



VILLAGE OF AURORA

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January 20, 2026

President Susan Henking
Wells College
170 Main Street
Aurora, NY 13026

Dear President Henking,


As we continue to get closer to beginning the electrical separation work at the WTP, and in response to the letter from Brody to Tom dated 11/28/2025, this letter provides a more complete description of the Villages position and a more accurate accounting of the dollars associated with both the propane and electrical costs associated with Wells.

1. Propane: As stated, approximately \$13,000 worth of propane remained in the tank when the College decided it would no longer use the boilers for the upcoming heating season of 2024-25 and that the campus, WTP and the operators house would all have to figure out their own heating sources. That decision prompted a whole host of subsequent actions by the Village to provide heat in the buildings that we were now operating under a Lease Agreement. As part of that Agreement, the Village had agreed to continue to provide the campus with potable water at no cost to Wells College and the building (still owned by Wells) was still being used by Wells staff. We all had to have heat to function as fall and winter were approaching. The Village took the initiative to purchase and install a smaller boiler system to make certain that the plant could remain operational for everyone. Very simply stated, the use of the remaining propane to heat the building through a heating system paid for by Aurora was for the primary purpose of producing water for all users, including Wells College. At this same time, the negotiations and discussions had begun on the Purchase and Sale Agreement. In the course of these negotiations, the Village Board was told in January of 2025 that Wells had agreed to the use of the remaining propane at the WTP at no cost and that the land purchase would include the operators (Bob's) house and land to the south. That has been the understanding of the Village ever since.
2. Electric Bills: To accurately establish the history on this issue, for the final three months of 2024 (October thru December), there was correspondence between Wells and the Village that the college's share of the electrical bills for those three months was \$6,476.00. Wells College agreed and that was paid to the Village in the spring of 2025. No further payments have been received since then. None of that covered the months of January thru December of 2025. The

grand total of all the bills for those 12 months is \$51,911.36, of which the Villages share is \$20,700 (12 x \$1,725/month). The net result is that the balance of these costs are associated with the Wells College usage (\$31,211.36).

3. Reconciliation: Based on the information above, Wells College owes the Village of Aurora \$31,211.36.

The above information provides a clear picture of the Village's position on these two matters and once we have agreed on the amounts involved, we can then move forward as to how best to exchange the credits/debits at issue. Please contact either myself, Ken or Tom with any questions so this can be settled and we can all move on. Thank you.



Jim Orman
Mayor, Village of Aurora

Cc: Robert Cree, Wells College CFO
Tom Blair, Blair Law Firm
Brody Smith, BSK Law Firm
Ken Teter, Village of Aurora Engineer
Ann Balloni, Village of Aurora Clerk