REAL WYOMISSING BORO

Passenger rail: source excerpts

Compiled October 25, 2026. Source dates and draft labels remain distinct.

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August 27, 2020 Economic Development minutes, p. 2

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March 31, 2022 Economic Development minutes, pp. 1-2

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July 21, 2022 Economic Development minutes, p. 2

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2024 issued audit, Note 5

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2026 Draft 5 worksheet, actual 2025 principal

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February 26, 2026 Economic Development DRAFT minutes, p. 3

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July 31, 2022 Borough financial and pension report, assessment-civil-suits table, physical p. 16

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2023 Budget Assumptions DRAFT 2, abstract-values table, physical p. 2

These are selected pages, not complete records. Source page numbers are physical PDF pages; original labels and draft markings remain. Two resident street addresses were removed from the March 31, 2022 minutes. No other substantive content was changed. Public business contacts and officials' names remain. Originals are retained by Real Wyomissing Boro.

Bike Share Stations:
Economic Development Coordinator & Zoning and Codes Enforcement Officer Michele Bare indicated she met with Courtney Dixon from Tower Health, and Aaron Gantz from Greater Reading Alliance to further discuss the bike share stations. During the meeting, the idea arose to create a bike share station network of all interested agencies and municipalities, and potentially seek cost savings by having one agency listed as the contract holder, and billing the other agencies and municipalities on a regular basis. Unfortunately, the concern came about that many of the agencies and municipalities have various funding sources for their bike share station plans, which may cause an issue with funding disbursement.

Michele indicated they further discussed locations for the various bike share stations, and the fact that some groups may choose to seek out private sponsors to have their own bike share stations. The bike share stations were also discussed as being part of the 2030 Reading/ Berks County Economic Strategic Plan under transportation discussions.

Reading/Berks County 2030 Economic Strategic Plan:
Michele Bare informed the committee that she has been asked to join the Reading/Berks County Strategic Planning Technical committee, more specifically serving as a research group member. Her group is currently reviewing existing plans and studies nationwide to see what their RFP's and studies contained. Furthermore, she indicated the importance of finding plans that both the City of Reading and the County of Berks can agree upon, to increase economic development. Michele stated the committee would like to have the RFP out by the end of 2020 to nationwide and local consultant groups. The strategic plan and implementation will be funded by the County of Berks and the Greater Reading Chamber Alliance.

Miscellaneous:
Mayor Frederick Levering updated the committee on the commuter rail services study. He indicated he had a discussion with Equus about the possibility of using the old VF powerhouse building that sits on an island type parcel of property, flanked by two rail lines, as the train station for commuter rail traffic to reach Wyomissing. He explained there is an existing easement that allows the parcel to be accessible by a vehicle bridge that is in need of repair, the building would need renovations, and a pedestrian bridge would need to be built to access the train station by foot. During the conversation, Mayor Levering thought Equus seemed to be very open to the idea of a train station on that parcel, and when asked, Equus felt they could complete the pedestrian and vehicular bridge access at an acceptable cost. The idea was also brought up to Equus, for them to develop the area for rail service, and lease the space to the rail system. In closing conversations, Equus was willing to develop renderings for the proposed train station site. Mayor Levering lastly informed the committee that rail service discussions continue to take place on a local, state, and Federal level.

Michele Bare indicated to the committee that a meeting will be held with the attorney of the new owner of the Berkshire Mall to discuss their ideas of wanting to subdivide off the anchor stores of the mall, and their desire to subdivide the mall. Michele was concerned their ideas will cause a multitude of zoning issues, however the Borough is still in agreeance to discuss the long term

ECONOMIC DEVELOPMENT COMMITTEE –MEETING MINUTES
MARCH 31, 2022 – 8:00 A.M.

The Borough of Wyomissing Economic Development Committee held their regular meeting in the Borough of Wyomissing Council Chambers on the above date and time. Committee Chair Frederick Levering called the meeting to order with the following persons present: Committee members Gregory L. Portner, David Y. Bausher, Keith L. Derr, Stephen D. Brunner, and William Jenckes; Borough Solicitor Christopher Hartman, Acting Borough Manager & Economic Development Coordinator Michele Bare, and Borough Secretary Melissa Miller.

Visitors:
Adrian Jadic –
Jana Barnett – Councilmember
Kathy Bruder – Saxton & Stump Law Firm
Sara Holloway – Saxton & Stump Law Firm
Rick Weinhoffer –

Passenger Rail Service:
Frederick Levering reiterated to the committee that a Commission composed of leadership from Berks, Montgomery, and Chester counties, was formed to extend Amtrak train services west from Philadelphia. The Commission feels the train service would be an asset for economic development in the various counties, and provide residents with more accessible means of transportation into Philadelphia. The goal is to utilize the existing Norfolk Southern freight rail lines, as permissible under current legislation, to execute the Commission's plan within the next 5 to 10 years. Fred feels very strongly that the train should extend to Wyomissing to allow for better accessibility to and from the Drexel University College of Medicine campuses in Wyomissing and Philadelphia, as well as the accessibility to Penn Medicine in Philadelphia.

Fred provided a historical overview of the sections of the Norfolk Southern railway in Wyomissing, and displayed on a Google map the area in which the Norfolk Southern railway surrounds what is known as the island. Owned by Equus, this is a 10 acre parcel which houses the power plant building that once powered the old knitting mills. He noted that a one lane bridge at the north side of the island property exists to access the parcel, but the integrity of the bridge is of utmost concern when considering any emergency equipment or construction equipment passing over the bridge. Fred discussed at length the need to extend 8th Avenue by means of a bridge, across both sections of the railroad tracks and connect into the vicinity of Teleflex. The existing bridge would need to be fortified or rebuilt to accommodate two way traffic and heavier vehicles. According to Fred, Norfolk Southern cannot deny the Borough permission to build the bridge due to the established right-of-way. Fred noted that it is an approximate cost of $4,000,000 to build the new bridge, with more money needed to repair the existing bridge for use, but explained that the new bridge is important to connect both sides, and the specific engineering of the bridge is necessary to clear the train tracks and account for the unique topography of the island. Fred also pointed out that water and sewer would need to be reconnected to the parcel, as it was disconnected many years ago.

Acting Borough Manager & Economic Development Coordinator Michele Bare further explained to the committee that several developers have shown interest to develop on the island, of which would be the responsibility of Equus to work with the potential developers. She however, feels the Borough should assist with the construction of the bridge since developers would have a hard time making project costs work if they need to figure in a significant infrastructure cost just to access the island. Michele also reminded the committee that the road infrastructure around Teleflex has not been dedicated to the Borough, so that would need to take place as part of construction of a new bridge. Kathy Bruder, the Borough's lobbyist from Saxton & Stump suggested Borough administration work with Jennie Louwerse from PennDOT to review and provide feedback for the project concept to determine what other parties the Borough will need to work with to gain the appropriate authority and approval for the project.

Temporary Outdoor Seating:
Michele shared with the committee that during the pandemic, in conjunction with the Governor's emergency declaration, restaurants were permitted to re-open with limited indoor dining capacity and to also have outdoor dining capacity in tent structures. The Borough had passed a resolution permitting outdoor dining, of which ended when the emergency declaration ended. Several local restaurants have indicated their desire to extend outdoor seating due to interest from their patrons. Michele spoke about the addition of outdoor seating affecting parking and sewage capacities, first of all due to the fact that outdoor structures may take up parking spaces, and secondly, adding seats increases the overall seating capacity of the property. Michele shared with the committee the proposed Resolution to extend temporary outdoor dining from April 12, 2022 to October 31, 2022, noting an update that will be required to the Resolution to clarify it only applies to establishments in the commercial Zoning district.

RESOLUTION NO. 2022-10- A RESOLUTION OF THE COUNCIL OF THE BOROUGH OF WYOMISSING, BERKS COUNTY, PENNSYLVANIA, ESTABLISHING A POLICY AND PERMITTING PROCESS FOR THE CONTINUED USE OF TEMPORARY OUTDOOR SEATING AREAS IN RESTAURANTS AND RETAIL FOOD STORES IN RESPONSE TO THE NEGATIVE IMPACTS OF THE COVID-19 PANDEMIC.

> ***William Jenckes made a motion, seconded by Stephen Brunner to recommend Council adopt Resolution 2022-10 as to temporary outdoor seating in restaurants and retail food stores, all in favor.***

The committee then discussed the possibility of making outdoor dining options a more permanent occurrence with concessions such as an establishment having the option to have seasonal seating during a predetermined span of months during the year. The committee asked Borough Solicitor Christopher Hartman and Borough administration to review if this will be feasible.

Old Business:
Michele shared with the committee that RP Management, the purchaser of the former Brickstones restaurant, and Greg Heflin from Brickstone Companies, a development group, have an upcoming meeting to discuss the mutual plans for retail and restaurant space within the building. Michele lastly noted that the Berkshire Mall has had several fire code compliance

The Knitting Mills – Phoenix Award:
Michele stated that Joe Kraycik, Environmental Engineer from Environmental Standards who worked on the Knitting Mills project, informed her of the Region 3 Phoenix Award that the Knitting Mills project will be receiving. The award presentation will be made at the Brownfields 2022 Conference in Oklahoma. The committee recommended that Borough administration post any available Phoenix Award information on the website.

Old Business:
Mayor Levering clarified from a prior meeting that what he thought was the second access point to the Knitting Mills "island" property, is unfortunately on a parcel not owned by Equus. He noted there have been several inquiries about the property, with Equus again asking if the Borough wanted to purchase the land.

Michele briefly shared that the clock at the pocket park in front of Wawa is not working since the electric was not transferred from Equus to Wawa. Equus' solicitor is working on the matter. The committee further discussed the lack of trash receptacles at the bench in front of Wawa on Penn Avenue. Michele shared there is a lack of Public Works staff to continuously empty trash receptacles. Lastly, Michele shared there is potential interest from a credit union to purchase the vacant parking lot across from Wawa on Park Road.

New Business:
No new business was discussed.

The meeting adjourned at 8:51 A.M. The next regularly scheduled committee meeting will be held on Thursday, August 25, at 8:00 A.M.

Respectfully submitted,

Melissa Miller

Melissa Miller
Borough Secretary

in outstanding review fees, and no further reviews would be conducted until the outstanding fees are paid. There was concern that the facility is being occupied without a certificate of occupancy, of which the Borough is working through, but that facility has been inspected and is safe for occupancy; the holdup is the zoning approval conditions not being met. It was noted that the building could be placarded as condemned but the Borough would not physically remove people from the apartments. It was shared that if there was no income from the building, the owner would not be able to pay the outstanding fees.

Related to the PennDOT State Hill Road widening project, the design underwent a peer review, with several comments being noted that will cause the project to undergo a redesign.

Michele shared that representatives of 1001 Hill Road will be coming to the February 2025 Economic Development committee meeting to discuss their proposed project as they have an impending Zoning Hearing Board hearing.

Lastly, there was discussion about the passenger train, and potentially using a TIF for the train station at the power house building on the island property. It was explained that the property would require a second accessway, and it was noted that a pedestrian and bike bridge could be built over the railway, however it was expressed that the bridge should then be designed to encompass vehicular traffic. It was mentioned that funding could be sought, however, if the Borough were to seek grants, the Borough would be required to pay any additional out of packet costs not covered by the grant.

Reschedule February 2025 Meeting:

Due to a scheduling conflict, Michele requested the February meeting be moved from February 27, 2025 to February 20, 2025.

> ***George Zeppos made a motion, seconded by Jennifer Reimer to move the February 2025 Economic Development date from February 27, 2025 to February 20, 2025, all in favor.***

The meeting adjourned at 9:26 A.M. The next regularly scheduled committee meeting will be held on Thursday, February 20, 2025 at 8:00 A.M.

Respectfully submitted,

Melissa Miller

Melissa Miller
Borough Secretary

NOTE 5 - LONG-TERM DEBT

The Borough issues general obligation notes to provide resources for major capital improvements and equipment needs. The direct obligations are issued on a pledge of the full faith and credit of the Borough. Notes payable are as follows at December 31, 2024:

General Obligation Note, Series of 2022 (Governmental Activities)
In April 2022, the Borough issued General Obligation Note, Series of 2022 for the purpose of financing certain capital projects. The Borough may borrow from time to time up to an amount not to exceed $7,500,000 through April 1, 2025. Interest is due monthly commencing May 1, 2022 through April 1, 2025 at a fixed rate of 2.95%. On April 1, 2025, the Borough shall pay the entire outstanding balance. The draws on the Note were refunded in full during 2024 with the issuance of General Obligation Note, Series of 2024.

General Obligation Note, Series of 2024 (Governmental Activities)
On December 18, 2024, the Borough issued $5,000,000 in General Obligation Notes to currently refund the Borough's General Obligation Note, Series of 2022, to fund the design, construction, renovation, or purchase of municipal buildings and municipal equipment, and to pay debt issuance costs. Principal payments are due annually on June 1 of each year, while interest is due semi-annually on June 1 and December 1 of each year. Final payment of the outstanding principal and accrued interest is due on June 1, 2044. The note bears an interest rate of 4.095%. The Borough has the right to prepay the Note in an amount not to exceed $2,100,000 with documented Redevelopment Assistance Capital Program grant proceeds on any date on or before June 1, 2026.

Maturity on long-term debt is as follows:

Year Ending December 31	GON 2024 Principal	GON 2024 Interest
2025	$ 173,000	$ 191,539
2026	171,000	194,165
2027	179,000	186,998
2028	186,000	179,525
2029	194,000	171,744
2030-2034	1,097,000	730,241
2035-2039	1,347,000	480,855
2040-2044	1,653,000	174,754
	$ 5,000,000	$ 2,309,821

BOROUGH OF WYOMISSING

GENERAL GOVT

2026 DRAFT #5

		2024 ACTUAL	2025 BUDGET	YTD (OCT) BUDGET	YTD 10/31/2025	2025 PROJECTED	2026 PROPOSED	COMMENTS
01-402-00-000-142	MARKETING DIRECTOR	-	22,500	25,700	15,606	18,491	19,500	-
01-403-00-000-187	TAX COLLECTOR - COMMISSIONS	10,000	10,000	8,333	8,333	10,000	10,000	-
01-403-00-000-201	TAX COLLECTION SUPPLIES	1,231	1,250	1,250	1,410	1,410	1,500	-
01-403-00-000-480	TAX COLLECTION REFUNDS	20,676	5,000	4,167	46,721	46,721	25,000	-
01-404-00-000-314	LEGAL FEES	194,196	155,000	129,167	136,390	170,000	150,000	-
01-406-00-000-100	OTHER PROFESSIONAL SERVICES	43,404	5,000	2,500	642	642	750	-
01-409-00-000-321	TELEPHONE SERVICES	59,716	62,500	52,083	51,105	62,500	60,000	ONE-TALK SAVINGS
01-409-00-000-361	ELECTRICITY	25,244	28,000	23,333	27,749	30,000	32,500	-
01-409-00-000-362	GAS, HEAT	12,226	14,000	12,000	16,247	17,500	18,000	-
01-409-00-000-750	OFFICE EQUIPMENT	96,452	55,000	55,000	62,378	62,378	3,000	AS NEEDED
01-409-00-000-751	OFFICE EQUIPMENT RENTAL	8,751	8,500	7,500	8,781	9,500	9,500	-
01-409-00-000-755	COMPUTER EQUIPMENT	19,646	12,000	10,000	10,458	10,458	18,000	SERVER + AS NEEDED
01-412-00-000-339	EMS DISPATCHING	25,070	25,717	25,717	25,947	25,947	-	MOVED TO EMS TAX FUND
01-413-00-000-312	EMERGENCY MANAGEMENT	22,228	22,228	22,228	22,228	22,228	-	MOVED TO EMS TAX FUND
01-413-00-000-339	AMBULANCE SERVICES	135,695	135,695	135,695	135,695	135,695	-	MOVED PORTION TO EMS TAX FUND
01-421-00-000-500	ANIMAL RESCUE LEAGUE	20,839	27,785	27,785	27,785	27,785	27,785	-
01-456-00-000-361	LIBRARY UTILITIES	12,098	13,200	11,100	9,854	11,500	12,500	-
01-456-00-000-500	LIBRARY OPERATING SUPPORT	212,000	212,000	176,667	176,667	212,000	220,000	3.8% INCR REQUESTED
01-463-00-000-000	ECONOMIC DEVELOPMENT	87,998	92,500	77,083	72,950	94,950	97,500	-
01-471-00-000-020	GENERAL OBLG NOTE PRINCIPAL	3,582,849	173,000	173,000	173,000	173,000	2,271,000	INCL WEBSTER PRE-PAYMENT BY 06/01/20
01-472-00-000-020	GENERAL OBLG NOTE INTEREST	56,964	191,539	92,706	92,706	191,539	194,164	-
01-486-00-000-152	PRESCRIPTION, EYE CARE, DENTAL	70,923	60,000	50,000	59,958	68,000	65,000	-
01-486-00-000-156	CAPITAL BLUE CROSS/BLUE SHIELD	1,968,531	2,046,000	1,720,333	1,650,314	1,965,000	2,375,000	-
01-486-00-000-158	LIFE INSURANCE	15,110	15,250	12,708	13,550	15,000	20,000	PENDING PW NEGOTIATIONS
01-486-00-000-159	POLICE PENSION FUND	343,953	772,885	647,864	668,354	772,885	757,562	-
01-486-00-000-160	NON UNIFORM PENSION FUND	370,694	565,479	477,362	513,469	595,332	552,795	-
01-486-00-001-161	FIRE PENSION FUND	191,040	230,172	212,490	228,988	244,814	226,377	-
01-486-00-000-161	FICA TAX-EMPLOYER SHARE	338,180	350,000	298,000	312,863	368,000	380,000	-
01-486-00-000-162	PSAB UNEMPLOYMENT COMPENSATION	27,464	27,000	26,800	25,384	26,000	27,500	-
01-486-00-000-163	LONGEVITY BENEFIT PAYMENTS	50,880	66,000	65,375	63,480	64,480	83,700	PENDING PW NEGOTIATIONS
01-486-00-000-164	COLLEGE DEGREE PAYMENT	13,625	25,000	25,000	23,950	23,950	24,450	-
01-486-00-000-170	HOLIDAY/SICK/FUNERAL WAGES	239,402	250,000	198,500	194,985	245,000	250,000	-
01-486-00-000-350	GENERAL INSURANCE	314,054	345,000	345,000	546,178	546,611	742,500	35% INCR
01-486-00-000-354	WORKERS COMPENSATION	240,925	285,000	230,000	227,896	290,907	365,000	QUOTED + AUDIT ADJ
TOTAL EXPENSES		9,563,199	7,085,000	6,036,586	6,309,291	7,387,325	9,878,883	
NET GENERAL GOVT		13,155,213	9,888,000	9,215,089	7,672,855	7,938,547	7,990,467	

is in place again and temperatures are being maintained. The lacking information from the court order is the required televising of the stormwater management repairs that need to be reviewed by the Borough Engineer's office to be signed off.

Michele explained that a status conference hearing was held with various Borough personnel, the Borough Solicitor and codes enforcement official, along with the attorney for the lender for the former Radisson hotel. There is concern that the lender does not want to escrow $500,000 to $700,000 for the Borough to perform the repairs, and communications will continue with the lender's attorney. She noted that snow plowing and cold patching occurred in the parking lot, and plans have started for the fire protection repairs, with efforts to also find a contractor to install the individual room heating units.

Upon the recent sale of Willoughby's on Park, George Zeppos thanked the Borough for their support over the years, and briefly noted that the parcel and business had been sold to a local independent owner who will be doing some renovations to the property.

It was also shared that a sports pub is being fit out in the Block at the last available site, and the committee was reminded about how DCED walked the Block and Knitting Mills sites to see the half a billion dollar public and private partnership investments within that section of the Borough.

Mark Dougherty shared that there are no significant updates for West Reading, but shared that a marketing committee was formed to focus on marketing efforts in West Reading, and is going extremely well so far. In discussing other municipalities, a question arose as to having someone from Cumru Township speak to the committee about their plans for growth and development, however it was identified that they have only since hired someone to study their corridors who will then develop a plan. At that point, the Borough could invite someone to an Economic Development committee meeting to discuss the plan. It was also shared that David Barr, the Director of Community Development for the City of Reading, would be a good candidate to have come speak to the committee to understand current and future economic development plans for the city.

There was brief discussion about the desire to have the passenger train end in Wyomissing, as well as the desire to see some type of redevelopment on the former power station site behind the Knitting Mills property. Accessibility remains a concern for the site for both pedestrian access and emergency services vehicles. It was pointed out that a recent article identified that Pennsylvania is 44th out of 50 states for new construction, of which the Governor is going to put together a plan to address these issues. This led to a brief discussion about reviewing the Borough's Zoning, aligning with an article in the Spotlight PA about the vision for zoning in the future. A question arose as to if zoning would fit into a more strategic Borough plan, and it was noted that it will depend on what the municipality decides as to what is important with zoning. The Borough staff were commended on their willingness to work with developers to help make projects a reality.

DRAFT

2500 East High Street, Suite 650, Pottstown, PA 19464
610.326.3100 | INFO@TPDINC.COM
WWW.TPDINC.COM

MEMORANDUM

To:	James McCarthy, P.E. – McCarthy Engineering
From:	Greg Richardson, P.E.
cc:	Borough Council Borough Planning Commission Michele Bare Chris Hartman, Esq. Nick Perilli, E.I.T.
Date:	January 30, 2025
Re:	Boiler House Island LLC – Traffic Review #4 Wyomissing Borough, Berks County, PA TPD No. WYBO.00022

Per your request and on behalf of the Borough, TPD has completed a traffic review of the House Island LLC land development application. TPD reviewed the following items:

- *Traffic Impact Analysis for Boiler House Island LLC* prepared by Bogia Engineering, Inc., dated November 2024;
- *Preliminary Land Development Plans* prepared by Bogia Engineering, Inc,, dated April 14, 2023, last revised January 17, 2025.

Based on the review of these documents, it is our opinion that all comments related to traffic have been adequately addressed.

BOROUGH OF WYOMISSING

REAL ESTATE ASSESSMENT CIVIL SUITS

	COURT ORDER	CHANGE PROCESSED	COUNTY CHANGE REPORT	PREVIOUS ASSESSMENT	COURT STIPULATION	DECREASE	REDUCTION TO CURRENT	REFUND OF PRIOR
CROWNE PLAZA	11/17/21	03/01/22	04/29/22	6,452,100	5,564,000	888,100	3,996	1,887
SHOPPES AT WYO	01/25/22	03/01/22	04/29/22	15,130,200	9,308,000	5,822,200	26,200	23,091
						6,710,300	30,196	24,978
DAYS INN	11/15/21	05/18/22	04/29/22	1,694,600	1,404,000	290,600	1,308	785
						7,000,900	31,504	25,763
BERKSHIRE MALL	06/14/22	06/24/22	JUN PRELIM	14,928,000	7,800,000	7,128,000	32,076	N/A
						14,128,900	63,580	25,763
BERKSHIRE WEST	04/12/22	PENDING	PENDING	8,247,600	6,370,000	1,877,600	8,449	6,079
OLD NAVY	04/12/22	PENDING	PENDING	2,343,300	1,644,200	699,100	3,146	2,483
RAYMOUR & FLANIGAN	04/12/22	PENDING	PENDING	1,111,000	773,800	337,200	1,517	1,517
						17,042,800	76,693	35,843

WYOMISSING REAL ESTATE VALUES

Abstract Values 10/21/2021				
	96	96A	TOTAL	
APT	27,518,700	16,224,500	43,743,200	
COMM	112,637,400	280,640,100	393,277,500	
IND	4,843,300	8,164,000	13,007,300	
RES	514,588,700	61,998,400	576,587,100	
TOTAL	659,588,100	367,027,000	1,026,615,100	
Change since 01/2021	(346,600)	6,825,600	6,479,000	29,156

Abstract Values 01/2022				
	96	96A	TOTAL	
APT	27,518,700	16,224,500	43,743,200	
COMM	112,637,400	280,640,100	393,277,500	
IND	4,843,300	8,164,000	13,007,300	
RES	514,822,500	61,998,400	576,820,900	
TOTAL	659,821,900	367,027,000	1,026,848,900	
Change since 01/2021	(112,800)	6,825,600	6,712,800	30,208
Change since 10/2021 (Budget)	233,800	-	233,800	1,052

Abstract Values 10/13/2022 (DRAFT #1)				
	96	96A	TOTAL	
APT	27,518,700	16,224,500	43,743,200	
COMM	115,790,500	299,750,700	415,541,200	
IND	4,806,700	8,164,000	12,970,700	
RES	516,204,300	62,031,500	578,235,800	
TOTAL	664,320,200	386,170,700	1,050,490,900	
Change since 01/2022	4,498,300	19,143,700	23,642,000	106,389
Change since 10/2022 (Budget)	4,732,100	19,143,700	23,875,800	107,441

Abstract Values 10/20/2022 (DRAFT #2)				
	96	96A	TOTAL	
APT	27,518,700	16,224,500	43,743,200	
COMM	116,302,000	298,668,700	414,970,700	
IND	4,806,700	8,164,000	12,970,700	
RES	515,842,800	61,876,200	577,719,000	
TOTAL	664,470,200	384,933,400	1,049,403,600	
Change since 01/2022	4,648,300	17,906,400	22,554,700	101,496
Change since 10/2022 (Budget)	4,882,100	17,906,400	22,788,500	102,548
Change since draft #1 values	150,000	(1,237,300)	(1,087,300)	(4,893)