STATE OF ALABAMA)(
:
COUNTY OF BALDWIN)(

The City Council met in a Work Session
at 4:30 p.m., Fairhope Municipal Complex Council Chamber,
161 North Section Street, Fairhope, Alabama 36532,
on Monday, 28 July 2025.

Present were Council President Jack Burrell, Councilmembers: Corey Martin (arrived at 4:48 p.m.), Jimmy Conyers (arrived at 4:36 p.m.), Jay Robinson, and Kevin Boone, City Attorney Marcus E. McDowell, and City Clerk Lisa A. Hanks. Mayor Sherry Sullivan was absent.

Council President Burrell called the meeting to order at 4:30 p.m.

The following topics were discussed:

- The first item on the Agenda was the Discussion on the Eastern Shore Art Center Bike Racks by Outreach Director Lindsey Lawrence. She explained there would be three at the front of the building and three at the side of the Academy Side entrance. Ms. Lawrence requested help from the City of Fairhope: pouring the concrete stab and installing the bicycle racks. The consensus of the City Council was to move forward with the project. Council President Burrell requested City Clerk Lisa Hanks to prepare a resolution authorizing the Mayor to get staff to help with the installation.
- The Discussion of Take-Home Vehicles for the Police Department was next on the Agenda. Chief Stephanie Hollinghead said this is a recruitment issue; and others have changed their take-home vehicle policy. Council President Burrell said he looked at the data and wants to give this a chance. He said a third party needs to look at the department and analyze if there are more items that could help with retention. Chief Hollinghead said the department has a Continuous Improvement Team; and take-home vehicle policy always remains in the top three along with pay and scheduling. The consensus of the City Council was to amend the Ordinance for Take-Home Vehicles.
- The next item on the Agenda was the Presentation on a Demolition Review for Fairhope Proposal by Fairhope Historic Preservation Commission member Amy Molyneux who briefly went over the proposal. She mentioned this review will happen before a demolition permit is issued. Councilmember Robinson said the 60 days allowed for the review were agreed upon and will allow two meetings to educate and incentivize the applicant.

  Building Official Erik Cortinas commented that this procedure is like what we are doing now. He said his department checks the Baldwin County Banner & Shield list, the Schneider's list, Alabama State Register, and the National Park Service listing. Mr. Cortinas said we try to educate to keep it historic and explain incentives. Councilmember Martin said it gives us time to archive and educate. Mr. Cortinas said the Ordinance could be done now and get codified in the Building Codes later. (See attached Presentation and Demolition Review Proposal)

- City Treasurer Kim Creech presented the Presentation on the Review FY2026 General Fund Revenue; and briefly went over the large revenue numbers and answered questions. Councilmember Robinson questioned if there were any shortfalls. (See attached handout)

- City Engineer Richard Johnson addressed the City Council and introduced Noel Berry as the City's new Utility Engineer; and stated he comes with a background from MAWSS, ALDOT, and City of Mobile. Mr. Johnson said he would be handling Agenda Items for Water and Sewer Superintendent Daryl Morefield. Mr. Johnson addressed the City Council regarding Agenda Items No. 8, No. 10, No. 13, No. 14, No. 16, and No. 17; and answered any questions if needed.

- Public Works Director George Ladd addressed the City Council regarding Agenda Items No. 6, No. 7, No. 9, No. 11, No. 12, No. 15, and No. 25; and answered any questions if needed.

- IT Director Jeff Montgomery addressed the City Council regarding Agenda Item No. 18; and answered any questions if needed.

- Chief Stephanie Hollinghead addressed the City Council regarding Community Outreach: Back to School Bash, One Kid Camp with School Resource Officers, and a Mentoring Program. She addressed the City Council regarding Agenda Items No. 19, No. 20, and No. 25; and answered any questions if needed.

- Grants Coordinator Nicole Love addressed the City Council regarding Agenda Item No. 24; and answered any questions if needed.

- Council President Burrell addressed the City Council regarding Agenda Items No. 21, No. 22, No. 23, No. 26, and No. 27.

There being no further business to come before the City Council, the meeting was duly adjourned at 5:41 p.m.

Jack Burrell

Jack Burrell, Council President

Lisa A. Hanks

Lisa A. Hanks, MMC
City Clerk

Demolition Review for Fairhope, Proposal

Fairhope Historical Preservation Commission,
Presentation to City Council

July 28, 2025

What is Demolition Review?

A period of time prior to demolition that

- provides property owners an opportunity to learn about their historic property;
- allows FHPC to share preservation possibilities and incentives;
- provides an opportunity for the city to identify historically significant buildings slated for demolition;
- enables documentation of the historical structure for Fairhope's historic record; and
- supports exploration of alternative solutions to *demolition*, such as renovation or relocation.

Key Points:

- Buildings subject to Demolition Review are "Historically Significant Buildings". Historically Significant Buildings are identified by Fairhope's historical surveys, the Baldwin County Banner and Shield list, the Alabama State Register, and the National Park Service listings.
- Review timeline is 60 days from filing the demolition permit.
- Historical documentation will occur during the review period.
- Homeowners will meet with the FHPC to discuss their Historically Significant property and preservation opportunities.

While preservation of historical structures is a goal, preservation is not required by this ordinance.

- Homeowners may proceed to demolition after the review process completes.
- Homeowners are encouraged to file a demolition permit as soon as they consider demolition /identify a contractor.

Questions
and
Discussion

Demolition Review Proposal
DRAFT

Demolition Review provides an opportunity for the city to identify historically significant buildings slated for demolition. While preservation of historical structures is a goal, preservation is not required by this ordinance. The Demolition Review will allow the city sufficient opportunity to document the historical structure and explore with property owners alternative solutions to demolition, such as renovation or relocation and available financial incentives.

Definitions.
Building: Building is defined as in the International Building Code, "any structure used or intended for supporting or sheltering any use or occupancy."

Demolition Review Committee (DRC): Demolition Review Committee consists of a quorum of the Fairhope Historic Commission at a public meeting.

Demolition: The act of pulling down, destroying, disassembling, removing, or razing a building or part of a building or commencing any such action.

Historically Significant Buildings
Historically Significant Buildings are those identified by Fairhope's historical building surveys, the Baldwin County Banner and Shield, the Alabama State Register, and the National Park Service (NPS) listings.

Criteria
Any building or part of a building proposed to be demolished shall fall under the terms of this article when:

(a) It meets the definition of "Historically Significant Buildings" defined in this document, i.e. those identified by Fairhope's existing surveys, the Baldwin County Banner and Shield, the Alabama State Register, and the National Park Service listings.

Application to Demolish a Building
All buildings in Fairhope that meet the criteria shall submit an Application to Demolish a Building to the Building Department. The Application will consist of the following pieces:

- Photographs of the property and neighboring properties (all photographs must be keyed to a map);

- A map showing the property (maps are available on the Revenue Commissioner's website;
- An official or unofficial plot plan;
- Historical status of the property, as identified through the Building Department links to Criteria for Historically Significant Buildings and the Alabama Historic Commission interactive map; and
- Historical profile of the property researched through Single Tax Online Archive.

Procedure.
(a) Within five (5) business days of receiving an **Application to Demolish a Building**, the Building Department shall:

1. Notify the applicant in writing that the demolition must be reviewed before proceeding, and that the delay will not exceed sixty (60) calendar days.

2. Forward the application to each member of the DRC.

(b) Within thirty (30) business days of the filing, the DRC shall:

1. determine whether the building or structure is potentially historically or architecturally significant utilizing the Baldwin County Banner and Shield, Fairhope's existing surveys, the Alabama State Register, and the NPS listings; and
2. notify the Building Department in writing whether the structure identified for demolition is historically significant and requires a meeting with property owners, or whether the structure can proceed to demolition.

(c) If the building or structure is found potentially significant, then the DRC shall:

- Inform the Building Department to prepare a sign identifying the building proposed for demolition; the sign shall be posted within 5 days by the Building Department on the applicant's property and displayed for a minimum of ten (10) calendar days. If the sign is not posted continuously and as required, the sixty (60) day delay period shall stop running and not resume until the sign is posted continuously and as required.

- Set a meeting with the property owner within forty-five (45) days of the initial application for demolition to provide a history of the city/neighborhood/ and structure, discuss preservation incentives, and demolition alternatives. It is the responsibility of the property owner to attend the meeting with the DRC; if the property owner fails to attend the meeting, the sixty (60) day period shall be renewed until the meeting with the DRC takes place.

- After meeting with the property owner, the DRC will notify the Building Department within five (5) business days that the property owner has presented a complete application, and has met to discuss the history of the structure, incentives for preservation, and alternatives to demolition. The DRC shall authorize the Building Department to issue the permit, provided all other requirements are met.

Demolition

Prior to demolition, the DRC shall photographically document the building. The DRC shall also encourage the applicant to salvage and repurpose significant architectural features or materials and/or make them available to the community.

After demolition, the DRC will update Fairhope's local historic surveys as necessary.

Nothing in this article shall be construed to prevent immediate demolition where public safety is at stake and the building has been determined by the Code Administrator to be a public hazard and demolition is the only viable recourse.

GENERAL FUND FY2026 REVENUE BUDGET PROJECTION

Org	Object	Description	BUDGET EXPLANATION	FY2026 BUDGET PROJECTIONS	FY 2025 BUDGET	6/30/2025 ACTUAL	FY 2024 ACTUAL	FY 2023 ACTUAL
001	40030	Real Estate Taxes	BC Revenue Com 96% of $11,143,790	(10,698,038)	(9,949,244)	(10,054,986)	(8,953,083)	(7,494,699)
001	40040	Automobile Taxes	6% from FY24 (3.0% annual increase)	(1,252,669)	(1,229,977)	(889,444)	(1,181,763)	(1,149,511)
001	40160	City Sales Tax	6% from FY24 (3.0% annual increase)	(10,875,859)	(10,743,364)	(7,158,431)	(10,260,245)	(10,116,381)
001	40162	SSUT INCOME	10% from FY24 (5% annual increase)	(2,043,290)	(1,791,049)	(1,398,028)	(1,857,537)	(1,628,226)
001	40163	City Sales Tax-PJ	6% from FY24 (3.0% annual increase)	(1,306,114)	(1,144,772)	(825,458)	(1,232,183)	(1,079,973)
001	40164	Seller Use Tax	6% from FY24 (3.0% annual increase)	(1,663,560)	(1,599,089)	(1,070,237)	(1,569,397)	(1,508,574)
001	40165	Seller Use Tax-PJ	6% from FY24 (3.0% annual increase)	(259,057)	(283,665)	(174,509)	(244,393)	(267,609)
001	40166	Consumer Use Tax	6% from FY24 (3.0% annual increase)	(160,633)	(207,704)	(251,284)	(151,540)	(195,947)
001	40167	Consumer Use Tax-PJ	6% from FY24 (3.0% annual increase)	(21,472)	(20,048)	(14,892)	(20,256)	(18,913)
001	40170	Beer Tax	Average Past 3 Years	(305,177)	(304,369)	(228,145)	(302,515)	(305,666)
001	40175	Beer Tax-Police Jurisdiction	Average Past 3 Years	(35,000)	(34,762)	(24,411)	(33,868)	(34,170)
001	40180	Wine Tax	Average Past 3 Years	(57,500)	(57,939)	(40,565)	(55,143)	(57,081)
001	40185	Wine Tax-Police Jurisdiction	Average Past 3 Years	(465)	(474)	(306)	(413)	(455)
001	40190	Liquor Tax	Average Past 3 Years	(200,831)	(192,944)	(217,942)	(227,606)	(187,566)
001	40195	Liquor Tax-Police Jurisdiction	Average Past 3 Years	(43,000)	(42,813)	(29,461)	(43,924)	(47,822)
001	40210	Dog Tax	Average Past 3 Years	(40)	(45)	(21)	(55)	(40)
001	40220	Cigarette Tax	Flat based on 2024 actual	(40,724)	(48,067)	(27,621)	(40,724)	(48,067)
001	40225	Cigarette Tax-Police Jurisdict	Flat based on 2023 actual	(53,844)	(50,483)	(40,564)	(53,844)	(50,483)
001	40230	Lodging Tax	6% from FY24 (3.0% annual increase)	(698,035)	(690,105)	(599,456)	(658,524)	(676,574)
001	40235	Lodging Tax-Police Jurisdictio	6% from FY24 (3.0% annual increase)	(1,171,002)	(1,130,183)	(845,513)	(1,104,718)	(1,108,022)
001	40310	Business Lic-Inside City	3% From 2025 Actuals	(3,385,399)	(3,081,167)	(3,286,796)	(3,073,856)	(2,825,156)
001	40315	Business Lic-Police Jurisdicti	3% From 2025 Actuals	(211,824)	(172,646)	(205,654)	(173,131)	(153,879)
001	40325	Registration Fees-Solicit	Flat-2024	(400)	(700)	(300)	(400)	(700)
001	40330	Parade/Misc Permit Fees	Average 3 years	(9,500)	(19,053)	(6,959)	(9,407)	(12,962)
001	40350	Building Permits	Budget Flat Per Erik	(900,000)	(900,000)	(1,013,704)	(838,135)	(1,343,487)
001	40360	Inspection Fees	Budget Flat Per Erik	(465,000)	(465,000)	(428,494)	(259,910)	(517,566)
001	40370	Misc Bldg Dept Fees/Fines	Average 3 years	(175,000)	(210,000)	(91,922)	(137,994)	(340,144)
001	40375	Planning-Misc Revenue	FLAT	(500)	(500)	(450)	(350)	(400)
001	40376	Subdivision-Outside City			-	-	-	(1,150)
001	40377	Subdivision-Inside City	FLAT	(150,000)	(150,000)	(95,724)	(178,786)	(72,550)
001	40378	Site Plan Approval	FLAT	(1,000)	(1,000)	(4,000)	(1,000)	(500)
001	40379	Board of Adjustment Apps	FLAT	(3,300)	(3,300)	(6,277)	(5,422)	(3,560)

GENERAL FUND FY2026 REVENUE BUDGET PROJECTION

Org	Object	Description	BUDGET EXPLANATION	FY2026 BUDGET PROJECTIONS	FY 2025 BUDGET	6/30/2025 ACTUAL	FY 2024 ACTUAL	FY 2023 ACTUAL
001	40380	Rezoning Applications	FLAT	(7,140)	(7,140)	(8,372)	(5,282)	(7,140)
001	40385	State of AL Commercial Fee	BASED ON EXPENSE 001130-50295	(72,000)	(72,000)	(60,651)	(34,724)	(118,057)
001	40390	Insurance Co. Franchises	Average 3 years	(450,000)	(440,000)	(542,478)	(492,986)	(407,116)
001	40400	Cable TV Franchise	Average 3 years	(250,000)	(250,000)	(171,148)	(221,372)	(270,616)
001	40410	Franchise Fees-City Prop	Average 3 years	(4,000)	(4,300)	(4,682)	(4,286)	(2,416)
001	40415	Utility Franchise Fees	Sames as FY2025 Actual	(265,119)	(253,000)	(265,119)	(252,677)	(217,554)
001	40540	Fines Forfeitures & Fees	Average 4 years	(210,000)	(240,000)	(139,628)	(243,897)	(251,346)
001	40541	Court-Corrections Fund Revenue	Average 3 years	(38,000)	(38,000)	(31,535)	(36,876)	(40,665)
001	40590	Annual AL Liq Tax Allocation	Sames as FY2024 Actual	(20,427)	(18,300)	(147)	(20,427)	(18,323)
001	40600	Liquor Tax-Monthly Revenue	Average 3 years	(85,000)	(80,000)	(74,016)	(84,424)	(88,479)
001	40610	Fin Inst Excise Tax	FLAT	(235,000)	(235,000)	(118,012)	(294,609)	(486,822)
001	40620	Motor Veh Lic & Reg Fees	3% from FY24 (1.5% annual increase)	(7,099)	(6,718)	(4,677)	(6,892)	(6,523)
001	40630	Oil Prod Privilege Tax	3% from FY24 (1.5% annual increase)	(6,705)	(6,270)	(2,370)	(6,510)	(6,087)
001	40650	State Grants			-	(43,000)	-	(5,200)
001	40780	Grant - Police Dept	Per BCBE Agreement	(350,000)	(300,000)	(252,851)	(362,851)	(300,000)
001	40815	Mosquito Control Revenue	Per BCC Agreement	(29,812)	(24,960)	(29,812)	(29,812)	(24,960)
001	40835	Federal Grants	Based on Grants awarded	(83,200)	(360,000)	36,815	(157,897)	(58,489)
001	40840	Fema-Grant Revenues			-	-	-	-
001	40902	Transf In - Cap Purch Gas			-	-	-	-
001	40950	Interest-Bank Deposits	Flat	(700,000)	(700,000)	(891,444)	(1,506,105)	(1,138,049)
001	40960	Interest-Other		(7,893)	-	(3,213)	(7,893)	-
001	40970	Lease-Municipal Pier	Sames as FY2025 Actual	(28,000)	(5,000)	(27,729)	(6,250)	(2,500)
001	40980	Rent - Farm	Per agreement	(9,975)	(9,975)	(9,975)	(9,975)	(9,975)
001	41020	Rent - Faulkner	Per agreement	(1)	(1)	(1)	(1)	(1)
001	41022	Pumpout Service	Average 3 years	(262)	(300)	(195)	(145)	(370)
001	41025	Fairhope Docks Slip Rentals	Based on FY2024 rental inc	(231,000)	(220,000)	(203,258)	(230,965)	(168,046)
001	41040	Rent - University of South AL	Per agreement	(25,000)	(25,000)	-	(25,000)	(25,000)
001	41045	Marina Fuel Income	FLAT (based on expense)	(621,590)	(621,590)	(341,804)	(510,045)	(565,975)
001	41050	Rent - Buildings			-	-	-	(1)
001	41055	Docks - Ship Store Sales	Based on 001340-50415	(16,500)	(15,000)	(2,822)	(3,967)	(3,167)
001	41060	Rent - Civic Center	Average 3 years	(60,000)	(54,000)	(69,397)	(61,499)	(49,008)
001	41070	Rent - Nix Center	Average 3 years	(35,000)	(35,000)	(24,498)	(34,539)	(37,461)

GENERAL FUND FY2026 REVENUE BUDGET PROJECTION

Org	Object	Description	BUDGET EXPLANATION	FY2026 BUDGET PROJECTIONS	FY 2025 BUDGET	6/30/2025 ACTUAL	FY 2024 ACTUAL	FY 2023 ACTUAL
001	41080	Rent - Park/Sidewalk Areas	Sames as FY2025 Actual	(2,180)	-	(2,380)	(19,225)	(17,469)
001	41230	Dog Pound Fees	FLAT	(1,000)	(1,000)	(325)	(1,167)	(1,280)
001	41250	Utility Collections Fees	Based on FY2026 budget cost	(1,574,742)	(1,431,584)	(1,181,118)	(1,355,851)	(1,331,495)
001	41260	Admin Services - Utilities	Based on FY2026 budget cost	(3,740,000)	(3,400,010)	(2,550,135)	(2,917,049)	(2,733,078)
001	41310	Adult Rec Memberships	Average 3 years	(26,000)	(26,000)	(26,596)	(28,700)	(26,745)
001	41315	Donations-Nix Center	Average 3 years	(1,300)	(2,000)	(344)	(1,598)	(2,274)
001	41320	Dance Revenue	Average 3 years	(3,000)	(3,000)	(1,371)	(3,679)	(4,290)
001	41325	Instruction			(500)	-	-	(281)
001	41335	Misc Rev - Special Services	Average 3 years	(1,000)	(1,000)	(576)	(1,309)	(1,523)
001	41336	Community/Specl Projct Grants			-	(60,000)	(124,912)	(30,000)
001	41500	Friends of Library Donations			-	-	(462,000)	-
001	41610	Beach Revenue	Average 3 years	(14,600)	(14,600)	(10,690)	(19,580)	(15,220)
001	41695	Severance Tax - Gas & Oil			(11,000)	(5,412)	(12,153)	(15,672)
001	41705	Sale of Fixed Assets	Average 3 years	(80,000)	(80,000)	(40,799)	(80,518)	(157,523)
001	41745	Rec Dept Memb/Pass	FLAT	(432,000)	(432,000)	(390,602)	(468,528)	(440,752)
001	41755	Memorials	FLAT	(1,300)	(1,300)	(2,200)	(9,215)	(16,966)
001	41800	Donations			(700)	(14,334)	-	(300)
001	41820	Qualifying Fees			-	(600)	-	-
001	41910	Rec Dept Pool Memberships	Average 3 years	(23,500)	(30,000)	(17,035)	(19,285)	(22,165)
001	41920	Rec Dept Summer Program			-	(5,700)	(4,260)	-
001	41940	Rec Dept Miscellaneous	Sames as FY2024 Actual	(1,360)	(8,000)	(1,354)	(1,360)	(843)
001	41945	Recreation Field Rental	Average 3 years	(72,000)	(65,000)	(78,614)	(92,163)	(59,942)
001	41955	Tennis Memberships	Average 3 years	(25,000)	(24,000)	(20,805)	(25,249)	(27,534)
001	41960	Miscellaneous Tennis Revenue	Average 3 years	(19,000)	(17,000)	(18,719)	(17,489)	(22,999)
001	41965	Tennis Shop Sales	Based on Expense 001250-50525	(9,350)	(14,000)	(11,885)	(13,090)	(17,940)
001	44510	Golf Memberships	Average 3 years	(195,000)	(203,270)	(140,902)	(190,826)	(203,270)
001	44520	Green Fees	Average 3 years	(270,000)	(268,300)	(261,429)	(307,482)	(286,469)
001	44530	Cart Rentals	Average 2 years	(475,500)	(475,000)	(391,592)	(475,922)	(475,362)
001	44540	Pro Shop Sales	Average 3 years	(118,000)	(100,000)	(81,698)	(121,019)	(113,794)
001	44545	Pro Shop Sales - Custom Order	Average 3 years	(21,000)	(16,500)	(11,478)	(32,240)	(12,261)
001	44550	Driving Range	Average 3 years	(84,000)	(84,000)	(96,766)	(95,156)	(86,311)
001	44560	Beverage Sales	Average 3 years	(97,000)	(97,000)	(82,628)	(94,866)	(103,813)

GENERAL FUND FY2026 REVENUE BUDGET PROJECTION

Org	Object	Description	BUDGET EXPLANATION	FY2026 BUDGET PROJECTIONS	FY 2025 BUDGET	6/30/2025 ACTUAL	FY 2024 ACTUAL	FY 2023 ACTUAL
001	44570	Food Sales	Average 3 years	(91,000)	(91,000)	(78,745)	(95,745)	(94,746)
001	45520	Airport Grant Revenue		(100,000)	(100,000)	141,918	(2,017,266)	(304,387)
001	45565	Museum Donations		-	(100)	-	(300)	(100)
001	49015	Insurance Dividend		(20,000)	(20,000)	-	-	-
001	49020	Handicap Fees	Average 3 years	(5,400)	(6,000)	(5,600)	(5,095)	(5,235)
001	49030	Insurance Claim			-	(63,653)	(72,209)	(224,048)
001	49035	Rebate Income	Average 3 years	(16,000)	(10,000)	(8,687)	(13,497)	(23,927)
001	49040	Miscellaneous Income	Average 3 years	(27,000)	(31,000)	(13,581)	(35,647)	(33,658)
001	49041	Restitution Revenue			-	(42,100)	(4,854)	-
001	49042	Parking Garage Revenue			(1,900)	-	(2,000)	(3,667)
001	49050	Grants-misc-non-government			-	(1,000)	-	-
001	49065	Aid to Construction			-	-	(3,493)	-
001	49080	Community Dev Revenue	Average 3 years	(22,500)	(22,500)	(5,500)	(26,105)	(5,890)
001	49090	Inmate Phone Revenue	Average 3 years	(3,000)	(3,000)	(1,863)	(2,800)	(5,013)
001	49092	McKesson Settlement Funds	FLAT	(14,000)	(14,000)	(26,037)	(23,993)	(929)
001	49095	DEA Revenue			-	-	-	(6,600)
001	49820	Natural gas fund	Based on FY2026 Projected Revenue	(303,330)	(303,330)	(227,498)	(192,990)	(185,030)
001	49830	Electric fund	Based on FY2026 Projected Revenue	(508,150)	(508,150)	(381,113)	(507,077)	(499,803)
001	49840	Water & sewer fund	Based on FY2026 Projected Revenue	(292,155)	(292,155)	(219,116)	(290,324)	(290,324)
001	49890	Gas tax fund			-	-	-	-
001	49895	Transfers from Impact Fee Fund	Based on projects	(1,580,443)	(1,774,250)	(45,619)	(69,090)	(155,744)
001	49996	AR Clearing			-	(36,162)	(13,410)	-
001	49998	Budget Rollover	Based on FY2025 Rollover		(4,773,233)	-	-	-
001	49999	Inventory revenue			-	(0)	-	(0)
0146	49999	Inventory revenue			-	-	-	-
				(50,307,766)	(53,303,398)	(38,840,019)	(47,693,810)	(43,623,850)