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# APPLICATION FOR FINANCIAL ASSISTANCE

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## Oneida County Industrial Development Agency

153 Brooks Road

Rome, New York 13441-4105

(315) 338-0393 tel

(315) 338-5694 fax

Joseph G. Karam, Secretary

*A non-refundable application fee of \$250.00 must be submitted at the time of application, to be credited to the Company at closing.*

*Please submit the original application and nine copies.*

(For office use only)

Titan Homes Division

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Name of Applicant

Number

### Officers

Philip C. Surles, President, 17 Bay Side Dr., Malakoff, TX, 75148, 462-66-8603,  
6-22-41, 903-489-1081

John J. Collins Jr., Vice President, Secretary, General Counsel, 939 Yarmouth,  
Bloomfield Hills, MI 374-56-4186, 7-2-51, 248-642-1169

Joseph H. Stegmayer, Chief Financial Officer, 724 Hampton Rd., Knoxville, TN 37922,  
152-44-4498, 1-4-51, 423-671-1574

Carmel E. Thomas, Treasurer, 1188 Puritan, Birmingham, MI 374-74-3522, 6-25-59,  
248-340-7729

Colleen T. Bauman, Assistant Secretary, 34625 Boardman, Mephis, MI 368-66-1417,  
2-12-62, 810-392-2252

Jimmy Paul, Assistant Treasurer, 7422 Oakstone, Clarkston, MI 453-70-6586, 6-4-45,  
248-340-0880

*Note to Applicant:*

The information requested by this form is necessary to determine the eligibility of your project for Agency benefits. Please answer all questions, inserting "none" or "not applicable" where appropriate. If you are providing an estimate, please indicate by inserting "est" after the figure. Attach additional sheets if more space is needed for a response than is provided.

Return the original application and nine copies with a check in the amount of \$250.00 made payable to: **Oneida County Industrial Development Agency**, 153 Brooks Road, Rome, New York 13441-4105, Attn.: Joseph G. Karam, Secretary.

All information contained in this application will be treated confidentially, to the extent permitted by law.

By signing and submitting this Application, the Applicant acknowledges that it received a copy of the Uniform Tax Exemption Policy adopted by the Agency and Agency Memorandums pertaining to the benefits of projects financed through the Agency.

A project financed through the Agency involves the preparation and execution of significant legal documents. Please consult with an attorney before signing any documents in connection with the proposed project.

Part I: Applicant Information

Note: In responding to the following questions, please keep in mind that the Applicant will be party to all of the documents and is the individual or entity which will receive the actual financial assistance from the Agency.

Applicant

1(a) Applicant's Legal Name: Champion Home Builders, Co.  
Titan Homes Division

1(b) Principal Address: Rte. #12 & 20, P.O. Box 177  
Sangerfield, NY 13455

|                                   |       |                     |                     |
|-----------------------------------|-------|---------------------|---------------------|
| 1(c) Telephone/Facsimile Numbers: |       | <u>Sangerfield</u>  | <u>Auburn Hills</u> |
|                                   | Voice | <u>315-841-4122</u> | <u>248-340-0880</u> |
|                                   | Fax   | <u>315-841-4660</u> | <u>248-340-0888</u> |

1(d) Federal Identification Number: 38-2744984

1(e) Contact Person: Sangerfield: Jack Ireton-Hewitt  
Jack Susenburger Corp: Kevin Goethals

1(f) Is the Applicant a  Corporation: If yes, Public  Private   
If public, on which exchange is it listed? NYSE

Subchapter S

Sole Proprietorship

General Partnership  Limited Partnership

Limited Liability Corporation/Partnership

DISC

Other (specify) \_\_\_\_\_

1(g) State of Organization (if applicable) Michigan

**Applicant's Stockholders, Directors and Officers (or Partners)**

2(a) Provide the following information with respect to parties with 15% or more in equity holdings:

| Name | Home Address | Social Security No. | Percentage of<br>Ownership |
|------|--------------|---------------------|----------------------------|
|------|--------------|---------------------|----------------------------|

2(b) Is the Applicant, or any of the individuals listed in 2(a) above, related directly or indirectly to any other entity by more than 50% common ownership? If so, indicate name of such entity and the relationship.

2(c) Is the Applicant affiliated with any other entity, directly or indirectly, other than as listed in the response to 2(c) above? If yes, please indicate name and relationship of such other entity and the address thereof:

Applicant's Counsel and Accountant

3(a) Applicant's Attorney

Name/Title: Edwin Kelley

Firm: Bond Schoeneck & King

Address: One Lincoln Center  
Syracuse, NY 13202-1355

Telephone/Fax: 315-422-0121 Voice  
314-422-3598 Fax

3(b) Applicant's Accountant

Name/Title: \_\_\_\_\_

Firm: Price Waterhouse, LLP

Address: Suite #200, 2050 N. Woodward Ave.  
Bloomfield Hills, MI 48304-2260

Telephone/Fax: 248-723-3400  
\_\_\_\_\_

Business Description

4(a) Describe the nature of your business and principal products and/or services.

Manufacturer of single wide and double wide manufactured homes. Titan is the leading producer of affordable housing in New York and New England.

Part II: Project Information

Reasons for Project

5(a) Please explain in detail why you want to undertake this project.

Titan desires to construct a 150,000 sq ft structure to replace the facility lost due to fire 1/19/99.

5(b) Why are you requesting the involvement of the Agency in your project?

For Titan to remain competitive we must utilize every opportunity. Our competition in Kinderhook has received a variety of Government packages.

5(c) How will the Applicant's plans be affected if Agency approval is not granted?

We have to go ahead with the project, but Kinderhook and PA producers will be in a better position to take current business away and future opportunities, which could severely alter long term competitiveness at Sangerfield.

5(d) Is the proposed project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York? [ ] Yes [ X ] No

Is the proposed project reasonably necessary to preserve the competitive position of the Applicant in its respective industry? [ X ] Yes [ ] No

5(e) Will financing by the Agency result in the removal or abandonment of a plant or other facility of the applicant or any related entity presently located in another area of New York State?  
 Yes  No If yes, please explain briefly the reason for the move.

5(f) Has the Applicant or any related entity previously secured financial assistance in Oneida County (whether through the Agency, the Empire State Development Corporation, or any other entity)?  Yes  No  
If yes, please explain (indicate date of benefit, location of facility and outstanding balance).

5(g) Has the Applicant or any related entity secured financial assistance anywhere within the United States within the last 90 days or does the Applicant or any related entity anticipate receiving financial assistance within the next 90 days?  Yes  No  
If yes, please explain. Not for this project.

5(f) Check all categories best describing the type of project:

- Manufacturing
- Industrial Assembly or Service
- Research and Development
- Warehousing
- Commercial or Recreational
- Pollution Control (specify) \_\_\_\_\_
- Other (specify) \_\_\_\_\_



5(g) Check all categories best describing the scope of the project:

- Acquisition of land
- Acquisition of existing building
- Renovations to existing building
- Construction of addition to existing building
- Demolition of existing building
- Construction of a new building
- Acquisition of machinery and/or equipment
- Installation of machinery and/or equipment
- Other (specify) \_\_\_\_\_

5(h) Please indicate the financial assistance you are requesting of the Agency, and provide the estimated value of said assistance.

| Assistance   | Estimated Value       |
|--|-----------------------|
| <input checked="" type="checkbox"/> Real Property Tax Abatement                | \$ _ To Be Determined |
| <input checked="" type="checkbox"/> Mortgage Tax Exemption                     | \$ _ 70,000 _____     |
| <input checked="" type="checkbox"/> Sales and Use Tax Exemption                | \$ _ 225,000 _____    |
| <input checked="" type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds | \$ _ 7,000,000 _____  |

Part III: Facility Information

Facility (Physical Information)

6(a) Street Address of Facility: Rte. #12 & 20

6(b) City, Town and/or Village: Sangerfield  
(Note: It is important that you list **all** incorporated municipalities in which the facility lies. This information will be used in scheduling a public hearing as required by statute.)

6(c) School District: Waterville

6(d) Tax Account Number(s): 305489 398,00-1-19 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6(e) For what purpose was the facility site most recently used (i.e., light manufacturing, heavy manufacturing, assembly, etc.)? Light Manufacturing

6(f) Zoning Classification: Industrial

6(g) Please describe in detail the facility to be acquired, constructed or renovated (including number of buildings, square footage, number of floors,) and attach plot plans, photos or renderings, if available. **Please be as specific as possible.**

500' x 300' x 40' High butler Pre-Engineered Bldg. System  
26 GA structural components

Placed over former building site

6(h) Has construction or renovation commenced?     Yes     No

If yes, please describe the work in detail, including the date of commencement.

If no, indicate the estimated dates of commencement and completion:

Construction commencement:    3/99

Construction completion:        6/99

6(i) Will the construction or operation of the facility require any local ordinance or variance to be obtained or require a permit or prior approval of any state or federal agency or body (other than normal occupancy and/or construction permits)?     Yes     No

If yes, please describe.

6(j) Will the project have a significant effect on the environment?     Yes     No

**Important: please attach Environmental Assessment Form to this Application.**

6(k) What is the useful life of the facility?        50 years

Facility (Legal Information)

7(a) With respect to the present owner of the facility, please give the following information:  
(Note: the present owner is not necessarily the user of the facility, but that party which holds legal title to the facility.)

Legal Name: No change of ownership

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

Balance of Mortgage: -0-

Holder of Mortgage: -0-

If the Applicant is not the present owner of the facility, please attach any written agreements and contracts concerning the acquisition of the real property and/or equipment.

7(b) Is there a legal relationship, directly or indirectly, by virtue of common control or through related persons, between the Applicant and the present owner of the facility?  
 Yes  No. If yes, please explain.  
Applicant is owner

7(c) Will a related real estate holding company, partnership or other entity, be involved in the ownership structure of the transaction?  Yes  No. If yes, please explain.

7(d) Will the title owner of the facility also be the user of the facility?  Yes  No. If no, please explain.

7(e) Is the Applicant currently a tenant in the facility?  Yes  No

7(f) Are you planning to use the entire proposed facility?  Yes  No

If no, please give the following information with respect to tenant(s) which will remain in the facility after the completion of the project:

| Name of Tenant | Floors Occupied | Square Feet Occupied | Nature of Business |
|----------------|-----------------|----------------------|--------------------|
|----------------|-----------------|----------------------|--------------------|

7(g) Are any of the tenants related to the owner of the facility?  Yes  No  
If yes, please explain. N/A

### Equipment

8(a) List the principal items or categories of equipment to be acquired as part of the project. (As soon as one is available, please submit a detailed inventory of said equipment.)

|                    |                                 |
|--------------------|---------------------------------|
| Fluorescent lights | Compactor                       |
| Scaffolds          | Work Stations                   |
| Heating Lamps      | Recyclable Heat Recovery System |

8(b) Please provide a brief description of any equipment which has already been purchased or ordered, attach all invoices and purchase orders, list amounts paid and dates of expected delivery.

N/A

8(c) What is the useful life of the equipment? 15 years

### Part IV: Employment Information

9(a) Estimate how many construction and permanent jobs will be created or retained as a result of this project.

|              |                   |
|--------------|-------------------|
| Construction | <u>100</u>        |
| Permanent    | <u>250</u>        |
| Retained     | <u>          </u> |

**Part V: Estimated Project Cost and Financing**

10(a) List the costs necessary for the construction, acquisition or renovation of the facility. Do **not** include working capital needs, moving expenses, work in progress, stock in trade, Applicant's debt repayment, real estate broker fees or your legal fees.

|   |                             |
|---|-----------------------------|
| Acquisition of Land                                     | <u>100,000</u>              |
| Acquisition of Building(s)                              | <u>-0-</u>                  |
| Renovation Costs  | <u>-0-</u>                  |
| New Construction of Buildings                           | <u>6,000,000</u>            |
| Machinery and Equipment<br>(other than furniture costs) | <u>500,000</u>              |
| Fixtures  | <u>350,000</u>              |
| Installation Costs                                      | <u>                    </u> |
| Fees (other than your own<br>broker and legal fees)     | <u>                    </u> |
| Architectural/Engineering                               | <u>50,000</u>               |
| Interest on Interim Financing                           | <u>                    </u> |
| Other (specify)   | <u>                    </u> |
| Subtotal  | <u>7,000,000</u>            |
| Agency Fee  | <u>15,000</u>               |
| Total Project Cost                                      | <u>7,015,000</u>            |

10(b) What amount of the Total Project Cost is the Applicant requesting financing by the Agency?

7,000,000

Real Estate Taxes

11(a) For each tax parcel which comprises the facility, please provide the following information, using figures from the most recent tax year:

| Tax Acct #                 | Assessed Value<br>(Land) | Assessed Value<br>(Building) | Real Estate<br>Taxes   |
|----------------------------|--------------------------|------------------------------|------------------------|
| School 398.00-1-19<br>Town |                          |                              | 25,033.88<br>41,299.00 |

11(b) Address of Receiver of Town and/or Village Taxes: Fleet Bank  
Waterville, NY

11(c) Address of Receiver of School Taxes: Betty Tanner 841-4884  
191 Stafford Ave.  
Waterville, NY 13480

11(d) Will the completion of the proposed project result in the increase of the assessment of any of the parcels named above? [] Yes [  ] No

If yes, please indicate which tax account numbers will be affected.

School and Town/County

**Financial Information**

12(a) Has the Applicant contacted any bank, financial/lending institution or private investor with respect to the financing of the proposed project? [ ] Yes [X] No

If yes, please provide details.

Letter of credit included.

12(b) Has the Applicant received a commitment letter for said financing? [ ] Yes [ ] No

If yes, please submit a copy of said commitment letter along with this Application.

N/A

12(c) Please complete the Cost/Benefit Analysis form and attach to this Application.



817.21  
**Appendix A**  
**State Environmental Quality Review**  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

**DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions**

**Identify the Portions of EAF completed for this project:**       Part 1       Part 2       Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will **not** have a significant impact on the environment; therefore a **negative declaration will be prepared.**
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.\***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

\* A Conditioned Negative Declaration is only valid for Unlisted Actions

\_\_\_\_\_

Name of Action

\_\_\_\_\_

Name of Lead Agency

\_\_\_\_\_

Print or Type Name of Responsible Officer in Lead Agency      Title of Responsible Officer

\_\_\_\_\_

Signature of Responsible Officer in Lead Agency      Signature of Preparer (If different from responsible officer)

\_\_\_\_\_

Date

## PART 1—PROJECT INFORMATION

### Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

|   |  |               |                    |
|---|--|---------------|--------------------|
| NAME OF ACTION  |  |               |                    |
| Plant Construction  |  | 150,000 sq ft |                    |
| LOCATION OF ACTION (Include Street Address, Municipality and County)  |  |               |                    |
| Rte. #12 & 20   |  | Sangerfield   |                    |
| NAME OF APPLICANT/SPONSOR   |  |               | BUSINESS TELEPHONE |
| Champion Home Builders Co., Inc.  |  |               | 315, 841-4122      |
| ADDRESS   |  |               |                    |
| P.O.Box 177, Rte. #12 & 20  |  |               |                    |
| CITY/PO   |  |               | STATE              |
| Sangerfield,  |  |               | NY                 |
| NAME OF OWNER (if different)  |  |               | ZIP CODE           |
|   |  |               | 13455              |
| ADDRESS   |  |               | BUSINESS TELEPHONE |
|   |  |               | ( )                |
| CITY/PO   |  |               | STATE              |
|   |  |               | ZIP CODE           |
| DESCRIPTION OF ACTION   |  |               |                    |
| Construct 150,000 sq ft manufacturing facility. This structure is to be made of Butler type construction and will be placed on the same foot print as the former facility and require additional land for unit storage/parking. |  |               |                    |

**Please Complete Each Question—Indicate N.A. if not applicable**

### A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use:     Urban     Industrial     Commercial     Residential (suburban)     Rural (non-farm)  
                                   Forest     Agriculture     Other \_\_\_\_\_

2. Total acreage of project area:    24 acres.

**APPROXIMATE ACREAGE**

|   | PRESENTLY        | AFTER COMPLETION |
|---|------------------|------------------|
| Meadow or Brushland (Non-agricultural)                      | _____ acres      | _____ acres      |
| Forested  | _____ acres      | _____ acres      |
| Agricultural (Includes orchards, cropland, pasture, etc.)   | <u>9</u> acres   | _____ acres      |
| Wetland (Freshwater or tidal as per Articles 24, 25 of ECL) | _____ acres      | _____ acres      |
| Water Surface Area  | _____ acres      | _____ acres      |
| Unvegetated (Rock, earth or fill)                           | <u>12</u> acres  | _____ acres      |
| Roads, buildings and other paved surfaces                   | _____ acres      | _____ acres      |
| Other (Indicate type) <u>Foundation/asphalt</u>             | <u>3.0</u> acres | <u>3.0</u> acres |

3. What is predominant soil type(s) on project site?    Mixed Soil
- a. Soil drainage:     Well drained \_\_\_\_\_ % of site     Moderately well drained 100 % of site  
                                   Poorly drained \_\_\_\_\_ % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? \_\_\_\_\_ acres. (See 1 NYCRR 370).
4. Are there bedrock outcroppings on project site?     Yes     No
- a. What is depth to bedrock? \_\_\_\_\_ (in feet)

5. Approximate percentage of proposed project site with slopes:  0-10% 10.0 %  10-15% \_\_\_\_\_ %  
 15% or greater \_\_\_\_\_ %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places?  Yes  No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks?  Yes  No
8. What is the depth of the water table? 5 (in feet)
9. Is site located over a primary, principal, or sole source aquifer?  Yes  No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area?  Yes  No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?  
 Yes  No According to \_\_\_\_\_  
Identify each species \_\_\_\_\_
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)  
 Yes  No Describe \_\_\_\_\_
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?  
 Yes  No If yes, explain \_\_\_\_\_
14. Does the present site include scenic views known to be important to the community?  
 Yes  No
15. Streams within or contiguous to project area: N/A  
a. Name of Stream and name of River to which it is tributary \_\_\_\_\_
16. Lakes, ponds, wetland areas within or contiguous to project area:  
a. Name N/A b. Size (In acres) \_\_\_\_\_
17. Is the site served by existing public utilities?  Yes  No  
a) If Yes, does sufficient capacity exist to allow connection?  Yes  No  
b) If Yes, will improvements be necessary to allow connection?  Yes  No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617?  Yes  No
20. Has the site ever been used for the disposal of solid or hazardous wastes?  Yes  No

## B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 24 acres.
- b. Project acreage to be developed: 3.0 acres initially; \_\_\_\_\_ acres ultimately.
- c. Project acreage to remain undeveloped 21 acres.
- d. Length of project, in miles: -0- (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed -0- %;
- f. Number of off-street parking spaces existing 200; proposed 200.
- g. Maximum vehicular trips generated per hour 100 (upon completion of project)?
- h. If residential: Number and type of housing units:
- |            | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially  | _____      | _____      | _____           | _____       |
| Ultimately | _____      | _____      | _____           | _____       |
- i. Dimensions (in feet) of largest proposed structure 40 height; 300 width; 500 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 50 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed?  Yes  No  N/A
- a. If yes, for what intended purpose is the site being reclaimed? \_\_\_\_\_
- b. Will topsoil be stockpiled for reclamation?  Yes  No
- c. Will upper subsoil be stockpiled for reclamation?  Yes  No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?  
 Yes  No
6. If single phase project: Anticipated period of construction 4 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated \_\_\_\_\_ (number).
- b. Anticipated date of commencement phase 1 \_\_\_\_\_ month \_\_\_\_\_ year, (including demolition).
- c. Approximate completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year.
- d. Is phase 1 functionally dependent on subsequent phases?  Yes  No
8. Will blasting occur during construction?  Yes  No
9. Number of jobs generated: during construction 100; after project is complete 250.
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities?  Yes  No If yes, explain \_\_\_\_\_
12. Is surface liquid waste disposal involved?  Yes  No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount \_\_\_\_\_
- b. Name of water body into which effluent will be discharged \_\_\_\_\_
13. Is subsurface liquid waste disposal involved?  Yes  No Type Leach field/Septic Sys.
14. Will surface area of an existing water body increase or decrease by proposal?  Yes  No  
Explain \_\_\_\_\_
15. Is project or any portion of project located in a 100 year flood plain?  Yes  No
16. Will the project generate solid waste?  Yes  No
- a. If yes, what is the amount per month \_\_\_\_\_ tons
- b. If yes, will an existing solid waste facility be used?  Yes  No
- c. If yes, give name \_\_\_\_\_; location \_\_\_\_\_
- d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill?  Yes  No
- e. If Yes, explain \_\_\_\_\_
17. Will the project involve the disposal of solid waste?  Yes  No
- a. If yes, what is the anticipated rate of disposal? 20 tons/month.
- b. If yes, what is the anticipated site life? 50 years.
18. Will project use herbicides or pesticides?  Yes  No
19. Will project routinely produce odors (more than one hour per day)?  Yes  No
20. Will project produce operating noise exceeding the local ambient noise levels?  Yes  No
21. Will project result in an increase in energy use?  Yes  No  
If yes, indicate type(s) Electric  
If water supply is from wells, indicate pumping capacity 25+ gallons/minute.
23. Total anticipated water usage per day 6250 gallons/day.
24. Does project involve Local, State or Federal funding?  Yes  No  
If Yes, explain IDA - Bonding

25. Approvals Required:

|                                    |  | Type                           | Submittal Date |
|------------------------------------|--|--------------------------------|----------------|
| City, Town, Village Board          | <input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> No | <u>Building Permit</u>         | <u>TBD</u>     |
| City, Town, Village Planning Board | <input type="checkbox"/> Yes <input type="checkbox"/> No                   | <u></u>                        | <u></u>        |
| City, Town Zoning Board            | <input type="checkbox"/> Yes <input type="checkbox"/> No                   | <u></u>                        | <u></u>        |
| City, County Health Department     | <input type="checkbox"/> Yes <input type="checkbox"/> No                   | <u></u>                        | <u></u>        |
| Other Local Agencies               | <input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> No | <u>IDA - Bond Application</u>  | <u>2/5/99</u>  |
| Other Regional Agencies            | <input type="checkbox"/> Yes <input type="checkbox"/> No                   | <u></u>                        | <u></u>        |
| State Agencies                     | <input checked="checked" type="checkbox"/> Yes <input type="checkbox"/> No | <u>DEC - Air/Water Permits</u> | <u>TBD</u>     |
| Federal Agencies                   | <input type="checkbox"/> Yes <input type="checkbox"/> No                   | <u></u>                        | <u></u>        |

**C. Zoning and Planning Information**

- 1. Does proposed action involve a planning or zoning decision?  Yes  No  
If Yes, indicate decision required:  
 zoning amendment  zoning variance  special use permit  subdivision  site plan  
 new/revision of master plan  resource management plan  other \_\_\_\_\_
- 2. What is the zoning classification(s) of the site? Industrial
- 3. What is the maximum potential development of the site if developed as permitted by the present zoning?  
N/A
- 4. What is the proposed zoning of the site? Industrial
- 5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?  
N/A
- 6. Is the proposed action consistent with the recommended uses in adopted local land use plans?  Yes  No
- 7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?  
Industrial/Agricultural
- 8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile?  Yes  No
- 9. If the proposed action is the subdivision of land, how many lots are proposed? N/A  
a. What is the minimum lot size proposed? \_\_\_\_\_
- 10. Will proposed action require any authorization(s) for the formation of sewer or water districts?  Yes  No
- 11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?  Yes  No  
a. If yes, is existing capacity sufficient to handle projected demand?  Yes  No
- 12. Will the proposed action result in the generation of traffic significantly above present levels?  Yes  No  
a. If yes, is the existing road network adequate to handle the additional traffic?  Yes  No

**D. Informational Details**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

**E. Verification**

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Titan Homes, J. Susenburger Date 2/7/99  
Signature \_\_\_\_\_ Title Controller

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

## Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

### Responsibility of Lead Agency

#### General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

#### Instructions (Read carefully)

- a. Answer each of the 19 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- e. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

#### IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?  
 NO     YES

##### Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts \_\_\_\_\_

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc)  NO     YES

- Specific land forms: \_\_\_\_\_

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By<br>Project Change     |
|-------------------------------------|-----------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |







- Construction activity would excavate or compact the soil profile of agricultural land.
- The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.
- The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff)
- Other impacts: \_\_\_\_\_

**IMPACT ON AESTHETIC RESOURCES**

11. Will proposed action affect aesthetic resources?  NO  YES  
(If necessary, use the Visual EAF Addendum in Section 617.21, Appendix B.)

Examples that would apply to column 2

- Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.
- Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.
- Project components that will result in the elimination or significant screening of scenic views known to be important to the area.
- Other impacts: \_\_\_\_\_

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES**

12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance?  NO  YES

Examples that would apply to column 2

- Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.
- Any impact to an archaeological site or fossil bed located within the project site.
- Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.
- Other impacts: \_\_\_\_\_

**IMPACT ON OPEN SPACE AND RECREATION**

13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities?

Examples that would apply to column 2  NO  YES

- The permanent foreclosure of a future recreational opportunity.
- A major reduction of an open space important to the community.
- Other impacts: \_\_\_\_\_

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By<br>Project Change     |
|-------------------------------------|-----------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**IMPACT ON TRANSPORTATION**

14. Will there be an effect to existing transportation systems?  
 NO  YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: \_\_\_\_\_

**IMPACT ON ENERGY**

15. Will proposed action affect the community's sources of fuel or energy supply?  
 NO  YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: \_\_\_\_\_

**NOISE AND ODOR IMPACTS**

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?  
 NO  YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: \_\_\_\_\_

**IMPACT ON PUBLIC HEALTH**

17. Will Proposed Action affect public health and safety?  
 NO  YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: \_\_\_\_\_

| 1<br>Small to<br>Moderate<br>Impact | 2<br>Potential<br>Large<br>Impact | 3<br>Can Impact Be<br>Mitigated By<br>Project Change |                             |
|-------------------------------------|-----------------------------------|--|-----------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input type="checkbox"/>          | <input type="checkbox"/> Yes                         | <input type="checkbox"/> No |

**IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD**

8. Will proposed action affect the character of the existing community?  
 NO     YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: \_\_\_\_\_

| 1<br>Small to Moderate Impact | 2<br>Potential Large Impact | 3<br>Can Impact Be Mitigated By Project Change           |
|-------------------------------|-----------------------------|--|
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>      | <input type="checkbox"/>    | <input type="checkbox"/> Yes <input type="checkbox"/> No |

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts?  
 NO     YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

**Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS**

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

**Instructions**

Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

**ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

**COST/BENEFIT ANALYSIS  
REQUIRED BY SECTION 859-a(3) OF  
THE NEW YORK GENERAL MUNICIPAL LAW**

**PART OF APPLICATION TO THE AGENCY**

FOR A PROJECT DESCRIBED AS FOLLOWS:

150,000 sq ft (500 x 300) New Structure  
NAME OF APPLICANT:

Champion Home Builders Co., Inc.  
NAME OF ALL SUBLESSEES OR  
OTHER OCCUPANTS OF FACILITY:

None  
PRINCIPALS OR PARENT  
OF APPLICANT: \_\_\_\_\_

Champion Enterprises, Inc.

PRINCIPALS OF ANY SUBLESSEE  
OR OCCUPANT: \_\_\_\_\_

Titan Homes Division

PRODUCT/SERVICES: \_\_\_\_\_

Producer of Manufactured Homes

ESTIMATED DATE OF  
COMPLETION OF PROJECT: \_\_\_\_\_

6/99

TYPES OF BENEFITS RECEIVED:

- Taxable Financing
- Tax-Exempt Bonds
- Sales tax Until Completion Date
- Mortgage Tax Abatement
- Real Estate Tax Abatement

PROJECT COSTS - CAPITAL INVESTMENT

Land  
Cost Per Acre 100,000  
Existing Building  
Rehab of Existing Building  
Construction of New Building 6,000,000  
Cost Per Square Foot 40.00  
Addition or Expansion  
Engineering and Architectural Fees 50,000  
Equipment / Fixtures 850,000  
Legal Fees  
Bank, Bond, Transaction, Company, 20,000  
Credit Provider, Trustee  
Finance Charges  
Title Insurance, Environmental  
Review, Bank Commitment Fee,  
Appraisals, etc.

TOTAL COST OF PROJECT 7,020,000

County Revolving Loan Fund -0-  
Other Grants or Loans -0-

COMPANY INFORMATION

Existing Jobs -0-  
Created Jobs  
(Year 3) 250  
Retained Jobs 250

EARNINGS INFORMATION

Est. Workers

Cty Spec Average Dir Jobs \$ 24,000 200  
Cty Spec Average Indir Jobs\$ 21,000 20  
Cty Spec Average Const Jobs\$ 28,000 100

MULTIPLIER INFORMATION

Indirect Job Rate 2.5 1,050,000  
Sales Tax Rate [8%] 561,600  
Mortgage Tax Rate [1%] 70,200  
Assumed Real Property Tax  
Rate Per Thousand 29.10  
Assumed Real Property  
Assessment 6,850,000 (Structure \$6,000,000 & Equip. \$850,000)  
Assumed NYS income tax  
rate on earnings 4.1% \$196,800. (200 x \$24K x 4.1%)

NOTE: \$1,000,000 in construction expenditures generates 22 person - years of employment.

[CALCULATION OF BENEFITS (3-YEAR PERIOD)]

NYS PERSONAL INCOME TAX RECEIVED

|               | <u>Total Earnings</u> | <u>Revenues</u>    |
|---------------|-----------------------|--------------------|
| Direct Jobs   |                       |                    |
| Created       | 200                   | 4,800,000          |
| Existing      | 0                     | 0                  |
| Indirect Jobs |                       |                    |
| Created       |                       |                    |
| Existing      | 20                    | 420,000            |
| Construction  |                       |                    |
| Person Years  | 132                   | 3,696,000          |
| <b>TOTALS</b> | <u>352</u>            | <u>\$8,916,000</u> |

TAXABLE GOODS AND SERVICES

|               | <u>Spending Rate</u> | <u>Expenditures</u> | <u>State and Local Sales Tax Revenues 8%</u> |
|---------------|----------------------|---------------------|--|
| Direct Jobs   |                      |                     |  |
| Created       | 36%                  | <u>1,728,000</u>    | <u>138,240</u>                               |
| Existing      | 36%                  | <u>-0-</u>          | <u>-0-</u>                                   |
| Indirect Jobs |                      |                     |  |
| Created       | 36%                  | <u>151,200</u>      | <u>12,096</u>                                |
| Existing      | 36%                  | <u>-0-</u>          | <u>-0-</u>                                   |
| Construction  |                      |                     |  |
| Person Years  | 36%                  | <u>1,330,000</u>    | <u>106,400</u>                               |
| <b>TOTALS</b> |                      | <u>3,209,200</u>    | <u>256,736</u>                               |

Local (3 year) real property tax benefit  
 (assuming 30 % of jobs existing  
 and created own a residence with an average  
 assessment of \$ 50,000  
 and the remainder of jobs existing and created  
 pay real property taxes through rent based on  
 an average assessment per apartment of \$ 40,000

Real Property Taxes Paid \$ 187,500 (5% Tax & Value Own  
\$ 350,000 Rent  
\$537,500.

COSTS

Real Property Taxes Abated on Improvements

    Only(3 year period) \$ To Be Determined

Mortgage Tax bated \$ 70,000

Estimated Sales Tax Abated During

    Construction Period \$ 227,000