



Sioux City, Iowa

\$23,490,000* General Obligation Capital Loan Notes, Series 2026A
\$2,940,000* Taxable General Obligation Capital Loan Notes, Series 2026B

(Book Entry Only)
(PARITY© Bidding Required)

DATE: Monday, May 18, 2026
TIME: 12:00 Noon
PLACE: Office of the City Treasurer
405 6th St.
Sioux City, IA 51102
Telephone: (712)279-6230

Moody's Rating: "Aa2"
Standard & Poor's Rating: "AA"

* Preliminary, subject to change

PIPER | SANDLER

3900 Ingersoll Ave., Suite 110
Des Moines, IA 50312
515/247-2340

OFFICIAL BID FORM,

TO: City Council of Sioux City Iowa (the "Issuer")

Re: \$23,490,000* General Obligation Capital Loan Notes, Series 2026A, dated the date of delivery, of the Issuer (the "Series 2026A Notes")

For all or none of the Series 2026A Notes, in accordance with the Official Terms of Offering, we will pay you \$ _____, with the Series 2026A Notes bearing interest rates and maturing on June 1 in each of the stated years as follows:

<u>Coupon</u>	<u>Yield</u>	<u>Due June 1st</u>	<u>Coupon</u>	<u>Yield</u>	<u>Due June 1st</u>
_____	_____	2027	_____	_____	2032
_____	_____	2028	_____	_____	2033
_____	_____	2029	_____	_____	2034
_____	_____	2030	_____	_____	2035
_____	_____	2031	_____	_____	2036

_____ We hereby elect to have the following issued as term notes:

<u>Principal Amount</u>	<u>Month and Year (Inclusive)</u>	<u>Maturity Month and Year</u>
\$ _____	_____ to _____	_____
\$ _____	_____ to _____	_____
\$ _____	_____ to _____	_____
\$ _____	_____ to _____	_____
\$ _____	_____ to _____	_____

Subject to mandatory redemption requirement in the amounts and at the times shown above

_____ We will not elect to have any notes issued as term notes

We represent that we are a bidder with established industry reputation for underwriting new issuances of municipal Notes.

This bid is for prompt acceptance and for delivery of the Series 2026A Notes to use in compliance with the Official Terms of Offering, which is made a part of this proposal, by reference. Award will be made on a True Interest Cost Basis (TIC).

According to our computations (the correct computation being controlling in the award), we compute the following (to the dated date):

NET INTEREST COST:\$ _____ TRUE INTEREST RATE _____ %
(Computed from the dated date)

Account Manager

Signature of Account Manager

The foregoing offer is hereby accepted by and on behalf of the City Council of Sioux City, in the county of Woodbury, State of Iowa, this 18th of May, 2026.

ATTEST: _____
City Clerk

Mayor

* Preliminary, subject to change

OFFICIAL BID FORM

TO: City Council of Sioux City Iowa (the "Issuer")

Re: \$2,940,000* Taxable General Obligation Capital Loan Notes, Series 2026B, dated the date of delivery, of the Issuer (the "Series 2026B Notes")

For all or none of the Series 2026B Notes, in accordance with the Official Terms of Offering, we will pay you \$ _____, with the Series 2026B Notes bearing interest rates and maturing on June 1 in each of the stated years as follows:

<u>Coupon</u>	<u>Yield</u>	<u>Due June 1st</u>	<u>Coupon</u>	<u>Yield</u>	<u>Due June 1st</u>
_____	_____	2027	_____	_____	2032
_____	_____	2028	_____	_____	2033
_____	_____	2029	_____	_____	2034
_____	_____	2030	_____	_____	2035
_____	_____	2031	_____	_____	2036

_____ We hereby elect to have the following issued as term notes:

<u>Principal Amount</u>	<u>Month and Year (Inclusive)</u>	<u>Maturity Month and Year</u>
\$ _____	_____ to _____	_____
\$ _____	_____ to _____	_____
\$ _____	_____ to _____	_____
\$ _____	_____ to _____	_____
\$ _____	_____ to _____	_____

Subject to mandatory redemption requirement in the amounts and at the times shown above

_____ We will not elect to have any notes issued as term notes

We represent that we are a bidder with established industry reputation for underwriting new issuances of municipal Notes.

This bid is for prompt acceptance and for delivery of the Series 2026B Notes to use in compliance with the Official Terms of Offering, which is made a part of this proposal, by reference. Award will be made on a True Interest Cost Basis (TIC).

According to our computations (the correct computation being controlling in the award), we compute the following (to the dated date):

NET INTEREST COST:\$ _____ TRUE INTEREST RATE _____ %
(Computed from the dated date)

Account Manager

Signature of Account Manager

The foregoing offer is hereby accepted by and on behalf of the City Council of Sioux City, in the county of Woodbury, State of Iowa, this 18th day of May, 2026.

ATTEST: _____
City Clerk

Mayor

* Preliminary, subject to change

OFFICIAL TERMS OF OFFERING

This section sets forth the description of certain terms of the Notes as well as the terms of offering with which all bidders and bid proposals are required to comply, as follows:

The Notes. The Notes to be offered are the following:

GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2026A, in the principal amount of \$23,490,000* dated the date of delivery in the denomination of \$5,000 or multiples thereof, and maturing as shown on the inside cover page of the official statement (the "Series 2026A Notes")

TAXABLE GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2026B, in the principal amount of \$2,940,000* dated the date of delivery in the denomination of \$5,000 or multiples thereof, and maturing as shown on the inside cover page of the official statement (the "Series 2026B Notes")

(collectively, the Series 2026A Notes and the Series 2026B Notes, are referred to herein as the "Notes")

* Adjustment to Principal Amount After Determination of Best Bid. The scheduled maturity of each of series of the Notes is subject to increase or decrease, individually. Any adjustments to either series of Notes, respectively shall be made promptly after the sale and prior to the award of bids by the Issuer and shall be in the sole discretion of the Issuer. To cooperate with any adjustment in the principal amounts, each Successful Bidder is required, as a part of its bid, to indicate its Initial Reoffering yield and Initial Reoffering price on each maturity of the Notes (said price shall be calculated to the date as indicated by the Issuer).

The dollar amount bid by the Successful Bidder of each series may be changed if the aggregate principal amount of each series of the Notes, as adjusted as described below, is adjusted, however the interest rates specified by the Successful Bidder for all maturities of each series will not change. The Issuer's Municipal Advisor will make every effort to ensure that the percentage net compensation to the Successful Bidder of each series (the percentage resulting from dividing (i) the aggregate difference between the offering price of the Notes to the public and the price to be paid to the Issuer (not including accrued interest), less any bond insurance premium and credit rating fee, if any, to be paid by the Successful Bidder, by (ii) the principal amount of the Notes) does not increase or decrease from what it would have been if no adjustment was made to principal amounts shown in the maturity schedule.

The Successful Bidder of each series may not withdraw or modify its bid once submitted to the Issuer for any reason, including post bond adjustment. Any adjustment shall be conclusive, and shall be binding upon the Successful Bidder.

Optional Redemption: The Notes may be called for redemption by the Issuer and paid before maturity beginning June 1, 2031 or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Interest: Interest on said Notes will be payable on June 1, 2027 and semiannually on the 1st day of June and December thereafter. Interest shall be payable by check or draft of the Paying Agent mailed to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the Interest Payment Date, to the addresses appearing on the registration books maintained by the Paying Agent or to such other address as is furnished to the Paying Agent in writing by a registered owner.

Book Entry System: The Notes will be issued by means of a book entry system with no physical distribution of certificates made to the public. The Notes will be issued in fully registered form and one certificate, representing the aggregate principal amount of the Notes maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Notes. Individual purchases of the Notes may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Issuer to DTC or its nominee as registered owner of the Notes. Transfer of principal and interest payments to participants of DTC will be the responsibility of such participants and other nominees of beneficial owners. The Successful Bidder of each series, as a condition of delivery of the Notes, will be required to deposit the certificates with DTC.

Good Faith Deposit: A Good Faith Deposit ("Deposit") in the form of a wire in the amount of \$234,940 for the Series 2026A Notes, payable to the order of the Issuer, is required for each bid to be considered. A Good Faith Deposit ("Deposit") in the form of a wire in the amount of \$29,400 for the 2026B Notes, payable to the order of the Issuer, is required for each bid to be considered.

The Deposit for each series must be received by the Issuer not later than two hours after the time stated for receipt of bids. The Municipal Advisor or the Issuer will provide the apparent winning bidder for each Series of Notes (each the "Purchaser" or the "Successful Bidder") with wiring instructions, by email, within 10 minutes of the stated time when bids are due. If the Deposit is not received at the time indicated above, the Issuer will abandon its plan to award to the Successful Bidder of such Series, and will contact the next highest bidder received and offer said bidder the opportunity to become the Successful Bidder, on the terms as outlined in said bidder's bid, so long as said bidder submits a Deposit within two hours of the time offered. The Issuer will not award the Notes to the Successful Bidder of each series absent

receipt of the Deposit prior to action awarding the Notes. No interest on the Deposit will accrue to the Successful Bidder of each series. The Deposit will be applied to the purchase price of the Notes. In the event the Successful Bidder fails to honor its bid, the Deposit will be retained by the Issuer.

Form of Bids: All bids (and awards by the Issuer) shall be by Series, and each bid shall be unconditional for the entire issue of the Series 2026A Notes or the Series 2026B Notes, respectively, for a price of not less than 99%, plus accrued interest. All bids shall specify the rate or rates of interest in conformity to the limitations set forth herein. Bids for each Series of Notes must be submitted on or in substantial compliance with the Internet Bid System. The Issuer shall not be responsible for any malfunction or mistake made by any person, or as a result of the use of the electronic bid, or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be received after the time specified herein. The time as maintained by the Internet Bid System shall constitute the official time with respect to all Bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Confidential information sent via secured portal: All confidential information exchanged between the Issuer and the Successful Bidder of each series (including but not limited to closing details and good faith wire details) must be sent via a secure portal. As a condition to closing, the winning bidder will cooperate with the Issuer, its legal counsel and the Municipal Advisor to ensure that all confidential information is sent via a secure portal.

Internet Bidding: Internet bids must be submitted through Parity® (the "Internet Bid System"). Information about the Internet Bid System may be obtained by calling 212-849-5000.

Each bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purpose of submitting its internet bid in a timely manner and in compliance with the requirements of the Official Terms of Offering. The Issuer is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the internet bidding and the Internet Bid System is not an agent of the Issuer. Provisions of the Official Terms of Offering shall control in the events of conflict with information provided by the Internet Bid System. The Issuer shall not be responsible for any malfunction or mistake made by any person, or as a result of the use of the Internet Bid System. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

Electronic Facsimile Bidding: Faxed bids will not be accepted.

Rates of Interest: The rates of interest specified in the bidder's proposal must conform to the limitations following:

- All Notes of each annual maturity must bear the same interest rate.
- Rates of interest bid may be in multiples of 1/8th, 1/20th, or 1/100th of 1%.
- Rates must be in level or ascending order.

Establishment of Price Issue: In order to provide the Issuer with information necessary for compliance with Section 148 of the Internal Revenue Code of 1986 (the "Code"), as amended, and the Treasury Regulations promulgated thereunder, the Successful Bidder for the Series 2026A Notes will be required to assist the Issuer in establishing the issue price of the Series 2026A Notes and shall complete, execute, and deliver to the Issuer prior to the closing date, a written certification in a form acceptable to the Issuer and Bond Counsel (the "Issue Price Certificate") in substantially the form attached as Appendix E to the Preliminary Official Statement containing the following for each maturity of the Series 2026A Notes (and, if different interest rates apply within a maturity, to each separate CUSIP number within that maturity): (i) the interest rate; (ii) the reasonably expected initial offering price to the "public" (as said term is defined in Treasury Regulation Section 1.148-1(f) (the "Regulation")) or the sale price; and (iii) pricing wires or equivalent communications supporting such offering or sale price. Any documentation to be received by the Issuer pursuant hereto may be received on behalf of the Issuer by the Municipal Advisor.

The Issuer intends that the sale of the Series 2026A Notes pursuant to this Official Terms of Offering shall constitute a "competitive sale" as defined in the Regulation based on the following:

- (i) the Municipal Advisor shall cause this Official Terms of Offering to be disseminated to potential bidders in a manner that is reasonably designed to reach potential bidders;
- (ii) all bidders shall have an equal opportunity to submit a bid;
- (iii) the Issuer reasonably expects that it will receive bids from at least three bidders that have established industry reputations for underwriting municipal bonds such as the Series 2026A Notes; and
- (iv) the Issuer anticipates awarding the sale of the Series 2026A Notes to the bidder who provides a bid with the lowest true interest cost (TIC), as set forth in this Official Terms of Offering.

Any bid submitted pursuant to this Official Terms of Offering shall be considered a firm offer for the purchase of the Series 2026A Notes,

as specified in the bid. The Successful Bidder of the Series 2026A Notes shall constitute an "underwriter" as said term is defined in the Regulation. By submitting its bid, the bidder confirms that it shall require any agreement among underwriters, a selling group agreement, or other agreement to which it is a party relating to the initial sale of the Series 2026A Notes, to include provisions requiring compliance with the provisions of the Regulation regarding the initial sale of the Series 2026A Notes.

If all of the requirements of a "competitive sale" are not satisfied, the Issuer shall advise the Successful Bidder of the Series 2026A Notes of such fact prior to the time of award of the sale of the Series 2026A Notes to the Successful Bidder. In such event, any bid submitted will not be subject to cancellation or withdrawal. Within twenty-four (24) hours of the notice of award of the sale of the Series 2026A Notes, the Successful Bidder shall advise the Issuer and its Municipal Advisor if a "substantial amount" (as defined in the Regulation) of any maturity of the Series 2026A Notes (and, if different interest rates apply within a maturity, to each separate CUSIP number within that maturity) has been sold to the public and the price at which such substantial amount was sold. The Issuer will treat such sale price as the "issue price" for such maturity, applied on a maturity-by-maturity basis. The Issuer will not require the Successful Bidder of the Series 2026A Notes to comply with that portion of the Regulation commonly described as the "hold-the-offering-price" requirement for the remaining maturities, but the Successful Bidder may elect such option. If the Successful Bidder of the Series 2026A Notes exercises such option, the Successful Bidder shall notify the Municipal Advisor, and the Issuer will apply the initial offering price to the public provided in the Successful Bidder's bid as the issue price for such maturities. If the Successful Bidder of the Series 2026A Notes does not exercise that option, it shall thereafter promptly provide the Issuer and the Municipal Advisor the prices at which a substantial amount of such maturities are sold to the public; provided such determination shall be made and the Issuer and Municipal Advisor notified of such prices whether or not the closing date has occurred, until the 10% test has been satisfied as to each maturity of the Series 2026A Notes or until all of the Series 2026A Notes of a maturity have been sold.

Delivery: The Notes will be delivered to the Successful Bidder of each series via DTC, against full payment in immediately available cash or federal funds. The Notes are expected to be delivered within sixty days after the sale. Should delivery be delayed beyond sixty days from date of sale for any reason except failure of performance by the Successful Bidder, the Successful Bidder may withdraw its bid and thereafter its interest in and liability for the Notes will cease. (When the Notes are ready for delivery, the Issuer may give the Successful Bidder five working days' notice of the delivery date and the Issuer will expect payment in full on that date, otherwise reserving the right at its option to determine that the bidder has failed to comply with the offer of purchase.)

Official Statement: The Official Statement, when further supplemented by an addendum or addenda specifying the maturity dates, principal amounts, and interest rates of the Notes, and any other information required by law or deemed appropriate by the Issuer, shall constitute a "Final Official Statement" of the Issuer with respect to the Notes, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Exchange Act of 1934, as amended (the "Rule"). By awarding the Notes to any underwriter or underwriting syndicate submitting an Official Bid Form therefore, the Issuer agrees that, no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which the Notes are awarded one .pdf copy of the Official Statement and the addendum described in the preceding sentence to permit each "Participating Underwriter" (as that term is defined in the Rule) to comply with the provisions of such Rule. The Issuer shall treat the senior managing underwriter of the syndicate to which the Notes are awarded as its designated agent for purposes of distributing copies of the Final Official Statement to each participating Underwriter. Any underwriter executing and delivering an Official Bid Form with respect to the Notes agrees thereby that if its bid is accepted by the Issuer, (i) it shall accept such designation and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Notes for purposes of assuring the receipt by each such Participating Underwriter of the Final Official Statement.

CUSIP Numbers: It is anticipated that CUSIP numbers will be printed on each Series of the Notes. In no event will the Issuer be responsible for, or shall Bond Counsel, Disclosure Counsel or Municipal Advisor review or express any opinion upon of the correctness of such numbers, and incorrect numbers on said Notes shall not be cause for the Successful Bidder to refuse to accept delivery of the Notes. The fee for assigning CUSIP numbers to the Notes will be paid for by the Issuer.

Responsibility of Bidder: It is the responsibility of the bidder to submit its signed, completed bid prior to the time of sale as posted on the front cover of the official statement. Neither the Issuer nor its Municipal Advisor will assume responsibility for the collection of or receipt of bids. Bids received after the appointed time of sale will not be permitted or considered.

Continuing Disclosure: In order to permit bidders for the Notes and other participating underwriters in the primary offering of the Notes to comply with paragraph (b)(5) of the Rule, the Issuer will covenant and agree, for the benefit of the registered holders or beneficial owners from time to time of the outstanding Notes, in the Resolutions, to provide annual reports of specified information and notice of the occurrence of certain events, if material, as hereinafter described (the "Undertaking"). The information to be provided on annual basis, the events as to which notice is to be given, if material, and a summary of other provisions of the Undertaking, including termination, amendment and remedies, are set forth in Appendix C to this Official Statement.

Breach of the Undertaking will not constitute a default or an "Event of Default" under the Notes or Resolutions. A broker or dealer is to consider a known breach of the Undertaking, however, before recommending the purchase or sale of the Notes in the secondary market. Thus, a failure on the part of the Issuer to observe the Undertaking may adversely affect the transferability and liquidity of the Notes and their market price.

For a more detailed history of Issuer's past compliance and more information related to prior Undertakings, see the Continuing Disclosure section herein.

Bond Insurance: Application has not been made for municipal bond insurance. Should the either series of the Notes qualify for the issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Successful Bidder. Any increased costs of issuance on either series of the Notes resulting from such purchase of insurance shall be paid by the Successful Bidder, except that, if the Issuer has requested and received a rating on the Notes from a municipal bond rating service, the Issuer will pay that rating fee. Any other rating service fees for either series of the Notes shall be the responsibility of the Successful Bidder.

Requested modifications to the Resolutions or other issuance documents shall be accommodated by the Issuer at its sole discretion. In no event will modifications be made regarding the investment of funds created under the Resolutions or other issuance documents without prior Issuer consent, in its sole discretion. Either the Successful Bidder or the insurer must agree, in the insurance commitment letter or separate agreement acceptable to the Issuer in its sole discretion, to pay any future continuing disclosure costs of the Issuer associated with any rating changes assigned to the municipal bond insurer after closing (for example, if there is a rating change on the municipal bond insurer that require a material event notice filing by the Issuer, the Successful Bidder or the municipal bond insurer must agree to pay the reasonable costs associated with such filing). Failure of the municipal bond insurer to issue the policy after the Notes have been awarded to the Successful Bidder shall not constitute cause for failure or refusal by the Successful Bidder to accept delivery of the Notes.

Electronic Transcripts: The Successful Bidder of each Series consents to the receipt of electronic transcripts and acknowledges the Issuer's intended use of electronically executed documents. Iowa Code chapter 554D establishes electronic signatures have the full weight and legal authority as manual signatures.

NEW ISSUE - DTC BOOK ENTRY ONLY

Moody's Investors Service Inc. Rating: "Aa2"
Standard & Poor's Corporation Rating: "AA"

Assuming compliance with certain covenants, in the opinion of Ahlers & Cooney, P.C., Bond Counsel, under present law and assuming continued compliance with the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Series 2026A Notes is excludable from gross income for federal income tax purposes. Interest on the Series 2026A Notes is not an item of tax preference for purposes of the federal alternative minimum tax on individuals; however, such interest may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations. In the opinion of Bond Counsel, interest on the Series 2026B Notes paid to the owners thereof is includible in gross income for purposes of present federal income taxation. The 2026A Notes will NOT be designated as "qualified tax-exempt obligations". Interest on the Notes is NOT exempt from present Iowa income taxes. See "TAX MATTERS" section herein for a more detailed discussion.



Sioux City, Iowa

\$23,490,000* General Obligation Capital Loan Notes, Series 2026A
\$2,940,000* Taxable General Obligation Capital Loan Notes, Series 2026B

Dated: dated of delivery

The General Obligation Capital Loan Notes, Series 2026A (the "Series 2026A Notes") and the Taxable General Obligation Capital Loan Notes, Series 2026B (the "Series 2026B Notes") (collectively, the Series 2026A Notes and the Series 2026B Notes are referred to herein as the "Notes") described above are issuable by Sioux City, Iowa (the "Issuer") as fully registered Notes in the denomination of \$5,000 or any integral multiple thereof and, when issued, will be registered in the name of Cede & Co., as Noteholder and nominee of the Depository Trust Company, New York, NY ("DTC"). DTC will act as securities depository for the Notes. Purchases of the Notes will be made in book-entry form. Purchasers of the Notes will not receive certificates representing their interest in the Notes purchased. So long as DTC or its nominee, Cede & Co., is the Noteholder, the principal of, premium, if any, and interest on the Notes will be paid by City Treasurer as Registrar and Paying Agent (the "Registrar"), or its successor, to DTC, or its nominee, Cede & Co. Disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants as more fully described herein. Neither the Issuer nor the Registrar will have any responsibility or obligation to such DTC Participants, indirect participants or the persons for whom they act as nominee with respect to the Notes.

Interest on the Notes is payable on June 1, and December 1 in each year, beginning June 1, 2027 to the registered owners thereof. Interest shall be payable by check or draft of the Paying Agent mailed to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the Interest Payment Date, to the addresses appearing on the registration books maintained by the Paying Agent or to such other address as is furnished to the Paying Agent in writing by a registered owner.

The Notes maturing after June 1, 2031, may be called for redemption by the Issuer and paid before maturity on said date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

MATURITY SCHEDULE – See next page

The Notes are being offered when, as and if issued by the Issuer and accepted by the Underwriter, subject to receipt of an opinion as to legality, validity and tax exemption by Ahlers & Cooney P.C. Des Moines, Iowa, Bond Counsel. Ahlers & Cooney P.C. is also serving as Disclosure Counsel for the Issuer in connection with the issuance of the Notes. It is expected that the Notes in the definitive form will be available for delivery on or about June 23, 2026. The Underwriter intends to engage in secondary market trading of the Notes subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Notes at the request of the holder thereof.

The Date of this Official Statement is _____, 2026

* Preliminary, subject to change

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

No dealer, salesman or any other person has been authorized to give any information or to make any representations other than those contained in this Official Statement, and if given or made, such information or representations must not be relied upon as having been authorized by the Issuer or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of any offer to buy any of the securities offered hereby in any state to any persons to whom it is unlawful to make such offer in such state. Except where otherwise indicated, this Official Statement speaks as of the date hereof. Neither the delivery of this Official Statement nor any sale hereunder shall under any circumstances create any implication that there has been no change in the affairs of the Issuer since the date hereof

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IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE NOTES AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

This Official Statement is not to be construed as a contract with the purchasers of the Notes. The Issuer considers the Official Statement to be "near final" within the meaning of Rule 15c2-12 of the Securities Exchange Commission. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as a representation of facts.

THESE SECURITIES HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTIONS 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. THE REGISTRATION OR QUALIFICATIONS OF THESE SECURITIES IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECURITIES LAWS OF THE STATES IN WHICH THESE SECURITIES HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN OTHER STATES SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE SECURITIES OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.

FORWARD-LOOKING STATEMENTS

This Official Statement, including Appendix A, contains statements which should be considered "forward-looking statements," as defined in the Private Securities Litigation Reform Act of 1995. Such statements are generally identifiable by the words such as "anticipated", "plan," "expect," "estimate," "budget", "projected", "pro-forma", "forecast" or similar words. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS TO DIFFER. THE ISSUER DOES NOT EXPECT OR INTEND TO UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS CONTAINED HEREIN IF OR WHEN ITS EXPECTATIONS, OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR. INCLUDED IN SUCH RISKS AND UNCERTAINTIES ARE (i) THOSE RELATING TO THE POSSIBLE INVALIDITY OF THE UNDERLYING ASSUMPTIONS AND ESTIMATES, (ii) POSSIBLE CHANGES OR DEVELOPMENTS IN SOCIAL, ECONOMIC, BUSINESS, INDUSTRY, MARKET, LEGAL AND REGULATORY CIRCUMSTANCES, AND (iii) CONDITIONS AND ACTIONS TAKEN OR OMITTED TO BE TAKEN BY THIRD PARTIES, INCLUDING CUSTOMERS, SUPPLIERS, BUSINESS PARTNERS AND COMPETITORS, AND LEGISLATIVE, JUDICIAL AND OTHER GOVERNMENTAL AUTHORITIES AND OFFICIALS. ASSUMPTIONS RELATED TO THE FOREGOING INVOLVE JUDGMENTS WITH RESPECT TO, AMONG OTHER THINGS, FUTURE ECONOMIC, COMPETITIVE, AND MARKET CONDITIONS AND FUTURE BUSINESS DECISIONS, ALL OF WHICH ARE DIFFICULT OR IMPOSSIBLE TO PREDICT ACCURATELY. FOR THESE REASONS, THERE CAN BE NO ASSURANCE THAT THE FORWARD-LOOKING STATEMENTS INCLUDED IN THIS OFFICIAL STATEMENT WILL PROVE TO BE ACCURATE. Undue reliance should not be placed on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available to the Issuer on the date hereof, and the Issuer assumes no obligation to update any such forward-looking statements if or when its expectations or events, conditions or circumstances on which such statements are based occur or fail to occur, other than as indicated in the "CONTINUING DISCLOSURE" section IN THIS OFFICIAL STATEMENT.

OFFICIAL STATEMENT
SIOUX CITY, IOWA
\$23,490,000* GENERAL OBLIGATION CAPITAL LOAN NOTES SERIES 2026A
\$2,940,000* TAXABLE GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2026B

INTRODUCTORY STATEMENT

This Official Statement presents certain information relating to Sioux City, Iowa (the “City” or “Issuer”), in connection with the sale of the Issuer’s General Obligation Capital Loan Notes, Series 2026A (the “Series 2026A Notes”) and the Taxable General Obligation Capital Loan Notes, Series 2026B (the “Series 2026B Notes”) (collectively, the Series 2026A Notes and the Series 2026B Notes are referred to as “Notes” herein). The Notes are being issued for the following purposes: (i) to provide funds various infrastructure and facilities improvement projects authorized as part of the City’s FY27 Capital Improvements Program, and (ii) each Series shall pay the respective costs associated with the issuance of the Notes. See “**SOURCES AND USES OF FUNDS**” herein.

This Official Statement is deemed to be a final official statement within the meaning of Rule 15c2-12 of the Securities and Exchange Commission, except for the omission of certain pricing and other information which is to be made available through a final Official Statement.

This Introductory Statement is only a brief description of the Notes and certain other matters. Such description is qualified by reference to the entire Official Statement and the documents summarized or described herein. This Official Statement should be reviewed in its entirety.

The Notes are general obligations of the Issuer, payable from and secured by a continuing annual ad-valorem tax levied against all of the property valuation of the Issuer. See “**THE NOTES – Source of Security for the Notes**” herein.

All statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

THE NOTES

General

The Notes are dated as of the date of delivery (expected on or about June 23, 2026) and will bear interest at the rates to be set forth on the inside cover page herein, interest payable on June 1 and December 1 in each year, beginning on June 1, 2027, calculated on the basis of a year of 360 days (twelve 30-day months). Interest shall be payable by check or draft of the Paying Agent mailed to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the Interest Payment Date, to the addresses appearing on the registration books maintained by the Paying Agent or to such other address as is furnished to the Paying Agent in writing by a registered owner.

Authorization for the Issuance

The Notes are being issued pursuant to the Code of Iowa, 2025 as amended, Sections 384.25, 384.26, 384.28, and Chapter 403, and the authorizing resolutions of Council, respectively (the “Resolution(s)”).

Book Entry Only System

The following information concerning The Depository Trust Company (“DTC”), New York, New York and DTC’s book-entry system has been obtained from sources the Issuer believes to be reliable. However, the Issuer takes no responsibility as to the accuracy or completeness thereof and neither the Indirect Participants nor the Beneficial Owners should rely on the following information with respect to such matters but should instead confirm the same with DTC or the Direct Participants, as the case may be. There can be no assurance that DTC will abide by its procedures or that such procedures will not be changed from time to time.

The Depository Trust Company (“DTC”), New York, NY will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for the Securities in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues and money market instrument (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts.

* Preliminary, subject to change

This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies clearing corporations and certain other organizations. DTC is a wholly-owned subsidiary of the Depository Trust & Clearing Corporation (“DTCC”).

DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating of: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each security (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered in the transaction. Transfers of ownership interest in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co. or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment transmission to them notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit have agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of the notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participants in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor such other DTC nominee) will consent or vote with respect to the Securities unless authorized by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts the Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC’s practice is to credit Direct Participants’ accounts, upon DTC’s receipt of funds and corresponding detail information from Issuer or Agent on payable date in accordance with their respective holdings shown on DTC’s records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in “street name,” and will be the responsibility of such Participant and not of DTC (nor its nominee), Agent, or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or successor securities depository). In that event Security certificates will be printed and delivered to DTC.

The Issuer cannot and does not give any assurances that DTC, the Direct Participants or the Indirect Participants will distribute to the

Beneficial Owners of the Notes (i) payments of principal of or interest and premium, if any, on the Notes, (ii) certificates representing an ownership interest or other confirmation of beneficial ownership interest in the Notes, or (iii) redemption or other notices sent to DTC or Cede & Co., its nominee, as the Registered Owner of the Notes, or that they will do so on a timely basis, or that DTC, Direct Participants or Indirect Participants will serve and act in the manner described in this Official Statement. The current "Rules" applicable to DTC are on file with the Securities Exchange Commission, and the current "Procedures" of DTC to be followed in dealing with Direct Participants are on file with DTC.

Neither the Issuer nor the Paying Agent will have any responsibility or obligation to any Direct Participant, Indirect Participant or any Beneficial Owner or any other person with respect to: (1) the accuracy of any records maintained by DTC or any Direct Participant or Indirect Participant; (2) the payment by DTC or any Direct Participant or Indirect Participant of any amount due to any Beneficial Owner in respect of the principal or redemption price of or interest on the Notes; (3) the delivery by DTC or any Direct Participant or Indirect Participant of any notice to any Beneficial Owner which is required or permitted under the terms of the Indenture to be given to owners of Notes; (4) the selection of the Beneficial Owners to receive payment in the event of any partial redemption of the Notes; or (5) any consent given or other action taken by DTC as a Noteholder.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that Issuer believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.

Transfer and Exchange

In the event that the Book Entry System is discontinued, any Note may, in accordance with its terms, be transferred by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such Note for cancellation at the principal corporate office of the Registrar accompanied by delivery of a duly executed written instrument of transfer in a form approved by the Registrar. Whenever any Note or Notes shall be surrendered for transfer, the Registrar shall execute and deliver a new Note or Notes of the same maturity, interest rate, and aggregate principal amount.

Notes may be exchanged at the principal corporate office of the Registrar for a like aggregate principal amount of Notes or other authorized denominations of the same maturity and interest rate; provided, however, that the Registrar is not required to transfer or exchange any Notes which have been selected for prepayment and is not required to transfer or exchange any Notes during the period beginning 15 days prior to the selection of Notes for prepayment and ending the date notice of prepayment is mailed. The Registrar may require the payment by the Note Owner requesting such exchange of any tax or other governmental charge required to be paid with respect to such exchange. All Notes surrendered pursuant to the provisions of this and the preceding paragraph shall be canceled by the Registrar and shall not be redelivered.

Prepayment

Optional Prepayment. The Notes maturing after June 1, 2031, may be called for redemption by the Issuer and paid before maturity on said date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Mandatory Sinking Fund Redemption The Notes maturing on _____ are subject to mandatory redemption (by lot, as selected by the Registrar) on ____ 1 and _____ in each of the years ____ through ____ at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date in the following principal amounts:

___ Term Note

<u>Mandatory Sinking Fund Date</u>	<u>Principal Amount</u>
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(maturity)

Selection of Notes for Redemption. Notes subject to redemption will be selected in such order of maturity as the Issuer may direct. So long as the Notes are held by DTC, if less than all of the Notes of a single maturity are to be redeemed, the Issuer will notify DTC of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed, and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. In the event, the Notes are not held by DTC, if less than all of the Notes of a single maturity are to be redeemed, the Notes to be redeemed will be selected by lot or other random method by the Registrar in such a manner as the Registrar may determine.

Notice of Redemption. Prior to the redemption of any Notes under the provisions of the Resolutions, the Registrar shall give written notice not less than thirty (30) days prior to the redemption date to each registered owner thereof.

On the dates so designated for redemption, notice having been given in the manner and under the conditions hereinabove, provided and

moneys for payment of the redemption price being held in the Sinking Fund, the Notes so called for redemption shall become and be due and payable at the redemption price provided for redemption of such Notes on such date. Interest on the Notes so called for redemption shall cease to accrue; such Notes shall cease to be entitled to any benefit hereunder, and the Note Holders shall have no rights in respect thereof except to receive payment of the redemption price thereof.

Notes which have been duly called for redemption, with respect to which irrevocable instructions to call for redemption at a stated redemption have been given to the Registrar, and moneys for the payment the face amount thereof, premium, if any, and interest on are held in separate accounts by the Registrar in trust for Noteholders shall not thereafter be deemed to be outstanding under the provisions of the Resolutions, other than be entitled to receive payment from such sources.

Source of Security for the Notes

The Notes are valid and legally binding general obligations of the Issuer payable both as to principal and interest from ad valorem taxes levied against all taxable property therein without limitation as to rate or amount, all except as limited by bankruptcy, insolvency, moratorium, reorganization and other similar laws relating to the enforcement of creditors' rights generally and except that enforcement by equitable and similar remedies, such as mandamus, is subject to the exercise of judicial discretion. In the Resolutions, the Issuer will levy taxes for the years and in amounts sufficient to provide 100% of annual principal and interest due on the Notes. If, however, the amount credited to the debt service fund for payment of the Notes is insufficient to pay principal and interest, whether from transfers or from original levies, the Issuer must use funds in its treasury and is authorized to levy ad valorem taxes upon all taxable property in the City without limit as to rate or amount sufficient to pay the debt service deficiency.

Iowa Code section 76.2 provides that when an Iowa political subdivision issues general obligation bonds [or notes], "the governing authority of these political subdivisions before issuing [notes] shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the [notes] within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the [notes] in full."

Nothing in the Resolutions prohibits or limits the ability of the Issuer to use legally available moneys other than the proceeds of the general ad valorem property taxes levied as described in the preceding paragraph to pay all or any portion of the principal of or interest on the Notes. If and to the extent such other legally available moneys are used to pay the principal of or interest on the Notes, the Issuer may, but shall not be required to, (a) reduce the amount of taxes levied for such purpose, as described in the preceding paragraph; or (b) use proceeds of taxes levied, as described in the preceding paragraph, to reimburse the fund or account from which such other legally available moneys are withdrawn for the amount withdrawn from such fund or account to pay the principal of or interest on the Notes.

The Issuer's obligation to pay the principal of and interest on the Notes is on a parity with the Issuer's obligation to pay the principal of and interest on any other of its general obligation debt secured by a covenant to levy taxes within the Issuer, including any such debt issued or incurred after the issuance of the Notes. The Resolutions do not restrict the Issuer's ability to issue or incur additional general obligation debt, although issuance of additional general obligation debt is subject to the same constitutional and statutory limitations that apply to the issuance of the Notes. For a further description of the Issuer's outstanding general obligation debt upon issuance of the Notes and the annual debt service on the Notes, see "**Outstanding Debt**" in Appendix A hereto. For a description of certain constitutional and statutory limits on the issuance of general obligation debt, see "**Debt Limit**" in Appendix A hereto.

NOTEHOLDERS' RISKS

An investment in the Notes is subject to certain risks. No person should purchase the Notes unless such person understands the risks described below and is willing to bear those risks. There may be other risks not listed below which may adversely affect the value of the Notes. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the Appendices hereto) in order to make a judgment as to whether the Notes are an appropriate investment. The factors described below, along with other matters, may affect the ability of the Issuer to pay the Notes when due, the Issuer's general financial condition, or the marketability of the Notes.

Financial Condition of the Issuer from time to time

No representation is made as to the future financial condition of the Issuer. Certain risks discussed herein could adversely affect the financial condition and or operations of the Issuer in future. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the "**THE NOTES - Source of Security for the Notes**" herein.

Tax Levy Procedures

The Notes are general obligations of the Issuer, payable from and secured by a continuing ad valorem tax levied against all of the property valuation within the corporate limits of the Issuer. See "**THE NOTES – Source of Security for the Notes**" herein for more details. As part of the budgetary process each fiscal year, the Issuer will have an obligation to request a debt service levy to be applied against all of the taxable property within the Issuer. A failure on the part of the Issuer to make a timely levy request or a levy request by the Issuer that

is inaccurate or is insufficient to make full payments of the debt service of the Notes for a particular fiscal year may cause Noteholders to experience delay in the receipt of distributions of principal of and/or interest on the Notes. In the event of a default in the payment of principal of or interest on the Notes, there is no provision for acceleration of maturity of the principal of the Notes. Consequently, the remedies of the owners of the Notes (consisting primarily of an action in the nature of mandamus requiring the Issuer and certain other public officials to perform the terms of the Resolutions for the Notes) may have to be enforced from year to year.

Changes in Property Taxation

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Such alterations could adversely affect the Issuer's financial condition. Historically, changes to property tax calculations and impositions are imposed on a prospective basis. However, there is no assurance future changes to property taxation by the Iowa General Assembly will not be applied retroactively. See "Property Tax Legislation" in Appendix A hereof for a discussion on recent changes to the property tax process. It is impossible to predict the outcome of future property taxation changes by the Iowa General Assembly or resulting impacts on the Issuer's financial condition. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the "**THE NOTES - Source of Security for the Notes**" herein.

Loss of Tax Base

Economic and other factors beyond the Issuer's control, such as economic recession, deflation of property values, or financial difficulty or bankruptcy by one or more major property taxpayers, or the complete or partial destruction of taxable property caused by, among other eventualities, earthquake, flood, fire or other natural disaster, could cause a reduction in the assessed value within the corporate boundaries of the Issuer. In addition, the State of Iowa has been susceptible to tornados, derecho, flooding and other extreme weather wherein winds and flooding have from time to time caused significant damage, which if such events were to occur, may have an adverse impact on the Issuer's financial position. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in "**THE NOTES - Source of Security for the Notes**" herein.

Secondary Market

There can be no guarantee that there will be a secondary market for the Notes or, if a secondary market exists, that such Notes can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, and secondary marketing practices in connection with a particular Note or Notes issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Notes.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE NOTES AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE NOTES, IF ANY, COULD BE LIMITED.

Matters Relating to Enforceability

Holders of the Notes shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Notes, including but not limited to, the right to a proceeding in the law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolutions for the Notes. The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolutions authorizing the Notes. The opinion, to be delivered concurrently with the delivery of the Notes, will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principals of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

Ratings Loss

Moody's Investors Service, Inc. ("Moody's") has assigned a rating of "Aa2" to the Notes. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of Moody's, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Notes.

S&P Global Ratings, a division of S&P Global Inc. ("S&P") has assigned a rating of "AA" to the Notes. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of S&P, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Notes.

Regulation of municipal rating agencies is an evolving process. Future regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Notes.

Loss of Premium from Redemption

In considering whether to make an investment in the Notes, it should be noted the Notes are subject to optional redemption, as outlined

herein, without Noteholder discretion or consent. Any person who purchases the Notes at a price in excess of their principal amount or who holds such Notes trading at a price in excess of par should consider the fact that the Notes are subject to redemption prior to maturity at the redemption prices described herein in the event such Notes are redeemed prior to maturity. See “**THE NOTES - Prepayment**” herein.

Forward-Looking Statements

This Official Statement contains statements relating to future results that are “forward-looking statements” as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words “plan,” “projected,” “estimate,” “budget,” “proforma,” “forecast,” “intend,” “expect” and similar expressions identify forward-looking statements. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements expressed or implied by such forward-looking statements to differ. The Issuer does not expect or intend to update or revise any forward-looking statements contained herein if or when its expectations, or events, conditions or circumstances on which such statements are based occur. Included in such risks and uncertainties are (i) those relating to the possible invalidity of the underlying assumptions and estimates; (ii) possible changes or developments in social, economic, business, industry, market, legal and regulatory circumstances; and (iii) conditions and actions taken or omitted to be taken by third parties, including legislative, judicial and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions, all of which are difficult or impossible to predict accurately. For these reasons, there can be no assurance that the forward-looking statements included in this Official Statement will prove to be accurate.

Undue reliance should not be placed on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available to the Issuer on the date hereof, and the Issuer assumes no obligation to update any such forward-looking statements if or when its expectations or events, conditions or circumstances on which such statements are based occur or fail to occur, other than as indicated in the “**CONTINUING DISCLOSURE**” section herein

Because forward-looking statements are subject to uncertainty, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the Issuer to pay debt service when due on the Notes.

Tax Matters and Loss of Tax Exemption (Series 2026A Notes)

As discussed under the heading “Tax Matters” herein, the interest on the Series 2026A Notes could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Series 2026A Notes as a result of acts or omissions of the Issuer in violation of its covenants in the Resolution. Should such an event of taxability occur, the Series 2026A Notes would not be subject to a special prepayment and would remain outstanding until maturity or until prepaid under the prepayment provisions contained in the Series 2026A Notes and there is no provision for an adjustment of the interest rate on the Series 2026A Notes.

It is possible that further legislation will be proposed or introduced that could result in changes in the way that tax exemption is calculated, or whether interest on certain securities are exempt from taxation at all. Prospective purchasers should consult with their own tax advisors regarding any pending or proposed federal income tax legislation. The likelihood of legislation being enacted cannot be reliably predicted.

It is also possible that actions of the Issuer after the closing of the Series 2026A Notes will alter the tax status of the Series 2026A Notes, and, in the extreme, remove the tax exempt status from the Series 2026A Notes. In that instance, the Series 2026A Notes are not subject to mandatory prepayment, and the interest rate on the Series 2026A Notes does not increase or otherwise reset. A determination of taxability, after closing of the Series 2026A Notes, could materially adversely affect the value and marketability of the Series 2026A Notes.

DTC-Beneficial Owners

Beneficial Owners of the Notes may experience some delay in the receipt of distributions of principal of and interest on the Notes since such distributions will be forwarded by the Paying Agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the Issuer nor the Paying Agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Notes can be effected only through Direct Participants, Indirect Participants and certain banks, the ability of a Beneficial Owner to pledge the Notes to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Notes, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See “**THE NOTES— Book-Entry Only System.**”

Other Factors

An investment in the Notes involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the Appendices hereto) in order to make a judgment as to whether the Notes are an appropriate investment.

Pending Federal Tax Legislation

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals pending in Congress that could, if enacted, alter or amend one or more of the federal (or state) tax matters described herein in certain respects or would adversely affect the market value of the Series 2026A Notes or otherwise prevent holders of the Series 2026A Notes from realizing the full benefit of the tax exemption of interest on the Series 2026A Notes. Further, such proposals may impact the marketability or market value of the Series 2026A Notes simply by being proposed. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Series 2026A Notes. In addition, regulatory actions are from time to time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Series 2026A Notes. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Series 2026A Notes would be impacted thereby.

Federal Funds Orders, and State Funds Legislation

Various federal executive orders, and Iowa Code Chapter 27A (collectively “ICE Enforcement Initiatives”), impose requirements intended to ensure compliance with the federal immigration detainment processes. The ICE Enforcement Initiatives impose various penalties for non-compliance, including the loss of state and/or federal funding under certain circumstances. The loss of state and/or federal funds in any significant amount could negatively impact timing and completion of certain of the Projects funded by the Notes, and the Issuer’s overall financial position which could affect its rating. However, the Notes are secured by a debt service levy upon real property in the jurisdictional limits of the Issuer and are not secured by state or federal funds. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in “**THE NOTES - Source of Security for the Notes**” herein.

Potential Impacts Resulting from Epidemics or Pandemics

The Issuer’s finances may be materially adversely affected by unforeseen impacts of future public health events, including epidemics and pandemics. The Issuer cannot predict future impacts of epidemics or pandemics, any similar outbreaks, or their impact on travel, on assemblies or gatherings, on the State, national or global economy, or on securities markets, or whether any such disruptions may have a material adverse impact on the financial condition or operations of the Issuer, included but not limited to the payment of debt service on any of its outstanding debt obligations.

Cybersecurity

The Issuer, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the Issuer will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the Issuer’s information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the Issuer’s operations and financial condition. The Issuer has a cyber-insurance policy. The Issuer cannot predict whether this policy will be sufficient in the event of a cyberattack. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the “**THE NOTES - Source of Security for the Notes**” herein.

Pensions

Pursuant to GASB 68, the Issuer reported a liability of \$13,350,734 as of June 30, 2025 for its proportional share of the IPERS net pension liability. The net pension liability was measured as of June 30, 2024 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Issuer’s proportion of the net pension liability was based on the Issuer’s share of contributions to the IPERS pension plan relative to the contributions of all IPERS participating employers. At June 30, 2024 the Issuer’s collective portion was .378287% which was a decrease of .004303% from its proportion measured as of June 30, 2023. Additionally, the Issuer reported a liability of \$38,952,802 as of June 30, 2025 for its proportionate share of the net MFPRSI pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2024, the City’s collective proportion was 5.894951% which was a decrease of .015157% from its proportion measured as of June 30, 2023. See “**PENSIONS**” in Appendix A hereto for more summary information related to the Issuer’s contributions, and “**APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER – NOTES TO FINANCIAL STATEMENTS (NOTE 13)**” for additional information related to plan details, qualifications, benefits contributions and the Issuer’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity. Changes to the Issuer’s pension contributions, or available sources to fund said contributions, may adversely affect the Issuer’s financial condition. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the “**THE NOTES - Source of Security for the Notes**” herein.

Continuing Disclosure

A failure by the Issuer to comply with continuing disclosure obligations (see “**CONTINUING DISCLOSURE**” herein) will not constitute an event of default on the Notes. Any such failure must be disclosed in accordance with Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, and may adversely affect the transferability and liquidity of the Notes and their market price.

Bankruptcy

The rights and remedies available to holders of the Notes may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Notes and the Resolutions, including the opinion of Bond Counsel, will be similarly qualified. If the Issuer were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Notes could be prohibited from taking any steps to enforce their rights under the Resolutions. In the event the Issuer fails to comply with its covenants under the Resolutions or fails to make payments on the Notes, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Notes.

Under Iowa Code Chapter 76, specifically sections 76.16 and 76.16A, as amended, a city, county, or other political subdivision may become a debtor under Chapter 9 of the Federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.

Suitability of Investment

The interest rate borne by the Notes is intended to compensate the investor for assuming the risk of investing in the Notes. Each prospective investor should carefully examine this Official Statement and its own financial condition to make a judgment as to its ability to bear the economic risk of such an investment, and whether or not the Notes are an appropriate investment for such investor.

Summary

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Notes. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the Appendices hereto.

LITIGATION

In January 2022, a petition was filed by the Department of Natural Resources/Environmental Protection Agency against the City alleging illegal operation of the City's wastewater treatment plant from March through June 2015. The City was alleged to have exceeded Permit limitations on upwards of 800 days since 2012. In December 2025, the City Council approved a settlement with the Iowa Department of Natural Resources to resolve the matter (Resolution No. 2025-1152). This settlement amount was paid from City budgeted sewer utility reserve funds. The City's ability to pay the principal of and interest on the Notes or any outstanding debt obligations is not impacted. The City is aware of a federal investigation related to this matter, however, the status of the investigation and any related federal grand jury proceedings is currently unknown.

To the knowledge of the Issuer, there is no legal action, suit, proceeding, inquiry or investigation at law or in equity before or by any court, public board or body for which the Issuer has been served with process or official notice or threatened against or affecting the Issuer or any reasonable basis therefore, wherein an unfavorable decision, ruling or finding would adversely affect the transaction contemplated by this Official Statement or the validity of the Notes, the Resolution(s), or any agreement or instrument to which the Issuer is a party and which is used or contemplated for use in the transactions contemplated by this Official Statement, and no member, employee or agent of the Issuer has been served with any legal process regarding such litigation or other proceeding.

The Issuer encounters litigation occasionally in the ordinary course of business. Except as described above, to the knowledge of the Issuer, no litigation is pending or threatened which, in the opinion of the Issuer's counsel, if decided adversely to the Issuer would be likely to result, either individually or in the aggregate, in final judgments against the Issuer which would materially adversely affect its ability to meet debt service payments on the Notes when due, or its obligations under the Resolution(s), or materially adversely affect its financial condition.

ACCOUNTANT

The accrual-basis financial statements of the Issuer included as APPENDIX D to this Official Statement have been examined by Bergan KDV, LTD., to the extent and for the periods indicated in their report thereon. Such financial statements have been included herein without permission of said CPA, and said CPA expresses no opinion with respect to the Notes or the Official Statement.

UNDERWRITING

The Series 2026A Notes are being purchased, subject to certain conditions, by _____ (the "2026A Underwriter"). The 2026A Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Series 2026A Notes at an aggregate purchase price of \$_____ plus accrued interest to the Closing Date.

The Series 2026B Notes are being purchased, subject to certain conditions, by _____ (the "2026B Underwriter"). The 2026B Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Series 2026B Notes at an aggregate purchase price of \$_____ plus accrued interest to the Closing Date.

The Underwriter for each Series may offer and sell the Notes, respectively, to certain dealers (including dealers depositing the Notes into unit investment trusts, certain of which may be sponsored or managed by the Underwriter) at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Notes may be changed, from time to time, by the Underwriter(s), respectively.

The Underwriter(s) intend to engage in secondary market trading of the Notes subject to applicable securities laws. The Underwriter(s) are not obligated, however, to repurchase any of the Notes at the request of the holder thereof.

THE PROJECT

The Notes are being issued to provide funds for (a) certain of the improvements and facilities included in the bond-financed portions of the City's 2026-27 Capital Improvements Program and (b) the costs of issuance associated with the Notes, respectively.

SOURCES AND USES OF FUNDS *

Sources of Funds

	<u>Series A</u>	<u>Series B</u>
Note Proceeds	\$	\$
Reoffering Premium		
<u>Total Sources of Funds</u>	\$	\$

Uses of Funds

Deposit to Project Fund	\$	\$
Costs of Issuance		
Underwriter's Discount		
<u>Total Uses of Funds</u>	\$	\$

*Preliminary, subject to change.

TAX MATTERS

Federal Tax Exemption (Series 2026A Notes)

Tax Exemption and Related Considerations: Federal tax law contains a number of requirements and restrictions that apply to the Series 2026A Notes. These include investment restrictions, periodic payments of arbitrage profits to the United States, requirements regarding the proper use of note proceeds and facilities financed with note proceeds, and certain other matters. The Issuer has covenanted to comply with all requirements that must be satisfied in order for the interest on the Series 2026A Notes to be excludable from gross income for federal income tax purposes. Failure to comply with certain of such covenants could cause interest on the Series 2026A Notes to become includable in gross income for federal income tax purposes retroactively to the date of issuance of the Series 2026A Notes.

Subject to the Issuer's compliance with the above referenced covenants, under present law, in the opinion of Bond Counsel, interest on the Series 2026A Notes is excludable from gross income for federal income tax purposes. Interest on the Series 2026A Notes is not an item of tax preference for purposes of the federal alternative minimum tax on individuals; however, such interest may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations.

Prospective purchasers of the Series 2026A Notes should be aware that ownership of the Series 2026A Notes may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will not express any opinion as to such collateral tax consequences. Prospective purchasers of the Series 2026A Notes should consult their tax advisors as to collateral federal income tax consequences.

Interest on the Series 2026A Notes is not exempt from present Iowa income taxes.

Ownership of the Series 2026A Notes may result in other federal, state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2026A Notes. Prospective purchasers of the Series 2026A Notes should consult their tax advisors regarding the applicability of any such federal, state and local taxes.

NOT-Qualified Tax-Exempt Obligations: The Issuer will NOT designate the Series 2026A Notes as “qualified tax-exempt obligations” under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”).

Other Tax Advice: In addition to the income tax consequences described above, potential investors should consider the additional tax consequences of the acquisition, ownership, and disposition of the Series 2026A Notes. For instance, state income tax law may differ substantially from state to state, and the foregoing is not intended to describe any aspect of the income tax laws of any state. Therefore, potential investors should consult their own tax advisors with respect to federal tax issues and with respect to the various state tax consequences of an investment in Series 2026A Notes.

Audits: The Internal Revenue Service (the “Service”) has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. It cannot be predicted whether or not the Service will commence an audit of the Series 2026A Notes. If an audit is commenced, under current procedures the Service may treat the Issuer as a taxpayer and the bondholders may have no right to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Series 2026A Notes until the audit is concluded, regardless of the ultimate outcome.

Withholdings: Payments of interest on, and proceeds of the sale, redemption or maturity of tax-exempt obligations, including the Series 2026A Notes, are in certain cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any Series 2026A Notes owner who fails to provide an accurate Form W-9 Request for Taxpayer Identification Number and Certification, or a substantially identical form, or to any bond owner who is notified by the Service of a failure to report any interest or dividends required to be shown on federal income tax returns. The reporting and backup withholding requirements do not affect the excludability of such interest from gross income for federal tax purposes.

Legislation: Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may be considered by the Iowa legislature. Judicial interpretation of state or federal laws, rules or regulations may also affect the tax treatment. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Series 2026A Notes will not have an adverse effect on the tax status of interest or other income on the Series 2026A Notes or the market value or marketability of the Series 2026A Notes. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or repeal (or reduction in the benefit) of the exclusion of interest on the Series 2026A Notes from gross income for federal or state income tax purposes for all or certain taxpayers.

From time to time, current and future legislative proposals, including some that carry retroactive effective dates, if enacted into law, court decisions, or clarification of the Code may cause interest on the Series 2026A Notes to be subject, directly or indirectly, to federal income taxation, or otherwise prevent owners of the Series 2026A Notes from realizing the full current benefit of the tax status of such interest. From time to time proposals are made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Series 2026A Notes. The introduction or enactment of any such legislative proposals or clarification of the Code may also affect, perhaps significantly, the market price for, or marketability of, the Series 2026A Notes. Prospective purchasers of the Series 2026A Notes should consult their own legal counsel and tax advisors regarding pending or proposed tax legislation, as to which Bond Counsel expresses no opinion except as expressly set forth in “APPENDIX B” within this Preliminary Official Statement.

With Respect to the Series 2026B Bonds

Taxability and Related Considerations: In the opinion of Bond Counsel, under existing law, interest on the Series 2026B Notes will be included in gross income of the owners thereof for federal income tax purposes.

The interest on the Series 2026B Notes is NOT exempt from present Iowa income taxes.

Ownership of the Series 2026B Notes may result in other federal, state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2026B Notes. Prospective purchasers of the Series 2026B Notes should consult their tax advisors regarding the applicability of any such federal, state and local taxes.

With Respect to the Notes (Applicable to both Series)

Discount and Premium on Certain Notes: The initial public offering price of certain Notes (“Discount Notes”) may be less than the amount payable on such Notes at maturity. An amount equal to the difference between the initial public offering price of Discount Notes (assuming that a substantial amount of the Discount Notes of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Notes. Purchasers of Discount Notes should consult with their own tax advisors with respect to the determination of accrued original issue discount on Discount Notes for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Notes. It is possible that, under applicable

provisions governing determination of state and local income taxes, accrued interest on Discount Notes may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain Notes (“Premium Notes”) may be greater than the amount of such Notes at maturity. An amount equal to the difference between the initial public offering price of Premium Notes (assuming that a substantial amount of the Premium Notes of that maturity are sold to the public at such price) and the amount payable at maturity constitutes a premium to the initial purchaser of such Premium Notes. Purchasers of the Premium Notes should consult with their own tax advisors with respect to the determination of amortizable bond premium on Premium Notes for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Premium Notes.

Enforcement: Holders of the Notes shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Notes, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolutions. There is no trustee or similar person to monitor or enforce the terms of the Resolutions. In the event of a default in the payment of principal of or interest on the Notes, there is no provision for acceleration of maturity of the principal of the Notes. Consequently, the remedies of the owners of the Notes (consisting primarily of an action in the nature of mandamus requiring the Issuer and certain other public officials to perform the terms of the Resolutions) may have to be enforced from year to year. The enforceability of the rights and remedies of owners of the Notes may be subject to limitation as set forth in Bond Counsel’s opinions.

The obligation to pay general ad valorem property taxes is secured by a statutory lien upon the taxed property but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Notes cannot foreclose on property within the boundaries of the Issuer or sell such property in order to pay the debt service on the Notes. In addition, the enforceability of the rights and remedies of owners of the Notes may be subject to limitation as set forth in Bond Counsel’s opinions. The opinions to be delivered concurrently with the delivery of the Notes will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally, and to the exercise of judicial discretion in appropriate cases.

Opinions: The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Notes, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Bond Counsel’s opinions are not a guarantee of a result, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the Issuer described in this section. No ruling has been sought from the Service with respect to the matters addressed in the opinions of Bond Counsel and Bond Counsel’s opinions are not binding on the Service. Bond Counsel assumes no obligation to update its opinions after the issue date to reflect any further action, fact or circumstance, or change in law or interpretation, or otherwise.

ALL POTENTIAL PURCHASERS OF THE NOTES SHOULD CONSULT WITH THEIR TAX ADVISORS WITH RESPECT TO FEDERAL, STATE AND LOCAL TAX CONSEQUENCES OF OWNERSHIP OF THE NOTES (INCLUDING BUT NOT LIMITED TO THOSE LISTED ABOVE).

LEGAL MATTERS

The Notes are subject to approval as to certain legal matters by Ahlers & Cooney, P.C., Des Moines, Iowa, as Bond Counsel. Bond Counsel has not participated in the preparation of this Official Statement except to the extent described in the section herein entitled “**PREPARATION OF THE OFFICIAL STATEMENT**”. Bond Counsel has not examined nor attempted to examine or verify any of the financial or statistical statements, or data contained in this Official Statement, and will express no opinion with respect thereto. The form of legal opinion, in substantially the form set forth in “**APPENDIX B– FORM OF LEGAL OPINIONS**” to this Official Statement, will be delivered at closing.

The legal opinions to be delivered concurrently with the delivery of the Notes, respectively, express the professional judgment of the attorneys rendering the opinion as to legal issues expressly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of the result indicated by that expression of professional judgment, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

There is no bond trustee or similar person to monitor or enforce the provisions of the Resolutions for the Notes. The owners of the Notes should, therefore, be prepared to enforce such provisions themselves if the need to do so arises. In the event of a default in the payment of principal of or interest on the Notes, there is no provision for acceleration of maturity of the principal of the Notes. Consequently, the remedies of the owners of the Notes (consisting primarily of an action in the nature of mandamus requiring the Issuer and certain other public officials to perform the terms of the Resolutions for the Notes) may have to be enforced from year to year. The obligation to pay

general ad valorem property taxes is secured by a statutory lien upon the taxed property, but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Notes cannot foreclose on property within the boundaries of the Issuer or sell such property in order to pay the debt service on the Notes. See “**TAX COLLECTION HISTORY**”, “**COMBINED HISTORIC TAX RATES**” and “**PROPERTY TAX LEGISLATION**” tables included in “**APPENDIX A – INFORMATION ABOUT THE ISSUER**”, for a description of property tax collection and enforcement, and “**THE NOTES – Source of Security for the Notes**” herein for a discussion on the pledged ad valorem property tax.

In addition, the enforceability of the rights and remedies of owners of the Notes may be subject to limitation as set forth in the Bond Counsel’s opinion. The opinion will state, in part, that the obligation of the Issuer with respect to the Notes may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights heretofore or hereafter enacted to the extent constitutionally applicable, and to the exercise of judicial discretion in appropriate cases.

MUNICIPAL ADVISOR

The Issuer has retained Piper Sandler & Co. as municipal advisor (the “Municipal Advisor”) in connection with the issuance of the Notes. The Municipal Advisor has not been engaged, nor has it undertaken, to independently verify the accuracy of the Official Statement. The Municipal Advisor is not a public accounting firm and has not been engaged by the Issuer to compile, review, examine or audit any information in the Official Statement in accordance with accounting standards.

CONTINUING DISCLOSURE

The Issuer has covenanted for the benefit of the holders of the Notes to provide certain financial information and operating data relating to the Issuer, and to provide notices of the occurrence of certain enumerated events, if deemed by the Issuer to be material (the “Undertaking”). The specific nature of the information that the Issuer may provide pursuant to the Undertaking is summarized herein under the caption “**APPENDIX C - Form of Continuing Disclosure Certificate**.” The covenants have been made in order to assist the Underwriter(s) in complying with SEC Rule 15c2-12(b)(5) (the “Rule”)

Pursuant to the Rule, the Issuer notes the following in the last five years related to its prior Undertakings:

- Certain operating table data required for the Series 2013C Undertaking, described as “Historical Debt Statistics,” was omitted from Issuer’s FY 2024 Annual Financial Information and Operating Data filed on December 16, 2024, having previously been included in the Issuer’s annual audit for the past five years. On April 9, 2025, the Issuer made an updated filing of the table and a failure to file notice.

Breach of the Undertaking will not constitute a default or an “Event of Default” under the Notes or Resolutions. A broker or dealer is to consider a known breach of the Undertaking, however, before recommending the purchase or sale of the Notes in the secondary market. Thus, a failure on the part of the Issuer to observe the Undertaking may adversely affect the transferability and liquidity of the Notes and their market price.

PREPARATION OF THE OFFICIAL STATEMENT

Bond Counsel has not participated in the preparation of this Official Statement other than to review or prepare information describing the terms of the Notes, Iowa and Federal law pertinent to the validity of the Notes, and the tax status of interest on the Notes which can be found generally under the sections “**THE NOTES**” (excluding the Sections “**Book Entry Only System**”), “**THE PROJECT**”, and “**TAX MATTERS**”. Additionally, Bond Counsel has also provided its form of bond opinion and Issuer’s continuing disclosure certificate, found in Appendices B and C. Ahlers & Cooney PC is also serving as Disclosure Counsel to the Issuer in connection with the issuance of the Notes.

All other information contained in this Official Statement has been obtained by (or on behalf of) the City from sources which the City considers to be reliable but it makes no warranty, guaranty, or other representation with respect to the accuracy or completeness of such information.

This Official Statement is not to be construed as a contract or agreement amongst the City, the Underwriter, or the holders of any of the Notes. Any statements made in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended merely as opinions and not as representations of fact. The information and expressions of opinions contained herein are subject to change without notice and neither the delivery of this Official Statement or the sale of the Notes made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof. The information contained in this Official Statement is not guaranteed.

The City has reviewed the information contained herein which relates to it and has approved all such information for use within this Preliminary Official Statement. The execution and delivery of this Preliminary Official Statement have been duly authorized by the City.

CITY OF SIOUX CITY, IOWA

/s/ Teresa Fitch, Assistant City Manager/Finance Director

/s/Julie Mahaney, City Treasurer

**APPENDIX A - INFORMATION ABOUT THE ISSUER
CITY OF SIOUX CITY, IOWA
CITY OFFICIALS**

MAYOR	Robert E. Scott
COUNCIL MEMBERS:	Julie Schoenherr, Mayor Pro Tem Ike Rayford Rick Bertrand Craig Berenstein
CITY MANAGER:	Michael Collett
CITY CLERK:	Heidi Farrens
CITY TREASURER:	Julie Mahaney
ASSISTANT CITY MANAGER/FINANCE DIRECTOR:	Teresa Fitch
CITY ATTORNEY	Nicole DuBois, Esq. Sioux City, Iowa

CONSULTANTS

BOND & DISCLOSURE COUNSEL	Ahlers & Cooney P.C. Des Moines, Iowa
MUNICIPAL ADVISOR	Piper Sandler & Co. Des Moines, Iowa
PAYING AGENT	Office of the City Treasurer Sioux City, Iowa

General Information

The City of Sioux City, Iowa, the principal city of northwest Iowa and the county seat of Woodbury County is located at the confluence of the Missouri and Big Sioux Rivers at the junction of the States of Iowa, Nebraska and South Dakota. This Tri-State area is commonly known as “Siouxland.”

Founded in 1854, Sioux City’s roots go back to the days of the early fur traders. In the late 1800s, the City was a major transportation and marketing center in the Midwest, only behind St. Louis and Chicago. Its growth was built around the stockyards, once the world’s largest. Sioux City is located in the center of America’s heartland. On April 28, 1953, voters of Sioux City approved the City Council and Manager form of government. The Council is composed of a mayor and four council members who serve staggered four-year terms.

Today, Sioux City is the fourth largest city in the State of Iowa with more than 85,000 residents dedicated to economic development and productivity. That dedication is seen through strong Midwestern work ethic, high-quality education and importance placed on family and neighbors. Sioux City’s top-notch quality of life includes one of the lowest costs of living in the nation. The City currently serves as the regional hub for business, employment, industry, retail trade, medical care, educational opportunities and tourism in Northwest Iowa, Southeast South Dakota, and Northeast Nebraska. More than 168,000 people live in the tri-state metropolitan area and the area has one of the strongest business climates in the nation.

Sioux City has become known as a regional medical community with one major hospital (UnityPoint Health-St. Luke’s), Siouxland District Health, and the June E Nylen Cancer Center, servicing the area within a 50-mile radius. On September 1, 2025, UnityPoint Health acquired MercyOne Medical Center to enhance access to high-quality healthcare for residents of Sioux City and surrounding communities. Unity Point Health and MercyOne team members will join to work collaboratively to serve the community.

Sioux City is also the urban center for shopping, entertainment, and culture in the tri-state region. Sioux City offers six different geographical shopping hubs. Northern Valley Crossing is the newest development on the north side of Sioux City with approximately 21 acres available for development and Sunnybrook Plaza on the southeast side has seen over 200,000 square feet of new retail development in the last few years. Cultural offerings include the Tyson Events Center, Orpheum Theatre, Sioux City Public Museum, Sioux City Art Center, Dorothy Pecaut Nature Center, Gilchrist Learning Center, LaunchPAD Children’s Museum, Lewis & Clark Interpretive Center, Betty Strong Encounter Center, Sioux City Railroad Museum, Mid America Museum of Aviation and Transportation, the Hard Rock Casino and Battery Park concert venue.

Youth sports have experienced significant growth in recent years, driven in large part by expanded facilities and coordinated programming. Siouxland Sports Academy is investing \$5 million to construct a 65,000 square foot multi-sport complex, which will serve hundreds of athletes while generating substantial economic impact and increasing access to leagues, tournaments, and training opportunities. At the same time, the STF Expo Center has provided a large, flexible venue capable of hosting tournaments and sporting events alongside other community uses, further positioning Sioux City as a regional destination for youth athletics. Plans for a new \$1 million baseball and softball training facility near the STF Expo Center called “The Factory” has been announced, with groundbreaking planned for 2026.

Downtown revitalization continues with significant investment in mixed-use development, historic renovations, and market-rate housing. New programs designed to encourage retail, restaurant, and residential growth are not only modernizing key properties but also strengthening Sioux City’s position as a hub for innovation, entrepreneurship, and community activity. Additional investment in trail connectivity and community park and trail plans further enhance quality of life, improve access to recreational amenities, and create stronger connections between neighborhoods, downtown, and the broader regional trail system.

2024 was a major year in the redevelopment of Sioux City’s recreational areas. The \$12 million Chris Larsen Park Riverfront Redevelopment project, redeveloped 23 acres of riverfront near downtown with a multitude of outdoor amenities. Cone Park, the popular all-season park that offers snow tubing, ice skating, a splashpad, lodge, summer tubing, and trail loop, opened a full-scale 10.5-mile mountain bike park with machine-built and engineered paths and pump track in May 2024. The Plywood Trail is the newest addition to the Siouxland Regional Trail System, creating more than 100 miles of interconnected trails linking Sioux City, Le Mars, Hinton, Merrill, and Sergeant Bluff, boosting quality of life, tourism, and economic growth. With total investment exceeding \$19 million, major milestones have already been achieved: the Loess Hills Scenic Trail Phases 1 and 2 and Plywood Phase 1 were completed in 2025; the Big Sioux Pedestrian Bridge and Plywood Phase 3 are nearing completion and expected to open in spring 2026; and the final Plywood Connector segment is awaiting U.S. Army Corps of Engineers permitting, with construction anticipated to begin in spring 2026. All Destination Iowa-funded components remain on track for completion by June 30, 2026, creating a signature regional asset that strengthens livability and position Siouxland as a premier outdoor destination.

Sioux City was awarded “All-America City” status on two separate occasions by Look Magazine and the National Civic League. Sioux City metro was designated as Iowa’s first “Great Place” with a five-star quality of life. Recently, the Sioux City community has earned several exciting recognitions. The Sioux City Metropolitan Statistical Area was named the nation’s top economic development community for populations between 50,000 and 200,000 for 2025, marking the 12th time the metro has led the country in this category since first receiving the honor in 2007. Cone Park was also recognized with Midwest Living’s Best of the Midwest Travel Award in the Outdoors category. Additionally, Sioux City is one of only eight communities nationwide to hold accreditations in Police, Fire, EMS, and Communications.

Siouxland is home to the headquarters of several national companies including Seaboard Triumph Foods, Tyson Fresh Meats, Inc., Empirical Foods, Smithfield Foods, Sioux Honey Association, American Pop Corn Company, Beef Products, Inc. (BPI), Palmer Candy Company, Bomgaars, Gelita USA Inc., Wells Dairy Inc., Wilson Trailer Inc., Cargill, Vizio, and Great West Casualty Company.

Sioux City offers many opportunities for business relocation and expansion with our five business parks. The Southbridge Business Park is for large-scale industrial and commercial projects. Located on the southern edge of the city, the area encompasses nearly 10,000 acres. The City has invested more than \$50 million for vital utility infrastructure resources including a water treatment plant, electrical substation, paved streets, and a drop and pull rail yard. Perdue Premium Meat Company purchased a 225,000 square foot building and is completing a \$60 million renovation into a port packaging plant. Sabre Industries completed construction on a new \$25 million galvanizing plant adjacent to its existing facility. Cold Link Logistics completed construction of a \$60 million, 185,000 square foot cold storage facility in Southbridge, and recently expanded by an additional 154,000 square feet. Old Dominion Freight Line purchased and annexed 17 acres into the city to construct a new less than truckload (LTL) facility. The City expanded its Southbridge Business Park with the acquisition of three properties and obtained Iowa Certified Site status for 272 acres. The City also worked with Siouxland Initiative to acquire an additional 80 acres. An Interchange Justification Report for a new I-29 interchange in Southbridge was also approved by the Federal Highway Administration. Design and property acquisition for the new interchange is underway with construction to begin in 2026.

Expedition Business Park has 60 acres of class A property in the southern area of Sioux City. The completion of a \$12 million expansion of Al Haynes Drive through Expedition Business Park opened new land for development and will assist with the continued growth of the area. Sioux Honey announced a \$130 million capital investment in Siouxland with a purchase of an existing warehouse in Expedition Drive near the Sioux Gateway Airport and an adjacent property where they plan to build a new processing plant and raw goods warehouse. The Yards has 30 acres of shovel-ready land zoned for commercial and light industrial development and Bridgeport Industrial Park has over 1,200 acres of industrial development that is nearly built out. A new barge terminal is planned at the northern end of Bridgeport and will be used for both incoming and outgoing shipments of new steel, aggregate, sand and gravel. Hoeven Valley is five miles long and one mile wide with three Class 1 railroads serving the area. A new 100,000 square foot speculative building is under construction and will offer a flexible ready-to-finish option for companies seeking quality industrial space. Cargill continues to invest millions annually in its facility in Hoeven Valley.

The City acquired two additional development sites on the northside of Sioux City for new commercial development, totaling over 95 acres. Part of this recently acquired land will be the future home to Siouxland Splash, a new \$10 million multi-phased recreational waterpark expected to open in summer 2026. Sioux City continues to see additional commercial and light industrial developments. WB Land & Development, LLC acquired approximately 270 acres of land along Outer Drive in 2024 for the development of a major new mixed-use commercial and retail shopping center and residential development. The new area will be known as “Northern Landing”. Plans for Phase 1 of the project at 3000 Outer Drive are underway. The 25-acre parcel is located on the southeast corner of Outer Drive and Business Highway 75 and will be used for commercial and retail development. Two new businesses have signed letters of intent to locate on a portion of the property as part of Phase 1.

Sioux City also has three designated Opportunity Zones which encourage long-term investments in designated areas by providing investors with a capital gains tax deferral. Downtown Sioux City is located in an Opportunity Zone and has seen significant investment in recent years. Nelson Construction completed a \$26 million renovation of the Benson Building in downtown Sioux City into mixed-use, including 65 new market-rate residential units and first floor commercial space. HCI Real Estate Company announced the purchase and planned multi-million-dollar redevelopment of several properties on 4th Street in downtown Sioux City, including the \$10 million renovation of the former Aalfs building. Lavi Bay Developments announced the historic renovation of the upper three floors of the Bay State Building on Historic 4th Street into 27 market-rate apartments, representing a capital investment of \$11.3 million. Floyd River Flats is a multi-million-dollar conversion of the former Ramada Hotel in downtown Sioux City into 47 residential units and first floor commercial. SC Developers, LLC completed the renovation of the former Novelty Machine building in downtown Sioux City into 15,000 square feet of commercial space on the first floor and 13 market-rate units on the second floor, representing a total investment of over \$2 million.

Additional downtown developments include Sioux City Distilling Company’s \$6 million investment to renovate the former Wigan Plumbing building into a craft spirits distillery, tasting room and event venue. A developer acquired the historic building at 615 Douglas Street and plans to invest \$5.7 million to renovate the first floor into commercial space and the upper two floors into 18 apartment units. The City purchased the three-story building at 308 Iowa Street in downtown to be redeveloped into an Innovation Center in partnership with Western Iowa Tech Community College, Iowa’s West Coast Initiative and Siouxland Public Media. The facility will serve as a hub for entrepreneurial activity and provide a physical location that brings people together to advance ideas and innovation through a combination of increased services, including mentorship, networking opportunities, hands-on training, business support services, educational opportunities, and access to equipment.

The demand for new housing continues in Sioux City. A total of 691 housing units were built in Sioux City in the last four years. In 2026, the Lieber Heights project will begin the process of constructing roads, utilities, and infrastructure on 48 acres of land on the north side of Sioux City to prepare 156 lots to be sold to residential developers for construction of new housing units. Commonwealth Development Corporation completed a historic renovation of the former East Junior High School building into 41 affordable apartment units, representing a capital investment of over \$20 million. All phases of The Ridge apartment complex have been completed and includes a total of 19 buildings and 230 units. Numerous homes are under construction in the new Residence at Elk Creek subdivision and in total, this new subdivision will create 143 new housing units. Plans are underway to renovate the former Crescent Park Elementary School site into 36 new residential units. A \$5 million renovation of the former Indian Hills Nursing Home into 47 market-rate apartment units with on-site amenities including a community garden,

large green spaces, outdoor grill spaces and exclusive entries into each unit was completed in early 2026. Aftershock Ventures purchased a former nursing home site for the construction of 116 new market-rate apartment units with a dog park, pool and garages. The project represents an investment of over \$15 million. The City was recently awarded nearly \$4 million from Iowa Finance Authority (IFA) to assist in the development of 17 rental homes for individuals and families experiencing homelessness. An additional 7 units of affordable rental units will be included as part of the project.

The completion of Highway 20 making it four lanes from Western to Eastern Iowa as well as the \$400 million expansion of Interstate 29 through Sioux City has expanded the travel to Sioux City and assisted in the shipment of goods for industries in the city. Such added traffic is anticipated to increase economic development opportunities. The Sioux Gateway Airport serves as a regional airport providing commercial and private air service and is planning a major reconstruction of its runways in partnership with the 185th Air Refueling Wing. Skywest, who provides a minimum 12 round trips per week to Chicago and Denver, announced an additional flight to Denver beginning January 6, 2026.

In 2018, the City contracted with Spectra, now OVG360, as private manager of operations at the Tyson Events Center and the Orpheum Theatre. The City entered into a management agreement with OVG360 in 2024 to manage the Convention Center. The City has historically subsidized these annual operations budgets. Under the current management agreement, OVG360 is incentivized to make the operations profitable. City subsidy of these operations continued in fiscal year ending June 30, 2024.

The City, through its eleven operating departments and numerous boards and commissions, provides a full range of municipal services to its citizens. The police department employs 121 sworn personnel. The fire department operates seven stations and has 111 sworn personnel. Emergency Medical Services employs 33 personnel. Located in the City are 63 parks having a total area of 1,786 acres. The City maintains two 18-hole golf courses, three swimming pools, seven splash pads, fourteen pickleball courts, a winter and summer tubing facility, IBP Ice Center, Siouxland Expo Center, and many other leisure service facilities.

Sioux City has collective bargaining agreements with several organizations, each of which represents some of its employees. Library, PATS, and Police Supervisory contracts expire June 30, 2026. Fire Supervisory has a union contract that will expire June 30, 2026. AFSCME represents several City employees. AFSCME, Library Union, PATS Union, and Police Union contracts expire June 30, 2026. The Fire and Transit Unions bargained through June 30, 2028. The City has never experienced a strike by any of its employees.

Utilities

The following utilities operate within the Issuer providing the services indicated:

Electric Power:	Mid American Energy/Woodbury County Rural Electrical Coop
Natural Gas:	MidAmerican Energy
Telephone:	Fibercomm/IMON Communications
Water:	City of Sioux City
Sanitary Waste:	City of Sioux City

Population (1)

The following table sets forth population trends for the Issuer:

<u>Year</u>	<u>Population</u>
2020	85,797
2010	82,684
2000	85,013
1990	80,505
1980	82,003

Pensions

The City participates in two public pension systems, Iowa Public Employees’ Retirement System (IPERS) and Municipal Fire and Police Retirement System of Iowa (MFPRSI). Summary descriptions of each Plan follow, and for more detail as to each available see “**APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER–NOTES TO THE FINANCIAL STATEMENTS (NOTE 13)**”.

IPERS Plan Description. IPERS membership is mandatory for employees of the Issuer. The Issuer’s employees are provided with pensions through a cost-sharing multiple employer defined pension plan administered by IPERS. IPERS benefits are established under Iowa Code, Chapter 97B and the administrative rules thereunder. The Issuer’s employee who completed seven years of covered service or has reached the age of 65 while in IPERS covered employment becomes vested. If the Issuer’s employee retires before normal retirement age, the employees’ monthly retirement benefit will be permanently reduced by an early-retirement reduction. IPERS provides pension benefits as well as disability benefits to Issuer employees and benefits to the employees’ beneficiaries upon the death of the eligible employee.

IPERS Contributions. Although the actuarial contribution rates are calculated each year, the contribution rates were set by state law through June 30, 2012, and did not necessarily coincide with the actuarially calculated contribution rate. As a result, from June 30, 2002, through June 30, 2013, the rate allowed by statute was less than the actuarially required rate. Effective July 1, 2012, because of a 2010 law change, IPERS contribution rates for the Issuer and its employees are established by IPERS following the annual actuarial valuation (which applies IPERS’ Contribution Rate Funding Policy and Actuarial Amortization method.) State statute, however, limits the amount rates can increase or decrease each year to one (1) percentage point. Therefore, any difference between the actuarial contribution rates and the contributions paid is due entirely to statutorily set contributions that may differ from the actual contribution rates. As a result, while the contribution rate in the fiscal year ended June 30, 2014, equaled the actuarially required rate, there is no guarantee, due to this statutory limitation on rate increases, that the contribution rate will meet or exceed the actuarially required rate in the future.

In fiscal year 2025, pursuant to the IPERS’ required rate, the Issuer’s Regular members contributed 6.29% of pay and the Issuer contributed 9.44% for a total rate of 15.73 percent, and the Issuer’s Protection Occupation members contributed 6.21% of pay and the Issuer contributed 9.31% for a total rate of 15.52 percent. The Issuer’s contributions to IPERS for the year ended June 30, 2025 were \$3,665,333. The City has currently budgeted a contribution of \$3,809,497 to IPERS for the year ended June 30, 2026. The Issuer’s share of the contribution, payable from the applicable funds of the Issuer, is provided by a statutorily authorized annual levy of taxes without limit or restriction as to rate or amount. The Issuer has always made its full required contributions to IPERS.

The following table sets forth the contributions made by the Issuer and its employees to IPERS for the period indicated. The Issuer cannot predict the levels of funding that will be required in the future.

Table 1 – Issuer and Employees Contribution to IPERS (1)

Fiscal Year	-----Contribution from Issuer-----				-----Contribution from Employee-----			
	Regular Contribution		Protection Contribution		Regular Contribution		Protection Contribution	
	Amount	% of Covered	Amount	% of Covered	Amount	% of Covered	Amount	% of Covered
	<u>Contributed</u>	<u>Payroll</u>	<u>Contributed</u>	<u>Payroll</u>	<u>Contributed</u>	<u>Payroll</u>	<u>Contributed</u>	<u>Payroll</u>
2021	2,970,096	9.44%	163,624	9.61%	1,979,015	6.29%	109,140	6.41%
2022	3,066,033	9.44%	179,819	9.31%	2,042,939	6.29%	119,942	6.21%
2023	3,248,854	9.44%	200,552	9.31%	2,164,755	6.29%	133,774	6.21%
2024	3,336,534	9.44%	216,709	9.31%	2,247,438	6.29%	145,308	6.21%
2025	3,479,198	9.44%	186,135	9.31%	2,268,84	6.29%	124,152	6.21%

The Issuer cannot predict the levels of funding that will be required in the future as any IPERS unfunded pension benefit obligation could be reflected in future years in higher contribution rates. The investment of moneys, assumptions underlying the same and the administration of IPERS is not subject to the direction of the Issuer. Thus, it is not possible to predict, control or prepare for future unfunded accrued actuarial liabilities of IPERS (“UAALs”). The UAAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAAL is based on assumptions as to retirement age, mortality, projected salary increases attributed to inflation, across-the-board raises and merit raises, adjustments, cost-of-living adjustments, valuation of current assets, investment return and other matters. Such UAAL could be substantial in the future, requiring significantly increased contributions from the Issuer which could affect other budgetary matters.

Net IPERS Pension Liabilities.

Effective for fiscal years beginning after June 15, 2014, GASB Statement 68 requires all reporting units in a multi-employer cost sharing pension plan to record a balance sheet liability for their proportionate share of the net pension liability of the plan. The Issuer was required to implement GASB 68 in their year end June 30, 2015, financial statements.

(1) Source: the Issuer

At June 30, 2025, the Issuer reported a liability of \$13,350,734 for its proportional share of the IPERS net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Issuer’s proportion of the net pension liability was based on the Issuer’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2024, the City’s collective proportion was .378287%, which was a decrease of .004303% from its proportion measured as of June 30, 2023. See “**APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER–NOTES TO THE FINANCIAL STATEMENTS (NOTE 13)**” for additional information related to IPERS benefits, the Issuer’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate, discount rate sensitivity and expenses.

Detailed information about the IPERS pension plan’s fiduciary net position is available in the separately issued IPERS financial report which is available to the public by mail at 7401 Register Drive, P.O. Box 9117, Des Moines, Iowa 50306-9117 or on IPERS’ website at www.ipers.org. However, the information presented in such financial reports or on such websites is not incorporated into this Official Statement by any reference.

MFPRSI Plan Description. The Issuer contributes to MFPRSI, which is a cost-sharing multiple-employer defined benefit pension plan established pursuant to Chapter 411 of the Code of Iowa and the administrative rules thereunder. MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full-service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4-22 years of service based on the ratio of years completed to years required. MFPRSI provides pension benefits as well as disability benefits to Issuer employees and benefits to the employees’ beneficiaries upon the death of the eligible employee.

MFPRSI Contributions (1). Member contribution rates are established by State statute. For the fiscal year ending June 30, 2025, members contributed 9.55% of earnable compensation, and that rate remains the same for fiscal year 2025/26.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1 percent of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa the employer’s contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 22.66% for the year ended June 30, 2025.

If approved by the state legislature, state appropriations may further reduce the employer’s contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa, therefore, is considered to be a non-employer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67, Financial Reporting for Pension Plans.

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2025.

The contribution paid by the City for the fiscal year ended June 30, 2025 totaled \$5,305,580. The City has currently budgeted a contribution of \$4,863,965 to MFPRSI for the year ended June 30, 2026.

The following table sets forth the contribution rates made by the Issuer and its employees to MFPRSI for the period indicated.

Table 2 – Issuer and Employees Contribution to MFPRSI. (1)

<u>Fiscal Year</u>	<u>Combined contribution rate</u>	<u>% of Payroll paid by Issuer</u>	<u>% of Payroll paid by Employee</u>
2021	34.71	25.31	9.40
2022	35.58	26.18	9.40
2023	33.30	23.90	9.40
2024	32.38	22.98	9.40
2025	32.21	22.66	9.55

The Issuer cannot predict the levels of funding that will be required in the future as any MFPRSI unfunded pension benefit obligation could be reflected in future years in higher contribution rates. The investment of moneys, assumptions underlying the same and the administration of MFPRSI is not subject to the direction of the Issuer. Thus, it is not possible to predict, control or prepare for future unfunded accrued actuarial liabilities of MFPRSI (“UAALs”). The UAAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAAL is based on assumptions as to retirement age, mortality, projected salary increases attributed to inflation, across-the-board raises and merit raises, adjustments, cost-of-living adjustments, valuation of current assets, investment return and other matters. Such UAAL could be substantial in the future, subject to any statutory limitation, requiring significantly increased contributions from the Issuer which could affect other budgetary matters.

(1) Source: the Issuer

Net MFPRSI Pension Liabilities. Effective for fiscal years beginning after June 15, 2014, GASB Statement 68 requires all reporting units in a multi-employer cost sharing pension plan to record a balance sheet liability for their proportionate share of the net pension liability of the plan. The Issuer was required to implement GASB 68 in their year end June 30, 2015, financial statements.

At June 30, 2025, the Issuer reported a liability of \$38,952,802 for its proportional share of the MFPRSI net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Issuer’s proportion of the net pension liability was based on the Issuer’s share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2024, the City’s proportion was 5.894951% which was a decrease of .015157% from its proportion measured as of June 30, 2023. See “**APPENDIX D–AUDITED FINANCIAL STATEMENTS OF ISSUER - NOTES TO THE FINANCIAL STATEMENTS (NOTE 13)**” for additional information related to MFPRSI benefits, the Issuer’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate, discount rate sensitivity and expenses.

Detailed information about the pension plan’s fiduciary net position is available in the separately issued MFPRSI financial report which is available to the public by mail at 7155 Lake Drive, Suite 201, West Des Moines, Iowa 50266 or on MFPRSI’s website at www.mfprsi.org. However, the information presented in such financial reports or on such websites is not incorporated into this Official Statement by any reference.

Bond Counsel, Disclosure Counsel, the Issuer and the Municipal Advisor and its counsel undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the MFPRSI or IPERS discussed above or included on the MFPRSI or IPERS websites, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the MFPRSI or IPERS websites. Information presented in such financial reports or on such websites is not incorporated into this Official Statement by any reference.

Other Post-Employment Benefits (OPEB)

During fiscal 2018, the City adopted the provisions of Statement No. 75, Accounting and Financial Reporting for Post-Employment Benefits Other Than Pensions. This statement established standards for recognizing and measuring liabilities, deferred outflows of resources, deferred inflows of resources, and expense/expenditure. It replaces the requirements of Statement No. 45, Accounting and Financial Reporting by Employers for Post-Employment Benefits Other Than Pensions, as amended.

For defined benefit OPEB plans the statement identifies the methods and assumptions that are required to be used to project benefit payments, discount projected benefit payments to their actuarial present value, and attribute that present value to periods of employee service.

Plan Description

The City’s defined benefit OPEB plan, City of Sioux City, Iowa Health Benefit Plan, offers OPEB benefits for all eligible retirees. City of Sioux City, Iowa Health Benefit Plan is a single employer defined benefit OPEB plan administered by the City. Under Chapter 509A.13 Group Insurance for Public Employees of the Code of Iowa, if a governing body, a City board of supervisors, or a city council has procured for its employees accident, health, or hospitalization insurance, or a medical service plan, or has contracted with a health maintenance organization authorized to do business in this state, the governing body, City board of supervisors, or city council shall allow its employees who retired before attaining sixty-five years of age to continue participation in the group plan or under the group contract at the employee’s own expense until the employee attains sixty-five years of age. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75. The City is self-insured for medical benefits. No stand-alone financial report is issued; the plan is self-funded and included in the City’s financial statements.

Major Employers (1)

Following are the major employers within the City:

<u>Over 1,000 Employees</u>	<u>500-999 Employees</u>
Seaboard Triumph Foods	185th Air Refueling Wing IANG
Sioux City Comm School District	City of Sioux City
Tyson Fresh Meats	
Unity Point Health-St. Luke’s	
Wells Enterprises	

(1) Source: Siouxland Chamber of Commerce

Employment Statistics (1)

The State of Iowa Department of Job Service reports unemployment unadjusted rates as follows (December 2025)

<u>Governmental Body</u>	<u>Percentage Unemployed</u>
National Average	4.1%
State of Iowa	3.5%
Woodbury County:	3.7%

Historical Employment Statistics (1)

Presented below are the historical unemployment rates for the years indicated for Woodbury County and the State of Iowa.

<u>Calendar Year</u>	<u>Woodbury County</u>	<u>State Of Iowa</u>
2024	3.00%	3.00%
2023	2.90%	2.90%
2022	2.70%	2.80%
2021	3.90%	3.80%
2020	5.20%	5.20%

Retail Sales (2)

Presented below are retail sales statistics for the City of Sioux City for the period indicated:

<u>Year Ended</u>	<u>Taxable Retail Sales</u>
2024	1,893,819,015
2023	1,891,145,369
2022	1,791,494,967
2021	1,700,538,564
2020	1,548,765,245

Building Permits (3)

Presented below are the building permits issued in the City for the fiscal year indicated.

<u>Fiscal Year</u>	<u>Dollar Value</u>
2025	184,668,623
2024	203,737,773
2023	265,934,225
2022	299,587,527
2021	157,668,612

Public Funds Investments (3)

As of February 28, 2026, the City held investments in the following amounts:

	<u>Amount</u>
Local Bank Deposits	\$76,177,308.08
Money Market Deposits	35,725,736.77
Certificates of Deposit	21,112,364.64
Repurchase Agreements	6,000,000.00
Federal Agency Coupon Securities	10,886,386.83
U.S. Treasury Securities	34,112,856.99
Total	<u>\$184,014,653.31</u>

(1) Source: Iowa Workforce Development

(2) Source: Iowa Department of Revenue

(3) Source: The Issuer

Property Tax Legislation

Over time, the Iowa Legislature has modified the process and calculation of taxable valuations for various classifications of property. For example, in 2013 maximum annual taxable value growth due to revaluation of residential and agricultural property was reduced from 4% to 3%, rollback calculations were modified, a new multi-residential classification was created, and an appropriation made to replace some lost tax revenue due to rollbacks. In 2019, the process for hearings on total maximum property tax dollars under certain levies in the City’s budget was modified and a super-majority vote required to raise taxes above a prescribed formula. In 2021, the multi-residential classification was removed, and a phase out of the appropriation for rollback initiated. In 2023, SF 181 was signed into law by the Governor on February 20, 2023, effective upon enactment. SF 181 reduced the residential rollback for the 2022 assessment year (affecting Fiscal Year 2023/24) from 56.4919% to 54.6501%. This resulted in a reduction in taxable valuation in the residential, commercial, industrial and railroad property classes upon which the City levies property taxes for Fiscal Year 2023-2024. This resulted in a reduction in taxable valuation in the residential, commercial, industrial and railroad property classes upon which the City levied property taxes for fiscal year 2023/24. In FY2024/2025, the residential rollback decreased from 54.6501% to 46.3428%. Residential rollback in FY2025-2026 increased to 47.4316%.

On May 4, 2023, the Governor signed House File 718 (“HF 718”), a property tax reform law aimed at reducing property tax growth in Iowa. Among other things, HF 718 permanently consolidates several existing city property tax levies and creates a new adjusted city general fund levy (“ACGFL”). Property tax provisions were further amended by Senate File 2442 (“SF 2442”), adopted during the 2024 Legislative Session and signed into law May 1, 2024. To control the growth of property taxes, the new ACGFL is subject to potential limitation or reduction by constraining growth to 2% or 3% each year, depending on if certain growth triggers are met or exceeded during the prior year. The levy limitation is only applicable Fiscal Year 2024-25 through Fiscal Year 2027-28 and will be specific to each city. For Fiscal Year 2023-24, the City calculated the new ACGFL as the baseline rate and the first annual ACGFL adjustment will begin Fiscal Year 2024-25. The ACGFL rates for Fiscal Years 2024-25 through 2027-28 are based on growth in city taxed value and the previous year’s city tax rate. Beginning in Fiscal Year 2028-29, all cities go to a \$8.10 ACGFL maximum and the levy limitation calculation ceases. Certain levies like debt service, pensions, employee benefits and capital improvement reserve fund are not included in the new ACGFL limitation. For Fiscal Year 2024-2025, the City’s non TIF tax valuation growth was 5.53%, causing the City’s property tax revenue growth to be mitigated by the calculations imposed by HF 718 and SF 2442. The City’s Budget for Fiscal Year 2024-25 accommodated this mitigation of tax revenue relative to its non-TIF tax valuation growth. For Fiscal Year 2025-26, the City’s non TIF tax valuation growth was .20%. No limitation or reduction was required.

From time to time, other legislative proposals may be considered by the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described in this Official Statement. It cannot be predicted whether or in what forms any of such proposals may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for the levy of taxes by the City. The purchaser of the Notes should consult their tax advisors regarding any pending or proposed federal or state tax legislation. The opinions expressed by Bond Counsel are based upon existing legislation as of the date of issuance and delivery of the Notes and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending federal or state tax legislation.

Notwithstanding any modification to property tax revenues that may result from prior, pending or future legislation, the Notes are secured by an unlimited ad valorem property tax, see “**THE NOTES – Source of Security for the Notes**” section in the Official Statement.

Property Tax Valuations (1) (2)

In compliance with Section 441.21 of the Code of Iowa, as amended, the State Director of Revenue annually directs all county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The final values, called Actual Valuation, are then adjusted by the county auditor. Assessed or Taxable Valuation subject to tax levy is then determined by the application of State determined rollback percentages, principally to residential and commercial property.

Beginning in 1978, the State required a reduction in Actual Valuation to reduce the impact of inflation on its residents. The resulting value is defined as the Assessed or Taxable Valuation. The rollback percentages for residential, agricultural, commercial, multi-residential and utilities valuations are as follows:

Fiscal Year	Residential	Ag. Land & Bldgs	Commercial	Multi-residential	Railroad	Chap 437	Chap 428/438	Industrial
						Utilities	Utilities	
2026-27	44.5345	59.4401	90.0000	NA	90.0000	94.2059	98.0000	90.0000
2025-26	47.4316	73.8575	90.0000	NA	90.0000	100.0000	NA	90.0000
2024-25	46.3428	71.8370	90.0000	NA	90.0000	100.0000	NA	90.0000
2023-24	54.6501	91.6430	90.0000	NA	90.0000	100.0000	NA	90.0000
2022-23	54.1302	89.0412	90.0000	63.7500	90.0000	100.0000	NA	90.0000

(1) Source: Iowa Department of Revenue

(2) In 2023, the Legislature created a rollback for small commercial, small railroad and small industrial properties that receive the same rollback rate as residential properties receive for said year, for the valuation of those classes up to \$150,000. Valuation above \$150,000 is taxed at the above rollback rate for each of commercial, railroad and industrial. See “Property Tax Legislation” herein for discussion on other recent changes to property tax laws in Iowa.

Property Valuations (1)

Property is assessed on a calendar year basis. The assessments finalized as of January 1 of each year are applied to the following fiscal year. For example, the assessments finalized on January 1, 2024 are used to calculate tax liability for the tax year starting July 1, 2025 through June 30, 2026. Presented below are the historic property valuations of the Issuer by class of property.

Valuation Year	Actual Valuation w/ Utilities	% Change in Actual Valuation	Taxable Valuation w/ Utilities	% Change in Taxable Valuation
2025	8,274,969,457	11.31%	4,510,460,866	8.20%
2024	7,433,859,468	1.08%	4,168,738,612	2.10%
2023	7,354,624,116	18.73%	4,082,829,767	5.86%
2022	6,194,552,104	5.39%	3,856,746,781	1.57%
2021	5,877,693,035	9.30%	3,797,207,449	6.62%
2020	5,377,635,701	1.22%	3,561,521,900	2.76%
2019	5,312,752,220	13.51%	3,465,807,451	10.61%
2018	4,680,513,880	0.95%	3,133,279,874	1.61%
2017	4,636,339,857	8.58%	3,083,768,134	6.64%
2016	4,269,884,111	0.63%	2,891,711,111	1.20%

Actual Valuation

Valuation as of January Fiscal Year	2025 2026-27	% of Total	2024 2025-26	% of Total	2023 2024-25	% of Total	2022 2023-24	% of Total
Residential:	5,544,674,097	72.40%	4,945,753,358	72.71%	4,926,203,958	72.42%	4,025,940,603	70.84%
Agricultural Land:	8,937,384	0.12%	7,464,319	0.11%	7,429,044	0.11%	6,031,149	0.11%
Ag Buildings:	846,770	0.01%	858,827	0.01%	806,320	0.01%	489,447	0.01%
Commercial:	1,405,101,122	18.35%	1,172,421,821	17.24%	1,192,130,280	17.53%	1,080,311,823	19.01%
Industrial:	253,948,573	3.32%	222,704,195	3.27%	239,523,798	3.52%	196,291,508	3.45%
Multi-Residential	0	0	0	0	0	0	0	0.00%
Personal RE:	0	0	0	0	0	0	0	0.00%
Railroads:	24,190,050	0.32%	25,110,230	0.37%	25,195,926	0.37%	23,418,963	0.41%
Utilities:	14,026,821	0.18%	12,771,431	0.19%	12,569,556	0.18%	11,519,101	0.20%
Other:	5,426,200	0.07%	5,346,000	0.08%	5,346,000	0.08%	4,860,000	0.09%
Total Valuation:	7,257,151,017	94.76%	6,392,430,181	93.97%	6,409,204,882	94.23%	5,348,862,594	94.12%
Less Military:	8,552,980	0.11%	9,035,320	0.13%	9,588,000	0.14%	4,447,963	0.08%
Less Homestead	24,329,500	0.32%	23,504,000	0.35%	11,173,500	0.16%		

Net Valuation:	7,224,268,537	94.33%	6,359,890,861	93.50%	6,388,443,382	93.92%	5,344,414,631	94.04%
TIF Valuation:	616,640,608		631,554,426		552,685,064		511,277,462	
Utility Replacement:	434,060,312	5.67%	442,414,181	6.50%	413,495,670	6.08%	338,860,011	5.96%

Taxable Valuation

Valuation as of January Fiscal Year	2025 2026-27	% of Total	2024 2025-26	% of Total	2023 2024-25	% of Total	2022 2023-24	% of Total
Residential:	2,424,877,087	62.28%	2,306,996,758	65.22%	2,251,632,475	63.78%	2,178,413,415	65.12%
Agricultural Land:	5,116,518	0.13%	5,402,090	0.15%	5,295,812	0.15%	5,518,737	0.16%
Ag Buildings:	474,876	0.01%	613,009	0.02%	552,821	0.02%	444,710	0.01%
Commercial:	1,117,049,646	28.69%	916,628,726	25.91%	936,050,068	26.52%	857,554,588	25.63%
Industrial:	212,195,428	5.45%	182,712,900	5.17%	198,598,110	5.63%	161,826,106	4.84%
Multi-Residential	0	0	0	0	0	0	0	0.00%
Personal RE:	0	0	0	0	0	0	0	0.00%
Railroads:	21,616,376	0.56%	22,454,928	0.63%	22,528,363	0.64%	20,957,250	0.63%
Utilities:	13,746,284	0.35%	12,771,431	0.36%	12,569,556	0.36%	11,519,101	0.34%
Other:	4,815,382	0.12%	4,747,547	0.13%	4,745,914	0.13%	4,374,000	0.13%
Total Valuation:	3,799,891,597	97.59%	3,452,327,389	97.60%	3,431,973,119	97.22%	3,240,607,907	96.87%
Less Military:	8,552,980	0.22%	9,035,320	0.26%	9,588,000	0.27%	4,447,963	0.13%
Less Homestead	24,329,500	0.62%	23,504,000	0.66%	11,173,500	0.32%		

Net Valuation:	3,767,009,117	96.74%	3,419,788,069	96.68%	3,411,211,619	96.63%	3,236,159,944	96.73%
TIF Valuation:	616,640,608		631,554,426		552,685,064		511,277,462	
Utility Replacement:	126,811,141	3.26%	117,396,117	3.32%	118,933,084	3.37%	109,309,375	3.27%

(1) Source: Iowa Department of Management

Tax Rates (1)

The Issuer levied the following taxes for collection during the fiscal years indicated:

<u>Fiscal Year</u>	<u>General</u>	<u>Outside</u>	<u>Emergency</u>	<u>Debt Service</u>	<u>Employee Benefits</u>	<u>CIP</u>	<u>Total Levy</u>
2026	8.55640	1.47407	0.00000	3.34041	3.75192	0.00000	17.12280
2025	8.55640	1.24700	0.00000	3.12555	3.61184	0.00000	16.54079
2024	8.10000	1.28667	0.27000	3.12603	2.98220	0.00000	15.76490
2023	8.10000	1.45971	0.27000	4.03220	1.55759	0.00000	15.41950
2022	8.10000	1.48119	0.27000	3.07864	1.51948	0.00000	14.44931

Combined Historic Tax Rates (1)

Portions of the Issuer are located in four different school districts and two different counties. Presented below are the combined aggregate tax rates by taxing district for residents living in the City, in one of the three largest school districts with land in the City, and assuming Woodbury County:

Sioux City CSD

<u>Fiscal Year</u>	<u>City</u>	<u>School</u>	<u>College</u>	<u>State</u>	<u>Assessor</u>	<u>Ag Extens</u>	<u>Hospital</u>	<u>County</u>	<u>Total Levy Rate</u>
2026	17.12280	12.38296	1.02627	0.00000	0.34741	0.11902	0.00000	7.11118	38.10964
2025	16.54079	12.37856	0.99488	0.00180	0.33286	0.11828	0.00000	7.11118	37.47835
2024	15.76490	12.43831	0.94381	0.00180	0.29891	0.12019	0.00000	7.13499	36.70291
2023	15.41950	12.44847	0.91796	0.00240	0.35920	0.11971	0.00000	7.14857	36.41581
2022	14.44931	12.48122	0.91833	0.00260	0.38120	0.12382	0.00000	7.16517	35.52165

Sergeant Bluff-Luton CSD

<u>Fiscal Year</u>	<u>City</u>	<u>School</u>	<u>College</u>	<u>State</u>	<u>Assessor</u>	<u>Ag Extens</u>	<u>Hospital</u>	<u>County</u>	<u>Total Levy Rate</u>
2026	17.12280	17.12280	1.02627	0.00000	0.34741	0.11902	0.00000	7.11118	42.84948
2025	16.54079	10.29745	0.99488	0.00180	0.33286	0.11828	0.00000	7.11118	35.39724
2024	15.76490	10.18870	0.94381	0.00180	0.29891	0.12019	0.00000	7.13499	34.45330
2023	15.41950	10.23611	0.91796	0.00240	0.35920	0.11971	0.00000	7.14857	34.20345
2022	14.44931	10.67742	0.91833	0.00260	0.38120	0.12382	0.00000	7.16517	33.71785

Lawton-Bronson CSD

<u>Fiscal Year</u>	<u>City</u>	<u>School</u>	<u>College</u>	<u>State</u>	<u>Assessor</u>	<u>Ag Extens</u>	<u>Hospital</u>	<u>County</u>	<u>Total Levy Rate</u>
2026	17.12280	10.83394	1.02627	0.00000	0.34741	0.11902	0.00000	7.11118	36.56062
2025	16.54079	10.80002	0.99488	0.00180	0.33286	0.11828	0.00000	7.11118	35.89981
2024	15.76490	11.84265	0.94381	0.00180	0.29891	0.12019	0.00000	7.13499	36.10725
2023	15.41950	14.94464	0.91796	0.00240	0.35920	0.11971	0.00000	7.14857	38.91198
2022	14.44931	15.12077	0.91833	0.00260	0.38120	0.12382	0.00000	7.16517	38.16120

Tax Collection History (1) (2)

<u>Fiscal Year</u>	<u>Total Tax Levy</u>	<u>Current Tax Collections</u>	<u>% of Levy Collected</u>	<u>Delinquent Tax Collections</u>	<u>Total Tax Collections</u>	<u>% of Total Tax Collections to Total Tax Levy</u>
2025	60,263,213	58,836,529	97.63%	746,716	59,583,245	98.87%
2024	54,263,213	53,421,090	98.45%	380,631	53,801,721	99.15%
2023	52,710,938	52,119,428	98.88%	413,957	52,533,385	99.66%
2022	46,400,074	45,704,834	98.50%	472,858	46,177,692	99.52%
2021	47,118,354	46,637,323	98.98%	810,565	47,447,888	100.70%

- (1) Source: Iowa Department of Management
- (2) Source: the Issuer

Largest Taxpayers (1) (2) (3)

Set forth in the following table are the persons or entities which represent the 2024 largest taxpayers within the Issuer, as provided by the County Auditor’s Offices. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. Except as noted below, the City’s mill levy is uniformly applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

<u>Taxpayer</u>	<u>2024 Taxable Valuation</u>	<u>Percent of Total</u>
Seaboard Triumph Foods LLC	103,971,468	2.49%
Mid American Energy-Gas & Electric	84,248,598	2.02%
SCE Partners LLC	46,093,334	1.11%
CCS Realty Property Owner LLC	35,848,312	0.86%
Mid American Energy-Gas & Electric	32,155,754	0.77%
MG88 Sioux City Cold Storage LLC	25,142,447	0.60%
Southern Hills Mall Realty Holding LLC	24,902,060	0.60%
Wal-mart Real Estate Business Prop. Tax Debt	23,562,995	0.57%
Balogh Associates VI LLC	19,736,148	0.47%
Marketplace LLC	19,328,087	0.46%
	Total	9.95%

(1) Source: Woodbury County Auditor

(2) Utility Property Tax Replacement. Under Iowa Code Chapters 437A and 437B, the State replaced its previous property tax assessment procedure in valuing the property of entities involved primarily in the production, delivery, service and sale of electricity, natural gas, and rate-regulated water utilities (“Utilities”) with a replacement tax formula based upon the deliveries by these entities. The Utilities now pay replacement taxes to the State in lieu of property taxes. All replacement taxes are allocated among local taxing cities by the State Department of Revenue and Finance and the Department of Management. This allocation is made in accordance with a general allocation formula developed by the Department of Management on the basis of general property tax equivalents. Properties of these utilities are exempt from the levy of property tax by political subdivisions. Utility property will continue to be valued by a special method as provided in the statute and taxed at the rate of three cents per one thousand dollars for the general fund of the State. The utility replacement tax statute states that the utility replacement tax collected by the State and allocated among local taxing cities (including the City) shall be treated as property tax when received and shall be disposed of by the county treasurer as taxes on real estate. However, utility property is not subject to the levy of property tax by political subdivisions, only the utility replacement tax and statewide property tax. It is possible that the general obligation debt capacity of the City could be adjudicated to be proportionately reduced in future years if utility property were determined to be other than “taxable property” for purposes of computing the City’s debt limit under Article XI of the Constitution of the State of Iowa. There can be no assurance that future legislation will not (i) operate to reduce the amount of debt the City can issue or (ii) adversely affect the City’s ability to levy taxes in the future for the payment of the principal of and interest on its outstanding debt obligations, including the Notes. Approximately 3.52% of the City’s tax base currently is utility property.

(3) Due to Chapter 427B - Industrial Real Estate Partial Tax Exemption, only 85% of the actual value is taxable. The current assessed value as of January 1, 2024 is \$115,594,800.

Outstanding Debt (1) (2)

Upon completion of this issue, the City will have twenty-one different general obligation issues outstanding including the Notes.

Presented below is the outstanding general obligation debt by series, including current outstanding balances, including the Notes.

<u>Date</u>	<u>Original Amount</u>	<u>Maturity</u>	<u>Rate</u>	<u>Outstanding as of 6/30/25</u>	<u>Less 2026</u>	<u>Issued 26</u>	<u>Outstanding as of 6/30/26</u>
6/28/13	22,215,000	2033	3.4%-4/25%	9,355,000	-1,170,000		8,185,000
6/24/14	6,655,000	2024	0.00%-0.00%	0			0
6/24/14	1,550,000	2024	0.00%-0.00%	0			0
6/22/17	2,400,000	2027	2.25%-2.38%	2,400,000	-1,200,000		1,200,000
6/22/17	1,400,000	2027	2.70%-2.85%	1,400,000	-700,000		700,000
6/22/18	20,615,000	2028	3.00%-3.00%	5,195,000	-1,700,000		3,495,000
6/22/18	15,065,000	2028	3.35%-3.45%	4,890,000	-1,585,000		3,305,000
6/22/18	2,295,000	2028	2.63%-2.75%	130,000	-40,000		90,000
6/20/19	10,560,000	2029	2.00%-3.00%	4,470,000	-1,085,000		3,385,000
6/20/19	11,560,000	2029	2.65%-3.00%	4,995,000	-1,200,000		3,795,000
6/20/19	3,105,000	2029	2.00%-3.00%	1,315,000	-320,000		995,000
6/18/20	11,555,000	2030	2.00%-2.00%	6,060,000	-1,165,000		4,895,000
6/18/20	11,155,000	2030	1.50%-1.85%	5,785,000	-1,120,000		4,665,000
11/18/20	15,510,000	2025	5.00%-5.00%	0			0
11/18/20	3,725,000	2025	1.00%-1.00%	0			0
6/30/21	26,025,000	2031	1.50%-1.50%	11,840,000	-3,615,000		8,225,000
6/30/21	12,710,000	2031	1.25%-1.90%	6,320,000	-1,650,000		4,670,000
6/23/22	13,895,000	2032	3.00%-3.50%	9,975,000	-1,300,000		8,675,000
6/23/22	8,890,000	2032	3.25%-3.75%	6,500,000	-845,000		5,655,000
6/22/23	17,885,000	2033	4.00%-4.00%	14,855,000	-1,600,000		13,255,000
6/22/23	2,270,000	2033	4.35%-4.40%	1,875,000	-200,000		1,675,000
6/20/24	15,690,000	2034	4.00%	14,370,000	-1,360,000		13,010,000
6/20/24	8,895,000	2034	4.75%-4.85%	8,175,000	-745,000		7,430,000
6/24/25	23,535,000	2035	4.00%	23,535,000	-1,985,000		21,550,000
6/24/25	3,495,000	2035	4.20%-4.90%	3,495,000	-310,000		3,185,000
6/23/26	23,490,000	2036	TBA	0		23,490,000	23,490,000
6/23/26	2,940,000	2036	TBA	0		2,940,000	2,940,000
				146,935,000	-24,895,000	26,430,000	148,470,000

Presented below is the outstanding principal and interest of the Issuer's General Obligation Debt, assuming interest rates estimated from 4.00% to 5.5% on the Notes, presented in aggregate:

<u>Fiscal Year</u>	<u>Total Principal</u>	<u>Total Interest</u>	<u>Total P&I</u>	<u>Less Abatements</u>	<u>Net P&I</u>
2026	24,895,000	4,762,137	29,657,137	-16,231,113	13,426,025
2027	24,725,000	5,143,903	29,868,903	-16,574,433	13,294,470
2028	23,490,000	4,452,596	27,942,596	-15,852,690	12,089,906
2029	20,620,000	3,714,676	24,334,676	-13,757,087	10,577,589
2030	18,390,000	3,042,976	21,432,976	-12,116,528	9,316,448
2031	16,495,000	2,427,792	18,922,792	-10,883,037	8,039,756
2032	14,350,000	1,831,743	16,181,743	-9,413,640	6,768,103
2033	12,110,000	1,254,595	13,364,595	-8,024,277	5,340,318
2034	8,925,000	753,376	9,678,376	-5,556,509	4,121,867
2035	6,225,000	382,314	6,607,314	-3,611,135	2,996,179
2036	3,140,000	127,783	3,267,783	-1,971,292	1,296,491
Totals:	173,365,000	27,893,892	201,258,892	-113,991,740	87,267,151

(1) Source: the Issuer

(2) Preliminary, subject to change

Debt Limit (1) (2) (3) (4)

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by the constitutional debt limit, which is an amount equal to 5% of the actual value of property within the corporate limits, taken from the last County Tax list. The Issuer's debt limit, based upon said valuation, amounts to the following:

Debt Limit	Preliminary	End of Year
	Beginning of Year FY27	FY26
Actual Value of Property	8,274,969,457	7,433,859,468
X	5%	5%
Statutory Debt Limit:	413,748,473	371,692,973
Total General Obligation Debt: out beginning of year	146,935,000	146,935,000
Plus GO issued during FY26	26,430,000	26,430,000
Less FY26 GO bonds retired	-24,895,000	-24,895,000
Tax-Increment Rebate Debt:	4,532,180	4,532,180
Total Debt Subject to Limit:	153,002,180	153,002,180
Percentage of Debt Limit Obligated:	36.98%	41.16%

(1) Direct debt Source: the Issuer

(2) Valuation Source: Iowa Department of Management

(3) The amount reported above is the amount appropriated for payment under development agreements payable after closing on the Notes, as reported by the City pursuant to development agreements for urban renewal projects under the authority of Iowa Code Chapter 403 or other intergovernmental agreements (under chapter 28E, etc). The Iowa Supreme Court has not formally ruled on the question of whether contracts to rebate the tax increment generated by a particular development constitutes indebtedness of a City for constitutional debt limit purposes. The amount reported above includes amounts payable under development agreements that may not be debt. Some development agreements are subject to the right of annual appropriation by the City, thereby limiting the extent of possible debt to only amounts currently due and appropriated in the current fiscal year. Amounts payable under a particular development agreement may not constitute legal indebtedness, but are memorialized in the table above to conservatively state the City's possible financial exposure. Payment of future installments may be dependent upon undertakings by the developers, which may have not yet occurred. The Total Debt Subject to Limit amount reported above does not include \$72,953,871 in City rebate agreements (subject to yet to be achieved contingencies or annual appropriation). Were such rebate agreements determined to be constitutional debt, the City's percentage of Debt Limit Obligated would be 54.61% (FY26). The City actively pursues opportunities consistent with the development goals of its various urban renewal plans, which may be amended from time to time, and the City may enter into additional development agreements committing to additional rebate incentive now or in the future. See "**Other Tax-Increment Rebate Agreements**" table herein for more information.

(4) The City's payment requirements under various development agreements discussed herein under "**Other Tax-Increment Rebate Agreements**" are not structured as general liabilities of the City, but rather are exclusively secured by and payable from a pledge of the City's incremental property tax revenues (TIF) to be derived from the taxable properties (or some subset thereof) contained within an urban renewal area of the Issuer pursuant to Section 403.19 of the Code of Iowa. The City's payment obligations under these contracts are routinely contingent upon development or redevelopment performance requirements of the developer and at times are made subject to annual appropriation rights by the City Council. The amounts reported herein includes amounts payable under rebate agreements that may not be debt. Some development agreements are subject to the right of annual appropriation by the City, thereby limiting the extent of possible debt to only amounts currently due and appropriated in the current fiscal year. Additionally, amounts payable under a particular development agreement may not constitute legal indebtedness, but are memorialized in the table to conservatively state the City's possible financial exposure. Payment of future installments may be dependent upon undertakings by the developers, which may have not yet occurred.

Other Obligations of the City

The City has entered into loan agreements with the Iowa State Revolving Loan Fund program for various water and sewer revenue obligations over the years. Presented below is the current amortization of those loans (assuming all of the proceeds of the loans for projects currently under construction are drawn in full):

Sewer Revenue Obligations (1) (2) (3) (4) (5)

Fiscal Year	<u>4/14/06</u>	<u>4/9/08</u>	<u>5/6/09</u>	<u>5/31/13</u>	<u>5/31/13</u>	<u>5/31/13</u>	<u>6/23/17</u>	<u>11/13/20</u>	<u>11/13/20</u>	<u>6/4/21</u>	<u>9/26/25</u>	<u>Total Principal</u>	<u>Admin Fee</u>	<u>Total Interest</u>	<u>Total P&I</u>
2026	1,964,000	896,000	2,113,000	76,000	205,000	322,000	1,530,000	445,000	309,000	75,000		7,935,000	177,771	1,259,365	9,372,137
2027	2,023,000	923,000	2,182,000	76,000	207,000	326,000	1,560,000	454,000	315,000	78,000	391,000	8,535,000	170,352	1,280,754	9,986,106
2028		950,000	2,253,000	77,000	209,000	328,000	1,591,000	463,000	321,000	80,000	404,000	6,676,000	153,738	1,190,293	8,020,031
2029		979,000	2,326,000	78,000	212,000	332,000	1,623,000	473,000	327,000	82,000	418,000	6,850,000	137,048	1,073,268	8,060,316
2030			2,401,000	79,000	214,000	335,000	1,656,000	482,000	334,000	85,000	432,000	6,018,000	119,923	953,067	7,090,989
2031			2,479,000	79,000	216,000	338,000	1,689,000	492,000	341,000	87,000	446,000	6,167,000	104,878	847,263	7,119,141
2032				80,000	218,000	342,000	1,722,000	502,000	348,000	90,000	461,000	3,763,000	89,460	738,691	4,591,151
2033				81,000	220,000	345,000	1,757,000	512,000	354,000	93,000	477,000	3,839,000	80,053	672,023	4,591,075
2034					222,000	349,000	1,792,000	522,000	362,000	96,000	493,000	3,836,000	70,455	603,835	4,510,290
2035							1,828,000	532,000	369,000	98,000	509,000	3,336,000	60,865	534,701	3,931,566
2036							1,864,000	543,000	376,000	101,000	526,000	3,410,000	52,525	468,368	3,930,893
2037							1,902,000	554,000	384,000	104,000	544,000	3,488,000	44,000	400,477	3,932,477
2038							1,940,000	565,000	391,000	108,000	563,000	3,567,000	35,280	330,944	3,933,224
2039							1,979,000	576,000	399,000	111,000	582,000	3,647,000	26,363	259,728	3,933,091
2040								588,000	407,000	114,000	601,000	1,710,000	17,245	186,822	1,914,067
2041								600,000	415,000	118,000	621,000	1,754,000	12,970	147,524	1,914,494
2042											642,000	642,000	8,585	107,141	757,726
2043											664,000	664,000	6,980	87,110	758,090
2044											686,000	686,000	5,320	66,394	757,714
2045											709,000	709,000	3,605	44,990	757,595
2046											733,000	733,000	1,833	22,870	757,702
Totals:	3,987,000	3,748,000	13,754,000	626,000	1,923,000	3,017,000	24,433,000	8,303,000	5,752,000	1,520,000	10,902,000	77,965,000	1,379,246	11,275,627	90,619,872

(1) Unless otherwise noted, the interest rate on the SRF loan noted is 1.75%.

(2) With respect to the Sewer Revenue Notes dated 5/31/13 (three issues), the interest rate is 0.75%.

(3) With respect to the Sewer Revenue Note dated 6/4/21, the interest rate is 2.75%.

(4) With respect to the Sewer Revenue Note dated 9/26/25, the interest rate is 3.12%.

(4) On September 29, 2023, the City closed on a \$24,090,000 Sewer Revenue Capital Loan Anticipation Project Notes, Series 2023 with the Iowa Finance Authority. This planning and design loan is at zero interest and secured by proceeds of a future construction loan associated with an ultimate wastewater treatment plant (WWTP) construction project being designed. The City currently anticipates the WWTP project will cost around \$500M and be built over several years.

(5) On June 20, 2025, the City closed on a \$3,237,344 Sewer Revenue Capital Loan Anticipation Project Note Series 2025 with the Iowa Finance Authority. This planning and design loan is at zero interest and secured by proceeds of a future construction loan associated with an ultimate wastewater treatment plant (WWTP) construction project being designed.

Water Revenue Obligations (1)

<u>Fiscal Year</u>	<u>5/5/10</u>	<u>11/3/10</u>	<u>9/7/11</u>	<u>8/30/13</u>	<u>6/23/17</u>	<u>7/12/19</u>	<u>4/3/21</u>	<u>8/20/21</u>	<u>Total Principal</u>	<u>Admin Fee</u>	<u>Total Interest</u>	<u>Total P&I</u>
2026	614,000	522,000	1,682,000	93,000	264,000	289,000	357,000	181,000	4,002,000	100,848	705,933	4,808,780
2027	633,000	539,000	1,737,000	94,000	269,000	294,000	364,000	184,000	4,114,000	90,843	635,898	4,840,740
2028	654,000	556,000	1,794,000	96,000	275,000	299,000	370,000	187,000	4,231,000	80,558	563,903	4,875,460
2029	675,000	574,000	1,852,000	98,000	280,000	304,000	376,000	190,000	4,349,000	69,980	489,860	4,908,840
2030	697,000	593,000	1,912,000	100,000	286,000	309,000	383,000	194,000	4,474,000	59,108	413,753	4,946,860
2031	720,000	612,000	1,974,000	102,000	292,000	315,000	390,000	197,000	4,602,000	47,923	335,458	4,985,380
2032			2,038,000	104,000	298,000	320,000	396,000	200,000	3,356,000	36,418	254,923	3,647,340
2033				106,000	303,000	326,000	403,000	204,000	1,342,000	28,028	196,193	1,566,220
2034				109,000	310,000	332,000	410,000	208,000	1,369,000	24,673	172,708	1,566,380
2035					316,000	337,000	418,000	211,000	1,282,000	21,250	148,750	1,452,000
2036					322,000	343,000	425,000	215,000	1,305,000	18,045	126,315	1,449,360
2037					328,000	349,000	432,000	219,000	1,328,000	14,783	103,478	1,446,260
2038					335,000	355,000	440,000	222,000	1,352,000	11,463	80,238	1,443,700
2039					342,000	362,000	448,000	226,000	1,378,000	8,083	56,578	1,442,660
2040							456,000	230,000	686,000	4,638	32,463	723,100
2041							463,000	234,000	697,000	2,923	20,458	720,380
2042							472,000		472,000	1,180	8,260	481,440
Totals:	3,993,000	3,396,000	12,989,000	902,000	4,220,000	4,534,000	7,003,000	3,302,000	40,339,000	620,738	4,345,163	45,304,900

(1) Unless otherwise noted, the interest rate on the SRF loan noted is 1.75%

Other Tax-Increment Rebate Agreements (1) (2) (3) (4)

<u>Description of Security and Original Par Amount</u>	<u>Date Incurred</u>	<u>Final Payment</u>	<u>Total Expected Payments</u>	<u>FY2026 Remaining Payments</u>	<u>FY2026 Already Paid</u>	<u>2027 Due next FY</u>
<u>Development Agreements</u>						
Warrior Hotel LP - Hotel/Motel Tax Grant	3/19/18	7/15/41	7,944,161			
Warrior Hotel LP - Infrastructure Assistance	3/19/18	TBD (5)	1,000,000			
Siouxland Expo Center	6/18/18	1/1/41	10,963,319			
<u>Tax Rebates</u>						
100 Virginia	3/20/17	3/31/29	97,457	14,744	14,526	30,155
101 Virginia	3/20/17	3/31/32	84,081	8,044	7,925	14,288
101 West Third, LLC	11/29/21	3/31/34	206,784	14,836	14,617	30,344
103 Virginia	3/20/17	3/31/29	141,468	21,402	21,086	43,772
520 Nebraska	12/18/17	3/31/29	515,514	112,766	0	119,685
AJLB, LLC	1/25/21	3/31/34	366,693	0	0	0
Apache View Townhomes	6/11/25	3/31/38	308,022	0	0	0
ASNL, Inc	9/9/24	3/31/36	1,222,309	0	0	290,434
Badgerow Developer	11/16/20	3/31/39	3,128,130	168,258	160,592	333,783
BNC, LLC – Crescent Park	9/22/25	3/31/40	410,696	0	0	0
BNC, LLC – Indian Hills	2/24/25	3/31/37	557,373	0	0	0
Brickyard Developers	5/20/24	3/31/30	220,440	30,102	29,219	61,566
Cold Link Logistics	6/20/22	3/31/32	11,000,000	0	0	0
Consumer Supply	6/25/12	9/30/27	42,970	10,504	15,523	21,483
Cyclone on Floyd	2/13/23	3/31/30	229,027	15,966	20,973	32,653
DC Realty, LLC	12/8/25	3/31/35	733,386	0	0	0
Floyd River Flats	5/15/23	3/31/36	600,000	0	0	225,210
Fourth & Perry, LLC	4/7/25	3/31/38	458,366	0	0	0
Harkay Development	12/7/20	3/31/35	2,324,394	0	175,606	280,004
Hart Family Hotels	3/4/19	3/31/32	862,288	99,790	99,790	204,093
HCI Real Estate	2/12/24	11/30/37	1,500,000	0	0	0
Houlihan Run (Keizer)	12/7/21	3/31/29	791,636	108,103	106,505	221,095
J Development (413 Pierce)	9/10/18	3/31/29	261,317	116,051	0	60,669
KCB Investments	10/28/19	3/31/26	0	0	14,608	0
Kinseth	6/5/17	3/31/26	4,080,692	223,679	220,373	457,473
Koskovich & Murphy (2400 3rd)	12/8/25	3/31/34	235,417	0	0	0
Koskovich-Al Haynes	4/6/20	3/31/27	28,469	9,348	9,211	19,120
Koskovich-Cunningham	4/6/20	3/31/27	44,224	14,522	14,522	29,701
Lavi Bay	9/11/23	3/31/37	800,000	0	0	0
Luck, LLC	4/5/21	3/31/30	94,939	1,037	1,022	2,105
Merge	12/23/19	3/31/33	1,162,756	0	146,220	147,317
Oracle	4/6/21	4/30/41	2,605,674	0	0	217,056
PLA-Cor, Inc.	5/8/23	3/31/34	600,000	0	0	117,151
REMax-Sc5 LLC	2/28/22	3/31/34	159,025	33,332	13,877	47,917
Road Machinery & Supply	12/11/23	3/31/35	750,000	0	0	0
Sabre (2)	2/28/22	3/31/39	9,387,237	238,284	234,763	487,345
SC Developers	6/17/24	3/31/37	750,000	0	0	0
Sioux City Tarp	1/25/21	3/31/28	23,397	5,806	11,440	11,698
Siouxland Concrete	9/9/19	10/31/25	0	0	15,032	0
Siouxland Developers., LLC	7/14/25	3/31/44	863,525	0	0	0
Siouxland Splash	2/12/24	4/30/37	3,980,975	0	0	265,374
The Hitting Factory, LLC	6/4/25	3/31/33	110,008	0	0	0
Tri-State Real Estate Development	10/20/25	3/31/39	296,802	0	0	0
Warrior	3/19/18	11/30/35	5,132,629	271,142	271,142	663,866
WestRock	10/10/16	3/31/30	318,219	50,369	50,369	77,262
Wilson Group	9/16/19	4/30/27	92,232	72,671	0	19,561
Totals			77,486,051	1,640,756	1,668,941	4,532,180

(1) Source: the Issuer

(2) City has TIF funds on hand to retire amounts due in FY26.

(3) City has appropriated these amounts for payment from TIF in FY27.

(4) The City's payment requirements under these contracts are not structured as general liabilities of the City, but rather are exclusively secured by and payable from a pledge of the City's incremental property tax revenues (TIF) to be derived from the taxable properties (or some subset thereof) contained within an urban renewal area of the Issuer pursuant to Section 403.19 of the Code of Iowa. The City's payment obligations under these contracts are routinely contingent upon development or redevelopment performance requirements of the developer and at times are made subject to annual appropriation rights by the City Council. The amounts reported herein includes amounts payable under rebate agreements that may not be debt. Some development agreements are subject to the right of annual appropriation by the City, thereby limiting the extent of possible debt to only amounts currently due and appropriated in the current fiscal year. Additionally, amounts payable under a particular development agreement may not constitute legal indebtedness, but are memorialized in the table to conservatively state the City's possible financial exposure. Payment of future installments may be dependent upon undertakings by the developers, which may have not yet occurred.

(5) Final payment will be paid upon completion of skywalk connection as described in the Development Agreement between the City and Warrior Hotel LP, of which

completion date is unknown.

Overlapping & Underlying Debt (2) (3)

Presented below is a listing of the overlapping and underlying debt for Issuers within the District and the amount applicable to the Issuer:

<u>Taxing Authority</u>	<u>Outstanding Debt</u>	<u>2024 Taxable Valuation</u>	<u>Taxable Value Within Issuer</u>	<u>Percentage Applicable</u>	<u>Amount Applicable</u>
SIOUX CITY CSD	666,463	3,740,687,039	3,647,894,099	97.52%	649,930
SERGEANT BLUFF-LUTON CSD	0	1,267,488,298	508,038,088	40.08%	0
LAWTON-BRONSON CSD	0	300,816,118	12,027,553	4.00%	0
HINTON CSD	0	317,639,785	778,872	0.25%	0
WOODBURY COUNTY	60,734,820	6,358,031,934	4,167,959,740	65.55%	39,814,252
PLYMOUTH COUNTY	0	2,538,694,711	778,872	0.03%	0
Western Iowa Tech CC	11,875,000	12,977,426,108	4,168,738,612	32.12%	3,814,606
NORTHWEST AEA	0	19,773,682,824	4,168,738,612	21.08%	0
Total					44,278,789

FINANCIAL SUMMARY (1) (2) (3) (4) (5)

Actual Value of Property	8,274,969,457
Taxable Value of Property	4,510,460,866
GO Debt Outstanding beginning of year	146,935,000
Plus the Bonds	26,430,000
Less 2026 GO bonds retired	-24,895,000
Less Self-Supported General Obligation Debt:	-84,253,259
<u>Net Direct General Obligation Debt:</u>	<u>64,216,741</u>
<u>Overlapping Debt:</u>	<u>44,278,789</u>
<u>Net Direct & Overlapping General Obligation Debt:</u>	<u>108,495,529</u>
Population, 2020 US Census Bureau:	85,797
Direct Debt per Capita:	1,713
Total Debt per Capita:	1,265
Net Direct Debt to Taxable Valuation:	1.424%
Total Debt to Taxable Valuation:	2.405%
Net Direct Debt to Actual Valuation:	0.776%
Total Debt to Actual Valuation:	1.311%
Actual Valuation per Capita:	96,448
Taxable Valuation per Capita:	52,571

- (1) Direct debt source: the Issuer
- (2) Valuation Source: Iowa Department of Management
- (3) Overlapping & Underlying Debt source: Treasurer, State of Iowa; EMMA.MSRB.ORG
- (4) Population source: U.S. Census
- (5) Preliminary, subject to change

APPENDIX B – FORM OF LEGAL OPINIONS

Series A

We hereby certify that we have examined a certified transcript of the proceedings of the City Council and acts of administrative officers of the City of Sioux City, State of Iowa (the "Issuer"), relating to the issuance of General Obligation Capital Loan Notes, Series 2026A, by said City, dated June 23, 2026, in the denomination of \$5,000 or multiples thereof, in the aggregate amount of \$ _____ (the "Notes").

We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion as bond counsel to the Issuer.

As to questions of fact material to our opinion, we have relied upon representations of the Issuer contained in the resolution authorizing the Loan Agreement and issuance of the Notes (the "Resolution") and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based on our examination and in reliance upon the certified proceedings and other certifications described above, we are of the opinion, under existing law, as follows:

1. The Issuer is duly created and validly existing as a body corporate and politic and political subdivision of the State of Iowa with the corporate power to adopt and perform the Resolution and Loan Agreement and issue the Notes.
2. The Loan Agreement and Notes are valid and binding general obligations of the Issuer.
3. All taxable property in the territory of the Issuer is subject to ad valorem taxation without limitation as to rate or amount to pay the Notes. Taxes have been levied by the Resolution for the payment of the Notes and the Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Notes to the extent the necessary funds are not provided from other sources.
4. Interest on the Notes is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals; however, such interest may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations. The opinion set forth in the preceding sentence is subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Notes in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes under Section 103 of the Code. The Issuer has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause interest on the Notes to be includable in gross income for federal income tax purposes retroactively to the date of issuance of the Notes.

We express no opinion regarding the accuracy, adequacy, or completeness of the Official Statement or other offering material relating to the Notes. Further, we express no opinion regarding tax consequences arising with respect to the Notes other than as expressly set forth herein.

The rights of the owners of the Notes and the enforceability of the Notes, Resolution and Loan Agreement are limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting the rights and remedies of creditors, and by equitable principles, whether considered at law or in equity.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

Respectfully submitted,

Series B

We hereby certify that we have examined a certified transcript of the proceedings of the City Council and acts of administrative officers of the City of Sioux City, State of Iowa (the "Issuer"), relating to the issuance of Taxable General Obligation Capital Loan Notes, Series 2026B, by said City, dated June 23, 2026, in the denomination of \$5,000 or multiples thereof, in the aggregate amount of \$ _____ (the "Notes").

We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion as bond counsel to the Issuer.

As to questions of fact material to our opinion, we have relied upon representations of the Issuer contained in the resolution authorizing the Loan Agreement and issuance of the Notes (the "Resolution") and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based on our examination and in reliance upon the certified proceedings and other certifications described above, we are of the opinion, under existing law, as follows:

1. The Issuer is duly created and validly existing as a body corporate and politic and political subdivision of the State of Iowa with the corporate power to adopt and perform the Resolution and Loan Agreement and issue the Notes.
2. The Loan Agreement and Notes are valid and binding general obligations of the Issuer.
3. All taxable property in the territory of the Issuer is subject to ad valorem taxation without limitation as to rate or amount to pay the Notes. Taxes have been levied by the Resolution for the payment of the Notes and the Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Notes to the extent the necessary funds are not provided from other sources.
4. The interest on the Notes is not excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"). THE HOLDERS OF THE NOTES SHOULD TREAT THE INTEREST THEREON AS SUBJECT TO FEDERAL INCOME TAXATION.

We express no opinion regarding the accuracy, adequacy, or completeness of the Official Statement or other offering material relating to the Notes. Further, we express no opinion regarding tax consequences arising with respect to the Notes other than as expressly set forth herein.

The rights of the owners of the Notes and the enforceability of the Notes, Resolution and Loan Agreement are limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting the rights and remedies of creditors, and by equitable principles, whether considered at law or in equity.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

Respectfully submitted,

APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Sioux City, State of Iowa (the "Issuer"), in connection with the issuance of \$ _____ General Obligation Capital Loan Notes, Series 2026A and \$ _____ Taxable General Obligation Capital Loan Notes, Series 2026B (collectively the "Notes") dated June 23, 2026. The Notes are being issued pursuant to Resolutions of the Issuer approved on June 1, 2026 (each, a "Resolution"). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate; Interpretation. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Notes and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12(b)(5). This Disclosure Certificate shall be governed by, construed and interpreted in accordance with the Rule, and, to the extent not in conflict with the Rule, the laws of the State. Nothing herein shall be interpreted to require more than required by the Rule.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Financial Information" shall mean financial information or operating data of the type included in the final Official Statement, provided at least annually by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Notes (including persons holding Notes through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Notes for federal income tax purposes.

"Business Day" shall mean a day other than a Saturday or a Sunday or a day on which banks in Iowa are authorized or required by law to close.

"Dissemination Agent" shall mean the Issuer or any Dissemination Agent designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with S.E.C. Rule 15c2-12.

"Holders" shall mean the registered holders of the Notes, as recorded in the registration books of the Registrar.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"Municipal Securities Rulemaking Board" or "MSRB" shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

"National Repository" shall mean the MSRB's Electronic Municipal Market Access website, a/k/a "EMMA" (emma.msrb.org).

"Official Statement" shall mean the Issuer's Official Statement for the Notes, dated _____, 2026.

"Participating Underwriter" shall mean any of the original underwriters of the Notes required to comply with the Rule in connection with offering of the Notes.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission (S.E.C.) under the Securities Exchange Act of 1934, and any guidance and procedures thereunder published by the S.E.C., as the same may be amended from time to time.

"State" shall mean the State of Iowa.

Section 3. Provision of Annual Financial Information.

a) The Issuer shall, or shall cause the Dissemination Agent to, not later than the 15th day of April each year, commencing with information for the 2025/2026 fiscal year, provide to the National Repository an Annual Financial Information filing consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Financial Information filing must be submitted in such format as is required by the MSRB (currently in "searchable PDF" format). The Annual Financial Information filing may be submitted as a single document or as separate documents comprising a package. The Annual Financial Information filing may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Financial Information filing and later than the date required above for the filing of the Annual Financial Information if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c).

b) If the Issuer is unable to provide to the National Repository the Annual Financial Information by the date required in subsection (a), the Issuer

shall send a notice to the Municipal Securities Rulemaking Board, if any, in substantially the form attached as Exhibits A-1 and A-2.

- c) The Dissemination Agent shall:
 - i. each year file Annual Financial Information with the National Repository; and
 - ii. (if the Dissemination Agent is other than the Issuer), file a report with the Issuer certifying that the Annual Financial Information has been filed pursuant to this Disclosure Certificate, stating the date it was filed.

Section 4. Content of Annual Financial Information. The Issuer's Annual Financial Information filing shall contain or incorporate by reference the following:

- a) The last available audited financial statements of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements for the preceding years are not available by the time Annual Financial Information is required to be filed pursuant to Section 3(a), the Annual Financial Information filing shall contain unaudited financial statements of the type included in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Financial Information when they become available.
- b) A table, schedule or other information prepared as of the end of the preceding fiscal year, of the type contained in the final Official Statement under the caption "Property Valuations", "Tax Rates", "Combined Historic Tax Rates", "Tax Collection History", "Outstanding Debt", "Debt Limit" and "Financial Summary."

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which have been filed with the National Repository. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

- a) Pursuant to the provisions of this Section, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Notes in a timely manner not later than 10 Business Days after the day of the occurrence of the event:
 - i. Principal and interest payment delinquencies;
 - ii. Non-payment related defaults, if material;
 - iii. Unscheduled draws on debt service reserves reflecting financial difficulties;
 - iv. Unscheduled draws on credit enhancements relating to the Notes reflecting financial difficulties;
 - v. Substitution of credit or liquidity providers, or their failure to perform;
 - vi. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Series Notes, or material events affecting the tax-exempt status of the Notes;
 - vii. Modifications to rights of Holders of the Notes, if material;
 - viii. Note calls (excluding sinking fund mandatory redemptions), if material, and tender offers;
 - ix. Defeasances of the Notes;
 - x. Release, substitution, or sale of property securing repayment of the Notes, if material;
 - xi. Rating changes on the Notes;
 - xii. Bankruptcy, insolvency, receivership or similar event of the Issuer;
 - xiii. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
 - xiv. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
 - xv. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and
 - xvi. Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.
- b) Whenever the Issuer obtains the knowledge of the occurrence of a Listed Event, the Issuer shall determine if the occurrence is subject to notice only if material, and if so shall as soon as possible determine if such event would be material under applicable federal securities laws.
- c) If the Issuer determines that knowledge of the occurrence of a Listed Event is not subject to materiality, or determines such occurrence is subject to materiality and would be material under applicable federal securities laws, the Issuer shall promptly, but not later than 10 Business Days after the occurrence of the event, file a notice of such occurrence with the Municipal Securities Rulemaking Board through the filing with the National Repository.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate with respect to each Series of Notes shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Notes of that Series or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be the Issuer.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

- a) If the amendment or waiver relates to the provisions of Section 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Notes, or the type of business conducted;
- b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Notes, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and
- c) The amendment or waiver either (i) is approved by the Holders of the Notes in the same manner as provided in the Resolution for amendments to the Resolution with the consent of Holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Notes.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Financial Information filing, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Financial Information filing for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Financial Information filing or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Financial Information filing or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Financial Information filing or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner of the Notes may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Notes.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Notes, and shall create no rights in any other person or entity.

Section 13. Rescission Rights. The Issuer hereby reserves the right to rescind this Disclosure Certificate without the consent of the Holders in the event the Rule is repealed by the S.E.C. or is ruled invalid by a federal court and the time to appeal from such decision has expired. In the event of a partial

repeal or invalidation of the Rule, the Issuer hereby reserves the right to rescind those provisions of this Disclosure Certificate that were required by those parts of the Rule that are so repealed or invalidated.

Date: 23rd day of June, 2026.

CITY OF SIOUX CITY, STATE OF IOWA

By: _____
Mayor

ATTEST:

By: _____
City Clerk

EXHIBIT A-1 NOTICE TO NATIONAL REPOSITORY OF FAILURE TO FILE ANNUAL FINANCIAL INFORMATION

Name of Issuer: City of Sioux City, Iowa.

Name of Note Issue: \$ _____ General Obligation Capital Loan Notes, Series 2026A

Dated Date of Issue: June 23, 2026

NOTICE IS HEREBY GIVEN that the Issuer has not provided Annual Financial Information with respect to the above-named Notes as required by Section 3 of the Continuing Disclosure Certificate delivered by the Issuer in connection with the Notes. The Issuer anticipates that the Annual Financial Information will be filed by _____.

Dated: _____ day of _____, 20__.

CITY OF SIOUX CITY, STATE OF IOWA

By: _____
Its: _____

EXHIBIT A-2 NOTICE TO NATIONAL REPOSITORY OF FAILURE TO FILE ANNUAL FINANCIAL INFORMATION

Name of Issuer: City of Sioux City, Iowa.

Name of Note Issue: \$ _____ Taxable General Obligation Capital Loan Notes, Series 2026B

Dated Date of Issue: June 23, 2026

NOTICE IS HEREBY GIVEN that the Issuer has not provided Annual Financial Information with respect to the above-named Notes as required by Section 3 of the Continuing Disclosure Certificate delivered by the Issuer in connection with the Notes. The Issuer anticipates that the Annual Financial Information will be filed by _____.

Dated: _____ day of _____, 20__.

CITY OF SIOUX CITY, STATE OF IOWA

By: _____
Its: _____

APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER

This Appendix contains the entire 2025 audited financial statement of the issuer. The Auditor of State of the State of Iowa (the "State Auditor") maintains a webpage that contains prior years' audits of city, county, school district and community college, including audits of the Issuer.

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**CITY OF
SIOUX CITY, IOWA**

**ANNUAL COMPREHENSIVE
FINANCIAL REPORT
YEAR ENDED
JUNE 30, 2025**

sioux-city.org

City of Sioux City, Iowa
Annual Comprehensive Financial Report
For the Year Ended June 30, 2025

Prepared by:
Finance Department

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INTRODUCTORY SECTION

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City of Sioux City About Sioux City, IA

The City of Sioux City, the principal city of northwest Iowa and the county seat of Woodbury County, is located at the confluence of the Missouri and Big Sioux Rivers at the junction of the states of Iowa, Nebraska, and South Dakota. This Tri-State area is known as "Siouxland."

Founded in 1854, Sioux City's roots go back to the days of the early fur traders. In the late 1800's, the City was a major transportation and marketing center in the Midwest, only behind St. Louis and Chicago. On April 28, 1953, voters of Sioux City approved the City Council and Manager form of government. In 1962, Sioux City was awarded the "All-America City" status by Look Magazine and the National Municipal League. Sioux City received the "All-America City" designation again in 1990.

The community has received many other high profile national rankings in recent years, including: Recognized as the Top Economic Development Community in the nation for populations under 200,000 by *Site Selection* magazine; ranked as the third Most Livable Small City in the U.S. by *Smart Asset*; ranked in Top 25 Best Places to Work in Manufacturing by *Smart Asset*; re-designated as an Iowa Great Place by Iowa Department of Cultural Affairs; received Best-In-State Employer by *Forbes*; named "Best NAIA Championship Host" for the NAIA Women's DII Basketball National Championship and "Best Champions of Character Event" for the Special Olympics Clinic. Sioux City ranked as the fifth Trendiest City in the U.S. Where You Can Still Afford to Buy a Home by realtor.com.

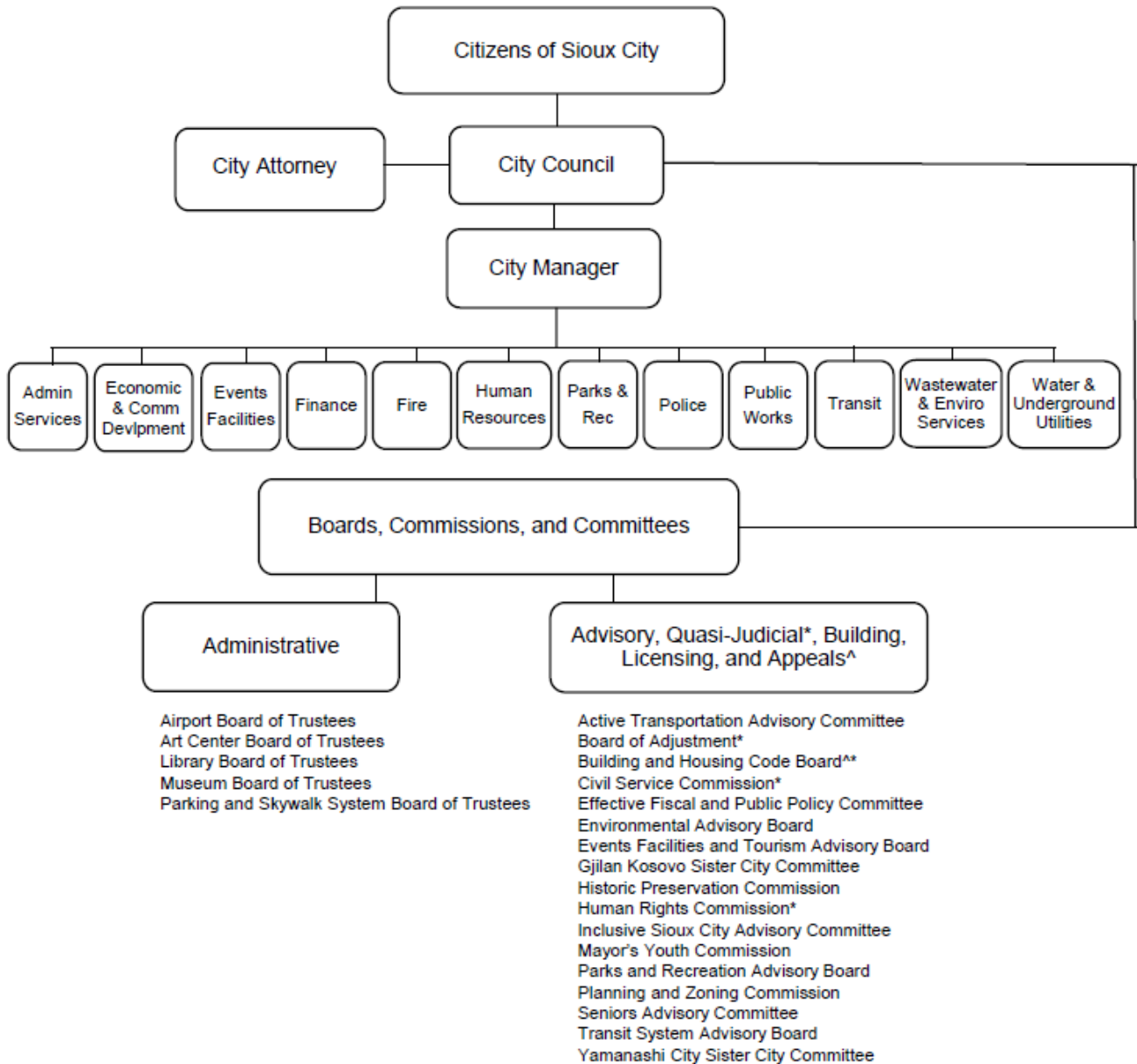
Sioux City is home to Saturday in the Park, one of the largest outdoor music festivals in the Upper Midwest, exciting sports action with USHL Hockey, Champions Indoor Football League and American Association of Professional Baseball. Cone Park, an all-seasons park which opened in 2017, offers snow tubing and ice skating in the winter with trails, tubing, and splashpad in the summer. The LaunchPAD Children's Museum, Hard Rock Hotel & Casino, award-winning Art Center and interactive Public Museum are just a few of the fun activities to enjoy, along with two eclectic historic districts in downtown. Cultural events like the Sioux City Symphony and Broadway series along with very diverse ethnic dining choices set Sioux City apart from other Midwest cities.

Exciting new developments are underway with new investment in downtown including the Sioux City Reinvestment District, Riverfront Redevelopment Project and mixed-use development and market-rate housing; trail connectivity, Grandview Park improvements, and community park and trail plans.

Today, Sioux City is the fourth largest city in the State of Iowa with more than 85,000 residents dedicated to economic development and productivity. That dedication is seen through our strong Midwestern work ethic, high-quality education and importance placed on family and neighbors. Our top-notch quality of life includes one of the lowest costs of living in the nation. The City currently serves as the regional hub for business, employment, industry, retail trade, medical care, educational opportunities, and tourism in Northwest Iowa, Southeast South Dakota, and Northeast Nebraska. More than 168,000 people live in the tri-state metropolitan area and the area has one of the strongest business climates in the nation.

Siouxland is also home to the headquarters of several national companies including Tyson Fresh Meats, Inc., Seaboard Triumph Foods, Sioux Honey Association, American Pop Corn Company, Bomgaars, Gelita USA Inc, Wilson Trailer, Inc., Beef Products, Inc. (BPI), and Great West Casualty Company.

City of Sioux City City Council Organizational Chart



**City of Sioux City
Schedule of City Officials
June 30, 2025**

Name	Title	Date of Appointment
Council Appointed Officials		
Mike Collett	Interim City Manager	April 7, 2025
Nicole DuBois	Council Member and City Attorney	October 3, 2011
City Manager and Board Appointed Officials		
Todd Behrens	Art Center Director	January 4, 2020
Mike Collett	Assistant City Manager	March 3, 2014
Martin Dougherty	Economic and Community Development Director	March 24, 2014
Teresa Fitch	Finance Director	May 26, 2020
Ryan Collins	Fire Chief	August 10, 2024
Janelle Bertrand	Human Resources Director	August 24, 2016
Karen Mackey	Human Rights Commission Director	March 22, 2004
Helen Rigdon	Library Director	October 9, 2017
Steve Hansen	Museum Director	December 17, 2001
Matthew Salvatore	Parks and Recreation Director	August 25, 2014

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Offices of the City Manager & Finance Director
City of Sioux City, Iowa
P O Box 447
Sioux City, IA 51102-0447

December 8, 2025

Honorable Mayor
Members of the City Council
Citizens of Sioux City, Iowa
City of Sioux City, Iowa

The Annual Comprehensive Financial Report (ACFR) of the City of Sioux City, Iowa for the fiscal year ended June 30, 2025, is hereby submitted. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities are included.

Generally Accepted Accounting Principles (GAAP) require that the City provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of the management discussion and analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

The basic financial statements and schedules included in this report reflect all the funds of the City in accordance with standards set by the Governmental Accounting Standards Board.

The City has established a comprehensive internal control framework that is designed to compile sufficiently reliable information for the preparation of the financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement.

The Code of Iowa requires an annual audit be made of the books of accounts, financial records, and transactions of all administrative departments of the City by the State Auditor or by a Certified Public Accountant selected by the City Council. The audit for fiscal year 2025 was performed by BerganKDV, Ltd., Certified Public Accountants. BerganKDV, Ltd. concluded that the City of Sioux City's financial statements for year ended June 30, 2025, are fairly presented in conformity with GAAP. BerganKDV's auditors' report is presented in the financial section of this report.

Profile of the City of Sioux City

The City of Sioux City was incorporated in 1855 and is located in the northwest part of Iowa. The western border is the Missouri River, and the City abuts the states of Nebraska and South Dakota. The City currently occupies a land area of 60 square miles and serves a population of 86,875 within the City and 151,520 in the metropolitan area.

The City is empowered to levy a property tax on real properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the City Council. The City has operated under the council-manager form of government since 1954. Policy-making and legislative authority are vested in a governing council consisting of the mayor and four other members. The governing council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the City Manager, the City Attorney and the City Treasurer. The City Manager is responsible for carrying out the policies and ordinances of the governing council, for overseeing the day-to-day operations of the government, and for appointing the heads of the various departments. The council is elected on a non-partisan basis. Council members serve four-year staggered terms, and the mayor is separately elected. The City provides a full range of services.

The following schedule details the available services:

<u>Transportation</u>	<u>Fire Services</u>	<u>Police Services</u>	<u>Utilities</u>
Airport	Suppression	Patrol	Water
Transit	Prevention	Prevention	Sewer
	Training	Investigation	Solid Waste
	Hazardous Materials	Safety	Storm Sewer
	Paramedics		
<u>Public Works</u>	<u>Community Development</u>	<u>Culture</u>	
Streets/Bridges	Planning/Zoning	Art Center	
Traffic/Parking	Inspections	Museum	
Engineering	Housing	Library	
Cemeteries	Economic Development	Events Facilities	
	Property	Parks/Aquatics/Recreation	

The State Code of Iowa requires the adoption of an annual budget on or before April 30th of each year, which becomes effective July 1 and constitutes the appropriation for each program specified therein until amended. Any amendments to the City budget must be prepared and adopted in the same manner as the original budget. With the exception of capital improvement projects and encumbrances, all other appropriations, as adopted and amended, lapse at the end of the fiscal year. Encumbrances outstanding at year-end are reported as commitments of fund balances since they do not constitute expenditures or liabilities.

Annual budgets are adopted on the basis consistent with GAAP for all governmental funds. The City's budget is prepared on the modified accrual basis of accounting. The legal level of budgetary control is mandated by State law at the program structure level for all funds rather than at the individual fund level. The City maintains control over the program structure by reviewing estimated purchase amounts prior to release of purchase orders. Purchases orders are encumbered, and open encumbrances are reported as reservations of fund balances at June 30.

The Finance Department is responsible for establishing and maintaining internal controls designed to ensure that the assets of the City are protected from loss, theft, or misuse. The Department also ensures that adequate data is compiled to allow for the presentation of financial statements in conformity with GAAP. The internal controls are designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

The City continues to demonstrate its responsibility for sound financial management through the statements and schedules included in the financial section of this report.

LOCAL ECONOMY

Sioux City continues to see strong momentum in economic development, with projects across industrial, commercial, housing, and recreational sectors driving growth and strengthening the local tax base. New investments are bringing jobs, expanding services, and supporting long-term stability, while also diversifying the economy. These efforts, such as Siouxland Sports Academy's \$5 million multi-sports complex and Perdue Premium Meat Company's \$60 million expansion demonstrate Sioux City's ability to attract and retain business while creating opportunities that benefit the entire Siouxland region. The City's continued investment in expanding city limits for industrial opportunities led to the purchase of an 80-acre site within the Southbridge Business Park, which has already gained the attention of industrial prospects looking at the area for expansion.

Downtown revitalization remains a central focus, with ongoing redevelopment projects, historic restorations, and new programs designed to encourage retail, restaurant, and residential growth. These initiatives are not only modernizing key properties but also strengthening Sioux City's position as a hub for innovation, entrepreneurship, and community activity. Current projects have invested millions into downtown, adding additional residential and commercial opportunities. The City also launched the Downtown Tenant Improvement Program, which offers reimbursable funding for retail or restaurants looking to renovate vacant first-floor properties downtown into flourishing businesses. By prioritizing a vibrant, accessible, and welcoming downtown, the City is laying the groundwork for sustained economic and cultural vitality.

Housing and quality-of-life projects also play a key role in Sioux City's future. The addition of new housing options, paired with expanded recreational opportunities and transportation access, supports both workforce retention and population growth. These initiatives, combined with strategic planning for industrial expansion and infrastructure improvements, position Sioux City for continued success. Together, these efforts reflect a balanced approach to growth—building on recent achievements while ensuring the community remains resilient, competitive, and attractive for years to come.

Industrial Development

- Sioux City Tarp announced plans to construct a new 20,000 square foot facility on Boulevard of Champions that will be used for the company's shipping and receiving. The project represents a capital investment of \$2,296,000 and is expected to be completed by the end of 2025.
- Perdue Premium Meat Company purchased a 225,000 square foot building near Sioux Gateway Airport and is completing a \$60 million renovation into a pork packaging facility. The company expects the expansion to triple production of its operations in Sioux City.
- RMS purchased an 11-acre site in Expedition Business Park and completed construction on a new 10,000 square foot facility including offices, high bay space for servicing equipment, a wash bay, and space for outdoor storage of equipment and machinery.
- BRE, Inc. announced plans to purchase 3.92 acres of City-owned land located at 2500 Chautauqua Drive to construct a barge terminal. The facility will be used for both incoming and outgoing shipments of new steel, aggregate, sand, gravel, etc., and will be made available for use by other businesses in the area.
- The City expanded its Southbridge Business Park with the acquisition of three properties and obtained Iowa Certified Site status for 272 acres. The City also worked with The Siouxland Initiative to acquire an additional 80 acres. A new I-29 interchange in Southbridge was approved by the FHWA and IDOT and design and property acquisition is underway with construction set to begin in 2026.

Downtown Development

- The former Holiday Inn Hotel in downtown Sioux City underwent a major renovation into a Hilton DoubleTree branded hotel and full-service restaurant. Renovations included increasing the number of rooms from 114 to 120, and construction of a new pool area, fitness center, and breakfast kitchen. In addition, the adjacent restaurant was transformed into 1854 Grille, commemorating the year Sioux City was founded. The total project represents a capital investment of \$10 million and was completed in early 2025.
- Freed Anderson, LLC completed renovation of 712 Pierce Street (former Hauff Sporting Goods) in downtown Sioux City. The renovated building is home to a local bridal shop and will allow for an additional 1-2 rental spaces on the south end of the building that could house boutique retail shops, a café, or other complementary small businesses. The total project represents a capital investment of \$450,000.
- The City acquired the historic building at 615 Douglas Street in January of 2025 and announced plans to sell the property to Tri-State Real Estate Development LLC. The developer intends to restore the building by renovating the first floor into commercial space and the upper two floors into 18 apartment units. The vacant lot at 625 Douglas Street will also be redeveloped into green space that can be utilized by the public, an outdoor patio for the commercial tenant, and minimal parking to accommodate the residents and tenant. The project represents a capital investment of \$5.7 million and is expected to be completed by the end of 2027.
- The City created a new Downtown Tenant Improvement Program to encourage the buildout of first floor retail and restaurant space downtown. The program provides financial assistance to supplement the investment made by tenants and property owners to overcome the tremendous initial expense of building out a new space and create a thriving downtown retail experience. Retail tenants can receive up to \$45,000 and restaurant tenants can receive up to \$60,000.
- The City is in the process of acquiring a four-acre site that serves as a gateway into downtown Sioux City. This investment offers a rare opportunity to strategically guide redevelopment in a way that maximizes long-term public benefit. Its prime location – immediately off the interstate and close proximity to the riverfront and major attractions – ensures maximum visibility and positions it as a natural hub for mixed-use redevelopment that could include housing, retail, entertainment, and hospitality.

Commercial Development

- The City has acquired two development sites on the north side of Sioux City for new commercial development, totaling over 95 acres. Frontline Development has purchased 10 acres of the City-owned land to construct a new “Siouxland Splash” outdoor waterpark, representing a capital investment of over \$10 million.
- Fourth & Perry, LLC announced the renovation of the former Wigman Plumbing building into a craft spirits distillery, tasting room and event venue. The project represents a capital investment of \$6 million.
- Agape Community Services, a local non-profit organization, purchased 38.82 acres of City-owned land on 28th Street to construct a new cognitive behavioral therapy, faith-based inpatient treatment center for men. Agape plans to invest \$12 million to construct a 50,000 square foot facility on the property.

Housing Development

The demand for new housing continues in Sioux City. A total of 691 housing units were built in Sioux City in the last four years, following record highs of 363 units in 2019 and 521 units in 2020.

- In FY25, four Sioux City applications were successful in receiving funds through IEDA’s Workforce Housing Tax Credit Program, including the Indian Hills Nursing Home conversion (47 units), Crescent Park School Site apartments (36 units), Residences at Lakeport Commons (40 units), and Isabella Square (11 units).

Housing Development (Continued)

- Aftershock Ventures purchased a former nursing home site for the construction of 116 new market-rate apartment units. On-site amenities will include community gardens, dog park, large green spaces, pool and garages. The project is an investment of over \$15 million.
- BNC, LLC is renovating the former Indian Hills Nursing Home into 47 market-rate apartment units with on-site amenities including a community garden, large green spaces, outdoor grill spaces, and exclusive entries into each unit. The project represents a capital investment of \$5 million.
- Apache View Townhomes LLC has developed plans to construct a new apartment complex at 3540 Indian Hills Drive. The developer proposes to construct 12 two-bedroom apartments, each approximately 850 square feet, and 12 garages. The project represents a capital investment of \$2.1 million and is expected to be completed by the end of 2026.
- BNC, LLC purchased the former Crescent Park Elementary School at 1114 W. 27th Street with the intent of redeveloping the property into a multi-family residential development. The project will include 36 market-rate apartments, including studios, 1, 2, and 3 bedroom apartments. The developer plans to invest over \$6 million into the project and is expected to be completed by the end of 2027.
- The Ridge apartment complex was recently completed and includes 19 buildings and 230 apartment units.
- The City of Sioux City was recently awarded nearly \$4 million by the Iowa Finance Authority to assist in the development of 17 rental homes for individuals and families experiencing homelessness at the corner of 13th and Douglas Streets. An additional seven units of affordable rental units will be constructed as a part of the project as well.

Recreational Development

- Siouxland Developers, LLC announced plans to construct a new sports complex in Sioux City for Siouxland Sports Academy to operate. The developer purchased the property from the City and plans to invest \$5 million to construct the 65,000 square foot multi-sport complex. The facility will include five basketball courts/nine volleyball courts, a batting cage, state-of-the-art weight room, dance academy, upscale concessions area, locker rooms, offices, and outdoor patio seating.
- Plans were announced for a new baseball/softball training facility called The Factory. The developers will purchase 1.59 acres of City-owned land south of the Seaboard Triumph Foods Expo Center and invest \$700,000 to construct an 8,000 square foot facility on the property. Redevelopment of the vacant lot will bring additional activity to the area and complement the Seaboard Triumph Foods Expo Center. The new site will also allow for shared parking between the two facilities.
- Cone Park, the popular all-season park that offers snow tubing, ice skating, a splashpad, lodge, summer tubing, and trail loop, opened a full-scale 10.5-mile mountain bike park in summer 2024. The \$3 million project includes soft surface trails, a paved pump track and jump line, a progressive dirt jump line, and skill features designed for beginners to advanced riders. The park has already received national attention as popular mountain bike influencer, Rich Drew of The Ride Series, visited and created incredible videos promoting Cone Park and Sioux City to his audience. The project was funded through a generous \$1 million gift from the Chesterman Foundation and \$700,000 allocated by the City of Sioux City, along with \$1,300,000 in community donations.
- After eight years of planning, fundraising, and building a new space for the community along the Missouri River, the Chris Larsen Park Riverfront Redevelopment Project provides an amazing new space for the community to relax and enjoy the outdoors. A ribbon cutting was held in June 2024 for the \$12 million project that includes two small shelters, three large shelters with restroom facilities, a lighted water feature/splashpad, enhancements to the Historic Lewis and Clark Trail System, a yoga lawn, great lawn/event space, recreation lawn, play features, three exercise zones, a dog park for small and large pets, two basketball courts, three overlooks, and beautiful native plantings. The transformational project has fully activated this area with access from Interstate 29 and Downtown Sioux City.

Long-Term Financial Planning

The City Council and administration considers the long-term impact of all financial matters. Finance staff prepares detailed analyses periodically throughout the year that involves five to seven-year forecasts for each of the City's major funds. Projected fund balances are reviewed to ensure they meet minimum fund balance policies. These forecasts are integral to the development of the annual operating budget and annually approved capital improvement program (CIP) budget. The CIP budget is a five-year plan of major capital expenditures and includes all corresponding revenue sources.

The City of Sioux City monitors debt capacity closely to ensure a proper level of available debt capacity and adjusts borrowings as necessary. The city continues to maintain high credit ratings from both Standard & Poor's (AA) and Moody's Investor Service (Aa2). Among the reasons cited by the rating agencies for the high ratings include large economic base that serves a regional hub, healthy revenue raising flexibility with adequate reserves, strong financial policies and practices, and strong institutional framework.

Relevant Financial Policies

The City of Sioux City abides by its adopted debt policy. The policy states:

It shall be the policy of the City of Sioux City, Iowa to maintain a debt policy which will provide for proper planning of capital expenditures, financing requirements, and guidelines for the issuance of various debt instruments. The results help secure favorable rating and competitive lower interest costs on all types of borrowing instruments; thereby holding borrowing costs to a minimum and providing a savings to all taxpayers.

It is the City's desire and direction to ensure that such debt obligations are issued and administered in such a fashion as to obtain the best long-term financial advantage to the City and its residents, while making every effort to maintain and improve the City's bond ratings and reputation in the investment community.

The City reviews its debt capacity each budget year to ensure that it complies with State law, and is at a level that will allow sufficient development projects in the community, while still able to respond to emergencies or unforeseen opportunities. The City adjusts its borrowings or postpones issuance of debt as necessary to abide by its debt policy. The State debt limit is 5% of assessed value, however the City has a self-imposed limit of 70% of the state imposed limit. If the 70% level will be exceeded, the additional debt issuance is to be tied directly to an economic development project which will generate an adequate payment to cover the debt service. The City is currently at 38.8% of its debt capacity.

To ensure a proper level of cash reserves, the City abides by its fund balance policies established for major funds. The General Fund policy states that the minimum unreserved General Fund balance, as a percentage of actual expenditures, will be no less than 12%. To avoid balances in excess of the level deemed sufficient for prudent fiscal management, the General Fund balance will not exceed 20%. The Enterprise Fund policy states that, on a cash basis, fund balance shall be no less than 15% and no more than 20% of operating expenses.

Major Initiatives and Accomplishments

The City of Sioux City invests in a wide array of capital improvement projects each year. These projects are primarily funded by issuing bonds or notes, with State Revolving Fund loans, or through grant proceeds. Bonds and notes are typically paid back over a period of 10 years with interest paid every six months.

In fiscal year 2025, the City of Sioux City programed \$389,157,918 million on capital improvement projects. The largest projects were: New wastewater treatment plant project \$11.3 million; Runway 13-31 Reconstruction at the airport \$8.2 million; New utilities field office \$5.4 million; UV Disinfection project at the wastewater treatment plant \$4.8 million; Emergency repairs at the waste water treatment plant \$2.7 million; New Plywood trail \$2.3 million; Digester & high strength waste improvements at the wastewater treatment plant \$2.1 million.

Major Initiatives and Accomplishments (Continued)

The City has several significant capital improvements planned for fiscal year 2026. Over \$144 million is planned for airport capital projects including runway, electrical systems, buildings, and airfield specific equipment needed to maintain the airfield at the Sioux Gateway Airport. Over \$31.2 million is planned on public work projects that include: \$9.8 for the reconstruction of the Bacon Creek Channel, \$4.1 million for annual infrastructure, and \$3.9 million for resurfacing and patching. Additionally, Economic and Community Development planned \$23.8 million for various projects including the redevelopment of the old Boys and Girls Home located at 2101 Court St. Water & Underground Utilities planned \$14.6 million on various projects including \$2.5 million on the Harbor Drive and Highway 75 water main upgrade, \$2.5 for annual water system improvements, and \$1.9 million for sanitary sewer improvements.

The City continues to pursue development opportunities in areas of the City where the likelihood of growth and expansion exists. Southbridge Business Park is growing with the acquisition of 272 acres of land that will be available for industrial development, especially with the new I-29 Southbridge interchange that will begin construction in 2026; two new development sites on the northside of Sioux City for commercial development will also bring new commercial developments to the area, a total of 95 acres of land was acquired for future expansion. Redevelopment of key downtown locations will continue to be a focus to improve the small business environment in downtown Sioux City. Projects are also in place to promote Sioux City and its quality of life such as the completed Cone Park Mountain Bike trail and the expansion of pedestrian trails.

Financial Awards

Certificate of Achievement - The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Sioux City for its Annual Comprehensive Financial Report for the fiscal year ended June 30, 2024.

To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both Generally Accepted Accounting Principles and applicable legal requirements.

We believe our annual comprehensive financial report for the fiscal year ended June 30, 2025, also conforms to the Certificate of Achievement Program's requirements, and will submit it to GFOA for review.

Acknowledgments

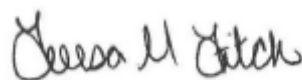
Preparation of this report was accomplished through the dedicated services provided by the City of Sioux City Finance Department employees. We would like to acknowledge and express our gratitude to all members of the department who assisted with the audit and contributed to the preparation of this report, including our audit firm BerganKDV, Ltd. Sioux City is fortunate to have skilled and committed employees.

We also wish to extend our appreciation to the Mayor and City Council members for their leadership and support of our efforts to conduct the City's financial operations in the most responsible and progressive manner.

Respectfully Submitted,



Mike Collett
Interim City Manager



Teresa Fitch
Finance Director

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City of Sioux City
Certificate of Achievement for Excellence in Financial Reporting



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Sioux City
Iowa**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morrill

Executive Director/CEO

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FINANCIAL SECTION

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Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of Sioux City
Sioux City, Iowa

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Sioux City, Iowa, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the Table of Contents.

In our opinion, the financial statements referred to in the first paragraph present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Sioux City, Iowa, as of June 30, 2025, and the respective changes in financial position and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Sioux City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The management of the City of Sioux City is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, which raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events considered in the aggregate, which raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, which follows this report letter, and Required Supplementary Information as listed in the Table of Contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB), who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the Required Supplementary Information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying supplementary information identified in the Table of Contents is presented for purposes of additional analysis and is not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the Annual Comprehensive Financial Report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 2, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

BerganKDV, Ltd.

Minneapolis, Minnesota
December 2, 2025

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Management Discussion and Analysis

June 30, 2025

This discussion and analysis of the City of Sioux City's financial performance provides an overview of the City's financial activities for the fiscal year ending June 30, 2025. We encourage readers to consider the information presented here in conjunction with the additional information furnished in our letter of transmittal on page xi and the City's financial statements which follow this report.

Financial Highlights

- The assets and deferred outflows of resources of the City of Sioux City exceeded its liabilities and deferred inflows of resources at June 30, 2025, by \$810,423,118.
- The City's net position increased by \$62,236,209 during the year. Of this amount, the net position of Governmental Activities increased \$49,566,435, the net position of Business-Type Activities increased \$12,669,774.
- The largest factors contributing to the increase in net position were the amount by which capital outlays exceeded depreciation \$33,568,180, the excess of Sewer Fund revenues over expenses and transfers out in the amount of \$10,229,633 and the excess of Water Fund revenues over expenses and transfers out in the amount of \$3,082,099.
- The City's long-term liabilities decreased \$3,973,237 (-1.1%). General obligation bonds outstanding increased \$2,004,998 (1.4%) to \$146,934,998 and notes payable outstanding decreased \$2,224,949 (-1.8%) to \$119,315,470.

OVERVIEW OF THE FINANCIAL STATEMENTS

In addition to the Management Discussion and Analysis, this annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provides information about the activities of the City as a whole and presents a longer-term view of the City's finances. Fund financial statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. The remaining statements provide financial information about activities for which the City acts solely as a trustee or agent for the benefit of those outside of the government. An additional part of the basic financial statements are the notes to the basic financial statements. The notes contain required supplementary information and other supplementary information in addition to the basic financial statements.

City of Sioux City Management Discussion and Analysis

REPORTING THE CITY AS A WHOLE

The Statement of Net Position and the Statement of Activities

The government-wide statements report information about the City as a whole using accounting methods similar to those used by private-sector companies. The Statement of Net Position presents information on all City's assets, deferred outflows of resources, liabilities and deferred inflows of resources. All current year's revenues and expenses are accounted for in the Statement of Activities regardless of when cash is received or paid.

One of the most important questions asked about the City's finances is, "Is the City of Sioux City in a better financial position at the end of this fiscal year, compared to last year?" The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include all assets, deferred outflows of resources, liabilities and deferred inflows of resources using the accrual basis of accounting, which is the method of accounting used by most private-sector companies. These two statements report the City's net position, which is calculated as assets plus deferred outflows minus liabilities and deferred inflows, as one way to measure the City's financial health, or financial position. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. Additional factors, such as changes in the City's property tax base and sales tax collections and condition of the City's infrastructure are also important in making this determination.

In the Statement of Net Position and the Statement of Activities, the City is divided into two kinds of activities:

- **Governmental Activities** - Most of the City's basic services are reported here, such as Police, Fire, Public Works, Parks & Recreation departments, Airport, and General Administration. Property taxes and federal and state grants finance most of these activities.
- **Business-Type Activities** - The City charges fees to customers to cover the cost of these services. City Water, Sewer, Solid Waste, Skyway, and Parking funds are included here.

City of Sioux City Management Discussion and Analysis

REPORTING THE CITY'S MOST SIGNIFICANT FUNDS

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds - not the City as a whole. Some funds are required to be established by State law or by bond requirements. The City Council also establishes funds to control and manage money for specific purposes (such as construction projects) and to show that it is properly using certain revenues (such as Sales Tax Revenues). The City has the following types of funds:

- **Governmental Funds** - Most of the City's basic services are included in governmental funds, which focus on how money moves into and out of these funds, and the balances left at year-end that are available for spending. These funds are reported using the "modified accrual basis" of accounting, which measures cash and all other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the City's general governmental operations and basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance City programs. We describe the relationship between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation following each Governmental Fund financial statement.
- **Proprietary funds** - When the City charges customers for the services it provides, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. The major difference between the proprietary funds report and the business-type activities reported in the government-wide statements is the detail and additional information, such as cash flows, provided in the proprietary funds report.

THE CITY AS CUSTODIAN

Reporting the City's Fiduciary Responsibilities

Fiduciary funds are used to account for resources held for the benefit of parties outside the City government. The City is the custodian, or fiduciary, for the Sioux City Housing Organization, Sioux City Sports Commission, Siouxland Expo Center, Tyson Ticket Account, Utility Service Line (HomeServe), Woodbury County Information and Communication Commission (WCICC), and Revolving funds which can be used only for the custodial beneficiaries. The City is responsible for ensuring the assets reported in these funds are used for their intended purposes. All City fiduciary activities are reported in a separate Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position. We exclude these activities from the City's government-wide financial statements because the City cannot use these assets to finance its operations.

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes can be found behind the Fiduciary Funds statements.

**City of Sioux City
Management Discussion and Analysis**

THE CITY AS A WHOLE

As stated earlier, net position may serve over time as a useful indicator of a government's financial position. The largest part of the City's net position reflects its investment in capital assets (land, buildings and improvements, and equipment); less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

The following comparison chart shows the changes in net position for the years ended June 30, 2025, and 2024:

	2025	2024
Governmental Activities		
Current and Other Assets	\$ 267,185,963	\$ 270,828,640
Capital Assets	627,649,268	516,547,917
Total Assets	894,835,231	787,376,557
OPEB Related Deferred Outflows	16,868,827	2,705,712
Pension Related Deferred Outflows	2,193,434	16,805,495
Total Deferred Outflows of Resources	19,062,261	19,511,207
Other Liabilities	54,389,136	64,243,131
Long-Term Liabilities Outstanding	170,066,047	169,757,135
Total Liabilities	224,455,183	234,000,266
Deferred Inflows - Property Taxes	83,460,789	78,002,005
Lease Related Deferred Inflows	2,694,362	1,420,399
Deferred Inflows - OPEB Related	3,476,652	3,174,819
Deferred Inflows - Pension Related	1,500,565	1,922,203
Total Deferred Inflows of Resources	91,132,368	84,519,426
Net Position		
Net Investment in Capital Assets	510,688,605	409,391,883
Restricted	87,530,104	85,173,492
Unrestricted	91,232	(5,847,303)
Total Net Position	\$ 598,309,941	\$ 488,718,072

**City of Sioux City
Management Discussion and Analysis**

THE CITY AS A WHOLE (CONTINUED)

This summary reflects an increase in total net position of 22.4% for the governmental activities and a decrease of 18.3% in the business-type activities.

The restricted portion of net position (10.8%) is subject to external restrictions on how these resources may be used.

The governmental activities total net position increased by \$49,566,435 during the current fiscal year which can be attributed to revenues outpacing expenses and capital outlays exceeding depreciation. There was also a change in the reporting entity that cause the governmental activities net position to increase \$60,025,434 and the business-type activities net position to decrease \$60,025,434.

	Business-Type Activities		Totals	
	2025	2024	2025	2024
Current and Other Assets	\$ 63,444,158	\$ 52,495,458	\$ 330,630,121	\$ 323,324,098
Capital Assets	302,853,571	368,668,401	930,502,839	885,216,318
Total Assets	<u>366,297,729</u>	<u>421,163,859</u>	<u>1,261,132,960</u>	<u>1,208,540,416</u>
OPEB Related Deferred Outflows	216,933	-	16,868,827	2,705,712
Pension Related Deferred Outflows	868,975	1,370,379	3,062,409	18,175,874
Total Deferred Outflows of Resources	<u>1,085,908</u>	<u>1,370,379</u>	<u>19,931,236</u>	<u>20,881,586</u>
Other Liabilities	23,338,771	26,121,386	77,727,907	90,364,517
Long-Term Liabilities Outstanding	131,511,323	136,737,873	154,850,094	306,495,008
Total Liabilities	<u>154,850,094</u>	<u>162,859,259</u>	<u>232,578,001</u>	<u>396,859,525</u>
Deferred Inflows - Property Taxes	-	-	83,460,789	78,002,005
Lease Related Deferred Inflows	343,874	118,651	3,038,236	1,539,050
Deferred Inflows - OPEB Related	-	-	3,476,652	3,174,819
Deferred Inflows - Pension Related	76,492	87,491	1,577,057	2,009,694
Total Deferred Inflows of Resources	<u>420,366</u>	<u>206,142</u>	<u>91,552,734</u>	<u>84,725,568</u>
Net Position				
Net Investment in Capital Assets	165,280,194	220,923,415	675,968,799	630,315,298
Restricted	27,989	168,208	87,558,093	85,341,700
Unrestricted	<u>46,804,994</u>	<u>38,377,214</u>	<u>46,896,226</u>	<u>32,529,911</u>
Total Net Position	<u>\$ 212,113,177</u>	<u>\$ 259,468,837</u>	<u>\$ 810,423,118</u>	<u>\$ 748,186,909</u>

**City of Sioux City
Management Discussion and Analysis**

THE CITY AS A WHOLE (CONTINUED)

Governmental activities increased 22.42% while Business-Type Activities increased 18.25%. Details of the changes in net position are shown as follows:

<u>Revenue Source</u>	Governmental Activities	
	2025	2024
Program Revenues		
Charges for Services	\$ 20,616,253	\$ 20,091,409
Operating Grants and Contributions	34,155,822	32,140,985
Capital Grants and Contributions	34,709,468	21,435,043
Total Program Revenues	<u>89,481,543</u>	<u>73,667,437</u>
General Revenues		
Property Taxes	80,181,899	69,086,406
Franchise Taxes	6,531,267	7,665,643
Hotel-Motel Taxes	2,843,898	2,728,361
Local Option Sales Taxes	18,595,099	18,231,230
Investment Income	6,562,529	6,811,643
Revenue from the Sale of Uncapitalized Property	-	1,141,951
Miscellaneous	-	1,416,047
Gain on Sale of Buildings Held for Resale	-	-
Net Gain on Sale of Capital Assets	<u>1,157,963</u>	<u>520,275</u>
Total General Revenues	<u>115,872,655</u>	<u>107,601,556</u>
Total Revenues	<u>205,364,324</u>	<u>181,268,993</u>
Expenses		
Public Safety	59,483,889	56,514,656
Public Works	30,678,790	26,172,957
Culture and Recreation	20,296,373	18,653,242
Community and Economic Development	21,849,872	19,602,638
General Government	12,516,604	14,757,288
Debt Service	3,733,029	2,806,458
Airport	7,619,673	-
Water	-	-
Sewer	-	-
Solid Waste	-	-
Parking	-	-
Skyway System	-	-
Total Expenses	<u>156,178,230</u>	<u>138,507,239</u>
Increase in Net Position Before Transfers	49,175,968	42,761,754
Transfers	<u>390,467</u>	<u>-1,027,701</u>
Increase in Net Position	49,566,435	41,734,053
Net Position - Beginning of Year as Restated (See Note 16)	<u>548,743,506</u>	<u>446,984,019</u>
Net Position	<u>\$ 598,309,941</u>	<u>\$ 488,718,072</u>

**City of Sioux City
Management Discussion and Analysis**

THE CITY AS A WHOLE (CONTINUED)

<u>Revenue Source</u>	<u>Business-Type Activities</u>		<u>Totals</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
Program Revenues				
Charges for Services	\$ 71,522,521	\$ 69,475,336	\$ 92,138,774	\$ 89,566,745
Operating Grants and Contributions	2,163	212,702	34,157,985	32,353,687
Capital Grants and Contributions	231,058	7,455,590	34,940,526	28,890,633
Total Program Revenues	<u>71,755,742</u>	<u>77,143,628</u>	<u>161,237,285</u>	<u>150,811,065</u>
General Revenues				
Property Taxes	-	-	80,181,899	69,086,406
Franchise Taxes	-	-	6,531,267	7,665,643
Hotel-Motel Taxes	-	-	2,843,898	2,728,361
Local Option Sales Taxes	-	-	18,595,099	18,231,230
Investment Income	2,250,675	1,965,750	8,813,204	8,777,393
Revenue from the Sale of Uncapitalized Property	-	-	-	1,141,951
Miscellaneous	-	168,632	-	1,584,679
Gain on Sale of Buildings Held for Resale	-	-	-	-
Net Gain on Sale of Capital Assets	-	-	1,157,963	520,275
Total General Revenues	<u>2,250,675</u>	<u>2,134,382</u>	<u>118,123,330</u>	<u>109,735,938</u>
Total Revenues	<u>74,006,417</u>	<u>79,278,010</u>	<u>279,370,741</u>	<u>260,547,003</u>
Expenses				
Public Safety	-	-	59,483,889	56,514,656
Public Works	-	-	30,678,790	26,172,957
Culture and Recreation	-	-	20,296,373	18,653,242
Community and Economic Development	-	-	21,849,872	19,602,638
General Government	-	-	12,516,604	14,757,288
Debt Service	-	-	3,733,029	2,806,458
Airport	-	7,080,590	-	7,080,590
Water	20,609,924	17,706,597	20,609,924	17,706,597
Sewer	29,938,037	24,506,188	29,938,037	24,506,188
Solid Waste	7,474,633	7,061,795	7,474,633	7,061,795
Parking	2,184,275	1,511,455	2,184,275	1,511,455
Skyway System	739,307	666,056	739,307	666,056
Total Expenses	<u>60,946,176</u>	<u>58,532,681</u>	<u>217,124,406</u>	<u>197,039,920</u>
Increase in Net Position Before Transfers	13,060,241	20,745,329	62,236,209	63,507,083
Transfers	<u>-390,467</u>	<u>1,027,701</u>	<u>-</u>	<u>-</u>
Increase in Net Position	12,669,774	21,773,030	69,855,882	63,507,083
Net Position - Beginning of Year as Restated (See Note 16)	<u>199,443,403</u>	<u>237,695,807</u>	<u>748,186,909</u>	<u>684,679,826</u>
Net Position	<u>\$ 212,113,177</u>	<u>\$ 259,468,837</u>	<u>\$ 810,423,118</u>	<u>\$ 748,186,909</u>

**City of Sioux City
Management Discussion and Analysis**

PROGRAM REVENUES

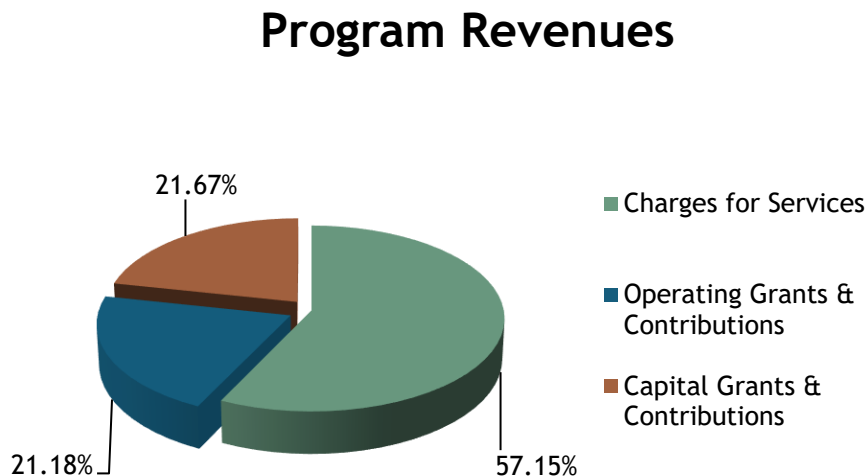
Program revenues totaled \$161,237,285 for fiscal year 2025. Governmental Activities provided \$89,481,543 and Business-Type Activities provided \$71,755,742. Revenue collected for Charges for Services during fiscal year 2025 was \$92,137,774, accounting for approximately 57.1% of the total program revenues.

Business-Type charges for services increased by \$2.0 million due to increases in utility rates for water and sewer.

Governmental operating grants and contributions increased by about \$2.0 million. This increase was mainly due to the City receiving additional funds from the Emergency Rental Assistance grant from the state. Additionally, there were two large projects for the Home Investment Partnerships-ARP grant that were finalized in Fiscal Year 2025, thus increasing HOME grant revenues.

Governmental capital grants and contributions increased \$13.3 million and Business-Type decreased by \$7.2 million. This shift was primarily due to the Airport fund is now considered a Governmental-Type fund. The additional increase was primarily due to the Airport fund receiving over \$8.0 million dollars from the Air National Guard for the reconstruction of the runway. In comparison, in 2024 only about \$.02 million was received.

The following chart breaks down Program Revenues by source:



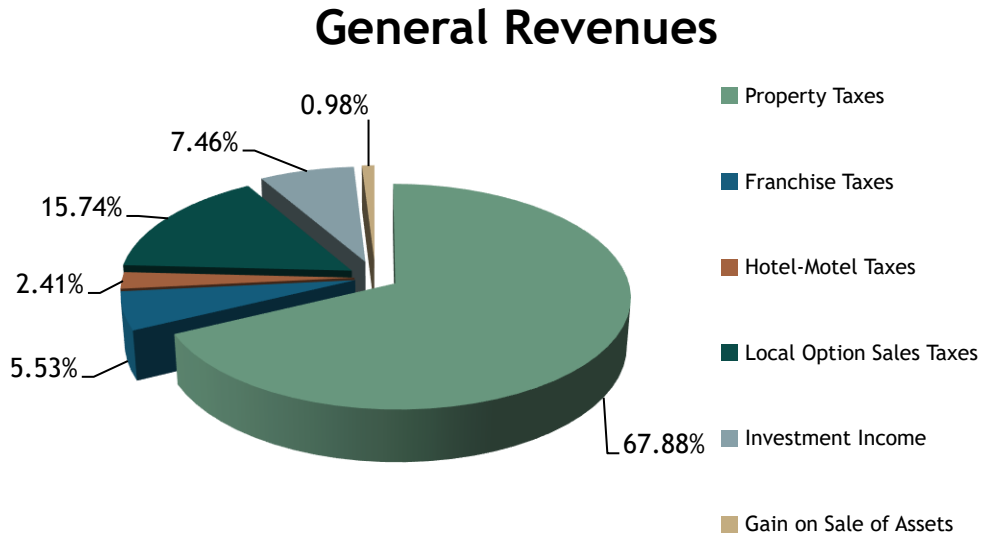
GENERAL REVENUES

General Revenues for fiscal year 2025 totaled \$118,123,330, which is \$8,387,392 more than fiscal year 2024. Governmental Activities provided \$115,872,655 and Business-Type Activities provided \$2,250,675. Property tax revenues for fiscal year 2025 totaled \$80,181,899, accounting for 67.88% of General Revenues. Property tax revenues were \$11,095,493 higher than fiscal year 2024 due to an increase in the property tax levy.

**City of Sioux City
Management Discussion and Analysis**

GENERAL REVENUES (CONTINUED)

The following chart breaks down General Revenues by source:



EXPENSES

Expenses for fiscal year 2025 totaled \$217,124,406 an increase of \$20,084,486 from fiscal year 2024. Expenses for Governmental Activities totaled \$156,178,230 accounting for 71.9% of total expenses. Business-Type Activity expenses totaled \$60,946,176, an increase of \$2,413,495, for 28.1% of the total.

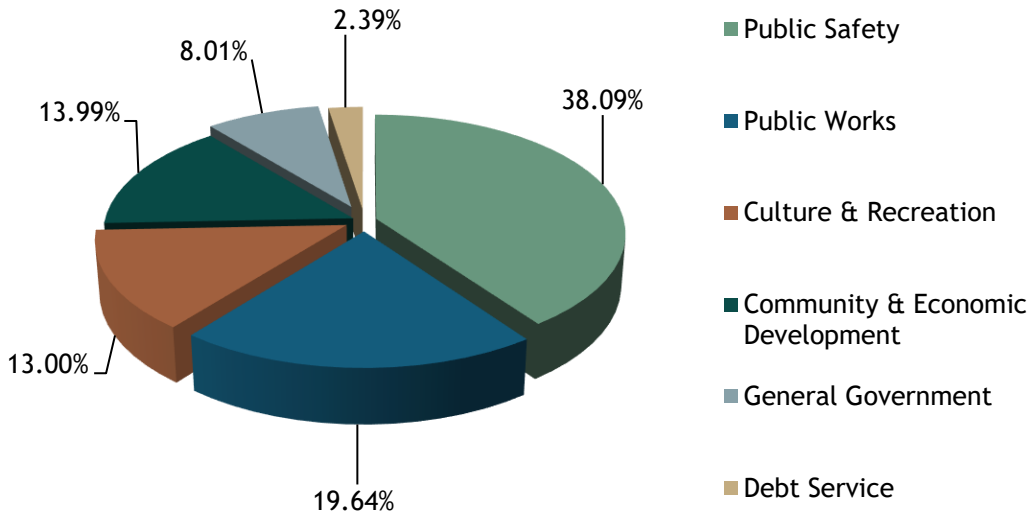
Public Works increased \$4.5 million mostly because the Airport fund is now considered a Governmental fund and expenses are now reported under public works. Public Safety expenses increased by \$2,969,233 primarily due to higher costs for maintenance of equipment for police and fire. There were also annual salary increases; group health insurance increases and severance pay for retirements. This resulted in police expense at \$0.4 million higher and fire at \$1.9 million higher compared to 2024. Additionally, inspection services salaries and group insurance increased by \$138,535. Community and Economic Development expenses increased by \$2.2 million from the previous year primarily due to the increase in rapid rehousing rental assistance payments, which increased \$1.6 million. Additionally, there was an increase of projects that were incentivized through development agreements. Water and Sewer expenses increased \$3.3 million and \$6.1 million respectively. In the Water Fund, repairs and maintenance of equipment increased \$1.6 million. In the Sewer Fund, there was about \$1.1 million more expensed bio-solid disposals. Additionally, repairs and maintenance of equipment increased \$4.2 million.

City of Sioux City
Management Discussion and Analysis

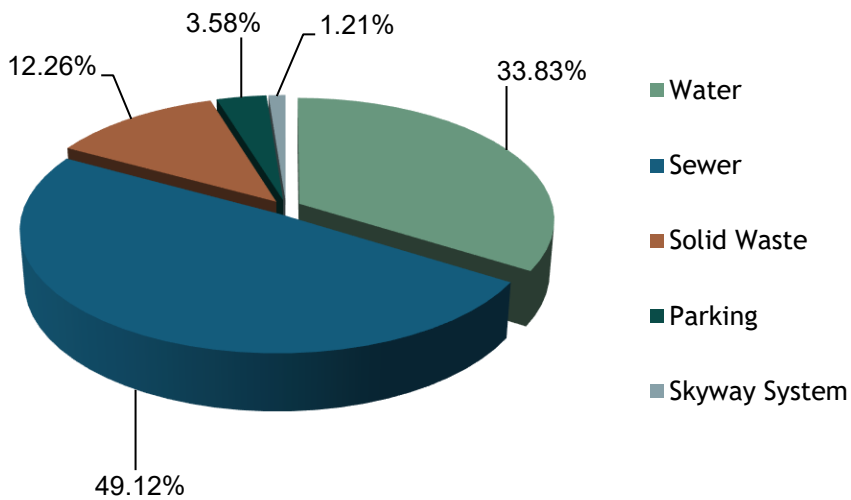
EXPENSES (CONTINUED)

The following tables shows the activities included within each program level:

Governmental Expenses



Business-Type Expenses



**City of Sioux City
Management Discussion and Analysis**

EXPENSES (CONTINUED)

Program Level	Activity
Public Safety	Individual and Community Protection, Physical Health
Public Works	Public Service, Utilities, Transportation
Culture and Recreation	Education and Culture
Community and Economic Development	Housing and Community Development
General Government	Policy and Administration
Debt Service	Debt

Governmental Activities

To aid in the understanding of the Statement of Activities, some additional explanation is given. Of particular interest is the format that is significantly different than a typical Statement of Revenues, Expenses, and Changes in Fund Balance. Please note that the expenses are listed in the first column with revenues from each particular program reported to the right. The result is a Net (Expense) Revenue calculation. This format highlights the respective financial burden that each of the functions place on the taxpayers. For example, for Public Safety, the City spent \$59,483,889 and received \$8,667,711 in revenue thus leaving a cost to the taxpayer of \$50,816,178 to be funded by various methods. This format also identifies how much each function draws from general revenues or is self-financing through fees or grants. Some of the individual line-item revenues reported for each function are:

Public Safety	Fines, COPS Grants, Block Grants
Community and Economic Development	HUD Grants, Building Permits, Licenses
General Government	Internal Service - Charges for Services

**City of Sioux City
Management Discussion and Analysis**

EXPENSES (CONTINUED)

Governmental Activities (Continued)

The total cost of governmental activities this year was \$156,178,230. Of these costs, \$20,616,253 was paid by those who directly benefited from the programs. Costs paid by other governments and organizations that subsidized certain programs with grants and contributions were \$68,865,290, leaving a Net Expense of \$66,696,687 for governmental activities. These expenses were covered with tax revenues, interest, and other general revenues. The Statement of Activities in the financial section provides further detail. The Net (Expense) Revenue by governmental activity is shown in the following table:

<u>Functions/Programs</u>	Net (Expense) Revenue	
	2025	2024
<u>Governmental Activities</u>		
Public Safety	\$ (50,816,178)	\$ (47,650,511)
Public Works	13,793,591	11,875,460
Culture and Recreation	(18,402,221)	(15,664,546)
Community and Economic Development	(6,065,282)	(2,861,633)
General Government	(8,234,904)	(8,238,602)
Debt Service	(3,702,529)	(2,299,970)
Airport	6,730,836	-
Total Net (Expense) Revenue	<u>(66,696,687)</u>	<u>(64,839,802)</u>
Government Activities		
General Revenues and Transfers	<u>116,263,112</u>	<u>1,860,208</u>
Change in Net Position	<u>\$ 49,566,435</u>	<u>\$ (62,979,594)</u>

Total resources available during the year to finance Governmental operations were \$754,498,297, consisting of Net Position at July 1, 2024, of \$548,743,506, Program Revenues \$89,481,543, General Revenues \$115,872,655, and transfers \$390,467. Total Governmental Activities during the year expended \$156,178,230 thus, Net Position increased by \$49,566,435 to \$598,309,941. In addition, there was a restatement of beginning net position to a change within the reporting entity that increased beginning governmental activities net position by \$60,025,434.

Business-Type Activities

Business-type activities increased the City's net position by \$12,669,774.

The cost of all Proprietary activities this year was \$60,946,176. As shown in the Statement of Activities, the amounts paid by users of the systems were \$71,522,521, and \$233,221 was funded from grants and contributions, resulting in total net gain for business-type activities of \$10,809,566.

**City of Sioux City
Management Discussion and Analysis**

EXPENSES (CONTINUED)

Business-Type Activities (Continued)

The Net (Expense) Revenue by Business-Type Activity is shown in the following table:

<u>Business-Type Activities</u>	<u>Net (Expense) Revenue</u>	
	<u>2025</u>	<u>2024</u>
Airport System	\$ -	\$ 2,761,304
Water System	1,927,352	3,568,372
Sewer System	10,120,236	12,766,191
Solid Waste System	(603,832)	(444,762)
Parking	(562,104)	(10,556)
Skyway System	(72,086)	(29,602)
Total Net (Expense) Revenue		
Business-Type Activities	10,809,566	18,610,947
General Revenues and Transfers	1,860,208	3,162,083
Change in Net Position	<u>\$ 12,669,774</u>	<u>\$ 21,773,030</u>

Total resources available during the year to finance Proprietary Fund activities were \$273,059,353, consisting of Net Position at July 1, 2024, of \$199,443,403, Program Revenues \$71,755,742, General Revenues \$2,250,675, and transfers (\$390,467). Total Proprietary Fund Activities during the year expended \$60,946,176, thus, Net Position was increased by \$12,669,774 to \$212,113,177. In addition, there was a restatement of beginning net position to a change within the reporting entity that decreased beginning Business-type activities net position by \$60,025,434.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing financing requirements. Fund balances that are not categorized as non-spendable, restricted, or committed may serve as a useful measure of a government's net resources available for spending at the end of a fiscal year. The City's governmental funds reported combined ending fund balances of \$129,199,910 a total increase of \$4,281,538 from the prior year.

The General Fund is the primary operating fund of the City. The fund balance of \$27,498,601 is approximately 34.6% of expenditures, which is at the upper end of the City's goal of a fund balance between 12% and 20% of expenditures. During the year, revenues and transfers in exceeded expenditures and transfers out in the general fund by \$2,126,734, a decrease of \$979,351 from fiscal year 2024. Tax revenues increased by \$490,220 in comparison to 2024 due to a higher tax base and increased levy which will yield higher taxes. Charges for Service decreased by \$2,007,473 due to a decrease in ambulance GEMT reimbursements from the state. Investment income increased by \$357,571 due to better interest rates in 2025 compared to 2024.

**City of Sioux City
Management Discussion and Analysis**

FINANCIAL ANALYSIS OF THE CITY'S FUNDS (CONTINUED)

The Debt Service Fund is used to account for and report the accumulation of financial resources that are restricted, committed, or assigned for the payment of general long-term debt principal, interest, and related costs. The fiscal year 2025 fund balance increased \$351,576. Tax Revenues increased \$1,015,579 in comparison to 2025 due to a higher tax base and increased levy which will yield higher taxes.

The Tax Increment Financing Fund (TIF) is used to account for the accumulation of resources generated by TIF districts to be used for urban renewal and development. Tax Revenues increased by \$1,475,095 due to a higher tax base and increased levy which will yield higher taxes in comparison to 2024. About \$14.8 million was transferred out of the fund to other funds, primarily to the debt service fund to cover the City's debt payments.

The Local Option Sales Tax Fund is used to account for the voter-approved local option sales tax. This money is transferred to various projects in other funds. In 2025, \$18.2 million was transferred out. Tax Revenues increased by \$363,869. Tax revenues are a direct correlation to the dollars spent in our area.

The Capital Improvement Fund accounts for and reports all financial resources that are restricted, committed, or assigned to expenditure for capital outlays including the acquisition or construction of major capital facilities, excluding those financed by Proprietary and Fiduciary Funds. The fiscal year 2025 fund balance decreased \$6,640,486. Intergovernmental revenue decreased by about \$2.3 million. Most of the decrease was related to the completion of various street reconstruction projects where grant revenue was received from the Iowa DOT. These projects included South Cecelia & Hamilton Blvd reconstructions. Capital projects expenditures increased approximately \$2.1 million. This includes large improvements at the Wastewater Treatment Plant and the new utilities filed office.

The Employee Benefits Fund is to account for the City's employee benefits tax levy. The fiscal 2025 fund balance increased by \$53,151. Tax revenues increased \$3.1 million due to a higher tax base and increased levy which will yield higher taxes. In 2025, \$11.7 million was transferred out to the General Fund to cover employee benefit costs.

The Enterprise Funds, which account for operations that are similar to a private business, had a net position increase of \$12,642,790 in fiscal year 2025. The funds with the largest net position increases were Water Fund and Sewer Fund. In fiscal year 2025 the Airport fund was reclassified as a governmental fund. In the Sewer Fund, charges for services increased by \$2.5 million because of an increase in the rates. Water charges for service also increased \$891,147 due to increases in rates. Investment income in the Sewer and Water fund increased by \$289,420 and \$37,416 respectively due to better interest rates.

**City of Sioux City
Management Discussion and Analysis**

GENERAL FUND BUDGETARY HIGHLIGHTS

Comparing the fiscal year 2025 original (adopted) General Fund amount of \$92,872,624 to the final budget amount of \$108,884,623, shows a net increase of \$16,11,999.

<u>Original Budget</u>	<u>Encumbrances</u>	<u>Beginning Balance</u>	<u>Supplemental Changes</u>	<u>Final Budget</u>
\$ 92,872,624	\$ 520,772	\$ 93,393,396	\$ 15,491,227	\$ 108,884,623

The following table shows the General Fund budget variances by program structure:

	<u>Amended Budget</u>	<u>Actual</u>	<u>Variance Over (Under) Amended Budget</u>
<u>EXPENDITURES</u>			
Public Safety	\$ 56,566,987	\$ 55,886,327	\$ (680,660)
Public Works	3,307,803	2,076,427	(1,231,376)
Culture and Recreation	15,878,308	13,221,642	(2,656,666)
Community and Economic Development	3,482,835	1,150,540	(2,332,295)
General Government	13,838,082	7,180,620	(6,657,462)
Total Expenditures	<u>93,074,015</u>	<u>79,515,556</u>	<u>(13,558,459)</u>
 Transfers Out	 <u>15,810,608</u>	 <u>9,551,947</u>	 <u>(6,258,661)</u>
 Total Expenditures and Transfers	 <u>\$ 108,884,623</u>	 <u>\$ 89,067,503</u>	 <u>\$ (6,258,661)</u>

In fiscal year 2025, appropriations increased \$15.5 million between the original budget and the final amended budget. Public Safety increased \$4.1 million, Public Works increased \$.6 million, Culture and Recreation increased \$2.8 million, Community and Economic Development increased \$1.1 million, and General Government increased \$2.1 million, all due to additional grants received during the fiscal year and due to accruals and year-end budget adjustments.

**City of Sioux City
Management Discussion and Analysis**

CAPITAL ASSETS

The City's investment in capital assets, including land, building and improvements, equipment, streets, sewer systems, lighting systems, traffic signals and other infrastructure represents the value of the resources utilized to provide services to our citizens. The investment in capital assets as of June 30, 2025, was \$675,968,799 (net of accumulated depreciation/amortization and outstanding financings). This is an increase of \$45,653,501 (7.2%) from fiscal year 2024. The gross additions to capital assets for fiscal years 2025 and 2024 are as follows:

	General Governmental Activities		Business-Type Activities	
	2025	2024	2025	2024
Land	\$ 2,784,559	\$ 6,495,936	\$ -	\$ -
Infrastructure	12,700,287	35,752,625	-	-
Buildings	290,707	2,961,608	116,894	453,634
Improvements-Other than Buildings	4,899,336	1,647,725	45,937,639	30,556,465
Right-to-use leased building	-	-	-	33,438
Right-to-use leased equipment	-	36,355	-	-
Right-to-use subscription IT assets	246,662	-	-	-
Equipment	8,415,491	3,866,781	180,897	1,214,407
Construction in Progress	66,180,393	52,539,096	16,238,903	31,619,876
Total Gross Additions	\$ 95,517,435	\$ 103,300,126	\$ 62,474,333	\$ 63,877,820
	<u>2025</u>	<u>2024</u>		
Land	\$ 2,784,559	\$ 6,495,936		
Infrastructure	12,700,287	35,752,625		
Buildings	407,601	3,415,242		
Improvements-Other than Buildings	50,836,975	32,204,190		
Right-to-use leased building	-	33,438		
Right-to-use leased equipment	-	36,355		
Right-to-use subscription IT assets	246,662	-		
Equipment	8,596,388	5,081,188		
Construction in Progress	82,419,296	84,158,972		
Total Gross Additions	\$ 157,991,768	\$ 167,177,946		

**City of Sioux City
Management Discussion and Analysis**

CAPITAL ASSETS (CONTINUED)

Most expenditures for capital outlays were incurred by the Capital Improvement Fund. Infrastructure was the major capital outlay for Governmental Activities in fiscal year 2025 and included: various storm water reconstructions, Andrew Ave Utility Improvements, Southbridge Rail Project, and Thompson Park improvements. The major expenditures related to Land include 81.33 acres of land purchased on Allison Avenue and parcels along Gordon Drive in preparation for the viaduct reconstruction. The major expenditures related to Buildings includes the Airport Terminal Apron project, and various park improvements including Cone Park, Hubbard Park lights and Headington Park splash pad. New Equipment includes new lockers for the IBP Ice Center and the Transit mobile payment system. Major construction in progress includes the new utilities field office, UV Disinfection Improvements at the Wastewater Treatment Plant, various wastewater treatment plant improvements, Runway 131-31 Reconstruction and FY 2025 Bridge Overlay project.

For Business-Type Activities, construction in progress includes Wastewater Treatment Plant facility upgrades, Bacon Creek sanitary sewer replacement, and Undersized Watermain Break project. Improvements other than buildings include \$35.7 million project for the I-29 Riverfront reconstruction, and smaller water main break repairs.

See Note 4 to the financial statements for more information on the City's capital assets.

DEBT ADMINISTRATION

At fiscal year end, the City had \$269,106,261 of debt outstanding. This is a decrease of \$426,706 from the prior year. Of this amount, \$127,041,241 is to be paid from tax sources; primarily local option sales tax, general taxes, and Tax Increment Funds, and \$142,065,020 is to be repaid from the City's Municipal Enterprises.

Debt administration is conservative since almost all City general obligation debt is to be repaid within the next 10 years. This rapid repayment when combined with the use of Tax Increment Financing and Local Option Sales Tax Revenue has allowed the City to maintain our AA bond rating. This rating is the second highest possible rating and reflects well on our community.

Major projects for fiscal year 2025 include: Wastewater Treatment Plant Upgrades and modifications, street maintenance including annual infrastructure and railroad crossing improvements, airport projects including buildings, equipment, electrical systems, water system and sanitary sewer improvements, new industrial and commercial development, and trails.

The City continues to operate well under State debt capacity limitations. The State limits the amount of General Obligation Debt outstanding to 5% of the assessed value of all taxable property in the community. The City's debt capacity is \$367,319,638. With outstanding general obligation debt applicable to this limit of \$142,407,815, the City is utilizing 38.8% of this limit. More detailed information on debt administration is provided in Note 5 of the financial statements.

**City of Sioux City
Management Discussion and Analysis**

ECONOMIC FACTORS

Sioux City continues to see strong momentum in economic development, with projects across industrial, commercial, housing, and recreational sectors driving growth and strengthening the local tax base. New investments are bringing jobs, expanding services, and supporting long-term stability, while also diversifying the economy. These efforts, such as Siouxland Sports Academy's \$5 million multi-sports complex and Perdue Premium Meat Company's \$60 million expansion demonstrate Sioux City's ability to attract and retain business while creating opportunities that benefit the entire Siouxland region. The City's continued investment in expanding city limits for industrial opportunities led to the purchase of an 80-acre site within the Southbridge Business Park, which has already gained the attention of industrial prospects looking at the area for expansion.

Assessed 2025 property values increased to \$7.3 billion, or 15.8%, from \$6.2 billion in 2024. Taxable Per capita income increased to \$32,696 in 2025, an increase of 4.0% from \$31,428 in 2024.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT STAFF

This financial report is designed to provide the citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have questions on this report or need additional financial information, please contact the City Accounting and Reporting Manager at 712-279-6281.

BASIC FINANCIAL STATEMENTS

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City of Sioux City
Statement of Net Position
June 30, 2025

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Siouxland Expo Center
Assets				
Cash and investments (including cash equivalents)	\$ 141,293,482	\$ 51,351,139	\$ 192,644,621	\$ 797,618
Receivables				
Accounts receivable	6,458,961	11,705,762	18,164,723	99,942
Special assessments receivable	-	13,005	13,005	-
Interest receivable	720,504	126,466	846,970	-
Taxes receivable	84,917,371	-	84,917,371	-
Special assessments receivable	88,614	-	88,614	-
Loan receivable, due in more than one year	20,025,436	-	20,025,436	-
Lease receivable	2,487,011	-	2,487,011	-
Promises to give, net of allowance	-	-	-	1,946,984
Internal balances	99,678	(99,678)	-	-
Due from other governments	9,329,783	204,572	9,534,355	-
Inventories	943,357	-	943,357	-
Prepaid items	821,766	142,892	964,658	-
Capital assets not being depreciated/amortized	176,513,068	29,113,011	205,626,079	190,000
Capital assets, net of accumulated depreciation/amortization	451,136,200	273,740,560	724,876,760	14,820,126
Total assets	\$ 894,835,231	\$ 366,297,729	\$ 1,261,132,960	\$ 17,854,670
Deferred Outflows of Resources				
Deferred outflows of resources related to City pensions	16,868,827	868,975	17,737,802	-
Deferred outflows of resources related to OPEB	2,193,434	216,933	2,410,367	-
Total deferred outflows of resources	19,062,261	1,085,908	20,148,169	-
Total assets and deferred outflows of resources	\$ 913,897,492	\$ 367,383,637	\$ 1,281,281,129	\$ 17,854,670
Liabilities				
Accounts and contracts payable	\$ 13,903,782	\$ 4,179,471	\$ 18,083,253	\$ -
Interest payable	415,742	219,597	635,339	72,350
Salaries and benefits payable	3,604,237	417,564	4,021,801	-
Due to other funds	-	-	-	-
Due to other governments	264,411	2,906,003	3,170,414	263,725
Unearned revenue	7,533,912	-	7,533,912	-
Compensated absences payable				
Payable within one year	4,813,623	566,344	5,379,967	-
Payable after one year	2,845,439	398,462	3,243,901	-
Estimated liability for damage claims				
Payable within one year	1,473,554	-	1,473,554	-
Payable after one year	4,795,000	-	4,795,000	-
Lease and SBITA liabilities				
Payable within one year	104,998	30,670	135,668	-
Payable after one year	164,441	-	164,441	-
Bonds/notes payable, net				
Payable within one year	21,812,877	3,082,122	24,894,999	670,736
Payable after one year	104,958,925	19,636,758	124,595,683	10,963,319
Revenue notes				
Payable within one year	-	11,937,000	11,937,000	-
Payable after one year	-	107,378,470	107,378,470	-
Accrued landfill costs payable after one year	-	721,868	721,868	-
Total other post employment benefits (OPEB) liability				
Payable within one year	462,000	-	462,000	-
Payable after one year	7,480,086	894,385	8,374,471	-
Net pension liability payable after one year	49,822,156	2,481,380	52,303,536	-
Total liabilities	224,455,183	154,850,094	379,305,277	11,970,130
Deferred Inflows of Resources				
Deferred inflows of resources related to City pensions	1,500,565	76,492	1,577,057	-
Deferred inflows of resources related to lease receivable	2,694,362	-	2,694,362	-
Taxes and assessments for subsequent years	83,460,789	-	83,460,789	-
Deferred inflows of resources related to OPEB	3,476,652	343,874	3,820,526	-
Total deferred inflows of resources	91,132,368	420,366	91,552,734	-
Net Position				
Net investment in capital assets	510,688,605	165,280,194	675,968,799	3,376,071
Restricted for				
Cemetery - nonexpendable	1,432,560	-	1,432,560	-
Local option sales tax	10,264,693	-	10,264,693	-
Employee benefits	205,359	-	205,359	-
Capital projects	40,654,610	-	40,654,610	-
Other nonmajor special revenue funds	24,451,698	-	24,451,698	-
Other purposes	10,521,184	27,989	10,549,173	-
Unrestricted	91,232	46,804,994	46,896,226	2,508,469
Total net position	598,309,941	212,113,177	810,423,118	5,884,540
Total liabilities, deferred inflows of resources, and net position	\$ 913,897,492	\$ 367,383,637	\$ 1,281,281,129	\$ 17,854,670

**City of Sioux City
Statement of Activities
Year Ended June 30, 2025**

Functions/Programs	Expenses	Program Revenues		Program Revenues
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental activities				
General government	\$ 12,516,604	\$ 3,036,589	\$ 1,245,111	\$ -
Public safety	59,483,889	7,664,279	1,003,432	-
Public works	30,678,790	5,854,627	16,185,414	22,432,340
Culture and recreation	20,296,373	1,791,846	34,772	67,534
Community and economic development	21,849,872	-	15,656,593	127,997
Airport	7,619,673	2,268,912	-	12,081,597
Interest and fiscal charges	3,733,029	-	30,500	-
Total governmental activities	<u>156,178,230</u>	<u>20,616,253</u>	<u>34,155,822</u>	<u>34,709,468</u>
Business-type activities				
Water	20,609,924	22,537,276	-	-
Sewer	29,938,037	39,827,215	-	231,058
Parking	2,184,275	1,622,171	-	-
Solid waste	7,474,633	6,870,801	-	-
Skyway	739,307	665,058	2,163	-
Total business-type activities	<u>60,946,176</u>	<u>71,522,521</u>	<u>2,163</u>	<u>231,058</u>
Total primary government	<u>\$ 217,124,406</u>	<u>\$ 92,138,774</u>	<u>\$ 34,157,985</u>	<u>\$ 34,940,526</u>
Component unit, Siouxland Expo Center	<u>\$ 1,481,578</u>	<u>\$ 627,079</u>	<u>\$ 446,733</u>	<u>\$ -</u>

General revenues

- Property taxes levied for general purposes
- Property taxes levied for debt service
- Tax increment financing
- Local option sales tax
- Franchise fees
- Hotel/motel tax
- Unrestricted investment earnings
- Gain on sale of asset

Transfers

Total general revenues and transfers

Change in net position

Net position - beginning, as previously stated

Change within reporting entity (See Note 16)

Net position - beginning, restated

Net position - ending

(Continued)

Primary Government			Component Unit
Net (Expense) Revenues and Changes in Net Position			
Governmental Activities	Business-Type Activities	Total	Siouxland Expo Center
\$ (8,234,904)	\$ -	\$ (8,234,904)	\$ -
(50,816,178)	-	(50,816,178)	-
13,793,591	-	13,793,591	-
(18,402,221)	-	(18,402,221)	-
(6,065,282)	-	(6,065,282)	-
6,730,836	-	6,730,836	-
(3,702,529)	-	(3,702,529)	-
<u>(66,696,687)</u>	<u>-</u>	<u>(66,696,687)</u>	<u>-</u>
-	1,927,352	1,927,352	-
-	10,120,236	10,120,236	-
-	(562,104)	(562,104)	-
-	(603,832)	(603,832)	-
-	(72,086)	(72,086)	-
<u>-</u>	<u>10,809,566</u>	<u>10,809,566</u>	<u>-</u>
<u>\$ (66,696,687)</u>	<u>\$ 10,809,566</u>	<u>\$ (55,887,121)</u>	<u>\$ -</u>
-	-	-	(407,766)
49,338,415	-	49,338,415	-
13,068,401	-	13,068,401	-
17,775,083	-	17,775,083	-
18,595,099	-	18,595,099	-
6,531,267	-	6,531,267	-
2,843,898	-	2,843,898	-
6,562,529	2,250,675	8,813,204	39,406
1,157,963	-	1,157,963	-
390,467	(390,467)	-	-
<u>116,263,122</u>	<u>1,860,208</u>	<u>118,123,330</u>	<u>39,406</u>
49,566,435	12,669,774	62,236,209	(368,360)
488,718,072	259,468,837	748,186,909	6,252,900
60,025,434	(60,025,434)	-	-
<u>548,743,506</u>	<u>199,443,403</u>	<u>748,186,909</u>	<u>6,252,900</u>
<u>\$ 598,309,941</u>	<u>\$ 212,113,177</u>	<u>\$ 810,423,118</u>	<u>\$ 5,884,540</u>

City of Sioux City
Balance Sheet - Governmental Funds
June 30, 2025

	General Fund (101, 102, 103, 121, 122, 123, 127, 201)	Special Revenue		
		Other Employee Benefits (204)	Local Option Sales Tax (211, 212)	Tax Increment Financing (422- 427)
Assets				
Cash and investments	\$ 27,928,376	\$ 191,250	\$ 8,393,857	\$ 10,341,423
Interest receivable	337,691	-	-	-
Due from other governments	700,937	-	1,877,336	37,711
Accounts receivable net of allowance	4,422,688	-	-	-
Due from other funds	180	-	-	-
Property taxes receivable	36,085,279	13,487,308	-	20,954,471
Special assessments receivable, net of allowance	84,500	-	-	-
Prepaid items	56,057	-	-	-
Leases receivable	413,865	-	-	-
Notes receivable	-	-	-	-
Total assets	\$ 70,029,573	\$ 13,678,558	\$ 10,271,193	\$ 31,333,605
Liabilities				
Accounts payable	\$ 977,549	\$ 93,666	\$ 6,500	\$ 1,069
Due to other governments	223,213	-	-	-
Salaries and benefits payable	2,977,084	-	-	-
Due to other funds	3,677	-	-	-
Unearned revenues	16,491	-	-	-
Total liabilities	4,198,014	93,666	6,500	1,069
Deferred Inflows of Resources				
Unavailable revenue - loans	-	-	-	-
Unavailable revenue - leases	413,561	-	-	-
Unavailable revenue - taxes	35,792,663	13,379,533	-	20,811,352
Total deferred inflows of resources	36,206,224	13,379,533	-	20,811,352
Fund Balances				
Nonspendable	56,057	-	-	-
Restricted	-	205,359	10,264,693	10,521,184
Committed	520,772	-	-	-
Unassigned	29,048,506	-	-	-
Total fund balances	29,625,335	205,359	10,264,693	10,521,184
Total liabilities, deferred inflows of resources, and fund balances	\$ 70,029,573	\$ 13,678,558	\$ 10,271,193	\$ 31,333,605

(Continued)

<u>Debt Service</u>	<u>Capital Project</u>		
<u>Debt Service</u>	<u>Capital</u>	<u>Other</u>	<u>Total</u>
<u>(400, 401, 460)</u>	<u>Improvements</u>	<u>Governmental</u>	<u>Governmental</u>
	<u>(270, 300-387)</u>	<u>Funds</u>	<u>Funds</u>
\$ -	\$ 54,866,369	\$ 19,196,442	\$ 120,917,717
-	267,525	100,139	705,355
130,311	921,348	5,528,018	9,195,661
-	852,900	728,188	6,003,776
-	3,778,594	400	3,779,174
14,140,687	-	249,626	84,917,371
-	-	4,114	88,614
-	-	283	56,340
-	781,635	1,291,511	2,487,011
-	16,076,284	3,949,152	20,025,436
<u>\$ 14,270,998</u>	<u>\$ 77,544,655</u>	<u>\$ 31,047,873</u>	<u>\$ 248,176,455</u>
\$ 3,000	\$ 8,714,395	\$ 2,725,269	\$ 12,521,448
-	430	40,768	264,411
-	28,030	502,667	3,507,781
3,671,976	292	3,551	3,679,496
-	7,517,421	-	7,533,912
<u>3,674,976</u>	<u>16,260,568</u>	<u>3,272,255</u>	<u>27,507,048</u>
-	-	234,078	234,078
-	863,185	1,417,616	2,694,362
14,034,339	-	241,632	84,259,519
<u>14,034,339</u>	<u>863,185</u>	<u>1,893,326</u>	<u>87,187,959</u>
-	-	1,432,843	1,488,900
-	60,420,902	24,451,698	105,863,836
-	-	-	520,772
(3,438,317)	-	(2,249)	25,607,940
<u>(3,438,317)</u>	<u>60,420,902</u>	<u>25,882,292</u>	<u>133,481,448</u>
<u>\$ 14,270,998</u>	<u>\$ 77,544,655</u>	<u>\$ 31,047,873</u>	<u>\$ 248,176,455</u>

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City of Sioux City
Reconciliation of the Balance Sheet to
the Statement of Net Position - Governmental Funds
June 30, 2025

Total fund balances - governmental funds \$ 133,481,448

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in governmental funds.

Cost of capital assets	981,503,151
Less accumulated depreciation/amortization	(370,904,716)

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported as liabilities in the funds. Long-term liabilities at year-end consist of:

Bonds payable	(124,097,105)
Bonds premium	(2,555,684)
Lease and SBITA liabilities	(269,439)
Compensated absences payable	(7,437,156)
Net pension liability	(49,233,033)

Revenues in the Statement of Activities that do not provide current financial resources are deferred in the funds:

Taxes and special assessments	798,730
Loans	234,078

Deferred outflows of resources and deferred inflows of resources are created as a result of various differences related to pensions that are not recognized in the governmental funds:

Deferred inflows of resources related to city pensions	(1,482,405)
Deferred outflows of resources related to city pensions	16,662,518

Governmental funds do not report a liability for accrued interest due and payable. (415,196)

Internal Service Funds are used by management to charge the costs of insurance and capital equipment to individual funds. These assets and liabilities of the Internal Service Funds are included in governmental activities in the Statement of Net Position.

22,024,750

Total net position - governmental activities \$ 598,309,941

City of Sioux City
Statement of Revenues, Expenditures, and
Changes in Fund Balances - Governmental Funds
Year Ended June 30, 2025

	General Fund (101, 102, 103, 121, 122, 123, 127, 201)	Special Revenue		
		Other Employee Benefits (204)	Local Option Sales Tax (211, 212)	Tax Increment Financing (422- 427)
Revenues				
General property taxes	\$ 41,765,746	\$ 12,955,282	\$ -	\$ -
Tax increment	-	-	-	17,611,478
Other city taxes	2,843,898	-	18,595,099	-
Licenses and permits	2,132,259	-	-	-
Intergovernmental	2,051,736	158,341	-	-
Special assessments	234,448	-	-	-
Charges for services	10,775,758	-	-	-
Use of money and property	732,247	-	-	127,827
Interest income	5,723,347	-	-	193,024
Contributions and donations	490,048	-	-	-
Miscellaneous	479,078	-	218	35,778
Total revenues	<u>67,228,565</u>	<u>13,113,623</u>	<u>18,595,317</u>	<u>17,968,107</u>
Expenditures				
Current				
General government	6,909,018	53,136	-	-
Public safety	55,886,327	1,308,071	-	-
Public works	2,076,427	36,722	-	-
Culture and recreation	13,221,642	167,658	-	-
Community and economic development	1,150,540	9,923	111,733	2,966,653
Airport	-	-	-	-
Debt service				
Principal	19,931	-	-	-
Interest and fiscal charges	251,671	-	-	-
Capital outlay				
General government	-	-	-	-
Public safety	-	-	-	-
Public works	-	-	-	-
Culture and recreation	-	-	-	-
Community and economic development	-	-	-	-
Airport	-	-	-	-
Total expenditures	<u>79,515,556</u>	<u>1,575,510</u>	<u>111,733</u>	<u>2,966,653</u>
Excess of revenues over (under) expenditures	(12,286,991)	11,538,113	18,483,584	15,001,454
Other Financing Sources (Uses)				
Proceeds from sale of capital assets	-	-	-	-
Bonds issued	-	-	-	-
Premium on bonds issued	-	-	-	-
SBITA issuance	35,224	-	-	-
Transfers in	23,930,448	200,000	-	3,204,949
Transfers out	(9,551,947)	(11,684,962)	(18,247,623)	(14,860,569)
Total other financing sources (uses)	<u>14,413,725</u>	<u>(11,484,962)</u>	<u>(18,247,623)</u>	<u>(11,655,620)</u>
Net change in fund balances	2,126,734	53,151	235,961	3,345,834
Fund Balances				
Beginning of year, as previously stated	27,498,601	152,208	10,028,732	7,175,350
Change within reporting entity (See Note 16)	-	-	-	-
Beginning of year, restated	<u>27,498,601</u>	<u>152,208</u>	<u>10,028,732</u>	<u>7,175,350</u>
End of year	<u>\$ 29,625,335</u>	<u>\$ 205,359</u>	<u>\$ 10,264,693</u>	<u>\$ 10,521,184</u>

See notes to basic financial statements.

(Continued)

Debt Service	Capital Projects		
Debt Service (400, 401, 460)	Capital Improvements (270, 300-387)	Other Governmental Funds	Total Governmental Funds
\$ 12,909,891	\$ -	\$ 264,946	\$ 67,895,865
-	-	-	17,611,478
-	-	-	21,438,997
-	-	-	2,132,259
158,510	17,300,083	42,189,767	61,858,437
-	-	22,834	257,282
-	770,686	4,185,233	15,731,677
-	349,093	1,818,503	3,027,670
-	41,691	67,338	6,025,400
-	4,655,111	-	5,145,159
30,500	107,644	1,602,424	2,255,642
<u>13,098,901</u>	<u>23,224,308</u>	<u>50,151,045</u>	<u>203,379,866</u>
-	-	92,454	7,054,608
-	-	-	57,194,398
-	-	19,359,893	21,473,042
-	-	2,341,190	15,730,490
-	-	16,954,782	21,193,631
-	-	3,193,400	3,193,400
21,079,368	211,438	1,022,908	22,333,645
3,765,883	112,891	171,932	4,302,377
-	9,563,003	-	9,563,003
-	2,191,154	-	2,191,154
-	32,487,447	-	32,487,447
-	11,255,605	-	11,255,605
-	1,924,011	-	1,924,011
-	-	10,073,353	10,073,353
<u>24,845,251</u>	<u>57,745,549</u>	<u>53,209,912</u>	<u>219,970,164</u>
(11,746,350)	(34,521,241)	(3,058,867)	(16,590,298)
-	1,151,189	1,539	1,152,728
163,063	17,621,937	1,900,000	19,685,000
-	437,246	-	437,246
-	211,438	-	246,662
11,934,863	15,081,159	12,754,782	67,106,201
-	(6,622,214)	(6,788,686)	(67,756,001)
<u>12,097,926</u>	<u>27,880,755</u>	<u>7,867,635</u>	<u>20,871,836</u>
351,576	(6,640,486)	4,808,768	4,281,538
(3,789,893)	67,061,388	22,676,244	130,802,630
-	-	(1,602,720)	(1,602,720)
<u>(3,789,893)</u>	<u>67,061,388</u>	<u>21,073,524</u>	<u>129,199,910</u>
<u>\$ (3,438,317)</u>	<u>\$ 60,420,902</u>	<u>\$ 25,882,292</u>	<u>\$ 133,481,448</u>

City of Sioux City
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances to
the Statement of Activities - Governmental Funds
Year Ended June 30, 2025

Net change in fund balances - governmental funds \$ 4,281,538

Amounts reported for governmental activities in the Statement of Activities are different because:

Capital outlays are reported in governmental funds as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over the estimated useful lives as depreciation expense:

Capital outlays	66,442,969
Depreciation/amortization expense	(24,165,230)
Disposal of capital assets	(21,905)

Compensated absences are recognized as paid in the governmental funds but recognized as the expense is incurred in the Statement of Activities (1,330,813)

Governmental funds recognize pension contributions as expenditures at the time of payment in the funds whereas the Statement of Activities factors in items related to pensions on a full accrual perspective.

Pension expense	1,542,099
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Principal payments on long-term debt are recognized as expenditures in the governmental funds but have no impact on net position in the Statement of Activities:

Bonds payable, notes payable, SBITA and lease liabilities	22,333,645
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Governmental funds report the effects of bond premiums and discounts when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. 168,390

Interest on long-term debt in the Statement of Activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the funds when it is due and, thus, requires use of current financial resources. In the Statement of Activities, however, interest expense is recognized as the interest accrues, regardless of when it is due. (36,288)

Proceeds from long-term debt are recognized as an other financing source in the governmental funds but have no impact on net assets in the Statement of Activities. (19,931,662)

Certain receivables will be collected in subsequent years, but are not available soon enough to pay for the current period's expenditures and, therefore, are deferred in the funds. 104,627

Internal Service Funds are used by management to charge the costs of insurance and capital equipment to individual funds. The net revenue of certain activities of Internal Service Funds is reported with governmental activities in the government-wide financial statements. 179,065

Change in net position - governmental activities \$ 49,566,435

City of Sioux City
Statement of Net Position - Proprietary Funds
June 30, 2025

	Business-Type Activities - Enterprise Funds				Governmental Activities	
	Water (510-519)	Sewer (520-529)	Solid Waste (530-539)	Nonmajor Proprietary Funds	Total	Internal Service Funds
Assets						
Current assets						
Cash and cash equivalents	\$ 21,328,957	\$ 26,978,929	\$ 2,727,646	\$ 315,607	\$ 51,351,139	\$ 20,375,765
Due from other governments	4,524	197,782	-	2,266	204,572	134,122
Due from other funds	-	-	-	8,846	8,846	-
Accounts receivable - net	4,208,380	5,940,578	1,119,164	437,640	11,705,762	455,185
Interest receivable	52,638	67,020	6,808	-	126,466	15,149
Special assessments receivable	5,308	2,123	5,574	-	13,005	-
Inventories	-	-	-	-	-	943,357
Prepaid items	-	142,892	-	-	142,892	765,426
Total current assets	<u>25,599,807</u>	<u>33,329,324</u>	<u>3,859,192</u>	<u>764,359</u>	<u>63,552,682</u>	<u>22,689,004</u>
Noncurrent assets						
Capital assets not being depreciated/amortized	5,136,726	22,428,145	455,842	1,092,298	29,113,011	-
Capital assets, net of accumulated depreciation/amortization	108,857,066	156,788,923	38,812	8,055,759	273,740,560	17,050,833
Net capital assets	<u>113,993,792</u>	<u>179,217,068</u>	<u>494,654</u>	<u>9,148,057</u>	<u>302,853,571</u>	<u>17,050,833</u>
Total assets	<u>139,593,599</u>	<u>212,546,392</u>	<u>4,353,846</u>	<u>9,912,416</u>	<u>366,406,253</u>	<u>39,739,837</u>
Deferred Outflows of Resources						
Deferred outflows of resources related to pensions	354,008	469,592	4,868	40,507	868,975	206,309
Deferred outflows of resources related to OPEB	-	-	-	-	-	2,410,367
Total deferred outflows of resources	<u>354,008</u>	<u>469,592</u>	<u>4,868</u>	<u>40,507</u>	<u>868,975</u>	<u>2,616,676</u>
Total assets and deferred outflows of resources	<u>\$ 139,947,607</u>	<u>\$ 213,015,984</u>	<u>\$ 4,358,714</u>	<u>\$ 9,952,923</u>	<u>\$ 367,275,228</u>	<u>\$ 42,356,513</u>
Liabilities						
Current liabilities						
Accounts payable	\$ 1,158,816	\$ 2,247,046	\$ 592,018	\$ 181,591	\$ 4,179,471	\$ 1,382,334
Due to other governments	1,184,184	1,681,019	40,800	-	2,906,003	-
Due to other funds	-	-	-	108,524	108,524	-
Interest payable	97,255	117,418	-	4,924	219,597	546
Salaries payable	199,238	196,772	2,297	19,257	417,564	96,456
Compensated absences	253,583	281,381	1,912	29,468	566,344	90,345
Estimated Liability for damage claims	-	-	-	-	-	1,473,554
General obligation bonds/notes - current portion	1,726,664	983,508	-	371,950	3,082,122	45,507
Notes payable - current portion	4,002,000	7,935,000	-	-	11,937,000	-
Total OPEB liability - current portion	-	-	-	-	-	462,000
Lease liability	30,670	-	-	-	30,670	-
Total current liabilities	<u>8,652,410</u>	<u>13,442,144</u>	<u>637,027</u>	<u>715,714</u>	<u>23,447,295</u>	<u>3,550,742</u>
Noncurrent liabilities						
Compensated absences	272,124	80,444	-	45,894	398,462	131,561
Accrued landfill closure costs	-	-	721,868	-	721,868	-
Revenue notes payable	35,988,000	71,390,470	-	-	107,378,470	-
General obligation bonds/notes	10,975,014	6,884,717	-	1,777,027	19,636,758	73,506
Total OPEB liability	-	-	-	-	-	8,374,471
Estimated liability for damage claims	-	-	-	-	-	4,795,000
Net pension liability	1,010,879	1,340,931	13,900	115,670	2,481,380	589,123
Total noncurrent liabilities	<u>48,246,017</u>	<u>79,696,562</u>	<u>735,768</u>	<u>1,938,591</u>	<u>130,616,938</u>	<u>13,963,661</u>
Total liabilities	<u>56,898,427</u>	<u>93,138,706</u>	<u>1,372,795</u>	<u>2,654,305</u>	<u>154,064,233</u>	<u>17,514,403</u>
Deferred Inflows of Resources						
Deferred inflows of resources related to pensions	31,162	41,336	428	3,566	76,492	18,160
Deferred inflows of resources related to OPEB	-	-	-	-	-	3,820,526
Total deferred inflows of resources	<u>31,162</u>	<u>41,336</u>	<u>428</u>	<u>3,566</u>	<u>76,492</u>	<u>3,838,686</u>
Net Position						
Net investment in capital assets	65,781,845	92,527,545	(92,377)	7,063,181	165,280,194	16,931,820
Restricted for landfill post closure	-	-	27,989	-	27,989	-
Unrestricted	17,236,173	27,308,397	3,049,879	231,871	47,826,320	4,071,604
Total net position	<u>83,018,018</u>	<u>119,835,942</u>	<u>2,985,491</u>	<u>7,295,052</u>	<u>213,134,503</u>	<u>21,003,424</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 139,947,607</u>	<u>\$ 213,015,984</u>	<u>\$ 4,358,714</u>	<u>\$ 9,952,923</u>	<u>\$ 367,275,228</u>	<u>\$ 42,356,513</u>
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds					(1,021,326)	
Total business-type activities net position					<u>\$ 212,113,177</u>	

City of Sioux City
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds
Year Ended June 30, 2025

	Business-Type Activities Enterprise Funds			
	Airport (550-559)	Water (510-519)	Sewer (520-529)	Solid Waste (530-539)
Operating Revenues				
Charges for services	\$ -	\$ 22,005,381	\$ 39,741,441	\$ 5,741,833
Revenue from use of property	-	-	-	-
Total operating revenues	<u>-</u>	<u>22,005,381</u>	<u>39,741,441</u>	<u>5,741,833</u>
Operating Expenses				
Personnel services	-	5,439,480	6,971,447	68,175
Supplies	-	2,665,552	3,180,866	7,096,962
Professional services	-	-	1,317,008	11,490
Repairs and maintenance	-	4,175,738	8,079,927	281,457
Utilities	-	1,021,491	1,233,882	-
Depreciation/amortization	-	6,116,896	7,520,213	16,549
Miscellaneous	-	-	-	-
Total operating expenses	<u>-</u>	<u>19,419,157</u>	<u>28,303,343</u>	<u>7,474,633</u>
Operating income (loss)	-	2,586,224	11,438,098	(1,732,800)
Nonoperating Revenues (Expenses)				
Investment income	-	870,543	1,197,100	184,529
Rent	-	176,658	-	1,121,350
Intergovernmental	-	4,524	231,058	-
Gain (loss) on disposal of capital assets	-	-	-	-
Refunds and reimbursements	-	-	-	-
Other revenues	-	354,465	85,774	7,232
Interest expense	-	(1,221,503)	(1,634,694)	-
Total nonoperating revenues (expenses)	<u>-</u>	<u>184,687</u>	<u>(120,762)</u>	<u>1,313,111</u>
Income (loss) before transfers	-	2,770,911	11,317,336	(419,689)
Transfers in	-	1,288,406	360,644	-
Transfers out	-	(977,218)	(1,448,347)	-
Change in net position	-	3,082,099	10,229,633	(419,689)
Net Position				
Beginning of year, as previously stated	60,025,434	79,935,919	109,606,309	3,405,180
Change within reporting entity (See Note 16)	<u>(60,025,434)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Beginning of year, as restated	<u>-</u>	<u>79,935,919</u>	<u>109,606,309</u>	<u>3,405,180</u>
End of year	<u>\$ -</u>	<u>\$ 83,018,018</u>	<u>\$ 119,835,942</u>	<u>\$ 2,985,491</u>

Amounts reported for business-type activities in the statement of activities are different because:

Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds

Change in net position-business-type activities

(Continued)

Business-Type Activities Enterprise Funds		Governmental Activities
Nonmajor Proprietary Funds	Total	Internal Service Funds
\$ 2,248,529	\$ 69,737,184	\$ 29,215,873
38,700	38,700	-
<u>2,287,229</u>	<u>69,775,884</u>	<u>29,215,873</u>
840,200	13,319,302	21,017,902
1,069,005	14,012,385	5,442,602
-	1,328,498	1,269
357,465	12,894,587	3,142,799
82,453	2,337,826	150,486
513,213	14,166,871	3,149,073
-	-	715,758
<u>2,862,336</u>	<u>58,059,469</u>	<u>33,619,889</u>
(575,107)	11,716,415	(4,404,016)
(1,111)	2,251,061	252,880
-	1,298,008	-
-	235,582	464,097
-	-	1,511
-	-	2,859,473
2,163	449,634	-
(61,246)	(2,917,443)	(8,163)
<u>(60,194)</u>	<u>1,316,842</u>	<u>3,569,798</u>
(635,301)	13,033,257	(834,218)
422,330	2,071,380	1,817,807
<u>(36,282)</u>	<u>(2,461,847)</u>	<u>(777,540)</u>
(249,253)	12,642,790	206,049
7,544,305	260,517,147	20,797,375
-	(60,025,434)	-
<u>7,544,305</u>	<u>200,491,713</u>	<u>20,797,375</u>
<u>\$ 7,295,052</u>	<u>\$ 213,134,503</u>	<u>\$ 21,003,424</u>
	<u>26,984</u>	
	<u>\$ 12,669,774</u>	

City of Sioux City
Statement of Cash Flows - Proprietary Funds
Year Ended June 30, 2025

	Business-Type Activities - Enterprise Funds			
	Airport (550-559)	Water (510-519)	Sewer (520-529)	Solid Waste (530-539)
Cash Flows - Operating Activities				
Receipts from customers	\$ -	\$ 21,745,276	\$ 39,934,544	\$ 5,700,424
Interfund services provided and used	-	-	-	-
Payments to suppliers for goods and services	-	(8,720,617)	(15,161,703)	(7,493,864)
Payments to employees for services	-	(5,429,236)	(6,976,692)	(73,613)
Net cash flows - operating activities	<u>-</u>	<u>7,595,423</u>	<u>17,796,149</u>	<u>(1,867,053)</u>
Cash Flows - Noncapital Financing Activities				
Rent	-	177,994	534	1,402
Refunds and reimbursements	-	354,465	85,774	7,232
Intergovernmental receipts	-	4,524	231,058	-
Increase (decrease) in due to other funds	-	-	-	-
Transfer to other funds	-	(9,755,991)	(15,416,791)	(182,989)
Transfer from other funds	-	10,067,179	14,329,088	182,989
Net cash flows - noncapital financing activities	<u>-</u>	<u>848,171</u>	<u>(770,337)</u>	<u>8,634</u>
Cash Flows - Capital and Related Financing Activities				
Principal paid on debt	-	(5,998,362)	(8,524,391)	-
Interest paid on debt	-	(1,217,012)	(1,638,524)	-
Bond/note proceeds	-	5,065,508	11,900,684	-
Acquisition of capital assets	-	(2,445,204)	(13,299,418)	-
Proceeds from disposal of capital assets	-	-	-	-
Net cash flows - capital and related financing activities	<u>-</u>	<u>(4,595,070)</u>	<u>(11,561,649)</u>	<u>-</u>
Cash Flows - Investing Activities				
Investment income	-	879,076	1,205,921	189,759
Net change in cash and cash equivalents	<u>-</u>	<u>4,727,600</u>	<u>6,670,084</u>	<u>(1,668,660)</u>
Cash and Cash Equivalents (including restricted cash)				
July 1	<u>-</u>	<u>16,601,357</u>	<u>20,308,845</u>	<u>3,274,825</u>
June 30	<u>\$ -</u>	<u>\$ 21,328,957</u>	<u>\$ 26,978,929</u>	<u>\$ 1,606,165</u>
Reconciliation of Operating Income (Loss) to Net Cash Flows - Operating Activities				
Operating income (loss)	\$ -	\$ 2,586,224	\$ 11,438,098	\$ (1,732,800)
Adjustments to reconcile operating income (loss) to net cash flows - operating activities				
Depreciation/amortization	-	6,116,896	7,520,213	16,549
Pension expense	-	(130,982)	(151,567)	(1,862)
Accounts receivable	-	(255,581)	390,885	(41,409)
Due from other governments	-	(4,524)	(197,782)	-
Prepaid items	-	-	(34,534)	-
Inventories	-	-	-	-
Accounts payable	-	156,942	134,200	(77,189)
Salaries payable	-	24,638	24,702	(3,450)
Due to other governments	-	(1,014,778)	(1,449,686)	1,223
Landfill closure costs	-	-	-	(27,989)
OPEB	-	-	-	-
Compensated absences payable	-	116,588	121,620	(126)
Total adjustments	<u>-</u>	<u>5,009,199</u>	<u>6,358,051</u>	<u>(134,253)</u>
Net cash flows - operating activities	<u>\$ -</u>	<u>\$ 7,595,423</u>	<u>\$ 17,796,149</u>	<u>\$ (1,867,053)</u>

See notes to basic financial statements.

(Continued)

Business-Type Activities - Enterprise Funds		Governmental Activities
Nonmajor Proprietary Funds	Total	Internal Service Funds
\$ 2,545,732	\$ 69,925,976	\$ -
-	-	29,078,533
(1,592,021)	(32,968,205)	(8,689,391)
<u>(821,746)</u>	<u>(13,301,287)</u>	<u>(20,871,341)</u>
131,965	23,656,484	(482,199)
-	179,930	-
2,163	449,634	2,859,473
-	235,582	464,097
104,428	104,428	-
(36,282)	(25,392,053)	(1,082,707)
<u>422,330</u>	<u>25,001,586</u>	<u>2,122,974</u>
<u>492,639</u>	<u>579,107</u>	<u>4,363,837</u>
(374,513)	(14,897,266)	(110,258)
(61,442)	(2,916,978)	(8,291)
185,000	17,151,192	-
(527,110)	(16,271,732)	(4,158,356)
-	-	85,142
<u>(778,065)</u>	<u>(16,934,784)</u>	<u>(4,191,763)</u>
(436)	2,274,320	259,463
(153,897)	9,575,127	(50,662)
<u>469,504</u>	<u>40,654,531</u>	<u>20,426,427</u>
<u>\$ 315,607</u>	<u>\$ 50,229,658</u>	<u>\$ 20,375,765</u>
\$ (575,107)	\$ 11,716,415	\$ (4,404,016)
513,213	14,166,871	3,149,073
(15,713)	(300,124)	(149,166)
258,135	352,030	(266,677)
368	(201,938)	129,337
-	(34,534)	(73,151)
-	-	(58,375)
(83,098)	130,855	620,209
13,430	59,320	2,786
-	(2,463,241)	-
-	(27,989)	-
-	-	544,306
<u>20,737</u>	<u>258,819</u>	<u>23,475</u>
<u>707,072</u>	<u>11,940,069</u>	<u>3,921,817</u>
<u>\$ 131,965</u>	<u>\$ 23,656,484</u>	<u>\$ (482,199)</u>

City of Sioux City
Statement of Fiduciary Net Position
Custodial Funds
June 30, 2025

	<u>Custodial Funds</u>
Assets	
Cash and investments	\$ 4,409,042
Accounts receivable	1,163,022
Due from other governments	66,970
Capital assets	
Subscription IT assets	158,599
Total assets	\$ 5,797,633
Liabilities	
Accounts payable	\$ 1,095,405
Contracts and retainage payable	1,290
Due to other governments	891,282
IT subscription liability, current	104,139
Total liabilities	\$ 2,092,116
Net Position	
Restricted for individuals, organizations and other governments	\$ 3,705,517

Statement of Changes in Fiduciary Net Position
Year Ended June 30, 2025

	<u>Custodial Funds</u>
Additions	
Charges for service	\$ 11,434,627
Revenue from use of property	10,000
Intergovernmental revenue	324,874
Miscellaneous income	1,570,556
Total additions	\$ 13,340,057
Deductions	
Payment to other agencies	6,415,330
Administrative expenses	6,196,595
Depreciation and amortization	151,949
Total deduction	12,763,874
Change in net position	576,183
Beginning net position	3,129,334
Ending net position	\$ 3,705,517

City of Sioux City
Notes to Basic Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The City of Sioux City, Iowa, was incorporated May 5, 1855, under the laws of the State of Iowa, later amended by the Home Rule City Act. The City operates under the Council-Manager form of government and provides the following program services as authorized by its charter: Public Safety, Public Works, Culture and Recreation, Community and Economic Development, and General Government. These program services are administered by departments, agencies, and various boards.

These financial statements have been prepared in conformity with U.S. Generally Accepted Accounting Principles (GAAP) that apply to governmental units. All funds created under the authority of the State *Code of Iowa*, the operations of which are under the control of the City's governing body, and by financial reporting standards for governmental units are included herewith.

The Governmental Accounting Standards Board (GASB) is responsible for establishing U.S. GAAP for state and local government through its pronouncements (Statements and Interpretations). The more significant accounting policies established in U.S. GAAP and used by the City are discussed below.

The City of Sioux City has also considered all potential component units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and (1) the ability of the City to impose its will on that organization, or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the City.

These financial statements present the City of Sioux City (the primary government) and its component unit. The component unit discussed below is included in the City's reporting entity because of the significance of its operational or financial relationship with the City.

Discretely Presented Component Unit

The Siouxland Expo Center (Authority) was established in 2018 to promote Sioux City as a premier destination for agricultural conventions, expositions, and demonstrations as well as youth sporting events and tournaments. The Authority is governed by a board composed of no less than five and no more than thirteen board members. The board appoints new members. The City annually provides operating subsidies to the Authority. In accordance with criteria set forth by the Governmental Accounting Standards Board, the Authority meets the definition of a component unit which should be discretely presented. The Siouxland Expo Center has a fiscal year end of December 31.

The City participates in jointly governed organizations for which the City is not financially accountable or that the nature and significance of the relationship with the City are such that exclusion does not cause the City's financial statements to be misleading or incomplete. The City is a member of the County Assessor's Conference Board and the City Assessor's Conference Board.

City of Sioux City
Notes to Basic Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds) as well as any component units. Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The City's general, special revenue, debt service, capital projects, and permanent funds are classified as governmental activities. The City's internal service funds are classified as governmental-type activities. The government-wide financial statements do not include fiduciary funds.

In the government-wide Statement of Net Position, both the governmental and business-type activities columns are (a) presented on a consolidated basis by column, and (b) reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The City's net position is reported in three parts: net investment in capital assets; restricted net position; and unrestricted net position. The City first uses restricted resources to finance qualifying activities.

The Government-wide Statement of Activities reports the gross and net cost of each of the City's functions (Public Safety, Public Works, Culture and Recreation, Community and Economic Development, General Government, Airport, and Debt Service), and business-type activities. These expenses are supported by related program revenues, operating grants, and capital grants. Program revenues must be directly associated with the function or a business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

The City allocates indirect costs following the City's Central Service Cost Allocation Plan (CAP). Certain City expenses are also accounted for through the internal service fund on a cost-reimbursement basis.

This government-wide focus is more on the sustainability of the City as an entity and the change in the City's net position resulting from the current year's activities.

C. Fund Accounting

The accounts of the City are organized by fund, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues or receipts, and expenditures or expenses, as appropriate. Government resources are allocated to, and accounted for, in individual funds based on the purpose for which they are to be spent and the means that spending activities are controlled.

The emphasis in fund financial statements is on the major funds in either the governmental or business type activities categories. GASB No. 34 sets forth minimum criteria for the determination of major funds, which should have a specific community focus. Nonmajor funds are combined into a single column in the fund financial statements. Funds reported in the financial statements are grouped into fund types as follows:

City of Sioux City
Notes to Basic Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Fund Accounting (Continued)

Governmental Fund Types - The governmental fund financial statements are reported using the current financial resources measurement focus. This means that the focus of the governmental funds' measurement is based upon the determination of financial position and changes in financial position (sources, uses and balances of financial resources) rather than upon net income. The following is a description of the governmental funds of the City:

General Fund - The General Fund is the general operating fund of the City used to account for and report all financial resources, except those required to be accounted for and reported in another fund. The sources of revenue include property taxes, charges for services, fines, fees, licenses, permits, and federal and state grants. The General Fund expenditures relate to general administration, police and fire protection, maintenance of public streets, economic development, and culture and recreation. The General Fund is a major fund.

Special Revenue Funds - Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are legally restricted or committed to expenditures for specified purposes other than debt service and capital projects. Special Revenue Funds for Sioux City include Community Development, Housing, Events Facilities, Local Option Sales Tax, Main Street, Other Employee Benefits, Road Use, Storm Water Drainage, Tax Increment Financing (TIF), and Transit System, Airport, and Marina. Three of the Special Revenue Funds are considered major funds: 1) Other Employee Benefits Fund is used to account for the City's employee benefits tax levy; 2) Local Option Sales Tax Fund is used to account for the City's 1% local option sales tax. Both are funded by the tax revenues of the same name; 3) TIF Fund is used to account for the accumulation of resources generated by TIF districts to be used for urban renewal and development. Property tax revenue generated on increased assessed valuations within TIF districts are the resources accounted for in this fund.

Debt Service Fund - Debt Service Fund is used to account for and report the accumulation of financial resources that are restricted, committed, or assigned for, and the payment of, general long-term debt principal, interest, and related costs. The Debt Service Fund is a major fund.

Capital Improvements Fund - Capital Improvements Fund is used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays including the acquisition or construction of major capital facilities and other capital assets (other than those financed by Proprietary Funds and Fiduciary Funds). The Capital Improvements Fund is a major fund.

Permanent Fund - The Permanent Fund is used to account for and report resources that are restricted to the extent that only earnings, and not principal may be used for the care and maintenance of assets held by the City, pursuant to the cemetery trust agreement in which the City cares for its cemeteries.

City of Sioux City
Notes to Basic Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Fund Accounting (Continued)

Proprietary Fund Types - The focus of proprietary fund measurement is upon determination of operating income, changes in net position, financial position, and cash flows. Operating revenues and expenses are distinguished from non-operating revenues and expenses. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations, whereas non-operating revenue and expenses result from activities outside the normal business operations. The principal operating revenues of enterprise funds are charges to customers for services. Operating expenses consist of cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses that do not meet this definition are reported as non-operating revenues and expenses. The U.S. Generally Accepted Accounting Principles used are those applicable to similar businesses in the private sector.

Enterprise Funds - Enterprise Funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis should be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. The City maintains several business-type activities. The funds reported as enterprise funds are listed below.

Parking Fund - The Parking Fund accounts for the operations of the City-owned parking ramps and other parking facilities.

Sewer Fund - The Sewer Fund accounts for the operation and maintenance of the City's sewer system. The Sewer Fund is a major fund.

Solid Waste Fund - The Solid Waste Fund accounts for the operation and maintenance of the City's solid waste facilities. The Solid Waste Fund is a major fund.

Skyway System Fund - The Skyway System accounts for the maintenance and security of the skyway system.

Water Fund - The Water Fund accounts for the operation and maintenance of the City's water system. The Water Fund is a major fund.

Internal Service Funds - Internal Service Funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City, or to other governments, on a cost-recovery basis.

The City's internal service funds are presented in the proprietary fund financial statements. Because the principal users of the internal services are the City's governmental activities, the financial statements of the internal service fund are consolidated into the governmental column when presented in the government-wide financial statements. To the extent possible, the cost of these services is reported in the appropriate functional activity.

City of Sioux City
Notes to Basic Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Fund Accounting (Continued)

Central Maintenance Garage Fund - The Central Maintenance Garage Fund accounts for maintenance and repair services for the City's automotive equipment and acquisition of replacement vehicles.

Comprehensive Insurance Fund - The Comprehensive Insurance Fund accounts for the funding and maintenance of the City's insurance policies provided to user departments.

Fiduciary Fund Types - Fiduciary funds are used to report assets held in a trust or custodial capacity for others and therefore, are not available to support City programs. Custodial funds use the economic resources measurement focus and are not incorporated into the government-wide financial statements.

Revolving Fund - This fund accounts for refunds to City customers.

Sioux City Housing Trust Fund - This fund accounts for the activity of the Sioux City Housing Organization.

Sioux City Sports Commission Fund - This fund accounts for the activity of the Sioux City Sports Commission.

Siouxland Expo Center Fund - This fund accounts for the activity of the Siouxland Expo Center Fund.

Tyson Ticket Fund - This accounts for the activity related to ticket sales for the Tyson Event Center.

Utility Service Line Fund - This fund accounts for the activity related to utility line service protection plan payments collected from City customers on behalf of an outside service plan provider, currently, HomeServe USA.

WCICC Fund - This fund accounts for activity of the Woodbury County Information and Communication Commission (WCICC).

D. Measurement Focus, Basis of Accounting, and Basic Financial Statement Presentation

Basis of accounting refers to the point at which revenues and expenditures, or expenses, are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made, regardless of the measurement focus applied.

Accrual basis of accounting is used for all activities in the government-wide financial statements and for the proprietary and fiduciary activities in the fund financial statements. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of related cash flows.

City of Sioux City
Notes to Basic Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**D. Measurement Focus, Basis of Accounting, and Basic Financial Statement Presentation
(Continued)**

Modified accrual basis of accounting is used by all governmental funds in the fund financial statements. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The government considers property taxes as available if they are collected within 60 days after year-end. A 60-day availability period is typically used for revenue recognition for all other governmental fund revenues. One exception is reimbursement driven grants, which are periodically recognized beyond 60 days after year-end to match revenues with expenditures.

Expenditures are recorded when the related fund liability is incurred. An exception to this general rule is that principal and interest on general obligation debt, if any, is recognized when due. Those revenues susceptible to accrual are property taxes, assessments, and intergovernmental revenues. Fines, licenses, and permits are not susceptible to accrual because generally they are not measurable until cash is received.

E. Budgets

Chapter 384, Section 16, of the State *Code of Iowa*, requires the adoption of an annual budget on or before March 31 of each year, which becomes effective July 1 and constitutes the appropriation for each program specified therein until amended. The City budget may be amended for specified level purposes and budget amendments must be prepared and adopted in the same manner as the original budget. Appropriations, as adopted and amended, lapse at the end of the fiscal year, except for capital improvement projects and encumbrances. Encumbrances outstanding at year-end are reported as commitments of fund balances since they do not constitute expenditures or liabilities.

Annual budgets are adopted on a basis consistent with U.S. generally accepted accounting principles for all governmental funds. The City's budget is prepared on the modified accrual basis of accounting. The legal level of control (the level on which expenditures may not legally exceed appropriations) is the program level for all funds combined rather than at the individual fund level. This level of control is at a level higher than the individual fund. It is necessary, therefore, to aggregate the expenditures of governmental fund types with expenses of proprietary fund types on a program level basis and to compare such program totals to program budgeted totals to demonstrate legal compliance with budget. Legal budget compliance for cities in the State of Iowa is applied only to expenditures. During the fiscal year ended June 30, 2025, disbursements did not exceed the amounts budgeted.

F. Cash, Cash Equivalents, and Investments

Cash and cash equivalents include not only currency on hand, but also demand deposits with banks or other financial institutions. Cash also includes deposits in the cash management pool, which has the general characteristics of a demand deposit account.

City of Sioux City
Notes to Basic Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Cash, Cash Equivalents, and Investments (Continued)

Iowa Code, Chapter 452.10, Custody of Public Funds, allows the City Treasurer to invest public funds not needed for operations. Chapter 97B.7, Trustees duties, indicates that the City Treasurer shall exercise the judgment and care, under the circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs. Common, preferred, and guaranteed stock is an exception for the investment of public funds. For purposes of the Statement of Cash Flows, the City considers investments with maturities of three months or less when purchased to be cash equivalents.

G. Accounts Receivable

Accounts receivable result primarily from miscellaneous services provided to citizens in the General Fund, Capital Projects Fund, and other non-major governmental funds. Accounts receivable in the proprietary funds result from providing services specific to the operations of the fund. Special assessment receivables are reported net of allowances for doubtful accounts of \$84,500 in the General Fund, \$4,114 Storm Water Drainage Fund, \$5,308 Water Fund, \$2,123 Sewer Fund, and \$5,574 in the Solid Waste Fund.

H. Short-Term Interfund Receivables/Payables

During the City operations, there are numerous transactions between funds to finance operations, provide services, construct assets, and service debt. To the extent that certain transactions between funds have not been paid or received as of June 30, 2025, balances of interfund amounts payable or receivable have been recorded as "due to other funds" and "due from other funds", respectively. Any residual balances outstanding between governmental activities and business-type activities are reported in the governmentwide financial statements as interfund balances.

I. Notes Receivables/Payables from Other Funds

Noncurrent portions of long-term interfund loans are reported as notes receivable/notes payable in the government-wide financial statements and as "advances from other funds" and "advances to other funds" in the fund level financial statements.

J. Inventories

Inventories are valued at cost, which approximates market, using the first-in/first-out (FIFO) method. The costs of governmental and proprietary fund type inventories are recorded as expenditures when consumed rather than when purchased.

K. Prepaid Items

Payments made to vendors for services that will benefit periods beyond June 30, 2025, are recorded as prepaid items. The costs of governmental and proprietary fund type prepaid items are recorded as expenditures when consumed rather than when purchased.

L. Restricted Assets

Revenue bond ordinances require the City to reserve certain cash and investments to provide for payment of bonds and interest, for protection of bondholders, and for the extension and improvement of facilities.

M. Capital Assets

Assets with an initial individual cost of \$10,000 or more are considered capital assets. Property and equipment are valued at historical cost or estimated historical cost if actual historical cost is not available.

City of Sioux City
Notes to Basic Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Capital Assets (Continued)

Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at their acquisition value. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Infrastructure has been capitalized using historical or estimated historical cost beginning in 1980, as required by GASB 34. Depreciation and amortization on all assets is provided on the straight-line basis over the following estimated lives:

Buildings and Structures	20 to 40 Years
Machinery and Equipment	3 to 10 Years
Infrastructure	20 to 40 Years

N. Deferred Outflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension, and OPEB expense and pension contributions from the City after the measurement date but before the end of the City's reporting period, and the unamortized portion of the net difference between projected and actual earnings on pension plan investments. It also consists of unrecognized lease payments not recognized as lease expense.

O. Compensated Absences

The City's policy is to permit employees to accumulate earned but unused vacation and sick pay benefits. All vacation pay is accrued when incurred in the government-wide, proprietary, and fiduciary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, due to employee resignations and retirements. There is no liability for unpaid accumulated sick leave since the City does not have a policy to pay amounts when the employee separates from service, except Transit System employees. All Transit System employees who are covered by the Amalgamated Transit Union receive, upon retirement or death, a sick leave benefit of up to 120 days of paid sick leave.

P. Long-Term Obligations

In the government-wide financial statements and proprietary fund types, long-term debt is reported as a liability in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond/note premiums and discounts are deferred and amortized over the life of the bonds/notes using the effective interest method.

In the fund financial statements, governmental fund types recognize bond/note premiums and discounts as well as issuance costs during the current period. The face amount of the debt issued is reported as other financial sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, regardless of whether withheld from the actual debt proceeds, are reported as debt service expenditures.

City of Sioux City
Notes to Basic Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Q. Pensions

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Iowa Public Employees' Retirement System and the Municipal Fire and Police Retirement System (Systems'), and additions to/deductions from the Systems' fiduciary net position, have been determined on the same basis as they are reported by the Systems. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

R. Deferred Inflows of Resources

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Although certain revenues are measurable, they are not available. Available means collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year.

Deferred inflows of resources in the governmental fund financial statements represent the amount of assets that have been recognized, but the related revenue has not been recognized since the assets are not collected within the current year or expected to be collected soon enough thereafter to be used to pay liabilities of the current year. Deferred inflows of resources consist of property tax, special assessments, loan receivables, and lease payments. These amounts are considered unavailable and recognized as an inflow of resources in the period that the amounts become available.

Deferred inflows of resources in the Statement of Net Position consist of succeeding year property tax receivables that will not be recognized until the year for which it is levied, pension, and other postemployment benefits (OPEB) related changes of assumption or other inputs.

S. Subscription-Based Information Technology Arrangements (SBITA)

The City of Sioux City entered a contract that conveys control of the right-to-use information technology (IT) software. The City has recognized an IT subscription liability and an intangible right-to-use IT subscription asset in the government-wide financial statements. The City recognized IT subscription liabilities with an initial, individual value of \$10,000, or more.

At the start of the IT subscription term, the City initially measures the subscription liability at the present value of the payment expected to be made during the subscription term. Subsequently, the IT subscription liability is reduced by the principal portion of payments made. The right-to-use an IT subscription asset is initially measured as the sum of the initial IT subscription liability, adjusted for subscription payments made at or before the subscription commencement date, plus capitalization implementation costs, less any incentives received from the SBITA vendor at or before the commencement of the subscription term. Subsequently, the right-to-use IT subscription asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to IT subscription arrangements include how the City of Sioux City determines the discount rate used to discount the expected payments to present value, term and payments.

City of Sioux City
Notes to Basic Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

S. Subscription-Based Information Technology Arrangements (SBITA) (Continued)

The City uses the interest rate charged by the IT subscription vendor as the discount rate. When the interest rate is not provided, the City uses its estimated incremental borrowing rate as the discount rate.

The subscription term includes the noncancelable period of the subscription. Payments included in the measurement of the liability are composed of fixed payments.

The City monitors changes in circumstances that would require a remeasurement of the IT subscription and remeasures the right-to-use IT subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the subscription liability.

Right-to-use IT subscription assets are reported with other capital assets and IT subscription liabilities are reported with long-term debt on the statement of net position.

T. Net Position

Net position represents the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction, or improvement of those assets. Net investment in capital assets excludes unspent debt proceeds. The portion of the debt related to unspent proceeds is included in the same net position component as the unspent proceeds. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

U. Interfund Transactions

Interfund services provided and used are accounted for as revenues, expenditures, or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed.

All other interfund transactions, except interfund services provided and used transactions and reimbursements are reported as transfers.

Generally, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's water and sewer function and various other functions of the City. Eliminations of these charges would distort the direct costs and program revenues reported for the various functions concerned.

V. Fund Balance

Non-spendable Fund Balance - Amounts that cannot be spent because they are either not in a spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance - Amounts that can be spent only for specific purposes because of constraints imposed by external providers or imposed by constitutional provisions or enabling legislation.

City of Sioux City
Notes to Basic Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

V. Fund Balance (Continued)

Committed Fund Balance - Amounts that can only be used for specific purposes pursuant to constraints imposed by the City Council through resolution, unless the City Council removes or changes the specified use by taking the same type of action used to commit the amounts.

Assigned Fund Balance - Amounts that are constrained by the City's intent to use them for a specific purpose. It is the City's policy that the authority to assign fund balance has been delegated by the City Council to the City Manager.

Unassigned Fund Balance - Amounts that are available for any purpose. Positive unassigned amounts can be reported only in the City's General fund, while negative amounts may be reported in other governmental funds.

W. Classifying Fund Balance Amounts

Fund balance amounts represent the nature of the net resources that are reported in a governmental fund. The City fund balance classifications include non-spendable resources, restricted, and non-restricted (committed, assigned, and unassigned) amounts. When the City incurs an expenditure and both restricted and unrestricted amounts are available, the City considers restricted amounts to have been spent. When the City incurs an expenditure for an unrestricted amount, committed amounts are reduced first, followed by assigned amounts, and then unassigned amounts for purposes in which any of those unrestricted fund balance classifications could be used.

X. General Fund Balance Policy

The City budgets sufficient General Fund revenues to finance current year expenditures. Due to the volatility of some of the major revenue sources, the minimum unrestricted General Fund balance as a percentage of actual expenditures will be no less than 12%. To avoid a balance more than the level deemed sufficient for prudent fiscal management, a maximum unrestricted General Fund balance, as a percentage of actual expenditures will be no more than 20%. If the General Fund balance falls outside of the above parameters, budgeted revenues will be either greater or less than budgeted expenditures in subsequent years to bring the General Fund balance into compliance with this policy.

Y. Use of Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the basic financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

City of Sioux City
Notes to Basic Financial Statements

NOTE 2 - DEPOSITS AND INVESTMENTS

State statutes authorize the City to invest in "notes, certificates, bonds, prime eligible bankers acceptances, commercial paper rated within the two highest classifications of prime as established by at least one of the standard rating services approved by the Superintendent of Banking pursuant to Chapter 17A, perfected repurchase agreements, or other evidences of indebtedness which are obligations of or guaranteed by the United States of America or any of its agencies, or in time deposits in depositories as provided in Chapter 12B and receive the time certificates of deposit for the funds, certain registered open-end management investment companies, certain joint investment trusts or in savings accounts in depositories, or in warrants or improvement certificates of drainage districts." Additionally, as required by statute, the City Council has implemented an investment policy for the City. This policy does not specifically limit those authorized by statute, but does express the Council's preferences as to maturities, trading and location of financial institutions invested in. Investments during the year have not varied from these statutes and were consistent with those held by the City at year-end.

A. Deposits

The City's deposits at June 30, 2025, were entirely covered by Federal depository insurance, collateralized with securities or letters of credit held by the City or the City's agent in the City's name, or by a multiple financial institution collateral pool in accordance with Chapter 12C of the *Code of Iowa*. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds. The City's bank deposits, per banks, at June 30, 2025, were \$51,479,399. These deposits have a book balance of \$50,013,325. These deposits included certificates of deposit with varying maturities of \$15,999,797.

At December 31, 2024, the discretely presented component unit had \$820,284 in bank deposits with a book balance of \$797,618.

B. Investments

Investments are shown at fair value, except those that have a remaining maturity at the time of purchase of one year or less are shown at amortized costs. Presented below are the ratings, where applicable, by investment type as of June 30, 2025.

Investments	Carrying Amount	Moody's Rating 6/30/2025
U.S. Treasury Strips	\$ 18,919,885	N/A
Money Market	94,604,243	N/A
U.S. Agencies	10,894,362	Aa2
IPAIT	16,605,040	AAAm
Repurchase Agreements	6,000,000	N/A
Total Investments	<u>\$ 147,023,530</u>	

City of Sioux City
Notes to Basic Financial Statements

NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)

B. Investments (Continued)

The City uses the fair value hierarchy established by Generally Accepted Accounting Principles based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs. Level 3 inputs are significant unobservable inputs.

The recurring fair value measurement for the U.S. Treasury Strips of \$18,919,885 and the U.S. Agencies of \$10,894,362 were all determined using the last reported sales price at current exchange rates (Level 2 inputs).

On June 30, 2025, the City held repurchase agreement investments of \$6,000,000 of which the underlying securities held by the investments' counterparty, not in the name of the City, are reported at amortized cost.

In addition, the City had investments in the Iowa Public Agency Investment Trust (IPAIT) which are valued at an amortized cost of \$16,605,040. There were no limitations or restrictions on withdrawals for the IPAIT investments.

The City had no other investments meeting the disclosure requirements of Governmental Accounting Standards Boards Statement No. 72.

Interest Rate Risk: Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. In accordance with the City's investment policy, the City minimizes the fair value risk of investments in the portfolio by structuring its investment portfolio so that securities mature to meet cash requirements for operations, thereby avoiding the need to sell securities in the open market prior to maturity.

The City employs a laddered maturity approach to its investments and certificates of deposit. Within 12 months, \$142,023,530 of the fair value will mature. The remaining \$5,000,000 will mature between 13 and 24 months.

Credit Risk: State law limits investments in commercial paper and corporate bonds to the top two ratings issued by nationally recognized statistical rating organizations. It is the City's policy to comply with rating restrictions.

Concentration of Credit Risk: The City's investment policy does not allow for an investment in any one issuer that is in excess of 5% of the City's total investments.

Custodial Credit Risk - Deposits: This is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The 2005 *Iowa Code* Chapter 12C Deposit of Public Funds requires that any bank accepting deposits of public funds to fully collateralize those deposits with the State Treasurer.

Custodial Risk - Investments: This is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Of the City's investments at June 30, 2025, the City has limited custodial credit risk exposure because all investments of the City must be held for the credit of the City in compliance with *Iowa Code* Chapter 12B. The counterparty must keep the securities in an account separate and apart from its own.

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 2 - DEPOSITS AND INVESTMENTS (CONTINUED)

B. Investments (Continued)

Cash and investments: The City pools the resources of each individual fund's available cash to obtain higher rates of return than could be if the funds were invested individually. The interest earned on the cash and investments is allocated to selected funds, as determined by the Finance Director and the City Treasurer, in accordance with the City's investment policy, based on the ratio of each fund's participation in the pool. The cash and investments at June 30, 2025, consist of the following:

Investments	\$ 147,023,530
Bank Deposits	50,013,325
Cash on hand, petty cash and other cash items	<u>16,808</u>
Total cash and investments	<u><u>\$ 197,053,663</u></u>
Statement of Net Position	
Cash and Investments	\$ 192,644,621
Statement of Fiduciary Net Position	
Cash and Investments	<u>4,409,042</u>
Total cash and investments	<u><u>\$ 197,053,663</u></u>

NOTE 3 - RECEIVABLES

All property subject to taxation is valued by the City Assessor, in compliance with State law, every two years subject to equalization action of the State Director of Revenue and further adjustment to restrict growth of taxable valuations to an annual limit of three percent statewide.

Taxes are billed and collected for the City of Sioux City by the Woodbury County Treasurer and are levied and due on July 1 of each year. Property taxes attach as an enforceable lien on March 15. The first installment becomes delinquent the following October 1, and the second installment becomes delinquent April 1 of the following calendar year. Property tax revenues are recognized when they become available. Available means when due, or past due and receivable within the current period and collected within the current period or expected to be collected soon enough thereafter to be used to pay liabilities of the current period. Such time thereafter shall not exceed 60 days. The maximum rate for the General Fund is \$8.10 per thousand dollars assessed valuation. General Obligation Bonds or Notes issued are payable from taxes levied in the Debt Service Fund without limitation as to rate or amount. The City has been at the \$8.10 General Fund limit for the past forty-four years.

The City has other notes receivable totaling \$161,480 at June 30, 2025, from rehabilitation loans made from the Community Development Funds. In connection with the Home Program funded by the U.S. Department of Housing and Urban Development, the Community Development Fund had notes receivable outstanding on June 30, 2025, of \$2,753,699 from nine local businesses. Four businesses paid off their outstanding balance during the fiscal year.

City of Sioux City
Notes to Basic Financial Statements

NOTE 3 - RECEIVABLES (CONTINUED)

During fiscal year 2018, the City executed a Management Agreement with Comcast Spectacor (now called OVG360) to operate the Tyson Events Center and the Orpheum Theatre. Per the agreement, the City advanced \$340,000 to maintain base level balances in the operating bank accounts. OVG360 is obligated to repay this advance upon termination, cancellation or expiration of this agreement. Additionally, during fiscal year 2024, the City executed a Management Agreement with OVG360 Inc., to operate the Convention Center. Per the agreement, the City advanced \$100,000 to maintain base level balances in the operating bank accounts. OVG360 Inc. is obligated to repay this advance upon termination, cancellation or expiration of this agreement. The combined outstanding balance of these notes at June 30, 2025 was \$440,000.

During fiscal year 2021, the City entered into an agreement with Motor Mart, LLC for the development of the property located at 520 Nebraska Street. The City loaned Motor Mart, LLC \$400,000 payable in ten years. The loan carries a 4.5% interest and the balance of \$227,742 as of June 30, 2025. During fiscal year 2021, the city entered into an agreement with 413 Pierce Street, LLC for the development of the property located at 413 Pierce Street. The City loaned 413 Pierce St, LLC \$200,000 payable in ten years. The loan carries a 4.5% interest and the balance of \$132,153 as of June 30, 2025. These balances sit in the Community Development Fund.

The City has five loans in the Capital Improvements Fund.

- The City loaned \$413,891 to Green Valley Floyd Golf Corporation in July 2015 for the installation of a new underground electric service. The loan carries an interest rate of 3.5% for a term of 5 years with payments beginning in July 2016, with balloon payment due at maturity with option of two 5-year extensions. In fiscal year 2021, the first 5-year extension was executed. The loan has a balance of \$177,111 as of June 30, 2025.
- In fiscal year 2017, the City received a Franchise fee settlement totaling almost \$800,000, which was loaned to private property owners and developers to improve and preserve neighborhoods and housing stock in Sioux City. The City is entitled to all the funds that are paid back on the loans. These funds can be loaned to other private property owners and developers to preserve and improve primarily single-family properties. All loans are secured by mortgages on the related real estate with an interest rate of 2% for a term of 10 years with monthly payments. These loans have a balance of \$0 as of June 30, 2025. In fiscal year 2020, the mortgages on these loans were released and converted into a 5-year forgivable loan. These loans were forgiven in fiscal year 2025.
- During fiscal year 2019, the City approved a development and minimum assessment agreement with Warrior Hotel Operator LLC., to redevelop two properties into a Marriott Tribute or Autograph Collection branded hotel and luxury apartments including retail, restaurant, and commercial spaces. As part of the agreement, the City will provide financing in an amount up to \$5 million as a loan to the developer to assist with the cost of the infrastructure improvements. Upon repayment by the developer of \$2.5 million of the loan to the City, the remaining \$2.5 million will be forgiven. It has a balance as of June 30, 2025, of \$4,161,549.

City of Sioux City
Notes to Basic Financial Statements

NOTE 3 - RECEIVABLES (CONTINUED)

- On June 18, 2018, the City entered into a development agreement with the Siouxland Expo Center. With this agreement, the City agreed to provide financing for the project at 550 South Lafayette Street for the amount of \$10 million. On February 3, 2020, an amendment was made to change the financing structure to allow the City to provide \$12.5 million for the project. On June 6, 2022, an amendment was made to further change the financing structure to allow the City to provide an additional \$1,668,012 for the project, for a total of \$14,168,012. The loan has a balance as of June 30, 2025, of \$11,634,056.
- During fiscal year 2024 the City entered a development agreement with Siouxland Splash, LLC to build a water park on land the City sold to Siouxland Splash, LLC. The land was sold for \$229,460, of which \$100,000 was paid up front and the remaining balance is to be paid in the next 5 years per the development agreement. As of June 30, 2025, the loan had a balance of \$103,568.

The combined outstanding balance of these loans at June 30, 2025, was \$16,076,284.

The Housing Trust Fund has a note receivable of \$189,425 for housing loan repayments. The amount due is \$20,663. The balance of \$195,938 for housing loan repayments is a receivable through the State of Iowa Income Offset Program.

At June 30, 2025, special assessments receivables totaled \$88,614. This amount is reported net of an allowance for doubtful accounts of \$1,605,510.

The Water, Sewer, Storm Water Drainage and Solid Waste Funds accrue unbilled revenues rendered subsequent to the last billing date and prior to year-end based upon the number of days unbilled compared to the first billing subsequent to year-end. At June 30, 2025, unbilled utility revenues included in the accounts receivable of the Water, Sewer, and Solid Waste System Funds were \$2,089,918, \$3,151,930, \$261,216 and \$579,664, respectively.

City of Sioux City
Notes to Basic Financial Statements

NOTE 4 - CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2025, was as follows:

	Beginning Balance Restated	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets not being depreciated/amortized				
Land	\$ 57,195,512	\$ 2,784,559	\$ -	\$ 59,980,071
Construction in progress	75,262,724	66,180,393	24,910,120	116,532,997
Total capital assets not being depreciated/amortized	<u>132,458,236</u>	<u>68,964,952</u>	<u>24,910,120</u>	<u>176,513,068</u>
Capital assets being depreciated/amortized				
Buildings	183,130,327	290,707	-	183,421,034
Right-to-use lease building	91,352	-	91,352	-
Right-to-use lease equipment	36,355	-	-	36,355
Right-to-use subscription IT assets	654,956	246,662	654,956	246,662
Improvements other than buildings	163,667,058	4,899,336	-	168,566,394
Equipment	80,381,654	8,415,491	1,844,660	86,952,485
Infrastructure	402,629,502	12,700,287	21,905	415,307,884
Total capital assets being depreciated/amortized	<u>830,591,204</u>	<u>26,552,483</u>	<u>2,612,873</u>	<u>854,530,814</u>
Less accumulated depreciation/amortization for				
Buildings	87,731,175	4,607,245	-	92,338,420
Right-to-use lease building	68,515	22,837	91,352	-
Right-to-use lease equipment	968	11,150	-	12,118
Right-to-use subscription IT assets	436,638	218,318	654,956	-
Improvements other than buildings	87,213,908	5,880,582	-	93,094,490
Equipment	58,018,023	5,412,321	1,761,218	61,669,126
Infrastructure	145,118,610	11,161,850	-	156,280,460
Total accumulated depreciation/amortization	<u>378,587,837</u>	<u>27,314,303</u>	<u>2,507,526</u>	<u>403,394,614</u>
Governmental activities capital assets, being depreciated/amortized, net	<u>452,003,367</u>	<u>(761,820)</u>	<u>105,347</u>	<u>451,136,200</u>
Governmental activities capital assets, net	<u>\$ 584,461,603</u>	<u>\$ 68,203,132</u>	<u>\$ 25,015,467</u>	<u>\$ 627,649,268</u>

City of Sioux City
Notes to Basic Financial Statements

NOTE 4 - CAPITAL ASSETS (CONTINUED)

Depreciation/amortization expense was charged to functions/programs of the City as follows:

Governmental activities	
Public safety	\$ 1,777,497
Public works	8,941,913
Culture and recreation	4,566,615
Community and economic development	723,679
General government	4,221,897
Airport	3,933,629
Internal service	<u>3,149,073</u>
 Total governmental activities depreciation expense	 <u>\$ 27,314,303</u>

The Internal Service Funds and General Capital Assets are combined on the Governmental Activities Statement of Net Position.

City of Sioux City
Notes to Basic Financial Statements

NOTE 4 - CAPITAL ASSETS (CONTINUED)

Capital asset activity for the year ended June 30, 2025, was as follows:

	Beginning Balance <u>Restated</u>	<u>Increases</u>	<u>Decreases</u>	Ending Balance
Business type activities				
Capital assets not being depreciated/amortized				
Land	\$ 2,144,001	\$ -	\$ -	\$ 2,144,001
Construction in progress	56,938,713	16,238,903	46,208,606	26,969,010
Total capital assets not being depreciated/amortized	<u>59,082,714</u>	<u>16,238,903</u>	<u>46,208,606</u>	<u>29,113,011</u>
Capital assets being depreciated/amortized				
Buildings	103,513,482	116,894	-	103,630,376
Right-to-use lease building	46,808	-	-	46,808
Right-to-use subscription IT assets	86,368	-	86,368	-
Improvements other than buildings	352,083,010	45,937,639	-	398,020,649
Equipment	1,988,015	180,897	-	2,168,912
Total capital assets being depreciated/amortized	<u>457,717,683</u>	<u>46,235,430</u>	<u>86,368</u>	<u>503,866,745</u>
Less accumulated depreciation/amortization for				
Buildings	66,385,684	1,631,227	-	68,016,911
Right-to-use lease building	10,419	6,018	-	16,437
Right-to-use subscription IT assets	57,578	28,790	86,368	-
Improvements other than buildings	146,703,115	11,776,317	-	158,479,432
Equipment	2,888,886	724,519	-	3,613,405
Total accumulated depreciation/amortization	<u>216,045,682</u>	<u>14,166,871</u>	<u>86,368</u>	<u>230,126,185</u>
Business-type activities capital assets, being depreciated/amortized, net	<u>241,672,001</u>	<u>32,068,559</u>	<u>-</u>	<u>273,740,560</u>
Business-type activities capital assets, net	<u>\$ 300,754,715</u>	<u>\$ 48,307,462</u>	<u>\$ 46,208,606</u>	<u>\$ 302,853,571</u>

City of Sioux City
Notes to Basic Financial Statements

NOTE 4 - CAPITAL ASSETS (CONTINUED)

Depreciation/Amortization expense was charged to functions/programs of the City as follows:

Business-Type Activities		
Water	\$	6,116,896
Sewer		7,520,213
Solid Waste		16,549
Parking		<u>513,213</u>
Total business-type activities depreciation/amortization expense		<u><u>\$ 14,166,871</u></u>

	Beginning Balance	Increases	Decreases	Ending Balance
Custodial Fund Activities				
Capital assets being amortized				
Right-to-use subscription IT assets	\$ 493,458	\$ 158,599	\$ 493,458	\$ 158,599
Less accumulated amortization for Right-to-use subscription IT assets	341,509	151,949	493,458	-
Custodial fund activities capital assets, net	<u>\$ 151,949</u>	<u>\$ 6,650</u>	<u>\$ -</u>	<u>\$ 158,599</u>

Amortization expense was charged to functions/programs of the City as follows:

Custodial Activities		
Revolving	\$	33,188
WCICC		<u>118,761</u>
Total custodial amortization expense		<u><u>\$ 151,949</u></u>

City of Sioux City
Notes to Basic Financial Statements

NOTE 4 - CAPITAL ASSETS (CONTINUED)

	Beginning Balance December 31, 2023	Increases	Decreases	Ending Balance December 31, 2024
Discretely Presented Component Unit				
Capital assets not being depreciated				
Land	\$ 190,000	\$ -	\$ -	\$ 190,000
Capital assets being depreciated				
Buildings	14,784,393	12,500	-	14,796,893
Improvements other than buildings	1,125,522	-	-	1,125,522
Equipment	1,028,851	-	-	1,028,851
Total capital assets being depreciated	<u>16,938,766</u>	<u>12,500</u>	<u>-</u>	<u>16,951,266</u>
Less accumulated depreciated for				
Buildings	1,176,439	373,408	-	1,549,847
Improvements other than buildings	119,470	38,087	-	157,557
Equipment	315,867	107,869	-	423,736
Total accumulated depreciation	<u>1,611,776</u>	<u>519,364</u>	<u>-</u>	<u>2,131,140</u>
Component unit capital assets, being depreciated, net	<u>15,326,990</u>	<u>(506,864)</u>	<u>-</u>	<u>14,820,126</u>
Component unit capital assets, net	<u>\$ 15,516,990</u>	<u>\$ (506,864)</u>	<u>\$ -</u>	<u>\$ 15,010,126</u>

Reconciliation of Net Investment in Capital Assets

	Governmental Activities	Business-Type Activities	Component Unit
Capital Assets (net of accumulated depreciation/amortization)	\$ 627,649,268	\$ 302,853,571	\$ 15,010,126
Unspent Bond/Note Proceeds	19,766,292	7,345,000	-
Less: General Obligation Bonds/Notes Payable	(126,771,802)	(20,569,903)	(11,634,055)
Revenue Notes Payable	-	(121,464,447)	-
Lease Liability	(22,777)	(30,670)	-
SBITA Liability	(246,662)	-	-
Contracts and Retainage Payable	<u>(9,685,714)</u>	<u>(2,853,357)</u>	<u>-</u>
Net Investment in Capital Assets	<u>\$ 510,688,605</u>	<u>\$ 165,280,194</u>	<u>\$ 3,376,071</u>

City of Sioux City
Notes to Basic Financial Statements

NOTE 5 - LONG-TERM DEBT

A. Notes Payable - Direct Borrowings

During fiscal year 2006, the City obtained a \$31,000,000 note from the State of Iowa Clean and Drinking Water State Revolving Fund. The note was at 3% and is unsecured. The loan was drawn upon as the funds were spent on the improvements. The loan was fully drawn as of June 30, 2009, and the outstanding balance on the note as of June 30, 2025, was \$3,987,000 the Sewer Fund. In fiscal year 2017, State of Iowa reduced the interest rate from 3% to 1.75% effective June 1, 2016.

During fiscal year 2007, the City obtained a note with the State of Iowa Clean and Drinking Water State Revolving Fund in the amount of \$6,000,000 with a 3% interest rate. The loan was drawn upon as improvements were made. The loan was fully drawn as of June 30, 2009, and the outstanding balance of the note as of June 30, 2025, was \$0 in the Water Fund. In fiscal year 2017, State of Iowa reduced the interest rate from 3% to 1.75% effective December 1, 2016. This loan was fully repaid during fiscal year 2025.

During fiscal year 2008, the City obtained a note with the State of Iowa Clean and Drinking Water State Revolving Fund in the amount of \$15,000,000 with a 3% interest rate. The loan was drawn upon as the funds were spent on improvements. The loan was fully drawn as of June 30, 2010, and the outstanding balance of the note as of June 30, 2025, was \$3,748,000 in the Sewer Fund. In fiscal year 2018, State of Iowa reduced the interest rate from 3% to 1.75% effective June 1, 2018.

During fiscal year 2009, the City obtained four notes with the State of Iowa Clean and Drinking Water State Revolving Fund. These loans included one loan in the amount of \$31,000,000 in the Sewer Fund and three Planning & Design Loans totaling \$4,450,000 in the Water Fund, all loans have a 3% interest rate. The loans were drawn upon as improvements were made. The amount of the sewer loan increased to \$38,600,000 in fiscal year 2011. The City did not draw the full loan amount authorized. The outstanding balance of the note as of June 30, 2025, was \$13,754,000 in the Sewer Fund. In fiscal year 2019, the State of Iowa reduced the Sewer Fund interest rate from 3% to 1.75% effective December 1, 2019. During fiscal year 2012, \$4,023,859 that had been drawn under the Planning & Design Loans in the Water Fund was rolled into a new construction loan totaling \$30,618,000. The loan was fully drawn as of June 30, 2015. The balance outstanding in the Water Fund at June 30, 2025 was \$12,989,000.

During fiscal year 2010, the City obtained a note with the State of Iowa Clean Drinking Water State Revolving Fund in the amount of \$10,807,000 with an interest rate of 3%. The loan was drawn upon as funds were spent on improvements. The loan was fully drawn as of June 30, 2011. The outstanding balance of the note as of June 30, 2025, was \$3,993,000 in the Water Fund. In fiscal year 2021, State of Iowa reduced the interest rate from 3% to 1.75% effective June 1, 2020.

During fiscal year 2011, the City obtained a note with the State of Iowa Clean Drinking Water State Revolving Fund in the amount of \$9,193,000 with an interest rate of 3%. The loan was drawn upon as improvements were made. The loan was fully drawn as of June 30, 2011, with an outstanding balance as of June 30, 2025, of \$3,396,000 in the Water Fund. In fiscal year 2021, State of Iowa reduced the interest rate from 3% to 1.75% effective December 1, 2020.

During fiscal year 2013, the City obtained three Sewer Capital Loan Notes from the State of Iowa Clean and Drinking Water State Revolving Fund. The authorized loan amounts were \$3,100,000 for I-29 Sewer Relocation on S. Lafayette Street, \$4,200,000 for the Southeast Morningside Sanitary Sewer Project and \$7,100,000 for the Wastewater Treatment Plant Asset Renewal. The loans all had an

City of Sioux City
Notes to Basic Financial Statements

NOTE 5 - LONG-TERM DEBT (CONTINUED)

A. Notes Payable - Direct Borrowings (Continued)

interest rate of 0.75%. The loans were fully drawn, with outstanding balances as of June 30, 2025, of \$626,000, \$1,923,000, and \$3,017,000 in the Sewer Fund.

During fiscal year 2014, the City obtained a note with the State of Iowa Clean Drinking Water State Revolving Fund in the amount of \$2,100,000 for the Ultraviolet Disinfection Project with an interest rate of 1.75%. The loan was drawn upon as improvements were made. The loan was fully drawn as of June 30, 2017, with an outstanding balance as of June 30, 2025, of \$902,000 in the Water Fund.

During fiscal year 2017, the City obtained a Sewer Capital Loan Note from the State of Iowa Clean and Drinking Water State Revolving Fund in the amount of \$33,000,000 with an interest rate of 1.75% for I-29 Utility Relocation. The City did not draw the full loan amount authorized. The outstanding balance at June 30, 2025 was \$24,428,000 in the Sewer Fund.

During fiscal year 2017, the City obtained a note from the State of Iowa Clean and Drinking Water State Revolving Fund in the amount of \$5,700,000 with an interest rate of 1.75% for I-29 Utility Relocation. The City did not draw the full loan amount authorized. The outstanding balance as of June 30, 2025 was \$4,215,000 in the Water Fund.

During fiscal year 2020, the City obtained a note from the State of Iowa Clean and Drinking Water State Revolving Fund in the amount of \$6,507,000 with an interest rate of 1.75% for Western Hills to Indian Hills Pressure Zone and Tank Demolition Project. The loan was drawn upon as the funds were spent on the improvements. The City did not draw the full loan amount authorized. As of June 30, 2025, the outstanding balance on the note was \$4,534,000 in the Water Fund.

During fiscal year 2021, the City obtained three Sewer Capital Loan Notes from the State of Iowa Clean and Drinking Water State Revolving Fund. The authorized loan amounts were \$6,928,000 for the Waste Water Treatment Plant Asset Renewal project and \$10,000,000 and \$1,800,000 both for the Waste Water Treatment Plant Renewable Fuels Project. The \$6.928M and \$10M loans have interest rates of 1.75% and the \$1.8M loan has an interest rate of 2.75%. The loans were drawn upon as the funds were spent on the improvements. The City did not draw the full loan amount authorized for the \$1.8M loan. The outstanding balance at June 30, 2025 was \$1,515,000 in the Sewer Fund. The \$10M and \$6.928M have been fully drawn and the outstanding balance at June 30, 2025 was \$8,303,000 and \$5,747,000 in the Sewer Fund.

During fiscal year 2021, the City obtained a note with the State of Iowa Clean and Drinking Water State Revolving Fund in the amount of \$8,038,000 for the Grandview Tank Replacement Project with an interest rate of 1.75%. The loan was drawn upon as the funds were spent on the improvements. The City did not draw the full loan amount authorized. The outstanding balance at June 30, 2025 was \$6,659,000 in the Water Fund.

During fiscal year 2022, the City obtained a note with the State of Iowa Clean and Drinking Water State Revolving Fund in the amount of \$3,996,000 for the Airport Main Replacement Project with an interest rate of 1.75%. The loan was drawn upon as the funds were spent on the improvements. The loan was fully drawn as of June 30, 2024, with an outstanding balance as of June 30, 2025, of \$3,302,000 in the Water Fund.

City of Sioux City
Notes to Basic Financial Statements

NOTE 5 - LONG-TERM DEBT (CONTINUED)

A. Notes Payable - Direct Borrowings (Continued)

During the fiscal year 2024, the City obtained a note with the State of Iowa Clean and Drinking Water State Revolving Fund in the amount of \$24,090,000 for the Design of the Waste Water Treatment Plant Reconstruction Project with an interest rate of 0.00%. The loan is drawn upon as the funds are spent on the design of the project. The City did not draw full loan amount authorized. The outstanding balance at June 30, 2025 was \$12,277,470. The Design phase is estimated to be completed in three (3) years and this loan will be rolled into the construction loan at that time.

Year Ending June 30,	Business-Type Activities	
	Principal	Interest
2026	\$ 11,920,000	\$ 1,728,945
2027	12,239,000	1,534,725
2028	10,486,000	1,330,833
2029	10,763,000	1,158,158
2030	10,041,000	980,575
2031-2035	30,407,000	2,853,072
2036-2040	18,936,000	990,803
2041-2044	2,246,000	28,308
Total	<u>\$ 107,038,000</u>	<u>\$ 10,605,419</u>

The 5-year maturity schedule above does not include a note payable of \$12,277,470. This note is for the design phase of the new Wastewater Treatment plant and currently does not have a maturity date. The note will be incorporated with the construction note and will have a maturity date then.

B. General Obligation Bonds/Notes

The City issues general obligation bonds/notes to provide funds for the acquisition and construction of major capital facilities and projects. General obligation bonds/notes have been issued for both governmental and business-type activities. These bonds/notes are direct obligations and pledge the full faith and credit of the City.

The City issued new general obligation bonds in the fiscal year ending June 30, 2025 as follows: Series A was issued for \$23,535,000. The bonds were sold at a premium of \$437,246. The notes have a true interest rate of 3.70% with principal payments due each June 1 from years 2026 through 2035.

Series B was issued for \$3,495,000. The notes have a true interest rate of 4.75% with principal payments due each June 1 from years 2026 through 2035.

City of Sioux City
Notes to Basic Financial Statements

NOTE 5 - LONG-TERM DEBT (CONTINUED)

B. General Obligation Bonds/Notes (Continued)

General obligation bonds/notes outstanding as of June 30, 2025, are as follows:

<u>Purpose</u>	<u>Interest Rates</u>	<u>Amounts</u>
Governmental Activities	1.00% - 5.00%	\$ 126,771,802
Business-Type Activities	1.50% - 5.00%	22,718,880

Annual debt service requirements to maturity for general obligation bonds/notes are as follows:

<u>Year Ending June 30,</u>	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 21,812,877	\$ 3,975,687	\$ 3,082,122	\$ 786,450	\$ 24,894,999	\$ 4,762,137
2027	19,600,178	3,435,056	2,924,822	707,905	22,525,000	4,142,961
2028	18,520,119	2,861,485	2,684,882	612,765	21,205,001	3,474,250
2029	15,679,721	2,304,388	2,565,280	523,207	18,245,001	2,827,595
2030	13,290,233	1,815,004	2,624,767	435,945	15,915,000	2,250,949
2031-2035	35,312,990	3,370,706	8,837,007	898,452	44,149,997	4,269,158
Total	124,216,118	17,762,326	22,718,880	3,964,724	146,934,998	21,727,050
Net unamortized bond premium/ (discount)	2,555,684	-	-	-	2,555,684	-
Total	<u>\$ 126,771,802</u>	<u>\$ 17,762,326</u>	<u>\$ 22,718,880</u>	<u>\$ 3,964,724</u>	<u>\$ 149,490,682</u>	<u>\$ 21,727,050</u>

City of Sioux City
Notes to Basic Financial Statements

NOTE 5 - LONG-TERM DEBT (CONTINUED)

C. Components of Long-Term Liabilities

The following is a summary of the changes in long-term liabilities for the year ended June 30, 2025.

	Beginning Balance Restated	Additions	Maturities	Ending Balance	Due Within One Year
Governmental activities					
G.O. Bonds/Notes	\$ 126,718,294	\$ 19,685,000	\$ 22,187,176	\$ 124,216,118	\$ 21,812,877
Unamortized bond premium	2,724,074	437,246	605,636	2,555,684	-
Lease liability	55,333	-	32,556	22,777	22,777
SBITA Liability	218,178	246,662	218,178	246,662	82,221
Compensated absences (net)	6,304,772	1,354,290	-	7,659,062	4,813,623
Estimated Liability for damage claims	6,543,394	-	274,840	6,268,554	1,473,554
Net pension liability IPERS	13,673,102	-	2,803,748	10,869,354	-
Net pension liability MPFSRI	37,009,040	1,943,762	-	38,952,802	-
Total OPEB liability	<u>9,233,217</u>	<u>-</u>	<u>1,291,131</u>	<u>7,942,086</u>	<u>462,000</u>
Total governmental-type activities	<u>202,479,404</u>	<u>23,666,960</u>	<u>27,413,265</u>	<u>198,733,099</u>	<u>28,667,052</u>
Business-type activities					
G.O. Bonds/Notes	18,211,706	7,160,000	2,652,826	22,718,880	3,082,122
Notes Payable - Direct Borrowings	121,540,419	9,806,192	12,031,141	119,315,470	11,937,000
Due to other governments	5,369,244	-	2,463,241	2,906,003	2,906,003
Compensated absences (net)	705,987	258,819	-	964,806	566,344
Lease liability	36,193	-	5,523	30,670	30,670
SBITA Liability	28,770	-	28,770	-	-
Estimated Liability for Landfill Closure	749,857	-	27,989	721,868	-
Net pension liability IPERS	3,618,218	-	1,136,838	2,481,380	-
Total OPEB liability	<u>-</u>	<u>894,385</u>	<u>-</u>	<u>894,385</u>	<u>-</u>
Total business-type activities	<u>\$ 150,260,394</u>	<u>\$ 18,119,396</u>	<u>\$ 18,346,328</u>	<u>\$ 150,033,462</u>	<u>\$ 18,522,139</u>

Compensated absences and net pension and OPEB liabilities attributable to governmental activities are generally liquidated by the General Fund.

D. Arbitrage

Arbitrage rules apply to tax-exempt debt issued after August 31, 1986. The rules require that earnings from the investment of tax-exempt bond/note proceeds which exceed the yield on the bonds/notes must be remitted to the federal government every five years.

The City entered into an agreement with an outside consulting firm to assist City personnel in reviewing arbitrage rebate calculations for the above bond/note issues. Those bond/note issues that have been reviewed show that no arbitrage rebate is owed.

City of Sioux City
Notes to Basic Financial Statements

NOTE 5 - LONG-TERM DEBT (CONTINUED)

E. Component Unit

In accordance with an agreement dated March 6, 2020, the Siouxland Expo Center issued \$12,500,000 of notes payable to the City of Sioux City with an interest rate of 1.07% per annum. On June 6, 2022, an amended and restated Mortgage was executed increasing the notes payable to \$14,168,014. The debt was incurred to fund the construction of the Siouxland Expo Center and acquisition of necessary equipment. Both interest and principal are due annually until the note matures on June 1, 2040. The balance is to be retired through public pledges as well as revenue generated by the facility.

Presented below is an amortization schedule of the loan:

Year Ending December 31,	Principal	Interest	Total
2025	\$ 670,736	\$ 124,028	\$ 794,764
2026	677,887	116,878	794,765
2027	685,114	109,651	794,765
2028	692,417	102,347	794,764
2029	699,799	94,965	794,764
2030-2034	3,612,505	361,316	3,973,821
2035-2039	3,809,216	164,606	3,973,822
2040	786,381	8,383	794,764
Total	\$ 11,634,055	\$ 1,082,174	\$ 12,716,229

NOTE 6 - INTERFUND ACTIVITY

A. Transfers

Transfers are used to move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, move receipts restricted to debt service from the fund collecting the receipts to the Debt Service Fund as debt service payments become due or use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

	Transfers In										
	General	Other Employee Benefits	Tax Increment	Debt Service	Capital Improvements	Other Governmental Funds	Water	Sewer	Nonmajor Enterprise Funds	Internal Service Funds	Total
Transfers Out											
General	-	\$ 200,000	-	\$ 988,987	\$ 775,169	\$ 6,511,646	-	-	-	\$ 1,076,145	\$ 9,551,947
Employee benefits	11,684,962	-	-	-	-	-	-	-	-	-	11,684,962
Local option sales tax	12,232,161	-	-	645,298	4,220,164	1,150,000	-	-	-	-	18,247,623
Tax increment	-	-	-	7,798,935	5,783,636	-	855,668	-	422,330	-	14,860,569
Capital improvements	2,640	-	3,204,949	1,283,851	-	758,544	432,738	360,644	-	578,848	6,622,214
Other governmental funds	-	-	-	1,217,792	1,109,770	4,334,592	-	-	-	126,532	6,788,686
Water	-	-	-	-	977,218	-	-	-	-	-	977,218
Sewer	10,685	-	-	-	1,437,662	-	-	-	-	-	1,448,347
Nonmajor enterprise funds	-	-	-	-	-	-	-	-	-	36,282	36,282
Internal service funds	-	-	-	-	777,540	-	-	-	-	-	777,540
Total	\$ 23,930,448	\$ 200,000	\$ 3,204,949	\$ 11,934,863	\$ 15,081,159	\$ 12,754,782	\$ 1,288,406	\$ 360,644	\$ 422,330	\$ 1,817,807	\$ 70,995,388

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 6 - INTERFUND ACTIVITY (CONTINUED)

B. Interfund Receivables/Payables

The composition of interfund balances as of June 30, 2025, is as follows:

	Interfund Receivables	Interfund Payable
General	\$ 180	\$ 3,677
Debt service	-	3,671,976
Capital improvements	3,778,594	292
Other nonmajor governmental funds	400	3,551
Nonmajor Enterprise	8,846	108,524
	\$ 3,788,020	\$ 3,788,020
Total		

Interfund balances represent amounts due to/from other funds as of June 30, 2025. These balances result from services provided between funds and advances made between funds to cover negative cash balances.

NOTE 7 - FUND BALANCES

	General	Other Employee Benefits	Local Option Sales Tax	Tax Increment Financing	Debt Service	Capital Improvements	Other Governmental Funds	Total
Nonspendable								
Perpetual care cemetery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,432,560	\$ 1,432,560
Prepaid items	56,057	-	-	-	-	-	283	56,340
Total nonspendable	56,057	-	-	-	-	-	1,432,843	1,488,900
Restricted								
Airport	-	-	-	-	-	-	2,401,025	2,401,025
Public works	-	-	-	-	-	-	9,756,274	9,756,274
Comm and Econ Develop	-	-	-	-	-	-	6,213,960	6,213,960
Employee benefits	-	205,359	-	-	-	-	-	205,359
Debt service	-	-	-	10,521,184	-	-	-	10,521,184
Capital projects	-	-	-	-	-	60,420,902	-	60,420,902
Other purposes	-	-	10,264,693	-	-	-	2,353,722	12,618,415
Transit	-	-	-	-	-	-	3,726,717	3,726,717
Total restricted	-	205,359	10,264,693	10,521,184	-	60,420,902	24,451,698	105,863,836
Committed								
Public safety	520,772	-	-	-	-	-	-	520,772
Unassigned	29,048,506	-	-	-	(3,438,317)	-	(2,249)	25,607,940
Total	\$ 29,625,335	\$ 205,359	\$ 10,264,693	\$ 10,521,184	\$ (3,438,317)	\$ 60,420,902	\$ 25,882,292	\$ 133,481,448

NOTE 8 - RISK MANAGEMENT/CONTINGENT LIABILITIES

The City participates in a number of federally assisted grant programs, principally Federal Aviation Administration, FTA Capital, Planning and Operating Assistance Grants, Federal Highway Construction Grants, and Community Development Block Grant. The programs are subject to financial and compliance audits. The amount of expenditures if any, which may be disallowed by the Grantor agencies is not determinable at this time; however, City officials do not believe that such amounts would be significant.

City of Sioux City
Notes to Basic Financial Statements

NOTE 8 - RISK MANAGEMENT/CONTINGENT LIABILITIES (CONTINUED)

The City is a defendant in a number of lawsuits in its normal course of operations. The City Attorney estimates that an unfavorable outcome on certain lawsuits is likely and, accordingly, a provision for losses of \$4,795,000 has been established in the accompanying financial statements as of June 30, 2025. A provision for health claims incurred but unpaid as of June 30, 2025, of \$1,473,554 has also been recorded.

The City is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets, errors or omissions, injuries to employees, or acts of God. The City has self-insured itself since July 1, 1986, for general liability, and automobile liability. Argonaut Insurance Company covers up to \$10 million in general liability and automobile liability, after the City's self-insured retention amount of \$500,000. The City has umbrella liability coverage with Allied Insurance Company of America covering general liability, and auto liability up to \$5 million in excess. The City began self-insuring health coverage as of July 1, 1988. It is self-insured for health coverage risk up to \$150,000, specific, and 125% of expected annual paid claims in the aggregate.

During fiscal year 2019, the City of Sioux City became a member of the Iowa Municipalities Worker's Compensation Association (IMWCA). The IMWCA Pool (Pool) is a local government risk-sharing pool whose more than 530 members include various governmental entities throughout the State of Iowa, by pooling the risks of their workers' compensation liabilities. The Pool was formed in July 1981 under Chapter 28E, *Code of Iowa*, for the purpose of managing and funding to provide a stable, affordable alternative to the standard insurance market. To meet this purpose, the Pool uses stringent underwriting guidelines and prudent financial management, which protect the integrity of the Pool and its member's interests.

Membership in the Pool is limited to Iowa cities, counties, Chapter 28E entities, and other political subdivisions subject to approval in writing by the Board of Trustees or their designee; a member may withdraw from the Pool at any time by complying with the rules of the Pool.

Each member's annual premiums are determined by using applicable standard rates for the exposure to risk and applicable experience modification factors of the National Council on Compensation Insurance (NCCI). Each member may be subject to additional premiums to pay its pro rata share of claims, when they exceed the Pool's resources available to pay such claims. Any money not used to pay claims and expenses remains with the Pool as surplus to fund future catastrophic claims. If a surplus substantially exceeds an actuarially sound figure, a distribution may be made to current members according to a formula that contemplates members' premium and claims experience of past years.

The Pool is currently reinsured with Safety National Casualty Corporation (SNCC) and NLC Mutual Insurance Company (NLC-MIC, a member owned captive insurance company). Each reinsurance carrier covers a specific layer of reinsurance risk. As of June 30, 2025, the specific limit of indemnity was unlimited per occurrence in excess of \$850,000, subject to a \$2,000,000 per occurrence sublimit for employers' liability for the members. NLC covers the first \$650,000 in excess of \$850,000 with SNCC taking the remaining risk per occurrence. To the extent that any reinsuring companies are unable to meet their obligations under the reinsurance agreements, the Pool would remain liable to the insured. The Pool attempts to mitigate reinsurance risk by checking the creditworthiness and rating of the reinsurers, if available. The Pool has elected to maintain the capital contribution with NLC whether or not there is a reinsurance agreement. NLC credits the Pool's capital contribution with the allocation of NLC's statutory earnings (loss) included in investment income.

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 8 - RISK MANAGEMENT/CONTINGENT LIABILITIES (CONTINUED)

The City does not report a liability for losses in excess of reinsurance or excess risk-sharing recoveries unless it is deemed probable such losses have occurred and the amount of such loss can be reasonably estimated. Accordingly, at June 30, 2025, no liability has been recorded in the City's financial statements. As of June 30, 2025, settled claims have not exceeded the risk pool or reinsurance coverage.

The self-insurance programs are administered using an internal service fund, the Comprehensive Insurance Fund, which records premium revenue as "Charges for Service". All funds of the City participate in the self-insurance programs and make payments to the Comprehensive Insurance Fund based on pre-determined amounts needed to pay prior and current year claims and to establish a reserve for future catastrophic losses. Currently, the City is unfunded for reserves to cover incurred but unreported claims and unanticipated claim fluctuations.

The City maintains outside insurance coverage through various insurance policies on buildings and their contents, equipment and property, employee dishonesty, and excess health coverage throughout 2025. There have been no significant reductions in insurance coverage from prior years. The City has not had any amount of settlements exceeding insurance coverage for each of the past ten fiscal years.

The claims payable, including claims incurred but not yet reported, have been determined by the City's management and have been recorded in the accompanying financial statements. Changes in the fund's claims liability amount were as follows:

Year Ended June 30,	Beginning Balance Liability	Claims and Changes in Estimates	Claim Payments	Ending Balance
2016	\$ 3,572,609	\$ 16,732,582	\$ 15,754,165	\$ 4,551,026
2017	4,551,026	17,572,064	16,134,006	5,989,084
2018	5,989,084	12,782,034	13,926,251	4,844,867
2019	4,844,867	3,745,587	3,810,828	4,779,626
2020	4,779,626	15,340,964	14,522,662	5,597,928
2021	5,597,928	15,006,747	14,425,173	6,179,502
2022	6,179,502	17,746,765	16,514,198	7,412,069
2023	7,412,069	15,067,499	16,415,858	6,063,710
2024	6,063,710	17,291,890	16,812,206	6,543,394
2025	6,543,394	17,252,569	17,527,409	6,268,554

NOTE 9 - COMMITMENTS

Construction

The City has recognized as a liability only that portion of construction contracts completed through June 30, 2025. The total of contracts outstanding at June 30, 2025 for both Governmental and Enterprise Funds combined is \$97,814,361.

City of Sioux City
Notes to Basic Financial Statements

NOTE 10 - JOINT VENTURE

The Woodbury County Information and Communication Commission (WCICC) was formed in fiscal year 1988. WCICC was established to operate a combined data processing and communications center for the City and the County. Each governmental unit selects two of its members to serve on the commission and a fifth member is selected by the commission. The operating budget is approved by both governments with contributions for operations from both. All assets, liabilities and equity are owned on a 60/40 basis. The City maintains the financial records and bank accounts of WCICC, which are recorded as a custodial fund of the City (see Exhibit D-2). The capital assets are reported directly on the City/County financials per the 60/40 ownership. The remaining equity is recorded as an investment in joint venture on the City/County financials per the same 60/40 ownership. Summary financial information as of, and for the fiscal year ended June 30, 2025, is presented as follows:

	Woodbury County Information and Communication Commission
Assets	\$ 3,061,338
Liabilities	1,130,519
Net position	1,930,819
Total liabilities and net position	\$ 3,061,338
Additions	\$ 4,509,471
Deductions	(4,047,290)
Change in net position	\$ 462,181

The Woodbury County Information and Communication Commission does not publish an Annual Comprehensive Financial Report. The City's share of the capital assets are reported in governmental activities.

City's Share of Joint Venture

Assets	60 %
Liabilities	60
Equity	60

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 11 - POST EMPLOYMENT HEALTH CARE PLAN

A. Plan Description

The City's defined benefit OPEB plan, City of Sioux City, Iowa Health Benefit Plan, offers OPEB benefits for all eligible retirees. City of Sioux City, Iowa Health Benefit Plan is a single-employer defined benefit OPEB plan administered by the City. Under Chapter 509A.13, Group Insurance for Public Employees of the *Code of Iowa*, if a governing body, a City Board of Supervisors, or a City Council has procured for its employees accident, health, or hospitalization insurance, or a medical service plan, or has contracted with a health maintenance organization authorized to do business in this state, the governing body, City Board of Supervisors, or City Council shall allow its employees who retired before attaining sixty five years of age to continue participation in the group plan or under the group contract at the employee's own expense until the employee attains sixty-five years of age. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75. The City is self-insured for medical benefits. No standalone financial report is issued; the plan is self-funded and included in the City's financial statements.

B. Benefits Provided

City of Sioux City, Iowa Health Benefit Plan offers medical with or without prescription and dental insurance benefits for non-Medicare eligible retirees and their dependents. The benefits are covered under the City's plan with the premium cost to be paid by the retiree. Premiums are calculated based on prior year claim experiences and amounts needed to fund the plan operations. The OPEB liability is generally liquidated by the general fund for governmental activities.

C. Members

As of June 30, 2024, the following were covered by the benefit terms:

Retirees receiving payments	27
Active employees	742
	769
Total	769

D. Total OPEB Liability

The City's total OPEB liability of \$8,836,471 was measured as of June 30, 2025, and was determined by an actuarial valuation dated June 30, 2024.

E. Actuarial Assumptions

The total OPEB liability in the June 30, 2024, actuarial valuation was determined using the following actuarial assumptions and the entry age normal actuarial cost method, applied to all periods included in the measurements.

Salary increases	3.25% per annum
Discount rate	5.20%
Health care cost trend rates	7.75% reduced 0.30% per annum to ultimate of 4.00%
Mortality rates	Pub-2010 projected generationally using Scale MP-2021
Inflation	2.70% per annum

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 11 - POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

E. Actuarial Assumptions (Continued)

The discount rate was based on Bond Buyer 20-Bond G.O. index.

The actuarial assumptions used in the June 30, 2024 valuation was based on the results of actuarial experiences studies with dates corresponding to those listed above.

F. Changes in the Total OPEB Liability

	<u>Total OPEB Liability</u>
Balances at July 1, 2024	\$ 9,233,217
Changes for the year	
Service cost	602,770
Interest cost	379,628
Changes in assumptions or other inputs	(1,026,656)
Benefit payments	<u>(352,488)</u>
Net changes	<u>(396,746)</u>
Balances at June 30, 2025	<u><u>\$ 8,836,471</u></u>

The General Fund typically liquidates the Liability related to OPEB.

G. OPEB Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2025, the City recognized OPEB expense of \$896,793. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 1,804,526	\$ 2,437,647
Changes of assumptions	<u>605,841</u>	<u>1,382,879</u>
Total	<u><u>\$ 2,410,367</u></u>	<u><u>\$ 3,820,526</u></u>

City of Sioux City
Notes to Basic Financial Statements

NOTE 11 - POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

G. OPEB Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (Continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending June 30,	Amount
2026	\$ (85,605)
2027	(85,605)
2028	(74,941)
2029	(84,084)
2030	(81,285)
Thereafter	(998,639)
Total	<u><u>\$ (1,410,159)</u></u>

H. OPEB Liability Sensitivity

The following presents the City's total OPEB liability calculated using the discount rate of 5.20% as well as the liability measured using 1% lower and 1% higher than the current discount rate.

Total OPEB Liability		
1% Decrease in Discount Rate (4.20%)	Current Discount Rate (5.20%)	1% Increase in Discount Rate (6.20%)
\$ 9,674,000	\$ 8,836,471	\$ 8,086,000

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower and 1% higher than the current healthcare cost trend rates.

Total OPEB Liability		
1% Decrease in Trend Rate (6.5% Decreasing to 3.0%)	Current Trend Rate (7.5% Decreasing to 4.0%)	1% Increase in Trend Rate (8.5% Decreasing to 5.0%)
\$ 7,836,000	\$ 8,836,471	\$ 1,016,000

City of Sioux City
Notes to Basic Financial Statements

NOTE 12 - EMPLOYEE BENEFITS

Vacation hours for City of Sioux City employees are accumulated for subsequent use or for payment upon termination, retirement, or death up to a maximum ranging from 120 to 240 hours based upon the number of years employed.

Severance pay is paid to all employees of the Professional, Administrative, Technical, Supervisory, Executive and Council Appointed (PATS) employees group, PATS Union Agreement employee group, and Library non-bargaining employee group with a minimum of 15 years of consecutive service with the City. The 15-year requirement does not apply to those who retire and immediately become eligible to receive retirement benefits under the provisions of the Iowa Public Employees' Retirement System (IPERS), the Social Security Act, or the Municipal Fire and Police Retirement System of Iowa (MFPRSI). The pay is based on three day's pay for each full twelve months of consecutive service upon retirement, resignation, death, or termination (other than for disciplinary reasons).

Severance pay is paid to all employees of the Affiliated Sioux City Municipal Employee Union (AFSCME) employee group who retires and immediately upon retirement becomes eligible for regular retirement benefits under the provisions of IPERS, or the Social Security Act. The retirement severance pay is paid at the rate of three day's pay for each full twelve months of consecutive service.

Severance pay is paid to all employees of the Fire Supervisory employee group and Police Supervisory employee group, who retire and immediately upon such retirement become eligible for regular retirement benefits under the provisions of MFPRSI, the Social Security Act, Workers' Compensation, or who resigns as a vested member of the provisions of MFPRSI. The retirement severance pay is paid at the rate of three day's pay for each full twelve months of consecutive service.

Severance pay is paid to all employees of the Fire Union employees group, who terminates employment and is immediately eligible for regular retirement benefits under the provisions of MFPRSI. The retirement severance pay is paid at the rate of three day's pay (33.6 hours) for each full twelve months of consecutive service. A fire fighter who terminates employment and is not immediately eligible to receive payments for benefits under MFPRSI shall receive severance pay at the time the fire fighter becomes eligible to receive payment from MFPRSI. Severance pay that is payable at a date other than the date of termination from service shall be calculated from the wage scale and formula in effect at the date of termination.

Severance pay is paid to all employees of the Police Union employee group, who retires and immediately upon such retirement becomes eligible for regular retirement benefits under the provisions of MFPRSI, resigns as a vested member of the provisions of MFPRSI. Retirement severance pay is paid at the rate of three day's pay for each full twelve months of consecutive service at the time of retirement or resignation.

Vacation and severance pay is accrued when incurred in the government-wide, proprietary, and fiduciary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations or retirements. At June 30, 2025, two employment agreements involving termination benefits were in effect. These termination benefits include severance, health, life and long-term disability benefits. The long-term portion of \$124,479 is reported in the governmental activities in the government-wide financial statements. The liabilities were calculated based on current salary rates and benefit cost at the time of financial statement preparation.

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 12 - EMPLOYEE BENEFITS (CONTINUED)

City employees accumulate sick leave hours for subsequent use. For all employees, except those of the Transit employee group, Police Union employee group, Police Supervisory employee group and Fire Supervisory employee group, sick leave hours are not a vested benefit and expire if unused upon termination, death, or retirement.

Sick leave is paid to all Transit System's employees covered by the Amalgamated Transit Union Agreement with the City of Sioux City. These employees receive a benefit of up to 120 days of paid sick leave upon death or retirement.

Sick leave upon separation of employment is paid to all employees of the Professional, Administrative, Technical, Supervisory, Executive and Council Appointed (PATS) employee group, Affiliated Sioux City Municipal Employee Union (AFSCME) employee group, Library non-bargaining employee group, Fire Supervisory employee group, Police Union employee group and Police Supervisory employee group who retire and immediately upon such retirement become eligible for regular retirement benefits under the provisions of IPERS/MFPRSI. The value of the payout will be calculated at 20% of the sick leave balance and deposited into a City established Health Reimbursement Arrangement (HRA). If an employee who leaves employment with the City does not meet IPERS/MFPRSI retirement eligibility, any remaining sick leave balance will be forfeited. Any employee termed for cause will not be eligible for HRA.

The accumulated sick leave under this agreement for Transit, Fire and Police Supervisory, and Police Union employees are recorded only in the government-wide financial statements. All other accumulated sick leave is not recognized as an expenditure until used or paid as it is not measurable at June 30, 2025.

Compensated absences consist of the following amounts as of June 30, 2025:

Accrued vacation	\$ 4,097,840
Accrued severance pay	3,381,099
Accrued sick leave	1,020,450
Accrued termination benefits	124,479
Total	\$ 8,623,868

Compensated absences have been recorded as follows:

	Current	Long-Term	Total
Enterprise Funds	\$ 556,344	\$ 398,462	\$ 954,806
Internal Service Funds	90,345	131,561	221,906
Government-Wide Statement	4,723,278	2,713,878	7,437,156
Total	\$ 5,369,967	\$ 3,243,901	\$ 8,613,868

City of Sioux City
Notes to Basic Financial Statements

NOTE 13 - PENSION PLAN

The City participates in various pension plans. Total pension expense for the year ended June 30, 2025, was \$7,225,792. The components of pension expense are noted in the following plan summaries. The General fund, Sewer Fund Solid Waste and nonmajor enterprise funds typically liquidate the liability related to pensions.

Iowa Public Employees Retirement Plan

A. Plan Description

IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employers defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at 7401 Register Drive, P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under *Iowa Code* Chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

B. Pension Benefits

A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement is age 65, any time after reaching age 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a regular member's monthly IPERS benefit includes:

- A multiplier based on years of service.
- The member's highest five-year average salary, except members with service before June 30, 2012, will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

Protection Occupation members may retire at normal retirement age which is generally at age 55 and may retire any time after reaching age 50 with 22 or more years of covered employment.

The formula used to calculate a Protection Occupation member's monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of special service, plus an additional 1.5% of average salary for more than 22 years of special service but not more than 30 years of service.
- The member's highest three-year average salary.

If a Regular member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month that the member receives benefits before the member's earliest normal retirement age. For service earned after July 1, 2012, the reduction is 0.50% for each month that the member receives benefits before age 65.

City of Sioux City
Notes to Basic Financial Statements

NOTE 13 - PENSION PLAN (CONTINUED)

Iowa Public Employees Retirement Plan (Continued)

B. Pension Benefits (Continued)

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefits payments.

C. Disability and Death Benefits

A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

D. Contributions

Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. Statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2025, pursuant to the required rate, Regular members contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll, for a total rate of 15.73%. Protective Occupation members contributed 6.21% of covered payroll and the City contributed 9.31% of covered payroll, for a total rate of 15.52%.

The City's contributions to IPERS for the year ended June 30, 2025, totaled \$3,665,333.

E. Net Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

At June 30, 2025, the City reported a liability of \$13,350,734, for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contribution to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2024, the City's proportion for the Regular plan was 0.378287%, which was a decrease of 0.004303% from its proportion measured as of June 30, 2023. At June 30, 2024, the City's proportion for the Protection plan was 0.485361%, which was an increase of 0.013375% from its proportion measured as of June 30, 2023.

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 13 - PENSION PLAN (CONTINUED)

Iowa Public Employees Retirement Plan (Continued)

**E. Net Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and
Deferred Inflows of Resources Related to Pensions (Continued)**

For the year ended June 30, 2025, the City recognized pension expense of \$1,600,342. As of June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,361,876	\$ 8,648
Changes of assumptions	-	69,978
Net difference between projected and actual earnings on IPER's investments	179,898	-
Changes in proportion and differences between City contributions and proportionate share of contributions	126,605	472,707
City contributions subsequent to the measurement date	3,665,333	-
Total	\$ 5,333,712	\$ 551,333

The \$3,665,333 reported as deferred outflows of resources related to pensions resulting from the City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as shown below:

Year Ending June 30,	Amount
2026	\$ (2,096,804)
2027	3,630,731
2028	108,721
2029	(515,429)
2030	(10,173)
Total	\$ 1,117,046

There were no non-employer contributing entities to IPERS.

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 13 - PENSION PLAN (CONTINUED)

Iowa Public Employees Retirement Plan (Continued)

F. Actuarial Assumptions

The total pension liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation (effective June 30, 2017)	2.60% per annum
Rate of salary increase (effective June 30, 2017)	3.25% to 16.25% average, including inflation Rates vary by membership group
Long-term investment rate of return (effective June 30, 2017)	7.00% compounded annually, net of investment expense, including inflation
Wage Growth (effective June 30, 2017)	3.25% per annum, based on 2.60% inflation and 0.65% real wage inflation

The actuarial assumptions used in the June 30, 2024 valuation were based on the results of a quadrennial experience study covering the period of July 1, 2017 through June 30, 2021.

Mortality rates used in the 2024 valuation were based on the PubG-2010 mortality tables with future mortality improvements modeled using Scale MP-2021.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the table below.

Asset Class	Asset Allocation	Long-Term Expected Real Rate of Return
Domestic equity	21.0 %	3.52 %
International equity	13.0	5.18
Global smart beta equity	5.0	4.12
Core plus fixed income	25.5	3.04
Public credit	3.0	4.53
Cash	1.0	1.69
Private equity	17.0	8.89
Private real assets	9.0	4.25
Private credit	5.5	6.62
	<hr/>	
Total	100.0 %	

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 13 - PENSION PLAN (CONTINUED)

Iowa Public Employees Retirement Plan (Continued)

G. Discount Rate

The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

H. Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1% lower (6.00%) or 1% higher (8.00%) than the current rate.

Proportionate Share of the Net Pension Liability	1% Decrease in Discount Rate (6.00%)	Current Discount Rate (7.00%)	1% Increase in Discount Rate (8.00%)
City	\$ 35,037,961	\$ 13,350,734	\$ (4,813,542)

I. IPERS Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

J. Payables to the Pension Plan

All legally required City contributions and legally required employee contributions which have been withheld from employee wages were remitted by the City to IPERS by June 30, 2025.

Municipal Fire and Police Retirement System of Iowa

A. Plan Description

MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the *Code of Iowa*. Employees of the City are provided with pensions through a cost-sharing multiple employer-defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org.

MFPRSI benefits are established under Chapter 411 of the *Code of Iowa* and the administrative rules thereunder. Chapter 411 of the *Code of Iowa* and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

City of Sioux City
Notes to Basic Financial Statements

NOTE 13 - PENSION PLAN (CONTINUED)

Municipal Fire and Police Retirement System of Iowa (Continued)

B. Pension Benefits

Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than 4 years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

Benefits are calculated based upon the member's highest 3 years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66% of the member's average final compensation. Members who perform more than 22 years of service receive an additional 2% of the member's average final compensation for each additional year of service, up to a maximum of 8 years. Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen, plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50% surviving spouse benefit.

Active members at least 55 years of age with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3-, 4- or 5-year DROP period. When electing to participate in DROP, the member signs a contract stating the member will retire at the end of the selected DROP period. During the DROP period, the member's retirement benefit is frozen, and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

C. Death Benefits

Disability benefits may be either accidental or ordinary. Accidental disability is defined as a permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60% of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50% of the member's average final compensation for those with 5 or more years of service or the member's service retirement benefit calculation amount and 25% of average final compensation for those with less than 5 years of service.

Death benefits are similar to disability benefits. Benefits for accidental death are 50% of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40% of the average final compensation of the member plus an additional amount for each child, or a lump sum distribution to the designated beneficiary equal to 50% of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

City of Sioux City
Notes to Basic Financial Statements

NOTE 13 - PENSION PLAN (CONTINUED)

Municipal Fire and Police Retirement System of Iowa (Continued)

C. Death Benefits (Continued)

Benefits are increased annually in accordance with Chapter 411.6 of the *Code of Iowa*, which provides a standard formula for the increases.

The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a \$100,000 lump-sum payment.

D. Contributions

Member contribution rates are set by state statute. In accordance with Chapter 411 of the *Code of Iowa*, the contribution rate was 9.55% of earnable compensation for the year ended June 30, 2025.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the *Code of Iowa*. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1% of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the *Code of Iowa*, the City's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 22.66% for the year ended June 30, 2025.

The City's contributions to MFPRSI for the year ended June 30, 2025, totaled \$5,305,580.

If approved by the State Legislature, state appropriations may further reduce the City's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa, therefore, is considered to be a non-employer contributing entity in accordance with the provisions of Governmental Accounting Standards Board Statement No. 67, Financial Reporting for Pension Plans.

There were no state appropriations to MFPRSI during the year ended June 30, 2025.

E. Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2025, the City reported a liability of \$38,952,802 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the MFPRSI relative to the contributions of all MFPRSI participating employers. At June 30, 2024, the City's proportion was 5.894951%, which was a decrease of 0.015157% from its proportion measured as of June 30, 2023.

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 13 - PENSION PLAN (CONTINUED)

Municipal Fire and Police Retirement System of Iowa (Continued)

E. Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

For the year ended June 30, 2025, the City recognized pension expense of \$5,625,450. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 4,107,550	\$ -
Change in assumptions	140,606	-
Net difference between projected and actual earnings on IPER's investments	2,607,100	-
Changes in proportion and differences between City contributions and proportionate share of contributions	243,254	1,025,724
City contributions subsequent to the measurement date	5,305,580	-
Total	\$ 12,404,090	\$ 1,025,724

The \$5,305,580 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

MPFSRI- City Year Ending June 30,	Amount
2026	\$ (1,194,881)
2027	5,643,771
2028	1,145,011
2029	426,610
2030	52,275
Total	\$ 6,072,786

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 13 - PENSION PLAN (CONTINUED)

Municipal Fire and Police Retirement System of Iowa (Continued)

F. Actuarial Assumptions

The total pension liability in the June 30, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of inflation	3.00% per annum
Rate of salary increase	3.75% to 15.11%, including inflation
Investment rate of return	7.50% net of investment expense including inflation

The actuarial assumptions used in the June 30, 2024 valuation were based on the results of an actuarial experience study for the 10 year period ending June 30, 2023.

Mortality rates were based on the RP-2014 Blue Collar Healthy Annuitant Table with males set forward zero years, females set-forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The long-term expected rate of return on MFPRSI investments was determined using a building-block method in which best-estimate ranges of expected future real rates (i.e., expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of geometric real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2024, are summarized in the following table:

<u>Asset Class</u>	<u>Long-Term Expected Real Rate of Return</u>
Broad fixed income	4.8 %
Broad U.S. equity	7.5
Global equity	7.6
Broad Non-US Equity	7.7
Managed futures	5.5
Core real estate	6.0
Opportunistic real estate	9.8
Global infrastructure	6.7
Private credit	9.4
Private equity	10.2

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 13 - PENSION PLAN (CONTINUED)

Municipal Fire and Police Retirement System of Iowa (Continued)

G. Discount Rate

The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed contributions will be made at 9.40% of covered payroll and the City's contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, the MFPRSI's fiduciary net position was projected to be available to make all projected future benefit payments to current plan members. Therefore, the long-term expected rate of return on MFPRSI's investments was applied to all periods of projected benefit payments to determine the total pension liability.

H. Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1% lower (6.50%) or 1% higher (8.50%) than the current rate.

Proportionate Share of the Net Pension Liability	1% Decrease in Discount Rate (6.50%)	Current Discount Rate (7.50%)	1% Increase in Discount Rate (8.50%)
City	\$ 67,772,347	\$ 38,952,802	\$ 15,098,139

I. MFPRSI's Fiduciary Net Position

Detailed information about MFPRSI's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at www.mfprsi.org.

J. Payables to MFPRSI

All legally required City contributions and legally required employee contributions which had been withheld from employee wages were remitted by the City to MFPRSI by June 30, 2025.

NOTE 14 - CLOSURE AND POST CLOSURE CARE COST

State and federal laws and regulations require the City's Solid Waste System to place a final cover on its 28th Street landfill site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site for thirty years after closure. The landfill was closed as of October 1, 2007. A consulting engineer's estimate for total costs prepared as of March 19, 2025, was \$721,868. This full amount has been accrued by the City as of June 30, 2025. Actual costs may be higher due to inflation, changes in technology, or changes in regulations.

The State of Iowa specifies financial assurance requirements in Code Section 567-Chapter 113. The *Iowa Code* enumerates various allowable financial assurance mechanisms to meet the costs of closure and post closure care. The City satisfies this requirement with a Local Government Dedicated Fund passed and approved on June 16, 2003, under Resolution 2003-0501.

City of Sioux City
Notes to Basic Financial Statements

NOTE 15 - TAX ABATEMENTS

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenue that results from an agreement between one or more governments and an individual entity in which (a) one or more governments promise to forego tax revenue to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the *Code of Iowa*, and local hotel/motel tax as provided for in Chapter 423A of the *Code of Iowa*. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax and/or unreserved portion of the local hotel/motel tax paid by the developers, to pay the developers an economic development grant or to pay the developers a predetermined dollar amount. Because taxes are not abated until after the new construction has been completed, there are no provisions for recapturing abated taxes. Commitments, other than reducing taxes, are the City's support in the associated construction costs.

The City provides tax abatements for economic development projects under the Enterprise Zone Program with tax exemption as provided for in Chapters 15E of the *Code of Iowa*. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to exempt the property tax paid by the developers. No other commitments were made by the City as part of these agreements. Because taxes are not abated until after the new construction has been completed, there are no provisions for recapturing abated taxes. Commitments, other than reducing taxes, are the City's support in the associated construction costs.

Urban Revitalization programs provides property tax abatements to encourage new construction and improvements to residential property and eligible commercial property. The Program is established under the auspices of the *Iowa State Code* (Chapter 404) empowering cities and counties to establish such programs. The abatements equal 100% for 3 years or a partial exemption for 10 years on a graduated scale, of additional property tax resulting from the increase in assessed value as a result of the improvements or the new construction, administered as a reduction in the tax bill.

Abatements are obtained through application by the property owner after improvements have been made. However, developers applying for the Iowa Workforce Housing Tax Incentive Program (Chapter 48) make agreement prior to commencing improvements or new construction and require subsequent provision by the owner of proof that the improvements have been made and a new assessed valuation by the City Assessor. Because taxes are not abated until after the improvements and new construction have been made, there are no provisions for recapturing abated taxes. Commitments, other than reducing taxes, may only be applicable with commercial properties. In these instances, the City supports in the associated construction costs.

For the year ended June 30, 2025, the City abated \$3,257,272 of property tax under the urban renewal and economic development projects and \$3,257,272 under the Enterprise Zone Program.

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 16 - SIOUXLAND EXPO CENTER

On June 18, 2018, the City of Sioux City entered into a development agreement, lease agreement, and fiscal management agreement with the Siouxland Expo Center for the development of land in the 700 Block of South Lafayette. The Siouxland Expo Center constructed a \$15 million building to be a premier destination for agricultural conventions, expositions, and demonstrations as well as youth sporting events and tournaments. The Authority is governed by a board composed of no less than five and no more than thirteen board members. The board appoints new members. The terms of the agreement are for 20 years. The City determined the Siouxland Expo Center will be a discretely presented component unit. See Note 1 for more information.

With the agreement, the City provided an Economic Development Grant of \$2,000,000 to the developer for the project. The City agreed to be responsible for the management of the facility and grounds and served as the fiscal agent during the construction phase. The City prepares and submits an operating budget to the Siouxland Expo Center Board for review and approval. All revenue from operations is placed into an operating account and all expenses are paid from the account. The City charges \$6,000 per year to the Siouxland Expo Center for management services, these are performed by the City Parks and Recreation Department. The City in turn leases office space from the Siouxland Expo Center for \$6,000 per year.

The City also has a responsibility for any negative cashflows from the operations of the Siouxland Expo Center. The agreement calls that if the cashflows from operations in any given fiscal year are negative, the City is responsible for the first \$75,000 and the Siouxland Expo Center is responsible for the next \$25,000.

On March 6, 2020, the City entered into a Mortgage Agreement with the Siouxland Expo Center Board. The City loaned the Siouxland Expo Center Board \$12.5 million for the construction of the new facility. The loan has a 20-year term and carries an interest rate of 1.07%. Payments are made annually.

On June 6, 2022, the City amended the Development Agreement with the Siouxland Expo Center to increase the City's financing with the Siouxland Expo Center Board from \$12.5 million to \$14,168,012, executing a Substituted Mortgage and Promissory Note. The final construction costs for the Siouxland Expo Center exceeded \$12.5 million, the increase was needed to cover the construction costs.

NOTE 17 - DEFICIT BALANCES

These deficits will be eliminated as financing under grants or bonds is received and from other revenue sources during future years. The following funds had a deficit fund balance at June 30, 2025:

Debt Service	\$ 3,438,317
Nonmajor Special Revenue	
Marina	2,249
Comprehensive Insurance Internal Service	7,692,276

The Deficit balance in the Comprehensive Insurance fund is the result of the amounts reserved for potential litigations and other contingent liabilities. There is also a reserve for unpaid health insurance claims. These amounts have not been paid but have been reserved for future payment. As these litigations and claims are paid funds will be transferred to cover the deficit.

**City of Sioux City
Notes to Basic Financial Statements**

NOTE 17 - DEFICIT BALANCES (CONTINUED)

The Deficit balance in the Debt Service fund is the result of debt obligation payments exceeding available funds. The deficit will be eliminated through future transfers from other funds.

The Deficit balance in the Nonmajor Special Revenue Marina fund is the result of operations. The deficit will be eliminated through future positive operations.

NOTE 18 - OTHER INFORMATION

The City of Sioux City is under obligation from the State of Iowa to remediate underground pollution located at the Sioux City Gateway Airport. The pollution was caused during the 1930's by underground storage tanks leaking petroleum-based substances. Since then, the storage tanks have been removed, however the underground contamination remains. The cost to remediate the pollution is not reasonably estimable at this time.

NOTE 19 - RESTATEMENTS AND ADJUSTMENTS OF BEGINNING NET POSITION AND FUND BALANCES

The City modified the Airport Fund from presenting as an enterprise fund to presenting as a special revenue fund. This modification caused beginning governmental net position to increase \$60,025,434 and beginning business type net position to decrease \$60,025,434. These restatements have been done to each of the following asset and liability categories - Current assets (\$2,254,867), Net Capital Assets (\$67,919,694), Deferred outflows of resources related to pensions (\$203,216), Current liabilities (\$3,857,587), Accrued interest payable (\$14,282), Long term debt (\$5,827,728), Compensated absences (\$103,220), Net pension liability (\$536,552), and Deferred inflows of resources related to pensions (\$12,974). This change was done to reflect the change in the nature of fund operations.

	Reporting Units Affected by Restatements of Beginning Balances			
	Governmental Activities	Business-Type Activities	Nonmajor Governmental	Airport Fund
June 30, 2024, as previously reported	\$ 488,718,072	\$ 259,468,837	\$ 22,676,244	\$ 60,025,434
Change in entity	60,025,434	(60,025,434)	(1,602,720)	(60,025,434)
June 30, 2024, as restated	\$ 548,743,506	\$ 199,443,403	\$ 21,073,524	\$ -

NOTE 20 - SUBSEQUENT EVENT

On September 26, 2025, the City entered into an agreement with the Iowa Finance Authority to issue up to \$10,902,000 of Sewer Revenue Capital Loan Notes, Series 2025C for the purposes of constructing wastewater treatment facilities.

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REQUIRED SUPPLEMENTARY INFORMATION

City of Sioux City
Budgetary Comparison Schedule
Budget and Actual - All Governmental Funds and Proprietary Funds
Year Ended June 30, 2025

	Governmental Funds Actual	Internal Service Funds Actual	Proprietary Funds Actual	Total
Revenues				
Property tax	\$ 67,895,865	\$ -	\$ -	\$ 67,895,865
Tax increment financing	17,611,478	-	-	17,611,478
Other city tax	21,438,997	-	-	21,438,997
Licenses and permits	2,132,259	-	-	2,132,259
Use of money and property	9,800,948	252,880	2,289,761	12,343,589
Intergovernmental	61,704,758	464,097	235,582	62,404,437
Charges for services	15,043,320	29,215,873	69,737,184	113,996,377
Special assessments	257,282	-	-	257,282
Miscellaneous	7,485,085	2,860,984	1,747,642	12,093,711
Total revenues	<u>203,369,992</u>	<u>32,793,834</u>	<u>74,010,169</u>	<u>310,173,995</u>
Expenditures				
General government	7,134,951	-	-	7,134,951
Public safety	59,196,636	-	-	59,196,636
Public works	23,848,370	-	-	23,848,370
Culture and recreation	15,852,366	-	-	15,852,366
Community and economic development	19,831,934	-	-	19,831,934
Debt service	26,621,460	-	2,917,443	29,538,903
Capital outlay	67,494,573	-	-	67,494,573
Business type activities	-	33,628,052	58,059,469	91,687,521
Total expenditures	<u>219,980,290</u>	<u>33,628,052</u>	<u>60,976,912</u>	<u>314,585,254</u>
Excess (deficiency) of revenues over (under) expenditures	(16,610,298)	(834,218)	13,033,257	(4,411,259)
Other financing sources (uses), net	<u>20,891,836</u>	<u>1,040,267</u>	<u>(390,467)</u>	<u>21,541,636</u>
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	4,281,538	206,049	12,642,790	17,130,377
Balances beginning of year	130,802,630	20,797,375	260,517,147	412,117,152
Change within reporting entity (see Note 16)	(1,602,720)	-	(60,025,434)	(61,628,154)
Beginning of year, restated	<u>129,199,910</u>	<u>20,797,375</u>	<u>200,491,713</u>	<u>350,488,998</u>
Balances end of year	<u>\$ 133,481,448</u>	<u>\$ 21,003,424</u>	<u>\$ 213,134,503</u>	<u>\$ 367,619,375</u>

(Continued)

Budgeted Amounts		Final to Total Variance
Original	Final	
\$ 58,242,849	\$ 58,242,849	\$ 9,653,016
17,374,299	17,374,299	237,179
32,994,170	33,272,324	(11,833,327)
2,387,391	3,211,887	(1,079,628)
5,098,681	7,286,777	5,056,812
53,993,987	64,362,684	(1,958,247)
118,365,438	136,196,248	(22,199,871)
270,394	699,392	(442,110)
33,194,663	65,865,888	(53,772,177)
<u>321,921,872</u>	<u>386,512,348</u>	<u>(76,338,353)</u>
16,033,797	19,156,288	(12,021,337)
57,830,321	61,528,031	(2,331,395)
21,530,033	25,395,952	(1,547,582)
16,194,853	19,524,802	(3,672,436)
15,585,310	23,046,184	(3,214,250)
30,475,856	33,625,856	(4,086,953)
56,399,186	82,858,163	(15,363,590)
423,815,028	445,604,270	(353,916,749)
<u>637,864,384</u>	<u>710,739,546</u>	<u>(396,154,292)</u>
(315,942,512)	(324,227,198)	319,815,939
<u>338,364,287</u>	<u>342,887,624</u>	<u>(321,345,988)</u>
22,421,775	18,660,426	(1,530,049)
400,236,535	812,353,687	(400,236,535)
-	-	(61,628,154)
<u>400,236,535</u>	<u>812,353,687</u>	<u>(461,864,689)</u>
<u>\$ 422,658,310</u>	<u>\$ 831,014,113</u>	<u>\$ (463,394,738)</u>

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City of Sioux City
Notes to Required Supplementary Information - Budgetary Reporting
Year Ended June 30, 2025

The budgetary comparison is presented as required supplementary information in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major special revenue fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget following required public notice and hearing which includes all funds, except agency funds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures. The City budgets on a modified accrual basis of accounting for all governmental funds and on the accrual basis for proprietary fund types. Formal and legal budgetary control is based upon eight major classes of expenditures known as functions, not by fund or fund type. These eight functions are: Public Safety, Public Works, Culture and Recreation, Community and Economic Development, General Government, Debt Service, Capital Projects, and Business-Type/Enterprises. The legal level of control is at the aggregated function level, not at the fund or fund type level.

During the year ended June 30, 2025, disbursements did not exceed budgeted amounts.

City of Sioux City
Schedule of Changes in Total OPEB Liability
and Related Ratios

	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021
Total OPEB Liability				
Service cost	\$ 380,175	\$ 394,888	\$ 434,971	\$ 481,878
Interest	254,166	261,417	258,914	155,806
Difference between expected and actual experience	-	-	(1,207,655)	-
Changes of assumptions	(162,518)	216,753	367,955	32,481
Benefit payments	(274,581)	(324,183)	(216,930)	(280,223)
Other changes	-	-	-	-
Net change in total OPEB liability	<u>197,242</u>	<u>548,875</u>	<u>(362,745)</u>	<u>389,942</u>
Beginning of year	<u>6,324,922</u>	<u>6,522,164</u>	<u>7,071,039</u>	<u>6,708,294</u>
Total OPEB liability	<u>\$ 6,522,164</u>	<u>\$ 7,071,039</u>	<u>\$ 6,708,294</u>	<u>\$ 7,098,236</u>
Covered-employee payroll	\$ 44,914,847	\$ 46,487,000	\$ 42,418,556	\$ 43,691,000
Total OPEB liability as a percentage of covered-employee payroll	14.52%	15.21%	15.81%	16.25%

* Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

Notes to Schedule of Changes in the City's Total OPEB Liability and Related Ratios

Changes of Benefit Terms

There were no significant changes in benefit terms.

Changes in Assumptions

Changes in assumptions and other inputs reflect the effects of changes in the discount rate and the healthcare cost trend rate each period.

The following are the discount and healthcare cost trend rates used in each period.

Year Ended June 30,	Discount Rate
2025	5.20%
2024	3.93%
2023	3.65%
2022	3.54%
2021	2.16%
2020	2.21%
2019	3.50%
2018	3.87%
2017	3.58%

* No assets are accumulated in a trust.

(Continued)

June 30, 2022	June 30, 2023	June 30, 2024	June 30, 2025
\$ 496,402	\$ 663,964	\$ 651,639	\$ 602,770
161,055	359,638	392,511	379,628
2,648,188	-	(2,181,686)	(1,026,656)
(454,458)	(101,365)	406,786	-
(276,813)	(354,637)	(276,243)	(352,488)
-	-	-	-
<u>2,574,374</u>	<u>567,600</u>	<u>(1,006,993)</u>	<u>(396,746)</u>
<u>7,098,236</u>	<u>9,672,610</u>	<u>10,240,210</u>	<u>9,233,217</u>
<u>\$ 9,672,610</u>	<u>\$ 10,240,210</u>	<u>\$ 9,233,217</u>	<u>\$ 8,836,471</u>
\$ 41,158,021	\$ 43,293,000	\$ 41,359,871	\$ 42,704,000
23.50%	23.65%	22.32%	20.69%

City of Sioux City
Schedule of the City's Proportionate Share
of the Net Pension Liability
For the Last Ten Years
Other Information

Iowa Public Employees' Retirement System

	Fiscal Year			
	2025	2024	2023	2022
City's Proportion of the net pension liability (asset)	0.378287%	0.383088%	0.387304%	0.268923%
City's Proportionate share of the net pension liability (asset)	\$ 13,350,734	\$ 17,291,320	\$ 14,632,928	\$ (928,396)
City's Covered payroll	37,640,286	36,540,307	34,384,025	33,196,186
Proportionate share of the net pension liability (assets) as a percentage of covered payroll	35.47%	47.32%	42.56%	-2.80%
Plan fiduciary net position as a percentage of the total pension liability (asset)	92.30%	90.13%	91.41%	100.81%

Municipal Fire and Police Retirement System of Iowa

	Fiscal Year			
	2025	2024	2023	2022
City's Proportion of the net pension liability (asset)	5.894951%	5.910108%	6.189726%	6.143575%
City's Proportionate share of the net pension liability (asset)	\$ 38,952,802	\$ 37,009,040	\$ 34,759,974	\$ 13,796,880
City's Covered payroll	22,145,705	21,430,753	20,905,554	19,963,793
Proportionate share of the net pension liability (asset) as a percentage of covered payroll	175.89%	172.69%	166.27%	69.11%
Plan fiduciary net position as a percentage of the total pension liability (asset)	83.37%	83.53%	84.62%	93.62%

* In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

(Continued)

Fiscal Year					
2021	2020	2019	2018	2017	2016
0.380292%	0.390679%	0.389024%	0.405334%	0.388009%	0.397376%
\$ 26,714,946	\$ 22,622,899	\$ 24,618,385	\$ 27,000,396	\$ 24,418,604	\$ 19,755,330
31,552,256	31,021,610	29,715,252	30,348,499	27,850,246	26,947,979
84.67%	72.93%	82.85%	88.97%	87.68%	73.31%
82.90%	85.45%	83.62%	82.21%	81.82%	85.19%

Fiscal Year					
2021	2020	2019	2018	2017	2016
6.061557%	6.232402%	6.278738%	6.498742%	6.297523%	6.343361%
\$ 48,346,997	\$ 40,879,981	\$ 37,383,825	\$ 38,113,501	\$ 39,375,951	\$ 29,802,019
19,257,788	18,866,314	18,249,817	18,405,872	17,065,225	16,453,631
251.05%	216.68%	204.84%	207.07%	230.74%	181.13%
76.47%	79.94%	81.07%	80.60%	78.20%	83.04%

**City of Sioux City
Schedule of Contributions
Last Ten Fiscal Years
Other Information**

Iowa Public Employees' Retirement System

	Fiscal Year			
	2025	2024	2023	2022
Primary government (city)				
Statutorily required contribution	\$ 3,479,198	\$ 3,553,243	\$ 3,449,405	\$ 3,245,852
Contributions in relation to the Statutorily required contribution	<u>(3,479,198)</u>	<u>(3,553,243)</u>	<u>(3,449,405)</u>	<u>(3,245,852)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered payroll	\$ 36,855,911	\$ 37,640,286	\$ 36,540,307	\$ 34,384,025
Contributions as a percentage of covered payroll - regular	9.44%	9.44%	9.44%	9.44%
Contributions as a percentage of covered payroll- protection occupation ¹	9.31%	9.31%	9.31%	9.31%

Municipal Fire and Police Retirement System of Iowa

	Fiscal Year			
	2025	2024	2023	2022
Primary government (city)				
Statutorily required contribution	\$ 5,305,580	\$ 5,089,083	\$ 5,121,950	\$ 5,473,074
Contributions in relation to the Statutorily required contribution	<u>(5,305,580)</u>	<u>(5,089,083)</u>	<u>(5,121,950)</u>	<u>(5,473,074)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered payroll	\$ 23,413,857	\$ 22,145,705	\$ 21,430,753	\$ 20,905,554
Contributions as a percentage of covered payroll	22.66%	22.98%	23.90%	26.18%

Notes:

¹ In 2018, the Emergency Medical Services operation was transferred to the City from the Siouxland Paramedics.

(Continued)

Fiscal Year					
2021	2020	2019	2018	2017	2016
\$ 3,133,720	\$ 2,978,533	\$ 2,928,440	\$ 2,653,572	\$ 2,710,121	\$ 2,487,027
<u>(3,133,720)</u>	<u>(2,978,533)</u>	<u>(2,928,440)</u>	<u>(2,653,572)</u>	<u>(2,710,121)</u>	<u>(2,487,027)</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
\$ 33,196,186	\$ 31,552,256	\$ 31,021,610	\$ 29,715,252	\$ 30,348,499	\$ 27,850,246
9.44%	9.44%	9.44%	8.93%	8.93%	8.93%
9.61%	9.91%	10.21%	9.84%	-	-

Fiscal Year					
2021	2020	2019	2018	2017	2016
\$ 5,052,836	\$ 4,700,826	\$ 4,909,015	\$ 4,686,553	\$ 4,770,802	\$ 4,739,013
<u>(5,052,836)</u>	<u>(4,700,826)</u>	<u>(4,909,015)</u>	<u>(4,686,553)</u>	<u>(4,770,802)</u>	<u>(4,739,013)</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
\$ 19,963,793	\$ 19,257,788	\$ 18,866,314	\$ 18,249,817	\$ 18,405,872	\$ 17,065,225
25.31%	24.41%	26.02%	25.68%	25.92%	27.77%

City of Sioux City
Notes to Required Supplementary Information - Pensions

IPERS

Changes of Benefit Terms

- There are no significant changes in benefit terms.

Changes of Assumptions

The 2022 valuation incorporated the following refinements after a quadrennial experience study:

- Changed mortality assumptions to the PubG-2010 mortality tables with mortality improvements modeled using Scale MP-2021.
- Adjusted retirement rates for Regular members.
- Lowered disability rates for Regular members.
- Adjusted termination rates for all membership groups.

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

MPFSRI

Changes of Benefit Terms

- There are no significant changes in benefit terms.

Changes of Assumptions

- The 2018 valuation changed postretirement mortality rates were based on the RP-2014 Blue Collar Healthy Annuitant Table with males set-forward zero years, females set-forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.
- The 2017 valuation added five years projection of future mortality improvement with Scale BB.
- The 2016 valuation changed postretirement mortality rates to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and disabled individuals set-forward one year (male only rates), with no projection of future mortality improvement.

SUPPLEMENTARY INFORMATION

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City of Sioux City, Iowa
Combining Financial Statements - Governmental Funds
June 30, 2025

Special Revenue Funds account for the proceeds of specific revenue sources that are legally or contractually restricted for particular purposes. The proceeds are segregated into individual funds to ensure that expenditures are made exclusively for qualified purposes, as follows:

MAJOR FUNDS:

Other Employee Benefits - To account for the City's employee benefits tax levy.

Local Option Sales Tax - To account for revenue generated by the one percent local option sales tax.

Tax Increment Financing (TIF) - To account for revenue generated by TIF districts.

NON-MAJOR FUNDS:

Storm Water Drainage - To account for the collection of revenues for Storm Water Drainage Fees.

Road Use - To account for State revenues allocated to the City for maintenance and improvement of City streets.

Community Development - To account for the use of Community Development Block Grant Funds as received from the Federal Government.

Housing - To account for the operations of Federal Section 8, low income housing projects and municipally sponsored rent payment assistance programs.

Main Street - To account for the collection of a levy to fund the revitalization of the City's downtown area.

Events Facilities - To account for revenue generated by the operations of the Convention Center and the Tyson Events Center.

Transit System - To account for the Transit levy and operations of the City's bus and other transit services.

Airport - To account for all operations of the regional airport.

Marina - To account for all operations of the marina.

Permanent Fund - Permanent funds are used to report resources that are legally restricted to the extent that only earnings, and not principal, may be used for purposes that support the reporting government's programs, that is, for the benefit of the government or its citizenry.

The following fund included in this fund type and its purpose is as follows:

Cemetery - To account for the activity of the cemeteries of the City.

City of Sioux City
Combining Balance Sheet -
Nonmajor Special Revenue Funds
June 30, 2025

	Special Revenue			
	Storm Water Drainage (220)	Road Use (230)	Community Development (231, 250-260)	Housing (240- 246)
Assets				
Cash and investments	\$ 3,646,142	\$ 5,397,135	\$ 1,337,051	\$ 1,316,388
Interest receivable	-	-	100,139	-
Due from other governments	-	937,284	700,325	18,626
Accounts receivable	419,706	70,714	-	1,366
Due from other funds	-	-	-	-
Property taxes receivable	-	-	-	-
Special assessments receivable	4,114	-	-	-
Notes receivable	-	-	3,275,074	234,078
Lease receivable	-	-	-	-
Prepaid items	-	-	-	-
	<u>\$ 4,069,962</u>	<u>\$ 6,405,133</u>	<u>\$ 5,412,589</u>	<u>\$ 1,570,458</u>
Liabilities				
Accounts payable	\$ 6,547	\$ 417,667	\$ 294,385	\$ 151,494
Due to other governments	22,710	-	48	100
Salaries payable	-	271,897	48,244	40,338
Due to other funds	-	-	400	-
	<u>29,257</u>	<u>689,564</u>	<u>343,077</u>	<u>191,932</u>
Deferred Inflows of Resources				
Unavailable revenue - loans	-	-	-	234,078
Unavailable revenue - leases	-	-	-	-
Unavailable revenue - taxes	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>234,078</u>
Fund Balances				
Nonspendable	-	-	-	-
Restricted	4,040,705	5,715,569	5,069,512	1,144,448
Unassigned	-	-	-	-
	<u>4,040,705</u>	<u>5,715,569</u>	<u>5,069,512</u>	<u>1,144,448</u>
	<u>\$ 4,069,962</u>	<u>\$ 6,405,133</u>	<u>\$ 5,412,589</u>	<u>\$ 1,570,458</u>
Total liabilities, deferred inflows of resources, and fund balances				

(Continued)

Special Revenue					Permanent		
Main Street (203)	Events Facilities (221)	Transit System (205-206)	Airport (550- 559)	Marina (560)	Cemetery Trust (705-706)	Total	
\$ 405,582	\$ 1,668,040	\$ 1,424,103	\$ 2,571,533	\$ -	\$ 1,430,468	\$ 19,196,442	
-	-	-	-	-	-	100,139	
-	-	2,755,022	1,116,761	-	-	5,528,018	
-	124,099	44,687	58,625	6,899	2,092	728,188	
-	-	400	-	-	-	400	
249,626	-	-	-	-	-	249,626	
-	-	-	-	-	-	4,114	
-	440,000	-	-	-	-	3,949,152	
-	-	41,281	1,250,230	-	-	1,291,511	
-	-	283	-	-	-	283	
<u>\$ 655,208</u>	<u>\$ 2,232,139</u>	<u>\$ 4,265,776</u>	<u>\$ 4,997,149</u>	<u>\$ 6,899</u>	<u>\$ 1,432,560</u>	<u>\$ 31,047,873</u>	
\$ -	\$ 280,981	\$ 356,826	\$ 1,217,369	\$ -	\$ -	\$ 2,725,269	
-	11,012	-	-	6,898	-	40,768	
-	-	142,188	-	-	-	502,667	
-	-	901	-	2,250	-	3,551	
-	<u>291,993</u>	<u>499,915</u>	<u>1,217,369</u>	<u>9,148</u>	-	<u>3,272,255</u>	
-	-	-	-	-	-	234,078	
-	-	38,861	1,378,755	-	-	1,417,616	
241,632	-	-	-	-	-	241,632	
<u>241,632</u>	-	<u>38,861</u>	<u>1,378,755</u>	-	-	<u>1,893,326</u>	
-	-	283	-	-	1,432,560	1,432,843	
413,576	1,940,146	3,726,717	2,401,025	-	-	24,451,698	
-	-	-	-	(2,249)	-	(2,249)	
<u>413,576</u>	<u>1,940,146</u>	<u>3,727,000</u>	<u>2,401,025</u>	<u>(2,249)</u>	<u>1,432,560</u>	<u>25,882,292</u>	
<u>\$ 655,208</u>	<u>\$ 2,232,139</u>	<u>\$ 4,265,776</u>	<u>\$ 4,997,149</u>	<u>\$ 6,899</u>	<u>\$ 1,432,560</u>	<u>\$ 31,047,873</u>	

City of Sioux City
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances -
Nonmajor Special Revenue Funds
Year Ended June 30, 2025

	Special Revenue			
	Storm Water Drainiage (220)	Road Use (230)	Community Development (231, 250-260)	Housing (240- 246)
Revenues				
General property taxes	\$ -	\$ -	\$ -	\$ -
Special assessments	22,834	-	-	-
Intergovernmental	-	12,148,732	8,018,304	7,066,156
Charges for services	2,287,310	-	-	-
Interest income	16,786	-	-	48,277
Use of money and property	-	-	-	-
Miscellaneous	-	24,115	160,013	211,377
Total revenues	<u>2,326,930</u>	<u>12,172,847</u>	<u>8,178,317</u>	<u>7,325,810</u>
Expenditures				
Current				
General government	-	92,453	1	-
Public safety	-	-	-	-
Public works	142,155	12,071,447	-	-
Culture and recreation	-	-	-	-
Economic development	-	-	9,090,116	7,361,165
Airport	-	-	-	-
Debt service				
Principal	-	-	-	-
Interest and other charges	-	-	-	-
Capital outlay				
Airport	-	-	-	-
Total expenditures	<u>142,155</u>	<u>12,163,900</u>	<u>9,090,117</u>	<u>7,361,165</u>
Excess of revenues over (under) expenditures	2,184,775	8,947	(911,800)	(35,355)
Other Financing Sources (Uses)				
Proceeds from sale of capital assets	-	-	-	-
Bond Proceeds	-	-	-	-
Transfers in	650,277	979,323	-	-
Transfers out	(1,332,931)	(766,400)	-	-
Total other financing sources (uses)	<u>(682,654)</u>	<u>212,923</u>	<u>-</u>	<u>-</u>
Net change in fund balances	1,502,121	221,870	(911,800)	(35,355)
Fund Balances				
Beginning of year	2,538,584	5,493,699	5,981,312	1,179,803
Change within reporting entity (See Note 16)	-	-	-	-
Beginning of year, restated	<u>2,538,584</u>	<u>5,493,699</u>	<u>5,981,312</u>	<u>1,179,803</u>
End of year	<u>\$ 4,040,705</u>	<u>\$ 5,715,569</u>	<u>\$ 5,069,512</u>	<u>\$ 1,144,448</u>

(Continued)

Main Street (203)	Special Revenue				Permanent	Total
	Events Facilities (221)	Transit System (205- 206)	Airport (550- 559)	Marina (560)	Cemetery Trust (705- 706)	
\$ 264,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264,946
-	-	-	-	-	-	22,834
7,812	-	3,460,018	11,488,745	-	-	42,189,767
-	-	1,360,351	518,083	-	19,489	4,185,233
-	-	2,244	31	-	-	67,338
-	-	110,085	1,708,418	-	-	1,818,503
-	416,553	149,742	633,724	6,900	-	1,602,424
<u>272,758</u>	<u>416,553</u>	<u>5,082,440</u>	<u>14,349,001</u>	<u>6,900</u>	<u>19,489</u>	<u>50,151,045</u>
-	-	-	-	-	-	92,454
-	-	-	-	-	-	-
-	-	7,137,142	-	9,149	-	19,359,893
-	2,341,190	-	-	-	-	2,341,190
503,501	-	-	-	-	-	16,954,782
-	-	-	3,193,400	-	-	3,193,400
-	-	-	1,022,908	-	-	1,022,908
-	-	-	171,932	-	-	171,932
-	-	-	10,073,353	-	-	10,073,353
<u>503,501</u>	<u>2,341,190</u>	<u>7,137,142</u>	<u>14,461,593</u>	<u>9,149</u>	<u>-</u>	<u>53,209,912</u>
(230,743)	(1,924,637)	(2,054,702)	(112,592)	(2,249)	19,489	(3,058,867)
-	-	-	1,539	-	-	1,539
-	-	-	1,900,000	-	-	1,900,000
-	1,642,152	2,933,640	6,549,390	-	-	12,754,782
-	-	(354,763)	(4,334,592)	-	-	(6,788,686)
-	1,642,152	2,578,877	4,116,337	-	-	7,867,635
(230,743)	(282,485)	524,175	4,003,745	(2,249)	19,489	4,808,768
644,319	2,222,631	3,202,825	-	-	1,413,071	22,676,244
-	-	-	(1,602,720)	-	-	(1,602,720)
<u>644,319</u>	<u>2,222,631</u>	<u>3,202,825</u>	<u>(1,602,720)</u>	<u>-</u>	<u>1,413,071</u>	<u>21,073,524</u>
<u>\$ 413,576</u>	<u>\$ 1,940,146</u>	<u>\$ 3,727,000</u>	<u>\$ 2,401,025</u>	<u>\$ (2,249)</u>	<u>\$ 1,432,560</u>	<u>\$ 25,882,292</u>

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City of Sioux City, Iowa
Combining Financial Statements - Enterprise Funds
June 30, 2025

Enterprise Funds - Enterprise Funds are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis should be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes. The following funds included in this fund type and their purposes are as follows:

MAJOR FUNDS:

Water System - To account for the operations of the City's water facilities and services.

Sewer System - To account for the operations of the City's sewage treatment facilities and services.

Solid Waste System - To account for the operations of the City's sanitary landfill facilities.

NON-MAJOR FUNDS:

Parking Facilities - To account for the operations of the City-owned parking ramps and other parking facilities.

Skyway System - To account for the maintenance and security of the skyway system.

City of Sioux City
Combining Statement of Net Position - Nonmajor Proprietary Funds
June 30, 2025

	Business-Type Activities Enterprise Funds		
	Parking Facilities (540- 549)	Skyway System (501)	Total
Assets			
Current assets			
Cash and cash equivalents	\$ -	\$ 315,607	\$ 315,607
Due from other funds	306	8,540	8,846
Due from other governments	2,266		2,266
Accounts receivable - net	196,032	241,608	437,640
Total current assets	<u>198,604</u>	<u>565,755</u>	<u>764,359</u>
Noncurrent assets			
Capital assets not being depreciated	1,092,298	-	1,092,298
Capital assets, net of accumulated depreciation	8,055,759	-	8,055,759
Net capital assets	<u>9,148,057</u>	<u>-</u>	<u>9,148,057</u>
Total assets	<u>9,346,661</u>	<u>565,755</u>	<u>9,912,416</u>
Deferred Outflows of Resources			
Deferred outflows of resources related to pensions	<u>31,579</u>	<u>8,928</u>	<u>40,507</u>
Total assets and deferred outflows of resources	<u>\$ 9,378,240</u>	<u>\$ 574,683</u>	<u>\$ 9,952,923</u>
Liabilities			
Current liabilities			
Accounts payable	\$ 127,677	\$ 53,914	\$ 181,591
Due to other funds	108,524	-	108,524
Interest payable	4,924	-	4,924
Salaries payable	15,176	4,081	19,257
Compensated absences	25,202	4,266	29,468
Bonds payable - current portion	371,950	-	371,950
Total current liabilities	<u>653,453</u>	<u>62,261</u>	<u>715,714</u>
Noncurrent liabilities			
Compensated absences	34,555	11,339	45,894
Bonds payable, net	1,777,027	-	1,777,027
Net pension liability	90,175	25,495	115,670
Total noncurrent liabilities	<u>1,901,757</u>	<u>36,834</u>	<u>1,938,591</u>
Total liabilities	<u>2,555,210</u>	<u>99,095</u>	<u>2,654,305</u>
Deferred Inflows of Resources			
Deferred inflows of resources related to pensions	2,780	786	3,566
Net Position			
Net investment in capital assets	7,063,181	-	7,063,181
Unrestricted	(242,931)	474,802	231,871
Total net position	<u>6,820,250</u>	<u>474,802</u>	<u>7,295,052</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 9,378,240</u>	<u>\$ 574,683</u>	<u>\$ 9,952,923</u>

City of Sioux City
Combining Statement of Revenues, Expenses, and Changes
in Fund Net Position - Nonmajor Proprietary Funds
Year Ended June 30, 2025

	Business-Type Activities Enterprise Funds		
	Parking Facilities(540- 549)	Skyway System(501)	Total
Operating Revenues			
Charges for services	\$ 1,583,471	\$ 665,058	\$ 2,248,529
Revenue from use of property	38,700	-	38,700
Total operating revenues	<u>1,622,171</u>	<u>665,058</u>	<u>2,287,229</u>
Operating Expenses			
Personnel services	747,752	92,448	840,200
Supplies	715,985	353,020	1,069,005
Repairs and maintenance	139,880	217,585	357,465
Utilities	6,199	76,254	82,453
Depreciation	513,213	-	513,213
Total operating expenses	<u>2,123,029</u>	<u>739,307</u>	<u>2,862,336</u>
Operating income (loss)	(500,858)	(74,249)	(575,107)
Nonoperating revenues (expenses)			
Investment income	(1,570)	459	(1,111)
Other revenue	-	2,163	2,163
Interest expense	(61,246)	-	(61,246)
Total nonoperating revenues (expenses)	<u>(62,816)</u>	<u>2,622</u>	<u>(60,194)</u>
Income (loss) before transfers	(563,674)	(71,627)	(635,301)
Transfers in	280,000	142,330	422,330
Transfers out	<u>(36,282)</u>	<u>-</u>	<u>(36,282)</u>
Change in net position	(319,956)	70,703	(249,253)
Net Position			
Beginning of year	<u>7,140,206</u>	<u>404,099</u>	<u>7,544,305</u>
End of year	<u>\$ 6,820,250</u>	<u>\$ 474,802</u>	<u>\$ 7,295,052</u>

City of Sioux City
Combining Statement of Cash Flows - Nonmajor Proprietary Funds
Year Ended June 30, 2025

	Business-Type Activities - Enterprise Funds		
	Parking Facilities (540-549)	Skyway System (501)	Total
Cash Flows - Operating Activities			
Receipts from customers	\$ 1,915,314	\$ 630,418	\$ 2,545,732
Payments to suppliers for goods and services	(947,500)	(644,521)	(1,592,021)
Payments to employees for services	(728,680)	(93,066)	(821,746)
Net cash flows - operating activities	<u>239,134</u>	<u>(107,169)</u>	<u>131,965</u>
Cash Flows - Noncapital Financing Activities			
Refunds and reimbursements	-	2,163	2,163
Increase (decrease) in due to other funds	104,950	(522)	104,428
Transfer to other funds	(36,282)	-	(36,282)
Transfer from other funds	280,000	142,330	422,330
Net cash flows - noncapital financing activities	<u>348,668</u>	<u>143,971</u>	<u>492,639</u>
Cash Flows - Capital and Related Financing Activities			
Principal paid on debt	(374,513)	-	(374,513)
Interest paid on debt	(61,442)	-	(61,442)
Bond proceeds	185,000	-	185,000
Acquisition of capital assets	(527,110)	-	(527,110)
Net cash flows - capital and related financing activities	<u>(778,065)</u>	<u>-</u>	<u>(778,065)</u>
Cash Flows - Investing Activities			
Investment income	(894)	458	(436)
Net change in cash and cash equivalents	(191,157)	37,260	(153,897)
Cash and Cash Equivalents			
July 1	191,157	278,347	469,504
June 30	<u>\$ -</u>	<u>\$ 315,607</u>	<u>\$ 315,607</u>
Reconciliation of Operating Income (Loss) to Net Cash Flows - Operating Activities			
Operating income (loss)	\$ (500,858)	\$ (74,249)	\$ (575,107)
Adjustments to reconcile operating income (loss) to net cash flows - operating activities			
Depreciation	513,213	-	513,213
Pension expense	(14,386)	(1,327)	(15,713)
Accounts receivable	292,775	(34,640)	258,135
Due from other governments	368	-	368
Accounts payable	(85,436)	2,338	(83,098)
Salaries payable	13,272	158	13,430
Compensated absences payable	20,186	551	20,737
Total adjustments	<u>739,992</u>	<u>(32,920)</u>	<u>707,072</u>
Net cash flows - operating activities	<u>\$ 239,134</u>	<u>\$ (107,169)</u>	<u>\$ 131,965</u>

**City of Sioux City, Iowa
Internal Service Funds
June 30, 2025**

Internal Service Funds - Internal Service Funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City, or to other governments, on a cost-reimbursement basis.

The following funds included in this fund type and their purposes are as follows:

Central Maintenance Garage - To account for maintenance and repair services for the City's automotive equipment and acquisition of replacement vehicles.

Comprehensive Insurance - To account for the funding and maintenance of the City's insurance policies provided to user departments.

City of Sioux City
Combining Statement of Net Position - Internal Service Funds
June 30, 2025

	Central Maintenance Garage (601,609)	Comprehensive Insurance (605, 610)	Total
Assets			
Current assets			
Cash and cash equivalents	\$ 11,822,631	\$ 8,553,134	\$ 20,375,765
Due from other governments	134,122	-	134,122
Accounts receivable - net	42,304	412,881	455,185
Interest receivable		15,149	15,149
Inventories	943,357	-	943,357
Prepaid items	-	765,426	765,426
Total current assets	<u>12,942,414</u>	<u>9,746,590</u>	<u>22,689,004</u>
Capital assets			
Less: accumulated depreciation	(32,490,752)	(12,333)	(32,503,085)
Net capital assets	<u>16,987,183</u>	<u>63,650</u>	<u>17,050,833</u>
Total noncurrent assets	<u>16,987,183</u>	<u>63,650</u>	<u>17,050,833</u>
Total assets	<u>\$ 29,929,597</u>	<u>\$ 9,810,240</u>	<u>\$ 39,739,837</u>
Deferred Outflows of Resources			
Deferred outflows of resources related to pensions	\$ 126,285	\$ 80,024	\$ 206,309
Deferred outflows of resources related to OPEB	-	2,410,367	2,410,367
Total deferred outflows of resources	<u>126,285</u>	<u>2,490,391</u>	<u>2,616,676</u>
Total assets and deferred outflows of resources	<u>\$ 30,055,882</u>	<u>\$ 12,300,631</u>	<u>\$ 42,356,513</u>
Liabilities			
Current liabilities			
Accounts payable	\$ 706,857	\$ 675,477	\$ 1,382,334
Interest payable	546		546
Salaries payable	57,327	39,129	96,456
Compensated absences	47,739	42,606	90,345
Estimated Liability for Damage Claims		1,473,554	1,473,554
Total OPEB liability - current portion	-	462,000	462,000
Bonds payable - current portion	45,507	-	45,507
Total current liabilities	<u>857,976</u>	<u>2,692,766</u>	<u>3,550,742</u>
Noncurrent liabilities			
Compensated absences	56,973	74,588	131,561
Bonds payable, net	73,506	-	73,506
Total OPEB liability	-	8,374,471	8,374,471
Estimated Liability for Damage Claims		4,795,000	4,795,000
Net pension liability	360,611	228,512	589,123
Total noncurrent liabilities	<u>491,090</u>	<u>13,472,571</u>	<u>13,963,661</u>
Total liabilities	<u>1,349,066</u>	<u>16,165,337</u>	<u>17,514,403</u>
Deferred Inflows of Resources			
Deferred inflows of resources related to pensions	11,116	7,044	18,160
Deferred inflows of resources related to OPEB	-	3,820,526	3,820,526
Total deferred inflows of resources	<u>11,116</u>	<u>3,827,570</u>	<u>3,838,686</u>
Net Position			
Net investment in capital assets	16,868,170	63,650	16,931,820
Unrestricted	11,827,530	(7,755,926)	4,071,604
Total net position	<u>28,695,700</u>	<u>(7,692,276)</u>	<u>21,003,424</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 30,055,882</u>	<u>\$ 12,300,631</u>	<u>\$ 42,356,513</u>

City of Sioux City
Combining Statement of Revenues, Expenses
and Changes in Fund Net Position - Internal Service Fund
Year Ended June 30, 2025

	Central Maintenance Garage (601,609)	Comprehensive Insurance (605, 610)	Total
Operating Revenues			
Charges for services	\$ 9,302,977	\$ 19,912,896	\$ 29,215,873
Operating Expenses			
Personnel services	1,399,593	19,618,309	21,017,902
Supplies	799,337	4,643,265	5,442,602
Professional services	807	462	1,269
Repairs and maintenance	3,100,490	42,309	3,142,799
Utilities	150,477	9	150,486
Depreciation	3,136,556	12,517	3,149,073
Miscellaneous	19,840	695,918	715,758
Total operating expenses	<u>8,607,100</u>	<u>25,012,789</u>	<u>33,619,889</u>
Operating income (loss)	695,877	(5,099,893)	(4,404,016)
Nonoperating Revenues (Expenses)			
Investment income	1,209	251,671	252,880
Intergovernmental	464,097	-	464,097
Gain (loss) on disposal of capital assets	1,511	-	1,511
Refunds and reimbursements	65,731	2,793,742	2,859,473
Interest expense	(8,163)	-	(8,163)
Total nonoperating revenues (expenses)	<u>524,385</u>	<u>3,045,413</u>	<u>3,569,798</u>
Income (loss) before transfers	1,220,262	(2,054,480)	(834,218)
Transfers in	771,699	1,046,108	1,817,807
Transfers out	(777,540)	-	(777,540)
Change in net position	1,214,421	(1,008,372)	206,049
Net Position			
Beginning of year	<u>27,481,279</u>	<u>(6,683,904)</u>	<u>20,797,375</u>
End of year	<u>\$ 28,695,700</u>	<u>\$ (7,692,276)</u>	<u>\$ 21,003,424</u>

City of Sioux City
Combining Statement of Cash Flows - Internal Service Funds
Year Ended June 30, 2025

	Central Maintenance Garage (601,609)	Comprehensive Insurance (605, 610)	Total
Cash Flows - Operating Activities			
Interfund services provided and used	\$ 9,482,624	\$ 19,595,909	\$ 29,078,533
Payments to suppliers for goods and services	(3,649,280)	(5,040,111)	(8,689,391)
Payments to employees for services	(1,472,557)	(19,398,784)	(20,871,341)
Net cash flows - operating activities	<u>4,360,787</u>	<u>(4,842,986)</u>	<u>(482,199)</u>
Cash Flows - Noncapital Financing Activities			
Refunds and reimbursements	65,731	2,793,742	2,859,473
Intergovernmental receipts	464,097	-	464,097
Transfer to other funds	(1,043,018)	(39,689)	(1,082,707)
Transfer from other funds	1,037,177	1,085,797	2,122,974
Net cash flows - noncapital financing activities	<u>523,987</u>	<u>3,839,850</u>	<u>4,363,837</u>
Cash Flows - Capital and Related Financing Activities			
Principal paid on debt	(110,258)	-	(110,258)
Interest paid on debt	(8,291)	-	(8,291)
Acquisition of capital assets	(4,082,373)	(75,983)	(4,158,356)
Proceeds from disposal of capital assets	85,142	-	85,142
Net cash flows - capital and related financing activities	<u>(4,115,780)</u>	<u>(75,983)</u>	<u>(4,191,763)</u>
Cash Flows - Investing Activities			
Investment income	1,210	258,253	259,463
Net change in cash and cash equivalents	770,204	(820,866)	(50,662)
Cash and Cash Equivalents (including restricted cash)			
July 1	11,052,427	9,374,000	20,426,427
June 30	<u>\$ 11,822,631</u>	<u>\$ 8,553,134</u>	<u>\$ 20,375,765</u>
Reconciliation of Operating Income (Loss) to Net Cash Flows - Operating Activities			
Operating income (loss)	\$ 695,877	\$ (5,099,893)	\$ (4,404,016)
Adjustments to reconcile operating income (loss) to net cash flows - operating activities			
Depreciation	3,136,556	12,517	3,149,073
Pension expense	(94,412)	(54,754)	(149,166)
Accounts receivable	50,310	(316,987)	(266,677)
Due from other governments	129,337	-	129,337
Prepaid items	-	(73,151)	(73,151)
Inventories	(58,375)	-	(58,375)
Accounts payable	480,046	140,163	620,209
Salaries payable	3,793	(1,007)	2,786
OPEB	-	544,306	544,306
Compensated absences payable	17,655	5,820	23,475
Total adjustments	<u>3,664,910</u>	<u>256,907</u>	<u>3,921,817</u>
Net cash flows - operating activities	<u>\$ 4,360,787</u>	<u>\$ (4,842,986)</u>	<u>\$ (482,199)</u>

City of Sioux City, Iowa
Combining Financial Statements - Fiduciary Funds

Custodial Funds

Custodial Funds are used to account for assets held by the City as an agent for individuals, private organizations, other governments, and/or other funds. The custodial funds are reported using the economic resources measurement focus and the accrual basis of accounting.

The following represents the funds and/or government agencies for which the City acts in an custodial capacity.

Sioux City Housing Organization - To account for the activity of the Sioux City Housing Organization.

Revolving - To account for refunds to City customers.

Woodbury County Information and Communication Commission (WCICC) - To account for the activity of the WCICC. Sioux City Sports Commission - To account for the activity of the Sioux City Sports Commission.

Sioux City Sports Commission - To account for the activity of the Sioux City Sports Commission.

Utility Service Line - To account for the activity related to utility line service protection plan payments collected from City customers on behalf of an outside service plan provider, currently, HomeServe USA.

Siouxland Expo Center - To account for the operating activities of the Siouxland Expo Center.

Tyson Tickets - To account for activities related to ticket sales for the Tyson Event Center.

City of Sioux City
Combining Statement of Fiduciary Net Position
Custodial Funds
June 30, 2025

	Sioux City Housing Trust Fund (718)	Revolving (721)	Woodbury County Information and Communication Commission (722-723)	Sioux City Sports Commission (717)
Assets				
Cash and investments	\$ -	\$ 37,826	\$ 2,475,592	\$ 351
Accounts receivable	-	82,409	427,147	-
Due from other governments	66,970	-	-	-
Capital assets				
Subscription IT assets	-	-	158,599	-
Total assets	\$ 66,970	\$ 120,235	\$ 3,061,338	\$ 351
Liabilities				
Accounts payable	\$ 66,113	\$ 23,675	\$ 231,914	\$ -
Contracts and retainage payable	-	-	-	-
Due to other governments	857	72,820	794,466	-
IT subscription liability, current	-	-	104,139	-
Total liabilities	\$ 66,970	\$ 96,495	\$ 1,130,519	\$ -
Net Position				
Restricted for individuals, organizations and other governments	\$ -	\$ 23,740	\$ 1,930,819	\$ 351

(Continued)

<u>Utility Service Line (729)</u>	<u>Siouxland Expo Center (730)</u>	<u>Tyson Tickets (731)</u>	<u>Total</u>
\$ 250,272	\$ -	\$ 1,645,001	\$ 4,409,042
349,665	303,801	-	1,163,022
-	-	-	66,970
-	-	-	158,599
<u>\$ 599,937</u>	<u>\$ 303,801</u>	<u>\$ 1,645,001</u>	<u>\$ 5,797,633</u>
\$ 380,768	\$ 392,213	\$ 722	\$ 1,095,405
-	1,290	-	1,290
-	23,139	-	891,282
-	-	-	104,139
<u>380,768</u>	<u>416,642</u>	<u>722</u>	<u>2,092,116</u>
<u>\$ 219,169</u>	<u>\$ (112,841)</u>	<u>\$ 1,644,279</u>	<u>\$ 3,705,517</u>

City of Sioux City
Combining Statement of Changes in Fiduciary Net Position
Year Ended June 30, 2025

	Sioux City Housing Trust Fund (718)	Revolving (721)	Woodbury County Information and Communication Commission (722-723)	Sioux City Sports Commission (717)
Additions				
Charges for service	\$ -	\$ 142,926	\$ 4,231,483	\$ -
Revenue from use of property	-	10,000	-	-
Intergovernmental revenue	324,874	-	-	-
Miscellaneous income	-	1,072,547	277,988	-
	<u>\$ 324,874</u>	<u>\$ 1,225,473</u>	<u>\$ 4,509,471</u>	<u>\$ -</u>
Deductions				
Payment to other agencies	\$ -	\$ -	\$ -	\$ 241
Administrative expenses	324,924	1,141,626	3,928,529	-
Depreciation and amortization	-	33,188	118,761	-
Total deduction	<u>324,924</u>	<u>1,174,814</u>	<u>4,047,290</u>	<u>241</u>
Change in net position	(50)	50,659	462,181	(241)
Beginning net position	<u>50</u>	<u>(26,919)</u>	<u>1,468,638</u>	<u>592</u>
Ending net position	<u>\$ -</u>	<u>\$ 23,740</u>	<u>\$ 1,930,819</u>	<u>\$ 351</u>

(Continued)

<u>Utility Service Line (729)</u>	<u>Siouxland Expo Center (730)</u>	<u>Tyson Tickets (731)</u>	<u>Total</u>
\$ 2,199,064	\$ 757,696	\$ 4,103,458	\$ 11,434,627
-	-	-	10,000
-	-	-	324,874
<u>-</u>	<u>220,021</u>	<u>-</u>	<u>1,570,556</u>
<u>\$ 2,199,064</u>	<u>\$ 977,717</u>	<u>\$ 4,103,458</u>	<u>\$ 13,340,057</u>
\$ 2,780,597	\$ -	\$ 3,634,492	\$ 6,415,330
-	801,516	-	6,196,595
-	-	-	151,949
<u>2,780,597</u>	<u>801,516</u>	<u>3,634,492</u>	<u>12,763,874</u>
(581,533)	176,201	468,966	576,183
800,702	(289,042)	1,175,313	3,129,334
<u>\$ 219,169</u>	<u>\$ (112,841)</u>	<u>\$ 1,644,279</u>	<u>\$ 3,705,517</u>

City of Sioux City
Schedule of PFC Revenue and Disbursements
07/01/24-06/30/25

	FY-24 Program Total	Quarter 1 Jul. - Sept.	Quarter 2 Oct. - Dec.	Quarter 3 Jan. - Mar.	Quarter 4 Apr. - Jun.	FY-25 Total	FY-25 Program Total
Revenue							
Collections	\$ 4,996,458	\$ 30,909	\$ 33,914	\$ 43,765	\$ 20,770	\$ 129,358	\$ 5,125,816
Interest	1,676	-	-	-	-	-	\$ 1,676
Total Revenue	4,998,134	30,909	33,914	43,765	20,770	129,358	5,127,492
Disbursements							
Application #1							
Taxiway C Extension	71,875	-	-	-	-	-	71,875
Snow Equip. and Fencing	38,347	-	-	-	-	-	38,347
Security Access	62,803	-	-	-	-	-	62,803
Snow Sweeper	21,000	-	-	-	-	-	21,000
Taxiway A & E	10,440	-	-	-	-	-	10,440
Total Application #1	204,465	-	-	-	-	-	204,465
Application #2							
Term. Access Road	493,138	-	-	-	-	-	493,138
Financing and Interest	243,428	-	-	-	-	-	243,428
Airfield Signage/Marking	61,160	-	-	-	-	-	61,160
Financing and Interest	30,316	-	-	-	-	-	30,316
Snow Removal Equip.	6,240	-	-	-	-	-	6,240
Runway 13/31 Rehab.	528,087	-	-	-	-	-	528,087
Financing and Interest	260,690	-	-	-	-	-	260,690
Total Application #2	1,623,059	-	-	-	-	-	1,623,059
Application #3							
Taxiway Alpha	134,515	-	-	-	-	-	134,515
Financing and Interest	53,363	-	-	-	-	-	53,363
Taxiway Echo	60,200	-	-	-	-	-	60,200
Financing and Interest	23,887	-	-	-	-	-	23,887
Air Carrier (SIDA) Ramp	246,600	-	-	-	-	-	246,600
Financing and Interest	97,806	-	-	-	-	-	97,806
Taxiway Bravo	15,400	-	-	-	-	-	15,400
Financing and Interest	6,058	-	-	-	-	-	6,058
Taxiway Charlie	139,200	-	-	-	-	-	139,200
Financing and Interest	55,204	-	-	-	-	-	55,204
Snow Plow (#29) Replace	20,990	-	-	-	-	-	20,990
Financing and Interest	8,327	-	-	-	-	-	8,327
Airport Master Plan	15,000	-	-	-	-	-	15,000
Financing and Interest	5,951	-	-	-	-	-	5,951
Total Application #3	882,501	-	-	-	-	-	882,501
Application #4							
Taxiway Bravo	4,466	-	-	-	-	-	4,466
Financing and Interest	1,757	-	-	-	-	-	1,757
Taxiway Charlie and Air Carrier Ramp	111,882	-	-	-	-	-	111,882
Financing and Interest	44,373	-	-	-	-	-	44,373
Airport Master Plan	4,350	-	-	-	-	-	4,350
Financing and Interest	1,726	-	-	-	-	-	1,726
Snow Plow (#29) Replacement	6,087	-	-	-	-	-	6,087
Financing and Interest	2,415	-	-	-	-	-	2,415
Reconstruct Alpha South and Echo	58,021	-	-	-	-	-	58,021
Financing and Interest	23,018	-	-	-	-	-	23,018
Total Application #4	258,095	-	-	-	-	-	258,095

City of Sioux City
Schedule of PFC Revenue and Disbursements
07/01/24-06/30/25

	FY-24 Program Total	Quarter 1 Jul. - Sept.	Quarter 2 Oct. - Dec.	Quarter 3 Jan. - Mar.	Quarter 4 Apr. - Jun.	FY-25 Total	FY-25 Program Total
Application #5							
Terminal Concept Plan	\$ 8,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,149
Financing and Interest	2,119	-	-	-	-	-	2,119
Acquire and Modify Loading Bridge	49,230	-	-	-	-	-	49,230
Financing and Interest	12,800	-	-	-	-	-	12,800
Construct Terminal Entrance Road	76,510	-	-	-	-	-	76,510
Financing and Interest	19,893	-	-	-	-	-	19,893
Acquire Snow Removal Equipment	54,313	-	-	-	-	-	54,313
Financing and Interest	14,121	-	-	-	-	-	14,121
Rehabilitate Aircraft Parking Apron	59,073	-	-	-	-	-	59,073
Financing and Interest	15,359	-	-	-	-	-	15,359
Acquire Land for Runway 13 RPZ	29,919	-	-	-	-	-	29,919
Financing and Interest	7,779	-	-	-	-	-	7,779
Acquire Replace Snow Plow Truck	15,155	-	-	-	-	-	15,155
Financing and Interest	3,940	-	-	-	-	-	3,940
Extend Taxiway C (include perimeter road)	252,139	-	-	-	-	-	252,139
Financing and Interest	65,556	-	-	-	-	-	65,556
Acquire Replacement Snow Blower	20,000	-	-	-	-	-	20,000
Financing and Interest	5,200	-	-	-	-	-	5,200
Total Application #5	711,255	-	-	-	-	-	711,255
Application #6							
Snow Removal Equipment Building	62,673	-	-	-	-	-	62,673
Rehabilitate Apron (Design)	8,279	-	-	-	-	-	8,279
Financing and Interest	1,508	-	-	-	-	-	1,508
Rehabilitate Apron (Construction)	160,768	-	-	-	-	-	160,768
Financing and Interest	5,767	-	-	-	-	-	5,767
Acquire Snow Removal Equip-Deicer	10,263	-	-	-	-	-	10,263
Financing and Interest	1,216	-	-	-	-	-	1,216
Rehabilitate Terminal Building	208,720	-	-	-	-	-	208,720
Financing and Interest	48,152	-	-	-	-	-	48,152
Rehabilitate Terminal Loading Bridge	34,563	-	-	-	-	-	34,563
Financing and Interest	-	-	-	-	-	-	-
Install Guidance Signs	32,315	-	-	-	-	-	32,315
Financing and Interest	-	-	-	-	-	-	-
Acquire Snow Removal Equip-Broom	28,380	-	-	-	-	-	28,380
Financing and Interest	5,201	-	-	-	-	-	5,201
Update Airport Master Plan Study	19,063	-	-	-	-	-	19,063
Financing and Interest	1,579	-	-	-	-	-	1,579
Rehabilitate Apron (Taxiways)	113,791	-	-	-	-	-	113,791
Financing and Interest	-	-	-	-	-	-	-
Security Enhancements	47,628	-	-	-	-	-	47,628
Financing and Interest	-	-	-	-	-	-	-
Acquire Snow Removal Equip-Broom	91,282	-	-	-	-	-	91,282
Financing and Interest	-	-	-	-	-	-	-
Total Application #6	881,148	-	-	-	-	-	881,148

City of Sioux City
Schedule of PFC Revenue and Disbursements
07/01/24-06/30/25

Application #7	FY-24 Program Total	Quarter 1 Jul. - Sept.	Quarter 2 Oct. - Dec.	Quarter 3 Jan. - Mar.	Quarter 4 Apr. - Jun.	FY-25 Total	FY-25 Program Total
Rehabilitate Taxiway F 049	\$ 409,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 409,341
Financing and Interest	12,804	-	-	-	-	-	12,804
Rehabilitate Taxiway A 050	109,061	30,909	33,914	43,765	20,770	129,358	238,419
Financing and Interest	-	-	-	-	-	-	-
Runway 17-35 Design 051	-	-	-	-	-	-	-
Financing and Interest	-	-	-	-	-	-	-
FAA Reimb Agree 17-35 Design 052	-	-	-	-	-	-	-
Financing and Interest	-	-	-	-	-	-	-
Reconstruct 17-35 Phase 1 053	-	-	-	-	-	-	-
Financing and Interest	-	-	-	-	-	-	-
FAA Reimb Agree 17-35 Constr 054	-	-	-	-	-	-	-
Financing and Interest	-	-	-	-	-	-	-
Reconstruct 17-35 Phase 2 053	-	-	-	-	-	-	-
Financing and Interest	-	-	-	-	-	-	-
Total Application #7	<u>531,206</u>	<u>30,909</u>	<u>33,914</u>	<u>43,765</u>	<u>20,770</u>	<u>129,358</u>	<u>660,564</u>
Total Disbursements	5,091,729	30,909	33,914	43,765	20,770	129,358	5,221,087
Net PFC Revenue (rev. - disb.)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
PFC Account Balance	<u>(93,595)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(93,595)</u>
Total							<u><u>\$(93,595)</u></u>

Notes:1. Schedule is presented on the cash basis of accounting.

STATISTICAL SECTION

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**City of Sioux City, Iowa
Statistical Section**

This part of the City of Sioux City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	148
Revenue Capacity These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.	160
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	172
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	180
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the city provides and the activities it performs.	184

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

City of Sioux City, Iowa
Government-Wide Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year			
	2016	2017	2018	2019
Governmental Activities				
Net Investment in Capital Assets	\$ 274,672,271	\$ 287,159,597	\$ 294,629,930	\$ 319,410,307
Restricted for				
Capital Improvements	44,561,561	40,315,476	47,955,424	34,308,819
Debt Service	8,783,652	12,561,271	10,958,160	11,715,983
Road Use	3,148,331	4,052,889	4,139,603	3,198,680
Other Employee Benefits	352,955	562,167	1,059,527	886,345
Community Programs and Services	10,571,257	11,304,171	9,011,162	8,458,932
Other Purposes	67,184	866,180	887,735	854,196
Permanent Fund, Principal	1,184,079	1,199,791	1,236,317	1,264,552
Unrestricted	(39,575,416)	(43,291,127)	(32,210,839)	(25,224,323)
Total governmental activities net position	<u>\$ 303,765,874</u>	<u>\$ 314,730,415</u>	<u>\$ 337,667,019</u>	<u>\$ 354,873,491</u>
Business-Type Activities				
Net Investment in Capital Assets	\$ 131,172,147	\$ 163,351,087	\$ 169,481,588	\$ 170,394,605
Restricted for				
Other Purposes	-	-	-	-
Unrestricted	26,938,861	1,187,052	5,392,717	6,119,137
Total business-type activities net position	<u>\$ 158,111,008</u>	<u>\$ 164,538,139</u>	<u>\$ 174,874,305</u>	<u>\$ 176,513,742</u>
Primary Government				
Net Investment in Capital Assets	\$ 405,844,418	\$ 450,510,684	\$ 464,111,518	\$ 489,804,912
Restricted for				
Nonexpendable				
Permanent Fund, Principal	1,184,079	1,199,791	1,236,317	1,264,552
Expendable				
Capital Improvements	44,561,561	40,315,476	47,955,424	34,308,819
Debt Service	8,783,652	12,561,271	10,958,160	11,715,983
Road Use	3,148,331	4,052,889	4,139,603	3,198,680
Other Employee Benefits	352,955	562,167	1,059,527	886,345
Community Programs and Services	10,571,257	11,304,171	9,011,162	8,458,932
Other Purposes	67,184	866,180	887,735	854,196
Unrestricted	(12,636,555)	(42,104,075)	(26,818,122)	(19,105,186)
Total primary government net position	<u>\$ 461,876,882</u>	<u>\$ 479,268,554</u>	<u>\$ 512,541,324</u>	<u>\$ 531,387,233</u>

Notes:

¹ Accounting standards require that net position be reported in three components in the financial statements: invested in capital assets, net of related debt; restricted; and unrestricted. Net position is considered restricted only when (1) an external party, such as the State of Iowa or the Federal Government, places a restriction on how the resources may be used, or (2) enabling legislation is enacted by the City.

Table 1

Fiscal Year					
2020	2021	2022	2023	2024	2025
\$ 331,227,875	\$ 329,647,949	\$ 347,902,771	\$ 371,525,424	\$ 409,391,883	\$ 510,688,605
36,835,365	48,441,908	57,217,482	69,367,855	68,008,643	40,654,610
6,665,801	16,632,274	-	-	-	-
3,398,671	5,364,823	6,070,748	5,979,506	5,212,256	5,715,569
32,623	33,187	72,282	366,416	152,208	205,359
7,130,554	7,072,408	7,607,332	7,363,287	7,161,115	10,264,693
1,221,105	1,242,482	2,858,717	2,915,605	3,226,199	29,257,313
1,288,932	1,323,147	1,360,889	1,385,300	1,413,071	1,432,560
(23,675,053)	(26,404,342)	(11,403,307)	(12,914,187)	(5,847,303)	91,232
<u>\$ 364,125,873</u>	<u>\$ 383,353,836</u>	<u>\$ 411,686,914</u>	<u>\$ 445,989,206</u>	<u>\$ 488,718,072</u>	<u>\$ 598,309,941</u>
\$ 187,267,289	\$ 182,337,564	\$ 193,524,617	\$ 208,994,621	\$ 220,923,415	\$ 165,280,194
84,389	45,568	2,117	3,138	168,208	27,989
4,076,119	26,773,008	29,878,926	29,731,035	38,377,214	46,804,994
<u>\$ 191,427,797</u>	<u>\$ 209,156,140</u>	<u>\$ 223,405,660</u>	<u>\$ 238,728,794</u>	<u>\$ 259,468,837</u>	<u>\$ 212,113,177</u>
\$ 518,495,164	\$ 511,985,513	\$ 541,427,388	\$ 580,520,045	\$ 630,315,298	\$ 675,968,799
1,288,932	1,323,147	1,360,889	1,385,300	1,413,071	1,432,560
36,835,365	48,441,908	57,217,482	69,367,855	68,008,643	40,654,610
6,750,190	16,677,842	2,117	3,138	168,208	27,989
3,398,671	5,364,823	6,070,748	5,979,506	5,212,256	5,715,569
32,623	33,187	72,282	366,416	152,208	205,359
7,130,554	7,072,408	7,607,332	7,363,287	7,161,115	10,264,693
1,221,105	1,242,482	2,858,717	2,915,605	3,226,199	29,257,313
(19,598,934)	368,666	18,475,619	16,816,848	32,529,911	46,896,226
<u>\$ 555,553,670</u>	<u>\$ 592,509,976</u>	<u>\$ 635,092,574</u>	<u>\$ 684,718,000</u>	<u>\$ 748,186,909</u>	<u>\$ 810,423,118</u>

**City of Sioux City, Iowa
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)**

	Fiscal Year			
	2016	2017	2018	2019
Expenses				
Governmental Activities				
Public Safety	\$ 36,180,044	\$ 39,933,730	\$ 43,831,004	\$ 45,985,924
Public Works	20,348,712	21,684,852	23,976,620	31,626,002
Culture and Recreation	19,834,787	18,619,074	17,009,183	17,719,144
Community and Economic Development	11,938,118	14,013,100	15,135,002	15,565,420
General Government	9,733,627	12,562,923	11,045,764	10,900,487
Debt Service	5,630,457	5,450,657	5,420,699	6,274,198
Airport ¹	-	-	-	-
Total governmental activities expenses	<u>103,665,745</u>	<u>112,264,336</u>	<u>116,418,272</u>	<u>128,071,175</u>
Business-Type Activities				
Airport ¹	4,549,789	4,100,697	4,779,360	4,610,625
Water	14,325,963	14,455,073	15,771,123	16,878,942
Sewer	16,170,513	18,445,291	19,843,501	26,377,872
Solid Waste	5,210,077	5,402,037	5,505,705	5,752,295
Parking	1,394,742	1,202,414	1,372,187	1,425,315
Skyway System	356,046	352,961	362,541	437,348
Total business-type activities expenses	<u>42,007,130</u>	<u>43,958,473</u>	<u>47,634,417</u>	<u>55,482,397</u>
Total primary government expenses	<u>\$ 145,672,875</u>	<u>\$ 156,222,809</u>	<u>\$ 164,052,689</u>	<u>\$ 183,553,572</u>
Program Revenues				
Governmental Activities				
Charges for Services				
Public Safety	\$ 1,346,662	\$ 1,233,509	\$ 1,700,743	\$ 3,011,959
Public Works	4,132,529	4,511,657	5,027,839	5,399,451
Culture and Recreation	6,003,577	5,778,656	3,717,303	1,222,050
Community and Economic Development	220,404	267,608	277,230	283,994
General Government	5,645,760	5,258,741	10,637,514	15,132,525
Airport ¹	-	-	-	-
Debt Service	-	-	-	-
Operating Grants and Contributions	23,895,611	25,717,743	24,649,179	25,873,503
Capital Grants and Contributions	4,656,416	6,726,564	9,321,461	12,767,812
Total governmental activities program revenues	<u>\$ 45,900,959</u>	<u>\$ 49,494,478</u>	<u>\$ 55,331,269</u>	<u>\$ 63,691,294</u>

¹ In 2025, the Airport fund changed from an Enterprise Fund to a Special Revenue Fund

Table 2

Fiscal Year					
2020	2021	2022	2023	2024	2025
\$ 51,099,575	\$ 49,925,706	\$ 45,613,455	\$ 51,669,742	\$ 56,514,656	\$ 59,483,889
24,355,388	19,974,908	23,121,852	26,073,649	26,172,957	30,678,790
16,420,491	12,342,019	16,793,221	18,259,051	18,653,242	20,296,373
27,315,653	16,177,160	16,822,883	18,469,588	19,602,638	21,849,872
10,984,848	11,419,466	11,287,514	13,605,231	14,757,288	12,516,604
6,903,354	6,663,520	6,341,177	2,711,344	2,806,458	3,733,029
-	-	-	-	-	7,619,673
<u>137,079,309</u>	<u>116,502,779</u>	<u>119,980,102</u>	<u>130,788,605</u>	<u>138,507,239</u>	<u>156,178,230</u>
4,840,190	5,035,874	5,274,696	5,148,049	7,080,590	-
17,529,700	17,467,092	19,739,221	19,741,833	17,706,597	20,609,924
21,948,181	22,777,298	24,477,639	26,016,524	24,506,188	29,938,037
5,999,629	6,543,486	6,788,337	6,929,911	7,061,795	7,474,633
1,841,475	1,446,060	1,675,318	1,659,846	1,511,455	2,184,275
541,760	541,887	555,712	654,473	666,056	739,307
<u>52,700,935</u>	<u>53,811,697</u>	<u>58,510,923</u>	<u>60,150,636</u>	<u>58,532,681</u>	<u>60,946,176</u>
<u>\$ 189,780,244</u>	<u>\$ 170,314,476</u>	<u>\$ 178,491,025</u>	<u>\$ 190,939,241</u>	<u>\$ 197,039,920</u>	<u>\$ 217,124,406</u>
\$ 3,323,626	\$ 3,279,196	\$ 7,177,595	\$ 7,853,081	\$ 7,714,736	\$ 7,664,279
5,143,160	4,778,090	5,317,438	5,663,524	5,601,654	5,854,627
1,090,806	1,010,464	1,249,772	1,490,261	1,223,239	1,791,846
283,546	302,412	225,354	213,019	963,250	-
12,014,089	4,827,685	4,124,909	3,566,085	4,588,530	3,036,589
-	-	-	-	-	2,268,912
-	-	-	2,081	-	-
28,198,722	27,647,176	27,268,452	28,575,682	32,140,985	34,155,822
14,059,655	3,551,661	9,359,076	11,345,141	21,435,043	34,709,468
<u>\$ 64,113,604</u>	<u>\$ 45,396,684</u>	<u>\$ 54,722,596</u>	<u>\$ 58,708,874</u>	<u>\$ 73,667,437</u>	<u>\$ 89,481,543</u>

City of Sioux City, Iowa
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year			
	2016	2017	2018	2019
Business-Type Activities				
Charges for Services				
Airport ²	\$ 1,919,155	\$ 2,113,798	\$ 2,044,472	\$ 2,178,675
Water	14,227,706	16,438,784	17,925,017	19,530,454
Sewer	18,979,416	18,208,974	22,329,334	21,886,292
Solid Waste	5,275,297	5,651,905	5,461,607	5,667,307
Parking	1,556,560	1,471,383	1,334,350	1,340,223
Skyway System	267,181	264,589	315,827	395,296
Operating Grants and Contributions	52,506	36,508	18,326	42,404
Capital Grants and Contributions	1,863,899	1,152,552	4,548,354	3,179,981
Total business-type activities program revenues	<u>44,141,720</u>	<u>45,338,493</u>	<u>53,977,287</u>	<u>54,220,632</u>
Total primary government program revenues	<u>\$ 90,042,679</u>	<u>\$ 94,832,971</u>	<u>\$ 109,308,556</u>	<u>\$ 117,911,926</u>
Net (Expense)/Revenue¹				
Governmental Activities	\$ (57,764,786)	\$ (62,769,858)	\$ (61,087,003)	\$ (64,379,881)
Business-Type Activities	<u>2,134,590</u>	<u>1,380,020</u>	<u>6,342,870</u>	<u>(1,261,765)</u>
Total primary government net expense	<u>\$ (55,630,196)</u>	<u>\$ (61,389,838)</u>	<u>\$ (54,744,133)</u>	<u>\$ (65,641,646)</u>
General Revenues				
Governmental Activities				
Property Taxes	\$ 51,076,097	\$ 53,381,179	\$ 52,270,337	\$ 56,584,131
Franchise Taxes	5,020,270	5,477,766	6,111,068	6,220,468
Hotel-Motel Taxes	2,470,431	2,288,141	2,295,884	1,998,188
Local Option Sales Taxes	14,572,844	13,713,561	12,931,221	13,174,477
Investment Income	912,022	613,820	658,503	2,443,660
Revenue from Sale of Uncapitalized Property	1,856,033	706,377	523,976	657,578
Miscellaneous	2,660,144	1,814,168	1,781,682	1,204,834
Net Gain on Sale of Capital Assets	1,497,028	156,405	243,390	1,014,385
Transfers	(3,026,890)	(4,417,018)	(3,298,532)	(1,711,368)
Total governmental activities	<u>77,037,979</u>	<u>73,734,399</u>	<u>73,517,529</u>	<u>81,586,353</u>
Business-Type Activities				
Investment Income	389,712	362,787	432,070	896,470
Miscellaneous	186,395	267,306	262,694	293,364
Transfers	3,026,890	4,417,018	3,298,532	1,711,368
Total business-type activities	<u>3,602,997</u>	<u>5,047,111</u>	<u>3,993,296</u>	<u>2,901,202</u>
Total primary government	<u>\$ 80,640,976</u>	<u>\$ 78,781,510</u>	<u>\$ 77,510,825</u>	<u>\$ 84,487,555</u>
Change in Net Position				
Governmental Activities	\$ 19,273,193	\$ 10,964,541	\$ 12,430,526	\$ 17,206,472
Business-Type Activities	<u>5,737,587</u>	<u>6,427,131</u>	<u>10,336,166</u>	<u>1,639,437</u>
Total primary government	<u>\$ 25,010,780</u>	<u>\$ 17,391,672</u>	<u>\$ 22,766,692</u>	<u>\$ 18,845,909</u>

Notes:

¹ Net (expense)/revenue is the difference between the expenses and program revenues of a function or program. It indicates the degree to which a function or program supports itself with its own fees and grants versus its reliance upon funding from taxes and other general revenues.

² In 2025, the Airport fund changed from an Enterprise Fund to a Special Revenue Fund

Table 2 (Continued)

Fiscal Year					
2020	2021	2022	2023	2024	2025
\$ 1,969,282	\$ 1,519,169	\$ 1,734,691	\$ 1,831,814	\$ 2,173,602	\$ -
20,368,745	21,647,749	21,905,298	22,479,426	21,274,969	22,537,276
24,030,451	27,784,511	30,341,770	33,276,943	37,272,379	39,827,215
5,975,943	6,419,159	6,584,050	6,757,892	6,617,033	6,870,801
1,321,531	1,260,168	1,314,636	1,652,241	1,500,899	1,622,171
464,620	451,320	530,624	566,883	636,454	665,058
163,987	2,906,531	1,152,126	876,246	212,702	2,163
12,533,605	7,305,276	7,542,164	5,617,477	7,455,590	231,058
<u>66,828,164</u>	<u>69,293,883</u>	<u>71,105,359</u>	<u>73,058,922</u>	<u>77,143,628</u>	<u>71,755,742</u>
<u>\$ 130,941,768</u>	<u>\$ 114,690,567</u>	<u>\$ 125,827,955</u>	<u>\$ 131,767,796</u>	<u>\$ 150,811,065</u>	<u>\$ 161,237,285</u>
\$ (72,965,705)	\$ (71,106,095)	\$ (65,257,506)	\$ (72,079,731)	\$ (64,839,802)	\$ (66,696,687)
14,127,229	15,482,186	12,594,436	12,908,286	18,610,947	10,809,566
<u>\$ (58,838,476)</u>	<u>\$ (55,623,909)</u>	<u>\$ (52,663,070)</u>	<u>\$ (59,171,445)</u>	<u>\$ (46,228,855)</u>	<u>\$ (55,887,121)</u>
\$ 56,377,657	\$ 59,706,068	\$ 63,789,833	\$ 68,105,713	\$ 69,086,406	\$ 80,181,899
5,706,527	6,619,453	7,434,410	7,861,665	7,665,643	6,531,267
1,907,361	1,565,560	2,537,072	2,624,280	2,728,361	2,843,898
12,911,978	15,486,174	17,846,748	17,378,951	18,231,230	18,595,099
2,081,678	324,339	(192,474)	3,640,047	6,811,643	6,562,529
513,242	1,883,613	1,437,764	1,144,715	1,141,951	1,157,963
1,842,312	4,520,502	1,053,872	1,732,309	1,416,047	-
692,998	1,036,259	85,947	591,596	520,275	-
184,334	(1,784,380)	(1,190,520)	2,672,490	(1,027,701)	390,467
<u>82,218,087</u>	<u>89,357,588</u>	<u>92,802,652</u>	<u>105,751,766</u>	<u>106,573,855</u>	<u>116,263,122</u>
627,835	208,525	275,339	1,099,941	1,965,750	2,250,675
343,325	253,252	189,225	3,987,397	168,632	-
(184,334)	1,784,380	1,190,520	(2,672,490)	1,027,701	(390,467)
<u>786,826</u>	<u>2,246,157</u>	<u>1,655,084</u>	<u>2,414,848</u>	<u>3,162,083</u>	<u>1,860,208</u>
<u>\$ 83,004,913</u>	<u>\$ 91,603,745</u>	<u>\$ 94,457,736</u>	<u>\$ 108,166,614</u>	<u>\$ 109,735,938</u>	<u>\$ 118,123,330</u>
\$ 9,252,382	\$ 18,251,493	\$ 27,545,146	\$ 33,672,035	\$ 41,734,053	\$ 49,566,435
14,914,055	17,728,343	14,249,520	15,323,134	21,773,030	12,669,774
<u>\$ 24,166,437</u>	<u>\$ 35,979,836</u>	<u>\$ 41,794,666</u>	<u>\$ 48,995,169</u>	<u>\$ 63,507,083</u>	<u>\$ 62,236,209</u>

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**City of Sioux City, Iowa
Tax Revenues by Source
Last Ten Fiscal Years
(Accrual Basis of Accounting)**

Table 3

Fiscal Year	General Property Taxes	Local Option Sales Taxes	Utility Franchise Taxes ¹	Cable TV Franchise Tax	Hotel- Motel Taxes	Total Taxes
2016	\$ 51,076,097	\$ 14,572,844	\$ 4,640,488	\$ 379,782	\$ 2,470,431	\$ 73,139,642
2017	53,381,179	13,713,561	5,139,193	338,573	2,288,141	74,860,647
2018	52,270,337	12,931,221	5,730,070	380,998	2,295,884	73,608,510
2019	56,584,131	13,174,477	5,880,310	340,158	1,998,188	77,977,264
2020	56,377,657	12,911,978	5,395,412	311,115	1,907,361	76,903,524
2021	59,706,068	15,486,174	6,312,923	306,530	1,565,560	83,377,255
2022	63,789,833	17,846,748	7,135,172	280,131	2,537,072	91,588,956
2023	68,105,713	17,378,951	7,404,324	207,072	2,624,280	95,720,340
2024	69,086,406	18,231,230	6,323,960	184,662	2,728,361	96,554,619
2025	78,679,076	18,595,099	6,374,667	156,600	2,843,898	106,649,340

Percentage Change in Dollars Over 10 Years

54.04%	27.60%	37.37%	-59%	15.12%	45.82%
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City of Sioux City, Iowa
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year			
	2016	2017	2018	2019
General Fund				
Non-Spendable	\$ 22,747	\$ 22,027	\$ 41,397	\$ 24,229
Committed	307,288	247,566	283,446	370,055
Unassigned	9,243,676	9,512,215	9,787,675	10,099,421
Total general fund	9,573,711	9,781,808	10,112,518	10,493,705
All Other Governmental Funds				
Non-Spendable	1,379,602	1,199,791	1,236,317	1,264,552
Restricted	90,082,545	84,760,483	91,685,014	82,609,474
Committed	242,553	640,984	995,282	637,961
Assigned	4,474,887	2,915,382	2,381,846	2,580,016
Unassigned	(198,005)	48,423	261,721	(415,901)
Total All Other Governmental Funds¹	95,981,582	89,565,063	96,560,180	86,676,102
Total Governmental Funds				
Non-Spendable	1,402,349	1,221,818	1,277,714	1,288,781
Restricted	90,082,545	84,760,483	91,685,014	82,609,474
Committed	549,841	888,550	1,278,728	1,008,016
Assigned	4,474,887	2,915,382	2,381,846	2,580,016
Unassigned	9,045,671	9,560,638	10,049,396	9,683,520
Total Governmental Funds	\$ 105,555,293	\$ 99,346,871	\$ 106,672,698	\$ 97,169,807

Notes:

¹The fluctuations in the fund balance result from construction projects in which funds are borrowed in one fiscal year and spent in another fiscal year.

Table 4

Fiscal Year					
2020	2021	2022	2023	2024	2025
\$ 26,143	\$ 30,042	\$ 37,995	\$ 37,588	\$ 66,474	\$ 56,057
368,851	452,836	568,954	333,041	577,861	520,772
12,352,266	14,401,575	17,271,609	23,027,074	26,854,266	29,048,506
<u>12,747,260</u>	<u>14,884,453</u>	<u>17,878,558</u>	<u>23,397,703</u>	<u>27,498,601</u>	<u>29,625,335</u>
6,168,692	1,323,525	1,361,106	1,385,313	1,413,084	1,432,843
68,210,318	99,134,841	99,903,190	93,734,461	93,127,127	105,863,836
608,142	533,964	549,066	2,305,973	2,163,028	-
2,036,845	5,852,675	6,562,622	8,232,969	10,028,732	-
(1,285)	1,184,054	(4,095,833)	(3,932,274)	(3,427,942)	(3,440,566)
<u>77,022,712</u>	<u>108,029,059</u>	<u>104,280,151</u>	<u>101,726,442</u>	<u>103,304,029</u>	<u>103,856,113</u>
6,194,835	1,353,567	1,399,101	1,422,901	1,479,558	1,488,900
68,210,318	99,134,841	99,903,190	93,734,461	93,127,127	105,863,836
976,993	986,800	1,118,020	2,639,014	2,740,889	520,772
2,036,845	5,852,675	6,562,622	8,232,969	10,028,732	-
<u>12,350,981</u>	<u>15,585,629</u>	<u>13,175,776</u>	<u>19,094,800</u>	<u>23,426,324</u>	<u>25,607,940</u>
<u>\$ 89,769,972</u>	<u>\$ 122,913,512</u>	<u>\$ 122,158,709</u>	<u>\$ 125,124,145</u>	<u>\$ 130,802,630</u>	<u>\$ 133,481,448</u>

City of Sioux City, Iowa
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year			
	2016	2017	2018	2019
Revenues				
Taxes	\$ 73,184,732	\$ 74,873,818	\$ 73,519,516	\$ 77,940,036
Special Assessments	94,180	34,669	104,103	108,439
Regulatory Fees	4,167,323	2,781,908	3,142,880	4,588,238
Intergovernmental Revenue	27,967,402	31,593,946	28,435,861	31,747,980
Revenue from the Use of Property	5,376,707	5,244,009	3,205,595	1,077,724
Charges for Services	8,532,238	8,518,677	9,527,447	10,684,521
Investment Income	898,761	604,509	636,822	2,267,576
Contributions	503,860	582,492	4,410,124	5,204,970
Proceeds on Sale of Uncapitalized Assets	62,199	206,797	30,036	22,252
Miscellaneous	1,493,315	1,313,908	1,715,663	1,190,141
Gain on Sale of Land Held for Resale	1,308,821	-	-	-
Total revenues	<u>123,589,538</u>	<u>125,754,733</u>	<u>124,728,047</u>	<u>134,831,877</u>
Expenditures				
Public Safety	36,667,604	38,168,268	41,178,735	43,778,707
Public Works	14,881,606	16,048,558	16,890,854	18,740,385
Culture and Recreation	16,446,088	16,697,180	14,370,160	14,096,896
Community and Economic Development	9,574,078	10,469,584	12,898,133	10,365,189
General Government	3,162,941	3,505,673	3,788,205	3,702,245
Airport	-	-	-	-
Debt Service				
Principal	16,394,085	16,953,559	17,325,502	17,607,431
Interest and Fiscal Charges	5,892,896	5,918,862	6,141,591	6,680,646
Capital Projects	22,495,434	36,057,306	29,419,544	51,901,944
Total expenditures	<u>125,514,732</u>	<u>143,818,990</u>	<u>142,012,724</u>	<u>166,873,443</u>
Excess (deficiency) of revenues over expenditures	(1,925,194)	(18,064,257)	(17,284,677)	(32,041,566)
Other Financing Sources (Uses)				
Proceeds from Issuance of Bonds and Notes	22,996,382	22,020,537	15,760,447	23,770,000
Proceeds from Refunding Bonds Issued	-	9,970,056	2,004,553	-
Payment to Refunded Bond Escrow Agent	-	(10,167,921)	(2,000,000)	-
Premiums on Bonds Issued	650,484	668,698	153,219	131,972
Discounts on Bonds Issued	-	-	-	-
Sale of Capitalized Property	32,500	4,362,585	-	889,276
Transfers In	30,575,703	32,816,296	35,629,800	37,620,305
Transfers Out	(39,962,868)	(35,843,186)	(39,692,184)	(39,872,878)
Total other financing sources	<u>14,292,201</u>	<u>23,827,065</u>	<u>11,855,835</u>	<u>22,538,675</u>
Net change in fund balances	<u>\$ 12,367,007</u>	<u>\$ 5,762,808</u>	<u>\$ (5,428,842)</u>	<u>\$ (9,502,891)</u>
Debt Service as a percentage of non-capital expenditures	18.64%	20.66%	20.41%	18.93%

Table 5

Fiscal Year					
2020	2021	2022	2023	2024	2025
\$ 75,675,104	\$ 84,429,220	\$ 88,011,805	\$ 97,660,988	\$ 97,660,988	\$ 106,946,340
205,246	197,361	131,364	193,921	193,921	257,282
7,388,259	3,359,122	1,777,898	2,603,984	2,603,984	2,132,259
36,942,089	30,342,788	32,887,672	51,352,201	51,352,201	61,703,234
860,570	896,128	1,750,519	1,285,030	1,285,030	3,238,419
10,229,430	10,918,177	14,883,604	16,401,961	16,401,961	15,064,844
1,874,383	317,182	(166,805)	6,548,237	6,548,237	6,562,529
4,446,137	507,107	664,680	1,570,048	1,570,048	5,054,330
41,127	1,211,696	30,982	283,903	283,803	-
1,108,375	4,545,349	1,099,850	1,359,852	1,359,852	2,430,755
-	312,082	-	-	722,142	-
<u>138,770,720</u>	<u>137,036,212</u>	<u>141,071,569</u>	<u>179,260,125</u>	<u>179,982,167</u>	<u>203,389,992</u>
44,554,977	44,810,406	50,054,699	51,606,567	54,415,092	59,196,636
18,251,762	17,697,221	18,896,366	19,989,803	20,758,749	20,640,408
12,359,152	11,776,649	12,963,461	14,150,518	14,445,711	15,852,366
9,611,974	11,706,543	11,627,793	13,664,317	15,711,135	19,831,934
3,150,801	3,784,492	3,795,295	4,871,596	6,949,982	7,134,951
-	-	-	-	-	3,193,400
19,860,735	21,802,835	18,024,775	19,745,935	20,058,215	22,574,313
6,915,280	3,867,530	3,649,185	4,235,703	3,677,792	4,061,709
51,575,153	19,089,170	27,572,266	50,051,535	55,529,838	67,494,573
<u>166,279,834</u>	<u>134,534,846</u>	<u>146,583,840</u>	<u>178,315,974</u>	<u>191,546,514</u>	<u>219,980,290</u>
(27,509,114)	2,501,366	(5,512,271)	944,151	(11,564,347)	(16,590,298)
19,438,433	48,785,550	19,024,789	15,360,260	19,409,340	19,931,662
-	-	-	-	-	-
-	(20,310,000)	(14,100,000)	-	-	-
433,646	2,232,409	78,684	637,468	338,646	437,246
-	-	-	-	-	-
587,403	876,600	-	-	-	1,152,728
46,624,875	38,119,726	46,497,189	47,408,655	52,116,797	62,771,609
(46,975,078)	(39,726,499)	(47,531,126)	(43,850,634)	(54,616,764)	(63,421,409)
<u>20,109,279</u>	<u>29,977,786</u>	<u>3,969,536</u>	<u>19,555,749</u>	<u>17,248,019</u>	<u>20,871,836</u>
<u>\$ (7,087,753)</u>	<u>\$ 32,479,152</u>	<u>\$ (1,542,735)</u>	<u>\$ 2,335,179</u>	<u>\$ 5,683,672</u>	<u>\$ 4,281,538</u>
20.12%	23.13%	17.63%	17.79%	17.08%	17.35%

City of Sioux City, Iowa
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years

Fiscal Year	Real Property		Utilities	
	Assessed Value	Taxable Value ^{1,2}	Assessed Value	Taxable Value
2015	\$ 3,748,172,795	\$ 2,147,833,729	\$ 124,421,315	\$ 124,421,315
2016	3,811,918,005	2,149,973,472	124,532,098	124,532,098
2017	4,113,190,420	2,363,127,363	132,083,187	132,083,187
2018	4,147,858,178	2,477,008,009	123,536,354	123,536,354
2019	4,536,467,722	2,637,105,929	118,088,489	118,088,489
2020	4,568,509,061	2,695,336,398	112,548,861	112,548,861
2021	5,198,515,212	2,958,597,643	115,178,966	115,178,966
2022	5,274,512,031	3,013,077,481	104,071,378	104,071,378
2023	5,760,416,773	3,680,644,882	110,825,533	110,825,533
2024	6,078,722,985	3,741,475,811	109,309,375	109,309,375
2025	7,227,459,668	3,958,052,050	118,933,084	118,933,084

Notes:

¹ Taxable Value does not include the Tax Increment Levy.

² Taxable value = (percent rollback x assessed value) - exemptions (military, homestead, elderly, etc.)

Source: Woodbury County, Iowa; County Auditor

Table 6

Assessed Value	Total		Total Direct Tax Rate	Total Taxable Value to Total Assessed Value
	Assessed Value	Taxable Value		
\$ 3,872,594,110	\$ 2,272,255,044		\$ 16.364	59%
3,936,450,103	2,274,505,570		16.110	58%
4,245,273,607	2,495,210,550		16.067	59%
4,271,394,532	2,600,544,363		15.771	61%
4,654,556,211	2,755,194,418		16.071	59%
4,681,057,922	2,807,885,259		15.680	60%
5,313,694,178	3,073,776,609		14.900	58%
5,378,583,409	3,117,148,859		14.449	58%
5,871,242,306	3,791,470,415		15.420	65%
6,188,032,360	3,850,785,186		15.765	62%
7,346,392,752	4,076,985,134		16.237	55%

City of Sioux City, Iowa
Property Tax Rates - Direct and Overlapping Governments
(Per \$1,000 of Taxable Value)
Last Ten Fiscal Years
Tax Rates

Fiscal Year	City of Sioux City				Overlapping Rates	
	General	Special Revenue	Debt Service	Total Direct	School District	County
2016	\$ 8.633	\$ 4.343	\$ 3.134	\$ 16.110	\$ 15.770	\$ 7.516
2017	8.669	3.810	3.589	16.067	15.480	7.454
2018	8.688	3.532	3.551	15.771	15.390	7.406
2019	8.726	3.674	3.671	16.071	15.350	7.262
2020	8.685	3.520	3.475	15.680	15.304	7.228
2021	8.669	2.836	3.395	14.900	13.526	7.164
2022	8.680	2.691	3.079	14.449	12.481	7.165
2023	8.695	2.692	4.032	15.420	12.448	7.149
2024	8.503	4.136	3.126	15.765	12.438	7.135
2025	8.971	4.141	3.126	16.237	12.379	7.111

Source: Woodbury County, Iowa; County Auditor

Table 7

Overlapping Rates						Total
Western	City	AG	Special	Total		Direct and
lowa	Assessor	Extension	State	Overlapping		Overlapping
Tech						
\$ 0.773	\$ 0.521	\$ 0.135	\$ 0.003	\$ 24.719	\$	40.829
0.748	0.420	0.132	0.003	24.237		40.305
0.798	0.345	0.133	0.003	24.075		39.846
0.963	0.310	0.128	0.003	24.016		40.087
0.902	0.429	0.127	0.003	23.994		39.674
0.885	0.387	0.122	0.003	22.086		36.985
0.918	0.381	0.124	0.003	21.072		35.522
0.918	0.359	0.120	0.002	20.996		36.416
0.944	0.299	0.120	0.002	20.938		36.703
0.995	0.333	0.118	0.002	20.938		37.175

City of Sioux City, Iowa
Principal Taxpayers and Their Assessed Valuations
June 30, 2025

Table 8

Taxpayer	2025			2016		
	Assessed ¹ Value	Rank	Percent of Total Assessed Value	Assessed ² Value	Rank	Percent of Total Assessed Value
Seaboard Triumph Foods LLC	\$ 115,594,800	1	1.573%	\$ -		0.000%
Hard Rock Hotel and Casino	51,385,800	2	0.699%	50,979,300	2	0.000%
Americold Logistics	40,044,300	3	0.545%	-		0.000%
MG88 Sioux City Cold Storage LLC	28,007,000	4	0.381%	-		0.000%
Southern Hills Mall Realty Holding LLC	27,739,900	5	0.378%	-		0.000%
Wal-Mart Real Estate Business Prop. Tax Dept #0555	26,323,000	6	0.358%	25,900,000	4	0.658%
City Of Sioux City	23,380,600	7	0.318%	-		0.000%
Balogh Associates Vi LLC	22,000,000	8	0.299%	-		0.000%
Marketplace LLC	21,546,600	9	0.293%	18,747,800	6	0.476%
Sab (IA) LLC	19,605,200	10	0.267%	-		0.000%
Southern Hills Mall	-		0.000%	65,256,400	1	1.658%
MB Sioux City Lakeport LLC	-		0.000%	43,951,500	3	1.117%
Sabre Industries	-		0.000%	19,276,200	5	0.490%
UnityPoint Health - St. Luke's	-		0.000%	15,186,300	7	0.386%
Bekins	-		0.000%	14,288,500	8	0.363%
Bomgaars	-		0.000%	11,960,800	9	0.304%
Curly's Foods Inc.	-		0.000%	11,203,400	10	0.285%
Total Principal Taxpayers	375,627,200		5.111%	276,750,200		5.737%
All Other Taxpayers	6,970,765,552		94.889%	3,659,699,903		94.263%
Total Assessed Valuation	\$ 7,346,392,752		100.000%	\$ 3,936,450,103		100.000%

Note:

¹ Assessed values as of January 1, 2025.

² Assessed values as of January 1, 2016.

Source: City Assessor, Sioux City, Iowa

City of Sioux City, Iowa
Property Tax Levies and Collections¹
Last Ten Fiscal Years

Table 9

Fiscal Year	Total Tax Levy ²	Current Tax Collections	Percent of Levy Collected	Collections in Subsequent Years ³	Total Tax Collections	Percent of Total Tax Collections to Tax Levy	Out-standing Delinquent Taxes ⁴	Percent of Delinquent Taxes to Tax Levy
2016	\$ 39,428,585	\$ 39,022,739	98.97%	N/A	\$ 39,022,739	98.97%	\$ 405,846	1.03%
2017	41,388,130	40,211,861	97.16%	N/A	40,211,861	97.16%	240,787	0.58%
2018	42,044,168	41,570,454	98.87%	N/A	41,570,454	98.87%	262,585	0.62%
2019	45,506,233	44,621,489	98.06%	N/A	44,621,489	98.06%	297,203	0.65%
2020	45,259,070	42,155,961	93.14%	N/A	42,155,961	93.14%	1,333,747	2.95%
2021	47,118,354	46,637,323	98.98%	N/A	46,637,323	98.98%	533,894	1.13%
2022	46,400,074	45,704,837	98.50%	N/A	45,704,837	98.50%	525,737	1.13%
2023	52,710,938	52,119,428	98.88%	N/A	52,119,428	98.88%	601,626	1.14%
2024	54,263,213	53,421,090	98.45%	N/A	53,421,090	98.45%	633,206	1.17%
2025	60,039,722	58,836,529	98.00%	N/A	58,836,529	98.00%	681,472	1.14%

Source: Woodbury County Treasurer, Woodbury County, Iowa

Notes:

¹ GAAP Basis.

² Tax Increment Levy and SID Tax Levy not included.

³ The Woodbury County Treasurer's Office does not record for which year delinquent payments are made.

⁴ Outstanding Delinquent Taxes for FY 2020 increased due to property tax deferral until 7/31/2020.

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**City of Sioux City, Iowa
Special Assessment Collections
Last Ten Fiscal Years**

Table 10

Fiscal Year	Current Assessments Due	Current Assessments Collected	Percent of Collections to Amount due	Total Outstanding Current and Delinquent and Assessments ¹
2016	\$ 113,834	\$ 195,082	171%	\$ 1,388,655
2017	103,259	205,693	199%	807,293
2018	61,152	129,148	211%	1,077,325
2019	64,858	109,047	168%	1,001,373
2020	60,952	154,896	254%	694,762
2021	42,539	141,216	332%	539,241
2022	59,543	239,422	402%	882,825
2023	53,865	195,588	363%	1,262,000
2024	76,691	211,706	276%	1,285,083
2025	79,202	225,405	285%	1,716,553

Source: Woodbury County Treasurer, Woodbury County, Iowa

Note:
¹ GAAP basis.

City of Sioux City, Iowa
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities			Business-Type Activities	
	Notes Payable	General Obligation Bonds/Notes	Lease and SBITA Liability	Notes Payable	General Obligation Bonds/Notes
2016	\$ 600,000	\$ 120,108,555	\$ -	\$ 131,370,363	\$ 14,809,530
2017	300,000	118,527,681	-	123,481,376	16,491,328
2018	-	128,269,024	-	125,294,482	18,351,356
2019	-	134,020,601	-	127,574,154	17,204,803
2020	-	133,481,312	-	132,523,521	17,772,596
2021	-	145,047,634	-	143,004,462	20,634,246
2022	-	131,065,611	81,399	137,621,184	19,079,272
2023	-	125,816,574	478,594	127,728,450	21,337,989
2024	-	123,620,634	273,511	121,540,419	24,033,440
2025	-	126,771,802	269,439	119,315,470	22,718,880

Notes: Details regarding the City's outstanding debt can be found in the Noted to the Financial Statements.

* See the Schedule of Demographic and Economic Statistics, Table XVI for personal income and population data.

Table 11

Business-Type Activities		Total Primary Government	Percentage of Personal Income ¹	Per Capita ¹
Lease Liability	SBITA Liability			
\$ -	\$ -	\$ 266,888,448	14.39%	3,222
-	-	258,800,385	13.73%	3,123
-	-	271,914,862	13.98%	3,295
-	-	278,799,558	13.69%	3,384
-	-	283,777,429	13.13%	3,433
-	-	308,686,342	13.33%	3,598
10,773	-	287,858,239	12.41%	3,362
8,199	56,302	275,426,108	11.28%	3,221
36,193	28,770	269,532,967	11.03%	3,153
30,670	-	269,106,261	11.02%	3,148

City of Sioux City, Iowa
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Table 12

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund ¹	Total	Percentage of Estimated Actual Taxable Value of Property ²	Per Capita ³
2016	\$ 131,715,000	\$ 9,054,863	\$ 122,660,137	5.12%	1,481
2017	132,145,000	12,828,686	119,316,314	4.78%	1,440
2018	146,620,380	10,958,160	135,662,220	5.22%	1,644
2019	151,225,404	11,715,983	139,509,421	5.06%	1,693
2020	151,253,908	6,665,801	144,588,107	5.15%	1,749
2021	165,681,880	16,632,274	149,049,606	4.85%	1,737
2022	150,144,883	-	150,144,883	4.82%	1,754
2023	147,154,563	-	150,144,883	4.82%	1,756
2024	147,654,074	-	147,654,074	3.89%	1,727
2025	149,490,682	-	149,490,682	3.94%	1,748

Notes: Details regarding the City's outstanding debt can be found in the Notes to the Financial Statements.

¹ Amounts Available in the Debt Service fund is based on the accrual basis of accounting. See Exhibit 1.

² See Table VI, Assessed and Taxable Value of Taxable Property for data on property values.

³ Population data can be found in the Table of Demographic and Economic Statistics, Table XVI.

City of Sioux City, Iowa
Computation of Direct and Overlapping Debt
June 30, 2025

Table 13

Name of Governmental Unit	Debt Outstanding	Percentage Applicable ⁷ to This Governmental Unit	Amount Applicable to City of Sioux City
Direct			
City of Sioux City	\$ 127,041,241	100.00%	\$ 127,041,241
Overlapping:			
Woodbury County ¹	55,764,880	66.00%	36,804,821
Sioux City Community School District ³	663,823	97.67%	648,356
Western Iowa Tech Community College ⁶	11,875,000	32.61%	3,872,438
Total Overlapping	68,303,703		41,325,615
Total	\$ 195,344,944		\$ 168,366,856

Sources:

¹ County Auditor and Recorder, Woodbury County, Iowa

⁴ County Auditor and Recorder, Plymouth County, Iowa

³ Sioux City Community School District

⁴ Hinton School District

² Lawton-Bronson School District

⁶ Western Iowa Tech Community College

Notes:

⁶ Excluding General Obligation bonds reported in the Enterprise Funds.

⁷ For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using assessed property values. Applicable percentages were estimated by determining the portion of another government unit's assessed value that is within the City's boundaries and dividing it by each unit's total assessed value.

City of Sioux City, Iowa
Legal Debt Margin Information
June 30, 2025

	Fiscal Year			
	2016	2017	2018	2019
Debt Limit	\$ 196,822,505	\$ 212,263,680	\$ 213,569,727	\$ 232,727,811
Total Net Debt Applicable to Limit	<u>123,261,142</u>	<u>119,616,314</u>	<u>135,361,384</u>	<u>139,201,445</u>
Legal Debt Margin	<u>\$ 76,389,680</u>	<u>\$ 73,561,363</u>	<u>\$ 78,208,343</u>	<u>\$ 93,526,366</u>
Total Net Debt Applicable to Limit as a Percentage of Debt Limit	62.63%	56.35%	63.38%	59.81%

Notes:

Under Title IX, Subtitle 2, Chapter 358C, paragraph 16 of the Iowa State Code, the City's debt limit should not exceed 5% of the estimated value of the taxable property within that district.

Table 14

Fiscal Year					
2020	2021	2022	2023	2024	2025
\$ 234,052,896	\$ 265,684,709	\$ 268,929,170	\$ 293,562,115	\$ 309,401,618	\$ 367,319,638
144,295,493	148,779,882	149,229,626	144,635,229	144,268,617	142,407,815
<u>\$ 89,757,403</u>	<u>\$ 116,904,827</u>	<u>\$ 119,699,544</u>	<u>\$ 148,926,886</u>	<u>\$ 165,133,001</u>	<u>\$ 224,911,823</u>
61.65%	56.00%	55.49%	49.27%	46.63%	38.77%

**City of Sioux City, Iowa
Legal Debt Margin Calculation
June 30, 2025**

Table 15

Assessed Value			
Real and Personal Property Within the City		\$	7,346,392,752
Total Estimated Valuation			<u>7,346,392,752</u>
Debt Limit - 5% of Estimated Valuation			<u>367,319,638</u>
Amount of Debt Applicable to Limit			
Total Bonded Debt and Long-Term Notes Payable	\$	268,806,152	
Less:			
Notes Payable			
Sewer Revolving Notes Payable	\$	79,325,470	
Water Revolving Notes Payable		<u>39,990,000</u>	149,490,682.0
		119,315,470.0	
Amount Available for Repayment of General Obligation Debt		<u>7,082,867</u>	
Debt applicable to Debt Limit			<u>142,407,815</u>
Legal Debt Margin		\$	<u><u>224,911,823</u></u>

Notes:

Under Title IX, Subtitle 2, Chapter 358C, paragraph 16 of the Iowa State Code, the City's debt limit should not exceed 5% of the estimated value of the taxable property within that district.

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**City of Sioux City, Iowa
Demographic and Economic Statistics
Last Ten Fiscal Years**

Calendar Year	Population ¹	Total Personal Income	Per Capita Personal Income ²	Educational Attainment Bachelor's Degree or Higher	Median Age
2016	82,821	\$ 1,854,776,295	\$ 22,395	21%	34.0
2017	82,872	1,884,923,640	22,745	20%	34.0
2018	82,514	1,945,102,522	23,573	21%	34.0
2019	82,396	2,037,158,704	24,724	22%	34.0
2020	82,651	2,161,406,301	26,151	23%	34.0
2021	85,797	2,314,974,654	26,982	22%	34.0
2022	85,617	2,319,621,381	27,093	22%	34.4
2023	85,497	2,442,734,787	28,571	22%	34.1
2024	85,727	2,694,228,156	31,428	23%	37.0
2025	86,875	2,840,465,000	32,696	22%	34.0

Sources:

¹ *U.S. Census Bureau Estimates*

² *Computation of per capita personal income multiplied by population.*

³ *Sioux City Community School District, Bishop Heelan Catholic Schools and Siouxland Community Christian School.*

⁴ *Iowa Workforce Development Website.*

Table 16

<u>School Enrollment³</u>	<u>Unemployment Rate⁴</u>
16,417	4.00%
15,799	2.90%
15,814	2.60%
15,825	2.50%
16,223	8.50%
15,997	4.80%
15,962	2.70%
15,945	3.00%
15,773	2.80%
15,799	3.80%

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**City of Sioux City, Iowa
Principal Employers
Current Year**

Table 17

Employer	2025 ⁽¹⁾	2016 ⁽²⁾		Percentage of Total City Employment
	Number of Employees	Number of Employees	Rang	
Tyson Fresh Meats	Over 1,000	4,906	1	10.74%
Sioux City Community School District	Over 1,000	2,420	2	5.30%
Unity Point Health-St. Luke's	Over 1,000	1,434	3	3.14%
MercyOne	Over 1,000	1,349	4	2.95%
Seaboard Triumph Foods	Over 1,000	-		0.00%
Wells Enterprises	Over 1,000	-		0.00%
Great West Casualty Co.	Over 1,000	-		0.00%
Interstates	Over 1,000	-		0.00%
City of Sioux City	500-999	1,132	5	2.48%
185th Air Refueling Wing (Iowa Air National Guard)	500-999	952	7	2.08%
Smithfield Foods (Curly's Foods)	500-999	701	8	1.53%
Western Iowa Tech Communtiy College	500-999	700	9	1.53%
Ho-Chunk, Inc	500-999	-		0.00%
Empirical Foods	500-999	-		0.00%
Hearthside Foods	500-999	-		0.00%
MidAmerican Energy Company	500-999	519	10	1.14%
Sabre Industries	500-999	-		0.00%
Thompson Solutions Group	500-999	-		0.00%
HyVee Food Stores	250-499	1,043	6	2.28%
Total Principal Employers	-	15,156		30.89%
Other Employers	-	30,544		69.11%
Total Employers	45,856	45,700		100.00%

Source: ⁽¹⁾ Siouxland Chamber of Commerce.

Methodology changed in 2022 to rank based on categories rather than number of employees.

⁽²⁾ Sioux City Economic Development website www.locatesiouxcity.com/leading-employers

City of Sioux City, Iowa
Full-Time Equivalent City Government by Function
Last Ten Fiscal Years

Function	Fiscal Year			
	2016	2017	2018	2019
Public Safety				
Fire ²	114.00	114.00	141.00	141.00
Police	147.65	149.65	149.65	149.65
Public Works				
Central Maintenance Garage	25.00	25.00	21.00	21.00
Engineering	17.00	16.00	16.00	16.00
Field Services	70.98	76.03	74.03	73.30
Transit	32.65	32.65	36.65	36.78
Culture and Recreation				
Art Center	8.50	8.50	9.45	11.45
Convention Center/Auditorium/Tourism ^{1, 3}	34.20	35.20	-	1.00
Library	32.98	32.98	32.98	32.98
Museum	10.05	10.05	10.05	10.05
Parks and Recreation ⁴	68.89	72.28	69.18	70.25
Economic and Community Development				
Community Development	40.00	40.00	40.00	40.00
Economic Development	5.00	5.00	5.00	4.00
General Government				
Administrative Services	36.58	33.10	33.10	33.10
City Council	5.00	5.00	5.00	5.00
City Manager	2.00	2.00	2.00	4.54
Finance	13.00	13.00	13.00	14.00
Human Resources	4.53	5.78	5.78	6.78
Human Rights	2.80	2.80	2.80	2.80
Legal	8.00	8.00	8.00	8.00
Employees under 28E Agreement				
Communications Center	24.40	24.40	24.40	24.40
Information Center	14.00	15.00	15.00	15.00
Airport	13.28	13.28	13.78	13.78
Water ⁵	34.50	35.50	37.50	37.50
Sewer	38.00	38.00	40.00	40.00
Total	802.99	813.20	805.35	812.36

Source: Various City of Sioux City departments.

Notes:

- ¹ In 2018, the Convention Center and Tyson Events Center operations were contracted out to Kinseth and Comcast Spectacor, respectively.
- ² In 2018, the Emergency Medical Services operation was transferred to the City from Siouxland Paramedics.
- ³ In 2019, the Events Coordinator position was added to act as a liaison with Kinseth and Comcast Spectacor. The position was only in place for two years.
- ⁴ In 2022, the Siouxland Expo Center employees were added.
- ⁵ In 2022, a 3rd Utility Equipment Operator crew shift was added.

Table 18

Fiscal Year					
2020	2021	2022	2023	2024	2025
142.88	142.88	145.88	145.88	147.00	147.00
153.65	155.65	154.65	155.65	159.65	159.65
22.00	22.00	22.00	22.00	21.00	19.00
16.00	16.00	16.00	16.00	16.00	16.00
73.30	76.30	76.30	76.30	76.30	75.30
36.73	36.73	36.73	38.73	38.73	38.73
11.45	11.45	12.45	12.45	12.45	12.45
1.00	-	-	-	-	-
32.98	32.98	32.98	32.68	32.68	32.68
10.05	10.05	10.05	10.05	10.05	10.05
68.23	68.54	76.40	75.79	73.79	73.88
40.00	40.25	40.25	40.50	44.00	44.00
4.00	4.00	4.00	4.00	3.00	3.00
28.22	28.22	28.22	28.02	27.82	27.82
5.00	5.00	5.00	5.00	5.00	5.00
3.54	4.40	5.54	6.54	6.54	5.22
14.00	14.00	14.00	14.00	14.00	18.00
6.78	6.78	6.78	6.73	6.73	7.73
2.80	2.80	2.80	3.00	3.00	3.00
8.00	8.00	8.00	8.00	8.00	8.00
25.40	25.40	25.40	25.40	25.40	25.40
15.00	15.00	16.00	16.00	17.00	17.00
13.78	13.90	14.65	14.65	15.65	15.65
37.50	37.50	44.00	44.00	44.00	43.00
43.00	43.00	42.00	42.00	42.00	43.00
815.29	819.93	840.08	843.37	849.79	850.56

City of Sioux City, Iowa
Operating Indicators by Function
Last Ten Fiscal Years

Function	Fiscal Year			
	2016	2017	2018	2019
Police				
Average physical arrests per day - adult	13.7	11.4	11.0	10.1
Average physical arrests per day - juvenile	2.1	1.8	1.8	1.8
Traffic citations issued	8,798	12,206	17,312	17,006
Fire				
Number of suppression calls	1,936	1,861	2,001	1,821
Number of emergency medical calls	6,627	6,602	7,104	7,432
% of responses where EMS on scene in 4 min	75%	73%	75%	75%
Number of hazardous materials incidents in city	8	19	11	20
Public Works				
Streets cleaned per year (miles)	12,313	9,968	11,950	11,743
Asphalt placed (tons)	1,552	1,709	1,775	2,064
Potholes repaired	39,599	36,669	32,230	35,155
Dirt miles bladed and shaped	11,560	12,552	11,200	10,377
Total Transit System miles	756,966	784,338	825,740	864,583
Total Transit System passengers ¹	1,058,198	1,030,340	868,961	877,336
Total Transit System passengers per mile	1.40	1.31	1.05	1.01
Culture and Recreation				
Swimming pool attendance	69,581	59,548	57,651	56,331
Museum visitation ³	67,163	66,735	65,202	67,054
Community and Economic Development				
Total residential/commercial permits issued	3,022	3,131	3,016	2,658
Property value for commercial permits issued	\$97,714,055	\$268,492,250	\$313,141,000	\$262,399,490
Property value for residential permits issued	\$34,336,870	\$40,628,757	\$38,254,530	\$30,513,497
Number of inspections made ⁴	59,311	60,641	62,819	60,076
Water				
Water production (millions of gallons)	3,794	3,858	4,142	4,487
Water main breaks per miles of pipe	0.21	0.22	0.26	0.26
Total main breaks	98	107	122	123
Length of service disruption per break (hours)	4.83	4.43	9.00	9.52
Sewer				
Sewer backups	37	22	22	49
Total hours per sewer backup ²	7.27	6.48	6.49	17.64

Source: Various City of Sioux City departments.

Notes:

¹ Transit system passengers decreased in fiscal year 2018 due to change in accounting procedure for transfer passengers.

² DNR changed how reporting is done in fiscal year 2021, in past, private mains were counted, now only city mains counted.

³ Museum attendance is increasing post-COVID (2022) as more programs are held.

⁴ Increase in inspections due to increase in staff (2023), more proactive inspections, more permits that require inspections.

Table 19

Fiscal Year					
2020	2021	2022	2023	2024	2025
9.0	8.8	8.8	8.2	10.7	10.7
1.5	1.9	1.7	1.8	1.3	2
15,999	18,437	19,411	14,886	9,063	13625
1,886	1,928	2,095	2,061	3,060	3237
7,743	7,864	8,809	9,372	9,042	8591
75%	74%	73%	67%	63%	60
10	20	9	7	12	11
11,813	14,632	18,130	14,110	16,120	15292.2
1,635	1,996	1,841	2,291	2,155	1884.05
31,935	37,950	35,242	37,237	42,267	46602
11,419	10,410	11,856	11,637	11,988	12189
791,485	767,400	787,045	828,177	871,298	925757
739,429	542,193	627,142	688,236	701,329	665453
0.93	0.71	0.80	0.83	0.80	0.72
35,776	37,108	43,386	51,365	36,035	36035
39,438	28,152	54,250	56,619	56,722	70140
2,766	2,795	2,605	2,029	1,950	2442
\$168,726,090	\$99,443,000	\$240,578,500	\$227,703,625	\$168,663,001	\$144,623,500
\$42,044,716	\$58,225,612	\$59,009,027	\$38,230,600	\$35,074,772	\$40,045,123
60,303	55,346	58,652	76,343	76,375	76757
4,521	4,703	5,727	5,019	4,695	4,988
0.19	0.30	0.31	0.32	0.25	0.283
91	141	147	154	122	137
8.52	8.52	8.67	5.89	7.15	6.35
31	49	38	35	23	32
3.41	0.37	0.36	1.15	0.75	2.84

City of Sioux City, Iowa
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function	Fiscal Year				
	2016	2017	2018	2019	2020
Police					
Patrol Cars	47	45	44	48	45
Training Centers	1	1	1	1	1
Fire					
Stations	7	7	7	7	7
Engines	14	14	14	14	14
Other Vehicles ³					
Public Works					
Transit Buses	37	37	36	41	41
Streets (miles)	491	491	491	491	491
Streetlights (City Owned)	1,761	1,761	1,761	1,761	1,761
Sidewalks (miles)	600	600	600	600	600
Culture and Recreation					
Parks Acres	1,711	1,711	1,711	1,786	1,786
Parks ¹	58	58	58	62	62
Swimming Pools	5	5	3	3	3
Splash Pads	2	3	5	5	5
Basketball Courts	8	8	8	8	9
Disc Golf Courses	2	2	2	3	3
Tennis Courts	20	20	18	18	8
Softball Diamonds	12	12	12	12	12
Baseball Diamonds	34	34	34	34	34
Soccer Fields	12	12	12	12	5
Golf Courses (18 hole)	2	2	2	2	2
Play Fields	30	30	30	30	34
Pickleball Courts ²	-	-	-	-	-
Futsal Courts ⁴	-	-	-	-	-
Cemetery					
Cemeteries (acres)	225	225	225	225	225
Cemeteries Maintained (acres)	185	185	185	185	185
Water					
Fire Hydrants (City maintained)	3,885	3,928	3,896	3,887	3,941
Water Mains (miles)	475	475	477	482	477
Sewer					
Sanitary Sewer (miles)	367	368	368	370	371
Storm Sewer (miles)	284	296	303	318	336
Solid Waste					
Solid Waste Collection Trucks	15	15	11	8	9

¹Winter Park Facility added to number of parks in fiscal year 2021

²Pickleball Courts were added at Riverside Park in fiscal year 2021

³Ambulances

⁴Futsal Courts were added at Leif Erikson and Riverside Parks in fiscal year 2022

Table 20

Fiscal Year				
2021	2022	2023	2024	2025
45	42	41	41	46
1	1	1	1	1
7	7	7	7	7
14	12	13	13	12
	9	9	8	8
43	44	44	44	47
491	491	685	685	685
1,761	1,769	1,769	1,769	1,769
600	600	600	600	600
1,786	1,786	1,786	1,786	1,786
63	63	63	63	63
3	3	3	3	3
5	5	5	6	7
9	9	11	11	12
3	3	3	3	3
8	8	8	8	6
12	12	12	12	12
34	34	34	34	34
5	5	5	5	21
2	2	2	2	2
34	34	34	40	40
8	8	8	8	14
-	2	2	2	2
225	225	225	225	225
185	185	185	185	185
3,941	3,936	3,943	3,958	3,971
485	484	483	483	483
370	368	368	367	368
343	352	366	371	385
8	8	7	7	7

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ADDITIONAL INFORMATION

**City of Sioux City Housing Authority
Balance Sheet
June 30, 2025**

Exhibit E-1

	242	244	
Performance Center Project			GRAND
Project No.	IA018		TOTAL
Contract No.	HCVFY25		(MEMORANDUM ONLY)
	<hr/>	<hr/>	<hr/>
Assets			
Cash	\$ 1,179,759	\$ 136,629	\$ 1,316,388
Accounts Receivable	235,445	-	235,445
Hud Receivable	18,626	-	18,626
Total Assets	<hr/> 1,433,829	<hr/> 136,629	<hr/> 1,570,458
Liabilities			
Accounts Payable	21,950	-	21,950
Security Deposits	129,544	-	129,544
Deferred Revenue	234,078	-	234,078
Accrued Liabilities-Current	40,438	-	40,438
Total Liabilities	<hr/> 426,010	<hr/> -	<hr/> 426,010
Equity			
Restricted Net Position	1,007,819	-	1,007,819
Unrestricted Net Position	-	136,629	136,629
Total Equity/Net Position	<hr/> 1,007,819	<hr/> 136,629	<hr/> 1,144,448
Total Liabilities and Equity/Net Position	<hr/> \$ 1,433,829	<hr/> \$ 136,629	<hr/> \$ 1,570,458

City of Sioux City, Iowa
Schedule of Sioux City Federal Housing Authority
Analysis of General Fund Cash
June 30, 2025

Exhibit E-2

<u>Performance Center Project</u>	242	244	GRAND TOTALS
Project No.	IA018	-	(MEMORANDUM
Contract No.	<u>HCVFY25</u>	<u>-</u>	<u>ONLY)</u>
 Composition Before Adjustments			
Net Operating Receipts Retained			
Total Net Position	\$ 1,007,819	\$ 136,629	\$ 1,144,448
Total	<u>1,007,819</u>	<u>136,629</u>	<u>1,144,448</u>
 ADJUSTMENTS			
Expenses Not Paid/(Prepaid)			
Accounts Payable	22,050	-	22,050
Accrued Wages/Liabilities	40,338	-	40,338
Deferred Revenue	234,078	-	234,078
Security Deposits	129,544	-	129,544
 Income Not Received			
HUD Receivable	(18,626)	-	(18,626)
Accounts Receivable	<u>(235,445)</u>	<u>-</u>	<u>(235,445)</u>
 General Fund Cash Available	 <u>\$ 1,179,759</u>	 <u>\$ 136,629</u>	 <u>\$ 1,316,388</u>

City of Sioux City
Schedule of Salary, Allowances, and Reimbursed Expenses
For Ten Highest Paid Employees
For the Year Ended June 30, 2025

Exhibit E-3

NAME	SALARY ¹	ALLOWANCES/RE IMBURSED EXPENSES ²	DESCRIPTION
Robert Padmore, City Manager	\$294,513	\$5,033	Auto Allowance, Cell Phone Allowance
Robert Wilson, Assistant Fire Chief	\$230,008	\$1,213	Clothing Reimbursement, Food Allowance
Nicole DuBois, City Attorney	\$183,821	\$5,040	Auto Allowance, Cell Phone Allowance
Michael Collett, City Manager	\$179,626	\$1,186	Auto Allowance, Travel Reimbursement
John Malloy, Chief Information Officer	\$177,463	\$2,434	Cell Phone Allowance, Travel Reimbursement
Teresa Allan Fitch, Finance Director	\$177,124	\$320	Travel Reimbursement
Rex Mueller, Police Chief	\$176,142	\$1,618	Clothing Reimbursement, Travel Reimbursement
Thomas Pingel, Utilities Director (Wastewater & Environmental Services)	\$169,940	\$2,667	Cell Phone Allowance, Travel Reimbursement
Bradley Puetz, Utilities Director (Water & Underground Utilities)	\$165,937	\$1,635	Cell Phone Allowance, Travel Reimbursement
Gordon Phair, City Engineer	\$162,889	\$910	Cell Phone Allowance, Travel Reimbursement

Notes:

¹ Salary includes allowances/reimbursed expenses.

² Allowances/reimbursed expenses includes sick leave bonus and premium pay.

City of Sioux City, Iowa
Schedule of Individual Bond Maturities
June 30, 2025

Exhibit E-4

<u>GENERAL OBLIGATION BONDS</u>	<u>Interest Rate</u>	<u>Amount</u>
Type: Corporate Purpose		
Issued: 6/28/13		
Amount Issued: \$22,215,000		
City Project # 911-171		
Matures:	2026	3.60%
	2027	3.70%
	2028	3.80%
	2029	3.90%
	2030	4.00%
	2031	4.10%
	2032	4.20%
	2033	4.25%
		\$ 1,170,000
		1,170,000
		1,170,000
		1,170,000
		1,170,000
		1,170,000
		1,170,000
		1,165,000
		9,355,000
Type: Corporate Purpose		
Issued: 6/22/17		
Amount Issued: \$14,300,000		
City Project # 911-177		
Matures:	2026	2.25%
	2027	2.40%
		\$ 1,200,000
		1,200,000
		2,400,000
Type: Corporate Purpose		
Issued: 6/22/17		
Amount Issued: \$7,000,000		
City Project # 911-180		
Matures:	2026	2.70%
	2027	2.85%
		\$ 700,000
		700,000
		1,400,000
Type: Corporate Purpose		
Issued: 6/20/18		
Amount Issued: \$20,615,000		
City Project # 911-181		
Matures:	2026	3.00%
	2027	3.00%
	2028	3.00%
		\$ 1,700,000
		1,725,000
		1,770,000
		5,195,000

City of Sioux City, Iowa
Schedule of Individual Bond Maturities
June 30, 2025

Exhibit E-4

<u>GENERAL OBLIGATION BONDS</u>	<u>Interest Rate</u>	<u>Amount</u>
Type: Corporate Purpose		
Issued: 6/20/18		
Amount Issued: \$15,065,000		
City Project # 911-182		
Matures:	2026	3.35%
	2027	3.40%
	2028	3.45%
		\$ 1,585,000
		1,630,000
		1,675,000
		4,890,000
Type: Corporate Purpose		
Issued: 6/20/18		
Amount Issued: \$2,295,000		
City Project # 911-183		
Matures:	2026	2.63%
	2027	2.63%
	2028	2.75%
		\$ 40,000
		45,000
		45,000
		130,000
Type: Corporate Purpose		
Issued: 6/20/19		
Amount Issued: \$10,560,000		
City Project # 911-184		
Matures:	2026	2.00%
	2027	2.00%
	2028	2.00%
	2029	3.00%
		\$ 1,085,000
		1,105,000
		1,130,000
		1,150,000
		4,470,000
Type: Corporate Purpose		
Issued: 6/20/19		
Amount Issued: \$11,560,000		
City Project # 911-185		
Matures:	2026	2.65%
	2027	2.70%
	2028	2.80%
	2029	3.00%
		\$ 1,200,000
		1,230,000
		1,265,000
		1,300,000
		4,995,000

City of Sioux City, Iowa
Schedule of Individual Bond Maturities
June 30, 2025

Exhibit E-4

<u>GENERAL OBLIGATION BONDS</u>	Interest Rate	Amount
Type: Corporate Purpose		
Issued: 6/20/19		
Amount Issued: \$3,105,000		
City Project # 911-186		
Matures:	2026	2.00% \$ 320,000
	2027	2.00% 325,000
	2028	2.00% 330,000
	2029	3.00% 340,000
		1,315,000
Type: Corporate Purpose		
Issued: 6/18/20		
Amount Issued: \$11,555,000		
City Project # 911-187		
Matures:	2026	2.00% \$ 1,165,000
	2027	2.00% 1,190,000
	2028	2.00% 1,210,000
	2029	2.00% 1,235,000
	2030	2.00% 1,260,000
		6,060,000
Type: Corporate Purpose		
Issued: 6/18/20		
Amount Issued: \$11,155,000		
City Project # 911-188		
Matures:	2026	1.50% \$ 1,120,000
	2027	1.55% 1,140,000
	2028	1.65% 1,155,000
	2029	1.75% 1,175,000
	2030	1.85% 1,195,000
		5,785,000
Type: Corporate Purpose		
Issued: 6/30/21		
Amount Issued: \$26,025,000		
City Project # 911-191		
Matures:	2026	1.50% \$ 3,615,000
	2027	1.50% 1,595,000
	2028	1.50% 1,620,000
	2029	1.50% 1,645,000
	2030	1.50% 1,670,000
	2031	1.50% 1,695,000
		11,840,000

City of Sioux City, Iowa
Schedule of Individual Bond Maturities
June 30, 2025

Exhibit E-4

<u>GENERAL OBLIGATION BONDS</u>	Interest Rate	Amount
Type: Corporate Purpose		
Issued: 6/30/21		
Amount Issued: \$12,710,000		
City Project # 911-192		
Matures:	2026	1.25%
		\$ 1,650,000
	2027	1.25%
		900,000
	2028	1.45%
		920,000
	2029	1.60%
		935,000
	2030	1.70%
		950,000
	2031	1.90%
		965,000
		6,320,000
Type: Corporate Purpose		
Issued: 6/23/22		
Amount Issued: \$13,895,000		
City Project # 911-193		
Matures:	2026	3.00%
		\$ 1,300,000
	2027	3.00%
		1,325,000
	2028	3.00%
		1,375,000
	2029	3.13%
		1,425,000
	2030	3.25%
		1,450,000
	2031	3.38%
		1,525,000
	2032	3.50%
		1,575,000
		9,975,000
Type: Corporate Purpose		
Issued: 6/23/22		
Amount Issued: \$8,890,000		
City Project # 911-194		
Matures:	2026	3.25%
		\$ 845,000
	2027	3.25%
		870,000
	2028	3.35%
		895,000
	2029	3.45%
		925,000
	2030	3.55%
		955,000
	2031	3.65%
		990,000
	2032	3.75%
		1,020,000
		6,500,000
Type: Corporate Purpose		
Issued: 6/22/23		
Amount Issued: \$17,885,000		
City Project # 911-195		
Matures:	2026	4.00%
		\$ 1,600,000
	2027	4.00%
		1,650,000
	2028	4.00%
		1,700,000
	2029	4.00%
		1,800,000
	2030	4.00%
		1,900,000
	2031	4.00%
		2,000,000
	2032	4.00%
		2,105,000
	2033	4.00%
		2,100,000
		14,855,000

City of Sioux City, Iowa
Schedule of Individual Bond Maturities
June 30, 2025

Exhibit E-4

<u>GENERAL OBLIGATION BONDS</u>	<u>Interest Rate</u>	<u>Amount</u>
Type: Corporate Purpose		
Issued: 6/22/23		
Amount Issued: \$2,270,000		
City Project # 911-196		
Matures:	2026	4.35%
	2027	4.35%
	2028	4.35%
	2029	4.35%
	2030	4.35%
	2031	4.35%
	2032	4.35%
	2033	4.40%
		\$ 200,000
		200,000
		225,000
		225,000
		250,000
		250,000
		250,000
		275,000
		1,875,000
Type: Corporate Purpose		
Issued: 6/20/24		
Amount Issued: \$15,690,000		
City Project # 911-197		
Matures:	2026	4.00%
	2027	4.00%
	2028	4.00%
	2029	4.00%
	2030	4.00%
	2031	4.00%
	2032	4.00%
	2033	4.00%
	2034	4.00%
		\$ 1,360,000
		1,415,000
		1,475,000
		1,535,000
		1,590,000
		1,650,000
		1,720,000
		1,780,000
		1,845,000
		14,370,000
Type: Corporate Purpose		
Issued: 6/20/24		
Amount Issued: \$8,895,000		
City Project # 911-198		
Matures:	2026	4.75%
	2027	4.75%
	2028	4.75%
	2029	4.75%
	2030	4.75%
	2031	4.75%
	2032	4.75%
	2033	4.80%
	2034	4.80%
		\$ 745,000
		780,000
		815,000
		855,000
		900,000
		945,000
		990,000
		1,045,000
		1,100,000
		8,175,000

City of Sioux City, Iowa
Schedule of Individual Bond Maturities
June 30, 2025

Exhibit E-4

<u>GENERAL OBLIGATION BONDS</u>	<u>Interest Rate</u>	<u>Amount</u>
Type: Corporate Purpose		
Issued: 6/24/25		
Amount Issued: \$23,535,000		
City Project # 911-199		
Matures:	2026	4.00% \$ 1,985,000
	2027	4.00% 2,035,000
	2028	4.00% 2,120,000
	2029	4.00% 2,205,000
	2030	4.00% 2,290,000
	2031	4.00% 2,380,000
	2032	4.00% 2,480,000
	2033	4.00% 2,575,000
	2034	4.00% 2,680,000
	2035	4.00% 2,785,000
		23,535,000
Type: Corporate Purpose		
Issued: 6/24/25		
Amount Issued: \$3,495,000		
City Project # 911-200		
Matures:	2026	4.20% \$ 310,000
	2027	4.20% 295,000
	2028	4.20% 310,000
	2029	4.30% 325,000
	2030	4.40% 335,000
	2031	4.50% 350,000
	2032	4.60% 365,000
	2033	4.70% 385,000
	2034	4.80% 400,000
	2035	4.90% 420,000
		3,495,000
Total		\$ 132,070,000

**City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025**

Exhibit E-5

Population

The following table sets forth population trends for the Issuer:

<u>Year</u>	<u>Population</u>
2020	85,797
2010	82,684
2000	85,013
1990	80,505
1980	82,003

Source: U.S. Census Bureau

Property Tax Valuations (1) (2)

In compliance with Section 441.21 of the Code of Iowa, as amended, the State Director of Revenue annually directs all county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The final values, called Actual Valuation, are then adjusted by the county auditor. Assessed or Taxable Valuation subject to tax levy is then determined by the application of State determined rollback percentages, principally to residential and commercial property.

Beginning in 1978, the State required a reduction in Actual Valuation to reduce the impact of inflation on its residents. The resulting value is defined as the Assessed or Taxable Valuation. The rollback percentages for residential, agricultural, commercial, multi-residential and utilities valuations are as follows:

<u>Fiscal Year</u>	<u>Residential</u>	<u>Ag. Land &</u>	<u>Commercial</u>	<u>Multi-</u>	<u>Railroad</u>	<u>Utilities</u>	<u>Industrial</u>
2025-26	47.4316	73.8575	90.0000	NA	90.0000	100.0000	90.0000
2024-25	46.3428	71.8370	90.0000	NA	90.0000	100.0000	90.0000
2023-24	54.6501	91.6430	90.0000	NA	90.0000	100.0000	90.0000
2022-23	54.1302	89.0412	90.0000	63.7500	90.0000	100.0000	90.0000
2021-22	56.4094	84.0305	90.0000	67.5000	90.0000	98.5489	90.0000

(1) Source: Iowa Department of Revenue

(2) In 2023, the Legislature created a rollback for small commercial, small railroad and small industrial properties that receive the same rollback rate as residential properties receive for said year, for the valuation of those classes up to \$150,000. Valuation above \$150,000 is taxed at the above rollback rate for each of commercial, railroad and industrial.

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**City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025**

Exhibit E-5

Property is assessed on a calendar year basis. The assessments finalized as of January 1 of each year are applied to the following fiscal year. For example, the assessments finalized on January 1, 2023 are used to calculate tax liability for the tax year starting July 1, 2024 through June 30, 2025. Presented below are the historic property valuations of the Issuer by class of property.

Property Valuations

<u>Valuation Year</u>	<u>Actual Valuation w/ Utilities</u>	<u>% Change in Actual Valuation</u>	<u>Taxable Valuation w/ Utilities</u>	<u>% Change in Taxable Valuation</u>
2024	7,433,859,468	1.08%	4,168,738,612	2.10%
2023	7,354,624,116	18.73%	4,082,829,767	5.86%
2022	6,194,552,104	5.39%	3,856,746,781	1.57%
2021	5,877,693,035	9.30%	3,797,207,449	6.62%
2020	5,377,635,701	14.89%	3,561,521,900	13.67%
2019	4,680,513,880	0.95%	3,133,279,874	1.61%
2018	4,636,339,857	8.58%	3,083,768,134	6.64%
2017	4,269,884,111	0.63%	2,891,711,111	1.20%
2016	4,243,247,944	7.86%	2,857,437,680	7.37%
2015	3,934,017,303	1.64%	2,661,180,249	0.05%

Source: Iowa Department of Management

**City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025**

Property Valuations

Actual Valuation

Valuation as of January Fiscal Year	2024 2025-2026	% of Total	2023 2024-2025	% of Total	2022 2023-2024	% of Total
Residential:	\$4,945,753,358	72.71%	\$4,926,203,958	72.42%	\$4,025,940,603	70.84%
Agricultural Land:	7,464,319	0.11%	7,429,044	0.11%	6,031,149	0.11%
Ag Buildings:	858,827	0.01%	806,320	0.01%	489,447	0.01%
Commercial:	1,172,421,821	17.24%	1,192,130,280	17.53%	1,080,311,823	19.01%
Industrial:	222,704,195	3.27%	239,523,798	3.52%	196,291,508	3.45%
Multi-Residential:	-	0.00%	-	0.00%	-	0.00%
Personal RE:	-	0.00%	-	0.00%	-	0.00%
Railroads:	25,110,230	0.37%	25,195,926	0.37%	23,418,963	0.41%
Utilities:	12,771,431	0.19%	12,569,556	0.18%	11,519,101	0.20%
Other:	5,346,000	0.08%	5,346,000	0.08%	4,860,000	0.09%
Total Valuation:	6,392,430,181	93.97%	6,409,204,882	94.23%	5,348,862,594	94.12%
Less Military:	9,035,320	0.13%	9,588,000	0.14%	4,447,963	0.08%
Less Homestead:	23,504,000	0.35%	11,173,500	0.16%	-	0.00%
Net Valuation:	6,359,890,861	93.50%	6,388,443,382	93.92%	5,344,414,631	94.04%
TIF Valuation:	631,554,426		552,685,064		511,277,462	
Utility Replacement:	442,414,181	6.50%	413,495,670	6.08%	338,860,011	5.96%
Total	<u>\$7,433,859,468</u>		<u>\$7,354,624,116</u>		<u>\$6,194,552,104</u>	

Taxable Valuation

Valuation as of January Fiscal Year	2024 2025-2026	% of Total	2023 2024-2025	% of Total	2022 2023-2024	% of Total
Residential:	\$2,306,996,758	65.22%	\$2,251,632,475	63.78%	\$2,178,413,415	65.12%
Agricultural Land:	5,402,090	0.15%	5,295,812	0.15%	5,518,737	0.16%
Ag Buildings:	613,009	0.02%	552,821	0.02%	444,710	0.01%
Commercial:	916,628,726	25.91%	936,050,068	26.52%	857,554,588	25.63%
Industrial:	182,712,900	5.17%	198,598,110	5.63%	161,826,106	4.84%
Multi-Residential:	-	0.00%	-	0.00%	-	0.00%
Personal RE:	-	0.00%	-	0.00%	-	0.00%
Railroads:	22,454,928	0.63%	22,528,363	0.64%	20,957,250	0.63%
Utilities:	12,771,431	0.36%	12,569,556	0.36%	11,519,101	0.34%
Other:	4,747,547	0.13%	4,745,914	0.13%	4,374,000	0.13%
Total Valuation:	3,452,327,389	97.60%	3,431,973,119	97.22%	3,240,607,907	96.87%
Less Military:	9,035,320	0.26%	9,588,000	0.27%	4,447,963	0.13%
Less Homestead:	23,504,000	0.66%	11,173,500	0.32%	-	0.00%
Net Valuation:	3,419,788,069	96.68%	3,411,211,619	96.63%	3,236,159,944	96.73%
TIF Valuation:	631,554,426		552,685,064		511,277,462	
Utility Replacement:	117,396,117	3.32%	118,933,084	3.37%	109,309,375	3.27%
Total	<u>\$4,168,738,612</u>		<u>\$4,082,829,767</u>		<u>\$3,856,746,781</u>	

Source: Iowa Department of Management

2021 2022-2023	% of Total	2020 2021-2022	% of Total
\$3,529,093,357	65.71%	\$3,250,690,561	65.83%
6,182,840	0.12%	6,026,384	0.12%
269,741	0.01%	288,808	0.01%
1,069,050,006	19.90%	1,018,341,159	20.62%
184,162,268	3.43%	163,563,607	3.31%
264,117,428	4.92%	197,887,841	4.01%
-	0.00%	-	0.00%
21,526,915	0.40%	20,759,524	0.42%
15,287,311	0.28%	17,267,764	0.35%
4,860,000	0.09%	4,455,000	0.09%
5,094,549,866	94.85%	4,679,280,648	94.76%
4,710,934	0.09%	4,927,448	0.10%
-	0.00%	-	0.00%
5,089,838,932	94.76%	4,674,353,200	94.66%
506,605,777		439,803,232	
281,248,326	5.24%	263,479,269	5.34%
<u>\$5,877,693,035</u>		<u>\$5,377,635,701</u>	

2021 2022-2023	% of Total	2020 2021-2022	% of Total
\$1,893,053,295	57.53%	\$1,822,155,092	58.37%
5,498,736	0.17%	5,055,805	0.16%
240,150	0.01%	242,654	0.01%
926,361,888	28.15%	883,141,120	28.29%
155,660,698	4.73%	139,484,257	4.47%
164,636,772	5.00%	132,787,357	4.25%
-	0.00%	-	0.00%
19,374,223	0.59%	18,683,572	0.60%
15,287,311	0.46%	17,017,191	0.55%
4,374,000	0.13%	4,009,500	0.13%
3,184,487,073	96.78%	3,022,576,548	96.82%
4,710,934	0.14%	4,927,448	0.16%
-	0.00%	-	0.00%
3,179,776,139	96.63%	3,017,649,100	96.67%
506,605,777		439,801,422	
110,825,533	3.37%	104,071,378	3.33%
<u>\$3,797,207,449</u>		<u>\$3,561,521,900</u>	

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**City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025**

Exhibit E-5

Tax Rates

The Issuer levied the following taxes for collection during the fiscal years indicated:

Fiscal Year	General	Outside	Emergency	Debt Service	Employee Benefits	CIP	Total Levy
2026	8.55640	1.47407	-	3.34041	3.75192	0.00000	17.12280
2025	8.55640	1.24700	-	3.12555	3.61184	0.00000	16.54079
2024	8.10000	1.28667	0.27000	3.12603	2.98220	0.00000	15.76490
2023	8.10000	1.45971	0.27000	4.03220	1.55759	0.00000	15.41950
2022	8.10000	1.48119	0.27000	3.07864	1.51948	0.00000	14.44931

Source: Iowa Department of Management

Historic Tax Rates

Portions of the Issuer are located in three different school districts and two different counties. Presented below are the combined aggregate tax rates by taxing district for residents living in the City, in one of the three largest school districts with land in the City, and assuming Woodbury County:

Sioux City CSD

Fiscal Year	City	School	College	State	Assessor	Ag Extens	Hospital	County	Total Levy Rate
2026	17.12280	12.38296	1.02627	0.58201	0.34741	0.11902	0.00000	7.11118	38.69165
2025	16.54079	12.37856	0.99488	0.00180	0.33286	0.11828	0.00000	7.11118	37.47835
2024	15.76490	12.43831	0.94381	0.00180	0.29891	0.12019	0.00000	7.13499	36.70291
2023	15.41950	12.44847	0.91796	0.00240	0.35920	0.11971	0.00000	7.14857	36.41581
2022	14.44931	12.48122	0.91833	0.00260	0.38120	0.12382	0.00000	7.16517	35.52165

Sergeant Bluff-Luton CSD

Fiscal Year	City	School	College	State	Assessor	Ag Extens	Hospital	County	Total Levy Rate
2026	17.12280	10.53028	1.02627	0.58201	0.34741	0.11902	0.00000	7.11118	36.83897
2025	16.54079	10.29745	0.99488	0.00180	0.33286	0.11828	0.00000	7.11118	35.39724
2024	15.76490	10.18870	0.94381	0.00180	0.29891	0.12019	0.00000	7.13499	34.45330
2023	15.41950	10.23611	0.91796	0.00240	0.35920	0.11971	0.00000	7.14857	34.20345
2021	14.44931	10.67742	0.91833	0.00260	0.38120	0.12382	0.00000	7.16517	33.71785

Lawton-Bronson CSD

Fiscal Year	City	School	College	State	Assessor	Ag Extens	Hospital	County	Total Levy Rate
2026	17.12280	10.83394	1.02627	0.58201	0.34741	0.11902	0.00000	7.11118	37.14263
2025	16.54079	10.80002	0.99488	0.00180	0.33286	0.11828	0.00000	7.11118	35.89981
2024	15.76490	11.84265	0.94381	0.00180	0.29891	0.12019	0.00000	7.13499	36.10725
2023	15.41950	14.94464	0.91796	0.00240	0.35920	0.11971	0.00000	7.14857	38.91198
2021	14.44931	15.12077	0.91833	0.00260	0.38120	0.12382	0.00000	7.16517	38.16120

Source: Iowa Department of Management

**City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025**

Exhibit E-5

Tax Collection History

Fiscal Year	Total Tax Levy	Current Tax Collections	% of Levy Collected	Delinquent Tax Collections	Total Tax Collections	% of Total Tax Collections to Total Tax Levy
2025	\$ 60,263,213	\$ 58,836,529	97.63%	\$ 746,716	\$ 59,583,245	98.87%
2024	54,263,213	53,421,090	98.45%	380,631	53,801,721	99.15%
2023	52,710,938	52,119,428	98.88%	413,957	52,533,385	99.66%
2022	46,400,074	45,704,837	98.50%	472,858	46,177,695	99.52%
2021	47,118,354	46,637,323	98.98%	810,565	47,447,888	100.70%
2020	45,259,070	42,155,961	93.14%	511,279	42,667,240	94.27%
2019	45,506,233	44,621,489	98.06%	483,502	45,104,991	99.12%
2018	42,044,168	41,570,454	98.87%	309,981	41,880,435	99.61%
2017	41,388,130	40,211,861	97.16%	475,365	40,687,226	98.31%
2016	39,428,585	39,022,739	98.97%	530,634	39,553,373	100.32%

Source: City of Sioux City and Iowa Department of Management

Largest Taxpayers

Set forth in the following table are the persons or entities which represent the 2024 largest taxpayers within the Issuer, as provided by the County Auditor's Offices. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. Except as noted below, the City's mill levy is uniformly applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mills levies of the other taxing entities which overlap the properties.

Taxpayer	2024 Taxable Valuation	Percent of Total
Seaboard Triump Foods LLC	\$ 102,809,644	2.52%
MidAmerican Energy-Gas & Electric #7289	85,975,232	2.11%
SCE Partners LLC	46,089,399	1.13%
CCS Realty Property Owner LLC	33,966,013	0.83%
MidAmerican Energy-Gas #5289	32,069,450	0.79%
Southern Hills Mall Realty Holding LLC	24,900,426	0.61%
Wal-Mart Real Estate Business Prop. Tax	23,559,729	0.58%
Balogh Associates VI LLC	1,919,734,515	0.48%
City of Sioux City	19,317,566	0.47%
Marketplace LLC	17,875,564	0.44%
Total of Top 10 Taxpayers:	\$2,306,297,538	9.95%

Source: Woodbury County Auditor

**City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025**

Exhibit E-5

Outstanding General Obligation Principal and Interest

The City has twenty-one different general obligation issues outstanding including the Bonds. Presented below is the outstanding principal and interest of the Issuer's General Obligation Debt, presented in aggregate:

Dated Date	Original Amount	Final	Maturity	2026 Interest Rate	Final Interest Rate	Princial Outstanding 6/30/2025
6/28/2013	\$ 22,215,000		2033	3.400%	4.250%	\$ 9,355,000
6/22/2017	14,300,000		2027	2.000%	2.375%	2,400,000
6/22/2017	7,000,000		2027	2.600%	2.850%	1,400,000
6/20/2018	20,615,000		2028	3.000%	3.000%	5,195,000
6/20/2018	15,065,000		2028	3.300%	3.450%	4,890,000
6/20/2018	2,295,000		2028	2.500%	2.750%	130,000
6/20/2019	10,560,000		2029	2.000%	3.000%	4,470,000
6/20/2019	11,560,000		2029	2.650%	3.000%	4,995,000
6/20/2019	3,105,000		2029	2.000%	3.000%	1,315,000
6/18/2020	11,555,000		2030	2.000%	2.000%	6,060,000
6/18/2020	11,155,000		2030	1.500%	1.850%	5,785,000
6/30/2021	26,025,000		2031	1.500%	1.500%	11,840,000
6/30/2021	12,710,000		2031	1.250%	1.900%	6,320,000
6/23/2022	13,895,000		2032	3.000%	3.500%	9,975,000
6/23/2022	8,890,000		2032	3.250%	3.750%	6,500,000
6/22/2023	17,885,000		2033	4.000%	4.000%	14,855,000
6/22/2023	2,270,000		2033	4.350%	4.400%	1,875,000
6/20/2024	15,690,000		2034	4.000%	4.000%	14,370,000
6/20/2024	8,895,000		2034	4.750%	4.800%	8,175,000
6/24/2025	23,535,000		2035	4.000%	4.000%	23,535,000
6/24/2025	3,495,000		2035	4.200%	4.900%	3,495,000
Totals	<u>\$ 262,715,000</u>					<u>\$ 146,935,000</u>

Source: City of Sioux City

**City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025**

Exhibit E-5

Presented below is the outstanding principal and interest of the Issuer's General Obligation Debt for the years indicated:

Fiscal Year	Total Principal	Total Interest	Total P & I
2026	\$ 24,895,000	\$ 4,762,137	\$ 29,657,137
2027	22,525,000	4,142,961	26,667,961
2028	21,205,000	3,474,250	24,679,250
2029	18,245,000	2,827,595	21,072,595
2030	15,915,000	2,250,949	18,165,949
2031	13,920,000	1,735,049	15,655,049
2032	11,675,000	1,243,003	12,918,003
2033	9,325,000	773,598	10,098,598
2034	6,025,000	385,530	6,410,530
2035	3,205,000	131,980	3,336,980
Totals	\$ 146,935,000	\$ 21,727,051	\$ 168,662,051

Lease Commitments

In 1986, the City entered into an agreement with the Siouxland Chamber Foundation to construct the Sioux City Convention Center and lease it back to the City. This original lease expired June 1, 2007, and the title to the facility passed back to the City according to the terms of the lease. On June 1, 2007, the first amendment was formed which sold the facility back to the Siouxland Chamber Foundation for \$1 and subsequently leased the facility back to the City again. The lease terms call for a rental payment of \$1 per year for a term of 5 years. The City utilized the two 5-year renewal options in the first amendment which ended on June 1, 2022. On April 18, 2022, the second amendment was formed. This amendment extends the lease for three additional five year periods. The lease was renewed for an additional five years commencing on June 2, 2022 and ending on June 1, 2027. Per the agreement, title to the facility will transfer back to the City for no consideration at the termination of the lease. Accordingly, the lease is treated as a capital lease and the lease assets are accounted for in the governmental activities on the statement of net position. Buildings under capital lease have an original cost of \$7,675,000,

City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025

Exhibit E-5 (Continued)

Revenue Debt by Issue

<u>Revenue Bonds</u>	Original Amount	Final Maturity	Interest Rate	Principal Outstanding As of 6/30/25
Sewer Capital Loan Notes	\$ 31,000,000	6/1/27	1.75%	\$ 3,987,000
Sewer Capital Loan Notes	15,000,000	6/1/29	1.75%	3,748,000
Sewer Capital Loan Notes	38,600,000	6/1/31	1.75%	13,754,000
Sewer Capital Loan Notes	3,100,000	6/1/33	0.75%	626,000
Sewer Capital Loan Notes	4,200,000	6/1/34	0.75%	1,923,000
Sewer Capital Loan Notes	7,100,000	6/1/34	0.75%	3,017,000
Sewer Capital Loan Notes	33,000,000	6/1/39	1.75%	24,428,000
Sewer Capital Loan Notes	6,928,000	6/1/41	1.75%	5,747,000
Sewer Capital Loan Notes	10,000,000	6/1/41	1.75%	8,303,000
Sewer Capital Loan Notes	1,800,000	6/1/41	2.75%	1,515,000
Sewer Capital Loan Notes	24,090,000	6/1/27	0.00%	12,277,470
Water Capital Loan Notes	10,807,000	6/1/31	1.75%	3,993,000
Water Capital Loan Notes	9,193,000	6/1/31	1.75%	3,396,000
Water Capital Loan Notes	30,618,000	6/1/32	1.75%	12,989,000
Water Capital Loan Notes	2,100,000	6/1/34	1.75%	902,000
Water Capital Loan Notes	5,700,000	6/1/39	1.75%	4,215,000
Water Capital Loan Notes	6,507,000	6/1/39	1.75%	4,534,000
Water Capital Loan Notes	3,996,000	6/1/41	1.75%	3,302,000
Total				<u>\$ 119,315,470</u>

**City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025**

Exhibit E-5

Total principal and interest abated in the five most recent fiscal years was as follows:

Historical Debt Statistics

	2025	2024	2023	2022	2021
Total G.O. Debt Service	\$ 29,400,671	\$ 27,650,846	\$ 26,787,165	\$ 41,310,818	\$ 49,364,187
Less: Abatements	16,750,751	15,523,539	15,238,303	23,331,176	30,114,441
Net G.O. Debt Service	<u>\$ 12,649,920</u>	<u>\$ 12,127,307</u>	<u>\$ 11,548,862</u>	<u>\$ 17,979,642</u>	<u>\$ 19,249,746</u>

Debt Limit

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by the constitutional debt limit, which is an amount equal to 5% of the actual value of property within the corporate limits, taken from the last County Tax list. The Issuer's debt limit, based upon said valuation, amounts to the following:

	FY 25 1/1/2023	FY26 1/1/2024
Actual Valuation:	\$ 7,354,624,116	\$ 7,433,859,468
X	0.05	0.05
Statutory Debt Limit:	<u>\$ 367,731,206</u>	<u>\$ 371,692,973</u>
Total General Obligation Debt:	\$ 144,930,000	\$ 146,935,000
Total Urban Renewal Revenue Debt (payable in FY25):	5,079,961	3,642,640
Total Debt Subject to Limit (1):	<u>\$ 150,009,961</u>	<u>\$ 150,577,640</u>
Percentage of Debt Limit Obligated:	40.79%	40.51%

Source: Iowa Department of Management

Source: The Issuer

(1) The "Total Debt Subject to Limit" amount reported above is the amount appropriated for payment under development agreements for urban renewal projects under the authority of the Iowa Code Chapter 403 or other intergovernmental agreements (under chapter 28E, etc.). The Iowa Supreme Court has not formally ruled on the question of whether contracts to rebate the tax increment generated by a particular development constitutes indebtedness of a City for constitutional debt limit purposes. The amount reported above includes amounts payable under development agreements that may not be debt. Some development agreements are subject to the right of annual appropriation by the City, thereby limiting the extent of possible debt to only amounts currently due and appropriated in the current fiscal year. Amounts payable under a particular development agreement may not constitute legal indebtedness, but are memorialized in the table above to conservatively state the City's possible financial exposure. Payment of future installments may be dependent upon undertakings by the developers, which may have not yet occurred. The Total Debt Subject to Limit amount reported above does not include \$77,087,554.92 in City rebate agreements (subject to yet to be achieved contingencies or annual appropriation). Were such rebate agreements determined to be constitutional debt, the City's percentage of Debt Limit Obligated would be 62.30% (FY25). The City actively pursues opportunities consistent with the development goals of its various urban renewal plans, which may be amended from time to time, and the City may enter into additional development agreements committing to additional

(2) The City's payment requirements under various development agreement discussed herein under "Other Tax-Increment Rebate Agreements" are not structured as general liabilities of the City, but rather are exclusively secured by and payable from a pledge of the City's incremental property tax revenues (TIF) to be derived from the taxable properties (or some subset thereof) contained within an urban renewal area of the Issuer pursuant to Section 403.19 of the Code of Iowa. The City's payment obligations under these contracts are routinely contingent upon development or redevelopment performance requirements of the developer and at times are made subject to annual appropriation rights by the City Council. The amounts reported herein includes amounts payable under rebate agreements that may not be debt. Some development agreements are subject to the right of annual appropriation by the City, thereby limiting the extent of possible debt to only amounts currently due and appropriated in the current fiscal year. Additionally, amounts payable under a particular development agreement may not constitute legal indebtedness, but are memorialized in the table to conservatively state the City's possible financial exposure. Payment of future installments may be dependent upon undertakings by the developers, which may have not yet

City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025

Exhibit E-5 (Continued)

Other Tax-Increment Rebate Agreements

Description of Security and Original Par Amount	Date Incurred	Final Payment Date	Rates	Total Potential Obligation
Warrior Hotel LP - Hotel/Motel Tax Grant	3/19/18	7/15/41	0%	\$ 8,768,634
Warrior Hotel LP - Infrastructure Assistance	3/19/18	6/30/20	0%	1,000,000
Siouxland Expo Center	6/18/18	1/1/41	0%	11,634,055
100 Virginia	3/20/17	9/30/28	0%	68,242
101 Virginia	3/20/17	9/30/30	0%	91,859
101 West Third	11/29/21	9/1/33	0%	221,401
103 Virginia	3/20/17	9/30/28	0%	164,952
ASNL, Inc	9/9/24	6/30/36	0%	1,222,309
Badgerow Develop	11/16/20	9/30/39	0%	3,288,722
Beth Bruening, PC	1/23/17	3/31/27	0%	-
BNC, LLC	2/24/25	6/30/37	0%	557,373
Brickyard Developers	5/20/24	6/30/31	0%	440,031
Cold Link Logistics	6/20/22	3/31/32	0%	11,000,000
Consumer Supply	6/25/12	9/1/27	0%	59,039
Cyclone on Floyd	2/13/23	6/30/30	0%	250,000
D Thompson Properties	9/26/22	3/31/33	0%	1,300,000
Echo Electric	5/12/14	10/1/25	0%	88,728
Floyd River Flats	5/15/23	3/1/35	0%	600,000
Harkay Development	12/7/20	9/30/34	0%	2,500,000
Hart Family Hotels-Sioux City, LLC	3/4/19	6/30/33	0%	973,820
HCI Real Estate	2/12/24	11/30/37	0%	1,500,000
Houlihan Run	12/7/21	9/30/28	0%	856,884
Interstate Mechanical Corporation	9/10/18	6/30/27	0%	11,663
J Development (413 Pierce)	12/18/17	3/31/29	0%	261,317
KCB Investments	10/28/19	3/30/25	0%	14,366
Keizer Refrigeration, Inc	11/20/17	9/30/25	0%	-
Kinseth Hospitality Company	6/5/17	9/30/34	0%	4,301,065
Koskovich & Murphy-Al Haynes	4/6/20	9/30/27	0%	37,973
Koskovich & Murphy-Cunningham	4/6/20	9/30/27	0%	59,204
Lavi Bay	9/11/23	3/1/37	0%	800,000
Luck, LLC	4/5/21	9/1/28	0%	95,961
Merge	12/23/19	9/30/33	0%	1,308,976
Motor Mart, LLC (520 Nebraska)	12/18/17	3/31/29	0%	515,514
Oracle	4/6/21	9/1/39	0%	2,605,674
PLA-Cor, Inc.	5/8/23	3/1/34	0%	600,000
Road Machinery & Supply	12/11/23	3/1/35	0%	750,000
Rocklin Manufacturing/110 SJ, LLC	2/27/17	9/30/24	0%	-
Sabre	5/24/12	6/30/25	0%	312,959
Sabre (2)	2/28/22	3/31/39	0%	9,622,000
SC Developers LLC	6/17/24	6/30/37	0%	750,000
Sc5 LLC	2/28/22	3/31/31	0%	172,903
Sioux City Tarp	1/25/21	9/1/28	0%	56,983
Siouxland Concrete	9/9/19	10/31/25	0%	14,774
Siouxland Splash	2/12/24	4/30/37	0%	3,980,975
TMS, Inc. and KV, LLC	1/23/17	3/31/24	0%	-
Warrior Hotel LP	3/19/18	4/1/37	0%	5,419,580
Westrock	10/10/16	6/1/31	0%	363,421
Wilson Group	9/16/19	4/30/27	0%	92,232
AJLB, LLC	8/18/25	3/31/34	0%	366,693
Apache View	6/9/25	3/31/38	0%	308,022
Fourth & Perry LLC	4/7/25	3/31/38	0%	458,366
Siouxland Developers	7/14/25	3/31/44	0%	863,525
Totals				<u>\$ 80,730,195</u>

**City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025**

Other Obligations of the City

The City has entered into loan agreements with the Iowa State Revolving Loan Fund program for various water and sewer revenue obligations over the years. Presented below is the current amortization of those loans (assuming all of the proceeds of the loans for projects currently under construction are drawn in full):

Sewer Revenue Obligations (1) (2) (3) (4) (5)

Fiscal Year	4/14/2006	4/9/2008	5/6/2009	5/31/2013	5/31/2013	5/31/2013	6/23/2017
2026	\$ 1,964,000	\$ 896,000	\$ 2,113,000	\$ 76,000	\$ 205,000	\$ 322,000	\$ 1,530,000
2027	2,023,000	923,000	2,182,000	76,000	207,000	325,000	1,560,000
2028		950,000	2,253,000	77,000	209,000	329,000	1,591,000
2029		979,000	2,326,000	78,000	212,000	332,000	1,623,000
2030			2,401,000	79,000	214,000	335,000	1,656,000
2031			2,479,000	79,000	216,000	338,000	1,689,000
2032				80,000	218,000	342,000	1,722,000
2033				81,000	220,000	345,000	1,757,000
2034					222,000	349,000	1,792,000
2035							1,828,000
2036							1,864,000
2037							1,902,000
2038							1,940,000
2039							1,979,000
2040							
2041							
Totals	\$ 3,987,000	\$ 3,748,000	\$ 13,754,000	\$ 626,000	\$ 1,923,000	\$ 3,017,000	\$ 24,433,000

- (1) Unless otherwise noted, the interest rate on the SRF loan noted is 1.75%.
- (2) With respect to the Sewer Revenue bonds dated 5/31/13 (three issues), the interest rate is 0.75%. The Sewer Revenue Note dated 6/4/21, the interest rate is 2.75%.
- (3) Pursuant to a 28E agreement with the State of Iowa - Department of Transportation, the City has an obligation to repay, in addition to the above, \$1,372,789 to the DOT over the period through 7/1/2025, out of net operating revenues of the Sewer System of the City.
- (4) Payments for FY25 total \$7,733,000 principal, \$1,263,230 interest, and \$186,990 administrative fees. Payments sufficient to cover P&I for fiscal year 2025 are set aside within the Sewer Utility Fund at this time.
- (5) On September 29, 2023, the City closed on a \$24,090,000 sewer revenue capital loan anticipation project notes, Series 2023 with the Iowa Finance Authority. This planning and design loan is at zero interest, and secured by proceeds of a future construction loan associated with an ultimate wastewater treatment plant (WWTP) construction project being designed. The City currently anticipates the WWTP project will cost around \$500M and be built over several years.

Exhibit E-5 (Continued)

11/13/2020	11/13/2020	6/4/2021	Total Principal	Admin Fee	Total Interest	Total P&I
\$ 445,000	\$ 309,000	\$ 75,000	\$ 7,935,000	\$ 167,658	\$ 1,133,143	9,235,800
454,000	315,000	78,000	8,143,000	147,820	999,560	9,290,380
463,000	321,000	80,000	6,273,000	127,463	862,358	7,262,820
473,000	327,000	82,000	6,432,000	111,780	757,930	7,301,710
482,000	334,000	85,000	5,586,000	95,700	650,770	6,332,470
492,000	341,000	87,000	5,721,000	81,735	558,445	6,361,180
502,000	348,000	90,000	3,302,000	67,433	463,788	3,833,220
512,000	354,000	93,000	3,362,000	59,178	411,503	3,832,680
522,000	362,000	96,000	3,343,000	50,773	358,198	3,751,970
532,000	369,000	98,000	2,827,000	42,415	304,445	3,173,860
543,000	376,000	101,000	2,884,000	35,348	253,993	3,173,340
554,000	384,000	104,000	2,944,000	28,138	202,513	3,174,650
565,000	391,000	108,000	3,004,000	20,778	149,953	3,174,730
576,000	399,000	111,000	3,065,000	13,268	96,303	3,174,570
588,000	407,000	114,000	1,109,000	5,605	41,555	1,156,160
600,000	415,000	118,000	1,133,000	2,833	21,008	1,156,840
<u>\$ 8,303,000</u>	<u>\$ 5,752,000</u>	<u>\$ 1,520,000</u>	<u>\$ 67,063,000</u>	<u>\$ 1,057,917</u>	<u>\$ 7,265,452</u>	<u>\$ 75,386,370</u>

**City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025**

Exhibit E-5

Overlapping and Underlying Debt

Presented below is a listing of the overlapping and underlying debt for Issuers within the District and the amount applicable to the Issuer:

Taxing Authority	Outstanding Debt	2024 Taxable Valuation	Taxable Value Within Issuer	Percentage Applicable	Amount Applicable
SIOUX CITY CSD	\$ 666,463	\$ 3,740,687,039	\$ 3,647,894,099	97.52%	\$ 649,930
SERGEANT BLUFF-LUTON CSD	-	1,267,488,298	508,038,088	40.08%	-
LAWTON-BRONSON CSD	-	300,816,118	12,027,553	4.00%	-
HINTON CSD	-	317,639,785	778,872	0.25%	-
WOODBURY COUNTY	55,764,880	6,358,031,934	4,167,959,740	65.55%	36,556,245
PLYMOUTH COUNTY	-	2,538,694,711	778,872	0.03%	-
Western Iowa Tech CC	11,875,000	12,977,426,108	4,168,738,612	32.12%	3,814,606
NORTHWEST AEA	-	19,773,682,824	4,168,738,612	21.08%	-
Total					\$ 41,020,783

Direct debt source: correspondence with individual issuers; Treasurer, State of Iowa, EMMA.MSRB.ORG
Valuation Source: Iowa department of Management

FINANCIAL SUMMARY

Actual Value of Property, 2024:	\$ 7,433,859,468
Taxable Value of Property, 2024:	4,168,738,612
Direct General Obligation Debt:	146,935,000
Less Self-Supported General Obligation debt:	<u>(77,936,232)</u>
Net General Obligation Debt	68,998,768
Overlapping Debt:	<u>41,020,783</u>
Net Direct & Overlapping General Obligation Debt:	110,019,551
Population, 2020 US Census Bureau:	85,797
Direct Debt per Capita:	1,713
Total Debt per Capita:	1,282
Net Direct Debt to Taxable Valuation:	1.655%
Total Debt to Taxable Valuation:	2.639%
Net Direct Debt to Actual Valuation:	0.928%
Total Debt to Actual Valuation:	1.480%
Actual Valuation per Capita:	\$ 86,645
Taxable Valuation per Capita:	48,588

- (1) Direct Debt Source: the Issuer
- (2) Valuation Source: Iowa Department of Management
- (3) Overlapping and Underlying Debt Source: Treasurer, State of Iowa; EMMA.MSRB.ORG
- (4) Population Source: U.S. Census

City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025

Exhibit E-5

FINANCIAL INFORMATION

The following sets forth statements of revenue and expenditures for the General Fund for fiscal years ended June 30, 2022 through 2025.

**Statement of Revenues and Expenditures
and Changes in Fund Balance for the General Fund
(Years Ended June 30)**

	2025	2024	2023	2022
Revenues				
Taxes	\$ 44,609,644	\$ 41,275,526	\$ 45,880,322	\$ 44,308,843
Special Assessments	234,448	183,974	126,761	119,838
Regulatory Fees	2,132,259	2,603,984	2,048,979	1,777,898
Intergovernmental Revenue	2,035,636	2,890,103	2,113,426	2,512,345
Revenue from Use of Property	722,130	556,658	661,119	565,994
Charges for Services	10,773,932	12,780,331	11,607,472	11,468,619
Interest	5,720,904	6,080,918	3,073,671	(541,558)
Contributions	399,219	400,213	399,019	295,596
Miscellaneous	600,393	526,607	465,599	364,180
Total Revenues	67,228,565	67,298,314	66,376,368	60,871,755
Expenditures				
Public Safety	55,697,285	53,033,168	50,644,770	49,061,041
Public Works	1,902,815	1,984,810	1,990,005	1,985,633
Culture and Recreation	13,333,392	12,373,837	11,695,300	10,945,709
Community and Economic Development	1,336,749	973,841	1,112,094	1,178,442
Debt Service	271,602	36,355	641,760	-
General Government	6,973,713	6,801,713	4,746,405	3,649,468
Total Expenditures	79,515,556	75,203,724	70,830,334	66,820,293
Excess (Deficiency) of Revenues over Expenditures	(12,286,991)	(7,905,410)	(4,453,966)	(5,948,538)
Other Financing Sources (Uses)				
Issuance of Debt	-	36,355	641,760	-
Proceeds from SBITAs	35,224	-	-	-
Operating Transfers In	23,930,448	21,117,166	14,213,798	13,663,834
Operating Transfers Out	(9,551,947)	(10,142,026)	(5,512,704)	(5,509,123)
Total Other Financing Sources (Uses)	14,413,725	11,011,495	9,342,854	8,154,711
Sources over Expenditures and Other Uses	2,126,734	3,106,085	4,888,888	2,206,173
Fund Balance - Beginning of Year	27,498,601	23,397,703	17,878,558	14,884,453
Prior Period Adjustment		994,813	630,257	787,932
Fund Balance - End of Year	\$ 29,625,335	\$ 27,498,601	\$ 23,397,703	\$ 17,878,558

City of Sioux City, Iowa
Continuing Disclosure
For the Year Ended June 30, 2025

Exhibit E-5

Public Funds Investments

As of June 30, 2025, the City held investments in the following amounts:

	Amount
Local Bank Deposits	\$ 94,604,243
Money Market Deposits	35,095,613
Certificates of Deposit	15,999,797
Repurchase Agreements	6,000,000
Federal Agency Coupon Securities	10,894,361
U.S. Treasury Strips	18,919,886
Total	\$ 181,513,900

Source: City of Sioux City

Statements of revenues and expenditures of the General Fund of the City have been compiled from the City's audited financial reports. They have been organized in such a manner as to facilitate year-to-year comparisons. The following Table summarizes the City's fiscal year 2024/25 and 2025/26 General Fund budgets as adopted by the City Council.

General Fund Budget⁽¹⁾

	2025/2026	2024/2025
Revenues		
Taxes	\$ 44,906,022	\$ 44,310,751
Regulatory Fees	1,770,645	1,900,200
Charges for Services	9,076,151	9,188,809
Intergovernmental Revenue	2,172,996	2,377,239
Revenue from Use of Property	3,930,063	1,763,219
Miscellaneous	4,321,157	5,012,951
Assessments	235,000	233,000
Other Financial Sources	30,331,371	28,992,376
Total Revenues	\$ 96,743,405	\$ 93,778,545
Expenditures		
City Council	\$ 663,433	\$ 496,090
City Manager	649,465	706,287
Legal	640,259	644,876
Finance	2,098,283	1,918,687
Administrative Services	3,941,651	3,668,973
Economic Development	-	9,673
Human Resources	700,674	579,440
Police	28,541,404	27,031,339
Fire	26,258,086	24,995,805
Parks and Recreation	7,715,818	7,539,479
Public Works	2,452,278	2,400,557
Community Development	3,172,584	3,154,257
Human Rights	366,157	352,775
Art Center	1,342,324	1,520,310
Library	3,758,160	3,625,575
Museum	1,189,090	1,156,159
WCICC-IT	1,625,896	1,640,274
Symphony	48,365	48,365
Other	(98,371)	337,426
Transfers Out	11,465,235	11,666,277
Expenditures	\$ 96,530,791	\$ 93,492,624

¹Cash basis.

**City of Sioux City
Woodbury County, Iowa**

**Schedule of Expenditures of Federal Awards
And Reports on Compliance with *Government Auditing
Standards* and Uniform Guidance**

June 30, 2025

**City of Sioux City
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City of Sioux City
Schedule of Expenditures of Federal and State Awards (Cash Basis)
For the Year Ended June 30, 2025

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
FEDERAL AWARDS						
DEPARTMENT OF COMMERCE - ECONOMIC DEVELOPMENT ADMINISTRATION						
Economic Adjustment Assistance	11.307	05-01-06097	\$ 1,000,000	\$ 100,000	\$ -	\$ -
DEPARTMENT OF DEFENSE						
Passed through Iowa Air National Guard	12.400	VSSB242100	1,040,000	365,427	365,427	-
	12.400	VSSB249100	3,680,000	2,275,374	2,275,374	-
	12.400	VSSB249001	3,270,000	1,947,241	1,947,241	-
	12.400	VSSB139004	4,450,000	2,782,170	2,782,170	-
	12.400	VSSB229002	900,000	549,386	549,386	-
		<i>Program 12.400 Subtotal</i>		7,919,596	7,919,596	-
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT						
Community Development Block Grant Entitlement	14.218	B-21-MC-19-0006	1,709,914	6,105	-	-
	14.218	B-22-MC-19-0006	1,611,958	261,533	25,611	-
	14.218	B-23-MC-19-0006	1,610,634	1,477,744	1,452,608	5,055
	14.218	B-24-MC-19-0006	1,595,020	398,092	511,449	-
COVID-19 CARES Act Community Development Block Grt	14.218	B-20-MW-19-0006	1,453,510	441,721	449,373	-
		<i>Program 14.218 Subtotal</i>		2,585,195	2,439,042	5,055
Home Investment Partnerships Program	14.239	M-20-DC-19-0207	481,697	137,642	58,565	-
	14.239	M-21-DC-19-0207	482,024	53,753	56,689	-
	14.239	M-22-DC-19-0207	520,244	108,831	81,374	-
	14.239	M-23-DC-19-0207	534,582	8,823	11,140	-
Home Investment Partnerships Program-ARP	14.239	M-21-DP-19-0207	1,745,357	1,236,754	1,233,771	-
		<i>Program 14.239 Subtotal</i>		1,545,803	1,441,539	-

See notes to schedule of expenditures of federal and state awards

City of Sioux City
Schedule of Expenditures of Federal and State Awards (Cash Basis)
For the Year Ended June 30, 2025

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (CONTINUED)						
Continuum of Care	14.267	IA0144L7D002201	\$ 43,156	\$ 8,443	\$ 7,574	\$ -
Continuum of Care	14.267	IA0145L7D002201	186,608	139,192	93,521	-
Continuum of Care	14.267	IA0170L7D002200	44,383	21,154	23,593	-
Continuum of Care	14.267	IA0144L7D002302	43,156	42,188	43,156	-
Continuum of Care	14.267	IA0145L7D002302	186,608	77,163	89,312	-
		<i>Program 14.267 Subtotal</i>		288,140	257,156	-
Fair Housing Assistance Program	14.401	FF207K237018	51,400	16,100	2,100	-
	14.401	FF207K247018	51,400	46,300	24,515	-
		<i>Program 14.401 Subtotal</i>		62,400	26,615	-
Section 8 Voucher Program	14.871	IA018HCVFY25	7,121,819	6,846,449	7,121,819	-
COVID-19 Emergency Housing Vouchers-ARP	14.EHV	EHV IA018 ARP	362,268	154,534	158,577	-
		<i>Housing Voucher Cluster Subtotal</i>		7,000,983	7,280,396	-
Section 8 Voucher Program-FSS	14.896	FSS23IA4880-01-01	213,896	108,495	108,495	-
Section 8 Voucher Program-FSS	14.896	FSS25IA6586-01-00	222,450	103,916	121,471	-
		<i>Program 14.896 Subtotal</i>		212,411	229,966	-
Lead-Based Paint Hazard Control	14.900	IALHD0498-23	5,187,989	870,180	1,016,599	-
Healthy Homes Production Grant	14.913	IAHHP0044-22	1,503,643	437,709	601,314	-
Passed through Iowa Finance Authority						
COVID-19 Emergency Solutions Grant Program	14.231	E-23-DC-19-0001	43,500	36,927	34,305	-
Emergency Solutions Grant Program	14.231	E-24-DC-19-0001	42,210	576	4,087	-
		<i>Program 14.231 Subtotal</i>		37,503	38,392	-

See notes to schedule of expenditures of federal and state awards

City of Sioux City
Schedule of Expenditures of Federal and State Awards (Cash Basis)
For the Year Ended June 30, 2025

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
U.S. DEPARTMENT OF JUSTICE						
Bulletproof Vest Partnership Program	16.607	<i>FY2022 BPV Award</i>	\$ 19,287	\$ 10,821	\$ 6,474	\$ -
	16.607	<i>FY2023 BPV Award</i>	19,287	-	2,462	-
		<i>Program 16.607 Subtotal</i>		10,821	8,936	-
Byrne-Justice Assistance Grant (JAG) Program	16.738	<i>15PBJA-22-GG-02272-JAGX</i>	54,301	112	-	-
Byrne-Justice Assistance Grant (JAG) Program	16.738	<i>15PBJA-23-GG-03362-JAGX</i>	60,392	17,130	17,130	-
Byrne-Justice Assistance Grant (JAG) Program	16.738	<i>15PBJA-24-GG-05092-JAGX</i>	51,178	50,857	51,178	-
		<i>Program 16.738 Subtotal</i>		68,099	68,308	-
Equitable Sharing Program	16.922	<i>IA0970100 - Justice Funds</i>	189,023	8,318	-	-
Passed through Governor's Office of Drug Control Policy						
Methamphetamine Drug Hot Spots Grant	16.710	<i>21-CAMP-23</i>	19,000	7,207	5,237	-
Methamphetamine Drug Hot Spots Grant	16.710	<i>22-CAMP-23</i>	10,000	454	461	-
Anti-Heroin Task Force Program	16.710	<i>22-COPS Heroin-07</i>	8,000	-	-	-
		<i>Program 16.710 Subtotal</i>		7,661	5,698	-
Byrne-Justice Assistance Grant (JAG) Program	16.738	<i>21-JAG/CJE-529974</i>	36,000	-	-	-
	16.738	<i>#22-JAG-551235 Flock LPR</i>	85,000	84,600	84,600	-
		<i>Program 16.738 Subtotal</i>		84,600	84,600	-

City of Sioux City
Schedule of Expenditures of Federal and State Awards (Cash Basis)
For the Year Ended June 30, 2025

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
DEPARTMENT OF TRANSPORTATION						
Small Community Air Service Development	20.930	DOT-OST-2017-0155-0046	\$ 650,000	-	-	-
Federal Aviation Administration						
Airport Improvement Project	20.106	AIP3190085053-2018	12,737,500	-	-	-
	20.106	AIP3190085054-2018	265,726	26,192	-	-
	20.106	AIP3190085055-2018	7,640,781	-	-	-
	20.106	AIP3190085056-2019	3,496,949	-	-	-
	20.106	AIP3190085060-2021	8,495,447	-	-	-
	20.106	AIP3190085061-2021	123,568	92,815	-	-
	20.106	AIP3190085063-2021	1,016,074	375,135	-	-
	20.106	AIP3190085065-2022	765,000	-	-	-
	20.106	AIP3190085066-2022	1,232,219	994,185	-	-
	20.106	AIP3190085068-2022	998,640	330,724	328,519	-
	20.106	AIP3190085069-2023	865,179	371,045	30,955	-
	20.106	AIP3190085070-2023	1,374,077	-	71,297	-
	20.106	AIP3190085071-2023	309,769	-	-	-
COVID-19 Airport Improvement Project ARP CARES Act-Labor	20.106	AIP3190085074-2024	797,523	-	-	-
	20.106	AIP3190085072-2024	395,582	334,178	321,339	-
COVID-19 Airport Improvement Project CRRSA/ACRGP	20.106	AIP31900850XX-20XX	3,306,000	-	-	-
		<i>Program 20.106 Subtotal</i>		2,524,274	752,110	-

See notes to schedule of expenditures of federal and state awards

City of Sioux City
Schedule of Expenditures of Federal and State Awards (Cash Basis)
For the Year Ended June 30, 2025

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
DEPARTMENT OF TRANSPORTATION (CONTINUED)						
Passed through Iowa Department of Transportation						
Highway Planning and Construction	20.205	BROS7057(714)8J97	\$ 1,500,000	\$ -	\$ 193,916	\$ -
	20.205	STPU7057(706)7097	1,600,000	1,503,212	1,485,543	-
	20.205	STPU7057(711)7097	1,379,900	1,240,113	919,849	-
	20.205	TAP-U--7057(717)--8I-97	515,000	489,250	297,536	-
Railroad Crossing Safety Improvements	20.205	RRP-RR10(208)--8A-00	320,751	100,902	-	-
	20.205	BHM-7057(715)--8K-97	1,500,000	-	1,751	-
Railroad Crossing Safety Improvements	20.205	382043W	124,639	-	-	-
		<i>Highway Planning and Construction Cluster Subtotal</i>		3,333,477	2,898,595	-
Transit JPA Transportation for Elderly/Disabled	20.513	(21939) 2020-001-00 SFY20	61,483	61,483	-	-
	20.513	(00003817) IA-2022-008-00 FFY21	81,600	81,600	-	-
	20.513	(00007717) IA-2020-001-00 SFY21	18,529	18,529	-	-
	20.513	(00007569) IA-2024-022-01 FY23	39,230	39,230	13,490	-
	20.513	(00003155) IA-2020-001-01 SFY21	65,800	-	-	-
	20.513	IA-2023-006-03-01 Cont 06810	123,117	-	-	-
	20.513	IA-2023-006-01-00	120,376	120,376	-	-
Transit JPA Bus & Bus Facilities Project	20.526	(23222) 2019-008-02-FY20	390,320	65,480	-	-
	20.526	FY22-2024-027-02-00 Cont 07480	58,781	58,781	12,786	-
		<i>Transit Services Programs Cluster Subtotal</i>		445,479	26,276	-

City of Sioux City
Schedule of Expenditures of Federal and State Awards (Cash Basis)
For the Year Ended June 30, 2025

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
DEPARTMENT OF TRANSPORTATION (CONTINUED)						
Passed through Governor's Traffic Safety Bureau						
State & Community Highway Safety Grant	20.600	PAP 23-402-MOPS, Task 07-00-00	\$ 45,500	\$ -	\$ -	\$ -
	20.600	PAP 23-402-MOPS, Task 00-06-00	3,000	-	-	-
	20.600	PAP 402-PT-2024, Task 05-40-80	65,300	19,816	12,721	-
	20.600	PAP 402-AL-2024, Task 02-40-80	44,750	35,703	14,305	-
	20.600	PAP 402-PT-2025, Task 05-40-90	46,300	34,782	31,092	-
	20.600	PAP 402-AL-2025, Task 02-40-89	40,000	22,577	28,158	-
	20.600	402-RD-2025, Task 06-00-52	14,760	-	14,760	-
Impaired Driving Countermeasures Grant	20.616	PAP 23-405d-M60PS, Task 00-77-00	47,625	-	-	-
		<i>Highway Safety Cluster Subtotal</i>		112,878	101,036	-
FEDERAL TRANSIT ADMINISTRATION						
Transit Operating Assistance	20.507	IA-2020-022-00	4,799,188	263,815	302,010	-
	20.507	IA-2022-033-00-01	280,000	3,615	300	-
	20.507	IA-2022-002-01-00	2,080,000	-	-	-
	20.507	IA-2022-033-01	99,218	99,218	-	-
	20.507	FY23-2024-023-01-00 Cont #00007567	279,204	-	-	-
	20.507	IA-2024-020-00	2,877,765	2,630,006	190,351	-
COVID-19 Transit Formula Grant CARES Act Oper Assist	20.507	IA-2025-020-00	2,556,381	-	2,556,381	-
American Rescue Plan Act-Emergency Relief Operating Assist	20.507			2,996,654	3,049,042	-
		<i>Federal Transit Cluster Subtotal</i>				

See notes to schedule of expenditures of federal and state awards

City of Sioux City
Schedule of Expenditures of Federal and State Awards (Cash Basis)
For the Year Ended June 30, 2025

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
DEPARTMENT OF TREASURY						
COVID-19 American Relief Plan	21.027	<i>ARP-SLFRF</i>	\$ 40,618,687	\$ -	\$ 12,535,080	\$ -
Passed through Iowa Finance Authority						
Emergency Rental Assistance FY21 American Rescue Plan	21.023	<i>RRH-ERA2-03</i>	2,999,378	2,048,437	2,185,401	-
Passed through Iowa Department of Transportation						
Coronavirus State and Local Recover Funds	21.027	<i>Fed SLFRP4374/IDOT PI220SUX400 4239</i>	3,149,582	1,723,078	427,153	-
Passed through Iowa Economic Development Authority						
COVID Coronavirus State & Local Fiscal Recovery Funds Destination Iowa	21.027	<i>22-DOR-001</i>	6,118,800	580,871	2,333,224	-
ENVIRONMENTAL PROTECTION AGENCY						
Passed through Department of Natural Resources						
Brownfield Assessment Grant Program	66.818	<i>BF97787201-0</i>	300,000	42,182	34,342	-
U.S. DEPARTMENT OF ENERGY						
Passed through Iowa Economic Development Authority						
Energy Efficiency and Conservation Block Grant (EECBG) Program	81.128	<i>EECBG Rebate Voucher 2025</i>	140,390	-	12,300	-

City of Sioux City
Schedule of Expenditures of Federal and State Awards (Cash Basis)
For the Year Ended June 30, 2025

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
OFFICE OF NATIONAL DRUG CONTROL POLICY						
	95.001	G23MW0002A	\$ 173,895	\$ 41,827	\$ 24,434	\$ -
	95.001	G24MW0002A	173,895	128,859	61,510	-
	95.001	G25MW0002A	173,895	-	92,795	-
		<i>Program 95.001 Subtotal</i>		<u>170,686</u>	<u>178,739</u>	<u>-</u>
DEPARTMENT OF HOMELAND SECURITY						
Urban Search & Rescue Task Force	97.067	EMW-2021-SS-00003	100,000	-	81,926	-
	97.067	EMW-2022-SS-00001	148,650	77,019	47,056	-
	97.067	EMW-2023-SS-00002	217,480	129,905	166,145	-
	97.067	EMW-2024-SS-05024	206,800	707	28,210	-
		<i>Program 97.067 Subtotal</i>		<u>207,631</u>	<u>323,336</u>	<u>-</u>
Federal Emergency Management Agency	97.036	4421DR	5,850,000	3,548	-	-
	97.036	4796DR	1,974,881	33,276	577,200	-
		<i>Program 97.036 Subtotal</i>		<u>36,824</u>	<u>577,200</u>	<u>-</u>
TOTAL FEDERAL FINANCIAL ASSISTANCE				35,461,890	46,851,991	5,055

See notes to schedule of expenditures of federal and state awards

City of Sioux City
Schedule of Expenditures of Federal and State Awards (Cash Basis)
For the Year Ended June 30, 2025

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
IOWA ECONOMIC DEVELOPMENT AUTHORITY						
Community Attraction and Tourism Program		<i>21-CAT-004</i>	\$ 400,000	\$ 20,000	\$ -	\$ -
IOWA DEPARTMENT OF TRANSPORTATION						
Public Transit Infrastructure Grant		<i>05686 STA-INFR-FY24</i>	120,000	-	84,063	-
		<i>07433 STA-INFR-FY24</i>	600,000	-	13,089	-
STA Joint Participation Agreement		<i>STA-FORM-705-FY25</i>	493,195	493,195	-	-
Air Service Development Program		<i>Con 2945 9I220SUX135</i>	48,000	-	-	-
		<i>Con 4614 9I230SUX135</i>	48,000	-	-	-
		<i>Con 5838 9I240SUX135</i>	48,000	13,920	13,921	-
		<i>Con 7412 9I250SUX135</i>	48,000	-	-	-
		<i>Con 4571 9I230SUX100</i>	150,000	150,000	-	-
		<i>Con 7404 9I250SUX200</i>	128,330	-	189,635	-
		<i>Con 7358 9I250SUX100</i>	400,000	-	19,389	-
Commercial Air Service Vertical Infrastructure		<i>Con 4604 9I230SUX200</i>	131,896	102,535	114,505	-
Highway Bridge Program SWAP Fund		<i>BHM-SWAP-7057(703)SA97</i>	1,000,000	50,000	56	-
		<i>STBG-SWAP-7057(705)SG97</i>	1,824,000	172,659	2,206	-
		<i>STBG-SWAP-7057(708)SG97</i>	1,288,000	-	122,347	-
		<i>STBG-SWAP-7057(709)SG97</i>	1,407,000	-	8,864	-
		<i>STBG-SWAP-7057(710)SG97</i>	1,040,000	-	17,395	-
		<i>STBG-SWAP-7057(712)SG97</i>	1,158,000	-	34,878	-
Revitalize Iowa's Sound Economy Program		<i>City RMX7057(707)--9E-97</i>	228,047	-	487	-
		<i>County RMX7057(707)--9E-97</i>	443,031	-	-	-
		<i>City RMX7057(713)--9E-97</i>	665,264	41,046	1,602	-
		<i>County RMX7057(713)--9E-97</i>	665,264	41,342	1,602	-
		<i>City RM-7057(718)--9D-44</i>	1,250,957	-	734,619	-
		<i>RM-7057(695)--9D-97</i>	9,134,471	-	-	-
Carbon Reduction Program FY2025		<i>Bike & Ped Connection</i>	500,000	-	-	-
Railroad Revolving Loan/Grant Program		<i>RRLG-ST22(03)--9T-75</i>	687,933	68,793	-	-

See notes to schedule of expenditures of federal and state awards

City of Sioux City
Schedule of Expenditures of Federal and State Awards (Cash Basis)
For the Year Ended June 30, 2025

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
IOWA DEPARTMENT OF CULTURAL AFFAIRS						
Iowa Great Places Grant Program		<i>202412-13073</i>	\$ 15,973	\$ -	\$ -	\$ -
IOWA HOMELAND SECURITY AND EMERGENCY MANAGEMENT						
Local Government	<i>97.036</i>	<i>4421DR-IA</i>	1,950,000	-	-	-
	<i>97.036</i>	<i>4796DR-IA</i>	688,294	-	64,133	-
STATE LIBRARY OF IOWA						
Enrich Iowa		<i>FY2025 Direct Aid</i>	18,831	18,831	13,141	-
IOWA DEPARTMENT OF INSPECTIONS, APPEALS, & LICENSING						
Local Fire Protection and Emergency Medical Services Grant Program		<i>DIAL FY2025 Award</i>	5,000	4,991	4,991	-
IOWA DEPARTMENT OF NATURAL RESOURCES						
Pass through Iowa Finance Authority		<i>WTFAP #25-14</i>	500,000	-	-	-
Clean Water State Revolving Fund Program		<i>CS192064702(C0834R)</i>	33,000,000	267,366	-	-
		<i>CS1920813R1(C1134R)</i>	6,928,000	-	-	-
		<i>CS1920813R3(C1189RT)</i>	1,800,000	348,337	97,382	-
		<i>CS1921120 01(CP1389P)</i>	24,090,000	9,634,341	9,294,783	-
		<i>CW P&D (C1487P)</i>	3,237,344	1,499,496	1,499,496	-
Drinking Water State Revolving Fund Program		<i>FS9713DWSRF001(D0406R)</i>	5,700,000	-	-	-
		<i>FS9718DWSRF007(D0564R)</i>	8,038,000	567,367	-	-
TOTAL STATE FINANCIAL ASSISTANCE				<u>13,494,219</u>	<u>12,332,584</u>	<u>-</u>
TOTAL FEDERAL & STATE FINANCIAL ASSISTANCE				<u>\$ 48,956,109</u>	<u>\$ 59,184,575</u>	<u>\$ 5,055</u>

See notes to schedule of expenditures of federal and state awards

City of Sioux City, Iowa
Notes to Schedule of Expenditures of Federal and State Awards
Year Ended June 30, 2025

- (1) The reporting entity for purposes of the Schedule of Expenditures of Federal Awards is the same as used for reporting on the annual comprehensive financial report.
- (2) The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal award activity of the City of Sioux City under programs of the federal government for the year ended June 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2, U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City of Sioux City, it is not intended to and does not present the financial position, changes in financial position, or cash flows of the City of Sioux City.
- (3) The City administers various loan programs, including the collection of principal and interest, for the Federal government. The outstanding balances of these programs at June 30, 2025, are:

	Balance
CDBG loans	\$ 159,600
CDBG deferred loans	205,767

- (4) The City accepts and approves loan applications under the Section 312 loan program. However, the proceeds of loans from the Federal government and repayment to the Federal government are not administered by the City and are not included in the current year activity for purposes of the Schedule of Expenditures of Federal Awards.
- (5) The City expended \$5,055 of grant funds as a pass-through to subrecipients through CFDA number 14.218.

	Subrecipients	Amount
Community Development Block Grant B-23-MC-19-0006	Jones Street-Midtown Food Pantry	\$ 5,055

- (6) The Schedule of Expenditures of Federal Awards is prepared on the cash basis of accounting. Such expenditures are recognized following, as applicable, either the cost principles in OMB Circular A-87, Cost Principles for State, Local and Indian Tribal Governments, or the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The City of Sioux City has elected not to use the 10% de minimis indirect cost rate as allowed in accordance with 2 CFR 200 Part 200.510(b)(6).



**Report on Internal Control over Financial Reporting
and on Compliance and Other Matters Based on an Audit of
Basic Financial Statements Performed in Accordance With
*Government Auditing Standards***

Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of Sioux City
Sioux City, Iowa

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the basic financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Sioux City, Iowa, as of and for the year ended June 30, 2025, and the related notes to basic financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 2, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the basic financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the basic financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's basic financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify a deficiency in internal control, described in the accompanying Schedule of Findings and Questioned Costs as Audit Finding 2025-001 to be a material weakness.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's basic financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the basic financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2025, are based exclusively on knowledge obtained from procedures performed during our audit of the basic financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the findings identified in our audit and described in the accompanying Schedule of Findings and Questioned Costs. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

BerganKDV, Ltd.

Minneapolis, Minnesota
December 2, 2025



**Report on Compliance for each Major Federal Program
and Report on Internal Control over Compliance in Accordance with
the Uniform Guidance**

Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of Sioux City
Sioux City, Iowa

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Sioux City's compliance with the types of compliance requirements identified as subject to audit in the *U.S. Office of Management and Budget (OMB) Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2025. The City's major federal programs are identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City of Sioux City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of *Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Report on Internal Control over Compliance (Continued)

Our consideration of internal control over compliance was for the limited purpose described in Auditor's Responsibilities for the Audit of Compliance section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the basic financial statements of the governmental activities, business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of and for the year ended June 30, 2025, and the related notes to basic financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated December 2, 2025, which contained unmodified opinions on those basic financial statements. Our audit was conducted for the purpose of forming opinions on the basic financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

BerganKDV, Ltd.

Minneapolis, Minnesota
February 3, 2026

City of Sioux City
Schedule of Findings and Questioned Costs

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued: We issued an unmodified opinion on the fair presentation of the financial statements of the governmental activities, business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information in accordance with accounting principles generally accepted in the United States of America (GAAP).

Internal control over financial reporting:
 • Material weakness(es) identified? Yes, Audit Finding 2025-001
 • Significant deficiency(ies) identified? None reported

Noncompliance material to financial statements noted? No

Federal Awards

Type of auditor's report issued on compliance for major programs: Unmodified

Internal control over major programs:
 • Material weakness(es) identified? No
 • Significant deficiency(ies) identified? None reported

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? No

Identification of Major Programs

Assistance Listing No.: 20.205
 Name of Federal Program or Cluster: Highway Planning and Construction

Assistance Listing No.: 20.507
 Name of Federal Program or Cluster: Federal Transit

Assistance Listing No.: 14.871
 Name of Federal Program or Cluster: Section 8

Assistance Listing No.: 21.023
 Name of Federal Program or Cluster: Emergency Rental Assistance

Assistance Listing No.: 14.239
 Name of Federal Program or Cluster: Home Investment Partnerships Program

Assistance Listing No.: 12.400
 Name of Federal Program or Cluster: National Guard Military Construction Project

Dollar threshold to distinguish between Type A and type B programs \$1,405,560

Auditee qualified as low risk auditee? No

**City of Sioux City
Schedule of Findings and Questioned Costs**

SECTION II - BASIC FINANCIAL STATEMENT FINDINGS

Instances of Noncompliance

There were no reported instances of noncompliance.

Current and Prior Year Internal Control Deficiency

2025-001 Material Audit Adjustment

Criteria:

Internal control that supports the City's ability to initiate, record, process and report financial data requires controls to ensure all required adjustments to the financial statements are properly recorded.

Condition:

During the course of our audit, we proposed a material audit adjustment and a prior period adjustment that would not have been identified as a result of the City's internal controls, and therefore, could have resulted in a material misstatement of the City's financial statements. In order to ensure financial statements were free from material misstatement, audit adjustments were required to adjust receivables and buildings held for resale.

Context:

This finding impacts the internal control over financial reporting.

Cause:

There are a limited number of office employees to identify all necessary adjustments.

Effect or Potential Effect:

Internal controls that fail to identify necessary adjustments could result in material misstatements to the financial statements.

Recommendation:

Review City activity and ensure all necessary adjustments to financial data are recorded.

Views of Responsible Officials and Planned Corrective Action:

The City will thoroughly review activity throughout the year and ensure all necessary adjustments to financial data are recorded.

City of Sioux City
Schedule of Findings and Questioned Costs

SECTION III: Findings and Questioned Costs for Federal Awards

Instances of Noncompliance

There were no matters reported.

Internal Control Deficiencies

There were no matters reported.

SECTION IV: Findings Related to Statutory Reporting

25-IV-A - Certified Budget

Disbursements for the year ended June 30, 2025, did not exceed budgeted amounts.

25-IV-B - Questionable Disbursements

We noted no material expenditures which did not appear to meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979.

25-IV-C - Travel Expense

No disbursements of the City of Sioux City's money for travel expenses of spouses of City officials or employees were noted.

25-IV-D - Business Transactions

There were no business transactions between the City and City officials or employees that exceeded \$6,000.

25-IV-E - Restricted Donor Activity

No transactions were noted between the City, City officials or City employees and restricted donors in compliance with Chapter 68B of the *Code of Iowa* (Government Ethics and Lobbying Act).

25-IV-F - Bond Coverage

Surety bond coverage of the City of Sioux City officials and employees is in accordance with statutory provisions and was reviewed and updated during the year. We recommend that the amount of coverage continue to be reviewed annually to ensure that the coverage is adequate for current operations.

25-IV-G - Council Minutes

No transactions were found that we believe should have been approved in the Council minutes but were not.

25-IV-H - Deposits and Investments

We noted no instances of noncompliance with the deposit and investment provisions of Chapter 12B and 12C of the *Code of Iowa* and the City's investment policy.

25-IV-I - Revenue Bonds

The City has complied with the provisions of the revenue bond indentures and with the provisions of the tax increment revenue bond issues.

**City of Sioux City
Schedule of Findings and Questioned Costs**

SECTION IV: Findings Related to Statutory Reporting (Continued)

25-IV-J - Tax Increment Financing

The Special Revenue, Tax Increment Financing (TIF) Fund properly disbursed payments for TIF loans and rebates. Also, the City of Sioux City properly completed the Tax Increment Debt Certificate Forms to request TIF property taxes.

25-IV-K - Annual Urban Renewal Report

The Annual Urban Renewal Report was properly approved and certified to the Iowa Department of Management on or before December 6 as required by Chapter 384.22(2)(a) of the *Code of Iowa* and no exceptions were noted.

25-IV-L - Financial Condition

The funds listed below had deficit balances as of June 30, 2025, as noted:

Debt Service	\$ 3,438,317
Nonmajor Special Revenue - Marina	2,249
Internal Service	
Comprehensive Insurance	7,692,276
Custodial	
Siouxland Expo Center	112,841

Auditor's Recommendation:

The City should investigate alternatives to eliminate these deficits in order to return the funds to a sound financial position.

City's Response:

The deficits will be eliminated as financing for projects, state and federal grants and tax revenue are received in fiscal year 2026 and future years.

Auditor's Conclusion:

Response accepted.

APPENDIX E – FORM OF ISSUE PRICE CERTIFICATES

USE FOR COMPETITIVE SALES – 3 BIDS RECEIVED

EXHIBIT A

**\$ _____ General Obligation Capital Loan Notes, Series 2026A of Sioux City, Iowa
ISSUE PRICE CERTIFICATE**

The undersigned, on behalf of [NAME OF UNDERWRITER] (“Purchaser”), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the “Bonds”).

1. Reasonably Expected Initial Offering Price.

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by Purchaser are the prices listed in Schedule A (the “Expected Offering Prices”). The Expected Offering Prices are the prices for the Maturities of the Bonds used by Purchaser in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by Purchaser to purchase the Bonds.

(b) Purchaser was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by Purchaser constituted a firm offer to purchase the Bonds.

2. Defined Terms.

(a) Maturity means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(b) Public means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(c) Sale Date means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is May 18, 2026.

(d) Underwriter means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Purchaser’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Ahlers & Cooney, P.C. in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER]

By: _____

Name: _____

Dated: June 23, 2026

SCHEDULE A - EXPECTED OFFERING PRICES - (Attached)

SCHEDULE B - COPY OF UNDERWRITER’S BID - (Attached)

USE FOR GENERAL RULE 10%- PUBLIC SALE

EXHIBIT A

\$ _____ General Obligation Capital Loan Notes, Series 2026A of Sioux City, Iowa
ISSUE PRICE CERTIFICATE

The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] (“Purchaser”), on behalf of itself, hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Bonds”).

1. Sale of the Bonds. As of the date of this certificate, for each Maturity of the Bonds, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.
2. Defined Terms.
 - (a) Issuer means the Sioux City, Iowa, a municipal corporation in the State of Iowa.
 - (b) Maturity means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.
 - (c) Public means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.
 - (d) Underwriter means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Purchaser’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Ahlers & Cooney, P.C., as Bond Counsel, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[Signature Page Follows]

[UNDERWRITER]

By: _____
Name: _____

Dated: June 23, 2026

SCHEDULE A
SALE PRICES
(Attached)

EXHIBIT A

\$ _____ **General Obligation Capital Loan Notes, Series 2026A of Sioux City, Iowa**
ISSUE PRICE CERTIFICATE

The undersigned, on behalf of [NAME OF UNDERWRITER] (“Purchaser”), on behalf of itself, hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Bonds”).

1. Sale of the General Rule Maturities. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. Initial Offering Price of the Hold-the-Offering-Price Maturities.

(a) Purchaser offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Notice of Sale and bid award, Purchaser has agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. Defined Terms.

(a) General Rule Maturities means those Maturities of the Bonds listed in Schedule A hereto as the “General Rule Maturities.”

(b) Hold-the-Offering-Price Maturities means those Maturities of the Bonds listed in Schedule A hereto as the “Hold-the-Offering-Price Maturities.”

(c) Holding Period means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which Purchaser has sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) Issuer means the Sioux City, Iowa, a municipal corporation in the State of Iowa.

(e) Maturity means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(f) Public means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) Sale Date means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is May 18, 2026.

(h) Underwriter means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Purchaser’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Ahlers & Cooney, P.C., Bond Counsel, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER][REPRESENTATIVE]

By: _____

Name: _____

Dated: June 23, 2026

**SCHEDULE A - SALE PRICES OF THE GENERAL RULE MATURITIES AND
INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES
(Attached)**

SCHEDULE B - PRICING WIRE OR EQUIVALENT COMMUNICATION