

**City of Stratford
Cooper Site Costs Since 2009 - All
At December 31, 2025**

Prepared from review of historical accounting transactions.

Costs consist of land expropriation (including the parcel/portion referenced as the University of Waterloo), materials and contracted services, legal, consulting. It also includes charged back amounts in the first five years, only related to salaries and city-owned equipment.

Revenues (Funding sources) consist of sale proceeds, grants, long-term debt (external and internal), reserves (taxation, surpluses) and some remaining unfinanced amounts. These unfinanced amounts will require identification of a funding source at some point, most likely external long-term debt.

The period covered is January 1, 2009 through to December 31, 2025. Amounts recorded reflect invoices paid to date and are included in unfinanced.

City of Stratford Costs (2009-2025)	TOTALS
EXPENDITURES:	
Salaries & Benefits	15,577.45
Legal	7,686,736.95
Consulting	3,789,818.86
Materials & Contracted Services	2,206,636.28
City-Owned Equipment	2,053.53
Expropriation of Land	5,082,129.68
Building Contribution - University	10,000,000.00
	28,782,952.75
FUNDING SOURCES:	
Grants	346,500.00
Reserve (see below)	2,787,481.20
General Operating cashflow	729,822.55
Currently Unfinanced Debt (incl. 2024)	4,971,204.00
Loan Financing (original + subsequent)	19,947,945.00
	28,782,952.75
Reserve balance available (Grand Trunk/Cooper Block)	
Proceeds from sale of Tom Patterson	4,000,000.00
Proceeds from sale of Fairgrounds	1,229,548.00
Interest earned to date	863,900.22
Expenses funded (rehabilitation, fundraising next steps) included above	- 2,787,481.20
Reserve Balance at December 31, 2024	3,305,967.02
Estimated from Reserve (2025 budget) -- Site servicing, development work invest Stratford.	- 200,000.00
Estimated Uncommitted balance at December 31, 2025	3,105,967.02