

including, without intending thereby to limit the generality of such costs: the cost of acquiring real property therefor; the cost of constructing or reconstructing buildings and improvements thereon, including, the cost of constructing means of access to and from such project; the cost of constructing extensions to the project site of existing utility systems if such costs are customarily borne by the consumer; insurance premiums, financing charges, interest costs, commitment fees, and other similar charges and fees incurred prior to or during the period of construction, rehabilitation, or improvement; any fees or charges imposed by the Authority in respect to an application for a mortgage loan; the cost of preparing project specifications, surveys, estimates, applications, and other documents; and all such other costs, charges, fees, and expenses, including labor costs, overhead costs, the costs of materials and supplies, and engineering and legal expenses, as may be reasonably incident to the construction, acquisition, rehabilitation, or improvement of the project; furthermore, the term "cost of project" includes the cost of any machinery or equipment to be used by the project occupant in its industrial or manufacturing operations or any expenses related to the installations, replacement, or rehabilitation thereof. Provided, that the term "cost of project" shall also include costs incurred for the above purposes prior to the approval of a loan by the Authority, wherever it is necessary for the mortgagee to obtain a first lien on the industrial project and the amount of such costs is incidental to the cost incurred after approval of the loan by the Authority, or wherever the Authority determines that the refinancing of an existing industrial project in the State is reasonably necessary to avoid the removal of such industrial project to a location outside the State. The term "cost of project" also includes either (a) the cost incurred for the above purposes by the participating municipality, county, or State Aviation Administration itself prior to the approval of the loan by the Authority; or (b) the fair market value of such costs appraised as of the time of the approval of the loan by the Authority, whichever is greater.

(2) "Federal agency" means the United States of America, the President of the United States of America, and any department of, or corporation, agency or instrumentality heretofore or hereafter created, designated or established by, the United States of America.

(3) "Industrial project" means (i) construction of a new industrial or manufacturing plant; or (ii) acquisition, refinancing, rehabilitation, or improvement of a former industrial or manufacturing plant; or (iii) buildings used primarily for storage or transshipment of manufactured goods or agricultural or seafood products; or (iv) buildings to be used for research and development for the discovery, perfection, or evaluation of new processes or products; or (v) construction, acquisition, refinancing, rehabilitation, or improvement of tourist or convention facilities, which may include mercantile, retail, and