



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

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**PLANNING & ZONING DEPARTMENT**

(203) 797-4525  
(203) 797-4586 (FAX)

December 1, 2005

To: Mayor Mark D. Boughton  
Members of Common Council

From: Dennis I. Elpern

Re: Pharmaceutical Discovery Corporation (PDC)  
Application for Deferral of Assessment Increases

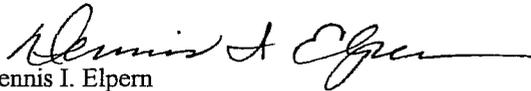
We have received an application for a deferral of assessment increases from Per B. Fog, Chief Financial Officer, Pharmaceutical Discovery Corporation, One Casper Street, Danbury.

The request is for a 100% deferral for seven years for internal renovations and new construction. The project is divided into two phases, with construction expected to be completed for both by June 2010.

The total estimated cost of the improvements and new constructed is \$ 107,000,000.

PDC meets all application requirements and the application may be considered by Common Council.

Sincerely,

  
Dennis I. Elpern

C: Colleen Velez  
Eric Gottschalk

Attachment: Application, Deferral of Assessment Increases



Delivered 11/18/05  
Chris Donohue  
748-9259

# CITY OF DANBURY

166 DEER HILL AVENUE

DANBURY, CONNECTICUT 06810

PLANNING & ZONING DEPARTMENT  
(203) 797-4525

RECEIVED

NOV 18 2005

PLANNING & ZONING  
CITY OF DANBURY

## APPLICATION

### DEFERRAL OF ASSESSMENT INCREASES ATTRIBUTABLE TO CONSTRUCTION OR IMPROVEMENTS WITHIN THE CITY OF DANBURY

Pursuant to Section 18-25 of the Code of Ordinances of the City of Danbury, this application must be completed and submitted to the Department of Planning and Zoning by all eligible applicants seeking to secure a deferral of assessment increases for completed construction or improvements on property located within the City of Danbury.

Location of Property: One Casper Street

Tax Assessor's Map Number: J14//207/// Town Clerk Map and Lot Number: J14//207///

Name, Address and Telephone Number of Owner:

Pharmaceutical Discovery Corp. f/k/a PDC Realty Corp.  
c/o MannKind Corporation  
One Casper Street, Danbury, CT 06810  
(203) 796-3402

Name, Address and Telephone Number of Applicant/Agent/Lessee (if other than owner):

Description and Use of Construction or Improvement:

Commercial manufacturing of pharmaceuticals.

See attached MannKind Corporation memorandum from Per B. Fog.

Present Assessed Value of Property: \$3,366,500

Estimated Cost of New Construction or Improvements Subject to Deferral: Phase 1 = \$84,500,000

Phase 2 = \$22,500,000

Estimated Time Frame for Completion of Construction or Improvements: Phase 1 = December 2007

Phase 2 = June 2010

Length of Time and Percent of Assessment Increase Requested for Deferral, as permitted in Section 18-25(d)(2) for the cost of construction or improvements specified above:

Seven (7) Years / 100%

Attach a site plan and other specifications drawn to scale indicating all existing and proposed construction and other improvements sufficient for the Tax Assessor to determine the assessment of the property after completion of all proposed construction or improvements for which this deferral is being requested.

The applicant is advised that approval by Common Council and receipt of all benefits available through this deferral requires the applicant to enter into a written agreement with the City fixing the assessment of the real property, air space and all construction and improvements which are the subject of the agreement. All such construction and improvements to be undertaken are subject to the eligibility criteria specified in Section 18-25 of the Code of Ordinances and must comply with all municipal land use regulations and building and health codes.

Applicant/Agent Signature: Per B. Fog Date: November 17, 2005

Applicant/Agent Name and Title: Per B. Fog, Chief Financial Officer

**FOR DEPARTMENT USE ONLY**

The Common Council of the City of Danbury:

The Department of Planning and Zoning has reviewed this application for a deferral of assessment increases attributable to construction or improvements within the City of Danbury and has established that:

- ~~YES~~ the real property or property subject to air rights is located within the City of Danbury;
- ~~YES~~ the applicant proposes to use the construction or improvements to real property or property subject to air rights for uses eligible under Section 18-25;
- ~~NOT~~ the property or property subject to air rights is not delinquent in the payment of taxes owed to the City or taxes owed to the Downtown Special Services District at the time of application; and
- ~~YES~~ the applicant proposes to enter into a written agreement with the City fixing the assessment of the real property, air space and all improvements thereon or therein and to be constructed thereon or therein, upon such terms and conditions as are provided herein and therein.

Accordingly, the Department of Planning and Zoning recommends that the application (does) (does not) meet the eligibility criteria in Section 18-25 of the Code of Ordinances for the following reasons:

Meets all requirements stated in Sec. 18-25. Cleared for further

Common Council consideration.

Signed: [Signature] Date: December 1, 2005

**MannKind Corporation**  
**One Casper Street**  
**Danbury, Connecticut 06810**

From: Per B. Fog, SVP  
Date: November 11, 2005  
Subject: Proposed Danbury Building 1 Commercial Build-Out

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**Phase 1 (59,770 Sq. Ft. of Internal Renovations and 103,410 Sq. Ft. of New Construction)**

- Submit Site Plan (Phase 1 & 2) for Approval Dec. 2005
  - a. Floor Plan for both Phases
  - b. Overall Site Loads (power, wastes, etc)
  - c. Site Plan for Phase 1 & 2
  
- Receive Site Plan Approval April 2006
- Commence Construction April 2006
- Complete Phase 1 Construction Dec. 2007

**Phase 2 (43,890 Sq. Ft. of New Construction)**

- Commence Design Work Mid 2008 June 2008
- Submit for Phase 2 Permit Dec. 2008
- Commence Construction Jan. 2009
- Complete Phase 2 Construction June 2010