

the purpose of financing planning or engineering study costs of or for a project situate or to be situate on land owned by or under option to the borrowing subdivision or owned by the federal government upon reasonable assurance that the site will be made available to the subdivision. Upon approval of any such loan, the Secretary and the subdivision shall enter into a loan agreement requiring repayment within five years at an interest rate calculated pursuant to § [12-404] 5-404(c)(2)(iii) of this subtitle and in accordance with an amortization schedule approved by the Secretary.

[12-406.] 5-406.

(a) (1) In this section, the following words have the meanings indicated.

(2) "Project costs" may include planning and engineering studies, land acquisition, site preparation, and all construction costs.

(3) "Shell building" means a basic structure of flexible design or a rehabilitated building, erected on land owned or controlled by the political subdivision, for eventual sale or lease to a purchaser or tenant requiring facilities for manufacturing, assembling, fabricating, processing, warehousing, research and development, or office use.

(b) Any political subdivision may apply to the Secretary for a loan to finance project costs of a shell building project. The application shall describe the project in the manner and detail required by the Secretary and shall include the information set forth in § [12-404(a)] 5-404(A) of this subheading as it relates to the shell building project, and a complete breakdown of the anticipated cost of the project.

(c) In determining whether or not to approve a loan and the amount of the loan, the Secretary shall consider those factors set forth in § [12-404(b)] 5-404(B) as they relate to the shell building project. After the investigation he considers necessary, the Secretary may approve a loan of all or any part of the project costs, not to exceed \$1,500,000.

(d) On approval of a loan, the Secretary shall enter into a loan agreement with the borrowing political subdivision providing for payment of interest only, at a rate determined by the Secretary in accordance with § [12-404] 5-404(c)(2)(iii) of this subtitle, beginning on the date of the loan and continuing for two years after that date. On sale of the shell building, the political subdivision shall repay the entire amount of the loan. Subject to the required repayment in the event of a sale, the principal balance of the loan remaining at the end of the two-year amortization period shall be amortized over a period not exceeding 25 years in accordance with an amortization schedule