County of Chenango Industrial Development Agency

19 East Main Street
Norwich, New York 13815
607-334-1400

Date: July 1, 2026

From: Salvatore J. Testani

To:		
	RC Woodford	The Evening Sun
	Stanley Foulds	Shane Butler, Chenango County Planning Department
	Brian Burton	Jeff Blanchard, Chairman, Chenango County Board of Supervisors
	Michael Khoury	Omar Sanders, Empire State Development
	Louis Callea	Thomas Clifford, Bond, Schoeneck & King PLLC
	Frank Crawford	Matthew Wells, Bond Schoeneck & King PLLC
	Taylor Zieno	US Senator Charles Schumer
		US Senator Kirsten Gillibrand
		US Congressman Josh Riley
		New York State Governor Kathy Hochul
		New York State Assemblyman Joe Angelino
		New York State Assemblyman Jeff Gallahan
		New York State Senator Peter Oberacker
		New York State Senator Joseph Griffo

Subject: CCIDA Board of Directors Meeting

The July CCIDA Board meeting will begin at 8:00 a.m. on **Wednesday July 15, 2026,** at the Commerce Chenango Office, 19 East Main Street, Norwich, NY 13815.

The meeting is open to the public and will be streamed live on the Chenango County IDA YouTube Channel. The link can be found on the Chenango County IDA website:
https://tinyurl.com/ChenCtyIDA

Please RSVP at your earliest convenience by e-mail at jholden@chenangony.org and if you have any questions, you may contact us at 607-334-1400.

Thank you.

Chenango County IDA Board
Regular Meeting Agenda
July 15, 2026 | 8:00 a.m.
Commerce Chenango

I. Roll Call.

II. Reading of IDA Mission Statement:

> *"The mission of the Chenango County Industrial Development Agency is to drive economic growth by providing targeted incentives that strengthen the tax base, support job creation, and promote clean and/or affordable energy solutions for a more sustainable future."*

III. Approval of Minutes:

a. June 17, 2026, Regular Meeting Minutes

IV. Financial Report:

a. June 30, 2026, Financial Statements

V. Bills & Invoices:

General IDA	
Air Temp Heating & Air Conditioning Inc.	-1,492.00
NYSEG (Commerce)	-129.15
Air Temp Heating & Air Conditioning Inc.	-46.00
C&B Landscaping	-970.00
City of Norwich	-172.94
Frontier	-82.46
J.C. Ehrlich	-135.16
TK Elevator Corporation	-670.80
TOTAL	*-3,698.51*

23 E. Main Redevelopment	
Principle Design Engineering, PLLC	-7,483.00
Principle Design Engineering, PLLC	-3,225.00
S&H Plumbing and HVAC	-31,455.00
TMB Electric LLC	-73,053.34
Upstate Companies I LLC	-72,398.95
C&H Cooling and Heating	-125,856.00
TOTAL	*-313,471.29*

VI. PILOT Updates:

a. 20 American Ave., LLC

b. Principle Holdings Group

VII. Old Business:

a. Sunrise Family Farms

b. Water District Study

c. Landbank

VIII. New Business

a. County BOA (Brownfield Opportunity Area) Plan

IX. 23 E. Main St. Redevelopment (Early Learning Center) Update

X. Executive Update

XI. Upcoming Events:

- Open Farm Day
  - Saturday, July 18
- Taste Of Chenango
  - Saturday, July 25
- Young Professionals Social Mixer
  - Thursday, August 6
- NYS Veterans Home Oxford Business After Hours
  - Thursday, August 13
- CCIDA Board Meeting
  - Wednesday, August 19

For times and details please visit: CommerceChenango.com

XII. Executive Session

XIII. Adjournment

Next meeting date is set at 8:00 a.m. on Wednesday, August 19, 2026

County of Chenango IDA Board
Meeting Minutes
June 17, 2026 | 8:00 A.M.

Present: RC Woodford; B. Burton; L. Callea; F. Crawford; M. Khoury; T. Zieno; S. Foulds

Absent: None

Staff: T. Oliver; S. Testani; J. Axtell; J. Holden; S. Maier (remote)

Guests: S. Butler; J. Blanchard; E. Scrivener; M. Gladstone; A. Yacano; E. Flamme (Kyanite)

1. Chairman RC Woodford called the board meeting to order at 8:00 A.M., and the Roll Call was taken.

2. RC Woodford read the IDA Mission Statement:

   "The mission of the Chenango County Industrial Development Agency is to drive economic growth by providing targeted incentives that strengthen the tax base, support job creation, and promote clean and/or affordable energy solutions for a more sustainable future."

3. A motion was made by M. Khoury to approve the Board Meeting minutes of May 20, 2026. Seconded by B. Burton. Ayes all. Approved.

4. J. Axtell reviewed the Financial Statements as of May 31, 2026. A motion to approve was made by L. Callea. Seconded by S. Foulds. Ayes all. Approved.

5. J. Axtell reviewed the Bills and Invoices the General IDA & for 23 E. Main Redevelopment, for May 31, 2026, in detail.

   a. It was noted that High Bridge Wind remains on the books; however, this is expected to change in the near future.

   b. It is anticipated that the County Office will issue the first check on July 1st, 2026, regarding the 23 E. Main Street Redevelopment.

   c. B. Burton made a motion to approve the Bills and Invoices for May. Seconded by T. Zieno. Ayes all. Approved.

6. PILOT Activity Update – Presented by T. Oliver

   a. 20 American Ave Project:

i. A separate handout containing an estimated PILOT schedule was provided to the Board. T. Oliver reported that the IDA is awaiting a firm financial commitment from the applicants, as well as a construction schedule identifying when the project will be shovel ready.

ii. The proposed PILOT structure would mirror the Broome County IDA model, consisting of a 20-year term. The first two years would allow for construction, with PILOT payments expected to commence in Year 3.

iii. An estimated PILOT analysis was prepared by the City of Norwich Assessor using residential units and commercial square footage. Based on current assessment and equalization rate assumptions, the estimated net exemption over the life of the PILOT is expected to exceed $1 million. S. Testani noted that the PILOT is projected to generate approximately $1.4 million in revenue over its term.

iv. It was further noted that the IDA would require a one-time fee equal to 1% of the project construction cost at the time of approval, in addition to the standard annual PILOT administrative fee of $1,500.

v. The figures presented were preliminary estimates only, and no action was required by the Board at this time.

b. Principle Holdings Group – There is no update at this time.

7. Old Business – T. Oliver and S. Testani Update:

a. Sunrise Family Farms:

i. T. Oliver reported that Commerce Chenango has been working with LaBella Associates and Delaware Engineering to obtain cost estimates associated with providing water service to the Sunrise Family Farms project area.

ii. S. Testani noted a correction to previous discussions, stating that Delaware Engineering had, in fact, provided cost information on March 30, 2026, regarding the extension of water service. It was acknowledged that this information was not previously known by IDA staff.

iii. S. Testani emphasized the importance of developing shovel-ready sites throughout the County, noting that access to water and sewer infrastructure is critical to future economic development and growth opportunities. The Sunrise Family Farms project was discussed as being adjacent and complementary to those broader infrastructure development efforts.

b. Water District Study:

i. T. Oliver reviewed the proposed Water District Feasibility Study, as outlined in the Board packet. The study would evaluate infrastructure and development opportunities in several priority areas, including Woods Corners, Sunrise Family Farms, Rentals-To-Go, and the Airport area. LaBella Associates was proposed to manage the grant and complete the study.

ii. It was reported that the IDA had successfully secured grant funding for the project. The total study cost is $100,000, with a 50% reimbursement available upon completion of the study, resulting in a net IDA contribution of $50,000. T. Oliver noted that the funds would initially be advanced by the IDA and reimbursed through the grant process as project milestones are completed.

iii. Board discussion focused on the importance of infrastructure planning and the development of shovel-ready sites throughout Chenango County. S. Testani emphasized that water and sewer infrastructure are critical components of future economic development efforts and noted that studies such as this are often required to pursue additional funding opportunities, including FAST NY and other grant programs.

iv. It was noted that matching funds for grant opportunities were not included in the 2026 IDA Budget. During discussion, the Board expressed support for establishing a dedicated planning and grant match funding line item as part of the 2027 budget development process.

1. **Action Item:** IDA staff will evaluate options for creating a dedicated Planning Grant and Grant Match budget line item for consideration during development of the 2027 IDA Budget.

v. Board members discussed the long-term value of the study, the potential return on investment, and the need for the IDA to take a leadership role in advancing infrastructure projects that support future growth. It was noted that the study would help identify opportunities for future development and provide information necessary to pursue additional infrastructure funding.

vi. During review of the agreement, B. Burton requested that the contract be amended to identify the County of Chenango Industrial Development Agency as the contracting party in place of Commerce Chenango.

vii. B. Burton made a motion to approve the Agreement with LaBella Associates, as amended, and to authorize the commitment of $100,000 for the study, with the understanding that $50,000 will be reimbursed through grant funding upon completion of the project. Seconded by F. Crawford. Ayes all. Approved.

c. Lank Bank Development - T. Oliver reported that the Chenango County Board of Supervisors has adopted a resolution identifying the initial Land Bank Board members. This action allows for submission of the official application and represents a significant step forward in the formation of the Land Bank. It was noted that the process is progressing quickly.

8. New Business:

a. Pro Housing Certification:

i. T. Oliver reported on ongoing efforts to assist local municipalities in obtaining New York State Pro-Housing Certification, which is required for eligibility for certain grant opportunities. It was noted that while several municipalities have expressed interest, the application process can be cumbersome and many communities face staffing limitations that make completion of the certification process challenging.

ii. To assist with these efforts, Kyanite Partners is providing on-site support. Six priority municipalities have been identified for focused assistance in completing and submitting their applications. The goal is to help these communities successfully obtain certification and improve their competitiveness for future funding opportunities.

9. Early Learning Center (23 E. Main Street Redevelopment):

a. T. Oliver reported that demolition of the facility has been completed and framing work is underway. The project remains on schedule, with completion anticipated in early September 2026. Exterior work is expected to begin following the completion of the Gus Macker event.

b. S. Testani commended Sharon Vesley for her efforts in developing a comprehensive plan for the project.

c. During discussion, RC Woodford noted that development of a lease agreement remains an outstanding item for the project.

i. **Action Item:** Schedule a meeting with S. Maier, L. Callea, S. Testani, and T. Oliver to discuss development of a lease agreement for the Early Learning Center.

10. S. Testani presented the Executive Director's Report:

    a. S. Testani encouraged Board members to attend the 2026 Summer IDA Academy scheduled for July 16, 2026.

    b. S. Testani reported that the Commerce Chenango Pickleball Tournament and the Airport Air Show held over the previous weekend were both successful events.

    c. A list of upcoming events taking place between now and the next IDA meeting was provided during the report.

11. Executive Session – None needed.

12. At 9:07 A.M., S. Foulds made a motion to Adjourn. Seconded by B. Burton. Ayes all. Approved.

Respectfully Submitted,

John Holden John Holden - Board Recorder

County of Chenango IDA
Balance Sheet
As of June 30, 2026

	Notes	June 30, 2026	Dec 31, 2025
ASSETS			
Current Assets			
Checking/Savings			
1010-00 · Checking #6274		62,487.48	16,586.13
1011-00 · Money Market #2574		1,348.17	1,332.23
1013-00 · IntraFI #7275		814,556.02	800,616.89
1016-00 · 23 E Main Redevlopment #5282	(1)	328,289.43	0.00
Total Checking/Savings		1,206,681.10	818,535.25
Accounts Receivable			
1200-00 · Accounts Receivable	(2)	1,668,984.56	1,695,424.13
Total Accounts Receivable		1,668,984.56	1,695,424.13
Other Current Assets			
1202-00 · Undeposited Funds		0.00	0.00
1210-00 · Lease Receivable - Current			
1213-00 · Everything Bagelry Lease		17,045.00	17,045.00
1214-00 · DCC-Lease		8,192.23	8,192.23
1215-00 · Commerce Chenango - Lease		8,192.23	8,192.23
Total 1210-00 · Lease Receivable - Current	(3)	33,429.46	33,429.46
1221-00 · Due from Foundation		0.00	562.50
1420-00 · Prepaid Expense		3,165.10	3,165.10
1421-00 · Prepaid Contract Services			
1421-10 · Prepaid CS Payroll		12,466.01	42,852.84
1421-20 · Prepaid CS Admin		-680.09	2,852.37
Total 1421-00 · Prepaid Contract Services	(4)	11,785.92	45,705.21
1700-00 · Lease Receivable - Non-Current	(5)	51,138.16	51,138.16
Total Other Current Assets		99,518.64	134,000.43
Total Current Assets		2,975,184.30	2,647,959.81
Fixed Assets			
1510-00 · Building Industrial Parks		340,039.35	340,039.35
1520-00 · Improvements Buildings		254,434.50	61,545.00
1690-00 · Less Accumulated Depreciation		-18,388.64	-18,388.64
Total Fixed Assets		576,085.21	383,195.71
TOTAL ASSETS		**3,551,269.51**	**3,031,155.52**
LIABILITIES & EQUITY			
Current Liabilities			
Accounts Payable			
2000-00 · Accounts Payable		8,717.66	46,681.10
Total Accounts Payable		8,717.66	46,681.10
Other Current Liabilities			
2560-00 · Prepaid Rental Income		1,500.00	1,500.00
2590-00 · Deferred Inflow of Resources	(6)	84,567.62	84,567.62
Total Other Current Liabilities		86,067.62	86,067.62
Total Current Liabilities		94,785.28	132,748.72
Total Liabilities		94,785.28	132,748.72
Equity			
3000-00 · Fund Balance			
3800-00 · Fund Balance Operating		-29,048.42	-29,048.42
3900-00 · Retained Earnings(1)		1,287,358.97	1,287,358.97
Total 3000-00 · Fund Balance		1,258,310.55	1,258,310.55
3200-00 · Retained Earnings		1,640,096.25	2,015,875.45
Net Income		558,077.43	-375,779.20
Total Equity		3,456,484.23	2,898,406.80
TOTAL LIABILITIES & EQUITY		**3,551,269.51**	**3,031,155.52**

Notes: April Comments

(1) $495,000 moved to 23 E. Main
(2) All payments received for Pilots except High Bridge - follow up sent
(3) Per Auditors - Annual Lease payments - used Present Value @7%
(4) April-June Prepaid in number
(5) Per Auditors - Long Term Lease portions of CC, DCC & Everything Bagelry PV@7%
(6) Liability side of multi-year leases

County of Chenango IDA
A/R Aging Summary
As of June 30, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Commerce Chenango (Paid)	1,607.17	0.00	0.00	0.00	0.00	1,607.17
Development Chenango Corp.(Paid)	1,705.49	0.00	0.00	0.00	0.00	1,705.49
High Bridge Wind, LLC	0.00	0.00	0.00	0.00	1,576,461.90	1,576,461.90
New York Susquehanna & Western Railroad	810.00	0.00	0.00	0.00	0.00	810.00
Puckett Solar	0.00	0.00	0.00	0.00	88,400.00	88,400.00
TOTAL	**4,122.66**	**0.00**	**0.00**	**0.00**	**1,664,861.90**	**1,668,984.56**

Notes: High Bridge Wind payments are $92,733.05 AR and $1500 Annual Pilot Income

County of Chenango IDA
A/P Aging Summary
As of June 30, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
C&B Landscaping (paid)	970.00	0.00	0.00	0.00	0.00	970.00
J.C. Ehrlich (paid)	135.16	0.00	0.00	0.00	0.00	135.16
Upstate Companies Inc.	0.00	4,142.50	3,470.00	0.00	0.00	7,612.50
TOTAL	**1,105.16**	**4,142.50**	**3,470.00**	**0.00**	**0.00**	**8,717.66**

Note: Upstate is the 5% holdback balance on invoice paid at end of project

County of Chenango IDA
Statement of Activities
As of June 30, 2026

	Note:	June 26	June Budget	YTD Actual	YTD Budget	$ Over Budget	2026 Budget
Income							
4300-20 · Property Rents Received							
4307-20 · Everything Bagelry Rent		1,545.00	1,500.00	9,225.00	9,000.00	225.00	18,000.00
4308-20 · Everything Bagelry Utility Reim		0.00	275.00	240.22	550.00	-309.78	1,100.00
4309-20 · East Main Street Rent		1,600.00	1,600.00	9,600.00	9,600.00	0.00	19,200.00
4310-20 · East Main St. Utility Reimb		1,712.66	2,522.22	13,345.37	15,212.76	-1,867.39	25,612.13
Total 4300-20 · Property Rents Received		4,857.66	5,897.22	32,410.59	34,362.76	-1,952.17	63,912.13
4332-20 · BID Tax Reimbursement		0.00	0.00	250.00	250.00	0.00	250.00
4400-10 · PILOT/Project Fees							
4405-10 · NYS&W Project Fee		0.00	0.00	1,500.00	1,500.00	0.00	1,500.00
4408-10 · Norwich Pharm Project Fees		0.00	0.00	14,000.00	14,000.00	0.00	14,000.00
4409-10 · NorwichChenango Solar Project		0.00	0.00	1,125.21	1,125.21	0.00	1,125.21
4410-10 · Puckett Solar Project Fees		0.00	0.00	2,658.00	2,658.00	0.00	2,658.00
4411-10 · Tiffany Solar Project Fees		0.00	0.00	1,510.00	1,510.00	0.00	1,510.00
4412-10 · Norbut Solar - Coventry		0.00	0.00	3,000.00	3,000.00	0.00	3,000.00
4413-10 · High Bridge Wind - Guilford		0.00	0.00	0.00	0.00	0.00	0.00
4414-10 · Principle Holding Group	(1)	0.00	0.00	0.00	88,825.00	-88,825.00	88,825.00
4415-10 · Payne Solar Farm LLC Project	(2)	0.00	577,286.00	612,486.00	577,286.00	35,200.00	577,286.00
Total 4400-10 · PILOT/Project Fees		0.00	577,286.00	636,279.21	689,904.21	-53,625.00	689,904.21
4660-00 · Other Income	(3)	0.00	0.00	20,000.00	0.00	20,000.00	0.00
4669-00 · Interest Income	(4)	2,309.01	2,850.00	13,955.07	17,100.00	-3,144.93	34,200.00
4995-00 · Transfer from Investments-Ot	(5)	0.00	30,000.00	0.00	60,000.00	-60,000.00	60,000.00
Total Income		7,166.67	616,033.22	702,894.87	801,616.97	-98,722.10	848,266.34
Expense							
6080-00 · Contracted Payroll Services	(6)	12,244.64	14,284.28	80,381.81	92,847.82	-12,466.01	185,695.64
6080-10 · Contract Administration		985.29	883.19	6,320.69	5,559.40	761.29	10,882.20
6150-00 · Advertising & Marketing(1)		0.00	0.00	216.00	0.00	216.00	625.00
6160-00 · Office Supplies/Postage		0.00	0.00	367.64	300.00	67.64	300.00
6200-00 · Travel/Training	(7)	0.00	0.00	2,482.84	500.00	1,982.84	1,000.00
6750-00 · Auditing Expense		0.00	0.00	6,887.00	6,825.00	62.00	6,825.00
6770-00 · Professional Services	(8)	0.00	0.00	20,000.00	0.00	20,000.00	0.00
6800-00 · Insurance Expense	(9)	0.00	2,350.00	424.18	5,750.00	-5,325.82	5,750.00
6890-00 · Legal Expense	(10)	0.00	2,000.00	597.50	4,000.00	-3,402.50	8,000.00
7220-20 · BID Tax		0.00	0.00	250.00	250.00	0.00	250.00
7400-20 · 5 Walnut Ave Bainbridge Expense		1,121.40	1,100.00	3,422.09	3,050.00	372.09	9,500.00
7401-20 · 5 Walnut Ave Bainbridge Utility		0.00	275.00	240.22	550.00	-309.78	1,100.00
7601-00 · East Main St Utilities							
7601-10 · Water & Sewer		0.00	215.00	83.17	535.00	-451.83	1,070.00
7601-20 · Electric	(11)	0.00	1,150.00	5,700.72	5,890.00	-189.28	12,915.00
7601-30 · Natural Gas	(11)	129.15	40.00	3,713.24	2,435.00	1,278.24	4,500.00
7601-40 · Telephone		223.29	210.09	1,250.40	1,260.54	-10.14	2,521.08
7601-50 · Garbage		27.42	23.57	596.16	141.42	454.74	282.84
Total 7601-00 · East Main St Utilities		379.86	1,638.66	11,343.69	10,261.96	1,081.73	21,288.92
7602-00 · East Main St Maintenance							
7602-10 · Maint IDA 100%		0.00	500.00	1,096.94	1,000.00	96.94	2,000.00
7602-20 · Maint Split w/CC & DCC	(12)	1,787.16	2,405.00	9,991.24	14,119.99	-4,128.75	20,203.99
Total 7602-00 · East Main St Maintenance		1,787.16	2,905.00	11,088.18	15,119.99	-4,031.81	22,203.99
7603-00 · East Main Street Taxes		0.00	0.00	375.00	0.00	375.00	0.00
7830-40 · Consulting/Engineering		0.00	0.00	0.00	0.00	0.00	0.00
7840-40 · Special Projects Fees Misc Exp		0.00	0.00	380.59	0.00	380.59	0.00
7870-00 · Bank Fees		0.00	0.00	40.01	15.00	25.01	15.00
7900-50 · Transfer to Operating	(13)	0.00	30,000.00	0.00	60,000.00	-60,000.00	60,000.00
8500-00 · Depreciation Expense		0.00	0.00	0.00	0.00	0.00	4,674.00
Total Expense		16,518.35	55,436.13	144,817.44	205,029.17	-60,211.73	338,109.75
Net Income		**-9,351.68**	**560,597.09**	**558,077.43**	**596,587.80**	**-38,510.37**	**510,156.59**

County of Chenango IDA
Statement of Activities
As of June 30, 2026

Note:	June 26	June Budget	YTD Actual	YTD Budget	$ Over Budget	2026 Budget

Notes: Jan-May Comments

(1) Principle did not start Pilot yet
(2) Payne Solar - Pilot closed for more than anticipated
(3) Chenango County Land Acquisition & Dev Feasibility Study - Weiler Park
(4) Lower Interest Rates this year
(5) Transfer paused due to Payne closing early - will need next month
(6) April-June Prepaid in number
(7) Economic Development Confernce for two people/Project Management training not in budget
(8) Chenango County Land Acquisition & Dev Feasibility Study - Weiler Park
(9) Renewals start in August
(10) Lower usage of legal services than anticipated
(11) Utility rates increased this year - Watching electric for next month
(12) Siemens Alarm Contract in process will see in July
(13) Transfer paused due to Payne closing early - will need next month

Chenango County IDA - 23 East Main Street Redevlopment

Bank Balance as of July 15,2026

Date	Deposits	Expenses	Contingent	Method	Balance	Comments
4/22/2026	$ 5,000.00			ACH	$ 5,000.00	For Permits/Air Monitoring
4/24/2026			$ 126.56	EFT	$ 4,873.44	Intuit - checks
4/27/2026			$ 1,064.00	1001	$ 3,809.44	The Hanover Insurance Group
4/27/2026			$ 1,611.50	1002	$ 2,197.94	Chenango County - Permits
4/27/2026			$ 1,978.50	1003	$ 219.44	Rome Environmental Air Testing
4/30/2026			$ 10.01	EFT	$ 209.43	NBT Service Fee
5/11/2026	$ 495,000.00				$ 495,209.43	From 6274 main checking
5/20/2026			$ 12,549.50	1004	$ 482,659.93	SharpTech
5/26/2026		$ 2,250.00		1005	$ 480,409.93	Principle Design
5/26/2026		$ 65,930.00		1006	$ 414,479.93	Upstate #1
6/17/2026		$ 78,707.50		1007	$ 335,772.43	Upstate #2 - June 17, 2026 Board Approval
6/30/2026		$ 7,483.00		1008	$ 328,289.43	Principle Design
7/15/2026		$ -		1009	$ 328,289.43	VOID
7/15/2026		$ 3,225.00		1010	$ 325,064.43	Principle Design
7/15/2026		$ 31,455.00		1011	$ 293,609.43	S&H Plumbing & HVAC
7/15/2026		$ 73,053.34		1012	$ 220,556.09	TMB Electric LLC
7/15/2026		$ 72,398.95		1013	$ 148,157.14	Upstate Companies #3
7/15/2026		$ 125,856.00		1014	$ 22,301.14	C&H Cooling and Heating Inc.
Balance	$ 500,000.00	$ 460,358.79	$ 17,340.07		$ 22,301.14	

Budget	$ 1,552,845.00	$ 155,284.50	$ 1,708,129.50
Used	$ 460,358.79	$ 17,340.07	$ 477,698.86
Balance	$ 1,092,486.21	$ 137,944.43	$ 1,230,430.64

Principle Design - 23 E. Main Redevelopment

		Budget	Design Services	Bid/Award Services	Construction Adm/Oversight	Total	Balance
Invoice	Date	Check #	$ 73,398.00	$ 3,058.00	$ 18,350.00	$ 94,806.00	
Sep-25	10/15/2025	3549	$ 4,825.00	$ -	$ -	$ 4,825.00	$ 89,981.00
Oct-25	11/10/2025	3557	$ 12,325.00	$ -	$ -	$ 12,325.00	$ 77,656.00
Nov-25	12/8/2025	3565	$ 1,815.00	$ -	$ -	$ 1,815.00	$ 75,841.00
Dec-25	1/7/2026	3586	$ 42,580.00	$ -	$ -	$ 42,580.00	$ 33,261.00
Jan-Feb 2026	3/13/2026	3601	$ 9,825.00	$ -	$ -	$ 9,825.00	$ 23,436.00
Mar-26	4/11/2026	3613	$ 2,028.00	$ -	$ 1,850.00	$ 3,878.00	$ 19,558.00
Apr-26	5/21/2026	1005	$ -	$ -	$ 2,250.00	$ 2,250.00	$ 17,308.00
May-26	6/29/2026	1008	$ -	$ 3,058.00	$ 4,425.00	$ 7,483.00	$ 9,825.00
Jun-26	7/15/2026	1010	$ -	$ -	$ 3,225.00	$ 3,225.00	$ 6,600.00
Total			$ 73,398.00	$ 3,058.00	$ 8,525.00	$ 88,206.00	
Balance Left			$ -	$ -	$ 9,825.00	$ 6,600.00	

Projected Cashflow Plan - 23 E. Main Development	$ 1,552,845	Resolution 2026-9			
Project Payments Estimated by O'Reilly's	$ Needed	% Needed	Total	Amount	Source
April - Contingent (Checks/Permits/Air Monitoring)	$ 3,714.19			$ 5,000	IDA Checking #6274
May	$ 310,569	20%	$ 310,569	$ 495,000	IDA Checking #6274
June 1st - Draw delayed as bill slower than anticipated	$ 388,211	25%	$ 698,780	$ 500,000	County Interest 3.6%
July 1st - 1st County Draw	$ 388,211	25%	$ 1,086,992	$ 100,000	IntraFI #7275 - 3.5% March
August 1st - Estimated 2nd Draw	$ 388,211	25%	$ 1,475,203	$ 500,000	County Interest 3.6%
September	$ 77,642	5%	$ 1,552,845		
	$ 1,552,845	100%		$ 1,600,000	