

NOTICE OF PUBLIC HEARING

Pursuant to Article 18-A of NYS General Municipal Law, the Erie County Industrial Development Agency (the “Agency”) will hold a public hearing on January 29, 2026 at 9:00 a.m. at the Town of Alden Town Hall, located at 3311 Wende Road, Alden, NY 14004 regarding:

11580 Walden Ave LLC, and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf (the “Company”), has submitted an application to the Agency (a copy of which is on file at the office of the Agency) requesting the Agency to undertake a certain project (the “Project”) consisting of: (i) the acquisition by the Agency of a leasehold interest in certain property located on 11580 Walden Avenue, Town of Alden, Erie County, New York and all other lands in the County of Erie where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the “Land”), (ii) the construction on the Land of a one-story approximately 57,933+/- square-foot cannabis cultivation, processing and distribution facility on approximately 5 acres (the “Improvements”), and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the “Equipment”; and, together with the Land and the Improvements, the “Facility”). The Facility will be initially owned and operated by the Company.

The Agency will acquire a leasehold interest in the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance to the Company for qualifying portions of the Project in the form of sales and use tax exemption benefits, mortgage recording tax exemption benefits, and real property tax abatement benefits consistent with the policies of the Agency.

A representative of the Agency will be present at the above-stated time and place to present a copy of the Application and hear and accept written and oral comments from all persons with views in favor of or opposed to the proposed financial assistance. This public hearing is being live-streamed and made accessible on the Agency’s website at www.ecidany.com. Written comments may be submitted at this public hearing, submitted on the Agency’s website, or delivered to the Agency at 95 Perry Street-Suite 403, Buffalo, NY 14203 until the comment period closes at 4:00 p.m. on February 24, 2026. The project application is available for public inspection at the Agency’s offices Monday through Friday (excluding public holidays) from 9:00 a.m. until 4:00 p.m.

This public hearing is being conducted in accordance with Subdivision 2 of Section 859-a of the New York General Municipal Law.



North Eastern Alliance Redevelopment Project

[Instructions and Insurance Requirements Document](#)

Section I: Applicant Background Information

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law.

Applicant Information- Company Receiving Benefit

Project Name	North Eastern Alliance Redevelopment Project
Project Summary	The North Eastern Alliance Redevelopment Project will involve the construction of an approximately 57,933 square foot cannabis cultivation, processing and distribution facility on an approximately 5 acre portion of 11580 Walden Avenue, Alden, NY 14004, which is the site of the currently abandoned medical facility formerly known as the Erie County Home and Infirmary. The Facility will be leased by the Applicant (11580 Walden Ave LLC) to its sole member, North Eastern Alliance LLC.
Applicant Name	11580 Walden Ave LLC
Applicant Address	4476 Main Street, Suite 204
Applicant Address 2	
Applicant City	Amherst
Applicant State	New York
Applicant Zip	14226
Phone	(207) 232-3745
Fax	
E-mail	CTolford@ggcann.com
Website	N/A
NAICS Code	111419

Business Organization

Type of Business

Limited Liability Company

Year Established

2023

State

Delaware

Indicate if your business is 51% or more (Check all boxes that apply)

[No] Minority Owned

[No] Woman Owned

Indicate Minority and/or Woman Owned Business Certification if applicable (Check all boxes that apply)

[No] NYS Certified
 [No] Erie Country Certified

Individual Completing Application

Name Brandon Cottrell (on behalf of 11580
 Walden Ave LLC)

Title Attorney

Address 90 Linden Oaks, Suite 110

Address 2

City Rochester

State New York

Zip 14625

Phone (585) 613-3938

Fax (585) 613-3919

E-Mail bcottrel@hodgsonruss.com

Company Contact- Authorized Signer for Applicant

Contact is same as individual completing application No

Name Ryan Rich and Dante Domenichelli

Title Manager of North Eastern Alliance LLC, sole member of Applicant

Address 4476 Main Street, Suite 204

Address 2

City Amherst

State New York

Zip 14226

Phone (716) 768-2911

Fax

E-Mail ryan@24-ventures.com; and DDomenechelli@viridescentcapital.com

Company Counsel

Name of Attorney Brandon Cottrell

Firm Name Hodgson Russ LLP

Address 90 Linden Oaks, Suite 110

Address 2

City Rochester

State New York

Zip 14625

Phone (585) 613-3938

Fax (585) 613-3919

E-Mail bcottrel@hodgsonruss.com

Benefits Requested (select all that apply)

Exemption from Sales Tax Yes

Exemption from Mortgage Tax Yes

Exemption from Real Property Tax Yes

Tax Exempt Financing* No

* (typically for not-for-profits & small qualified manufacturers)

Applicant Business Description

Describe in detail company background, history, products and customers. Description is critical in determining eligibility. Also list all stockholders, members, or partners with % ownership greater than 20%.

11580 Walden Ave LLC is wholly owned by North Eastern Alliance LLC. North Eastern Alliance LLC is owned by 8586 Partners LLC (30%) and North Mill NY LLC (70%). 8586 Partners LLC is owned 50/50 by Ryan Rich and Luke Rich. North Mill NY LLC is wholly owned by Dante Domenichelli. The Applicant is a group of seasoned industry professionals focused on delivering best-in-class products and operational excellence. By combining deep expertise with efficient, scalable systems, the Applicant creates superior value and quality that flows through the supply chain to the end consumer.

Estimated % of sales within Erie County 15 %

Estimated % of sales outside Erie County but within New York State 85 %

Estimated % of sales outside New York State but within the U.S. 0 %

Estimated % of sales outside the U.S. 0 %

(*Percentage to equal 100%)

For your operations, company and proposed project what percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County?

55

Describe vendors within Erie County for major purchases

The Applicant will look to purchase the following from vendors located in Erie County: grow media (i.e. soil and hydroponics); fertilizer procurement; cleaning and janitorial services; security; skilled trades and general contractors.

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Address of Proposed Project Facility

11580 Walden Avenue, Alden, New York 14004

Town/City/Village of Project Site

Town of Alden

School District of Project Site

Alden Central School

Current Address (if different)

N/A

Current Town/City/Village of Project Site (if different)

N/A

SBL Number(s) for proposed Project

96.00-2-20.1

What are the current real estate taxes on the proposed Project Site

\$0 (the Project Site is currently owned by Erie County, and as such, is wholly exempt from real estate taxes).

If amount of current taxes is not available, provide assessed value for each.

Land

\$ 577,500

Building(s)

\$ 23,057,500

If available include a copy of current tax receipt.

Are Real Property Taxes current at project location?

Yes

If no please explain

*The ECIDA has an unpaid tax policy and you will be required to certify all taxes and PILOTS are current.

Does the Applicant or any related entity currently hold fee title or have an option/contract to purchase the Project site?

Yes

If No, indicate name of present owner of the Project Site**Does Applicant or related entity have an option/contract to purchase the Project site?**

Yes

Describe the present use of the proposed Project site (vacant land, existing building, etc.)

Currently, the Project site is an abandoned medical facility, formerly known as the Erie County Home and Infirmary. The main nursing home complex has been abandoned since 2013. Erie County has actively been trying to sell the Project site for \$1 in order to incentivize a developer to revitalize the property, which will increase local employment opportunities and increase the local tax base.

Provide narrative and purpose of the proposed project (new build, renovations) square footage of existing and new construction contemplated and/or equipment purchases. Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)

The proposed project contemplates the construction and equipping of a one-story, approximately 57,933 sq. ft. cannabis cultivation, processing and distribution facility on approximately 5 acres. The proposed project does not involve a retail dispensary. The project will be used by North Eastern Alliance LLC, the sole member of the applicant.

Municipality or Municipalities of current operations

N/A- the applicant has no current operations.

Will the Proposed Project be located within a Municipality identified above?

Yes

Will the completion of the Project 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?

No

If the Proposed Project is located in a different Municipality within New York State than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?

No

(If yes, you will need to complete the Intermunicipal Move Determination section of this application)

Is the project reasonably necessary to prevent the project occupant from moving out of New York State?

No

If yes, please explain and identify out-of-state locations investigated, type of assistance offered and provide supporting documentation available

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?

Yes

If yes, please indicate the Agency and nature of inquiry below

The Applicant considered, but is no longer seeking, financial assistance from New York Power Authority and Empire State Development

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:

N/A

Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)

In New York, large scale development projects, like this project, are generally not financially viable absent financial assistance from industrial development agencies. The Agency's financial assistance is a crucial part of the Project's capital stack, and helps mitigate the rising costs of construction, thereby causing the Project to remain financially viable.

Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency

Yes

If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County?

Without receipt of Financial Assistance, the Project in the form described in this Application, is not financially viable and the Applicant will need to reassess all aspects of the Project so that it remains financially viable. If the Project does not move forward, either at all or in a revised form, the local taxing jurisdictions (including Erie County) will receive less taxes than it would otherwise receive if the current form of the Project is constructed, and no new employment opportunities will be created. We also note that receipt of Financial Assistance is a condition to the Applicant's obligation to close on the purchase of the property from Erie County.

Will project include leasing any equipment?

Yes

If yes, please describe equipment and lease terms.

Various pieces of equipment are likely to be leased pursuant to customary equipment leases. No specific leases are currently contemplated at this stage of development.

Site Characteristics**Is your project located near public transportation?**

No

If yes describe if site is accessible by either metro or bus line (provide route number for bus lines)**Has your local municipality and/or its planning board made a determination regarding the State Environmental Quality Review (SEQR) for your project?**

Yes

If YES indicate in the box below the date the SEQR determination was made. Also, please provide us with a copy of the approval resolution and the related Environmental Assessment Form (EAF) if applicable.

If NO indicate in the box below the date you anticipate receiving a SEQR determination for your project. Also, please insure that the ECIDA has been listed as an "involved agency" on the related EAF submitted to the appropriate municipality and/or planning department.

July 14, 2025

Will the Project meet zoning/land use requirements at the proposed location?

Yes

Describe the present zoning/land use

We have received final approval from the Town of Alden Planning Board to rezone the site as a planned unit development ("PUD")

Describe required zoning/land use, if different

N/A

If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements

N/A

Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?

Yes

If yes, please explain

Our Phase I identifies the following recognized environmental conditions: potential environmental impacts from hazardous/regulated materials in connection with use of the project site for equipment repair; former underground storage tanks and documented residual contamination at the project site related thereto; and potential environmental impacts from abandoned septic systems. Bird and bat guano, mold, asbestos and lead based paint also exist throughout the existing vacant buildings.

Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?

Yes

If yes, please provide a copy.

Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?

No

If yes, please provide copies of the study.

If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?

Yes

If yes, describe the efficiencies achieved

Given the new construction involved in the Project, we expect that the new equipment incorporated into the Project will have increased energy efficiency as modern equipment is generally designed to use less power for the same or better output, and less power means less consumption and less emissions.

You may also attach additional information about the machinery and equipment at the end of the application.

Does or will the company or project occupant perform research and development activities on new products/services at the project location?

No

If yes, include percentage of operating expenses attributed to R&D activities and provide details.

Please explain the extent to which the project provides onsite child care services or otherwise facilitates new child care services.

Select Project Type for all end users at project site (you may check more than one).

For purposes of the following, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, you will need to complete the Retail section of this application.

Retail Sales No **Services** No

Please check any and all end uses as identified below.

No Acquisition of Existing Facility	No Assisted Living	No Back Office
No Civic Facility (not for profit)	No Commercial	No Equipment Purchase
No Facility for the Aging	No Industrial	No Life Care Facility (CCRC)
No Market Rate Housing	No Mixed Use	No Multi-Tenant
No Retail	No Senior Housing	No Manufacturing
No Renewable Energy	Yes Other	Cannabis cultivation, processing and distribution.

For proposed facility, please include the square footage for each of the uses outlined below

If applicant is paying for FFE for tenants, include in cost breakdown.

		Cost	% of Total Cost
Manufacturing/Processing	51,542 square feet	\$ 32,068,293	97%
Warehouse	2,252 square feet	\$ 450,000	1%
Research & Development	0 square feet	\$ 0	0%
Commercial	0 square feet	\$ 0	0%
Retail	0 square feet	\$ 0	0%
Office	2,615 square feet	\$ 350,000	1%
Specify Other	1,524 square feet	\$ 200,000	1%

If you are undertaking new construction or renovations, are you seeking LEED certification from the US Green Building Council?

No

If you answered yes to question above, what level of LEED certification do you anticipate receiving? (Check applicable box)

<BLANK>

Provide estimate of additional construction cost as a result of LEED certification you are seeking < BLANK >

Will project result in significant utility infrastructure cost or uses No

What is the estimated project timetable (provide dates)

Start date : acquisition of equipment or construction of facilities

1/1/2026

End date : Estimated completion date of project

12/1/2026

Project occupancy : estimated starting date of occupancy

1/1/2027

Capital Project Plan / Budget

Estimated costs in connection with Project**1.) Land and/or Building Acquisition**

\$ 0	square feet	152 acres
------	-------------	-----------

2.) New Building Construction

\$ 22,868,293	57,933 square feet
---------------	--------------------

3.) New Building addition(s)

\$ 0	0 square feet
------	---------------

4.) Reconstruction/Renovation

\$ 0	0 square feet
------	---------------

5.) Manufacturing Equipment

\$ 8,500,000

6.) Infrastructure Work

\$ 0

7.) Non-Manufacturing Equipment: (furniture, fixtures, etc.)

\$ 1,000,000

8.) Soft Costs: (Legal, architect, engineering, etc.)

\$ 700,000

9.) Other Cost

\$ 0

Explain Other Costs	N/A
----------------------------	-----

Total Cost	\$ 33,068,293
-------------------	---------------

Construction Cost Breakdown:

Total Cost of Construction	\$ 22,868,293 (sum of 2, 3, 4 and 6 in Project Information, above)
Cost of materials	\$ 10,155,430
% sourced in Erie County	61%

Sales and Use Tax:

Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit	\$ 22,909,813
---	---------------

Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):	\$ 2,004,609
--	--------------

** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.

Project refinancing estimated amount, if applicable (for refinancing of existing debt only)	\$ 0
--	------

Have any of the above costs been paid or incurred as of the date of this Application?	No
--	----

If Yes, describe particulars:

Sources of Funds for Project Costs:

Equity (excluding equity that is attributed to grants/tax credits):	\$ 18,068,293
Bank Financing:	\$ 15,000,000
Tax Exempt Bond Issuance (if applicable):	\$ 0
Taxable Bond Issuance (if applicable):	\$ 0
Public Sources (Include sum total of all state and federal grants and tax credits):	\$ 0
Identify each state and federal grant/credit: (ie Historic Tax Credit, New Market Tax Credit, Brownfield, Cleanup Program, ESD, other public sources)	N/A
Total Sources of Funds for Project Costs:	\$33,068,293
Have you secured financing for the project?	Yes

Mortgage Recording Tax Exemption Benefit:

Amount of mortgage, if any that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing):	15,000,000
Lender Name, if Known	
Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by 3/4 of 1%):	\$112,500

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit (485-a, 485-b, other):

The Applicant is requesting an 11 year PILOT schedule with EIP Tier 1 enhancement (i.e. 95%, 95%, 90%, 90%, 85%, 85%, 80%, 80%, 75%, 75%, 70%); no other real property tax benefits are contemplated.

IDA PILOT Benefit: Agency staff will indicate the estimated amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in the PILOT worksheet in the additional document section.

Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon the Sources of Funds for Project Costs as depicted above. The percentage of Project Costs financed from public sector sources will be depicted in the PILOT worksheet in the additional document section.

Is project necessary to expand project employment?

Yes

Is project necessary to retain existing employment?

No

Will project include leasing any equipment?

Yes

If yes, please describe equipment and lease terms.

Various pieces of equipment are likely to be leased pursuant to customary equipment leases. No specific leases are currently contemplated at this stage of development.

Employment Plan (Specific to the proposed project location)

The Labor Market Area consists of the following six counties: Erie, Niagara, Chautauqua, Cattaraugus, Wyoming and Genesee.

By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the TWO Year time period following Project completion. Agency staff converts PT jobs into FTE jobs by dividing the number of PT jobs by two (2).

	Current # of jobs at proposed project location or to be relocated at project location	If financial assistance is granted – project the number of FT and PT jobs to be retained	If financial assistance is granted – project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2 years) after project completion **
Full time	0	0	80	80
Part time	0	0	10	10
Total	0	0	90	

Salary and Fringe Benefits for Jobs to be Retained and Created

Job Categories	# of <u>Full Time</u> Employees retained and created	Average Salary for Full Time	Average Fringe Benefits for Full Time	# of <u>Part Time</u> Employees retained and created	Average Salary for Part Time	Average Fringe Benefits for Part Time
Management	4	\$ 124,500	\$ 25,000	0	\$ 0	\$ 0
Professional	9	\$ 81,500	\$ 25,000	0	\$ 0	\$ 0
Administrative	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Production	67	\$ 52,800	\$ 25,000	10	\$ 23,000	\$ 0
Independent Contractor	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Other	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Total	80			10		

** Note that the Agency may utilize the foregoing employment projections, among other items, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Yes **By checking this box, I certify that the above information concerning the current number of jobs at the proposed project location or to be relocated to the proposed project location is true and correct.**

Employment at other locations in Erie County: (provide address and number of employees at each location):

Address	N/A	N/A	N/A
Full time	0	0	0
Part time	0	0	0
Total	0	0	0

Payroll Information

Annual Payroll at Proposed Project Site upon completion

4,800,000

Estimated average annual salary of jobs to be retained (Full Time)

0

Estimated average annual salary of jobs to be retained (Part Time)

0

Estimated average annual salary of jobs to be created (Full Time)

59,500

Estimated average annual salary of jobs to be created (Part Time)

23,000

Estimated salary range of jobs to be created**From (Full Time)** 55,000 **To (Full Time)** 200,000**From (Part Time)** 0 **To (Part Time)** 23,000

Section III: Environmental Questionnaire

INSTRUCTIONS: Please complete the following questionnaire as completely as possible. If you need additional space to fully answer any question, please attach additional page(s).

General Background Information

Address of Premises

11580 Walden Avenue, Alden, New York

Name and Address of Owner of Premises

Erie County 95 Franklin Street, Room 1634 Buffalo, New York 14202

Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)

The property is the site of the former Erie County Home and Infirmary, and as such, is predominately developed. The attached FEAFF provides specific details on the features of the Premises, but we note that it is not located in a coastal / waterfront area, there are wetlands and streams located near the Premises, and there are no significant natural resources located on or near the Premises.

Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises

The Applicant intends to construct an approximately 57,933 sq ft cannabis cultivation, processing and distribution facility on approximately 5 acres of the Premises. For the near term, it is anticipated that all existing buildings on site which were used for residential and infirmary purposes, operation of a boiler plant, and a maintenance garage will remain vacant and unused.

Describe all known former uses of the Premises

The Premises were formerly used for residential and infirmary uses by Erie County; additional uses include operation of a boiler plant, a maintenance garage and a wastewater treatment plant.

Does any person, firm or corporation other than the owner occupy the Premises or any part of it?

No

If yes, please identify them and describe their use of the property

Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?

Yes

If yes, describe and attach any incident reports and the results of any investigations

Please see Phase I for additional detail (which based on the file size, will be emailed under separate cover). There were multiple NYSDEC Spills, which are all either inactive or closed.

Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?

No

If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances

Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?

No

If yes, describe in full detail

Solid And Hazardous Wastes And Hazardous Substances

Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum, petroleum-related products, solid and hazardous wastes or hazardous substances?

No

If yes, provide the Premises' applicable EPA (or State) identification number

Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?

No

If yes, please provide copies of the permits.

Identify the transporter of any hazardous and/or solid wastes to or from the Premises

All waste generated from operations will be collected for disposal with proper waste management companies; no waste will accumulate or otherwise be stored on site.

Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years

None.

Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?

No

If yes, please identify the substance, the quantity and describe how it is stored

Discharge Into Waterbodies

Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges

Other than sanitary wastewater, which will use the Buffalo Sewer Authority Wastewater Treatment Plant (Erie County Sewer District No. 4), no other discharges are contemplated.

Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site

Other than sanitary wastewater, which will use the Buffalo Sewer Authority Wastewater Treatment Plant (Erie County Sewer District No. 4) and runoff from the building's roof and from parking areas (which will be managed through on-site stormwater systems), no other discharges are contemplated.

Is any waste discharged into or near surface water or groundwaters?

No

If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste

Air Pollution

Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?

No

If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source

Are any of the air emission sources permitted?

No

If yes, attach a copy of each permit.

Storage Tanks

List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the tanks

At least 13 petroleum above ground storage tanks are known to have existed at the Premises, with at least one noted during current inspections. The Applicant does not intend to use any existing, or install any new, petroleum storage tanks.

Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?

Yes

If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved

Please see Phase I for additional detail. There were multiple NYSDEC Spills, which are all either inactive or closed.

Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos

Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.

Have there been any PCB spills, discharges or other accidents at the Premises?

No

If yes, relate all the circumstances

Do the Premises have any asbestos containing materials?

Yes

If yes, please identify the materials

Asbestos containing building materials (i.e. drywall, pipe wrap, floor tile and ceiling tile) were used in the construction of the existing buildings on site.

Section IV: Facility Type - Single or Multi Tenant

Is this a Single Use Facility or a Multi-Tenant Facility?

Single Use Facility

For Single Use Facility

Occupant Name North Eastern Alliance LLC
Address 11580 Walden Avenue, Alden, New York 14004
Contact Person Chris Tolford
Phone (207) 232-3745
Fax
E-Mail CTolford@ggcann.com
Federal ID # 32-0736914
SIC/NAICS Code 111419

SS

Section V: Tenant Information

PART 1 TO BE COMPLETED BY LESSEE (DEVELOPER)

Tenant Name

North Eastern Alliance LLC

Property Address:

11580 Walden Avenue, Alden, New York 14004

City/Town/Village

Town of Alden

The following information is an outline relative to the potential client and their proposed contract to sublease space in the above reference facility

Amount of space to be leased (square feet)

57,933

What percentage of the building does this represent?

100

Are terms of lease:

NET

If GROSS lease, please explain how Agency benefits are passed to the tenant

N/A

Estimated date of occupancy

12/1/2026

PART 2 TO BE COMPLETED BY PROPOSED TENANT

Company Name:

North Eastern Alliance LLC

Local Contact Person:

Chris Tolford

Title:**Current Address:**

11580 Walden Avenue, Alden, New York 14004

Phone:

(203) 570-4363

Fax:**E-Mail:**

CTolford@ggcann.com

Website:**Company President/General Manager:****Number of employees moving to new project location:****Full-Time:**

0

Part-Time:

0

Total:

Please describe briefly the nature of the business in which the proposed tenant is/will be engaged. This should include NAICS Code; type of business and products or services; percent of total sales in Erie County and the United States:

The tenant will operate a cannabis cultivation, processing and distribution facility. The NAICS Code is 111419. All sales will be wholesale and it is intended for most wholesale to occur within New York State.

Attach additional information as necessary.

History of Company (i.e. start-up, recent acquisition, publicly traded)

The Company is owned by a group of seasoned industry professionals focused on delivering best-in-class products and operational excellence. By combining deep expertise with efficient, scalable systems, the Company creates superior value and quality that flows through the supply chain to the end consumer.

Please list the square footage which the proposed tenant will lease at the Project location

57,933

Please list the square footage which the proposed tenant leases at its present location(s)

0

Describe the economic reason for either the increase or decrease in leased space.

There is no increase or decrease as this is a new venture for the Tenant.

Will the project result in a relocation and/or abandonment of other tenant/user(s) facilities in Erie County, or New York State?

No

If owned, what will happen to the existing facility once vacated?

N/A

If leased, when does lease expire?

12/31/2036

Are any of the proposed tenant's current operations located in facilities which have received an Industrial Development Agency benefit?

No

If yes, please provide details as to location, and amount of leased space, how long leased?

Section VI: Retail Determination

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

No

If yes, complete the Retail Questionnaire Supplement below. **If no, proceed to the next section.**

Section VII: Adaptive Reuse

What is the age of the structure (in years)? 0

Are you applying for tax incentives under the Adaptive Reuse Program?

No

Section VIII: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results 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, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Current Address

4476 Main Street, Suite 104

City/Town

Amherst

State

New York

Zip Code

14226

Will the project 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?

No

Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?

No

If Yes to either question, 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:

N/A

Does this project involve relocation or consolidation of a project occupant from another municipality?

Within New York State

No

Within Erie County

No

If Yes to either question, please, explain

N/A

Will the project result in a relocation of an existing business operation from the City of Buffalo?

No

If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)

What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docs etc.)

The project is new construction, so site requirements were specific to why the location is ideal for a cannabis facility. This site is ideal for the following reasons: (1) the facility will be situated almost entirely out of view from nearby public roadways and neighboring properties, and is located away from densely populated residential neighborhoods; (2) the new construction will not substantially increase the intensity of the existing use of the site; (3) the Project does not involve disturbing underutilized farmland or critical environmental areas; (4) the site has sufficient existing infrastructure to support the Project; and (5) the size of the site will allow for future development opportunities on the Property.

If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?

<BLANK>

What factors have lead the project occupant to consider remaining or locating in Erie County?

The primary factors in locating in Erie County where 1) speed to accessing the market; 2) the project's access to all required utilities; and 3) growth opportunities for the local community.

If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?

N/A- there is no current facility; the project is a new venture of the Applicant.

Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.

N/A- no other locations were considered as the Applicant was motivated to develop in Erie County and there were no other suitable locations which could be acquired and developed as quickly as this location.

Section IX: Housing

Project **DOES NOT** include residential rental housing units.

Section X: Senior Housing

IDA tax incentives may be granted to projects under the Agency's Senior Citizen Rental Housing policy when the project consists of a multi-family housing structure where at least 90% of the units are (or are intended to be) rented to and occupied by a person who is 60 years of age or older.

Are you applying for tax incentives under the Senior Rental Housing policy?

No

Section XI: Tax Exempt Bonds

In order to receive the benefits of a tax-exempt interest rate bond, private borrowers and their projects must be eligible under one of the federally recognized private active bond categories (Fed Internal Rev Code IRC sections 142-144, and 1394).

Are you applying for tax exempt bonds / refinancing of bonds related to a residential rental facility project?

No