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 September 29, 2026 at 9:00 a.m. at the Town of Cheektowaga, Town Council Chamber, 3301 Broadway, Cheektowaga, New York 14227, regarding:

Stankiewicz Enterprises, Ltd., L.P., 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) a leasehold interest in 12.39+/- acres of land located at 3419 Broadway, 3425 Broadway and 3443 Broadway, Town of Cheektowaga, 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 and equipping of a 53,250+/- SF industrial tire distribution facility for retail space (2,000+/- SF), warehouse space (25,625+/- SF), and commercial space (25,625+/- SF), for sales, storage and distribution of industrial and commercial tires (the "Improvements"), and (iii) the acquisition and installation by the Company of certain items of machinery, equipment and other tangible personal property (the "Equipment", and collectively with the Land and the Improvements, the "Facility"). The Facility will be initially operated and/or managed 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 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 October 27, 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.

Industrial Tire Distribution Facility.

[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	The Broadway Project
Project Summary	This project involves the construction and development of an industrial tire distribution facility. The project will consist of approximately 53,250 square feet. The facility will not manufacture or produce tires but will serve as a regional hub for the storage, sales, and distribution of industrial and commercial tires. It will supply tires to local municipalities, transportation services, and area businesses, supporting regional infrastructure and commerce.
Applicant Name	Stankiewicz Enterprises LTD
Applicant Address	1002 Arentzen Blvd
Applicant Address 2	
Applicant City	Charleroi
Applicant State	Pennsylvania
Applicant Zip	15022
Phone	(716) 849-1333
Fax	
E-mail	thomas.mccarthy@valleytireco.com
Website	www.valleytireco.com
NAICS Code	81110

Business Organization

Type of Business

Limited Partnership

Year Established

1997

State

Pennsylvania

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	Michael Schiavone
Title	Attorney for Applicant
Address	42 Delaware Ave, Suite 120
Address 2	
City	Buffalo
State	New York
Zip	14202
Phone	(716) 844-3500
Fax	(716) 854-3013
E-Mail	mschiavone@lglaw.com

Company Contact- Authorized Signer for Applicant

Contact is same as individual completing application	No
Name	James Stankiewicz
Title	President
Address	1002 Arentzen Blvd
Address 2	
City	Charleroi
State	Pennsylvania
Zip	15022
Phone	(724) 747-7565
Fax	
E-Mail	JimStank@valleytireco.com

Company Counsel

Name of Attorney	Michael Schiavone
Firm Name	Lipsitz Green Scime Cambria LLP
Address	42 Delaware Ave, Suite 120
Address 2	
City	Buffalo
State	New York
Zip	14202
Phone	(716) 844-3500
Fax	(716) 854-3013

E-Mail	mschiavone@lglaw.com

Benefits Requested (select all that apply)

Exemption from Sales Tax	Yes
Exemption from Mortgage Tax	No
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%.

Valley Tire Co., Inc. is a locally owned and operated commercial tire company specializing in the sale, distribution, and servicing of tires for industrial, municipal, and commercial applications. Nearly all of the company's business is derived from industrial clients and local municipalities, with minimal retail activity involving individual consumers. Valley Tire provides comprehensive tire solutions for trucks, heavy equipment, and off-road vehicles used in public works, construction, and transportation operations. The company plays a vital role in supporting local infrastructure by maintaining the operational readiness of municipal fleets, contractors, and other essential service providers. Through continued investment in its facilities, equipment, and workforce, Valley Tire aims to expand capacity, improve service efficiency, and meet the growing demands of its regional industrial and municipal clients. As a long-standing local business, Valley Tire Co., Inc. contributes significantly to the regional economy by supporting public sector operations, reducing equipment downtime, and enhancing transportation reliability. The company's planned expansion will create new employment opportunities, promote economic development, and strengthen the area's industrial and municipal support network.

Estimated % of sales within Erie County	99 %
Estimated % of sales outside Erie County but within New York State	1 %
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?

10

Describe vendors within Erie County for major purchases

Local subcontractors include: CVM Electric (Buffalo); Bri-Mic (North Collins); Brawdy Construction (Clarence Center); Buffalo Engineers (Cheektowaga); Anastasi Trucking & Paving (Lancaster); Aurora Door & Window (West Falls); GP Flooring Solutions (Cheektowaga)

Section II: Eligibility Questionnaire - Project Description & Details

Project Location

Address of Proposed Project Facility

3419 Broadway Street; 3425 Broadway Street; 3443 Broadway Street

Town/City/Village of Project Site

Town of Cheektowaga

School District of Project Site

Cheektowaga Central School District

Current Address (if different)

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

SBL Number(s) for proposed Project

103.17-1-2, 103.17-1-3, 103.17-1-4

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

3419: $2,566.86 , 3425: $2,869.10 , 3443: $716.12

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

Land

$ 0

Building(s)

$ 0

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?

No

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

12.39 acres of vacant land.

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 consists of the development of a new commercial facility on currently vacant, dry land located in Erie County, New York. The project involves the ground-up construction of an industrial tire distribution facility, along with associated site work, utility installation, parking areas, and loading infrastructure. The project does not involve renovation or rehabilitation of existing improvements. The facility is designed to function as a regional hub for the storage, sales, and distribution of industrial and commercial tires. No tire manufacturing or production activities will occur at the site. Operations will include receiving inventory, warehousing, order fulfillment, and dispatching outbound deliveries to municipalities, transportation services, and businesses throughout Erie County. The new construction will include a steel-frame building, loading docks, office build-out, site work, utility installation, parking areas, etc. In connection with the buildout, the project anticipates the purchase and installation of equipment necessary for operations, including heavy-duty pallet and cantilever racking systems, forklifts and pallet jacks, dock doors with levelers, warehouse material-handling equipment, inventory management systems, and safety and fire-suppression equipment necessary for efficient industrial tire storage and distribution. The sole tenant and end user of the facility will be Valley Tire Co., Inc. Valley Tire will use the premises to store and distribute industrial and commercial tires to local municipalities, transportation providers, construction and service companies, and other area businesses. The project will support regional infrastructure and commerce by improving supply chain reliability and expanding Valley Tire's service capacity within Erie County. The purpose of the project is to enable Valley Tire Co., Inc. to expand its operational footprint, enhance distribution efficiencies, and meet increasing regional demand. The investment will bring economic activity to currently undeveloped land and create long-term commercial benefit within Erie County through increased employment, capital investment, and the development of underutilized land. The 2,000 square foot retail space is in part a display area and in part a customer waiting area.

Municipality or Municipalities of current operations

Buffalo, NY; Cheektowaga, NY; Dunkirk, NY; Scottsville, NY; Olean, NY; Erie, PA, Jackson Center, PA; E. Syracuse, NY; Indiana, PA; Duncansville, PA; Canonsburg, PA; Belle Vernon, PA; Sunbury, OH; Huber Heights, OH; Indianapolis, IN

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?

Yes

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 <u>Local, State and/or Federal Economic Development Agencies?</u>

No

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

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:

While it may be technically possible to undertake the project without Agency assistance, doing so would impose significant financial constraints on Valley Tire Co., Inc., potentially limiting the scale, efficiency, and speed of development. Agency support ensures the project can proceed at a level that maximizes operational effectiveness, meets growing regional demand, and maintains the company's competitiveness. By providing financial assistance, the Agency enables the project to deliver meaningful economic impact to Erie County, including increased local employment, enhanced regional distribution infrastructure, and support for municipalities, transportation services, and businesses throughout the area.

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)

The Agency's financial assistance is necessary to support the development of a modern, efficient industrial tire distribution facility that will allow Valley Tire Co., Inc. to remain competitive in a growing regional market. Without assistance, the high upfront costs of land development, new construction, and specialized warehouse equipment could limit the company's ability to expand operations and meet increasing demand from Erie County municipalities, transportation providers, and local businesses. This project will significantly enhance the applicant's operational capacity by centralizing inventory, improving logistics, and enabling faster, more reliable service to customers. By supporting this investment, the Agency will help ensure Valley Tire Co., Inc. can maintain its competitive position in the regional market, respond to growing customer needs, and sustain long-term economic growth, while also generating increased local employment and supporting regional commerce.

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?

If Valley Tire Co., Inc. is unable to obtain financial assistance for the project, the company would face significant financial constraints that could delay or scale back the development of the industrial tire distribution facility. This would limit the company's ability to expand operations, improve logistics, and serve the growing needs of Erie County municipalities, transportation providers, and local businesses. The resulting impact on Erie County would include a slower expansion of regional distribution infrastructure, fewer immediate employment opportunities, and reduced economic activity associated with the project. Financial assistance from the Agency is therefore critical to enable timely project completion and maximize benefits to both the applicant and the local community.

Will project include leasing any equipment?

No

If yes, please describe equipment and lease terms.

Site Characteristics

Is your project located near public transportation?

Yes

If yes describe if site is accessible by either metro or bus line (provide route number for bus lines)

Site is 1.3 miles away from the nearest transit station- transit line 46. Site is 1.3 miles away from bus stops that stop at the Depew transit station (referred to above) and the AppleTree Business Park.

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.

The Town of Cheektowaga has already issued a building permit for this project. The SEQR determination was made by the Town of Cheektowaga on May 12, 2026. This date can be found in the attached Resolutions.

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

Yes

Describe the present zoning/land use

M1, Ligh Manufacturing

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?

No

If yes, please explain

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

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.

N/A

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 Yes **Services** Yes

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	**Yes Industrial**	**No Life Care Facility (CCRC)**
No Market Rate Housing	**No Mixed Use**	**No Multi-Tenant**
Yes Retail	**No Senior Housing**	**No Manufacturing**
No Renewable Energy	**No Other**	

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		square feet	$	0	0%
Warehouse	25,625	square feet	$	3,066,031	48%
Research & Development		square feet	$	0	0%
Commercial	25,625	square feet	$	3,066,031	48%
Retail	2,000	square feet	$	1,906,067	4%
Office		square feet	$	0	0%
Specify Other		square feet	$	0	0%

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

8/3/2026

End date : Estimated completion date of project

8/1/2027

Project occupancy : estimated starting date of occupancy

8/1/2027

Capital Project Plan / Budget

Estimated costs in connection with Project

1.) Land and/or Building Acquisition

$ 1,550,090 square feet 12 acres

2.) New Building Construction

$ 7,306,090 53,250 square feet

3.) New Building addition(s)

$ 0 square feet

4.) Reconstruction/Renovation

$ 0 square feet

5.) Manufacturing Equipment

$ 0

6.) Infrastructure Work

$ 0

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

$ 0

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

$ 0

9.) Other Cost

$ 0

Explain Other Costs	
Total Cost	$ 8,856,180

Construction Cost Breakdown:

Total Cost of Construction	$ 7,306,090 (sum of 2, 3, 4 and 6 in Project Information, above)
Cost of materials	$ 0
% sourced in Erie County	%

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	$ 4,380,000
Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):	$ 383,250

** 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?	Yes
If Yes, describe particulars:	

Sources of Funds for Project Costs:

Equity (excluding equity that is attributed to grants/tax credits):	$ 6,356,664
Bank Financing:	$ 2,500,000
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)	
Total Sources of Funds for Project Costs:	$8,856,664
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).	
Lender Name, if Known	
Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by 3/4 of 1%):	$0

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):

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?

No

If yes, please describe equipment and lease terms.

Employment Plan (Specific to the proposed project location)

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

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	21	21	2	2
Part time	2	2	0	0
Total	23	23	2	

Salary and Fringe Benefits for Jobs to be Retained and Created

Job Categories	# of Full Time Employees retained and created	Average Salary for Full Time	Average Fringe Benefits for Full Time	# of Part Time Employees retained and created	Average Salary for Part Time	Average Fringe Benefits for Part Time
Management	2	$ 125,162	$ 0	0	$ 0	$ 0
Professional	0	$ 0	$ 0	0	$ 0	$ 0
Administrative	5	$ 87,120	$ 0	2	$ 36,336	$ 0
Production	16	$ 54,412	$ 0	0	$ 0	$ 0
Independent Contractor	0	$ 0	$ 0	0	$ 0	$ 0
Other	0	$ 0	$ 0	0	$ 0	$ 0
Total	23			2		

** 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	500 New Babcock Street, Buffalo, NY 14206	300 French Road, Cheektowaga, NY 14227	
Full time	6	15	0
Part time	1	1	0
Total	7	16	0

Payroll Information

Annual Payroll at Proposed Project Site upon completion

1,592,861

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

88,898

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

36,336

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

88,898

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

36,336

Estimated salary range of jobs to be created

From (Full Time)	50,000	**To (Full Time)**	130,000
From (Part Time)	20,000	**To (Part Time)**	40,000

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

3419 Broadway Street, Cheektowaga, NY 14227 3425 Broadway Street, Cheektowaga, NY 14227 3443 Broadway Street, Cheektowaga, NY 14227

Name and Address of Owner of Premises

STANKIEWICZ ENTERPRISES LTD 1002 Arentzen Blvd, Charleroi, PA 15022

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

Dry vacant land.

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

There are no improvements on the Premises. The operation intended to be carried out on the Premises is the construction and development of an industrial tire distribution facility. The facility will not manufacture or produce tires but will serve as a regional hub for the storage, sales, and distribution of industrial and commercial tires.

Describe all known former uses of the Premises

A portion of the Premises is believed to have been used by a concrete construction company by the name of Master's Edge Inc.

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?

No

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

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

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

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

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

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

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

No

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

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?

No

If yes, please identify the materials

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	Valley Tire Co., Inc.
Address	1002 Arentzen Blvd, Charleroi, PA 15022
Contact Person	Thomas McCarthy
Phone	
Fax	
E-Mail	thomas.mccarthy@valleytireco.com
Federal ID #	
SIC/NAICS Code	

SS

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?

Yes

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

What percentage of the cost of the project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project?

5 %

If the answer to this is **less than 33%** do not complete the remainder of the page, proceed to the next section.

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

Will the project be operated by a not-for-profit corporation?

<BLANK>

Is the project location or facility likely to attract a significant number of visitors from outside the economic development region (Erie,Niagara, Allegheny, Chautauqua and Cattaraugus counties) in which the project will be located?

<BLANK>

If yes, please provide a third party market analysis or other documentation supporting your response.

Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality? Are services provided at the proposed project site needed because of a lack of reasonably accessible retail trade facilities offering such goods or services?

<BLANK>

If yes, please provide a market analysis supporting your response.

Will the project preserve permanent, private sector jobs or increase the overall number of permanent private sector jobs in the State of New York?

<BLANK>

If yes, explain

Is the project located in a Highly Distressed Area?

<BLANK>

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

City/Town

State

Zip Code

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?

Yes

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

Yes

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:

The Project involves the consolidation of two locations.

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

Within New York State	No
Within Erie County	Yes

If Yes to either question, please, explain

From Buffalo to Cheektowaga. This is the consolidation of two existing facilities.

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

Yes

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.)

Consolidation of two existing facilities. Lack of suitable facilities; a new location will be constructed.

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.)

In identifying a site for its new distribution facility, Stankiewicz Enterprises LTD ("Stankiewicz") required a location capable of accommodating a building of at least 30,000 square feet with clear ceiling heights of 30+ feet to support modern palletized racking and efficient warehouse operations. The site needed sufficient acreage to accommodate not only the building footprint, but also an adequate truck court and trailer maneuvering area, multiple dock-high loading doors to support inbound and outbound freight volume, and additional yard space for trailer staging and parking. Access to major highway infrastructure was essential given the regional and multi-state distribution nature of the business, as was reliable utility infrastructure — particularly electrical capacity and water service sufficient to support the fire suppression system required for tire and rubber product storage. Stankiewicz also sought a site with room for future expansion, both in terms of additional building square footage and outdoor storage capacity, to accommodate anticipated growth. After evaluating its criteria, Stankiewicz purchased vacant land in Cheektowaga, Erie County, and is constructing a new facility designed to meet these operational requirements.

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?

No

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

Stankiewicz currently operates two facilities in Erie County — one in Cheektowaga and one in Buffalo. As part of its growth, Stankiewicz is consolidating both facilities into a single, larger site in Cheektowaga. Because the Cheektowaga facility already houses the larger share of operations and the majority of its workforce, Stankiewicz evaluated sites in and around Cheektowaga to minimize disruption to existing staff and operations. The company did not pursue sites within the City of Buffalo because a suitable parcel of sufficient size was not identified within the city, and consolidating into the existing Cheektowaga footprint provided the most operationally efficient path forward.

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

The current two facilities will not be abandoned or sold. Both facilities will be leased to external tenants. The facilities will be available for lease once the new facility is completed.

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.

Stankiewicz did not evaluate any sites within the City of Buffalo, as the city did not have parcels available of sufficient size to accommodate Stankiewicz's space needs or a building suited to its operational requirements.

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

SUPPLEMENTAL STATEMENT TO ECIDA APPLICATION

Applicant: Stankiewicz Enterprises LTD
Project: The Broadway Project

To the Erie County Industrial Development Agency:

The Applicant, Stankiewicz Enterprises LTD (the "Applicant"), submits this Supplemental Statement in connection with its application to the Erie County Industrial Development Agency ("ECIDA").

Due to limitations of the ECIDA's online application, certain information could not be fully entered into the applicable fields. Accordingly, the Applicant provides the following supplemental information, which is intended to supplement and be considered together with the information submitted through the online application.

1. Section I: Applicant Background

Online Application Question: Exemption from Mortgage Tax?

The Applicant provides the following additional information:

Project financing has already closed.

2. Section I: Applicant Background

Online Application Question: 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?

The Applicant provides the following additional information:

(Vendor services are limited to office supplies, tools, maintenance services)

3. Section II: Eligibility Questionnaire – Project Description & Details

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

The Applicant provides the following additional information:

The Applicant has already acquired title to the site.

4. **Section II: Eligibility Questionnaire – Project Description & Details**

Online Application Question: 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?

The Applicant provides the following additional information:

The project will involve a consolidation of two facilities in the Buffalo area; one located at 500 New Babcock Street, Buffalo, NY 14206, and another located at 300 French Road, Cheektowaga, NY 14227. The project is needed to enhance productivity and further the growth of the business.

5. **Section II: Eligibility Questionnaire – Project Description & Details**

Online Application Question: 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?

The Applicant provides the following additional information:

There is an existing facility located at 300 Fech Road, Cheektowaga, NY 14227.

6. **Section II: Eligibility Questionnaire – Project Description & Details**

Online Application Question: For the proposed facility please include the square footage for each of the uses below.

The Applicant provides the following additional information:

The % of Total Cost column does not allow for decimal points. As such, the percentage for "Warehouse" should be 48.45%; the percentage for "Commercial" should be 48.45%; and the percentage for "Retail" should be 3.1%.

7. **Section II: Eligibility Questionnaire – Project Description & Details**

Online Application Question: Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by ¾ of 1%):

The Applicant provides the following additional information:

This value automatically populates and does not allow the Applicant to edit the value. Rather than the $18,750 that is listed in the application, it should be $0. This is because the mortgage tax has already been paid on the loan of $2,500,000.

8. **Section VIII: Inter-Municipal Move Determination**

Online Application Question: 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?

The Applicant provides the following additional information:

The project involves consolidation of two locations.

9. **Section VIII: Inter-Municipal Move Determination**

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

The Applicant provides the following additional information:

The project involves consolidation of two locations.

The Applicant respectfully requests that this Supplemental Statement be incorporated into and considered as part of its ECIDA application, and that the information contained herein be considered together with all information and documentation submitted with the application.

Dated: August 18, 2026

STANKIEWICZ ENTERPRISES LTD

By: ______________________
Name: James Stankiewicz
Title: President