UNIVERSITY AREA JOINT AUTHORITY

A G E N D A

Regular Meeting - 4:00 pm – August 19, 2026

1. **Call to Order**

2. **Approval of the Minutes:** Regular Meeting- July 15, 2026 *(Page 2)*

3. **Public Comment**

   3.1 Other items not on the agenda

4. **Old Business**

   4.1 None

5. **New Business**

   5.1 Centre Region Act 537 Plan Presentation *(Page 39)*

   5.2 Ferris Land Development Road Agreement and Land Sale *(Page 39, Addt'l 43)*

   5.3 Final Design: Mount Nittany Manor Phase 1A, 1B, & Phase 2 *(Page 40)*

   5.4 Change Order No. 06, Contract 2022-01 *(Page 40, Addt'l 98)*

   5.5 Requisitions *(Page 40)*

6. **Reports of Officers**

   6.1 Financial Report *(Page 30, YTD 13)*

   6.2 Chairman's Report

   6.3 Plant Superintendent's Report *(Page 31)*

   6.4 Collection Systems Superintendent's Report *(Page 33)*

   6.5 Consulting Engineer's Report *(Page 34)*

   6.6 Construction Engineer's Report *(Page 36)*

   6.7 Executive Directors Report *(Page 38)*

7. **Other Business**

8. **Executive Session – to discuss legal matters.**

9. **Adjournment**

Phone: (814) 238-5361 Fax: (814) 238-1531

MINUTES
UNIVERSITY AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801

Regular Meeting – July 15, 2026

1. Call to Order

Mr. Lapinski, Chairman, called the regular meeting to order at 4:00 p.m., Wednesday, July 15, 2026. The meeting was held in the Board Room in the office of the Authority with the following in attendance in person: Messrs. Derr, Auman, Glebe, Guss, Lapinski, Kunkle, and Ulbrecht; Cory Miller, Executive Director; Jason Brown, Assistant Executive Director; Sierra Weight, Administrative Assistant; Daren Brown, Collection System Superintendent; Andy Breon, Plant Superintendent; Holly Martinchek, Assistant Plant Superintendent; Michele Aukerman, Rettew; Jason Wert, Rettew; C-NET; Steve Morra, Quandel; David Gaines, Solicitor; Ben Burns, HRG; Elyse Johnson, Keystone Water Resources Center; Tom Songer; Tommy Songer; Bob Hershey; Pat Ward; Steve Balkey. The following were in attendance via Zoom: Messrs. Daubert, Marshall, and Nucciarone; Olivia Lopatofsky, State College Borough Engineer; Michael Miller.

2. Approval of the Minutes

UAJA Regular Meeting – June 17, 2026

UAJA Meeting Minutes Approved

A motion was made by Mr. Guss, second by Mr. Marshall, to approve the meeting minutes of the UAJA regular meeting held on June 17, 2026. The motion passed unanimously.

3. Public Comment

- Tom Songer, previously served on Sewer Advisory Committee: Asked the board members to approve an alternative Rate Resolution.
- Pat Ward, Resident of Ferguson Township: Asked the board to abandon the current rate structure and adopt one that is fair and equitable.
- Bob Hershey, Cobble Creek Manor II: Expressed to the board that he does not believe the current rate structure is fair and equitable, and Cobble Creek is being overcharged based on the current EDU calculations versus what it would be charged if calculated by volumetric.
- Steve Balkey, Civil Engineer & Ferguson Township Resident: Expressed that the current rate structure is inequitable, inconsistent, and antiquated. Asked the board to abandon the current rate structure.

4. Old Business

4.1 Keystone Water Resources Center Presentation Accounts

For many years, UAJA, along with many other entities in the Spring Creek watershed, have cooperated to fund the Spring Creek Watershed Monitoring Project, which ultimately became the Keystone Water Resources Center. The purpose of the center is to collect scientifically valid water resources data from the Spring Creek Watershed and share the data with anyone who asks for it. The data is trusted to be impartial and complies with sampling and analysis protocols accepted by PADEP and EPA.

Recommendation: No action required.

4.2 Rate Methodology

For several years the Board has been evaluating alternative rate structures and comparing those structures to the existing rate structure. Any rate structure must be reasonable and uniform to comply with the Pennsylvania Municipalities Authorities Act. While any rate structure is subject to a court challenge by any rate payer or payers, the current rate structure has already been through a challenge, and therefore the likelihood of a successful challenge is minimal. Any other rate structure that has been used by other municipal authorities and has been subject to similar rulings by the court would also pose less risk of successful challenge.

The Committee decided that three criteria were important for the rate structure for UAJA:

- Revenue Stability
- Administrative simplicity
- Fairness

UAJA hired a consultant to suggest several alternative rate structures. The consultant proposed three structures for consideration. A fourth structure was proposed by Tom Songer. Ultimately the report prepared by the consultant did not recommend a particular structure by implemented. The Rate Committee recommended the Songer structure be considered for further consideration. There was never a recommendation to adopt any particular structure.

Based on the three criteria that were determined by the Rate Committee to be important, staff has determined that the current rate's structure meets the requirement for "reasonable and uniform", provides the most revenue stability, is by far the most administratively simple, and is as fair as any other rate structure. Staff recommend that the current rate structure be selected as the rate structure to be used by UAJA.

Recommendation: Affirm that the current rate structure will continue to be the UAJA rate structure.

Affirm the current UAJA rate structure

A motion was made by Mr. Derr, second by Mr. Nucciarone, to affirm the current rate structure and continue to use this as the rate structure for UAJA. A vote was made with the following results: Derr, Glebe, Nucciarone, and Lapinski voting aye; Kunkle, Marshall, Ulbrecht, Daubert and Guss voting nay; Auman, abstained. The motion did not pass.

Adopt alternative rate methodology

Mr. Kunkle presented a written motion to the board, as follows: I move to adopt the Alternative Rate Methodology presented to the UAJA Board for consideration on April 16, 2025, by the Sewer Advisory subcommittee. Further, I move to amend the UAJA Rate Resolution effective January 1, 2027, to establish a minimum residential rate of one Equivalent Dwelling Unit (EDU) and a non-residential rate based on an annual total volume of metered water as provided by the regional water purveyors. Non-residential total EDU will be calculated using the as water account's prior calendar year total water volume divided by 48,000 gallons per year (an EDU). A minimum of one EDU shall be billed to each non-residential sewer account. Finally, that a draft revised 2027 Rate Resolution shall be presented to the UAJA Board no later than October 1, 2026. This motion was seconded by Mr. Ulbrecht. A vote was made with the following results: Ulbrecht, Kunkle, Marshall and Daubert voting aye; Derr, Guss, Glebe, Nucciarone and Lapinski voting nay; Auman, abstained. The motion did not pass.

4.3 Definition of an EDU

There seems to be confusion concerning just what an EDU is. An EDU is an Equivalent Dwelling Unit and is a unit of measure based on a typical residential home. UAJA does not define an EDU. Instead, UAJA used the EDU table contained in the rate resolution to place a value, in EDUs, for each use within the UAJA system. The only mention of a numerical flow value for an EDU is in the volume surcharge section. 175 gallons per day is also used for planning purposes for additions to UAJA's system. This is the number that is used for converting EDUs to hydraulic flow for estimating the hydraulic impact of a new development.

In the annual chapter 94 report to DEP, the number of gallons per EDU is estimated by dividing the average annual flow to the UAJA plant by the estimated number of EDUs. The UAJA EDUs are counted based on the billed EDUs according to the EDU table in the rate resolution. The number of EDUs in the Borough is estimated, because the Borough refuses to provide a count of EDUs according to the UAJA EDU table.

175 gallons per day is a reasonable planning number to use. It is conservative, which is important when estimating future flows. There needs to be a factor of safety. While UAJA's Collection and Maintenance crews are excellent at managing inflow and infiltration, no system is perfect. Extreme weather events result in very high instantaneous flows. One only needs to look at the flow charts that record the flow from the Borough to see just how extreme those flows can be.

Recommendation: Affirm the EDU table as is currently contained in the rate resolution, along with the 175 gallons per day used for planning purposes and surcharges.

Establish an EDU as 132 gal/day	A motion was made by Mr. Kunkle, second by Mr. Ulbrecht, to establish an EDU as 132 gallons per day, effective January 1, 2027. A vote was not made.
Establish an EDU as 132 gal/day for billing purposes	A motion was made by Mr. Guss, to amend Mr. Kunkle's motion to establish an EDU as 132 gallons per day for billing purposes, effective January 1, 2027. The motion was not seconded. A vote was not made.
Establish an EDU as 132 gal/day subject to a revised rate methodology - Approved	A motion was made by Mr. Kunkle, to establish an EDU as 132 gallons per day for billing purposes, effective January 1, 2027, subject to a revised rate methodology being adopted. The motion was not seconded. A vote was made with the following results: Ulbrecht, Kunkle, Glebe, Guss, Marshall and Daubert voting aye; Derr, Nucciarone and Lapinski voting nay; Auman, abstained. The motion passed.

5. New Business

5.1 Final Design: Shiloh Commercial Park Phase 2

Final design drawings for the Shiloh Commercial Park Phase 2 sewer extension (College Township) has been received and reviewed by staff and our consulting engineer. The sewer extension will serve 4 EDUs.

The review comments have been addressed.

Recommendation: Approve the drawings as submitted.

Final Design: Shiloh Commercial Park Phase 2 Approved	A motion was made by Mr. Guss, second by Mr. Auman, to approve the Final Design: Shiloh Commercial Park Phase 2 drawings. The motion passed unanimously.

5.2 Change Order No. 16 Contract 2022-01

This change order is to add a PRV for the gravity belt thickeners and a PRV for the cooling water tower. This change order adds $4,401.00 to the contract with no increase in time.

Recommendation: Approve Change Order No. 16, Contract 2022-01 for an increase of $4,401.00.

Change Order No. 16, Contract 2022-01 Approved	A motion was made by Mr. Kunkle, second by Mr. Auman, to approve Change Order No. 16, Contract 2022-01 for an increase of $4,401.00. The motion passed unanimously.

5.3 Change Order No. 14, Contract 2022-04

This change order is to lower two transducers in the headworks building. The change order increases the contract by $1,981.53 and no additional time.

Recommendation: Approve Change Order 14, Contract 2022-04 for an increase of $1,981.53.

Change Order No. 14, Project 2022-04 Approved	A motion was made by Mr. Derr, second by Mr. Auman, to approve Change Order No. 14, Contract 2022-04 for an increase of $1,981.53. The motion passed unanimously.

5.4 Requisitions

BRIF #1097	Ducken Tree Farm Strouse Ave. Project (Topsoil)	$162.40
BRIF #1098	HRG Oakwood Trunk Project	$3,500.00
BRIF #1099	HRG Reuse Water Storage Tank Maintenance	$2,089.50
BRIF #1100	Heidelberg Materials Collection System Projects (Stone)	$39,351.39
BRIF #1101	L/B Water Strouse Ave. Project (Misc. Materials)	$1,281.00
BRIF #1102	CDW Government Dell Pro Rugged Laptop	$3,385.85

BRIF #1103	Best Line Equipment Mortar Mixer	$4,750.00
BRIF #1104	Golden Equipment Portable Camera	$99,543.00
TOTAL BRIF-		**$154,063.14**

BRIF Fund Approved

A motion was made by Mr. Ulbrecht, second by Mr. Guss, to approve BRIF Fund #1097, #1098, #1099, #1100, #1101, #1102, #1103, and #1104 in the amount of $154,063.14. The motion passed unanimously.

Construction Fund #040	Keystone Engineering Group Sludge Drying Project- Network Upgrades	$152,065.53
Construction Fund #041	Morefield Sludge Drying Project- Phones	$987.95
Construction Fund #042	A & E Associates Sludge Drying Project- Valves	$7,944.25
Construction Fund #043	Quality Hydraulics, LLC Sludge Drying Project- Hose Reels	$4,417.76
Construction Fund #044	PA Municipal, Inc. Sludge Drying Project- Signs	$3,108.68
Construction Fund #045	A & H Equipment Sludge Drying Project- Racks	$2,014.85
Construction Fund #046	Myco Mechanical Pay App. #21- Sludge Drying Project-Plumbing	$1,439.25
Construction Fund #047	Myco Mechanical Pay App. #26- Sludge Drying Project-HVAC	$20,425.02
Construction Fund #048	Hayden Power Group Pay App. #27- Sludge Drying Project-Electrical	$206,705.20
TOTAL 2021 CONSTRUCTION FUND-		**$399,108.49**

Construction Fund Approved

A motion was made by Mr. Kunkle, second by Mr. Derr, to approve Construction Fund #040, #041, #042, #043, #044, #045, #046, #047, and #048 in the amount of $399,108.49. The motion passed unanimously.

Revenue Fund #230	Debt Service, Operation and Maintenance Expenses	$1,000,000.00

TOTAL REVENUE FUND- $1,000,000.00

Revenue Fund Approved

A motion was made by Mr. Guss, second by Mr. Derr, to approve Revenue Fund #230 in the amount of $1,000,000.00. The motion passed unanimously.

6. Reports to Officers

6.1 Financial Report

The different cost centers of the YTD budget report for the period ending June 30, 2026, were reviewed with the Board by Jason Brown.

6.2 Chairman's Report

Mr. Lapinski took a moment to extend his thanks to the board members, the public and all UAJA staff.

6.3 Plant Superintendent's Report

Septage Operations Report

The following comments are as presented to the Board in the written report prepared by Andy Breon, Plant Superintendent.

SEPTAGE OPERATIONS

LBS/SOLIDS

	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026
PORT MATILDA	734	963	3,002	2,581	1,409	1,233
HUSTON TOWNSHIP	600	534	583	550	567	333
EAGLE CREEK MOBILE PARK	0	0	0	0	0	0
TOTAL POUNDS	1,334	1,497	3,585	3,131	1,976	1,566

TOTAL GALLONS

	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026
RESIDENTIAL/COMMERCIAL	5,450	1,200	8,075	22,605	23,080	42,365
EAGLE CREEK MOBILE HOME	0	0	0	0	0	0
PORT MATILDA	5,500	5,500	18,500	17,500	6,500	6,500
HUSTON TOWNSHIP	6,000	8,000	8,000	8,000	8,000	8,000
MILLHEIM BOROUGH	0	79,600	731,748	0	116,300	0
TOTAL GALLONS	16,950	94,300	766,323	48,105	153,880	56,865

Plant Operations:

- Total Monthly Influent Flow: 138.87 MG
- Monthly Average Influent Flow: 4.63 MGD
- Highest Daily Influent Flow (6/28): 5.50 MGD
- Lowest Daily Influent Flow (6/13): 3.84 MGD
- 12-Month Rolling Effluent Average: 3.65 MGD
- Current Year Effluent Average: 3.14 MGD
- Plant effluent temperature monthly average: 68.1°
- Wetland temperature monthly average: 68.7°

On-line Treatment Units:

4- Primary Clarifiers
2- Aeration Basins
3- Secondary Clarifiers
8- De-nitrification Filters

Reuse Water Distribution Data

	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	YTD
Best Western Hotel	25,000	22,000	33,000	29,000	36,000	27,000	172,000
Centre Hills Country Club	0	0	0	678,000	1,279,000	4,845,800	6,802,800
Stewert Drive Hydrant	0	0	0	0	76,000	39,000	115,000
UAJA Collections Garage	0	2,000	3,000	0	0	2,000	7,000
Cintas	673,674	490,872	660,219	582,448	649,549	625,348	3,682,110
Red Line Car Wash	552,000	640,000	485,000	413,000	474,000	443,000	3,007,000
Centre Concrete	0	360,000	0	99,000	525,000	812,000	1,796,000
UAJA Plant Site Wetland	6,528,000	4,859,000	5,614,000	5,210,000	6,173,000	2,960,000	31,344,000
UAJA Plant Ozone Heat Exchanger	3,711,864	2,743,058	3,150,770	3,201,897	6,337,552	7,078,572	26,223,713
UAJA Plant Usage	61,000	16,000	28,000	40,000	82,000	120,000	347,000
GDK Park Vault	25,346,000	22,016,000	20,359,000	14,555,000	16,872,000	9,410,000	108,558,000
Mountain View Country Club	0	0	9,000	628,000	1,408,000	2,898,000	4,943,000
TOTAL GALLONS	36,897,538	31,148,930	30,341,989	25,436,345	33,912,101	29,260,720	186,997,623

Plant Maintenance:

- Main Staton Pump #2 was sent for routine service. Motor and pump bearings and seals will be replaced.
- Replaced heat pump HP-8.
- Switched Aeration Basins.
- Replaced the diaphragm in Primary Pump #1.

6.4 Collection Systems Superintendent's Report

The following comments are as presented to the Board in the written report prepared by Daren Brown, Collection System Superintendent.

Mainline Maintenance:

Mainline Cleaning – 4,710 ft cleaned/cut with root cutter.
Mainline televising – 9,338 ft televised – 75 manholes inspected.
Strouse Ave project- Replaced 593ft of mainline
Lateral repairs- 101 Grove Circle (Lemont)
111 Merry Hill Rd. (Lemont)
310 Matilda Ave. (Lemont)
Mainline repair- Weaver St. (Patton Township)
Adjusted 13 castings for paving projects

Lift Station Maintenance:

Cleaned (14) wet wells.
Replaced E-One grinder pumps at 2643 and 2625 Sleepy Hollow (Greenbriar)

Next Month Projects:

Finish Strouse Ave project
Start the Oakwood project
Manhole adjustments for paving projects

Inspection:

Blaise Alexander Hyundai (10% complete)
Blue Spring Enclave (80% complete)
Grayspoint 7B (waiting on As-builts)

Mainline Construction:

Summit Park (waiting on pre-construction meeting)
Mount Nittany Manor Phase 1&2 (waiting on pre-construction meeting)
Crew 814 Phase 1 (waiting on pre-construction meeting)

New Connections:

a. Single-Family Residential	14	c. Commercial	1
b. Multi-Family Residential	0	d. Non-Residential	0
		TOTAL	**15**

PA One-Calls Responded June 1 thru June 30, 2026: 541

6.5 Consulting Engineer's Report

The following comments are as presented to the Board in the written report prepared by the Consulting Engineer.

Retainer Services (001178.0693)

- Easement exhibits for the sewer lines in Innovation Park were prepared and submitted to UAJA and PSU.

Puddintown Interceptor Act 537 Special Study (P001178.0725

- Comment responses have been drafted along with language regarding a special purpose tapping fee. The updates have been submitted to staff for review.

West Patton (Meeks Lane) Pump Station Basis of Design (R001178.0730)

- HRG is working with the Developer (S&A Homes) to design the proposed pump station and force main.
- The Meeks Lane Special Study was approved by the PA DEP.

Reclaimed Water Storage Tanks Rehabilitation (R001178.0742)

- The Contractor has mobilized and is completing surface preparation on one of the tanks.
- A Progress Meeting has been scheduled for July 16th.

Oakwood Trunk Sewer Relocation and Upgrade (R001178.0749)

- The Component 3M was approved by the PA DEP.
- Coordination with PSU is ongoing to obtain bike path detour approval and rights-of-way.

Developer Plan Reviews:

- Shiloh Commercial Park Phase 2, Design (R001178.0759): Final Design drawings were recommended for approval on July 6, 2026.
- Mount Nittany Manor Phase 1A and 1B, Re-Design (R001178.0736): Re-design drawings were returned to the Developer's Engineer with comments.
- Mount Nittany Manor Phase 2, Re-Design (R001178.0737): Re-design drawings were returned to the Developer's Engineer with comments.
- Shiloh Commercial Park Phase 1, As-Builts (R001178.0760): As-built drawings were returned to the Developer's Engineer with comments.

6.6 Construction Engineer's Report

WWTP NPDES Permit – Phosphorus Study (094612027)

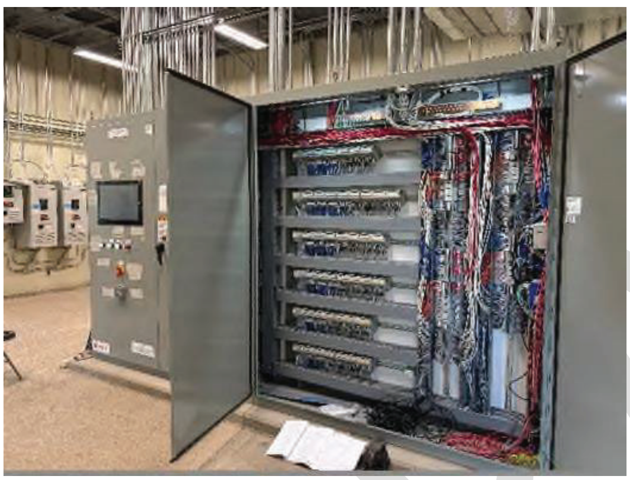
- We are working with a firm to develop a scope to model Spring Creek based on data collected.

Ozone Disinfection for Effluent (094612023)

- Contract 2021-05 – Contract closeout documents were issued via separate cover.

Anaerobic Digestion Project (094612026)

- Start up and commissioning for the Dryer continues. The General Contractor is continuing with installation of the biogas cleanup piping. The General Contractor has requested substantial completion for partial utilization of the Waste Receiving system, one of the Food Waste tanks, Wet Cake Bin, and one of the conveyors. The plumbing and HVAC contractor (Myco) has requested substantial completion, and a walk-through was conducted on June 12th.



- Contract 2022-01 (GC) – Change Order No. 16 – RETTEW has prepared and recommends Change Order No. 16 in the amount of $4,401.00 and an increase of 0 days to the Contract. This Change Order includes the addition of PRV and water the gravity belt thickeners and cooling water tower.
- Contract 2022-04 (EC) – Change Order No 14. – RETTEW has prepared and recommends Change Order No. 14 in the amount of $1,981.53 and an increase of 0 days to the Contract. This Change Order includes the lowering of two transducers in the Headworks Building.

Payment Requests to Date						
Contract Number	Application for Payment #	Current Payment Due	Contract Price to Date incld/CO	Total Work to Date	% Monetarily Complete	Balance of Contract Amount Including Retainage
2022-01			$69,468,695.42	$67,260,416.23	96.82%	$5,571,300.03
2022-02	21	$1,439.25	$892,290.99	$889,275.98	99.66%	$47,478.80
2022-03	26	$20,425.02	$1,204,119.12	$1,028,889.12	85.45%	$226,674.50
2022-04	27	$206,705.20	$7,784,973.60	$6,795,909.38	87.30%	$1,328,859.69
		$228,569.47	$79,350,079.13	$75,974,490.71	95.75%	$7,174,313.02

- No Application for Payment was received this month for Contract 2022-01 (General Construction).
- Application for Payment No. 21 has been received for Contract 2022-02 (Plumbing Construction) in the amount of $1,439.25. RETTEW recommends payment of Application for Payment No. 21 in the amount of $1,439.25.
- Application for Payment No. 26 has been received for Contract 2022-03 (HVAC Construction) in the amount of $20,425.02. RETTEW recommends payment of Application for Payment No. 26 in the amount of $20,425.02.
- Application for Payment No. 27 has been received for Contract 2022-04 (Electrical Construction) in the amount of $206,705.20. RETTEW recommends payment of Application for Payment No. 27 in the amount of $206,705.20.

Anaerobic Digestion Project Schedule

Milestone	Date
Notice to Proceed Issued	January 8, 2024
Revised Substantial Completion	March 31, 2026

6.7 Executive Director's Report

None.

7. Other Business

None.

8. Adjournment

A motion was made by Mr. Derr, second by Mr. Ulbrecht, to adjourn the meeting at 5:54 pm. The motion was passed unanimously.

Respectfully submitted,

UNIVERSITY AREA JOINT AUTHORITY

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Secretary/Assistant Secretary

UNIVERSITY AREA JOINT AUTHORITY

YEAR-TO-DATE BUDGET REPORT

FOR 2026 07

ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1040410 REVENUE-SEWER	-18,961,852	0	-18,961,852	-9,828,402.44	.00	-9,133,449.56	51.8%
1040420 REVENUE-SOLIDS	-908,000	0	-908,000	-13,500.78	.00	-894,499.22	1.5%
1040425 REVENUE-BU WATER	-30,000	0	-30,000	-20,254.00	.00	-9,746.00	67.5%
1040440 REVENUE-PERMIT/TAP FEES	-1,850,200	0	-1,850,200	-2,674,220.45	.00	824,020.45	144.5%
1040450 REVENUE-ADVCD. CONSTRC FEE	-45,000	0	-45,000	-39,359.08	.00	-5,640.92	87.5%
1040451 REVENUE-MISC. REIMBURSEMNT	-10,000	0	-10,000	-14,694.73	.00	4,694.73	146.9%
1040470 INTEREST EARNINGS-CASH ACCT	-1,950	0	-1,950	-1,138.60	.00	-811.40	58.4%
1040472 INTEREST EARNINGS-PLIGIT	-500	0	-500	-244.78	.00	-255.22	49.0%
1040474 INTEREST EARNINGS - TRUSTEE	-690,000	0	-690,000	-511,329.72	.00	-178,670.28	74.1%
1040480 REVENUES-MISCELLANEOUS	-202,000	0	-202,000	-67,499.74	.00	-134,500.26	33.4%
1045919 CIP-WWTP-LAB	74,000	0	74,000	27,998.99	.00	46,001.01	37.8%
1045921 CIP-COLLECTION MAINT I&I	594,300	0	594,300	275,537.55	.00	318,762.45	46.4%
1045922 CIP-COLLECTION-CONST. EQUIP	342,957	0	342,957	207,529.77	.00	135,427.23	60.5%
1045924 CIP-WWTP-PHYSICAL PLANT	3,581,400	0	3,581,400	1,369,493.14	.00	2,211,906.86	38.2%
1045928 CIP-BENEFICIAL REUSE	200,000	0	200,000	183,377.76	.00	16,622.24	91.7%
1045930 CIP-WWTP-COMPOST FACILITY	20,422,959	0	20,422,959	10,207,539.24	.00	10,215,419.76	50.0%
1050050 GENERAL & ADMINISTRATIVE	2,184,265	0	2,184,265	1,275,984.27	.00	908,280.73	58.4%
1050053 G & A - INFORMATION TECHNOL	322,941	0	322,941	93,693.20	.00	229,247.80	29.0%
1050054 G & A - FLEET/FUEL	215,000	0	215,000	109,715.06	.00	105,284.94	51.0%
1052052 DEBT SERVICE	10,596,420	0	10,596,420	2,677,944.59	.00	7,918,475.41	25.3%
1060019 WWTP - LABORATORY	389,908	0	389,908	221,342.96	.00	168,565.04	56.8%
1060022 TREATMENT PLANT MAINTENANCE	1,572,467	0	1,572,467	748,521.83	.00	823,945.17	47.6%
1060023 MAIN STATION	140,000	0	140,000	62,035.74	.00	77,964.26	44.3%
1060025 WWTP - IPP	143,709	0	143,709	72,665.98	.00	71,043.02	50.6%
1060028 WWTP - BENEFICIAL REUSE	1,257,527	0	1,257,527	675,343.45	.00	582,183.55	53.7%
1060029 WWTP - DEWATERING	479,772	0	479,772	187,284.82	.00	292,487.18	39.0%
1060030 WWTP - COMPOST	553,772	0	553,772	282,265.93	.00	271,506.07	51.0%
1060032 TREATMENT PLANT OPERATION	3,768,952	0	3,768,952	1,783,970.13	.00	1,984,981.87	47.3%
1070021 COLLECTION-MAINTENANCE	2,032,930	0	2,032,930	1,047,647.31	.00	985,282.69	51.5%
1070022 CONSTRUCT EQUIP MAINTENANCE	88,000	0	88,000	16,791.73	.00	71,208.27	19.1%
1070034 COLLECTION-INSPECTION	648,104	0	648,104	317,803.60	.00	330,300.40	49.0%
1070036 COLLECTION-PUMP STATION	165,900	0	165,900	78,630.31	.00	87,269.69	47.4%
TOTAL OPERATING FUND	27,075,781	0	27,075,781	8,752,473.04	.00	18,323,307.96	32.3%
TOTAL REVENUES	-22,699,502	0	-22,699,502	-13,170,644.32	.00	-9,528,857.68	
TOTAL EXPENSES	49,775,283	0	49,775,283	21,923,117.36	.00	27,852,165.64	

YEAR-TO-DATE BUDGET REPORT

FOR 2026 07

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
GRAND TOTAL	27,075,781	0	27,075,781	8,752,473.04	.00	18,323,307.96	32.3%

** END OF REPORT - Generated by Sierra Weight **

YEAR-TO-DATE BUDGET REPORT

FOR 2026 07

ACCOUNTS FOR: 10 OPERATING FUND		ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1040410 REVENUE-SEWER								
1040410 4101	UAJA TOTAL SEWER R	-13,272,732	0	-13,272,732	-6,583,162.33	.00	-6,689,569.67	49.6%*
1040410 4102	BORO SEWER TOTAL R	-5,469,120	0	-5,469,120	-2,934,748.33	.00	-2,534,371.67	53.7%*
1040410 4103	PGM TOTAL SEWER RE	0	0	0	-164,272.09	.00	164,272.09	100.0%
1040410 4104	PSU TOTAL SEWER RE	-70,000	0	-70,000	-27,579.19	.00	-42,420.81	39.4%*
1040410 4105	SURCHARGES TOTAL R	-150,000	0	-150,000	-118,640.50	.00	-31,359.50	79.1%*
TOTAL REVENUE-SEWER		-18,961,852	0	-18,961,852	-9,828,402.44	.00	-9,133,449.56	51.8%
1040420 REVENUE-SOLIDS								
1040420 4203	SLUDGE DISPOSAL	-20,000	0	-20,000	-13,500.78	.00	-6,499.22	67.5%*
1040420 4204	TIPPING FEES	-888,000	0	-888,000	.00	.00	-888,000.00	.0%*
TOTAL REVENUE-SOLIDS		-908,000	0	-908,000	-13,500.78	.00	-894,499.22	1.5%
1040425 REVENUE-BU WATER								
1040425 4251	REVENUE-BU WATER	-30,000	0	-30,000	-20,254.00	.00	-9,746.00	67.5%*
TOTAL REVENUE-BU WATER		-30,000	0	-30,000	-20,254.00	.00	-9,746.00	67.5%
1040440 REVENUE-PERMIT/TAP FEES								
1040440 4401	PERMIT/CONNECTION	-12,000	0	-12,000	-8,400.00	.00	-3,600.00	70.0%*
1040440 4402	TAP FEE-TREATMENT	-1,800,000	0	-1,800,000	-2,488,795.57	.00	688,795.57	138.3%
1040440 4403	GHANER TAP FEE	-10,000	0	-10,000	-128,646.00	.00	118,646.00	1286.5%
1040440 4404	TAP FEE-PGM COLLEC	0	0	0	-2,214.00	.00	2,214.00	100.0%
1040440 4405	IPP USER FEES	-3,800	0	-3,800	.00	.00	-3,800.00	.0%*
1040440 4409	WATER QUALITY MNGT	-900	0	-900	-200.00	.00	-700.00	22.2%*
1040440 4410	REPAIR PERMIT	-1,500	0	-1,500	-900.00	.00	-600.00	60.0%*
1040440 4411	TAP FEE - ROUTE 26	-5,000	0	-5,000	-16,950.00	.00	11,950.00	339.0%
1040440 4412	CIRCLEVILLE TAP FE	-2,000	0	-2,000	-17,586.68	.00	15,586.68	879.3%
1040440 4413	VALLEY VISTA TAP F	-15,000	0	-15,000	-10,528.20	.00	-4,471.80	70.2%*
TOTAL REVENUE-PERMIT/TAP FEES		-1,850,200	0	-1,850,200	-2,674,220.45	.00	824,020.45	144.5%

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FOR 2026 07

ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1040450 REVENUE-ADVCD. CONSTRC FEE							
1040450 4407 INSPECTION FEES	-45,000	0	-45,000	.00	.00	-45,000.00	.0%*
1040450 4407 B5506 INSPECTION FE	0	0	0	-7,653.46	.00	7,653.46	100.0%
1040450 4407 B5510 INSPECTION FE	0	0	0	-7,113.89	.00	7,113.89	100.0%
1040450 4407 B5511 INSPECTION FE	0	0	0	-10,742.94	.00	10,742.94	100.0%
1040450 4407 B5513 INSPECTION FE	0	0	0	-2,441.40	.00	2,441.40	100.0%
1040450 4407 B5519 INSPECTION FE	0	0	0	-1,951.83	.00	1,951.83	100.0%
1040450 4407 B5520 INSPECTION FE	0	0	0	-2,199.62	.00	2,199.62	100.0%
1040450 4407 B5527 INSPECTION FE	0	0	0	-1,130.52	.00	1,130.52	100.0%
1040450 4407 B5528 INSPECTION FE	0	0	0	-2,070.72	.00	2,070.72	100.0%
1040450 4407 B5529 INSPECTION FE	0	0	0	-1,049.41	.00	1,049.41	100.0%
1040450 4407 B5530 INSPECTION FE	0	0	0	-3,005.29	.00	3,005.29	100.0%
TOTAL REVENUE-ADVCD. CONSTRC FEE	-45,000	0	-45,000	-39,359.08	.00	-5,640.92	87.5%
1040451 REVENUE-MISC. REIMBURSEMNT							
1040451 4503 EMPLOYEE GROUP INS	-10,000	0	-10,000	-14,694.73	.00	4,694.73	146.9%
TOTAL REVENUE-MISC. REIMBURSEMNT	-10,000	0	-10,000	-14,694.73	.00	4,694.73	146.9%
1040470 INTEREST EARNINGS-CASH ACCTS							
1040470 4701 GENERAL CHECKING-I	-1,000	0	-1,000	-520.92	.00	-479.08	52.1%*
1040470 4702 PAYROLL-INTEREST E	-150	0	-150	-91.58	.00	-58.42	61.1%*
1040470 4717 SWEEP CHECKING-INT	-800	0	-800	-526.10	.00	-273.90	65.8%*
TOTAL INTEREST EARNINGS-CASH ACCTS	-1,950	0	-1,950	-1,138.60	.00	-811.40	58.4%
1040472 INTEREST EARNINGS-PLIGIT							
1040472 4703 PLIGIT-INTEREST EA	-100	0	-100	-36.32	.00	-63.68	36.3%*
1040472 4719 PLIGIT PLUS - INTE	-400	0	-400	-208.46	.00	-191.54	52.1%*
TOTAL INTEREST EARNINGS-PLIGIT	-500	0	-500	-244.78	.00	-255.22	49.0%
1040474 INTEREST EARNINGS - TRUSTEE							

YEAR-TO-DATE BUDGET REPORT

FOR 2026 07

ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1040474 4706 BOND REMP/IMP-INTE	-30,000	0	-30,000	-25,527.23	.00	-4,472.77	85.1%*
1040474 4724 INTEREST 93 DEBT S	-160,000	0	-160,000	-105,155.94	.00	-54,844.06	65.7%*
1040474 4725 INT 93 OPERATING E	-20,000	0	-20,000	-13,324.50	.00	-6,675.50	66.6%*
1040474 4726 INT 93 DEBT SERVIC	-80,000	0	-80,000	-9,643.94	.00	-70,356.06	12.1%*
1040474 4727 INT REVENUE FUND	-200,000	0	-200,000	-65,953.16	.00	-134,046.84	33.0%*
1040474 4734 2021 CONSTRUCTION	0	0	0	-27.04	.00	27.04	100.0%
1040474 4735 2024 CONSTRUCTION	0	0	0	-344.60	.00	344.60	100.0%
1040474 4736 2025 CONSTRUCTION	-200,000	0	-200,000	-291,353.31	.00	91,353.31	145.7%
TOTAL INTEREST EARNINGS - TRUSTEE	-690,000	0	-690,000	-511,329.72	.00	-178,670.28	74.1%
1040480 REVENUES-MISCELLANEOUS							
1040480 4899 MISCELLANEOUS RECE	-15,000	0	-15,000	-5,944.11	.00	-9,055.89	39.6%*
1040480 4909 SOLAR MAINTENANCE	-30,000	0	-30,000	.00	.00	-30,000.00	.0%*
1040480 4910 SREC	-157,000	0	-157,000	-61,555.63	.00	-95,444.37	39.2%*
TOTAL REVENUES-MISCELLANEOUS	-202,000	0	-202,000	-67,499.74	.00	-134,500.26	33.4%
1045919 CIP-WWTP-LAB							
1045919 0019 6454 LAB/IPP/SCADA	44,000	0	44,000	.00	.00	44,000.00	.0%
1045919 0019 6455 LAB UTILITY VE	30,000	0	30,000	27,998.99	.00	2,001.01	93.3%
TOTAL CIP-WWTP-LAB	74,000	0	74,000	27,998.99	.00	46,001.01	37.8%
1045921 CIP-COLLECTION MAINT I&I							
1045921 0021 6337 PERSIA PUMP ST	115,000	0	115,000	113,847.22	.00	1,152.78	99.0%
1045921 0021 6435 2ND STREET	49,200	0	49,200	34,019.60	.00	15,180.40	69.1%
1045921 0021 6436 STROUSE AVE	86,400	0	86,400	64,670.73	.00	21,729.27	74.9%
1045921 0021 6437 OAKWOOD TRUNK	174,900	0	174,900	.00	.00	174,900.00	.0%
1045921 0021 6439 DEEPWOOD	93,800	0	93,800	.00	.00	93,800.00	.0%
1045921 5405 6438 OAKWOOD TRUNK	75,000	0	75,000	63,000.00	.00	12,000.00	84.0%
TOTAL CIP-COLLECTION MAINT I&I	594,300	0	594,300	275,537.55	.00	318,762.45	46.4%
1045922 CIP-COLLECTION-CONST. EQUIPM							
1045922 0021 6412 PIPE RACK	0	0	0	815.33	.00	-815.33	100.0%*

YEAR-TO-DATE BUDGET REPORT

FOR 2026 07

ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1045922 0021 6415 TRUCK BED	30,054	0	30,054	32,623.86	.00	-2,569.86	108.6%*
1045922 0021 6440 TANDEM AXLE BO	11,622	0	11,622	11,670.86	.00	-48.86	100.4%*
1045922 0021 6441 BRUSH CUTTER	13,056	0	13,056	10,880.00	.00	2,176.00	83.3%
1045922 0021 6442 WELDER MIG W/	5,037	0	5,037	.00	.00	5,037.00	.0%
1045922 0021 6443 MORTAR MIXER S	13,405	0	13,405	.00	.00	13,405.00	.0%
1045922 0021 6444 MORTAR MIXER P	6,600	0	6,600	4,750.00	.00	1,850.00	72.0%
1045922 0021 6445 PORTABLE CAMER	119,452	0	119,452	103,139.37	.00	16,312.63	86.3%
1045922 0021 6446 FLAT BED UNIT	4,200	0	4,200	3,515.00	.00	685.00	83.7%
1045922 0021 6447 VFD ASPEN HEIG	6,385	0	6,385	.00	.00	6,385.00	.0%
1045922 0021 6448 PUMPS FOR ASPE	30,733	0	30,733	1,647.30	.00	29,085.70	5.4%
1045922 0021 6449 ASPHALT LEVELE	19,773	0	19,773	16,477.25	.00	3,295.75	83.3%
1045922 0021 6450 ROCK BUSTER SK	11,423	0	11,423	.00	.00	11,423.00	.0%
1045922 0021 6451 COMPOSITE MATS	28,582	0	28,582	21,520.00	.00	7,062.00	75.3%
1045922 0021 6452 EASEMENT MACHI	41,195	0	41,195	.00	.00	41,195.00	.0%
1045922 0021 6453 VINYL FENCE PE	1,440	0	1,440	490.80	.00	949.20	34.1%
TOTAL CIP-COLLECTION-CONST. EQUIPM	342,957	0	342,957	207,529.77	.00	135,427.23	60.5%
1045924 CIP-WWTP-PHYSICAL PLANT							
1045924 0024 6304 PRIMARY SCUM P	0	0	0	2,558.77	.00	-2,558.77	100.0%*
1045924 0024 6324 OZONE DISINFEC	0	0	0	12,000.00	.00	-12,000.00	100.0%*
1045924 0024 6325 OZONE DISINFEC	0	0	0	316,248.70	.00	-316,248.70	100.0%*
1045924 0024 6333 DISSOLVED PHOS	100,000	0	100,000	.00	.00	100,000.00	.0%
1045924 0024 6338 HEADWORKS BUIL	1,351,500	0	1,351,500	867,382.00	.00	484,118.00	64.2%
1045924 0024 6347 BOOSTER STATIO	50,000	0	50,000	27,029.75	.00	22,970.25	54.1%
1045924 0024 6349 MAIN PUMP STAT	808,900	0	808,900	57,190.50	.00	751,709.50	7.1%
1045924 0024 6351 MOUNTAIN TANKS	480,000	0	480,000	.00	.00	480,000.00	.0%
1045924 0024 6353 UTILITY WATER	262,000	0	262,000	.00	.00	262,000.00	.0%
1045924 0024 6424 HIGH SERVICE P	0	0	0	13,735.00	.00	-13,735.00	100.0%*
1045924 0024 6456 PRIMARY DEHUMI	75,000	0	75,000	.00	.00	75,000.00	.0%
1045924 0024 6457 A/C COLLECTION	13,000	0	13,000	11,136.00	.00	1,864.00	85.7%
1045924 0024 6458 CONTROL PANEL	255,000	0	255,000	.00	.00	255,000.00	.0%
1045924 0024 6459 BOOSTER STATIO	18,000	0	18,000	12,929.69	.00	5,070.31	71.8%
1045924 5405 6348 BOOSTER STATIO	10,100	0	10,100	.00	.00	10,100.00	.0%
1045924 5405 6350 MAIN PUMP STAT	47,500	0	47,500	4,204.00	.00	43,296.00	8.9%
1045924 5405 6352 MOUNTAIN TANKS	30,000	0	30,000	3,514.50	.00	26,485.50	11.7%
1045924 5405 6357 AERATION SYSTE	37,600	0	37,600	23,914.23	.00	13,685.77	63.6%
1045924 5405 6359 HEADWORKS BUIL	0	0	0	17,650.00	.00	-17,650.00	100.0%*
1045924 5405 6421 GENERATOR ATS	42,800	0	42,800	.00	.00	42,800.00	.0%
TOTAL CIP-WWTP-PHYSICAL PLANT	3,581,400	0	3,581,400	1,369,493.14	.00	2,211,906.86	38.2%

1045928 CIP-BENEFICIAL REUSE

FOR 2026 07

ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1045928 0028 6239 MF MEMBRANE RE	175,000	0	175,000	183,377.76	.00	-8,377.76	104.8%*
1045928 5405 6360 ENGINEERING	25,000	0	25,000	.00	.00	25,000.00	.0%
TOTAL CIP-BENEFICIAL REUSE	200,000	0	200,000	183,377.76	.00	16,622.24	91.7%
1045930 CIP-WWTP-COMPOST FACILITY							
1045930 0030 6326 SOLIDS DRYING	736,000	0	736,000	451,477.80	.00	284,522.20	61.3%
1045930 0030 6327 SOLIDS DRYING	18,820,000	0	18,820,000	9,387,523.26	.00	9,432,476.74	49.9%
1045930 0030 6460 STARTUP UTILIT	400,000	0	400,000	.00	.00	400,000.00	.0%
1045930 0030 6461 JLG SCISSORS L	82,000	0	82,000	81,044.00	.00	956.00	98.8%
1045930 0030 6462 BOBCAT FORKLIF	98,709	0	98,709	.00	.00	98,709.00	.0%
1045930 0030 6463 JLG TELEHANDLE	213,000	0	213,000	213,000.00	.00	.00	100.0%
1045930 0030 6464 STARTUP EQUIPM	73,250	0	73,250	74,494.18	.00	-1,244.18	101.7%*
TOTAL CIP-WWTP-COMPOST FACILITY	20,422,959	0	20,422,959	10,207,539.24	.00	10,215,419.76	50.0%
1050050 GENERAL & ADMINISTRATIVE							
1050050 5001 SUPERVISOR LABOR	320,133	0	320,133	158,495.80	.00	161,637.20	49.5%
1050050 5002 REGULAR LABOR	409,725	0	409,725	221,046.92	.00	188,678.08	54.0%
1050050 5006 VACATION	0	0	0	26,430.72	.00	-26,430.72	100.0%*
1050050 5007 SICK	0	0	0	12,094.95	.00	-12,094.95	100.0%*
1050050 5008 PERSONAL	0	0	0	4,634.41	.00	-4,634.41	100.0%*
1050050 5010 HOLIDAY	0	0	0	20,682.55	.00	-20,682.55	100.0%*
1050050 5101 FICA EXPENSE	45,251	0	45,251	27,588.75	.00	17,662.25	61.0%
1050050 5102 MEDICARE EXPENSE	10,583	0	10,583	6,452.09	.00	4,130.91	61.0%
1050050 5201 UNEMPLOYMENT EXPEN	20,000	0	20,000	15,143.22	.00	4,856.78	75.7%
1050050 5202 GROUP HEALTH INSUR	158,116	0	158,116	70,361.75	.00	87,754.25	44.5%
1050050 5203 PENSION (401) UAJA	0	0	0	44,302.23	.00	-44,302.23	100.0%*
1050050 5203 6011 PENSION-COMPOS	72,986	0	72,986	.00	.00	72,986.00	.0%
1050050 5205 COBRA EMPLOYEE INS	15,000	0	15,000	14,651.70	.00	348.30	97.7%
1050050 5207 GROUP LIFE INSURAN	145,000	0	145,000	85,940.72	.00	59,059.28	59.3%
1050050 5208 HEALTH DEDUCTIBLE	165,000	0	165,000	82,101.01	.00	82,898.99	49.8%
1050050 5301 OFFICE SUPPLIES	20,000	0	20,000	14,293.69	.00	5,706.31	71.5%
1050050 5302 POSTAGE/SHIPPING	40,000	0	40,000	25,622.29	.00	14,377.71	64.1%
1050050 5303 JANITORIAL SUPPLIE	8,500	0	8,500	2,845.06	.00	5,654.94	33.5%
1050050 5307 PETTY CASH EXPENDI	100	0	100	7.61	.00	92.39	7.6%
1050050 5401 ADVERTISING	1,500	0	1,500	1,431.78	.00	68.22	95.5%

YEAR-TO-DATE BUDGET REPORT

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ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1050050 5402 AUDIT	25,000	0	25,000	26,233.74	.00	-1,233.74	104.9%*
1050050 5405 ENGINEERING-RETAIN	1,000	0	1,000	500.00	.00	500.00	50.0%
1050050 5406 LEGAL	75,000	0	75,000	24,584.71	.00	50,415.29	32.8%
1050050 5408 INSURANCE - COMMER	403,392	0	403,392	238,244.00	.00	165,148.00	59.1%
1050050 5499 MISCELLANEOUS OUTS	60,000	0	60,000	36,737.98	.00	23,262.02	61.2%
1050050 5501 1054 O & M - COPIER	0	0	0	390.00	.00	-390.00	100.0%*
1050050 5601 COMMUNICATIONS	30,000	0	30,000	5,646.71	.00	24,353.29	18.8%
1050050 5701 TRAINING, SEMINARS	20,000	0	20,000	16,530.67	.00	3,469.33	82.7%
1050050 5702 MEMBERSHIPS, SUBSC	8,500	0	8,500	7,322.00	.00	1,178.00	86.1%
1050050 5703 UNIFORMS-BOOTS-GLO	22,000	0	22,000	10,594.96	.00	11,405.04	48.2%
1050050 5704 VACCINATIONS	4,000	0	4,000	1,795.00	.00	2,205.00	44.9%
1050050 5706 EMPLOYEE/EMPLOYER	3,000	0	3,000	1,684.44	.00	1,315.56	56.1%
1050050 5707 MEAL ALLOWANCE	250	0	250	57.06	.00	192.94	22.8%
1050050 5708 SAFETY EQUIPMENT	8,000	0	8,000	15,938.87	.00	-7,938.87	199.2%*
1050050 5710 DRUG/ALCOHOL TESTI	1,300	0	1,300	487.00	.00	813.00	37.5%
1050050 6006 MISCELLANEOUS EXPE	1,000	0	1,000	4,647.20	.00	-3,647.20	464.7%*
1050050 6007 BANK FEES/CHARGES	0	0	0	105.00	.00	-105.00	100.0%*
1050050 6015 WATER-CTWA	11,000	0	11,000	2,895.25	.00	8,104.75	26.3%
1050050 6017 GARBAGE	8,000	0	8,000	3,946.04	.00	4,053.96	49.3%
1050050 6019 CNET	10,029	0	10,029	7,693.25	.00	2,335.75	76.7%
1050050 6382 CUSTODIAN SERVICES	52,800	0	52,800	18,740.00	.00	34,060.00	35.5%
1050050 6383 PEST CONTROL	3,100	0	3,100	1,920.00	.00	1,180.00	61.9%
1050050 7512 PUDDINTOWN SPECIAL	5,000	0	5,000	15,163.14	.00	-10,163.14	303.3%*
TOTAL GENERAL & ADMINISTRATIVE	2,184,265	0	2,184,265	1,275,984.27	.00	908,280.73	58.4%
1050053 G & A - INFORMATION TECHNOLOGY							
1050053 IT71 INTERNET SERVICE	11,400	0	11,400	4,108.65	.00	7,291.35	36.0%
1050053 IT72 HARDWARE-DATA PROC	112,700	0	112,700	22,082.71	.00	90,617.29	19.6%
1050053 IT73 SOFTWARE-DATA PROC	169,741	0	169,741	63,625.84	.00	106,115.16	37.5%
1050053 IT74 IT MOBILE	29,100	0	29,100	3,876.00	.00	25,224.00	13.3%
TOTAL G & A - INFORMATION TECHNOLOGY	322,941	0	322,941	93,693.20	.00	229,247.80	29.0%
1050054 G & A - FLEET/FUEL							
1050054 5502 VEHICLE MAINTENANC	80,000	0	80,000	35,545.94	.00	44,454.06	44.4%
1050054 5603 1006 GASOLINE.	35,000	0	35,000	19,517.36	.00	15,482.64	55.8%
1050054 5603 1008 DIESEL FUEL	100,000	0	100,000	54,651.76	.00	45,348.24	54.7%

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ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
TOTAL G & A - FLEET/FUEL	215,000	0	215,000	109,715.06	.00	105,284.94	51.0%
1052052 DEBT SERVICE							
1052052 5801 INTEREST PAID-1993	5,343,420	0	5,343,420	2,665,444.59	.00	2,677,975.41	49.9%
1052052 5901 PRINCIPAL PAID-199	5,234,500	0	5,234,500	.00	.00	5,234,500.00	.0%
1052052 6125 TRUSTEE FESS 2017A	1,850	0	1,850	.00	.00	1,850.00	.0%
1052052 6126 TRUSTEE FEE 2017B	1,850	0	1,850	.00	.00	1,850.00	.0%
1052052 6127 TRUSTEE FEE 2018	1,850	0	1,850	1,750.00	.00	100.00	94.6%
1052052 6128 TRUSTEE FEE 2020	1,850	0	1,850	1,825.00	.00	25.00	98.6%
1052052 6129 TRUSTEE FEE 20A	1,850	0	1,850	.00	.00	1,850.00	.0%
1052052 6130 TRUSTEE FEE 21	1,850	0	1,850	1,725.00	.00	125.00	93.2%
1052052 6131 TRUSTEE FEE 21A	1,850	0	1,850	1,750.00	.00	100.00	94.6%
1052052 6132 TRUSTEE FEE 22	1,850	0	1,850	1,750.00	.00	100.00	94.6%
1052052 6133 TRUSTEE FEE 24	1,850	0	1,850	1,850.00	.00	.00	100.0%
1052052 6134 TRUSTEE FEE 25	1,850	0	1,850	1,850.00	.00	.00	100.0%
TOTAL DEBT SERVICE	10,596,420	0	10,596,420	2,677,944.59	.00	7,918,475.41	25.3%
1060019 WWTP - LABORATORY							
1060019 5001 SUPERVISOR LABOR	97,980	0	97,980	47,230.81	.00	50,749.19	48.2%
1060019 5002 REGULAR LABOR	164,554	0	164,554	75,059.93	.00	89,494.07	45.6%
1060019 5003 OVERTIME LABOR	5,000	0	5,000	1,916.42	.00	3,083.58	38.3%
1060019 5006 VACATION	0	0	0	11,928.26	.00	-11,928.26	100.0%*
1060019 5007 SICK	0	0	0	5,533.77	.00	-5,533.77	100.0%*
1060019 5008 PERSONAL DAY	0	0	0	1,220.39	.00	-1,220.39	100.0%*
1060019 5009 JURY/CIVIL/VOLUNTE	0	0	0	121.56	.00	-121.56	100.0%*
1060019 5010 HOLIDAY	0	0	0	6,906.77	.00	-6,906.77	100.0%*
1060019 5101 FICA EXPENSE	16,277	0	16,277	9,457.57	.00	6,819.43	58.1%
1060019 5102 MEDICARE EXPENSE	3,807	0	3,807	2,211.21	.00	1,595.79	58.1%
1060019 5202 GROUP HEALTH INSUR	36,150	0	36,150	19,884.03	.00	16,265.97	55.0%
1060019 5203 PENSION (401) UAJA	22,140	0	22,140	12,483.57	.00	9,656.43	56.4%
1060019 5305 SMALL EQUIPMT/TOOL	14,000	0	14,000	8,823.25	.00	5,176.75	63.0%
1060019 5306 LAB SUPPLIES	20,000	0	20,000	17,010.88	.00	2,989.12	85.1%
1060019 5501 EQUIPMENT MAINTENA	10,000	0	10,000	1,554.54	.00	8,445.46	15.5%
TOTAL WWTP - LABORATORY	389,908	0	389,908	221,342.96	.00	168,565.04	56.8%
1060022 TREATMENT PLANT MAINTENANCE							
1060022 5001 SUPERVISOR LABOR	46,725	0	46,725	23,975.75	.00	22,749.25	51.3%

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ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1060022 5002 REGULAR LABOR	553,366	0	553,366	222,667.70	.00	330,698.30	40.2%
1060022 5003 OVERTIME LABOR	8,000	0	8,000	55.33	.00	7,944.67	.7%
1060022 5006 VACATION	0	0	0	16,738.94	.00	-16,738.94	100.0%*
1060022 5007 SICK	0	0	0	9,666.16	.00	-9,666.16	100.0%*
1060022 5008 PERSONAL DAY	0	0	0	4,401.81	.00	-4,401.81	100.0%*
1060022 5009 JURY/CIVIL/VOLUNTE	0	0	0	1,965.50	.00	-1,965.50	100.0%*
1060022 5010 HOLIDAY	0	0	0	13,279.66	.00	-13,279.66	100.0%*
1060022 5101 FICA EXPENSE	36,285	0	36,285	18,311.62	.00	17,973.38	50.5%
1060022 5102 MEDICARE EXPENSE	8,486	0	8,486	4,282.76	.00	4,203.24	50.5%
1060022 5202 GROUP HEALTH INSUR	97,250	0	97,250	46,916.01	.00	50,333.99	48.2%
1060022 5203 PENSION (401) UAJA	46,175	0	46,175	21,420.09	.00	24,754.91	46.4%
1060022 5304 OPERATIONAL SUPPLI	5,000	0	5,000	578.82	.00	4,421.18	11.6%
1060022 5305 SMALL EQUIPMT/TOOL	14,000	0	14,000	2,460.09	.00	11,539.91	17.6%
1060022 5501 EQUIPMENT MAINTENA	240,000	0	240,000	101,798.69	.00	138,201.31	42.4%
1060022 5501 6174 SCADIA MAINT	140,000	0	140,000	44,998.91	.00	95,001.09	32.1%
1060022 5501 6175 UV MAINT	40,000	0	40,000	24,644.98	.00	15,355.02	61.6%
1060022 5501 6283 SOLAR MAINTENA	120,000	0	120,000	94,850.41	.00	25,149.59	79.0%
1060022 5503 BUILDING & GROUND	75,000	0	75,000	51,601.87	.00	23,398.13	68.8%
1060022 5508 GRIT REMOVAL-PLANT	50,000	0	50,000	13,992.30	.00	36,007.70	28.0%
1060022 5603 FUEL, OIL, LUBRICA	25,000	0	25,000	7,111.93	.00	17,888.07	28.4%
1060022 6384 SOLAR GRAZING	17,180	0	17,180	8,590.00	.00	8,590.00	50.0%
1060022 7511 LANDSCAPE	50,000	0	50,000	14,212.50	.00	35,787.50	28.4%
TOTAL TREATMENT PLANT MAINTENANCE	1,572,467	0	1,572,467	748,521.83	.00	823,945.17	47.6%
1060023 MAIN STATION							
1060023 5002 B5001 REGULAR LABOR	0	0	0	11,910.29	.00	-11,910.29	100.0%*
1060023 5101 B5001 FICA EXPENSE	0	0	0	738.46	.00	-738.46	100.0%*
1060023 5102 B5001 MEDICARE EXPE	0	0	0	172.64	.00	-172.64	100.0%*
1060023 5202 B5001 GROUP HEALTH	0	0	0	1,845.56	.00	-1,845.56	100.0%*
1060023 5203 B5001 PENSION (401)	0	0	0	862.46	.00	-862.46	100.0%*
1060023 5505 B5001 PUMP STATION	75,000	0	75,000	19,705.13	.00	55,294.87	26.3%
1060023 5602 B5001 O&M MAIN STAT	65,000	0	65,000	26,801.20	.00	38,198.80	41.2%
TOTAL MAIN STATION	140,000	0	140,000	62,035.74	.00	77,964.26	44.3%
1060025 WWTP - IPP							
1060025 5001 SUPERVISOR LABOR	97,980	0	97,980	47,163.59	.00	50,816.41	48.1%

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ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1060025 5006 VACATION	0	0	0	2,646.07	.00	-2,646.07	100.0%*
1060025 5007 SICK	0	0	0	2,748.61	.00	-2,748.61	100.0%*
1060025 5009 JURY/CIVIL/VOLUNTE	0	0	0	121.19	.00	-121.19	100.0%*
1060025 5010 HOLIDAY	0	0	0	2,578.89	.00	-2,578.89	100.0%*
1060025 5101 FICA EXPENSE	6,075	0	6,075	3,451.95	.00	2,623.05	56.8%
1060025 5102 MEDICARE EXPENSE	1,421	0	1,421	807.45	.00	613.55	56.8%
1060025 5202 GROUP HEALTH INSUR	14,435	0	14,435	7,622.38	.00	6,812.62	52.8%
1060025 5203 PENSION (401) UAJA	9,798	0	9,798	5,525.85	.00	4,272.15	56.4%
1060025 5305 SMALL EQUIPMT/TOOL	1,000	0	1,000	.00	.00	1,000.00	.0%
1060025 5410 ANALYSIS	12,000	0	12,000	.00	.00	12,000.00	.0%
1060025 5501 EQUIPMENT MAINTENA	1,000	0	1,000	.00	.00	1,000.00	.0%
TOTAL WWTP - IPP	143,709	0	143,709	72,665.98	.00	71,043.02	50.6%
1060028 WWTP - BENEFICIAL REUSE							
1060028 5001 SUPERVISOR LABOR	46,725	0	46,725	23,975.75	.00	22,749.25	51.3%
1060028 5006 VACATION	0	0	0	686.42	.00	-686.42	100.0%*
1060028 5007 SICK	0	0	0	386.60	.00	-386.60	100.0%*
1060028 5009 JURY/CIVIL/VOLUNTE	0	0	0	121.19	.00	-121.19	100.0%*
1060028 5010 HOLIDAY	0	0	0	1,232.60	.00	-1,232.60	100.0%*
1060028 5101 FICA EXPENSE	2,897	0	2,897	1,637.01	.00	1,259.99	56.5%
1060028 5102 MEDICARE EXPENSE	678	0	678	382.95	.00	295.05	56.5%
1060028 5202 GROUP HEALTH INSUR	9,555	0	9,555	4,715.13	.00	4,839.87	49.3%
1060028 5203 PENSION (401) UAJA	4,672	0	4,672	2,640.22	.00	2,031.78	56.5%
1060028 5304 OPERATIONAL SUPPLI	25,000	0	25,000	5,211.54	.00	19,788.46	20.8%
1060028 5304 1065 OPERATIONAL SU	627,500	0	627,500	306,749.58	.00	320,750.42	48.9%
1060028 5305 SMALL EQUIPMT/TOOL	2,500	0	2,500	47.94	.00	2,452.06	1.9%
1060028 5410 LAB ANALYSIS	18,000	0	18,000	6,981.81	.00	11,018.19	38.8%
1060028 5501 EQUIPMENT MAINTENA	175,000	0	175,000	149,788.90	.00	25,211.10	85.6%
1060028 5602 1064 POWER	285,000	0	285,000	127,199.84	.00	157,800.16	44.6%
1060028 5605 CTWA REIMBURSE	60,000	0	60,000	43,585.97	.00	16,414.03	72.6%
TOTAL WWTP - BENEFICIAL REUSE	1,257,527	0	1,257,527	675,343.45	.00	582,183.55	53.7%
1060029 WWTP - DEWATERING							
1060029 5001 SUPERVISOR LABOR	46,725	0	46,725	23,975.75	.00	22,749.25	51.3%
1060029 5003 OVERTIME LABOR	3,500	0	3,500	12,704.68	.00	-9,204.68	363.0%*
1060029 5006 VACATION	0	0	0	1,558.92	.00	-1,558.92	100.0%*

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ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1060029 5007 SICK	0	0	0	841.04	.00	-841.04	100.0%*
1060029 5009 JURY/CIVIL/VOLUNTE	0	0	0	121.19	.00	-121.19	100.0%*
1060029 5010 HOLIDAY	0	0	0	3,176.73	.00	-3,176.73	100.0%*
1060029 5101 FICA EXPENSE	2,897	0	2,897	2,627.53	.00	269.47	90.7%
1060029 5102 MEDICARE EXPENSE	678	0	678	614.57	.00	63.43	90.6%
1060029 5202 GROUP HEALTH INSUR	9,550	0	9,550	8,353.57	.00	1,196.43	87.5%
1060029 5203 PENSION (401) UAJA	4,672	0	4,672	2,885.56	.00	1,786.44	61.8%
1060029 5304 OPERATIONAL SUPPLI	500	0	500	.00	.00	500.00	.0%
1060029 5304 1036 POLYMER	164,250	0	164,250	27,192.00	.00	137,058.00	16.6%
1060029 5501 EQUIPMENT MAINTENA	125,000	0	125,000	45,415.18	.00	79,584.82	36.3%
1060029 5602 1042 POWER-DEWATERI	122,000	0	122,000	57,818.10	.00	64,181.90	47.4%
TOTAL WWTP - DEWATERING	479,772	0	479,772	187,284.82	.00	292,487.18	39.0%
1060030 WWTP - COMPOST							
1060030 5001 SUPERVISOR LABOR	46,725	0	46,725	23,975.75	.00	22,749.25	51.3%
1060030 5002 REGULAR LABOR	0	0	0	73,201.40	.00	-73,201.40	100.0%*
1060030 5003 OVERTIME LABOR	0	0	0	3,008.99	.00	-3,008.99	100.0%*
1060030 5006 VACATION	0	0	0	686.42	.00	-686.42	100.0%*
1060030 5007 SICK	0	0	0	386.60	.00	-386.60	100.0%*
1060030 5009 JURY/CIVIL/VOLUNTE	0	0	0	121.19	.00	-121.19	100.0%*
1060030 5010 HOLIDAY	0	0	0	1,486.69	.00	-1,486.69	100.0%*
1060030 5101 FICA EXPENSE	2,897	0	2,897	6,377.84	.00	-3,480.84	220.2%*
1060030 5102 MEDICARE EXPENSE	678	0	678	1,491.67	.00	-813.67	220.0%*
1060030 5202 GROUP HEALTH INSUR	9,550	0	9,550	14,692.38	.00	-5,142.38	153.8%*
1060030 5203 PENSION (401) UAJA	4,672	0	4,672	6,667.24	.00	-1,995.24	142.7%*
1060030 5304 OPERATIONAL SUPPLI	2,000	0	2,000	1,457.66	.00	542.34	72.9%
1060030 5305 SMALL EQUIPMT/TOOL	2,000	0	2,000	.00	.00	2,000.00	.0%
1060030 5409 LICENSE & FEES	1,000	0	1,000	500.00	.00	500.00	50.0%
1060030 5410 LAB ANALYSIS	15,000	0	15,000	360.80	.00	14,639.20	2.4%
1060030 5501 EQUIPMENT MAINTENA	20,000	0	20,000	14,203.90	.00	5,796.10	71.0%
1060030 5506 1032 SKID STEER 184	0	0	0	1,657.29	.00	-1,657.29	100.0%*
1060030 5602 1041 POWER-COMPOST	210,000	0	210,000	104,072.60	.00	105,927.40	49.6%
1060030 5603 1007 NATURAL GAS -	120,000	0	120,000	26,520.38	.00	93,479.62	22.1%
1060030 5607 DIGESTER SUPPLEMEN	12,000	0	12,000	.00	.00	12,000.00	.0%
1060030 5608 BOILER TREATMENT C	3,750	0	3,750	.00	.00	3,750.00	.0%
1060030 5609 SCALE CERTIFICATIO	5,000	0	5,000	.00	.00	5,000.00	.0%
1060030 5610 GARBAGE DISPOSAL	30,000	0	30,000	1,251.93	.00	28,748.07	4.2%
1060030 5611 THERMAL OIL/NITROG	1,500	0	1,500	145.20	.00	1,354.80	9.7%
1060030 5612 SOLIDS SOFTWARE	15,000	0	15,000	.00	.00	15,000.00	.0%
1060030 5613 RNG SERVICE CONTRA	37,500	0	37,500	.00	.00	37,500.00	.0%

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ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1060030 5614 MISC SERVICE CONTR	12,500	0	12,500	.00	.00	12,500.00	.0%
1060030 5708 SAFETY EQUIPMENT	2,000	0	2,000	.00	.00	2,000.00	.0%
TOTAL WWTP - COMPOST	553,772	0	553,772	282,265.93	.00	271,506.07	51.0%
1060032 TREATMENT PLANT OPERATION							
1060032 5001 SUPERVISOR LABOR	46,725	0	46,725	23,975.75	.00	22,749.25	51.3%
1060032 5002 REGULAR LABOR	983,830	0	983,830	396,068.19	.00	587,761.81	40.3%
1060032 5003 OVERTIME LABOR	162,000	0	162,000	112,660.11	.00	49,339.89	69.5%
1060032 5004 SHIFT LABOR	15,000	0	15,000	9,055.70	.00	5,944.30	60.4%
1060032 5006 VACATION	0	0	0	11,443.18	.00	-11,443.18	100.0%*
1060032 5007 SICK	0	0	0	15,952.35	.00	-15,952.35	100.0%*
1060032 5008 PERSONAL DAY	0	0	0	6,836.12	.00	-6,836.12	100.0%*
1060032 5009 JURY/CIVIL/VOLUNTE	0	0	0	121.19	.00	-121.19	100.0%*
1060032 5010 HOLIDAY	0	0	0	24,271.03	.00	-24,271.03	100.0%*
1060032 5101 FICA EXPENSE	63,894	0	63,894	37,487.23	.00	26,406.77	58.7%
1060032 5102 MEDICARE EXPENSE	14,943	0	14,943	8,767.32	.00	6,175.68	58.7%
1060032 5202 GROUP HEALTH INSUR	255,060	0	255,060	82,856.06	.00	172,203.94	32.5%
1060032 5203 PENSION (401) UAJA	78,460	0	78,460	24,859.69	.00	53,600.31	31.7%
1060032 5304 OPERATION SUPPLIES	14,000	0	14,000	15,832.02	.00	-1,832.02	113.1%*
1060032 5304 1034 ALUM	368,000	0	368,000	242,048.41	.00	125,951.59	65.8%
1060032 5304 1070 CARBON SUPPLEM	354,000	0	354,000	53,007.44	.00	300,992.56	15.0%
1060032 5304 6397 OXYGEN BISULFI	284,000	0	284,000	94,013.93	.00	189,986.07	33.1%
1060032 5405 1053 STREAM MONITOR	14,040	0	14,040	14,040.00	.00	.00	100.0%
1060032 5409 LICENSE & FEES	14,000	0	14,000	21,376.25	.00	-7,376.25	152.7%*
1060032 5410 ANALYSIS	40,000	0	40,000	14,251.90	.00	25,748.10	35.6%
1060032 5499 MISCELLANEOUS OUTS	50,000	0	50,000	5,546.00	.00	44,454.00	11.1%
1060032 5602 1043 POWER-PLANT	1,011,000	0	1,011,000	569,500.26	.00	441,499.74	56.3%
TOTAL TREATMENT PLANT OPERATION	3,768,952	0	3,768,952	1,783,970.13	.00	1,984,981.87	47.3%
1070021 COLLECTION-MAINTENANCE							
1070021 5001 SUPERVISOR LABOR	165,248	0	165,248	80,136.71	.00	85,111.29	48.5%
1070021 5002 REGULAR LABOR	1,116,252	0	1,116,252	336,339.17	.00	779,912.83	30.1%
1070021 5002 6172 REGULAR LABOR	0	0	0	55,487.31	.00	-55,487.31	100.0%*
1070021 5002 6337 REGULAR LABOR	0	0	0	2,114.85	.00	-2,114.85	100.0%*
1070021 5002 6435 REGULAR LABOR	0	0	0	43,775.11	.00	-43,775.11	100.0%*
1070021 5002 6436 REGULAR LABOR	0	0	0	65,567.56	.00	-65,567.56	100.0%*

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1070021 5002 B5002 REGULAR LABOR	0	0	0	6,263.20	.00	-6,263.20	100.0%*
1070021 5002 B5003 REGULAR LABOR	0	0	0	6,263.20	.00	-6,263.20	100.0%*
1070021 5002 B5004 REGULAR LABOR	0	0	0	6,263.07	.00	-6,263.07	100.0%*
1070021 5002 B5519 REGULAR LABOR	0	0	0	1,224.38	.00	-1,224.38	100.0%*
1070021 5002 B5527 REGULAR LABOR	0	0	0	600.91	.00	-600.91	100.0%*
1070021 5002 B5528 REGULAR LABOR	0	0	0	848.07	.00	-848.07	100.0%*
1070021 5002 B5529 REGULAR LABOR	0	0	0	607.87	.00	-607.87	100.0%*
1070021 5002 B5530 REGULAR LABOR	0	0	0	1,404.91	.00	-1,404.91	100.0%*
1070021 5003 OVERTIME LABOR	31,500	0	31,500	19,966.08	.00	11,533.92	63.4%
1070021 5006 VACATION	0	0	0	38,412.34	.00	-38,412.34	100.0%*
1070021 5007 SICK	0	0	0	19,938.26	.00	-19,938.26	100.0%*
1070021 5008 PERSONAL	0	0	0	8,666.32	.00	-8,666.32	100.0%*
1070021 5009 JURY/CIVIL/VOLUNTE	0	0	0	2,081.77	.00	-2,081.77	100.0%*
1070021 5010 HOLIDAY	0	0	0	33,563.97	.00	-33,563.97	100.0%*
1070021 5101 FICA EXPENSE	77,659	0	77,659	42,414.98	.00	35,244.02	54.6%
1070021 5101 6172 FICA EXPENSE	0	0	0	3,440.19	.00	-3,440.19	100.0%*
1070021 5102 MEDICARE EXPENSE	18,162	0	18,162	9,919.51	.00	8,242.49	54.6%
1070021 5102 6172 MEDICARE EXPEN	0	0	0	804.59	.00	-804.59	100.0%*
1070021 5202 GROUP HEALTH INSUR	259,365	0	259,365	114,815.74	.00	144,549.26	44.3%
1070021 5202 6172 GROUP HEALTH I	0	0	0	10,238.84	.00	-10,238.84	100.0%*
1070021 5203 PENSION (401) UAJA	100,244	0	100,244	50,111.52	.00	50,132.48	50.0%
1070021 5203 6172 PENSION (401)	0	0	0	4,115.67	.00	-4,115.67	100.0%*
1070021 5305 SMALL EQUIPMT/TOOL	20,000	0	20,000	7,372.77	.00	12,627.23	36.9%
1070021 5504 SEWER LINE MAINTEN	150,000	0	150,000	44,898.21	.00	105,101.79	29.9%
1070021 6385 GIS AND MAPPING	64,500	0	64,500	29,539.73	.00	34,960.27	45.8%
1070021 ER01 RENTAL OF EQUIPMEN	5,000	0	5,000	1,300.50	.00	3,699.50	26.0%
1070021 ER14 RENTAL LOWBOY	5,000	0	5,000	.00	.00	5,000.00	.0%
1070021 PV01 TRENCH PAVING-CONT	20,000	0	20,000	-850.00	.00	20,850.00	-4.3%
TOTAL COLLECTION-MAINTENANCE	2,032,930	0	2,032,930	1,047,647.31	.00	985,282.69	51.5%
1070022 CONSTRUCT EQUIP MAINTENANCE							
1070022 5501 SMALL EQUIPMENT MA	8,000	0	8,000	1,912.48	.00	6,087.52	23.9%
1070022 5506 LG. CONSTRC. EQUIP	80,000	0	80,000	14,879.25	.00	65,120.75	18.6%
TOTAL CONSTRUCT EQUIP MAINTENANCE	88,000	0	88,000	16,791.73	.00	71,208.27	19.1%
1070034 COLLECTION-INSPECTION							
1070034 5001 SUPERVISOR LABOR	165,248	0	165,248	80,136.89	.00	85,111.11	48.5%

FOR 2026 07

ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1070034 5001 B5504 SUPERVISOR LA	0	0	0	119.97	.00	-119.97	100.0%*
1070034 5001 B5511 SUPERVISOR LA	0	0	0	1,319.65	.00	-1,319.65	100.0%*
1070034 5002 REGULAR LABOR	321,920	0	321,920	105,090.25	.00	216,829.75	32.6%
1070034 5002 B5504 REGULAR LABOR	0	0	0	1,479.60	.00	-1,479.60	100.0%*
1070034 5002 B5507 REGULAR LABOR	0	0	0	1,279.66	.00	-1,279.66	100.0%*
1070034 5002 B5510 REGULAR LABOR	0	0	0	1,359.65	.00	-1,359.65	100.0%*
1070034 5002 B5511 REGULAR LABOR	0	0	0	3,459.09	.00	-3,459.09	100.0%*
1070034 5002 B5525 REGULAR LABOR	0	0	0	1,614.58	.00	-1,614.58	100.0%*
1070034 5003 OVERTIME LABOR	15,000	0	15,000	2,767.39	.00	12,232.61	18.4%
1070034 5006 VACATION	0	0	0	18,607.17	.00	-18,607.17	100.0%*
1070034 5007 SICK	0	0	0	7,287.39	.00	-7,287.39	100.0%*
1070034 5008 PERSONAL	0	0	0	2,739.28	.00	-2,739.28	100.0%*
1070034 5009 JURY/CIVIL/VOLUNTE	0	0	0	577.72	.00	-577.72	100.0%*
1070034 5010 HOLIDAY	0	0	0	11,108.58	.00	-11,108.58	100.0%*
1070034 5101 FICA EXPENSE	30,204	0	30,204	14,985.84	.00	15,218.16	49.6%
1070034 5102 MEDICARE EXPENSE	7,063	0	7,063	3,504.88	.00	3,558.12	49.6%
1070034 5202 GROUP HEALTH INSUR	63,500	0	63,500	31,931.22	.00	31,568.78	50.3%
1070034 5203 PENSION (401) UAJA	40,669	0	40,669	18,892.36	.00	21,776.64	46.5%
1070034 5304 OPERATIONAL SUPPLI	4,000	0	4,000	1,456.91	.00	2,543.09	36.4%
1070034 5305 SMALL EQUIPMT/TOOL	500	0	500	.00	.00	500.00	.0%
1070034 5507 B5354 MT NITTANY EL	0	0	0	-850.00	.00	850.00	100.0%
1070034 5507 B5506 INSPECTION EN	0	0	0	1,597.50	.00	-1,597.50	100.0%*
1070034 5507 B5510 INSPECTION EN	0	0	0	1,092.50	.00	-1,092.50	100.0%*
1070034 5507 B5511 INSPECTION EN	0	0	0	805.00	.00	-805.00	100.0%*
1070034 5507 B5513 INSPECTION EN	0	0	0	402.50	.00	-402.50	100.0%*
1070034 5507 B5523 INSPECTION EN	0	0	0	44.00	.00	-44.00	100.0%*
1070034 5507 B5526 INSPECTION EN	0	0	0	4,994.02	.00	-4,994.02	100.0%*
TOTAL COLLECTION-INSPECTION	648,104	0	648,104	317,803.60	.00	330,300.40	49.0%
1070036 COLLECTION-PUMP STATION							
1070036 5305 SMALL EQUIPMT/TOOL	1,000	0	1,000	.00	.00	1,000.00	.0%
1070036 5501 EQUIPMENT MAINTENA	20,000	0	20,000	984.56	.00	19,015.44	4.9%
1070036 5505 O & M PUMP STATION	70,000	0	70,000	28,054.04	.00	41,945.96	40.1%
1070036 5505 B5002 O & M CLASTER	300	0	300	24.99	.00	275.01	8.3%
1070036 5505 B5003 O & M NORTH M	300	0	300	.00	.00	300.00	.0%
1070036 5505 B5004 O & M SOUTH M	300	0	300	.00	.00	300.00	.0%
1070036 5602 POWER	70,000	0	70,000	48,365.98	.00	21,634.02	69.1%
1070036 5602 B5002 POWER-CLASTER	500	0	500	59.13	.00	440.87	11.8%
1070036 5602 B5004 POWER-SOUTH M	500	0	500	227.38	.00	272.62	45.5%
1070036 5603 PUMP STATION PROPA	3,000	0	3,000	914.23	.00	2,085.77	30.5%
TOTAL COLLECTION-PUMP STATION	165,900	0	165,900	78,630.31	.00	87,269.69	47.4%

UNIVERSITY AREA JOINT AUTHORITY

YEAR-TO-DATE BUDGET REPORT

FOR 2026 07

ACCOUNTS FOR: 10 OPERATING FUND	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
TOTAL OPERATING FUND	27,075,781	0	27,075,781	8,752,473.04	.00	18,323,307.96	32.3%
TOTAL REVENUES	-22,699,502	0	-22,699,502	-13,170,644.32	.00	-9,528,857.68	
TOTAL EXPENSES	49,775,283	0	49,775,283	21,923,117.36	.00	27,852,165.64	

FOR 2026 07

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
GRAND TOTAL	27,075,781	0	27,075,781	8,752,473.04	.00	18,323,307.96	32.3%

** END OF REPORT - Generated by Sierra Weight **

UNIVERSITY AREA JOINT AUTHORITY

To: UAJA Board
From: Jason Brown
Re: Financial Report - End of July 2026

Cash Accounts		
General Checking	$410,398.18	
Payroll Checking	$9,037.28	
PLIGIT Checking	$1,808.97	
Petty Cash	$80.81	
Revenue Fund Accounts		
Revenue Sweep	$823,135.63	
Revenue Trustee	$2,033,474.26	
Savings Accounts		
PLIGIT Plus	$10,137.31	
93 BRIF	$3,313,907.11	
	TOTAL LIQUID ASSETS	**$6,601,979.55**
Dedicated Accounts		
2015 DSF	$241.47	
2017A DSF	$171.76	
2017 B & C DSF	$827.77	
2018 DSF	$318.48	
2020 DSF	$6,548.64	
2020A DSF	$7.22	
2021 DSF	$9.42	
2021A DSF	$1,019.18	
2022 DSF	$4,796.21	
2024 DSF	$20,670.85	
2025 DSF	$10,431.42	
2021 Construction Fund	$236,983.47	
2024 Construction Fund - Biosolids	$218.93	
2024 Construction Fund - Solar Purchase	$17,979.63	
2025 Construction Fund - Biosolids	$9,035,857.45	
2024 Capitalized Interest Fund	$1.30	
2025 Capitalized Interest Fund	$6,113.07	
	TOTAL DEDICATED ASSETS	**$9,342,196.27**
Restricted Accounts		
93 Oper. Expense Reserve	$959,367.56	
93 Debt Service Reserve	$9,662,861.63	
		$10,622,229.19
Receivables Outstanding		
UAJA Sewer	$2,312,274.21	
UAJA Surcharge	$63,343.50	
Borough Sewer	$5,965,794.36	
PGM Sewer	$60,509.09	
PSU Sewer	$0.00	
	TOTAL OUTSTANDING	**$8,401,921.16**

SUPERINTENDENT'S REPORT
Andrew Breon, Superintendent
July 2026 Data

PLANT OPERATIONS:

12-Month Rolling Effluent Average:	3.20 MGD	Average Plant Effluent Temperature:	72.4°
Current Year Effluent Average:	3.58 MGD	Highest Daily Influent Flow (7/5):	7.28 MGD
Total Monthly Influent Flow:	164.32 MG	Lowest Daily Influent Flow (7/25):	4.15 MGD
Average Monthly Influent Flow:	5.30 MGD	Average GDK Wetlands Temperature:	70.8°

On-Line Treatment Units:
4—Primary Clarifiers
2—Aeration Basins
3—Secondary Clarifiers
8—Denitrification Filters

REUSE WATER DISTRIBUTION:

	Jan	Feb	Mar	Apr	May	Jun	Jul	YTD
Best Western Hotel	25,000	22,000	33,000	29,000	36,000	27,000	28,000	200,000
Centre Hills Country Club	0	0	0	678,000	1,279,000	4,845,800	2,792,200	9,595,000
Stewert Drive Hydrant	0	0	0	0	76,000	39,000	18,000	133,000
UAJA Collections Garage	0	2,000	3,000	0	0	2,000	1,000	8,000
Cintas	673,674	490,872	660,219	582,448	649,549	625,348	615,769	4,297,879
Red Line Car Wash	552,000	640,000	485,000	413,000	474,000	443,000	354,000	3,361,000
Centre Concrete	0	360,000	0	99,000	525,000	812,000	776,000	2,572,000
UAJA Plant Site Wetland	6,528,000	4,859,000	5,614,000	5,210,000	6,173,000	2,960,000	4,660,000	36,004,000
UAJA Plant Ozone	3,711,864	2,743,058	3,150,770	3,201,897	6,337,552	7,078,572	9,187,032	35,410,745
UAJA Plant Usage	61,000	16,000	28,000	40,000	82,000	120,000	29,000	376,000
GDK Park Vault	25,346,000	22,016,000	20,359,000	14,555,000	16,872,000	9,410,000	9,312,000	117,870,000
Mountain View Country Club	0	0	9,000	628,000	1,408,000	2,898,000	2,576,000	7,519,000
Total Gallons:	36,897,538	31,148,930	30,341,989	25,436,345	33,912,101	29,260,720	30,349,001	217,346,624

BIOSOLIDS OPERATIONS REPORT FOR JULY 2026:

	TONS			
	May	Jun	Jul	YTD
Sludge:				
Denali-Back River	239.0	958.0	945.6	2,142.6
Borough of Tyrone	0.0	14.0	112.1	126.1
Food Waste:				
Denali/Organiz	0.0	105.0	479.5	584.5
New Freedom—Pepper Brine	0.0	11.0	10.7	21.7
Total Tons:	239.0	1,088.0	1,547.9	2,874.9

SEPTAGE OPERATIONS REPORT FOR JULY 2026:

Pounds of Solids Received:

	Jan	Feb	Mar	Apr	May	Jun	Jul	YTD
Eagle Creek Mobile Home	0	0	0	0	0	0	0	0
Huston Township	600	534	583	550	567	333	834	4,001
Port Matilda	734	963	3,002	2,581	1,409	1,233	2,176	12,098
Total Pounds	1,334	1,497	3,585	3,131	1,976	1,566	3,010	16,099

Gallons Received:

	Jan	Feb	Mar	Apr	May	Jun	Jul	YTD
Residential/Commercial	5,450	1,200	8,075	22,605	23,080	42,365	55,320	158,095
Eagle Creek Mobile Home	0	0	0	0	0	0	0	0
Huston Township	6,000	8,000	8,000	8,000	8,000	8,000	16,000	62,000
Millheim Borough	0	79,600	731,748	0	116,300	0	0	927,648
Port Matilda	5,500	5,500	18,500	17,500	6,500	6,500	11,000	71,000
Total Gallons	16,950	94,300	766,323	48,105	153,880	56,865	82,320	1,218,743

PLANT MAINTENANCE:

- Replaced the flow meter for Centrifuge #1.
- Replaced the VFD for Booster Pump 1 and the back plane and PLC for the main control panel at the Booster Station.
- Replaced the soft start control for the RO CIP Pump.
- Repaired the process valves and piping on MF 2, MF 5, and MF 6.
- Replaced the low-level float and transducer at the Main Station.
- Provided support for Bio Solids equipment start-up.

UNIVERSITY AREA JOINT AUTHORITY

1576 Spring Valley Road
State College, PA 16801

COLLECTION SYSTEMS SUPERINTENDENT'S REPORT

Activities for the month of July 2026

Daren Brown, Superintendent

MAINLINE MAINTENANCE:

Mainline Cleaning – 10,269 ft cleaned/cut with root cutter.
Mainline televising – 3,151 ft televised – 20 manholes inspected.
Strouse Ave project- Completed (paved and restored)
Oakwood project- Started prep work and did bike path crossing
2- Lateral repairs on Edith St. (Ferguson Township)
5-Casting adjustment for paving

LIFT STATION MAINTENANCE:

Cleaned (22) wet wells.

NEXT MONTH PROJECTS:

Oakwood project
Mainline repair (Copper Beach Apt.)
Manhole adjustments for paving projects

INSPECTION:

Blaise Alexander Hyundai (10% complete)
Blue Spring Enclave (waiting on as-builts)
Grayspoint 7B (waiting on As-builts)

MAINLINE CONSTRUCTION:

Summit Park (waiting on pre-construction meeting)
Mount Nittany Manor Phase 1&2 (waiting on pre-construction meeting)
Crew 814 Phase 1 (waiting on pre-construction meeting)
Shiloh Commercial Park Phase 2 (waiting on pre-construction meeting)

NEW CONNECTIONS:

a. Single-Family Residential	8	c.	Commercial	1
b. Multi-Family Residential	0	d	Non-Residential	0
			TOTAL	**9**

PA One-Calls Responded to July 1 thru 31 = 557

Herbert, Rowland & Grubic, Inc.
2568 Park Center Boulevard
State College, PA 16801
814.238.7117
www.hrg-inc.com

CONSULTING ENGINEER'S REPORT

UNIVERSITY AREA JOINT AUTHORITY

HRG Project Number: 001178.0693

August 19, 2026

The following summarizes our recent services performed on behalf of the University Area Joint Authority (Authority):

RETAINER SERVICES (R001178.0693)

- Easement exhibits for the sewer lines in Innovation Park were prepared and submitted to UAJA and PSU.

PUDDINTOWN INTERCEPTOR ACT 537 SPECIAL STUDY (R001178.0725)

- Comment responses have been drafted along with language regarding a special purpose tapping fee.
- The updates will be submitted to the CRPA.

WEST PATTON (MEEKS LANE) PUMP STATION BASIS OF DESIGN (R001178.0730)

- HRG is working with the Developer (S&A Homes) to design the proposed pump station and force main.
- The Meeks Lane Special Study was approved by the PA DEP.
- A proposal to complete the gravity sanitary sewer design for the Authority's portion of the project was submitted to staff for review.

RECLAIMED WATER STORAGE TANKS REHABILITATION (R001178.0742)

- The contractor has completed the on-site work. Administrative and closeout items are being finalized.
- Application for Payment No. 1 in the amount of $345,681.25 was submitted by Contract No. 26-01, Worldwide Industries Corp. Based on the work completed and the requirements of the Contract, payment in this amount is recommended.

OAKWOOD TRUNK SEWER RELOCATION AND UPGRADE (R001178.0749)

- Coordination with PSU is ongoing to obtain bike path detour approval and rights-of-way.
- An application for a Water Quality Management Permit was submitted to DEP.

DEVELOPER PLAN REVIEWS:

- Mount Nittany Manor Phase 1A and 1B, Re-Design (R001178.0736): Re-design drawings were reviewed and are recommended for approval.
- Mount Nittany Manor Phase 2, Re-Design (R001178.0737): Re-design drawings were reviewed and are recommended for approval.

HERBERT, ROWLAND & GRUBIC, INC.

Benjamin R. Burns, P.E.
Team Leader | Water & Wastewater

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RETTEW

We answer to you.

330 Innovation Boulevard, Suite 104, State College, PA 16803 ● Phone: (800) 738-8395
E-mail: rettew@rettew.com ● Website: rettew.com

Engineers

Environmental Consultants

Surveyors

Landscape Architects

Safety Consultants

University Area Joint Authority
Summation of Project Activities

August 2026

WWTP NPDES Permit – Phosphorus Study (094612027)

- We are working with a firm to develop a scope to model Spring Creek based on the data collected.

Ozone Disinfection for Effluent (094612023)

- Contract 2021-05 – Contract closeout documents were issued via separate cover.

Anaerobic Digestion Project (094612026)

- Commissioning of the biosolids dryer is continuing along with the hand-off of operations to the UAJA operators.
- Veolia has moved back to the commissioning of the Anerobic Digesters.
- Sysadvance has begun the first stages of cold commissioning of the gas upgrading system.
- The contractor for both the HVAC and Plumbing contracts have achieved Substantial Completion as is reflected in the applications for payment for consideration at the Board meeting.

- Contract 2022-02 (PC) – Change Order No. 06 – RETTEW has prepared and recommends Change Order No. 06 in the amount of $2,383.23 and an increase of 0 days to the Contract. This Change Order includes additional effort associated with the sprinkler system along with removal of the plumbing within the janitor closet located in the Thickening Building.

Payment Requests To Date

Contract Number	Application for Payment #	Current Payment Due	Contract Price To Date incld/CO	Total Work To Date	% Monetarily Complete	Balance of Contract Amount Including Retainage
2022-01			$69,499,732.42	$69,221,313.47	99.60%	$5,602,337.03
2022-02	21	$35,667.67	$897,364.85	$897,364.85	100.00%	$16,875.00
2022-03	27	$67,299.43	$1,204,119.12	$1,204,119.12	100.00%	$159,375.00
2022-04	28	$461,983.64	$7,786,955.13	$7,282,207.95	93.52%	$868,857.58
		$564,950.74	$79,388,171.52	$78,605,005.39	99.01%	$4,784,592.23

- Application for Payment No. 31 has been received for Contract 2022-01 (General Construction) in the amount of $1,862,852.38. RETTEW has reviewed the progress of work and does not agree with the current progress to date and has reduced this amount to $0.00.
- Application for Payment No. 21 has been received for Contract 2022-02 (Plumbing Construction) in the amount of $35,667.67. RETTEW recommends payment of Application for Payment No. 21 in the amount of $35,667.67.
- Application for Payment No. 27 has been received for Contract 2022-03 (HVAC Construction) in the amount of $67,299.43. RETTEW recommends payment of Application for Payment No. 27 in the amount of $67,229.43.
- Application for Payment No. 28 has been received for Contract 2022-04 (Electrical Construction) in the amount of $461,983.64. RETTEW recommends payment of Application for Payment No. 28 in the amount of $461,983.64.

Anaerobic Digestion Project Schedule

Milestone	Date
Notice to Proceed Issued	January 8, 2024
Revised Substantial Completion	March 31, 2026

UNIVERSITY AREA JOINT AUTHORITY
1576 Spring Valley Road
State College, PA 16801

EXECUTIVE DIRECTOR'S REPORT

August 19, 2026

INFORMATION ITEMS

Borough of State College Delinquency

The unpaid balance for the Borough of State College is $5,965,794.36.

Biosolids Project

Since near the end of May, the systems of the Biosolids Project have been starting up and are slowly being ramped up to higher throughput of biosolids and food waste. The completion of the construction is in sight, however, the real work begins as the UAJA staff learn to operate the new systems, and ultimately optimize the operation to maximize net revenue. The staff has already exceeded the estimated throughput as they figure out how to allow more food waste and biosolids to be trucked in. Since May, UAJA has received 7,497 tons of material, which results in almost $300,000 in revenue. The staff and engineers are brainstorming small modifications that can be made to the systems to allow more flexibility and increase net revenue by bringing in more material, reducing operating costs, or both.

The goal is to reduce sewer rates for all UAJA sewer customers by bringing in revenue from outside of the Centre Region. The gas that is extracted from the organic matter is renewable energy.

ACTION ITEMS

2. Approval of the Minutes

3. Public Comment

3.1 Other items not on the agenda

4. Old Business

None

5. New Business

5.1 Centre Region Act 537 Plan Presentation

The Centre Region's Act 537 Sewage Facilities Plan was last comprehensively updated in 2006 but has continued to evolve through special studies, planning modules, and amendments associated with changes to the Regional Growth Boundary and Sewer Service Area. Pam Adams, Centre Regional Planning Agency Director, will provide an overview of the ongoing Centre Region Comprehensive Plan update, explain the purpose and role of the Act 537 Plan, and discuss how future growth and land use decisions can inform long-term wastewater planning. The presentation will also discuss recent planning activities and anticipated next steps for evaluating the Region's long-term sewage facilities planning needs in partnership with UAJA.

Recommendation: Presentation only, no action anticipated.

5.2 Ferris Land Development Road Agreement and Land Sale

Ferris Land Development LLC is the owner of the land along the current Spring Valley Road. They are proposing to build a new road to replace Spring Valley Road. The new road would ultimately become a Benner Township Road. The road project will benefit UAJA by replacing the more than 30-year-old Spring Valley Road with a wider road designed for truck traffic and will be maintained by Benner Township. Under the agreement UAJA will contribute $400,000.00 to the construction of the road upon completing of the road. The draft agreement is included in the agenda report.

In addition to the road and to facilitate the construction of a cul-de-sac outside of the UAJA fence, UAJA will sell the 0.5-acre parcel immediately outside of the UAJA gate according to the sale agreement. The appraisal report and the draft sale agreement are included in the agenda report.

Both of these agreements may be modified upon review by Ferris Land Development LLC. If there are changes, the revised agreements will be added to the September meeting agenda.

Recommendation: Approve the draft agreements as presented.

5.3 Final Design: Mount Nittany Manor Phase 1A, 1B and Phase 2

Final design drawings for Mount Nittany Manor Phase 1A, 1B and Phase 2 (College Township) have been received and reviewed by staff and our consulting engineer. The sewer extension will serve 49 EDUs. The review comments have been addressed.

Recommendation: Approve the drawings as submitted.

5.4 Change Order No. 06, Contract 2022-02 Myco Mechanical

This change order is to add a small amount of additional effort required to complete the sprinkler system, as well as removing the plumbing within the janitor closet in the operations room, which has been repurposed as the computer room for the SCADA computers and telecommunications equipment. The total of this change order is $2383.23 and no change to contract time.

Recommendation: Approve Change Order No. 06, Contract 2022-02 for and addition of $2383.23.

5.5 Requisitions

BRIF #1105	Ducken Tree Farm Oakwood Trunk Line (Topsoil)	$481.47
BRIF #1106	Xylem Water Solutions Aspen Heights Pumps	$30,189.90
BRIF #1107	Heidelberg Materials Oakwood Trunk Line (Stone)	$644.66
BRIF #1108	L/B Water Oakwood Trunk Line (Misc. Materials)	$33,058.40
BRIF #1109	Centre County Silt Sock Oakwood Trunk Line	$210.00
BRIF #1110	Siteone Landscape	$324.57

	Oakwood Trunk Line (Seed & Fertilizer)	
BRIF #1111	US Municipal Supply Easement Machine	$34,521.88
BRIF #1112	Case Power Equipment Cement Bucket and Skidsteer Breaker	$20,030.19
BRIF #1113	Glenn O. Hawbaker Strouse Ave. Project (Asphalt)	$11,113.29
BRIF #1114	EBY Paving Strouse Avenue Project (Asphalt)	$16,928.98
BRIF #1115	Ruppert Landscape Oakwood Trunk Line (Filter Socks)	$253.10
BRIF #1116	Irvin Farms Oakwood Trunk Line (Straw)	$144.00
BRIF #1117	Worldwide Industries Pay App. #1- Reuse Water Tank Rehab Project	$345,681.25
TOTAL BRIF-		**$493,581.69**
Construction Fund #049	Keystone Engineering Group Sludge Drying Project- Network Upgrades	$123,748.81
Construction Fund #050	Rettew Assoc. Sludge Drying Project- Engineering	$73,056.96
Construction Fund #051	Morefield Sludge Drying Project- Network Cabling	$4,667.00
Construction Fund #052	APR Supply Sludge Drying Project- GBT Valves	$2,242.92
Construction Fund #053	Cole-Parmer Sludge Drying Project- Lab Supplies	$545.32
Construction Fund #054	VWR Sludge Drying Project- Lab Supplies	$3,691.60
Construction Fund #055	Robinson Septic Service Sludge Drying Project- Liners & Disposal	$24,854.48
Construction Fund #056	Hillis-Carnes Engineering Sludge Drying Project- Inspection	$570.00

TOTAL 2021 CONSTRUCTION FUND-		**$233,377.09**
Construction Fund #123	Robinson Septic Service Sludge Drying Project- Sludge Disposal	$46,918.57
Construction Fund #124	Quandel Construction Pay App. #31- Sludge Drying Project-General	$0.00
Construction Fund #125	Myco Mechanical Pay App. #22- Sludge Drying Project-Plumbing	$35,667.67
Construction Fund #126	Myco Mechanical Pay App. #27- Sludge Drying Project-HVAC	$67,299.43
Construction Fund #127	Hayden Power Group Pay App. #28- Sludge Drying Project-Electrical	$461,983.64
TOTAL 2025 CONSTRUCTION FUND (Biosolids)-		**$611,869.31**
Revenue Fund #231	Debt Service, Operation and Maintenance Expenses	$1,000,000.00
TOTAL REVENUE FUND-		**$1,000,000.00**

6. Reports of Officers

7. Other Business

8. Executive Session to discuss legal matters

9. Adjournment

Restricted Use Appraisal

of

.50 Acre of Land

1576 Spring Valley Road
State College, PA 16801
Tax Parcel: 37-005-,025A,0000-

As of

July 2, 2026

Prepared For:
University Area Joint Authority
c/o David S. Gaines, Esquire
Miller, Kistler, Campbell
720 South Atherton Street, Suite 201
State College, PA 16801

Prepared By:
Mr. Scott G. Shamrock
PA Certified General Real Estate Appraiser

Shamrock Appraisal and Consulting Services, Inc.
226 West Main Street
Boalsburg, PA 16827
(814) 360-5163

July 3, 2026

University Area Joint Authority
c/o David S. Gaines, Esquire
Miller, Kistler, Campbell
720 South Atherton Street, Suite 201
State College, PA 16801

Mr. Gaines:

In response to your authorization, we have conducted the required investigation, gathered the necessary data, and made certain analyses that have enabled us to develop a Restricted Use Appraisal of the following property.

.50 Acre of Vacant Land

1576 Spring Valley Road
State College, PA 16801
Tax Parcel: 37-005-,025A,0000-

The subject property consists of a vacant, unimproved, triangular shaped land parcel located between Spring Valley Road and an adjacent access road in Benner Independent Township. The tax record does not identify public water, public sewer, or other utilities for the parcel. The subject parcel consists of maintained lawn area with several mature shade trees along one side and an overhead utility line/pole on the other side.

The subject site is zoned Commercial, but based on the physical configuration, the parcel does not appear to be a typical independently developable commercial site. Any potential independent development would likely be constrained by setback requirements, parking and access requirements, site layout limitations, and the limited usable depth and shape of the parcel. Therefore, the Commercial zoning is recognized, but the site is not analyzed as having the same utility as a standard buildable commercial lot.

The purpose of this appraisal is to give an opinion of value for the property interest as follows:

- Market Value
- Fee Simple Interest
- AS-IS

The intended use of this appraisal is for the purpose of assisting the client in establishing an opinion of value for the potential sale to the adjoining landowner who owns Tax Parcel #37-005-025.

To develop the opinion of value, the appraiser performed an "*Appraisal* "process, as defined by the Uniform Standards of Appraisal Practice (USPAP, 2025).

The intended user of this appraisal is:

University Area Joint Authority
c/o David S. Gaines, Esquire
Miller, Kistler, Campbell
720 South Atherton Street, Suite 201
State College, PA 16801

This appraisal may not be used by or relied upon by any person or party, other than the intended user, for any purpose whatsoever without the express written consent of the appraiser.

As a result of my appraisal, I have reached the conclusion that the "Market Value" of the "Fee Simple Interest" of the property is:

Extraordinary assumptions have been identified in the valuation of the subject property.

As-Is:

Effective Valuation Date:	**July 2, 2026**
Opinion of Value:	**$18,000**
	(Eighteen Thousand Dollars)

Following this letter is my report. Any Separation of this letter, the report or any pages contained herein invalidates the conclusion.

Thank you for your time and consideration.

Respectfully submitted,
Shamrock Appraisal and Consulting Services, Inc.

Witness/Date:

Scott G. Shamrock
PA State Certified General
Real Estate Appraiser
GA 004719
July 3, 2026

Purpose of the Appraisal

The purpose of this appraisal is to give an opinion of the *"Market Value"* of the fee simple interest of the property *"As-Is"*.

"Market Value" as defined by the Office of the Controller of the Currency under 12 CFR, Part 34, Subpart C. *"Market Value"* is defined as follows:

"Market Value" means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(1) Buyer and seller are typically motivated;
(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
(3) A reasonable time is allowed for exposure in the open market;
(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
(5) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

A ***"Fee Simple"*** estate is defined by The Dictionary of Real Estate Appraisal, Fifth Edition, as follows:

"Absolute ownership unencumbered by any other interest or estate subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."

"As-Is" valuation considers the value of the subject property, as of the effective date of value.

Intended Use and User of the Appraisal

The intended use of this appraisal is for the sole purpose of assisting the client in establishing an opinion of market value for the potential sale to the adjoining landowner at Tax Parcel #37-005-025. The intended user of the appraisal is the University Area Joint Authority.

A third party may receive a copy of this appraisal from the intended user. However, this does not mean that the third party is considered by the appraiser to be an intended user. Therefore, the appraiser assumes no obligations or liability to the third party.

Interest Valued

The interest valued is the fee simple interest of the subject property.

Effective Date of Value

The effective date of value is July 2, 2026.

Date of Report

The effective date of report is July 3, 2026.

Appraisal Format

This report is presented in *"Restricted Use Report"* format. *A "Restricted Use Report"* is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, as follows:

"A restricted use appraisal report is for client use only. The restricted use appraisal report should contain a brief statement of information significant to the solution of the appraisal problem".

All supporting documentation is retained in the Appraiser's file.

Scope of Work

The scope of work for this appraisal is defined by the complexity of the appraisal assignment and the reporting requirements of this appraisal form, including market value, statement of assumptions and limiting conditions, and certifications. The Appraiser must, at minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (2) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report the analysis, opinions, and conclusions in this appraisal report.

In preparing this appraisal, the appraiser:

- Provided the client with a bid and specifications of the appraisal request;
- Confirmed the assignment engagement with the client;
- Inspected the subject property;
- Gathered comparable information for the subject's market or similar competitive markets in the area;
- Verified and analyzed the information;
- Provided the Client with a defined value opinion.

- Considered all three valuations approaches:
  - Cost Approach
  - Income Approach
  - Sales Comparison Approach
- Discussed client restrictions on valuation methodology;
- Reconciled valuation approaches, as required;
- The Appraiser has established with the client the situations where this Restricted Use Appraisal report is to be used. Also, the restricted utility of the Restricted Use Appraisal report has been explained.

Additional engineering and cost analysis would need to be undertaken to determine whether the subject property could be subdivided into multiple building sites. This is beyond the scope of work for this appraisal.

Hypothetical Conditions

A *"Hypothetical Condition"* is defined by The Dictionary of Real Estate Appraisal, Fifth Edition, as follows:

"That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis".

A hypothetical condition may be used in an assignment only if:

Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
Use of the hypothetical condition results in a credible analysis; and
The appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.

No hypothetical conditions have been identified in the valuation of the subject property.

Extraordinary Assumptions

An *"Extraordinary Assumption"* is defined by The Dictionary of Real Estate Appraisal, Fifth Edition, as follows:

"An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis".

An extraordinary assumption may be used in an assignment only if:

It is required to properly develop credible opinions and conclusions;
The appraiser has a reasonable basis for the extraordinary assumption;
Use of the extraordinary assumption results in a credible analysis; and
The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

Extraordinary assumptions have been identified in the valuation of the subject property.

- The appraiser has made the extraordinary assumption that the subject parcel is not independently developable as a stand-alone commercial building site due to its limited size, triangular configuration, access road relationship, and applicable zoning/setback/site design requirements. If this assumption is found to be incorrect, the value opinion could be materially affected.

- The appraiser has relied upon the Centre County assessment record, which reports the subject parcel size as 0.50 acre. No independent survey or field measurement was completed by the appraiser. The appraisal is based on the extraordinary assumption that the 0.50-acre site size is sufficiently accurate for valuation purposes. If a subsequent survey or legal review indicates a materially different usable or conveyable land area, the value opinion could be affected.

- The appraiser has made the extraordinary assumption that the subject property can be conveyed to the adjoining owner in fee simple, subject only to typical easements, restrictions, and rights-of-way of record, and that there are no undisclosed easements, utility rights, access rights, deed restrictions, or retained rights that would materially impair the parcel's contributory utility beyond what is apparent from the available public records, mapping, and inspection. If this assumption is found to be incorrect, the value opinion could be affected.

Exposure Time

"Exposure Time" is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, as follows:

"The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal.

As indicated above, exposure time occurs **before** the effective date of value. The estimate of exposure time is based on actual local sales.

The exposure time is estimated to be within 0-4 months.

Marketing Time

"Marketing Time" is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, as follows:

"Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal."

As indicated above, marketing time occurs **after** the effective date of value. The estimate of marketing time is based on actual local sales.

The marketing time is estimated to be within 0-4 months.

Ownership and History

The property owner, as of the effective date of value, is the University Area Joint Authority. Public records indicate the most recent date of transfer to be January 20, 1968 for $1.

The subject property was not under an agreement of sale nor had it been listed for sale within the past year, as of the effective date of this appraisal.

Description of the Real Estate

Land

The subject site is in Benner Independent Township, County of Centre, and Commonwealth of Pennsylvania. Specifically, the property is identified as follows:

Description	Parcel Code	Acres
1576 Spring Valley Road, State College, PA 16801	37-05-025A	.50

The subject property is a .50 acre of vacant land. Street access is provided by Spring Valley Road, which is a private, paved road. The subject property is not located in a flood area, as indicated by Federal Emergency Management Agency flood panel number 42027C0629F, dated 5-4-2009, Zone X. The subject parcel is zoned Commercial.

The subject site is triangular in shape and is level with mature trees on one side and a utility pole/line on the other side. The parcel is bordered on two sides by Spring Valley Road and a private access road which are utilized by the University Area Joint Authority for access to adjoining properties.

Improvements

No Improvements

Highest and Best Use

"Highest and Best Use" is defined by The Dictionary of Real Estate Appraisal, Fifth Edition, as follows:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

Highest and Best Use - As Though Vacant

"Highest and Best Use – As Though Vacant" is defined by The Dictionary of Real Estate Appraisal, Fifth Edition, as follows:

"Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of the property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements."

Although commercial zoning is legally permissible, the subject's physical characteristics substantially limit its independent development potential. The highest and best use of the subject property, as vacant, is for assemblage with the adjoining property (Tax Parcel #37-005-025) as a non-buildable commercial-zoned add-on parcel.

Highest and Best Use – As Improved

"Highest and Best Use – As Improved" is defined by The Dictionary of Real Estate Appraisal, Fifth Edition, as follows:

"The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one."

When considering the subject property as improved, the following alternatives must be considered; demolition and construction of another use, redevelopment or modification of the existing improvements, conversion to another use, or continuation of its present use.

The subject property is currently vacant land with no improvements.

Highest and Best Use - Conclusion

The parcel's primary contributory utility is to improve configuration, provide additional site control, and modestly increase land area for the adjoining property (Tax Parcel #37-005-025). Based on the information available, the parcel does not appear to materially increase development potential, access, parking capacity, stormwater capacity, or overall functional utility of the adjoining property. Therefore, the highest and best use is not independent commercial development, but assemblage with the adjoining parcel.

Application of Valuation Approaches

According to "The Appraisal of Real Estate – Twelfth Edition" the approaches are summarized as follows:

"The Cost Approach – Value is indicated as the current cost of reproducing or replacing the improvements (including an appropriate entrepreneurial incentive or profit) minus the loss in value from depreciation plus land or site value."

"The Sales Comparison Approach – value is indicated by recent sales of comparable properties in the market."

"Income Capitalization Approach – value is indicated by the property's earning power, based on the capitalization of income."

The following pages contain detailed definitions and summary descriptions of each of the valuation approaches.

Cost Approach

The Cost Approach valuation process is based on the principle of substitution. The "Principle of Substitution" is defined by the Dictionary of Real Estate Appraisal, Fifth Edition, as follows:

"The appraisal principle that states when several similar or commensurate commodities, goods, or services are available, the one with the lowest price will attract the greatest demand and widest distribution."

Data necessary for application of the Cost Approach include accurate and timely construction drawings and specifications as well as adequate subject and comparable land sale documentation.

The Cost Approach consists of the following steps:

- Develop an opinion of the value of the land as though vacant and available to be developed into its highest and best use.
- Develop an opinion of the replacement cost new for existing or proposed improvements.
- Develop an opinion of the accrued depreciation.
- Sum the opinions of land value and replacement cost new. Deduct the accrued depreciation opinion from that sum.
- Conclude the opinion of value with and explanation of methodology and justification.

<u>Cost Approach Applicability</u>

Not Applicable
The subject property is vacant land.

Cost Approach Conclusion
The Appraiser's analysis results in a value opinion developed utilizing the Cost Approach as follows:

Value Opinion: N/A

Sales Comparison Approach

In appraisal analysis, the Sales Comparison Approach is based on the proposition that an informed purchaser would pay no more for a property than the cost of acquiring an existing property with the same utility.

This approach analyzes recently sold properties that are similar to the subject. The reliability of this technique depends upon:

The degree of comparability of the subject property with each sale.
The length of time since the sale.
The accuracy of the sales data.
The absence of unusual conditions affecting the sale.

Sales Comparison Approach Applicability
Applicable: Across-the-Fence/Add-On Parcel Analysis

Direct comparable sales of small, non-buildable remnant or add-on parcels were not identified. This is not unusual, as parcels of this type are rarely exposed to the open market and are typically transferred privately to adjoining owners when they have limited independent utility. Therefore, the analysis relies on the best available market evidence, including the recent sale of the adjoining parcel and the subject's contributory utility as an add-on parcel.

The adjoining parcel, identified as Tax Parcel #37-005-025, was purchased in May 2025 for $7,880,250. The adjoining parcel contains 44.01 acres, indicating the following unit value:

$7,880,250 ÷ 44.01 acres = $179,048 per acre, rounded

This adjoining sale provides a useful across-the-fence indication of underlying land value in the immediate area. However, the subject parcel does not have the same utility as the larger adjoining tract. The subject consists of a 0.50-acre triangular parcel that is not considered independently developable as a commercial building site. Its utility is limited by its small size, triangular shape, narrow usable configuration, and relationship to adjacent road/access areas. The parcel's primary benefit is to improve the configuration of the adjoining property, provide additional site control, and modestly increase land area. If the adjoining parcel's full per-acre rate is applied directly to the subject's 0.50-acre size, the indicated value is:

$179,048 per acre × 0.50 acre = $89,524

This amount is considered an upper benchmark only. It reflects the subject as if it had the same utility as the adjoining commercial land. Because the subject is a non-buildable add-on parcel and does not appear to materially increase development potential, access, parking capacity, stormwater capacity, or overall functional utility, a substantial downward adjustment is warranted. A contributory value factor of 20% is applied to the full across-the-fence indication:

$89,524 × 20% = $17,905

Rounded value indication: $18,000

Value Opinion: $18,000 (Eighteen Thousand Dollars)

The Income Approach

The Income Approach is a method where future benefits of ownership are converted, through income capitalization, into a present worth or value estimate. Future benefits are estimated by forecasting the property's performance under prevailing and foreseeable market conditions.

There are two methods of income capitalization, yield capitalization and direct capitalization. The subject will be valued by the direct capitalization method due to the information available that is applicable for this method. This method converts a single year's estimate of income into a value indication for the property. In direct capitalization, a precise allocation between return on and return of capital is not made. Rather, a satisfactory return to the investor and return of the capital invested is implied in the rates and factors used in direct capitalization because they are derived from similar investment properties.

The Income Approach steps are outlined below:

1. Estimate the potential gross income.
2. Deduct an allowance for vacancy and collection loss, if found in the market. The resulting value is referred to as the effective gross income.
3. Estimate operating expenses.
4. Deduct operating expenses from the effective gross income to arrive at an estimate for the net operating income.
5. Capitalize the net operating income, resulting in estimated value.

An opinion of value pursued by the Income Approach requires an analysis of the comparable and competing market, for the type of property being valued, in order to determine economic rent, vacancy, and expenses for that property as well as trends in the market. Various quantitative and qualitative elements must be considered when comparing one project to another.

The Income Approach Applicability

Not Applicable
The subject property is vacant land.

The Income Conclusion
The Appraiser's analysis results in a value opinion developed utilizing the Income Approach as follows:

Value Opinion: N/A

Conclusion

The appraisal of the property and the resulting estimate of value were predicted upon the attached Certification, and Contingent and Limiting Conditions. Reconciliation of the Valuation Approaches is not necessary because only the Sales Comparison Approach is applicable.

As a result of my appraisal, I have reached the conclusion that the "Market Value" of the "Fee Simple Interest" of the property is:

Extraordinary assumptions have been identified in the valuation of the subject property.

"As-Is":
Effective Valuation Date: **July 2, 2026**

Opinion of Value Subject Property: **($18,000)**
Eighteen Thousand Dollars

Following are attached pages; any separation of the signature pages from the balance of our report invalidates the conclusion.

Respectfully submitted,
Shamrock Appraisal and Consulting Services, Inc.

Witness/Date:

Scott G. Shamrock
PA State Certified General
Real Estate Appraiser
GA 004719
July 3, 2026

Contingent and Limiting Conditions

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

3. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

4. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

5. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

6. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

7. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Contingent and Limiting Conditions Continued

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

8. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

9. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

Certification

I certify that, to the best of my knowledge and belief:

- That the statements of fact contained in this report are true and correct;
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions;
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- My engagement in this assignment was not contingent upon developing or reporting predetermined results;
- My compensation for completing the assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal;
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*;
- I, Scott G. Shamrock, have made a personal inspection of the property, that is the subject of this report;
- No one else has provided significant real property appraisal assistance to the person signing this report;
- That I have the necessary real estate related training and experience relevant to properties such as the subject property.
- That the Appraiser has not provided appraisal services related to the subject property within the prior three years.

Witness/Date:

Scott G. Shamrock
PA State Certified General
Real Estate Appraiser
GA 004719
July 3, 2026

Commonwealth of Pennsylvania- Department of State
Bureau of Professional and Occupational Affairs

Mailing Address P.O. Box 2649, Harrisburg, PA 17105 Toll Free: 1-833-DOS-BPOA

SCOTT G SHAMROCK

License Number	: GA004719	Initial License Date : 06/16/2023	Expiration Date : 06/30/2027
License Type	: Certified General Appraiser		License Status as of 6/17/2025 : Active
Issued By	: State Board of Certified Real Estate Appraisers		
Address	: 226 WEST MAIN STREET, BOALSBURG, PA 16827		

COMMONWEALTH OF PENNSYLVANIA • DEPARTMENT OF STATE •

Arion R. Claggett

Acting Commissioner Arion R. Claggett

Signature of Licensee

SCAN ME

Please verify the license by visiting https://www.pals.pa.gov/verify or by scanning the QR Code

20250616966

Centre County Report

Property Owner

Name:	UNIVERSITY AREA JOINT AUTHORITY
Mailing Address:	STATE COLLEGE, PA 16801
Type:	LX

Property Information

Physical Address:	SPRING VALLEY ROAD
Size (Acres):	0.50
Municipality:	37 - BENNER IND. TOWNSHIP

Additional Information

Legal Muni/School	School District	Tax Status	Homestead Approved	Farmstead Approved
BENNER IND. TWP - STATE COLLEGE AREA	STATE COLLEGE AREA	EXEMPT	NO	NO

Utilities

Sewer	Water	Road
N/A	N/A	N/A

Current Value Assessment

Year	Improvements	Land	C&G Land	Total Assessed Value
2025	$0	$5,445	N/A	$5,445

Land

Classification	Size	Units
HOMESITE	0.50	Acres
OPEN 1	0.00	Acres
WOOD	0.00	Acres
OPEN 2	0.00	Acres
Total	**0.50**	**Acres**

Deed Transfers

Deed Date	Sale Price	Instrument	Owner
1/20/1968	$1	0299-0448	UNIVERSITY AREA JOINT

State of Pennsylvania } SS:
County of Centre }

On this 21 day of ~~January~~ February 19 68,
before me, John W. Miles, Recorder
came the above named GERALDINE L. ROGERS, widow,

and acknowledged the foregoing Indenture to be her act and deed, and desired the same to be recorded as such. Witness my hand and official seal, the day and year aforesaid.

John W. Miles
Recorder of Deeds

My Commission Expires MY COMMISSION EXPIRES FIRST MONDAY IN JAN. 1972

State of } SS:
County of }

On this day of 19
before me,
came the above-named

and acknowledged the foregoing Indenture to be act and deed, and desired the same to be recorded as such. Witness my hand and official seal, the day and year aforesaid.

My Commission Expires

Deed

To a Corporation—Individual

GERALDINE L. ROGERS, WIDOW

TO

UNIVERSITY AREA JOINT AUTHORITY

Dated January 20, 1968

For premises in Benner Twp.

Consideration $1.00

Recorded

Entered for Record in the Recorders Office of Centre County, the 21 day of February 1968
John W. Miles
Recorder

Tax $

Fees, $

THE PLANTAGENET CO., WILLIAMSPORT, PA.

MILLER, KISTLER, LEE & CAMPBELL
ATTORNEYS-AT-LAW
BELLEFONTE, PA.

Commonwealth of Pennsylvania } SS:
County of Centre }

Recorded in the Office for Recording of Deeds, &c., in and for said County, in Deed Book No. 299 Vol. , Page 448

Witness my Hand and Official Seal this 21 day of February 1968

John W. Miles
Recorder of Deeds

PENNA. DEED—TO A CORPORATION INDIVIDUAL Printed on Plankenhorn's 100% Linen Record Paper Sold by The Plankenhorn Co., Williamsport 2, Pa.

This Indenture,

Made *the* 20th *day of* January *in the year nineteen hundred and* sixty-eight (1968)

Between : GERALDINE M. ROGERS, widow, of the Township of Benner, County of Centre and State of Pennsylvania, party of the first part, GRANTOR,

A N D

UNIVERSITY AREA JOINT AUTHORITY, a Municipality Authority,

a corporation or body politic, created by and existing under the laws of the Commonwealth of Pennsylvania, having its domicile in the Township of College *County of* Centre, party *of the second part:* GRANTEE

Witnesseth, *That the said part* y *of the first part, for and in consideration of the sum of* ONE ($1.00) *Dollars, lawful money of the United States of America, unto* her *well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha* s *granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said party of the second part, its successors and assigns forever:*

All that certain messuage, tenement and tract of land situate in the Township of Benner, County of Centre and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the common corner of lands of Geraldine Rogers and William Buchenhorst along other lands of Geraldine Rogers North 70 degrees 56 minutes 50 seconds East a distance of 361.25 feet to a point; thence along easement granted by the grantor to the grantee herein; North 70 degrees 56 minutes 50 seconds East a distance of 103.46 feet to a point; thence along the arc of a curve to the left, whose radius is 552.92 feet, the arc length a distance of 204.56 feet to the point of curvature; thence South 48 degrees West a distance of 246.32 feet to an iron pin to line of lands of Buchenhorst; thence along same North 35 degrees 12 minutes 30 seconds West a distance of 141.85 feet to the place of the beginning.

BEING a triangular tract of land containing 24,463 square feet as per survey of Harris, Henry & Potter, dated September 15, 1967.

BEING a portion of a larger tract of land which became vested in the grantor herein by deed from

449

Together *with all and singular, the improvements, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said party of the first part, in law, equity, or otherwise, howsoever, of, in and to the same, and every part thereof,*

To Have and to Hold *the said* premises *hereditaments and premises hereby granted, or mentioned, and intented so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, to and for the only proper use and behoof of the said party of the second part, its successors and assigns,* **Forever,**

And *the said part* y *of the first part, for* herself and her *heirs, executors, and administrators,* does *by these presents covenant, grant and agree to and with the said party of the second part, its successors and assigns, that* she *, the said part* y *of the first part,* her *heirs. all and singular the hereditaments and premises hereinbefore described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, against* her *the said part* y *of the first part, and* her *heirs, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof,*

by, from, through or under it, them or any of them,

shall and will Warrant and forever Defend.

In Witness Whereof, *said grantor ha* s *hereunto set* her *hand and seal , the day and year first above written.*

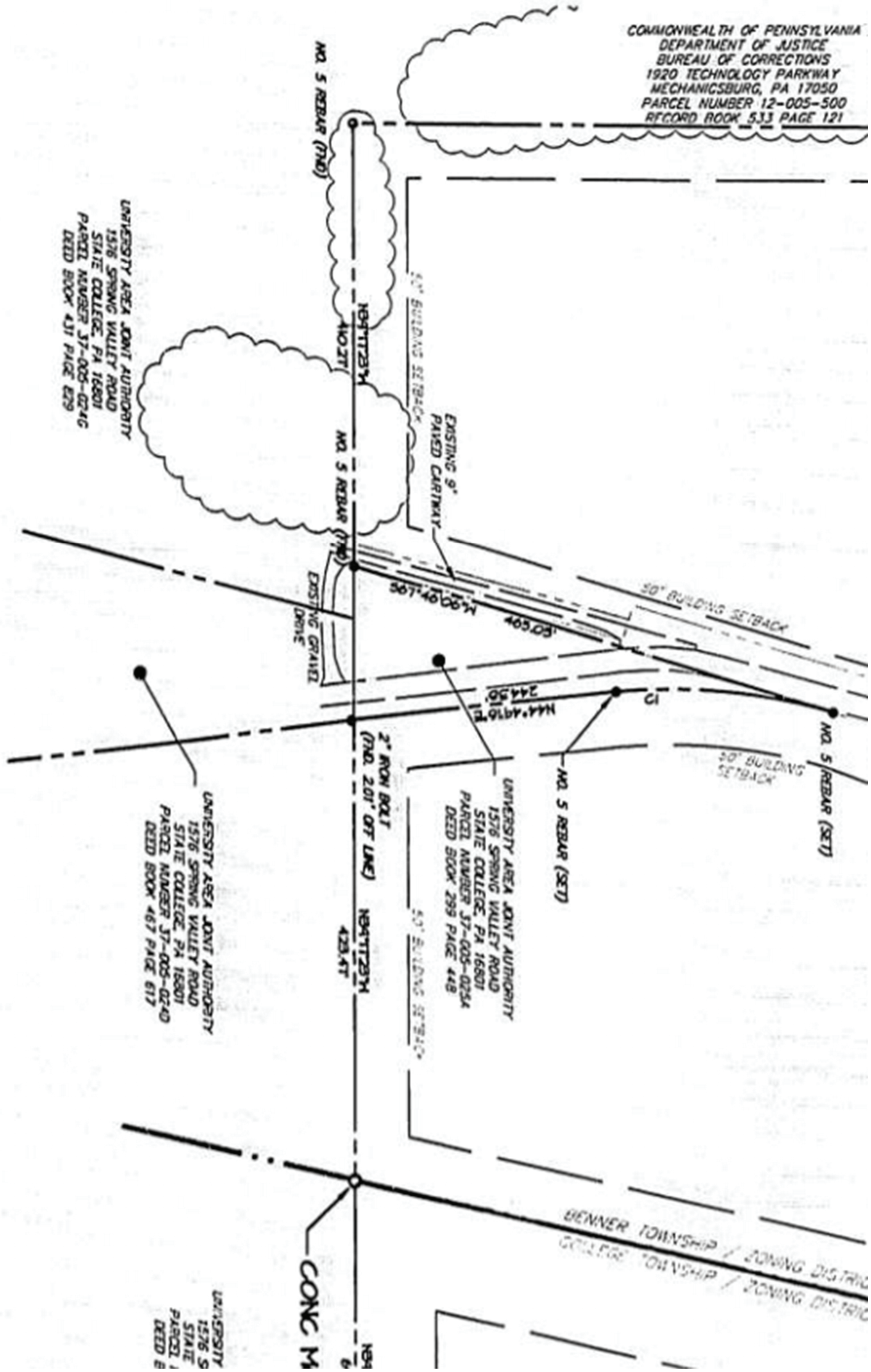
Sealed and delivered in the Presence of	
Jackson	Geraldine M. Rogers (SEAL) Geraldine M. Rogers
	(SEAL)
	(SEAL)
	(SEAL)
	(SEAL)
	(SEAL)

Certificate of Residence

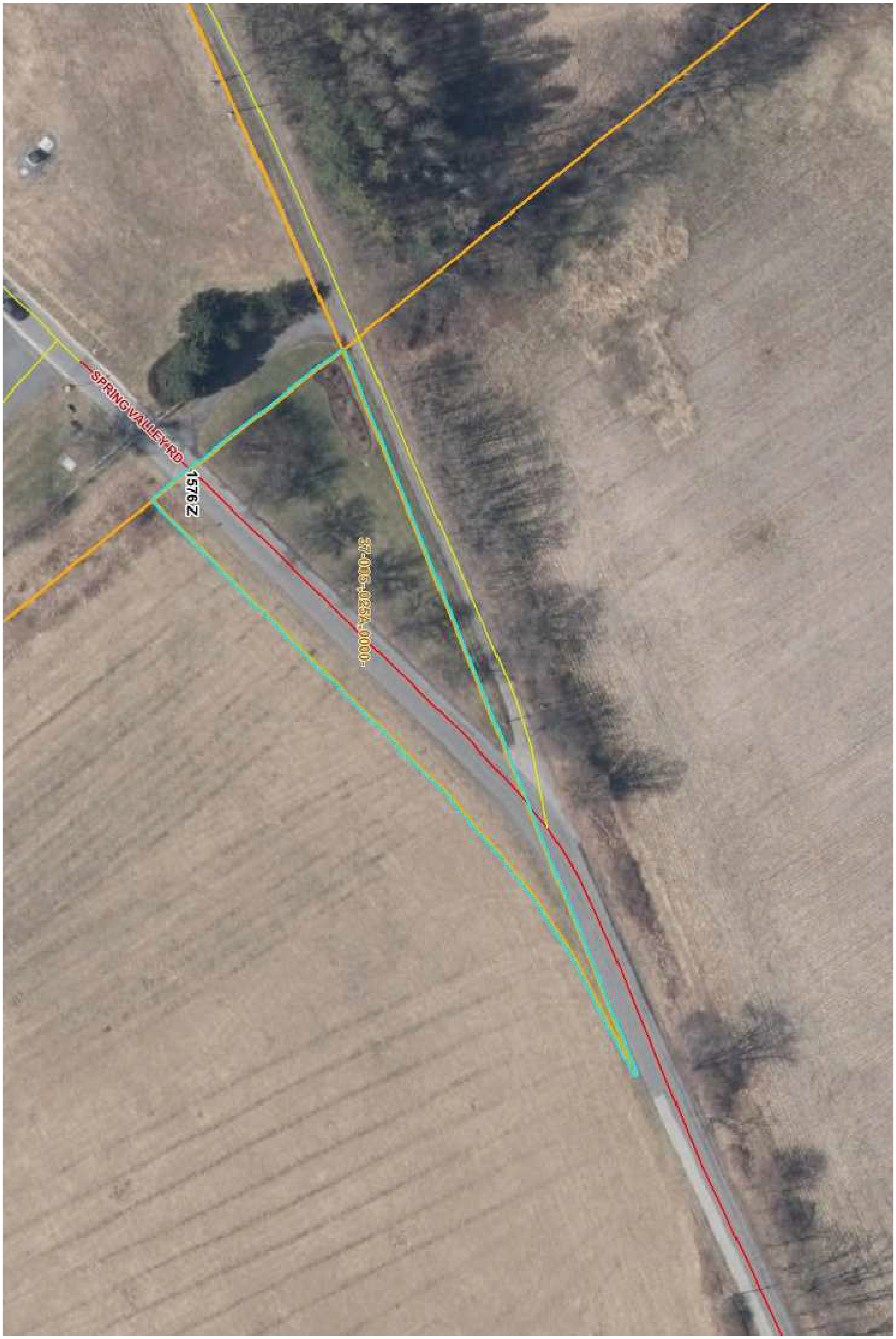
I hereby certify, that the precise residence of the grantee herein is as follows:
College Township, Centre County, Pa.

Jackson
Attorney or Agent for Grantee

Subject Photos



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF JUSTICE
BUREAU OF CORRECTIONS
1920 TECHNOLOGY PARKWAY
MECHANICSBURG, PA 17050
PARCEL NUMBER 12-005-500
RECORD BOOK 533 PAGE 121
NO. 5 REBAR (FND)
UNIVERSITY AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801
PARCEL NUMBER 37-005-024G
DEED BOOK 431 PAGE 629
N34°17'23"W
410.71'
50' BUILDING SETBACK
EXISTING 9' PAVED CARTWAY
NO. 5 REBAR (FND)
EXISTING GRAVEL DRIVE
S67°46'00"W
465.03'
50' BUILDING SETBACK
244.58'
N44°48'10"E
C1
NO. 5 REBAR (SET)
50' BUILDING SETBACK
2" IRON BOLT
(FND. 2.01' OFF LINE)
N34°17'23"W
423.47'
UNIVERSITY AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801
PARCEL NUMBER 37-005-024A
DEED BOOK 299 PAGE 448
NO. 5 REBAR (SET)
UNIVERSITY AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801
PARCEL NUMBER 37-005-024D
DEED BOOK 467 PAGE 617
50' BUILDING SETBACK
BENNER TOWNSHIP / ZONING DISTRIC
COLLEGE TOWNSHIP / ZONING DISTRIC
CONC M


SPRING VALLEY RD
1576 Z
37-005-025A_0000-

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is entered into as of _________________________, 2026 (the "Agreement Date"), by and between the UNIVERSITY AREA JOINT AUTHORITY, a Pennsylvania municipal authority, with its principal place of business at 1576 Spring Valley Road, State College, Pennsylvania, 16801 ("Seller"), and Ferris Land Development, L.P., a Pennsylvania limited partnership, with its principal place of business at 6 Penns Way Road, Mechanicsburg, Pennsylvania, 17050 ("Buyer").

RECITALS

A. Seller owns certain real property and improvements thereon located in Benner Township, Centre County, Pennsylvania, as further described in Exhibit "A" attached hereto (the "Property").

B. Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, the Property under the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and intending to be legally bound hereby, Seller and Buyer agree as follows:

1. Sale and Purchase. Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the Property for the Purchase Price (defined herein) and under the terms and conditions set forth in this Agreement, including: (a) all structures and other improvements on the Property, (b) all rights of way, ingress and egress, easements, rights, privileges, hereditaments, and appurtenances thereunto belonging or in any way appertaining thereto, including all rights, if any, in the nature of adverse possession or prescriptive easements, (c) all right, title, and interest that Seller may have in and of any and all adjacent roads, streets, and ways, (d) all of Seller's right, title, and interest, if any, in and to oil, gas, coal, limestone, and other minerals relating to the Property, (e) all rights of Seller, if any, with respect to strips, gaps, and gores, and (f) to the extent transferable, all access, air, water, riparian, development, and rights of reversion or reversionary interests.

2. Purchase Price. The purchase price for the Property shall be Eighteen Thousand and 00/100 ($18,000.00) Dollars (the "Purchase Price"), payable in full at the time of Closing (defined herein). At the Closing, Buyer shall pay to Seller the Purchase Price, subject to all prorations, credits, and adjustments provided in this Agreement, in immediately available funds.

3. Closing. Buyer shall be entitled to possession of the Property at Closing (the "Closing"), which shall occur on or before ____________________ (the "Closing Date"); provided, however, that if the Closing Date falls on a weekend or holiday, the Closing Date shall be extended to the next following business day. Closing shall take place at such location and in such manner as is determined by Buyer, including a remote closing by escrow.

4. Deed; Transfer Tax. At the Closing, Seller shall deliver to Buyer a special warranty deed for the conveyance of the Property to Buyer, duly executed by Seller and in recordable form (the "Deed"), along with such other affidavits, documents and instruments as shall be required by Buyer's title company and as Buyer may reasonably request in order to further the purposes of this Agreement. Buyer shall pay the cost of recording the Deed and one-half (1/2) of all state and local

realty transfer taxes imposed on the transfer of the Property to Buyer (the "Realty Transfer Taxes"). Seller shall pay the remaining one-half (1/2) of the Realty Transfer Taxes, lien discharge fees, if any, and the cost of preparation of the Deed. Formal tender of the Deed and purchase money is hereby waived. Buyer and Seller will reasonably cooperate to confirm the proper application of any available exemptions or reductions to realty transfer taxes, provided that neither Buyer or Seller shall be obligated to take any action it deems inconsistent with applicable law, internal policies, or standard practice for transactions of this type.

5. Adjustments at Closing. All real estate taxes levied and assessed upon the Property shall be prorated to the Closing Date in accordance with the fiscal year of the taxing body. All municipal water charges, sewer rents, and other municipal charges, if any, shall be apportioned between Seller and Buyer as of the Closing Date, based on the period for which such charges are assessed.

6. Title. Title to the Property, including all rights and interests identified in Section 1 of this Agreement, shall be good and marketable and such as may be insured at regular rates by a title insurance company of Buyer's choice which is authorized to do business in Pennsylvania. In the event that Seller cannot deliver good, marketable, and insurable title as required under this Agreement, Buyer shall have the option of: (i) taking such title as Seller can give with abatement of the Purchase Price in the amount (fixed or ascertainable) of any liens or encumbrances on the Property; or (ii) terminating this Agreement in its sole discretion, in which event there shall be no further liability or obligation of Buyer or Seller under this Agreement. Buyer shall have the right to obtain, at its expense, a commitment for an owner's policy of title insurance (the "Commitment") with respect to the Property. At or before the Closing, Seller shall remove or cure any title exceptions, liens, or encumbrances that do not constitute a permitted title exception as identified by Buyer in writing, or are otherwise specifically waived by Buyer in writing.

7. Municipal Liens and Requirements. Any municipal lien or charge with respect to improvements not commenced as of the Closing Date shall be the obligation of Buyer, and Buyer agrees to pay such obligation in accordance with the requirements of the municipality from time to time; provided, however, Buyer shall have no obligation under this paragraph in the event that Closing does not occur as contemplated by this Agreement.

8. Seller's Representations, Warranties, and Covenants. The covenants, warranties, and representations contained in this Section shall be effective immediately and shall continue to and survive Closing. Seller represents, warrants, and covenants to Buyer that as of the Agreement Date and the Closing Date:

(a) Seller is the sole legal owners of the Property and has fee simple title to the Property, free and clear of all liens and encumbrances except as will be fully removed or cured at the Closing, to the satisfaction of Buyer. Seller has full power and authority to convey title to the Property to Buyer, and no consents, authorizations, or approvals from any third parties are required to be obtained by Seller in connection with such conveyance.

(b) There are no unpaid real estate taxes with respect to the Property, and there are no assessments for public improvements made to the Property which remain unpaid. Prior to Closing, Seller shall pay any unpaid real estate taxes and assessed liens with respect to the Property, or assessments for public improvements made to the Property, subject to the proration of current real estate taxes.

(c) No litigation or private or governmental enforcement actions or orders of any kind are pending or proposed, threatened, or anticipated with respect to the Property.

(d) Seller has not received any notice oral or written, from any source, and nothing has come to Seller's attention that would reasonably cause Seller to believe that the Property (or any portion thereof) violates any federal, state, or local laws, rules, regulations, ordinances, orders, policies, or requirements of common law, including any laws relating to the protection of the environment ("Environmental Laws"). To Seller's knowledge, no portion of the Property contains any substance which may be claimed as a hazardous, toxic, chemical or radioactive substance, or a containment or pollutant (together, "Hazardous Substances") under Environmental Laws or which may require any cleanup, remediation or other corrective action pursuant to Environmental Laws. Seller has not used any portion of the Property or permitted any other person or entity to use any portion of the Property (or any adjoining property) for the purpose of storage, generation, manufacture, disposal, transportation or treatment of any such Hazardous Substances in violation of Environmental Laws.

(e) To the best of Seller's knowledge, no activity at the Property has been conducted, or is being conducted, in violation of any Environmental Law.

(f) Seller has not received any notices, oral or written, and nothing has come to Seller's attention that would reasonably cause Seller to believe, that any governmental body having jurisdiction over the Property intends to exercise the power of eminent domain or a similar power with respect to all or any part of the Property.

(g) There are no oral or written leases, rights of occupancy, or any other contracts under which any third parties would have any rights in the Property.

(h) Seller is not a foreign person within the meaning of Section 1445 of the Internal Revenue Code of 1986, as amended, and the regulations thereunder.

(i) Seller has complied in all material respects with all applicable municipal laws, ordinances, regulations, statutes, rules and restrictions pertaining to or affecting the Property or any portion thereof, including but not limited to, all applicable municipal zoning ordinances.

If, at any time prior to Closing, Seller is notified or otherwise become aware of any event or incident inconsistent with or contrary to the representation, warranties, and covenants contained herein, Seller shall promptly give notice thereof to Buyer.

9. Buyer's Representations, Warranties, and Covenants. The covenants, warranties, and representations contained in this Section shall be effective immediately and shall continue to and survive Closing. Buyer represents, warrants, and covenants to Seller that as of the Agreement Date and the Closing Date:

(a) Buyer is a business partnership duly organized, validly existing and in good standing under the laws of the Commonwealth of Pennsylvania.

(b) Buyer has the requisite power and authority to perform its obligations under this Agreement. The execution and delivery of this Agreement have been duly and validly authorized by Buyer.

(c) This Agreement and all agreements, instruments and documents herein provided to be executed or caused to be executed by Buyer are, and at the time of Closing will be, duly authorized, executed and delivered by and are binding upon Buyer.

(d) Buyer is not a debtor in any state or federal insolvency, bankruptcy, or receiver proceeding.

10. Buyer's Conditions Precedent to Closing. The obligations of Buyer to consummate the transaction contemplated by this Agreement at the Closing are expressly conditioned on and subject to the following conditions:

(a) Seller shall have executed and delivered, at Closing, (i) the Deed and (ii) any other documents identified in this Agreement;

(b) All of the representations and warranties of Seller set forth in this Agreement will be true and correct in all material respects, as of the Closing Date, and Seller will have performed each covenant of Seller set forth in this Agreement to be performed prior to Closing; and

(c) Buyer shall not have terminated this Agreement as permitted by any provision of this Agreement.

11. Seller's Conditions Precedent to Closing. The obligations of Seller to consummate the transaction contemplated by this Agreement at the Closing are expressly conditioned on and subject to the following conditions:

(a) Buyer shall have executed and delivered to Seller all documents identified in this Agreement;

(b) Buyer will have paid the Purchase Price, subject to all prorations and adjustments provided in this Agreement, to the settlement company, for disbursement in accordance with the settlement statement to be prepared and distributed by the settlement company; and

(c) Buyer shall have performed each covenant of Buyer set forth in this Agreement to be performed prior to Closing.

12. Waiver of Conditions Precedent. Any condition precedent in this Agreement may be waived only by the party in whose favor it runs, which waiver may be granted or withheld by such party in its sole and absolute discretion. If any condition precedent under this Agreement has not been satisfied as of the Closing Date or waived in accordance with this Agreement, such party shall be entitled, in its sole and absolute discretion, to terminate this Agreement by giving the other party written notice to such effect. Upon a termination pursuant to this Section, the parties shall have no further rights or liabilities under this Agreement, except as otherwise provided in this Agreement.

13. Brokers. Buyer and Seller represent and warrant to each other that all negotiations relating to this Agreement and the transactions contemplated hereby have been conducted without the assistance of any real estate brokers or agents, or any other such persons acting for the parties, so as to not give rise to any claim against either of the parties hereto for any brokerage commission

or similar payment. Buyer and Seller, respectively, agree to indemnify, defend and hold harmless the other with respect to any breach of the foregoing representation and warranty.

14. Default; Remedies.

(a) Seller's Inability to Convey Property. If Seller is unable to convey the Property to Buyer at the Closing in accordance with the requirements of this Agreement, Buyer may elect to terminate this Agreement by written notice to Seller. In such event, this Agreement will automatically terminate without recourse to the parties.

(b) Breach of Representation, Warranty or Covenant. If Buyer has actual knowledge prior to the Closing Date that any of the representations and warranties of Seller are not true and correct or have otherwise been breached or that any of Seller's covenants have been breached, Buyer may terminate this Agreement by giving written notice of such termination to Seller on or before the Closing Date. Buyer may nevertheless waive any such breach and proceed to Closing without reduction of the Purchase Price by reason of such breach. If Seller becomes aware of any matter prior to the Closing Date such that any of Seller's representations and warranties shall not be true and correct as of the Closing Date, Seller shall promptly notify Buyer thereof. In the event Buyer discovers a breach of a representation, warranty or covenant after the Closing Date, Buyer shall have the right to seek its remedies at law or in equity.

15. Further Assurances. Each party agrees, on the request of the other party, to execute, acknowledge and deliver after or simultaneously with the Closing, such other further instruments and documents as either party may reasonably request to effect the purposes of this Agreement.

16. Binding Effect. This Agreement shall be binding on the parties and their respective heirs, successor, administrators, and assigns.

17. Sole Agreement. This Agreement constitutes the sole and exclusive agreement of the parties with respect to the subject matter hereof and supersedes any prior understandings or written or oral agreements between the parties with respect to the subject matter hereof.

18. Time of the Essence. Time is of the essence of this Agreement.

19. Notices. All notices, requests, demands, directions and other communications required or permitted under the provisions of this Agreement, or otherwise with respect hereto, shall be in writing and shall be: (i) mailed by first class registered or certified mail, return receipt requested, postage prepaid; or (ii) sent by next day business courier (such as Federal Express or the like); or (iii) personally delivered; or (iv) transmitted by fax, telegram or telex (with a hard copy to follow within twenty-four (24) hours by first class registered or certified mail, return receipt requested, postage prepaid, or by next day business courier [such as Federal Express or the like], or by personal delivery), as follows:

Upon the Seller:

University Area Joint Authority
Attention: Cory Miller, Executive Director
1576 Spring Valley Road
State College, PA 16801
crmiller@uaja.org

Upon the Buyer:

Ferris Land Development, LP
Attention: Ron Ferris
6 Penns Way Road
Mechanicsburg, PA 17050
ron.ferris@bobbyrahal.com

or to such other address(es) or to the attention of such other person(s) and officer(s) as the addressee of any such notice shall have previously furnished to the sender in writing. Each notice or communication which shall be transmitted in the manner described above, or which shall be delivered to a telegraph company, shall be deemed sufficiently given, served, sent, or received for all purposes at such time as it is sent to the addressee (with return receipt, delivery receipt [or with respect to a telex the answer back, or a fax the activity report] being deemed conclusive evidence of such mailing, transmission or delivery), or at such time as delivery is refused by the addressee on presentation.

20. Counterparts. This Agreement may be executed and delivered (including by .pdf or facsimile transmission) in one or more counterparts, each of which shall be deemed to be an original but all of which taken together shall constitute one and the same agreement.

21. Rule of Construction. This Agreement has been jointly drafted, negotiated and agreed upon by Seller and Buyer. Any rule of contract interpretation that provides that ambiguity will be construed against the drafting party is inapplicable to this Agreement and shall not be used in connection with the interpretation of this Agreement. Each of Seller and Buyer acknowledges that they have been represented by legal counsel in connection with the negotiation and execution of this Agreement or that it has had an opportunity to engage such counsel. Each of Seller and Buyer further acknowledges that it fully understands the meaning and intent of this Agreement and voluntarily executes this Agreement.

22. No Waiver. No failure of either party to insist upon the strict performance of any condition or covenant of this Agreement or to exercise any right or remedy consequent upon a default hereunder shall constitute a waiver of any such condition, covenant, or default. Any waiver, permit, consent, or approval of any kind or character of any breach of default under this Agreement, or any waiver of any provision of this Agreement, must be in writing and shall be effective only to the extent specifically set forth in such writing.

23. Amendments; Waivers. This Agreement cannot be amended, modified, or supplemented orally, and no waiver of any right or remedy hereunder can be made orally, but in all cases only by a writing signed by the party to be bound thereby.

24. Assignment. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. Buyer may assign, all or portions of its rights and obligations under this Agreement to one or more persons or affiliates of Buyer without first obtaining Seller's prior written consent, provided that Buyer shall deliver prior written notice of each such assignment to Seller.

25. Severability. The invalidity or unenforceability in any particular circumstance of any of the provisions of this Agreement shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

26. Applicable Law. This Agreement shall be governed by, and construed, interpreted and enforced in accordance with, the laws of the Commonwealth of Pennsylvania.

27. Disclosure Statement. Seller will complete and deliver to Buyer a Seller's Property Disclosure Statement as required by the Act of 1996, No. 84, of the Commonwealth of Pennsylvania, within five (5) days of execution of this Agreement. A form Seller's Property

Disclosure Statement is attached hereto as Exhibit “C” and is hereby incorporated in this Agreement.

The parties hereto executed this Agreement as of the Agreement Date.

SELLER:

University Area Joint Authority:

By:___________________________________
Name:
Title:

BUYER:

Ferris Land Development, LP:

By:___________________________________
Name:
Title:

Exhibit "A"

Legal Description

[Attach current deed for property]

ROADWAY RELOCATION CONTRIBUTION AND APPROVAL AGREEMENT

This Roadway Relocation Contribution and Approval Agreement (this "Agreement") is entered into as of __________________________, 2026 (the "Effective Date"), by and between the University Area Joint Authority, a Pennsylvania municipal authority, with its principal place of business at 1576 Spring Valley Road, State College, Pennsylvania, 16801 ("UAJA"), and Ferris Land Development, L.P., a Pennsylvania limited partnership, with its principal place of business at 6 Penns Way Road, Mechanicsburg, Pennsylvania, 17050 ("Ferris"). For the purposes of this Agreement, UAJA and Ferris will be individually referred to as a "Party" and collectively referred to as the "Parties."

WHEREAS, UAJA is the owner of certain real property located in Centre County, Pennsylvania, together with improvements thereon, which is known as Centre County tax parcel numbers 19-002-,008E,0000-; 37-005-,024G,0000-; and 37-005-,025A,0000- (the "UAJA Property");

WHEREAS, Ferris is the owner of certain adjoining real property, which is known as Centre County tax parcel number 37-005-,025-,0000- (the "Ferris Property"), a portion of which is presently traversed by a private access roadway known as Spring Valley Road (the "Existing Roadway");

WHEREAS, contemporaneously with this Agreement, Ferris and UAJA have entered into that certain Agreement of Sale dated _____________ (the "Agreement of Sale"), pursuant to which UAJA has agreed to convey the property known as Centre County tax parcel number 37-005-,025A,0000- to Ferris;

WHEREAS, said property shall be considered to be a portion of the "Ferris Property" for the purposes of this Agreement;

WHEREAS, the Existing Roadway currently provides access to the UAJA Property and/or other properties, and Ferris desires to relocate a portion of such roadway to accommodate Ferris's planned development of the Ferris Property (the "Roadway Relocation Project");

WHEREAS, the Relocated Roadway will continue to provide access to the UAJA Property and is intended to be designed and constructed in a manner acceptable for dedication and acceptance as a public roadway by Benner Township, Centre County, Pennsylvania (the "Municipality"); and

WHEREAS, the Parties desire to enter into this Agreement to memorialize their understandings and agreements concerning the Existing Roadway, including its relocation and continued use, upon the terms and conditions set forth herein;

NOW, THEREFORE, intending to be legally bound and in consideration of the foregoing recitals, which are incorporated herein by reference, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Construction of Relocated Roadway. Ferris shall be solely responsible for the design, permitting, construction, and completion of the modification, reconfiguration, and

relocation of the Existing Roadway, including the construction and dedication of the relocated roadway (collectively, the "Roadway Relocation Project," and the roadway resulting therefrom, the "Relocated Roadway"). Except as otherwise expressly set forth in this Agreement, Ferris shall control and manage the Roadway Relocation Project, including the modification of the existing roadway and the selection of engineers, contractors, and other consultants. Ferris acknowledges and agrees that the purpose of the Roadway Relocation Project is not only to provide access for Ferris's Property, but also to preserve, maintain, and improve access to the UAJA Property.

2. Compliance with Governmental Requirements; Design for Dedication.

A. The Relocated Roadway shall be designed, engineered, constructed, installed, and completed in accordance with all applicable laws, ordinances, regulations, codes, standards, specifications, and other requirements of the Municipality and any other governmental or regulatory authority having jurisdiction over the Roadway Relocation Project. Such requirements shall include, without limitation, all applicable subdivision and land development requirements, roadway design and construction specifications, grading requirements, stormwater management requirements, drainage requirements, erosion and sedimentation control requirements, utility requirements, sight-distance requirements, access requirements, and any other applicable design, construction, or safety standards. Ferris shall cause the Relocated Roadway to be designed and constructed in a good and workmanlike manner and in accordance with all plans, specifications, permits, and approvals applicable to the Roadway Relocation Project. Ferris shall be responsible, at its sole cost and expense, for satisfying any inspections, testing, certifications, corrective work, or other requirements imposed by the Municipality or other governmental authority in connection with the design, construction, completion, or proposed dedication of the Relocated Roadway.

B. Ferris shall design and construct the Relocated Roadway with the intention that, upon completion, it will satisfy the then-applicable requirements of the Municipality for acceptance and dedication as a public roadway. To the extent reasonably required by the Municipality as a condition of acceptance, Ferris shall undertake such modifications, repairs, corrections, or additional work as may be necessary to bring the Relocated Roadway into compliance with the Municipality's applicable requirements for dedication.

C. Notwithstanding the foregoing, UAJA acknowledges and agrees that final acceptance and dedication of the Relocated Roadway shall be subject to the review, approval, and acceptance of the Municipality and that Ferris cannot guarantee or warrant that the Municipality will ultimately accept the Relocated Roadway for dedication as a public roadway. Ferris's inability to obtain final municipal acceptance shall not, however, relieve Ferris of its obligations under this Agreement concerning the construction, completion, maintenance, or continued availability of the Relocated Roadway for access to the UAJA Property

3. Permits and Governmental Approvals.

A. Ferris shall be solely responsible, at its sole cost and expense, for obtaining and maintaining all permits, licenses, approvals, authorizations, waivers, variances, and other governmental or regulatory approvals necessary or appropriate for the design, construction, relocation, modification, completion, use, and proposed dedication of the Relocated Roadway and completion of the Roadway Relocation Project (collectively, the "Governmental Approvals"). The Governmental Approvals shall include, without limitation, any subdivision or land development approvals, highway occupancy or access permits, stormwater management approvals, erosion and sedimentation control approvals, grading permits, utility approvals, and any other permits or approvals required by the Municipality or any other governmental or regulatory authority having jurisdiction.

B. Ferris shall be responsible for preparing and submitting all applications, plans, studies, reports, certifications, and other materials required to obtain the Governmental Approvals and shall diligently pursue the same through final approval. Ferris shall also be responsible for complying with all conditions imposed in connection with the Governmental Approvals and for making any revisions to the plans or proposed improvements reasonably required by the applicable governmental authorities.

C. UAJA shall reasonably cooperate with Ferris in connection with obtaining the Governmental Approvals to the extent UAJA's consent, signature, or participation is reasonably required solely by reason of UAJA's ownership of the UAJA Property or its interest in the existing or Relocated Roadway; provided, however, that UAJA shall not be required to incur any material cost, assume any liability, waive any right under this Agreement, or agree to any restriction or obligation affecting the UAJA Property without UAJA's prior written consent.

4. Roadway Plans; UAJA Review and Approval.

A. Prior to submitting any final plans for the Relocated Roadway to the Municipality or any other governmental or regulatory authority, and prior to commencing any construction, modification, relocation, or other work affecting the existing roadway or the UAJA Property, Ferris shall provide UAJA with a complete set of the proposed plans, drawings, specifications, studies, and other documents relating to the Roadway Relocation Project (collectively, the "Roadway Plans") for UAJA's review and written approval.

B. The Roadway Plans shall be prepared by appropriately licensed and qualified professionals and shall be sufficiently complete and detailed to permit UAJA and UAJA's consultants to evaluate the proposed Relocated Roadway and its effect upon the UAJA Property and UAJA's existing and future access thereto. Without limiting the foregoing, the Roadway Plans shall identify and depict, as applicable: (a) the proposed roadway alignment and location; (b) roadway width, cartway width, shoulders, curbing, and cross-sections; (c) grades, elevations, slopes, and profiles; (d) drainage improvements, stormwater management facilities, culverts, swales, pipes, inlets, and other drainage features; (e) all access points, entrances, intersections, and connections serving or affecting the UAJA Property; (f) roadway construction specifications, including proposed base, subbase, paving, and surface materials; (g) grading, excavation, fill, retaining structures, and other improvements adjacent to or affecting the UAJA Property; (h) utility improvements, reuse water line improvements, relocations, crossings, or other facilities located within or adjacent to the Relocated Roadway; (i) temporary access arrangements and proposed sequencing of work to the extent the construction may affect access to the UAJA Property; (j) the proposed limits and dimensions of any right-of-way, easement, or other area to be established in connection with the Relocated Roadway; and (k) any other improvements, conditions, or features that may reasonably affect the UAJA Property or access to and from the UAJA Property.

C. UAJA's review and approval of the Roadway Plans shall include, without limitation, the location, configuration, dimensions, grades, connections, and other characteristics of the Relocated Roadway and any related utilities, including the reuse water line, to the extent reasonably related to the preservation of safe, convenient, and practical vehicular and pedestrian access to and from the UAJA Property. Ferris shall reasonably cooperate with UAJA and UAJA's engineers, attorneys, and other consultants in connection with such review and shall provide such additional plans, information, calculations, or supporting materials as UAJA may reasonably request for purposes of evaluating the Roadway Plans.

D. Ferris shall not submit final Roadway Plans to any governmental authority, commence construction of the Roadway Relocation Project, or materially modify the existing roadway until UAJA has approved the Roadway Plans in writing. Following UAJA's approval, Ferris shall not make or approve any material modification, amendment, or revision to the Roadway Plans that adversely affects the UAJA Property or access thereto without first providing the proposed modification to UAJA and obtaining UAJA's written approval thereof. Any revisions required by a governmental authority that materially affect the alignment, dimensions, grades, access points, drainage, or other features affecting the UAJA Property shall likewise be subject to UAJA's review and written approval.

5. UAJA Review and Approval.

A. UAJA shall have the right to review and approve the Roadway Plans prior to Ferris submitting such plans for final approval by the Municipality or any other governmental authority and prior to Ferris commencing construction of, or otherwise performing any material work upon, the Relocated Roadway or the existing roadway. UAJA's approval shall not be unreasonably withheld, conditioned, or delayed.

B. UAJA's review and approval shall be limited to matters reasonably affecting: (a) the preservation of safe, continuous, convenient, and practical access to and from the UAJA Property, both during construction and following completion of the Relocated Roadway; (b) the location, alignment, configuration, dimensions, grades, connections, and functionality of the Relocated Roadway; (c) the ability of the Relocated Roadway to provide a suitable and functional roadway connection between the UAJA Property and the public roadway system that is substantially equivalent to or better than the access presently available to the UAJA Property; (d) the ability of the Relocated Roadway to satisfy applicable municipal standards and requirements for potential acceptance and dedication as a public roadway; (e) drainage, stormwater, grading, utilities, and other improvements to the extent reasonably affecting the UAJA Property or access thereto; and (f) consistency with the purposes, requirements, and obligations established by this Agreement.

C. UAJA shall provide Ferris with written approval of the Roadway Plans or written comments identifying any reasonable objections thereto within thirty (30) days following UAJA's receipt of a complete set of the Roadway Plans and all information reasonably necessary to evaluate the same. If UAJA timely provides comments or objections, Ferris shall reasonably address such comments and provide UAJA with revised Roadway Plans for further review and approval. UAJA shall thereafter review such revised Roadway Plans within twenty (20) days. If UAJA fails to provide written approval or written comments within the applicable review period, the Roadway Plans shall be deemed approved by UAJA.

D. UAJA's approval of the Roadway Plans shall be solely for purposes of protecting UAJA's interests under this Agreement and shall not constitute any representation, warranty, certification, or approval concerning the engineering, structural integrity, safety, legal compliance, or adequacy of the Roadway Plans or the Relocated Roadway.

6. No Project Control or Responsibility by UAJA.

A. Notwithstanding UAJA's review, consultation, consent, or approval rights under this Agreement, Ferris shall at all times retain sole responsibility for and control over the design, permitting, engineering, construction, completion, and management of the Roadway Relocation Project. Without limitation, Ferris shall be solely responsible for construction means and methods, contractor and consultant selection and supervision, construction sequencing and scheduling, site safety, compliance with permits and governmental requirements, inspections, testing, and overall project administration.

B. Neither UAJA's financial contribution to the Roadway Relocation Project nor UAJA's exercise of any review, approval, inspection, consultation, or other right under this Agreement shall be construed as participation by UAJA in the development or construction of the Roadway Relocation Project or as creating any responsibility or liability on the part of UAJA for the design, engineering, construction, safety, permitting, or completion thereof.

C. UAJA shall not, by reason of this Agreement or its performance hereunder, be deemed an owner, developer, contractor, subcontractor, construction manager, project manager, engineer, architect, employer, joint venturer, partner, or agent with respect to the Roadway Relocation Project. Ferris shall not represent to any third party or governmental authority that UAJA occupies any such capacity.

7. UAJA Contribution.

A. Subject to Ferris's full and timely performance of its obligations under this Agreement, UAJA shall contribute an aggregate amount not to exceed Four Hundred Thousand Dollars ($400,000.00) (the "UAJA Contribution") toward the actual costs of the Roadway Relocation Project.

B. The UAJA Contribution shall be paid to Ferris upon the achievement of substantial completion of the Roadway Relocation Project.

C. Except for the UAJA Contribution expressly provided for herein, UAJA shall have no obligation to pay or reimburse Ferris for any costs or expenses associated with the Roadway Relocation Project. Ferris shall be solely responsible for all costs of the Roadway Relocation Project in excess of the UAJA Contribution, including any cost overruns, increases in material or labor costs, additional engineering or permitting expenses, corrective work, governmental requirements, or other unforeseen or additional expenses. Under no circumstances shall UAJA be obligated to contribute more than

Four Hundred Thousand Dollars ($400,000.00) without UAJA's express written agreement.

D. The UAJA Contribution constitutes a contribution toward the Roadway Relocation Project only and shall not constitute an assumption by UAJA of any obligation or liability relating to the design, permitting, construction, completion, maintenance, or dedication of the Relocated Roadway.

8. Use of UAJA Contribution.

A. Ferris shall use the UAJA Contribution solely and exclusively for actual costs and expenses directly associated with the Roadway Relocation Project, including reasonable engineering, surveying, design, permitting, governmental review, construction, materials, inspection, testing, and related costs necessary to complete the Relocated Roadway in accordance with this Agreement.

B. The UAJA Contribution shall not be used for costs unrelated to the Roadway Relocation Project, including costs associated solely with Ferris's development of the Ferris Property, except to the extent such costs are directly attributable to the design, permitting, construction, or completion of the Relocated Roadway.

C. Ferris shall maintain reasonable books, records, invoices, contracts, payment applications, and other documentation sufficient to identify the costs for which the UAJA Contribution has been used. Upon reasonable request by UAJA, Ferris shall provide UAJA with reasonable documentation confirming the application of the UAJA Contribution to costs of the Roadway Relocation Project.

D. Any portion of the UAJA Contribution paid to Ferris but not ultimately expended for the Roadway Relocation Project shall be returned to UAJA within thirty (30) days following final completion of the Roadway Relocation Project or a determination that the applicable funds will not be required for completion of the Roadway Relocation Project

9. Construction Obligations.

A. Ferris shall cause the Relocated Roadway and all related improvements to be constructed and completed: (i) in a good, substantial, and workmanlike manner; (ii) using materials and construction practices appropriate for the intended use of the Relocated Roadway; (iii) in substantial accordance with the Roadway Plans approved by UAJA; (iv) in accordance with all applicable municipal specifications, design criteria, and construction standards; (v) in compliance with all applicable permits, approvals, laws, ordinances, regulations, and governmental requirements; and (vi) in a manner reasonably designed to provide safe, durable, and practical access to and from the UAJA Property. Ferris shall be solely responsible for correcting, at its sole cost and expense and without application of any additional UAJA Contribution, any defective, deficient, or nonconforming work performed in connection with the Roadway Relocation Project.

B. Following UAJA's approval of the Roadway Plans, Ferris shall not make, authorize, or permit any material modification, amendment, deviation, or revision thereto without first providing the proposed modification to UAJA and obtaining UAJA's written approval in accordance with this Agreement. For purposes of this Section, a modification shall be considered material if it reasonably could affect the location, alignment, width, grade, configuration, drainage, access points, roadway connections, functionality, durability, or use of the Relocated Roadway or otherwise adversely affect the UAJA Property or access thereto. Minor field adjustments that are reasonably necessary during construction and that do not materially affect the UAJA Property, access thereto, or compliance with applicable governmental requirements shall not require UAJA's prior approval. Ferris shall nevertheless maintain records of such field changes and shall incorporate the same into any final or as-built plans provided to UAJA.

C. Upon substantial completion of the Relocated Roadway, Ferris shall provide UAJA with written notice thereof and reasonable documentation demonstrating completion of the Roadway Relocation Project in accordance with the approved Roadway Plans and applicable governmental requirements. Such documentation shall include, to the extent applicable and reasonably available, final or as-built plans, inspection reports, testing results, certifications from Ferris's engineer or other design professionals, governmental approvals, and documentation concerning municipal inspection, acceptance, or dedication.

D. UAJA and its representatives shall have a reasonable opportunity following substantial completion to inspect the Relocated Roadway for purposes of confirming compliance with the requirements of this Agreement. Any such inspection shall not relieve Ferris of responsibility for the proper design, construction, completion, or compliance of the Relocated Roadway.

E. If the Municipality identifies any deficiencies or requires corrective or additional work as a condition of final approval or dedication, Ferris shall be responsible, at its sole cost and expense, for completing such work.

10. <u>Maintenance and Continuity of Access</u>.

A. Ferris acknowledges that the preservation of access to and from the UAJA Property is a material consideration for UAJA's entry into this Agreement. Accordingly, Ferris shall plan, sequence, and perform the Roadway

Relocation Project in a manner that maintains continuous, safe, reasonable, and practical vehicular access to and from the UAJA Property throughout construction and following completion of the Relocated Roadway.

B. Ferris shall not close, obstruct, excavate, remove, materially impair, or otherwise interfere with the existing roadway or any other existing means of access to the UAJA Property unless and until Ferris has provided a temporary or permanent alternative means of access that is reasonably suitable for the then-existing uses of the UAJA Property. Any temporary access shall be maintained by Ferris, at Ferris's sole cost and expense, in a safe and passable condition for the duration of its use.

C. Ferris shall provide UAJA with reasonable advance written notice of any construction activity reasonably expected to materially affect access to the UAJA Property and shall coordinate such work with UAJA so as to minimize disruption to UAJA, its tenants, occupants, employees, agents, contractors, invitees, customers, emergency vehicles, delivery vehicles, and others lawfully accessing the UAJA Property.

D. In no event shall Ferris permanently close, abandon, remove, obstruct, or discontinue the existing roadway or UAJA's existing access rights unless and until: (a) the Relocated Roadway has been substantially completed and is open and available for regular vehicular use; (b) all improvements reasonably necessary to provide access between the Relocated Roadway and the UAJA Property have been completed; (c) UAJA has received all easements, rights-of-way, or other legally enforceable rights reasonably necessary to ensure UAJA's continued use of the Relocated Roadway; and (d) UAJA has approved in writing the transition from the existing roadway to the Relocated Roadway, which approval shall not be unreasonably withheld, conditioned, or delayed.

E. At no time shall the relocation, modification, construction, or dedication of the Relocated Roadway result in the UAJA Property being without a legally enforceable and physically usable means of access to and from a public roadway. UAJA's rights of access over the existing roadway shall remain in full force and effect until all conditions for transition to the Relocated Roadway established by this Agreement have been satisfied.

11. <u>Third-Party Property Owner Consent</u>.

A. Ferris acknowledges that one or more property owners other than UAJA currently possess or exercise rights to use the existing roadway (the "<u>Third-Party Owner</u>"). Ferris shall be solely responsible, at its sole cost and expense, for obtaining from the Third-Party Owner all consents, approvals, releases, easements, agreements, modifications, or other rights necessary or appropriate to permit the modification, relocation, reconfiguration, or discontinuance of the existing roadway and the construction and use of the Relocated Roadway as contemplated by this Agreement (collectively, the "Third-Party Consent").

B. Ferris's receipt of the Third-Party Consent, in form and substance sufficient to permit the Roadway Relocation Project to proceed in accordance with this Agreement, shall constitute a condition precedent to Ferris's commencement of any work that would modify, relocate, obstruct, impair, or discontinue the existing roadway. Ferris shall provide UAJA with a copy of the fully executed Third-Party Consent prior to commencement of any such work.

C. Nothing in this Agreement, and no approval, consent, payment, or other action by UAJA hereunder, shall constitute a waiver, modification, termination, release, or abandonment of any existing easement, right-of-way, access right, or other property right held by UAJA. UAJA's existing rights with respect to the existing roadway shall remain in full force and effect unless and until all necessary Third-Party Consents have been obtained, the Relocated Roadway and all associated access rights have been established in accordance with this Agreement, and the conditions for transition to the Relocated Roadway set forth herein have otherwise been satisfied.

12. Warranty; Correction of Defective Work.

A. Ferris shall cause all work performed in connection with the Roadway Relocation Project to be performed in a good, substantial, and workmanlike manner, in accordance with the approved Roadway Plans, applicable governmental requirements, and generally accepted construction and engineering practices applicable to improvements of a similar nature. Ferris warrants that the Relocated Roadway, including its subgrade, base, paving, shoulders, drainage facilities, slopes, structures, and other related improvements, shall be free from material defects in workmanship and materials and shall be suitable for its intended purpose of providing safe, stable, and practical access to and from the UAJA Property.

B. For a period of two (2) years following substantial completion of the Relocated Roadway (the "Correction Period"), Ferris shall, at its sole cost and expense, promptly investigate and correct any material defect, deficiency, failure, or deterioration in the Relocated Roadway or related improvements attributable to the design, engineering, materials, workmanship, or construction of the Roadway Relocation Project. Without limitation, such corrective obligations shall include material settlement, subsidence, sinking, sagging, heaving, cracking, rutting, pavement failure, slope failure or instability, erosion, washout, drainage deficiencies, ponding, failure of the roadway base or subgrade, or other conditions that materially impair the structural integrity, functionality, drainage, safety, or reasonable use of the Relocated Roadway or access to the UAJA Property.

C. Upon UAJA becoming aware of any condition reasonably believed to be subject to correction under this Section, UAJA shall provide Ferris with written notice describing the condition. Ferris shall promptly investigate the condition and, if corrective work is required under this Section, commence such corrective work within a commercially reasonable period and diligently pursue the same to completion. If the condition materially impairs access to the UAJA Property or presents an immediate threat to persons or property, Ferris shall take such temporary and permanent corrective measures as are reasonably necessary under the circumstances on an expedited basis.

D. If Ferris fails to investigate, commence, or diligently complete required corrective work within a reasonable period following written notice from UAJA, UAJA may, after providing reasonable additional notice to Ferris, undertake or cause such corrective work to be undertaken, and Ferris shall reimburse UAJA for all reasonable costs and expenses incurred in connection therewith. No additional notice shall be required before UAJA undertakes reasonable emergency work necessary to preserve access to the UAJA Property or prevent imminent injury or property damage.

E. The expiration of the Correction Period shall not relieve Ferris of responsibility for any latent defect in the design, engineering, materials, or construction of the Relocated Roadway that existed during the Correction Period but was not reasonably discoverable prior to its expiration, provided that UAJA gives Ferris written notice of such latent defect within a reasonable period after discovery. Nothing in this Section shall limit any other right or remedy available to UAJA under this Agreement or applicable law.

F. Ferris shall obtain for the benefit of UAJA, or assign to UAJA to the extent assignable, the benefit of any warranties provided by contractors, subcontractors, suppliers, manufacturers, engineers, or other parties in connection with the Roadway Relocation Project. Ferris shall reasonably cooperate with UAJA in enforcing any such warranties.

G. To the extent the Relocated Roadway is accepted for dedication by the Municipality, Ferris's obligations under this Section shall terminate with respect to any maintenance, repair, or corrective work that the Municipality expressly assumes responsibility for as a result of such dedication; provided, however, that municipal acceptance shall not relieve Ferris of responsibility for any defect or deficiency for which Ferris remains responsible under applicable law or the terms of such dedication.

13. Heavy Truck Use. Ferris acknowledges and agrees that the Existing Roadway is routinely used by heavy trucks and other commercial vehicles and that such use is expected to continue following completion of the Relocated Roadway. Ferris shall account for such existing and anticipated heavy truck and commercial vehicle traffic in the design, engineering, construction, and maintenance of the Relocated Roadway. Without limiting the foregoing, the Relocated Roadway shall be designed and constructed with appropriate roadway width, turning radii, grades, pavement sections, subgrade and base materials, drainage, clearances, and other features necessary to safely and adequately accommodate the routine passage, maneuvering, ingress, and egress of heavy trucks and commercial vehicles serving the UAJA Property. The Roadway Relocation Project shall not materially restrict or impair the ability of such vehicles to access the UAJA Property as compared to the access available prior to the Roadway Relocation Project.

14. Indemnification.

A. To the fullest extent permitted by applicable law, Ferris shall defend, indemnify, and hold harmless UAJA and UAJA's affiliates, and their respective owners, members, partners, officers, directors, employees, agents, representatives, successors, and assigns (collectively, the "UAJA Indemnified Parties"), from and against any and all claims, demands, actions, causes of action, suits, proceedings, liabilities, losses, damages, judgments, penalties, fines, liens, costs, and expenses, including reasonable attorneys' fees and costs of investigation and defense, arising out of, resulting from, or relating to: (a) the design, engineering, permitting, construction, modification, relocation, maintenance, repair, or completion of the Roadway Relocation Project; (b) any work performed by or on behalf of Ferris in connection with the existing roadway or the Relocated Roadway; (c) the acts or omissions of Ferris or any of Ferris's contractors, subcontractors, engineers, architects, consultants, employees, agents, representatives, or other persons performing work in connection with the Roadway Relocation Project; (d) any bodily injury, death, or damage to real or personal property arising from or relating to the Roadway Relocation Project; (e) any violation of applicable law, ordinance, regulation, permit, approval, or governmental requirement in connection with the Roadway Relocation Project; (f) any mechanic's lien, construction lien, claim for payment, or similar encumbrance arising from labor, services, materials, or equipment furnished in connection with the Roadway Relocation Project; (g) any interruption, obstruction, impairment, or loss of access to or from the UAJA Property resulting from the Roadway Relocation Project; or (h) any breach by Ferris of its representations, warranties, covenants, or obligations under this Agreement.

B. Ferris's obligations under this Section shall apply regardless of whether the applicable claim is asserted during or after completion of the Roadway Relocation Project and shall survive completion of the Roadway Relocation Project, dedication or acceptance of the Relocated Roadway, termination of this Agreement, and any conveyance of the Ferris Property.

C. Ferris shall promptly assume the defense of any claim subject to indemnification hereunder upon receipt of written notice from UAJA, using counsel reasonably acceptable to UAJA. UAJA shall reasonably cooperate in such defense at Ferris's expense. Ferris shall not settle any claim in a manner that imposes any liability, obligation, admission, restriction, or other material adverse consequence upon any UAJA Indemnified Party without UAJA's prior written consent.

D. Notwithstanding the foregoing, Ferris shall have no obligation to indemnify a UAJA Indemnified Party to the extent that a final, nonappealable judgment of a court of competent jurisdiction determines that the applicable loss or liability resulted from the gross negligence or willful misconduct of such UAJA Indemnified Party. The indemnification obligations set forth herein are independent of, and shall not be limited by, any insurance requirements or the amount or availability of insurance coverage maintained by Ferris or any contractor, subcontractor, or other person involved in the Roadway Relocation Project.

15. Insurance. During the performance of the Roadway Relocation Project and until final completion thereof, Ferris shall, at its sole cost and expense, maintain, or cause to be maintained, insurance coverage with insurers authorized to do business in the Commonwealth of Pennsylvania and having commercially reasonable financial strength ratings. Such insurance shall include, at a minimum, the following:

A. Commercial general liability insurance written on an occurrence basis, covering bodily injury, death, property damage, personal and advertising injury, contractual liability, premises and operations, products and completed operations, and independent contractors, with limits of not less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) general aggregate.

B. Automobile liability insurance covering owned, hired, and non-owned vehicles used in connection with the Roadway Relocation Project, with a combined single limit of not less than One Million Dollars ($1,000,000.00) per accident for bodily injury and property damage.

C. Workers' compensation insurance in the amounts required by applicable law and employer's liability insurance with limits of not less than One Million Dollars ($1,000,000.00) for each accident, One Million Dollars

($1,000,000.00) for disease for each employee, and One Million Dollars ($1,000,000.00) disease policy limit.

D. Commercial umbrella or excess liability insurance providing coverage in excess of the commercial general liability, automobile liability, and employer's liability policies, with limits of not less than Two Million Dollars ($2,000,000.00) per occurrence and in the aggregate.

Further:

1. UAJA and UAJA's affiliates, together with their respective owners, members, partners, officers, directors, employees, agents, representatives, successors, and assigns, shall be named as additional insureds under Ferris's commercial general liability, automobile liability, and umbrella or excess liability policies with respect to liability arising out of or relating to the Roadway Relocation Project, the existing roadway, or the Relocated Roadway. Such additional insured coverage shall apply to both ongoing and completed operations to the fullest extent commercially available.

2. Coverage afforded to the UAJA Indemnified Parties as additional insureds shall be primary and noncontributory with respect to any insurance maintained by UAJA or any other UAJA Indemnified Party, and any insurance maintained by UAJA shall be excess of and shall not contribute with the insurance required to be maintained by Ferris under this Agreement.

3. Ferris shall require each general contractor and any other contractor or subcontractor performing material work in connection with the Roadway Relocation Project to maintain insurance appropriate to the nature and scope of its work and in commercially reasonable amounts, including commercial general liability, automobile liability, workers' compensation, and employer's liability insurance. Ferris shall require its general contractor, and shall cause the general contractor to require its subcontractors where commercially appropriate, to name UAJA and the other UAJA Indemnified Parties as additional insureds with respect to liability arising from their work on the Roadway Relocation Project.

4. Ferris shall remain responsible for ensuring compliance with the insurance requirements of this Agreement notwithstanding the performance of work by any contractor, subcontractor, consultant, or other third party.

5. Prior to commencement of any construction or other physical work relating to the Roadway Relocation Project, Ferris shall provide UAJA with certificates of insurance evidencing the coverage required by this Section. Upon UAJA's reasonable request, Ferris shall also provide copies of applicable additional insured endorsements or other reasonable evidence

confirming UAJA's additional insured status and the primary and noncontributory nature of such coverage. Ferris shall thereafter provide updated certificates upon renewal or replacement of any required policy until completion of the Roadway Relocation Project.

6. Ferris shall use commercially reasonable efforts to cause the policies required hereunder to provide that UAJA will receive advance notice of cancellation or material reduction in coverage to the extent such notice is available by endorsement from the applicable insurer. Ferris shall promptly notify UAJA upon Ferris's receipt of notice of any cancellation, nonrenewal, or material reduction in any insurance required under this Agreement and shall obtain replacement coverage without any lapse in required coverage.

7. The insurance requirements set forth in this Section are independent of Ferris's indemnification and other obligations under this Agreement. The maintenance of insurance, the amount of insurance available, or UAJA's acceptance of evidence of insurance shall not limit, modify, or otherwise affect Ferris's liability or indemnification obligations under this Agreement.

8. Ferris's failure to maintain the insurance required by this Section shall not relieve Ferris of any liability or obligation under this Agreement. UAJA's failure to request, review, or object to any certificate, endorsement, policy, or other evidence of insurance shall not constitute a waiver of any requirement of this Section.

16. Events of Default.

A. Ferris will be in default under this Agreement upon the occurrence of any of the following (each, an "Event of Default"): (i) Ferris fails to perform or comply with any material covenant, obligation, or requirement imposed upon Ferris under this Agreement; (ii) Ferris fails to timely pay any amount due to UAJA under this Agreement, including any reimbursement obligation; (iii) Ferris performs, authorizes, or permits any material work upon the existing roadway or the Relocated Roadway in a manner materially inconsistent with the approved Roadway Plans or this Agreement; (iv) Ferris closes, obstructs, impairs, or otherwise interferes with access to or from the UAJA Property in violation of this Agreement; (v) Ferris fails to maintain any insurance required by this Agreement; (vi) Ferris abandons the Roadway Relocation Project after commencement or otherwise fails to diligently pursue the Roadway Relocation Project to completion; or (vii) Ferris fails to perform any required corrective, warranty, maintenance, or emergency work with respect to the Relocated Roadway.

B. Except as otherwise provided herein, upon the occurrence of an Event of Default, UAJA shall provide Ferris with written notice reasonably describing the nature of the default. Ferris shall have ten (10) days following receipt of such notice to cure a monetary default and thirty (30) days following receipt of such notice to cure a nonmonetary default.

C. If a nonmonetary default is of such a nature that it cannot reasonably be cured within thirty (30) days, Ferris shall not be deemed in default following expiration of such period if Ferris commences appropriate corrective action within such thirty (30)-day period and thereafter continuously and diligently pursues such corrective action to completion; provided, however, that such extended cure right shall not apply to any default that materially impairs access to the UAJA Property or creates a material threat to the safety of persons or property.

D. Notwithstanding the foregoing, UAJA shall not be required to provide Ferris with any cure period before taking reasonable action necessary to address an emergency condition, preserve or restore access to the UAJA Property, prevent material damage to the UAJA Property, or protect the health or safety of persons or property. To the extent reasonably practicable under the circumstances, UAJA shall provide Ferris with notice before undertaking such action. If advance notice is not reasonably practicable, UAJA shall provide notice as soon thereafter as reasonably practicable.

E. If Ferris causes or permits access to the UAJA Property to become materially obstructed, unsafe, or unusable in violation of this Agreement, Ferris shall immediately undertake such temporary and permanent measures as are reasonably necessary to restore safe and practical access. UAJA may undertake such measures itself if Ferris fails or is unable to act with the promptness reasonably required under the circumstances.

F. Upon the occurrence and continuation of an Event of Default beyond any applicable notice and cure period, UAJA shall have all rights and remedies available under this Agreement, at law, or in equity, which rights and remedies shall be cumulative and not exclusive. Without limiting the foregoing, UAJA may: (i) seek specific performance of Ferris's obligations under this Agreement; (ii) seek temporary, preliminary, or permanent injunctive relief; (iii) undertake or cause to be undertaken any work reasonably necessary to cure Ferris's default and recover the reasonable costs thereof from Ferris; (iv) recover damages and other amounts resulting from Ferris's default; and (v) exercise any other right or remedy available under this Agreement or applicable law.

G. Ferris acknowledges that interruption or loss of access to the UAJA Property may result in immediate and irreparable harm for which monetary damages may not provide an adequate remedy. Accordingly, UAJA shall be entitled to seek specific performance, injunctive relief, or other equitable relief to enforce the access and construction obligations established by this

Agreement, without limiting UAJA's right to pursue damages or any other available remedy.

H. Any reasonable costs and expenses incurred by UAJA in performing work that Ferris was obligated, but failed, to perform under this Agreement shall be reimbursed by Ferris within fifteen (15) days following written demand accompanied by reasonable documentation of such costs. In addition, in any action or proceeding arising from a material breach of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, in addition to any other relief awarded.

I. No failure or delay by UAJA in exercising any right or remedy following an Event of Default shall constitute a waiver of such default or of UAJA's right to exercise any right or remedy thereafter. A waiver of any particular default shall not constitute a waiver of any subsequent default or of any other obligation under this Agreement.

J. The rights and remedies provided in this Section are in addition to, and not in limitation of, the rights and remedies provided elsewhere in this Agreement. The exercise of any particular right or remedy shall not preclude the concurrent or subsequent exercise of any other right or remedy available to UAJA.

17. Miscellaneous.

A. Each Party agrees, upon the reasonable request of the other Party, to execute, acknowledge, and deliver such further instruments, documents, certificates, consents, and other writings, and to take such other reasonable actions, as may be reasonably necessary or appropriate to carry out, implement, and give effect to the terms, purposes, and intent of this Agreement, including, as applicable, the relocation of the roadway, the establishment and preservation of access to the UAJA Property, the dedication of the Relocated Roadway, and the rights and obligations of the Parties contemplated herein; provided, however, that neither Party shall be required to assume any material additional obligation or liability not otherwise contemplated by this Agreement.

B. Ferris shall be solely responsible for determining whether any federal, state, or local prevailing wage, minimum wage, certified payroll, or similar labor requirement applies to any portion of the Roadway Relocation Project. To the extent any such requirement is applicable, Ferris shall be solely responsible for ensuring full compliance therewith, including incorporating all required provisions into applicable contracts, obtaining applicable wage determinations, ensuring payment of required wage and benefit rates, maintaining and submitting required records or certifications, and otherwise satisfying all applicable statutory and regulatory requirements. Ferris shall be solely responsible for any additional costs, assessments, penalties, interest, back wages, benefits, claims, or other liabilities arising from or relating to the application of or compliance with any prevailing wage or similar requirement, and no such amount shall increase the UAJA Contribution or otherwise constitute an additional obligation of UAJA. Ferris shall defend, indemnify, and hold harmless the UAJA Indemnified Parties from and against any claims, liabilities, assessments, penalties, costs, or expenses, including reasonable attorneys' fees, arising from or relating to Ferris's or its contractors' or subcontractors' failure to comply with any applicable prevailing wage or similar labor requirement.

C. This Agreement shall be binding on the Parties and their respective heirs, successor, administrators, and assigns.

D. This Agreement constitutes the sole and exclusive agreement of the Parties with respect to the subject matter hereof and supersedes any prior understandings or written or oral agreements between the Parties with respect to the subject matter hereof.

E. Time is of the essence of this Agreement.

F. All notices, requests, demands, directions and other communications required or permitted under the provisions of this Agreement, or otherwise with respect hereto, shall be in writing and shall be: (i) mailed by first class registered or certified mail, return receipt requested, postage prepaid, (ii) sent by next day business courier (such as Federal Express or the like), or (iii) personally delivered, as follows:

<u>Upon UAJA</u>:

University Area Joint Authority
Attention: Cory Miller, Executive Director
1576 Spring Valley Road
State College, PA 16801
crmiller@uaja.org

<u>Upon Ferris</u>:

Ferris Land Development, LP
Attention: Ron Ferris
6 Penns Way Road
Mechanicsburg, PA 17050
ron.ferris@bobbyrahal.com

or to such other address(es) or to the attention of such other person(s) and officer(s) as the addressee of any such notice shall have previously furnished to the sender in writing. Each notice or communication which shall be transmitted in the manner described above, or which shall be delivered to a telegraph company, shall be deemed sufficiently given, served, sent, or received for all purposes at such time as it is sent to the addressee (with return receipt, delivery receipt [or with respect to a telex the answer back, or a fax the activity report] being deemed conclusive evidence of such mailing, transmission or delivery), or at such time as delivery is refused by the addressee on presentation.

G. This Agreement may be executed and delivered (including by .pdf or facsimile transmission) in one or more counterparts, each of which shall be deemed to be an original but all of which taken together shall constitute one and the same agreement.

H. This Agreement has been jointly drafted, negotiated, and agreed upon by UAJA and Ferris. Any rule of contract interpretation that provides that ambiguity will be construed against the drafting party is inapplicable to this Agreement and shall not be used in connection with the interpretation of this Agreement. Each of UAJA and Ferris acknowledges that they have been represented by legal counsel in connection with the negotiation and execution of this Agreement or that it has had an opportunity to engage such counsel. Each of UAJA and Ferris further acknowledges that it fully understands the meaning and intent of this Agreement and voluntarily executes this Agreement.

I. No failure of either Party to insist upon the strict performance of any condition or covenant of this Agreement or to exercise any right or remedy consequent upon a default hereunder shall constitute a waiver of any such condition, covenant, or default. Any waiver, permit, consent, or approval of any kind or character of any breach of default under this Agreement, or any waiver of any provision of this Agreement, must be in writing and shall be effective only to the extent specifically set forth in such writing.

J. This Agreement cannot be amended, modified, or supplemented orally, and no waiver of any right or remedy hereunder can be made orally, but in all cases only by a writing signed by the Party to be bound thereby.

K. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and assigns. Ferris may assign, all or portions of its rights and obligations under this Agreement to one or more persons or affiliates of Ferris without first obtaining UAJA's prior written consent, provided that Ferris shall deliver prior written notice of each such assignment to UAJA.

L. The invalidity or unenforceability in any particular circumstance of any of the provisions of this Agreement shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

M. This Agreement shall be governed by, and construed, interpreted and enforced in accordance with, the laws of the Commonwealth of Pennsylvania. Any and all disputes arising out of or relating to this Agreement shall be heard by the Court of Common Pleas of Centre County, Pennsylvania.

Signature page follows.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

SELLER:

University Area Joint Authority:

By:___________________________________
Name:
Title:

BUYER:

Ferris Land Development, LP:

By:___________________________________
Name:
Title:

RETTEW℠

Contract No. 2022-02

Change Order No. 06

Date of Issuance: August 12, 2026	Effective Date: Date executed by Owner
Owner: University Area Joint Authority	Owner's Contract No.: 2022-02
Contractor: Myco Mechanical, Inc.	Contractor's Project No.:
Engineer: RETTEW Associates, Inc.	Engineer's Project No.: 094612026
Project: Biosolids Upgrade	Contract Name: Plumbing Construction

The Contract is modified as follows upon execution of this Change Order:
Description/Reason for Change:

Item	Reference	Description	Amount	Time
1	COR No. 06A	Sprinkler System – Additional Effort	$ 603.11	0
2	COR No. 08	Work Change Directive No. 03 – Removal of the plumbing within janitor closet located in the Thickening Building Series 15	$ 1,780.12	0
		Total for Change Order No. 06 =	**$ 2,383.23**	**0**

Attachments: *Attachment No. 1 – Myco Mechanical, Inc. Change Order Request No. 06A, dated 03/06/2026*
Attachment No. 2 – Myco Mechanical, Inc. Change Order Request No. 08, dated 07/16/2026

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: $784,000.00	Original Contract Times: Substantial Completion: 730 Days Ready for Final Payment: 45 Days days or dates
[Increase] ~~[Decrease]~~ from previously approved Change Orders No. 01 to No. 05: $ 110,981.62	[Increase] ~~[Decrease]~~ from previously approved Change Orders No. 01 to No. 05: Substantial Completion: 16 Days Ready for Final Payment: N/A days
Contract Price prior to this Change Order: $ 894,981.62	Contract Times prior to this Change Order: Substantial Completion: 746 Days Ready for Final Payment: 45 Days days or dates
[Increase] ~~[Decrease]~~ of this Change Order: $ 2,383.23	~~[Increase] [Decrease]~~ of this Change Order: Substantial Completion: N/A Ready for Final Payment: N/A days or dates
Contract Price incorporating this Change Order: $ 897,364.85	Contract Times with all approved Change Orders: Substantial Completion: 746 Days Ready for Final Payment: 45 Days days or dates

RETTEW

Contract No. 2022-02

	RECOMMENDED:		ACCEPTED:		ACCEPTED:
By:	Michele A. Aukerman	By:		By:	
	Engineer (if required)		Owner (Authorized Signature)		Contractor (Authorized Signature)
Title:	Project Manager	Title		Title	
Date:	08/12/2026	Date		Date	

Approved by Funding Agency (if applicable)

By: ______________________ Date:

Title: ______________________