemed not historically significant will be renovated with new partitions, gypsum wall board, finished ceiling, finished flooring, and paint or wall covering consistent with an upper upscale hotel. These areas will also receive new mechanical, electrical, plumbing, sprinklers and Life Safety Systems and equipment throughout.



Hotel Niagara

Schedule of Sources and Uses of Capital

Sources	LTC		Per Key
Senior Loan	22%	11,000,000	64,706
CPACE	22%	11,000,000	64,706
Building Contribution	9%	4,400,000	25,882
City of Niagara Falls Grant	0%	250,000	1,471
National Grid Grant	1%	300,000	1,765
HTC Equity (Bridged at 90%)	20%	9,960,323	58,590
ESD Grant - Approved	17%	8,500,000	50,000
Sponsor Cash Equity	11%	5,389,177	31,701
<b>Total Sources</b>		<b>\$50,799,500</b>	<b>\$298,821</b>

Uses			
Building		4,400,000	25,882
Construction Cost		34,000,000	200,000
FF&E		7,709,500	45,350
Franchise Fee		200,000	1,176
Loan Closing Costs & Bank Fees 3.5%		770,000	4,529
HTC Investor Closing Costs & Fees		250,000	1,471
Legal Cost - Developer		350,000	2,059
			0
Financing with Interest Reserve		680,000	4,000
CPACE Interest Reserve		2,440,000	14,353
<b>Total Uses</b>		<b>\$50,799,500</b>	<b>\$298,821</b>

**Hospitality  
Program Elements**

<b>Guest Rooms</b>		
Standard Rooms	147	
Junior Suites	10	
Presidential Suite	1 (2)	
<b>Total</b>	<b>159</b>	<b>Includes 2 bdrm and Bridal area</b>
<b>Function Areas</b>		
Main Ballroom	4,892 sf	Includes Pre-Function area
Meeting Room 1	570 sf	
Meeting Room 2	425 sf	
Meeting Room 3	390 sf	
Meeting Room 4	594 sf	
Meeting Room 5	1,020 sf	
Mezzanine Area	1,848 sf	
<b>Food &amp; Beverage Areas</b>		
Main Dining Room	1,595 sf	110 seats. refer to Note 1 below
Main Dining Room Bar & Buffet	504 sf	12 seats
Exterior Patio Area	700 sf	40 seats, seasonal use
Pub/Sports Bar	1,850 sf	156 seats, including bar seating
Private Dining/Multi-use	825 sf	50 seats
Roof Top Lounge - Interior Bar	600 sf	20 seats including bar seating
Exterior Area	2,940 sf	140 seats, seasonal use
<b>Exercise Facility</b>	<b>1,536 sf</b>	

Note 1: Main Dining room will also be sold as Junior Ballroom in off season with movable seating moved to Pub/Sports bar as required.