

Dear Selectboard Members,

I'm sending over a quick update on the new Town Office financing before tonight's meeting. I won't be attending tonight's session since there isn't a great deal to report just yet, but I wanted to let you know that we don't need to take any formal action on bond financing tonight. I've been digging into the numbers with our loan officer at the Vermont Bond Bank, Ken Linge, and Kim Julow, to make sure our roadmap is solid. I'm putting together a detailed letter and a full summary of our expenses to date, and overall financial summary. I'll get those over to you before your next meeting on Monday, February 23—which will be perfect timing since it's right after our pre-construction meeting with Connor Contracting on February 20th.

Here's a brief summary of where we stand:

**Bond Timing:** We're looking at the Summer Bond Pool. We'll apply in May 2026 and should see the funding hit in August 2026. Payments of principal on this bond can be deferred until November 2028 (to delay until the retirement of the Emergency Services Building Bond which retires in November 2027).

**Interim Cash Flow:** We'll keep using Bond Anticipation Notes (BANs) to pay the bills until the permanent bond arrives in August 2026. This includes managing our current \$300,000 note (at 5.03% interest) and any other interim financing we need to keep construction moving.

**The Budget:** We're still well within the voter-approved \$2,875,000 bond limit. I believe we will be recommending we start with a bond for \$2,750,000.

**The Books:** I'm finishing a review into the project expenses paid so far. Everything will be reconciled by the vendor and ready for a more detailed report.

I'll have the full breakdown and plan ready for you after the February 20th pre-construction meeting.

Best,

Nate

**Nate Hayward - cell: 802-578-3078**