

**BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

**PROJECT REVIEW FORM**

<b>Company:</b> American Horizons Group,LLC			<b>IDA Meeting Date:</b> July 11, 2014	
<b>Representative:</b> Rocky DiFrancesco			<b>IDA Public Hearing Date:</b> TBD	
<b>Type of Business:</b> 55 and older residential rental community.			<b>Current Location:</b> <b>Street Address:</b> N/A	
<b>Employment:</b>	<u>Full-Time</u>	<u>Part-Time</u>	Own, Lease, SF:	Acreage:
Existing	1	0	Owns current site	13 acres
1 <sup>st</sup> Year	6-8			
2 <sup>nd</sup> Year	6-8			
<b>Construction Jobs:</b> Manufactured units. Remainder of project will be performed by independent contractors.			<b>Proposed Project Location:</b> East Franklin St, just west of intersection with Skye Island Dr, Endicott,NY	
Start Date: Immediately	End Date: Fall 2015		<b>Description:</b> Construction of 28 single level duplex units. The units will be marketed as a 55 and older residential community under the auspices of the Housing for Older Persons Act. The name of the community is Skye View Heights	
Company Contact For Bid Documents And Employment Opportunities:(Name, address, phone, fax)  Rocky DiFrancesco 1550 Vestal Parkway East Vestal, NY 13850 607-238-4844				
<b>PROJECT BUDGET</b>			<b>ASSESSMENT</b>	
Land Acquisition	\$ 385,000		Current Assessment	\$ TBD
Site Preparation	\$ 775,000		Asmt. At Completion (Est.)	\$
M & E	\$ 100,000		<b>EXEMPTION (Est.)</b>	
New Building Construction	\$ 5,490,000		Sales Tax	\$ 330,000
Utilities & Landscaping	\$ 980,000		Mortgage Tax	\$ 75,000
Arch. & Engineering	\$ 150,000		Property Tax Payments	TBD
Working Capital	\$ 50,000		Normal (Annually)	\$ TBD
Closing Costs	\$ 26,000		PILOT (Annually)	\$ TBD
FF&E	\$ 350,000			
<b>TOTAL:</b>	<b>\$ 8,306,000</b>		<b>TOT.PROP.TAX SVGS:</b>	<b>\$ TBD</b>
			<b>TOTAL EXEMPTIONS:</b>	<b>\$ TBD</b>