

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 2024A Bonds is excludable from gross income for federal income tax purposes. Interest on the Series 2024A Bonds is not an item of tax preference for purposes of the federal alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022. Interest on the Series 2024B Bonds paid to the owners thereof is includible in gross income for purposes of present federal income taxation. See "TAX MATTERS" section for a more detailed discussion.



Sioux City, Iowa

\$15,690,000 General Obligation Bonds, Series 2024A \$8,895,000 Taxable General Obligation Bonds, Series 2024B

Dated: dated of delivery (estimated closing on June 20, 2024)

The General Obligation Bonds, Series 2024A (the "Series 2024A Bonds") and the Taxable General Obligation Bonds, Series 2024B (the "Series 2024B Bonds") (collectively, the Series 2024A Bonds and the Series 2024B Bonds are referred to herein as the "Bonds") described above are issuable as fully registered Bonds in the denomination of \$5,000 or any integral multiple thereof and, when issued, will be registered in the name of Cede & Co., as Bondholder and nominee of the Depository Trust Company, New York, NY ("DTC"). DTC will act as securities depository for the Bonds. Purchases of the Bonds will be made in book-entry form. Purchasers of the Bonds will not receive certificates representing their interest in the Bonds purchased. So long as DTC or its nominee, Cede & Co., is the Bondholder, the principal of, premium, if any, and interest on the Bonds 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 Bonds.

Interest on the Bonds is payable on June 1, and December 1 in each year, beginning December 1, 2024 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 Bonds maturing after June 1, 2029, 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 Bonds 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 Bonds. It is expected that the Bonds in the definitive form will be available for delivery on or about June 20, 2024. The Underwriter intends to engage in secondary market trading of the Bonds subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Bonds at the request of the holder thereof.

Series 2024A

Series 2024B



MATURITY SCHEDULE

Series 2024A

<u>Bond Due</u>	<u>Amount</u>	<u>Rate</u>	<u>Yield</u>	<u>CUSIP Num.**</u>	<u>Bonds Due</u>	<u>Amount</u>	<u>Rate</u>	<u>Yield</u>	<u>CUSIP Num.**</u>
June 1, 2025	\$1,320,000	4.00%	3.50%	829458 QH4	June 1, 2030	\$1,590,000	4.00%	3.16%*	829458 QN1
June 1, 2026	1,360,000	4.00	3.40	829458 QJ0	June 1, 2031	1,650,000	4.00	3.20*	829458 QP6
June 1, 2027	1,415,000	4.00	3.28	829458 QK7	June 1, 2032	1,720,000	4.00	3.25*	829458 QQ4
June 1, 2028	1,475,000	4.00	3.15	829458 QL5	June 1, 2033	1,780,000	4.00	3.35*	829458 QR2
June 1, 2029	1,535,000	4.00	3.10	829458 QM3	June 1, 2034	1,845,000	4.00	3.40*	829458 QS0

Series 2024B

<u>Bond Due</u>	<u>Amount</u>	<u>Rate</u>	<u>Yield</u>	<u>CUSIP Num.**</u>	<u>Bonds Due</u>	<u>Amount</u>	<u>Rate</u>	<u>Yield</u>	<u>CUSIP Num.**</u>
June 1, 2025	\$720,000	4.75%	5.25%	829458 QT8	June 1, 2030	\$900,000	4.75%	4.70%*	829458 QY7
June 1, 2026	745,000	4.75	5.00	829458 QU5	June 1, 2031	945,000	4.75	4.70*	829458 QZ4
June 1, 2027	780,000	4.75	4.80	829458 QV3	June 1, 2032	990,000	4.75	4.75	829458 RA8
June 1, 2028	815,000	4.75	4.75	829458 QW1	June 1, 2033	1,045,000	4.80	4.80	829458 RB6
June 1, 2029	855,000	4.75	4.70	829458 QX9	June 1, 2034	1,100,000	4.85	4.85	829458 RC4

* Priced to call date

** CUSIP numbers shown above have been assigned by a separate organization not affiliated with the Issuer. The Issuer has not selected nor is responsible for selecting the CUSIP numbers assigned to the Bonds nor do they make any representation as to the correctness of such CUSIP numbers on the Bonds or as indicated above.

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

TABLE OF CONTENTS

INTRODUCTORY STATEMENT
THE BONDS
BONDHOLDERS' RISKS
LITIGATION
ACCOUNTANT
UNDERWRITING
THE PROJECT
SOURCES & USES OF FUNDS
TAX MATTERS
LEGAL MATTERS
MUNICIPAL ADVISOR
CONTINUING DISCLOSURE
PREPARATION OF THE OFFICIAL STATEMENT
APPENDIX A - GENERAL INFORMATION ABOUT THE ISSUER
APPENDIX B - FORM OF LEGAL OPINIONS
APPENDIX C - FORM OF CONTINUING DISCLOSURE CERTIFICATE
APPENDIX D - AUDITED FINANCIAL STATEMENTS OF THE ISSUER
APPENDIX E - FORM OF ISSUE PRICE CERTIFICATE

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS 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 Bonds. 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.

FORWARD-LOOKING STATEMENTS

This Official Statement, including Appendix A, contains statements which should be considered "forward-looking statements," meaning they refer to possible future events or conditions. Such statements are generally identifiable by the words such as "plan," "expect," "estimate," "budget" 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. THE CITY 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.

OFFICIAL STATEMENT
SIOUX CITY, IOWA
\$15,690,000 GENERAL OBLIGATION BONDS SERIES 2024A
\$8,895,000 TAXABLE GENERAL OBLIGATION BONDS, SERIES 2024B

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 Bonds, Series 2024A (the “Series 2024A Bonds”) and the Taxable General Obligation Bonds, Series 2024B (the “Series 2024B Bonds”) (collectively, the Series 2024A Bonds and the Series 2024B Bonds are referred to as “Bonds” herein). The Bonds are being issued for the following purposes: (i) to provide funds various infrastructure and facilities improvement projects authorized as part of the City’s FY25 Capital Improvements Projects, and (ii) each Series shall pay the respective costs associated with the issuance of the Bonds. 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 Bonds 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 Bonds 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 BONDS – Source of Security for the Bonds**” 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 BONDS

General

The Bonds are dated as of the date of delivery (expected on or about June 20, 2024) 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 December 1, 2024, 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 Bonds are being issued pursuant to the Code of Iowa, 2023 as amended, Sections 384.25, 384.26, 384.28, and Chapter 403, and the authorizing resolutions of Council, respectively (the “Resolutions(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.

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 Bonds (i) payments of principal of or interest and premium, if any, on the Bonds, (ii) certificates representing an

ownership interest or other confirmation of beneficial ownership interest in the Bonds, or (iii) redemption or other notices sent to DTC or Cede & Co., its nominee, as the Registered Owner of the Bonds, 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 Bonds; (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 Bonds; (4) the selection of the Beneficial Owners to receive payment in the event of any partial redemption of the Bonds; or (5) any consent given or other action taken by DTC as a Bondholder.

Transfer and Exchange

In the event that the Book Entry System is discontinued, any Bond 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 Bond 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 Bond or Bonds shall be surrendered for transfer, the Registrar shall execute and deliver a new Bond or Bonds of the same maturity, interest rate, and aggregate principal amount.

Bonds may be exchanged at the principal corporate office of the Registrar for a like aggregate principal amount of Bonds or other authorized denominations of the same maturity and interest rate; provided, however, that the Registrar is not required to transfer or exchange any Bonds which have been selected for prepayment and is not required to transfer or exchange any Bonds during the period beginning 15 days prior to the selection of Bonds for prepayment and ending the date notice of prepayment is mailed. The Registrar may require the payment by the Bond Owner requesting such exchange of any tax or other governmental charge required to be paid with respect to such exchange. All Bonds 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 Bonds maturing after June 1, 2029, 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.

Selection of Bonds for Redemption. Bonds subject to redemption will be selected in such order of maturity as the Issuer may direct. So long as the Bonds are held by DTC, if less than all of the Bonds 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 Bonds are not held by DTC, if less than all of the Bonds of a single maturity are to be redeemed, the Bonds 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 Bonds 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 Bonds so called for redemption shall become and be due and payable at the redemption price provided for redemption of such Bonds on such date. Interest on the Bonds so called for redemption shall cease to accrue; such Bonds shall cease to be entitled to any benefit hereunder, and the Bond Holders shall have no rights in respect thereof except to receive payment of the redemption price thereof.

Bonds 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 Bondholders 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 Bonds

The Bonds 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 Bonds. If, however, the amount credited to the debt service fund for payment of the Bonds 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, “the governing authority of these political subdivisions before issuing bonds 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 bonds 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 bonds 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 Bonds. If and to the extent such other legally available moneys are used to pay the principal of or interest on the Bonds, 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 Bonds.

The Issuer’s obligation to pay the principal of and interest on the Bonds 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 Bonds. 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 Bonds. For a further description of the Issuer’s outstanding general obligation debt upon issuance of the Bonds and the annual debt service on the Bonds, 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.

BONDHOLDERS’ RISKS

An investment in the Bonds is subject to certain risks. No person should purchase the Bonds 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 Bonds. 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 Bonds are an appropriate investment. The factors described below, along with other matters, may affect the ability of the Issuer to pay the Bonds when due, the Issuer’s general financial condition, or the marketability of the Bonds.

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 Bonds are secured by an unlimited ad valorem property tax as described more fully in the “**THE BONDS - Source of Security for the Bonds**” herein.

Tax Levy Procedures

The Bonds 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 BONDS – Source of Security for the Bonds**” 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 Bonds for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds. In the event of a default in the payment of principal of or interest on the Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (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 Bonds) 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 Bonds are secured by an unlimited ad valorem property tax as described more fully in the “**THE BONDS - Source of Security for the Bonds**” 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.

Secondary Market

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds 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 Bond or Bonds 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 Bonds.

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

Matters Relating to Enforceability

Holders of the Bonds 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 Bonds, 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 Bonds. The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolutions authorizing the Bonds. The opinion, to be delivered concurrently with the delivery of the Bonds, 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 Bonds. 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 Bonds.

S&P Global Ratings, a division of S&P Global Inc. ("S&P") has assigned a rating of "AA" to the Bonds. 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 Bonds.

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 Bonds.

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 "estimate," "forecast," "intend," "expect" and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, 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 that 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 Bonds.

Tax Matters and Loss of Tax Exemption

As discussed under the heading "Tax Matters" herein, the interest on the Series 2024A Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Series 2024A Bonds as a result of acts or omissions of the Issuer in violation of its covenants in the Resolutions. Should such an event of taxability occur, the Series 2024A Bonds 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 2024A Bonds and there is no provision for an adjustment of the interest rate on the Series 2024A Bonds.

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 2024A Bonds will alter the tax status of the Series 2024A Bonds, and, in the extreme, remove the tax exempt status from the Series 2024A Bonds. In that instance, the Series 2024A Bonds are not subject to mandatory prepayment, and the interest rate on the Series 2024A Bonds does not increase or otherwise reset. A determination of taxability, after closing of the Series 2024A Bonds, could materially adversely affect the value and marketability of the Series 2024A Bonds.

DTC-Beneficial Owners

Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds 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 Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, 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 BONDS– Book-Entry Only System.**”

Other Factors

An investment in the Bonds 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 Bonds 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 2024A Bonds or otherwise prevent holders of the Series 2024A Bonds from realizing the full benefit of the tax exemption of interest on the Series 2024A Bonds. Further, such proposals may impact the marketability or market value of the Series 2024A Bonds 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 2024A Bonds. 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 2024A Bonds. 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 2024A Bonds 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 detention 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 Bonds, and the Issuer’s overall financial position which could affect its rating. However, the Bonds 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. See “**THE BONDS - Source of Security for the Bonds**” 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. In December 2019, the Issuer received notice from a third-party vendor who processed credit card transactions for parking tickets and utility billing that its system may have been hacked, potentially compromising customer data entered between August 26 and September 18, 2019. Prior to September 18, 2019, the Issuer had already engaged a different vendor to process its credit card transactions. The Issuer contacted affected card holders, provided credit monitoring, and strengthened security measures. 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 cannot predict whether this policy will be sufficient in the event of a cyberattack. However, the Bonds are secured by an unlimited ad valorem property tax as described more fully in the "**THE BONDS - Source of Security for the Bonds**" herein.

Pensions

Pursuant to GASB 68, the Issuer reported a liability of \$14,632,928 as of June 30, 2023 for its proportional share of the IPERS net pension liability. The net pension liability was measured as of June 30, 2022 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, 2022, the Issuer's collective proportion was .384785%, which was a decrease of .004255% from its proportion measured as of June 30, 2021. Additionally, the Issuer reported a liability of \$34,759,674 as of June 30, 2023 for its proportionate share of the net MFPRSI pension liability. The net pension liability was measured as of June 30, 2022, 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, 2022, the City's collective proportion was 6.189726% which was an increase of .046151% from its proportion measured as of June 30, 2021. 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 Bonds are secured by an unlimited ad valorem property tax as described more fully in the "**THE BONDS - Source of Security for the Bonds**" herein.

Underground Storage Tanks

The Issuer was 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, but the underground contamination remains. On May 13, 2020, the State issued the City a Certificate of No Further Action, stating that the City is not responsible for any remediation or corrective action activities related to the underground pollution located at the Sioux City Gateway Airport. The Certificate does not prevent the State from requiring further corrective action at the site if a new petroleum release occurs, or if a previously unknown or unforeseen risk condition should arise. Any potential future cost to remediate the additional pollution would not affect the payment of the Bonds as the Bonds are secured by an unlimited ad valorem property tax as described more fully in the "**THE BONDS - Source of Security for the Bonds**" 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 Bonds. 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 Bonds and their market price.

Bankruptcy

The rights and remedies available to holders of the Bonds 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 Bonds 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 Bonds could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the Issuer fails to comply with its covenants under the Resolutions or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

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 Bonds is intended to compensate the investor for assuming the risk of investing in the Bonds. 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 Bonds 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 Bonds. 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

The City was notified of an investigation by the Iowa Department of Natural Resources regarding compliance by the City's Sewer utility with regard to discharge limitations under the City's NPDES Permit issued in March, 2012. The City is alleged to have exceeded Permit limitations on upwards of 800 days since 2012. On May 17, 2016, an environmental hearing was conducted by the Environmental Protection Commission (EPC) to determine the course of any additional enforcement action. The EPC determined that additional action was necessary and referred this matter to the Iowa Attorney General. Violations can incur penalties of up to \$5,000 per day if enforcement is pursued by the Iowa Attorney General. The matter has been stayed while various agencies at the state and federal level continue their investigations. The City has been cooperating with said investigations. In January 2019, charges were filed by the U.S. Attorney's office against two former City employees regarding operations at the City's wastewater treatment plant. On January 23, 2019, one former employee pleaded guilty. On October 6, 2020 a second former employee pleaded guilty. The impact on the City, if any, with respect to such plea or ongoing proceedings is currently unknown. A petition was filed by the Department of Natural Resources/Environmental Protection Agency against the City in January 2022, to which the City answered in February 2022, alleging illegal operation of the wastewater treatment plant from March through June 2015. A trial is set for April 2025, though a federal grand jury is still convened on the federal portion of the investigation. The state has asked for a continuance of the trial. The City has budgeted Sewer utility reserves believed to be adequate to cover potential penalties associated with this investigation, but there can be no guarantee additional penalties, charges or actions will not be imposed or undertaken by the State of Iowa or federal government. The amount, if any, the City may eventually pay as a result of this investigation will not affect the City's ability to pay the principal of and interest on the Bonds. The City also has outstanding State Revolving Fund (SRF) loans through the Iowa Finance Authority (IFA) which are secured by the revenues of the Sewer utility. A condition of the SRF loans is continued compliance with applicable federal and state requirements. If IFA sought to accelerate any of the City's existing SRF loans, the City could issue conventional sewer revenue obligations to refund the same.

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 Bonds, 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.

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 Bonds 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 Bonds or the Official Statement.

UNDERWRITING

The Series 2024A Bonds are being purchased, subject to certain conditions, by KeyBanc Capital Markets, Cleveland, OH (the "2024A Underwriter"). The 2024A Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Series 2024A Bonds at an aggregate purchase price of \$16,058,834.32 plus accrued interest to the Closing Date.

The Series 2024B Bonds are being purchased, subject to certain conditions, by Northland Securities, Minneapolis, MN (the "2024B Underwriter"). The 2024B Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Series 2024B Bonds at an aggregate purchase price of \$8,793,534.75 plus accrued interest to the Closing Date. Northland Securities, Inc., is a subsidiary of Northland Capital Holdings, Inc. First National of Nebraska, Inc., is the parent company of Northland Capital Holdings, Inc and First National Bank of Omaha.

The Underwriter for each Series may offer and sell the Bonds, respectively, to certain dealers (including dealers depositing the Bonds 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 Bonds may be changed, from time to time, by the Underwriter(s), respectively.

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

THE PROJECT

The Bonds are being issued to provide funds for (a) certain of the improvements and facilities included in the bond-financed portions of the City’s 2024-25 Capital Improvements Program and (b) the costs of issuance associated with the Bonds, respectively.

SOURCES AND USES OF FUNDS

Sources of Funds

	<u>Series A</u>	<u>Series B</u>
Bond Proceeds	\$15,690,000.00	\$8,895,000.00
Reoffering Premium	440,111.15	0
Original Issue Discount		-2,033.10
<u>Total Sources of Funds</u>	\$16,130,111.15	\$8,892,966.90

Uses of Funds

Deposit to Project Fund	\$15,961,943.01	\$8,737,751.06
Costs of Issuance	96,891.31	55,783.69
Underwriter’s Discount	71,276.83	99,432.15
<u>Total Uses of Funds</u>	\$16,130,111.15	\$8,892,966.90

TAX MATTERS

Federal Tax Exemption (Series 2024A Bonds)

Tax Exemption and Related Considerations: Federal tax law contains a number of requirements and restrictions that apply to the Series 2024A Bonds. These include investment restrictions, periodic payments of arbitrage profits to the United States, requirements regarding the proper use of bond proceeds and facilities financed with bond proceeds, and certain other matters. The City has covenanted to comply with all requirements that must be satisfied in order for the interest on the Series 2024A Bonds 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 2024A Bonds to become includable in gross income for federal income tax purposes retroactively to the date of issuance of the Series 2024A Bonds.

Subject to the City’s compliance with the above referenced covenants, under present law, in the opinion of Bond Counsel, interest on the Series 2024A Bonds is excludable from gross income for federal income tax purposes. Interest on the Series 2024A Bonds is not an item of tax preference for purposes of the federal alternative minimum tax on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022.

Prospective purchasers of the Series 2024A Bonds should be aware that ownership of the Series 2024A Bonds 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 2024A Bonds should consult their tax advisors as to collateral federal income tax consequences.

Ownership of the Series 2024A Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2024A Bonds. Prospective purchasers of the Series 2024A Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

Discount and Premium on Certain Series 2024A Bonds: The initial public offering price of certain Series 2024A Bonds (“Series 2024A Discount Bonds”) may be less than the amount payable on such Series 2024A Discount Bonds at maturity. An amount equal to the difference between the initial public offering price of Series 2024A Discount Bonds (assuming that a substantial amount of the Series 2024A Discount Bonds 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 Series 2024A Discount Bonds. Purchasers of Series 2024A Discount Bonds should consult with their own tax advisors with respect to the determination of accrued original issue discount on Series 2024A Discount Bonds for federal

income tax purposes and with respect to the state and local tax consequences of owning and disposing of Series 2024A Discount Bonds. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Series 2024A Discount Bonds 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 Series 2024A Bonds (“Series 2024A Premium Bonds”) may be greater than the amount of such Series 2024A Premium Bonds at maturity. An amount equal to the difference between the initial public offering price of Series 2024A Premium Bonds (assuming that a substantial amount of the Series 2024A Premium Bonds 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 Series 2024A Premium Bonds. Purchasers of the Series 2024A Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable bond premium on Series 2024A Premium Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Series 2024A Premium Bonds.

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 2024A Bonds. 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 2024A Bonds.

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 2024A Bonds. If an audit is commenced, under current procedures the Service may treat the City 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 2024A Bonds 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 2024A Bonds, are in certain cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any bond 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 2024A Bonds will not have an adverse effect on the tax status of interest or other income on the Series 2024A Bonds or the market value or marketability of the Series 2024A Bonds. 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 2024A Bonds from gross income for federal or state income tax purposes for all or certain taxpayers.

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 2024A Bonds to be subject, directly or indirectly, to federal income taxation, or otherwise prevent owners of the Series 2024A Bonds 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 2024A Bonds. Prospective purchasers of the Series 2024A Bonds 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.

Ownership of the Series 2024A Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2024A Bonds. Prospective purchasers of the Series 2024A Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

Federal Taxability of Interest (Series 2024B Bonds)

Taxability and Related Considerations: In the opinion of Bond Counsel, under existing law, interest on the Series 2024B Bonds will be included in gross income of the owners thereof for federal income tax purposes. Ownership of the Series 2024B Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2024B Bonds. Prospective purchasers of the Series 2024B Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

Tax Accounting Treatment of Discount and Premium on Certain Series 2024B Bonds: The initial public offering price of certain Series 2024B Bonds (“Series 2024B Discount Bonds”) may be less than the amount payable on such Series 2024B Discount Bonds at maturity.

An amount equal to the difference between the initial public offering price of the Series 2024B Discount Bonds (assuming that a substantial amount of the Series 2024B Discount Bonds 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 Series 2024B Discount Bonds. Owners of Series 2024B Discount Bonds should consult with their own tax advisors with respect to the determination of accrued original issue discount on Series 2024B Discount Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Series 2024B Discount Bonds. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Series 2024B Discount Bonds 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 Series 2024B Bonds (“Series 2024B Premium Bonds”) may be greater than the amount of such Series 2024B Premium Bonds at maturity. An amount equal to the difference between the initial public offering price of Series 2024B Premium Bonds (assuming that a substantial amount of the Series 2024B Premium Bonds 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 Series 2024B Premium Bonds. Purchasers of the Series 2024B Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable bond premium on Series 2024B Premium Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Series 2024B Premium Bonds.

Future legislative proposals, or clarification of the Code, may affect the market price for, or marketability of, the Series 2024B Bonds. Prospective purchasers of the Series 2024B Bonds 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”.

Ownership of the Series 2024B Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2024B Bonds. Prospective purchasers of the Series 2024B Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

With Respect to the Bonds (both Series)

NOT Qualified Tax-Exempt Obligations: The City will NOT designate the Bonds 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”).

Enforcement: Holders of the Bonds 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 Bonds, 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 Bonds, there is no provision for acceleration of maturity of the principal of the Bonds. Consequently, the remedies of the owners of the Bonds (consisting primarily of an action in the nature of mandamus requiring the City 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 Bonds 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 Bonds cannot foreclose on property within the boundaries of the City or sell such property in order to pay the debt service on the Bonds. In addition, the enforceability of the rights and remedies of owners of the Bonds may be subject to limitation as set forth in Bond Counsel’s opinions. The opinions to be delivered concurrently with the delivery of the Bonds 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.

No representation is made, and no assurance is given, that the enforcement of any remedies with respect to such assets will result in sufficient funds to pay all amounts due under the Resolutions, including principal of and interest on the Bonds.

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 Bonds, 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 City 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 BONDS SHOULD CONSULT WITH THEIR TAX ADVISORS WITH

RESPECT TO FEDERAL, STATE AND LOCAL TAX CONSEQUENCES OF OWNERSHIP OF THE BONDS (INCLUDING BUT NOT LIMITED TO THOSE LISTED ABOVE).

MUNICIPAL ADVISOR

The Issuer has retained Piper Sandler & Co. as Municipal advisor (the "Municipal Advisor") in connection with the issuance of the Bonds. 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 Bonds 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 Purchaser(s) in complying with SEC Rule 15c2-12 (the "Rule")

The City is not aware of any instance in the previous five years in which it has failed to comply, in all material respects, with previous undertakings in a written contract or agreement specified in paragraph (b)(5)(i) of the Rule.

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 Bonds, Iowa and Federal law pertinent to the validity of the Bonds, and the tax status of interest on the Bonds which can be found generally under the sections "**THE BONDS**" (excluding the Sections "**Book Entry Only System**" and "**Transfer and Exchange**"), "**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 Bonds.

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 Bonds. 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 Bonds 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 Official Statement. The execution and delivery of this Official Statement have been duly authorized by the City.

CITY OF SIOUX CITY, IOWA

/s/ Teresa Fitch, Finance Director

/s/ City Treasurer

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

MAYOR	Robert E. Scott
COUNCIL MEMBERS:	Dan Moore, Mayor Pro Tem Alex Watters Julie Schoenherr Matthew O’Kane
CITY MANAGER:	Robert Padmore
CITY CLERK:	Heidi Farrens
CITY TREASURER:	Vacant
FINANCE DIRECTOR:	Teresa Fitch
CITY ATTORNEY	Nicole DuBois, Esq. Sioux City, Iowa

CONSULTANTS

BOND COUNSEL & 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 was founded in 1854. Its roots go back to the days of the early fur traders and its growth was built around the stockyards, once the world's largest. Located in the center of America's heartland, Sioux City 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."

Twice named an All-America City by the National Civic League and designated as an Iowa Great Place, Sioux City, Iowa 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 165,000 people live in the tri-state metropolitan area.

Sioux City has become known as a regional medical community with two major hospitals (UnityPoint Health-St. Luke's and MercyOne Medical Center), Siouxland District Health, and the June E Nylen Cancer Center, servicing the area within a 50-mile radius.

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 sq ft 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, and the Hard Rock Casino.

Sioux City metro was designated as Iowa's first "Great Place" with a five-star quality of life. A \$3 million renovation of an existing building into The Arena Sports Academy and the construction of a new \$15 million innovative multi-purpose Expo Center are providing year-round athletic opportunities for youth throughout the region. The \$12 million Chris Larsen Park Riverfront Redevelopment project, a plan to redevelop 23 acres of riverfront near downtown was completed in Spring 2023. Outdoor amenities include: Stockyards Garden Plaza, Yoga Lawn, Event Lawn, Exploration Ridge with soft surface playground for children, two pavilions/plazas, two basketball courts, a dog park, regional trail, and fountain. Cone Park, the popular all-season park that offers snow tubing, ice skating, a splashpad, lodge, summer tubing, and trail loop, will open a full-scale 10.5-mile mountain bike park with machine-built and engineered paths and pump track in May 2024. The \$3 million project will offer something for every ability level and create a recreational amenity presently unavailable in our area. Trails will also be available to walkers, hikers, and runners along with mountain bike enthusiasts.

The community has received many high-profile national rankings recently, including #1 for Economic Development by Site Selection magazine, Top 10 Most Affordable City in the U.S. by MarketWatch, and #5 on Wall Street Journal/Realtor.com's Summer 2023 Emerging Housing Market Index. Sioux City is also 1 of 10 communities in the nation to have Police, Fire, EMS, and Communications accreditations.

Siouxland is home to many national companies including Seaboard Triumph Foods, Tyson Fresh Meats, Inc., empirical foods, Smithfield Foods, Sioux Honey Association, American Pop Corn, 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. 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 SF cold storage facility in Southbridge, and recently announced plans to expand by an additional 154,000 SF. Old Dominion Freight Line purchased 17 acres and is annexing the property into the city to construct a new less than truckload (LTL) facility. The City continued expansion of its Southbridge Business Park with the acquisition of a 28-acre parcel, a 54-acre parcel, and a 122-acre parcel for industrial development, the paving of new streets, and construction of a new rail spur. An Interchange Justification Report for a new I-29 interchange in Southbridge was also approved by the Federal Highway Administration. 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. One of the newly created parcels was purchased by Road Machinery and Supply to construct a new 10,000 SF facility. Perdue Foods purchased an existing building near the Sioux Gateway Airport and is investing \$50 million to completely renovate and add additional square footage to the facility. Oracle Aviation has established a \$9 million Aviation Center at Sioux Gateway Airport and started an academy for professional pilot training in partnership with Morningside University. Oracle will also partner with Western Iowa Tech Community College for training in other in-demand aspects of the aviation industry. The Yards has 30 acres of shovel-ready land zoned for commercial and light industrial development. Bridgeport has over 1,200 acres of industrial development that is nearly built out, with the most recent development of a \$300 million facility on 250 acres by Seaboard Triumph Foods. Hoeven Valley is 5 miles long and 1 mile wide with three Class A railroads serving the area. 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 multi-phased recreational waterpark. Phase I will include a dynamic waterpark featuring an array of attractions such as body slides, tube slides, a multi-featured kid zone, and diverse pools for all ages. Sioux City continues to see additional commercial and light industrial developments. Plumbing and Heating Wholesale completed the

construction of a \$3 million addition of over 20,000 SF. Lechner Lumber, long-time full-service supplier of building materials for commercial and residential customers, constructed a new office and warehouse building representing at \$1.4 million capital investment. Thompson Equipment Company, the largest Mach and Volvo full-service truck and trailer dealership in America, has purchased 8.5 acres and committed to invest \$6.7 million to construct a new 30,000 SF dealership. Telco Triad invested \$6.6 million to construct a new headquarters in Northern Valley.

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. These designated areas have generated strong interest from developers. Downtown Sioux City is located in an Opportunity Zone and has seen significant investment in recent years. Clarity Development of Omaha recently completed a \$23 million renovation of the historic Badgerow Building into 71 market-rate apartments and three floors of commercial space. Nelson Construction is nearing completion of 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. The Carlson Group is nearing completion of a \$2.75 million transformation of the former Riviera Theatre in downtown into the RE/MAX City Centre. The building will be renovated to include an ice cream shop, restaurant, theatre, and real estate offices. The City purchased the three-story building at 308 Iowa Street in downtown to be redeveloped into an Innovation Center in partnership with Iowa's West Coast Initiative and Siouxland Public Media. The facility will serve as a hub for entrepreneurial activity and provide entrepreneurs with access to services, resources, programming, and equipment to help commercialize emerging technologies and support business growth throughout the region.

The demand for new housing continues in Sioux City. A total of 495 housing units were built in Sioux City in the last three years, following record highs of 363 units in 2019 and 521 units in 2020. The residential housing construction industry slowed in recent years due to the pandemic and other factors, including an increase in the cost of all construction materials as well as delays in receiving materials. A strong year of residential housing growth is anticipated in 2024 as building permits for 94 units have already been issued and other large projects are in the design phase that will develop hundreds of new housing units in the coming years. The City is partnering with a local developer to construct 11 affordable single family owner-occupied homes on the former West Middle School site. In addition, utility improvements will be made in the area along with the dedication and construction of a new public park. Arch Icon Development has announced plans to construct an \$8 million three-story apartment building on Sioux City's west side. The building will include 30 units to serve low to moderate income families. Commonwealth Development Corporation plans to historically renovate the former East Junior High School building into 41 affordable apartment units, representing a capital investment of over \$20 million. The first phase of The Ridge apartment complex was recently completed and includes 48 market-rate apartments. Future phases will include a total of 19 buildings and 230 units. Public infrastructure to support the new Residence at Elk Creek subdivision has been completed and numerous homes are under construction. In total, this new subdivision will create 143 new housing units. Plans are underway to develop two new apartment buildings on the former Crescent Park Elementary School site, containing 48 apartments and totaling over \$9 million.

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 has completed a major reconstruction of its runways and serves as a regional airport providing commercial and private air service.

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 also entered into a management agreement with Kinseth Hospitality in 2018 to manage the Convention Center. The City has historically subsidized these annual operations budgets. Under the current management agreement, OVG360 and Kinseth Hospitality are incentivized to make the operations profitable. City subsidy of these operations continued in fiscal year ending June 30, 2023.

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 122 sworn personnel. The fire department operates seven stations and has 113 sworn personnel. Located in the City are 60 parks having a total area of 1,180 acres. The City maintains two 18-hole golf courses, three swimming pools, a winter and summer tubing facility, and the Siouxland Expo Center in addition to its many other leisure service facilities.

Sioux City has collective bargaining agreements with a number of organizations, each of which represents some of its employees. Library, PATS, Police Supervisory, and Police Union contracts all expire June 30, 2024. The Police Union and Library have both reached a tentative agreement for future years. Fire Supervisory has a union contract that will expire June 30, 2025. AFSCME represents a number of City employees. AFSCME, PATS Union, and Library Union contracts expire June 30, 2026. The Fire and Transit Unions bargained last year through 2028. The City has never experienced a strike by any of its employees.

The City was incorporated in 1855 and operates under the Council-Manager-At-Large form of government. The Council is composed of a mayor and four council members who serve staggered four-year terms.

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:	Century Link Long Lines
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

Public Funds Investments (1)

As of February 29, 2024, the City held investments in the following amounts:

	<u>Amount</u>
Local Bank Deposits	29,082,676
Money Market Deposits	20,977,034
Certificates of Deposit	19,756,257
Repurchase Agreements	6,000,000
Commercial Paper	15,694,033
Federal Agency Coupon Securities	26,424,094
U.S. Treasury Securities	47,950,443
Total	<u>165,884,537</u>

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, as a result 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 2023, 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, 2023 were \$3,449,405. The City has currently budgeted a contribution of \$3,652,130 to IPERS for the year ended June 30, 2024. 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.

(1) Source: the Issuer

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>
2019	2,811,702	9.44%	116,738	10.21%	1,873,475	6.29%	77,863	6.81%
2020	2,838,078	9.44%	140,455	9.91%	1,891,050	6.29%	93,684	6.61%
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%

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.

At June 30, 2023, the Issuer reported a liability of \$14,632,928 for its proportional share of the IPERS net pension liability. The net pension liability was measured as of June 30, 2022 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, 2022, the City’s collective proportion was .384785%, which was a decrease of .004255% from its proportion measured as of June 30, 2021. 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, 2023, members contributed 9.40% of earnable compensation, and that rate remains the same for fiscal year 2023/24.

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 23.9% for the year ended June 30, 2023.

(1) Source: the Issuer

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, 2023.

The contribution paid by the City for the fiscal year ended June 30, 2023 totaled \$5,121,950. The City has currently budgeted a contribution of \$5,253,811 to MFPRSI for the year ended June 30, 2024.

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>
2019	35.42	26.02	9.40
2020	33.81	24.41	9.40
2021	34.71	25.31	9.40
2022	35.58	26.18	9.40
2023	33.30	23.90	9.40

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.

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, 2023, the Issuer reported a liability of \$34,759,674 for its proportional share of the MFPRSI net pension liability. The net pension liability was measured as of June 30, 2022 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, 2022, the City’s proportion was 6.189726% which was an increase of .046151% from its proportion measured as of June 30, 2021. 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.

(1) Source: the Issuer

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 the 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>
MercyOne	185th Air Refueling Wing IANG
Seaboard Triumph Foods	City of Sioux City
Sioux City Comm School District	
Tyson Fresh Meats	
Unity Point Health-St. Luke’s	
Wells Enterprises	

Employment Statistics (2)

The State of Iowa Department of Job Service reports unemployment unadjusted rates as follows (January 2024)

<u>Governmental Body</u>	<u>Percentage Unemployed</u>
National Average	3.7%
State of Iowa	3.0%
Woodbury County:	3.6%

Historical Employment Statistics (2)

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>
2023	2.90%	2.90%
2022	2.70%	2.80%
2021	3.90%	3.80%
2020	5.20%	5.20%
2019	2.60%	2.70%

(1) Source: Siouxland Chamber of Commerce
 (2) Source: Iowa Workforce Development

Retail Sales (1)

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>	<u>Number of Businesses</u>
2022	1,791,494,967	2,012
2021	1,700,538,564	2,016
2020	1,548,765,245	2,003
2019	1,621,272,203	2,035
2018	1,643,511,688	2,035

Building Permits (2)

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

<u>Fiscal Year</u>	<u>Number of Permits</u>	<u>Dollar Value</u>
2023	2,029	265,934,225
2022	2,605	299,587,527
2021	2,795	157,668,612
2020	2,766	210,770,806
2019	2,657	292,912,987

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.

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"). 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. If the City's future property valuation growth exceeds the new legislative caps, the City's general fund levies could lag its relative valuation growth. Future City budgets may need to accommodate possible reduced tax revenues compared to valuation growth.

On May 1, 2024, new legislation (SF 2442) was signed into law by the Governor, which, amongst other things, adjusts levy rates modified under HF 718 based on default rates and certain growth parameters for taxes and budgets beginning on or after July 1, 2025.

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 Bonds 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 Bonds 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 Bonds are secured by an unlimited ad valorem property tax, see "THE BONDS – Source of Security for the Bonds" section in the Official Statement.

(1) Source: Iowa Department of Revenue
(2) Source: the Issuer

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 & Bldgs</u>	<u>Commercial</u>	<u>Multi-residential</u>	<u>Railroad</u>	<u>Utilities</u>	<u>Industrial</u>
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
2020-21	55.0743	81.4832	90.0000	71.2500	90.0000	100.0000	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.

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, 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.

Valuation Year	Actual Valuation w/ Utilities	% Change in Actual Valuation	Taxable Valuation w/ Utilities	% Change in Taxable Valuation
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%
2015	4,243,247,944	7.86%	2,857,437,680	7.37%
2014	3,934,017,303	1.64%	2,661,180,249	0.05%

Actual Valuation

Valuation as of January Fiscal Year	2023 2024-25	% of Total	2022 2023-24	% of Total	2021 2022-23	% of Total	2020 2021-22	% of Total	2019 2020-21	% of Total
Residential:	4,926,203,958	72.42%	4,025,940,603	70.84%	3,529,093,357	65.71%	3,250,690,561	65.83%	3,278,114,093	66.56%
Agricultural Land:	7,429,044	0.11%	6,031,149	0.11%	6,182,840	0.12%	6,026,384	0.12%	5,901,543	0.12%
Ag Buildings:	806,320	0.01%	489,447	0.01%	269,741	0.01%	288,808	0.01%	290,351	0.01%
Commercial:	1,192,130,280	17.53%	1,080,311,823	19.01%	1,069,050,006	19.90%	1,018,341,159	20.62%	1,000,717,381	20.32%
Industrial:	239,523,798	3.52%	196,291,508	3.45%	184,162,268	3.43%	163,563,607	3.31%	153,831,039	3.12%
Multi-Residential	0	0.00%	0	0.00%	264,117,428	4.92%	197,887,841	4.01%	181,459,589	3.68%
Personal RE:	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Railroads:	25,195,926	0.37%	23,418,963	0.41%	21,526,915	0.40%	20,759,524	0.42%	19,693,780	0.40%
Utilities:	12,569,556	0.18%	11,519,101	0.20%	15,287,311	0.28%	17,267,764	0.35%	19,553,176	0.40%
Other:	5,346,000	0.08%	4,860,000	0.09%	4,860,000	0.09%	4,455,000	0.09%	5,300,000	0.11%
Total Valuation:	6,409,204,882	94.23%	5,348,862,594	94.12%	5,094,549,866	94.85%	4,679,280,648	94.76%	4,664,860,952	94.72%
Less Military:	9,588,000	0.14%	4,447,963	0.08%	4,710,934	0.09%	4,927,448	0.10%	5,150,412	0.10%
Less Homestead	11,173,500	0.16%								

Net Valuation:	6,388,443,382	93.92%	5,344,414,631	94.04%	5,089,838,932	94.76%	4,674,353,200	94.66%	4,659,710,540	94.61%
TIF Valuation:	552,685,064		511,277,462		506,605,777		439,803,232		387,719,326	
Utility Replacement:	413,495,670	6.08%	338,860,011	5.96%	281,248,326	5.24%	263,479,269	5.34%	265,322,355	5.39%

Taxable Valuation

Valuation as of January Fiscal Year	2023 2024-25	% of Total	2022 2023-24	% of Total	2021 2022-23	% of Total	2020 2021-22	% of Total	2019 2020-21	% of Total
Residential:	2,251,632,475	63.78%	2,178,413,415	65.12%	1,893,053,295	57.53%	1,822,155,092	58.37%	1,788,035,603	58.09%
Agricultural Land:	5,295,812	0.15%	5,518,737	0.16%	5,498,736	0.17%	5,055,805	0.16%	4,801,224	0.16%
Ag Buildings:	552,821	0.02%	444,710	0.01%	240,150	0.01%	242,654	0.01%	236,562	0.01%
Commercial:	936,050,068	26.52%	857,554,588	25.63%	926,361,888	28.15%	883,141,120	28.29%	872,711,892	28.35%
Industrial:	198,598,110	5.63%	161,826,106	4.84%	155,660,698	4.73%	139,484,257	4.47%	131,761,379	4.28%
Multi-Residential	0	0.00%	0	0.00%	164,636,772	5.00%	132,787,357	4.25%	128,465,333	4.17%
Personal RE:	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Railroads:	22,528,363	0.64%	20,957,250	0.63%	19,374,223	0.59%	18,683,572	0.60%	17,724,402	0.58%
Utilities:	12,569,556	0.36%	11,519,101	0.34%	15,287,311	0.46%	17,017,191	0.55%	19,553,176	0.64%
Other:	4,745,914	0.13%	4,374,000	0.13%	4,374,000	0.13%	4,009,500	0.13%	4,770,000	0.15%
Total Valuation:	3,431,973,119	97.22%	3,240,607,907	96.87%	3,184,487,073	96.78%	3,022,576,548	96.82%	2,968,059,571	96.43%
Less Military:	9,588,000	0.27%	4,447,963	0.13%	4,710,934	0.14%	4,927,448	0.16%	5,150,412	0.17%
Less Homestead	11,173,500	0.32%								

Net Valuation:	3,411,211,619	96.63%	3,236,159,944	96.73%	3,179,776,139	96.63%	3,017,649,100	96.67%	2,962,909,159	96.26%
TIF Valuation:	552,685,064		511,277,462		506,605,777		439,801,422		387,719,326	
Utility Replacement:	118,933,084	3.37%	109,309,375	3.27%	110,825,533	3.37%	104,071,378	3.33%	115,178,966	3.74%

(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>
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
2021	8.10000	1.99361	0.27000	3.39473	1.14118	0.00000	14.89952
2020	8.10000	1.59817	0.27000	3.47477	2.23716	0.00000	15.68010

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>
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
2021	14.89952	13.52558	0.88483	0.00270	0.38660	0.12200	0.00000	7.16414	36.98537
2020	15.68010	15.30404	0.90221	0.00280	0.42948	0.12727	0.00000	7.22786	39.67376

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>
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
2021	14.89952	10.59626	0.88483	0.00270	0.38660	0.12200	0.00000	7.16414	34.05605
2020	15.68010	9.89197	0.90221	0.00280	0.42948	0.12727	0.00000	7.22786	34.26169

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>
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
2021	14.89952	15.25871	0.88483	0.00270	0.38660	0.12200	0.00000	7.16414	38.71850
2020	15.68010	15.54993	0.90221	0.00280	0.42948	0.12727	0.00000	7.22786	39.91965

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>
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%
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%

- (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 2023 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>2023 Taxable Valuation</u>	<u>Percent of Total</u>
Seaboard Triumph Foods LLC (3)	111,525,605	2.73%
MidAmerican Energy - Gas & Electric #7289 (2)	85,975,232	2.11%
SCE Partners LLC	46,089,399	1.13%
Southern Hills Mall Realty Holding LLC	34,643,645	0.85%
CCS Realty Property Owner LLC	33,966,013	0.83%
MidAmerican Energy - Gas & Electric #5289 (2)	32,069,450	0.79%
Wal-Mart Real Estate Business Prop. Tax Dept #0555	23,559,729	0.58%
City of Sioux City	21,172,439	0.52%
Balogh Associates VI LLC	19,734,515	0.48%
Cargill Inc.	18,294,189	0.45%
Total		10.46%

(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 and natural gas and water with a replacement tax formula based upon the deliveries by these entities. Electric, natural gas and rate-regulated water 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 Bonds. Approximately 3.52% of the City’s tax base currently is utility property. Notwithstanding the foregoing, the City has the obligation to levy taxes against all the taxable property in the City sufficient to pay principal of and interest on the Bonds.

(3) Due to Chapter 427B - Industrial Real Estate Partial Tax Exemption, only 30% of the actual value is taxable. The current assessed value as of January 1, 2023 is \$118,000,000.

Outstanding Debt (1)

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

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

<u>Date</u>	<u>Orig Amount</u>	<u>Maturity</u>	<u>Rate</u>	<u>Outstanding as of 6/30/23</u>	<u>Less 2024</u>	<u>Issued 24</u>	<u>As of 6/30/24</u>
6/28/13	22,215,000	2033	3.40%-4.25%	11,695,000	-1,170,000		10,525,000
6/24/14	6,655,000	2024	0.00%-0.00%	670,000	-670,000		0
6/24/14	1,550,000	2024	0.00%-0.00%	155,000	-155,000		0
6/22/17	14,300,000	2027	2.00%-2.38%	5,000,000	-1,300,000		3,700,000
6/22/17	7,000,000	2027	2.60%-2.85%	2,800,000	-700,000		2,100,000
6/22/18	20,615,000	2028	3.00%-3.00%	8,470,000	-1,625,000		6,845,000
6/22/18	15,065,000	2028	3.30%-3.45%	7,955,000	-1,515,000		6,440,000
6/22/18	2,295,000	2028	2.50%-2.75%	210,000	-40,000		170,000
6/20/19	10,560,000	2029	2.00%-3.00%	6,580,000	-1,045,000		5,535,000
6/20/19	11,560,000	2029	2.65%-3.00%	7,295,000	-1,135,000		6,160,000
6/20/19	3,105,000	2029	2.00%-3.00%	1,935,000	-305,000		1,630,000
6/18/20	11,555,000	2030	2.00%-2.00%	8,325,000	-1,120,000		7,205,000
6/18/20	11,155,000	2030	1.50%-1.85%	7,980,000	-1,090,000		6,890,000
11/18/20	15,510,000	2025	5.00%-5.00%	4,580,000	-2,280,000		2,300,000
11/18/20	3,725,000	2025	1.00%-1.00%	1,050,000	-600,000		450,000
6/30/21	26,025,000	2031	1.50%-1.50%	19,095,000	-3,610,000		15,485,000
6/30/21	12,710,000	2031	1.25%-1.90%	9,525,000	-1,590,000		7,935,000
6/23/22	13,895,000	2032	3.00%-3.50%	12,435,000	-1,210,000		11,225,000
6/23/22	8,890,000	2032	3.25%-3.75%	8,115,000	-795,000		7,320,000
6/22/23	17,885,000	2033	4.00%-4.00%	17,885,000	-1,530,000		16,355,000
6/22/23	2,270,000	2033	4.35%-4.40%	2,270,000	-195,000		2,075,000
6/20/24	15,690,000	2034				15,690,000	15,690,000
6/20/24	8,895,000	2034				8,895,000	8,895,000
				144,025,000	-23,680,000	24,585,000	144,930,000

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 Bonds, 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>
2025	25,025,000	4,375,671	29,400,671	-16,709,775	12,690,896
2026	22,600,000	3,733,389	26,333,389	-14,596,101	11,737,288
2027	20,195,000	3,136,421	23,331,421	-13,005,534	10,325,887
2028	18,775,000	2,561,500	21,336,500	-12,242,415	9,094,085
2029	15,715,000	2,012,665	17,727,665	-10,146,241	7,581,424
2030	13,290,000	1,538,194	14,828,194	-8,507,123	6,321,071
2031	11,190,000	1,128,634	12,318,634	-7,273,652	5,044,982
2032	8,830,000	747,538	9,577,538	-5,804,714	3,772,823
2033	6,365,000	394,123	6,759,123	-4,414,115	2,345,008
2034	2,945,000	127,150	3,072,150	-1,946,336	1,125,814
Totals:	144,930,000	19,755,283	164,685,283	-94,646,006	70,039,277

(1) Source: the Issuer

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:

	<u>2025</u>	<u>2024</u>
Actual Value of Property	7,354,624,116	6,194,552,104
X	0.05	0.05
Statutory Debt Limit:	367,731,206	309,727,605
Total General Obligation Debt: out beginning of year	146,181,353	144,025,000
Plus GO issued during FY24		24,585,000
Less FY24 GO bonds retired 6/1/24		-23,680,000
Total Urban Renewal Revenue Debt:	3,828,608	1,251,353
Total Debt Subject to Limit:	150,019,961	146,181,353
Percentage of Debt Limit Obligated:	40.79%	47.20%

- (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 Bonds, 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 \$75,969,246 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 72.58% (FY24). 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 in calendar year 2024 or after. See “**Other Tax-Increment Rebate Agreements**” table herein for more information.
- (4) 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 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	4/14/06	4/9/08	5/6/09	5/31/13	5/31/13	5/31/13	6/23/17	11/13/20	11/13/20	6/4/21	Total Principal	Admin Fee	Total Interest	Total P&I
2025	1,907,000	870,000	2,046,000	75,000	203,000	319,000	1,500,000	437,000	303,000	73,000	7,733,000	186,990	1,263,230	9,183,220
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	167,658	1,133,143	9,235,800
2027	2,023,000	923,000	2,182,000	76,000	207,000	326,000	1,560,000	454,000	315,000	78,000	8,144,000	147,820	999,560	9,291,380
2028		950,000	2,253,000	77,000	209,000	328,000	1,591,000	463,000	321,000	80,000	6,272,000	127,463	862,358	7,261,810
2029		979,000	2,326,000	78,000	212,000	332,000	1,623,000	473,000	327,000	82,000	6,432,000	111,780	757,930	7,301,710
2030			2,401,000	79,000	214,000	335,000	1,656,000	482,000	334,000	85,000	5,586,000	95,700	650,770	6,332,470
2031			2,479,000	79,000	216,000	338,000	1,689,000	492,000	341,000	87,000	5,721,000	81,735	558,445	6,361,180
2032				80,000	218,000	342,000	1,722,000	502,000	348,000	90,000	3,302,000	67,433	463,788	3,833,220
2033				81,000	220,000	345,000	1,757,000	512,000	354,000	93,000	3,362,000	59,178	411,503	3,832,680
2034					222,000	349,000	1,792,000	522,000	362,000	96,000	3,343,000	50,773	358,198	3,751,970
2035							1,828,000	532,000	369,000	98,000	2,827,000	42,415	304,445	3,173,860
2036							1,864,000	543,000	376,000	101,000	2,884,000	35,348	253,993	3,173,340
2037							1,902,000	554,000	384,000	104,000	2,944,000	28,138	202,513	3,174,650
2038							1,940,000	565,000	391,000	108,000	3,004,000	20,778	149,953	3,174,730
2039							1,979,000	576,000	399,000	111,000	3,065,000	13,268	96,303	3,174,570
2040								588,000	407,000	114,000	1,109,000	5,605	41,555	1,156,160
2041								600,000	415,000	118,000	1,133,000	2,833	21,008	1,156,840
Totals:	5,894,000	4,618,000	15,800,000	701,000	2,126,000	3,336,000	25,933,000	8,740,000	6,055,000	1,593,000	74,796,000	1,244,908	8,528,683	84,569,590

(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 has an interest rate of 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 FY24 total \$7,535,000 principal, \$1,383,506 interest, and \$132,513 administrative fees. Payments sufficient to cover P&I for fiscal year 2024 are set aside within the Sewer Utility Fund at this time.

(5) On September 29, 2023, the City closed on a \$19,480,000 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.

Water Revenue Obligations (1) (2) (3)

<u>Fiscal Year</u>	<u>9/20/06</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>8/6/21</u>	<u>Total Principal</u>	<u>Admin Fee</u>	<u>Total Interest</u>	<u>Total P&I</u>
2025	424,000	594,000	506,000	1,629,000	91,000	259,000	284,000	351,000	178,000	4,316,000	111,638	781,463	5,209,100
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:	424,000	4,587,000	3,902,000	14,618,000	993,000	4,479,000	4,818,000	7,354,000	3,480,000	44,655,000	732,375	5,126,625	50,514,000

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

(2) 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, \$974,353 to the DOT over the period through 7/1/2025, out of net operating revenues of the Water System of the City.

(3) Payments for FY24 total \$4,932,000 principal, \$843,221 interest and \$52,158 administrative fees. Payments sufficient to cover P&I for fiscal year 2024 are set aside within the Water Utility Fund at this time.

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>FY2024 Remaining Payments</u>	<u>FY2024 Already Paid</u>	<u>FY2025 Due next FY</u>
Development Agreements						
Warrior Hotel LP - Hotel/Motel Tax Grant	3/19/18	7/15/41	8,689,084			
Warrior Hotel LP - Infrastructure Assistance	3/19/18	6/30/20	1,000,000			
Siouxland Expo Center	6/18/18	1/1/41	12,297,716			
Tax Rebates						
Sabre	5/24/12	6/30/25	559,375	277,606		281,770
Consumer Supply	6/25/12	9/1/27	93,552		46,833	36,282
Echo Electric	5/12/14	10/1/25	185,126		90,516	91,874
Westrock	10/10/16	6/1/31	575,459	61,119	64,157	106,546
TMS, Inc. and KV, LLC	1/23/17	3/31/24	1,653	1,653	1,628	
Beth Bruening, PC	1/23/17	3/31/27	22,496		44,328	22,496
Rocklin Manufacturing/110 SJ, LLC	2/27/17	9/30/24	10,711		14,591	14,809
HCI Real Estate Company 100 Virginia	3/20/17	9/30/28	99,566	10,002	9,854	20,456
HCI Real Estate Company 103 Virginia	3/20/17	9/30/28	240,368	24,146	23,89	49,383
HCI Real Estate Company 101 Virginia	3/20/17	9/30/30	73,417		11,945	10,777
Kinseth Hospitality Company	6/5/17	9/30/34	4,734,851		425,638	432,023
Keizer Refrigeration, Inc	11/20/17	9/30/25	104,318	69,026		35,2992
413 Pierce, LLC	12/18/17	3/31/29	256,258		56,736	57,587
Motor Mart, LLC	12/18/17	3/31/29	628,428		135,434	137,465
Warrior Hotel LP	3/19/18	4/1/37	6,286,793	304,971	1,217,440	625,757
Interstate Mechanical Corporation	9/10/18	6/30/27	34,909	11,464	11,294	23,446
Hart Family Hotels-Sioux City, LLC	3/4/19	6/30/33	1,154,017		198,110	201,082
Merge	12/23/19	9/30/33	1,449,940		50,060	51,192
Koskovich & Murphy-Cunningham	4/6/20	9/30/27	88,707		28,269	28,693
Koskovich & Murphy-Al Haynes	4/6/20	9/30/27	56,346		17,691	18,226
Badgerow Develop	11/16/20	9/30/39	3,500,000			340,526
Harkay Development	12/7/20	9/30/34	2,500,000			271,790
Sioux City Tarp	1/25/21	9/1/28	72,891		17,555	17,818
Luck, LLC	4/5/21	9/1/28	97,858		2,142	2,174
101 West 3rd	11/29/21	9/1/33	250,000			62,480
Houlihan Run	12/7/21	9/30/28	1,060,617			199,682
Saber (number 2)	2/28/22	3/31/39	10,000,000			668,547
Sc5 LLC	2/28/22	3/31/31	200,000			34,884
KCB Investments	10/28/19	3/30/25	28,775		14,069	14,280
Siouxland Concrete	9/9/19	10/31/25	35,154		34,462	23,319
Cold Link Logistics	6/20/22	3/31/32	11,000,000			
D Thompson Properties	9/26/22	3/31/33	1,300,000			
Oracle	4/6/21	9/1/39	2,605,674			
Wilson Group	9/16/19	4/30/27	92,232			17,364
Cyclone on Floyd	2/13/23	3/1/29	250,000			
PLA-Cor, Inc.	5/8/23	3/1/34	600,000			
Floyd River Flats	5/15/23	3/1/35	600,000			
Lavi Bay	9/11/23	3/1/37	800,000			
HCI Real Estate	2/12/24	11/30/37	1,500,000			
Road Machinery & Supply	12/11/23	3/1/35	750,000			
Siouxland Splash	2/12/24	4/30/37	3,980,975			
Totals			79,867,266	763,987	2,516,541	3,898,020

- (1) Source: the Issuer
- (2) City has TIF funds on hand to retire amounts due in FY24.
- (3) City has appropriated these amounts for payment from TIF in FY25
- (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.

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>2022 Taxable Valuation</u>	<u>Taxable Value Within Issuer</u>	<u>Percentage Applicable</u>	<u>Amount Applicable</u>
SIoux CITY CSD	1,034,449	3,504,312,163	3,424,552,026	97.72%	1,010,904
SERGEANT BLUFF-LUTON CSD	0	1,092,836,201	419,708,184	38.41%	0
LAWTON-BRONSON CSD	915,000	277,720,373	11,802,785	4.25%	38,886
HINTON CSD	1,372,000	276,372,328	683,786	0.25%	3,395
WOODBURY COUNTY	61,717,271	5,836,362,701	3,856,062,995	66.07%	40,776,370
PLYMOUTH COUNTY	985,000	2,173,787,098	683,786	0.03%	310
Western Iowa Tech CC	15,240,000	11,743,136,969	3,856,746,781	32.84%	5,005,206
NW AEA	0	18,007,190,870	3,856,746,781	21.42%	0
Total					46,835,071

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

Actual Value of Property	7,354,624,116
Taxable Value of Property	4,082,829,767
GO Debt Outstanding, including the Bonds	120,345,000
GO debt Issued during FY24	24,585,000
Less Self-Supported General Obligation Debt:	-82,635,235
Net Direct General Obligation Debt:	62,294,765
Overlapping Debt:	46,835,071
Net Direct & Overlapping General Obligation Debt:	109,129,836
Population, 2020 US Census Bureau:	85,797
Direct Debt per Capita:	1,403
Total Debt per Capita:	1,272
Net Direct Debt to Taxable Valuation:	1.526%
Total Debt to Taxable Valuation:	2.673%
Net Direct Debt to Actual Valuation:	0.847%
Total Debt to Actual Valuation:	1.484%
Actual Valuation per Capita:	85,721
Taxable Valuation per Capita:	47,587

- (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

APPENDIX B – FORM OF LEGAL OPINIONS

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 Bonds, Series 2024A, by said City, dated June 20, 2024, in the denomination of \$5,000 or multiples thereof, in the aggregate amount of \$ _____ (the "Bonds").

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

As to questions of fact material to our opinion, we have relied upon representations of the Issuer contained in the resolution authorizing issuance of the Bonds (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 issue the Bonds.
2. The Bonds 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 Bonds. Taxes have been levied by the Resolution for the payment of the Bonds and the Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Bonds to the extent the necessary funds are not provided from other sources.
4. Interest on the Bonds is excludable from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of applicable corporations (as defined in Section 59(k) of the Code) for the purpose of computing the alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022. The opinion set forth in the preceding sentence is subject to the condition that the Issuer comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The Issuer has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds.

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

The rights of the owners of the Bonds and the enforceability of the Bonds are limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights generally, 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 2024B

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 Bonds, Series 2024B, by said City, dated June 20, 2024, in the denomination of \$5,000 or multiples thereof, in the aggregate amount of \$ _____ (the "Bonds").

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

As to questions of fact material to our opinion, we have relied upon representations of the Issuer contained in the resolution authorizing issuance of the Bonds (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 issue the Bonds.
2. The Bonds 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 Bonds. Taxes have been levied by the Resolution for the payment of the Bonds and the Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Bonds to the extent the necessary funds are not provided from other sources.
4. The interest on the Bonds is not excluded from gross income for federal income tax purposes under Section 103(a) of the Internal Revenue Code of 1986, as amended. **THE HOLDERS OF THE BONDS SHOULD TREAT THE INTEREST THEREON AS SUBJECT TO FEDERAL INCOME TAXATION.** We express no other opinion regarding any other federal or state income tax consequences caused by the receipt or accrual of interest on the Bonds.

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

The rights of the owners of the Bonds and the enforceability of the Bonds are limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights generally, 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 Bonds, Series 2024A and \$ _____ Taxable General Obligation Bonds, Series 2024B (collectively the "Bonds") dated June 20, 2024. The Bonds are being issued pursuant to a Resolution of the Issuer approved on June 3, 2024 (the "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 Bonds 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 Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds 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 Bonds, 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 Bonds, dated _____, 2024.

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

"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 2023/2024 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 Bonds 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 Bonds 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 Bonds, or material events affecting the tax-exempt status of the Bonds;
 - vii. Modifications to rights of Holders of the Bonds, if material;
 - viii. Bond calls (excluding sinking fund mandatory redemptions), if material, and tender offers;
 - ix. Defeasances of the Bonds;
 - x. Release, substitution, or sale of property securing repayment of the Bonds, if material;
 - xi. Rating changes on the Bonds;
 - 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 Bonds shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds 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:

- i. 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 Bonds, or the type of business conducted;
- ii. 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 Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and
- iii. The amendment or waiver either (i) is approved by the Holders of the Bonds 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 Bonds.

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 Bonds 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 Bonds.

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 Bonds, 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: 20th day of June, 2024.

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 Bond Issue: \$ _____ General Obligation Bonds, Series 2024A

Dated Date of Issue: June 20, 2024

NOTICE IS HEREBY GIVEN that the Issuer has not provided Annual Financial Information with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Certificate delivered by the Issuer in connection with the Bonds. 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 Bond Issue: \$ _____ Taxable General Obligation Bonds, Series 2024B

Dated Date of Issue: June 20, 2024

NOTICE IS HEREBY GIVEN that the Issuer has not provided Annual Financial Information with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Certificate delivered by the Issuer in connection with the Bonds. 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 2023 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, which can be found at the following link <https://www.auditor.iowa.gov/reports/audit-reports>

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SI^{UX} CITY

*City of Sioux City, Iowa
Annual Comprehensive
Financial Report
Year Ended June 30, 2023*



ANNUAL COMPREHENSIVE
FINANCIAL REPORT
OF THE
CITY OF SIOUX CITY, IOWA

FOR THE YEAR ENDED JUNE 30, 2023

PREPARED BY
FINANCE DEPARTMENT

CITY OF SIOUX CITY, IOWA
INTRODUCTORY SECTION

**CITY OF SIOUX CITY, IOWA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
YEAR ENDED JUNE 30, 2023**

Table of Contents

<u>INTRODUCTORY SECTION</u>	<u>EXHIBIT</u>	<u>PAGE</u>
The Cover		vi
About Sioux City		vii
Organizational Chart		viii
Schedule of City Officials		ix
Letter of Transmittal		xi
Certificate of Achievement for Excellence in Financial Reporting		xvii
 <u>FINANCIAL SECTION</u>		
Independent Auditors' Report		1
Management's Discussion and Analysis		5
 Basic Financial Statements		
Government-wide Financial Statements		
Statement of Net Position	1	23
Statement of Activities	2	24
 Governmental Funds Financial Statements		
Balance Sheet	3	26
Reconciliation of the Balance Sheet to the Statement of Net Position	3A	28
Statement of Revenues, Expenditures and Changes in Fund Balances	4	30
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance to the Statement of Activities	4A	32
 Proprietary Funds Financial Statements		
Statement of Net Position	5	34
Statement of Revenues, Expenses and Changes in Net Position	6	36
Statement of Cash Flows	7	38
 Fiduciary Funds Financial Statements		
Statement of Fiduciary Net Position	8A	40
Statement of Change in Net Position	8B	41

**CITY OF SIOUX CITY, IOWA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
YEAR ENDED JUNE 30, 2023**

Table of Contents (Continued)

	<u>NOTE</u>	<u>PAGE</u>
<u>FINANCIAL SECTION (CONTINUED)</u>		
Notes to Financial Statements		
Summary of Significant Accounting Policies	Note 1	43
Deposits and Investments	Note 2	52
Receivables	Note 3	55
Capital Assets	Note 4	60
Long-Term Debt	Note 5	63
Internal Balances	Note 6	69
Fund Balances	Note 7	72
Risk Management/Contingent Liabilities	Note 8	74
Commitments	Note 9	76
Joint Venture	Note 10	77
Post-Employment Health Care Benefits	Note 11	78
Employee Benefits	Note 12	81
Pension Plans	Note 13	83
Landfill Closures and Post-Closure Care Costs	Note 14	91
Tax Abatements	Note 15	91
Siouxland Expo Center	Note 16	92
Deficit Balances	Note 17	92
Other Information	Note 18	93
Prior Period Adjustment	Note 19	93
Accounting Change	Note 20	93

**CITY OF SIOUX CITY, IOWA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
YEAR ENDED JUNE 30, 2023**

Table of Contents (Continued)

	<u>EXHIBIT</u>	<u>PAGE</u>
<u>FINANCIAL SECTION (CONTINUED)</u>		
Required Supplementary Information		
Budgetary Comparison Schedule- Budget and Actual-All Governmental and Proprietary Funds	9	98
Schedule of Changes in the City's Total OPEB Liability and Related Ratios	10	100
Schedule of Proportionate Share of Net Pension Liability	11	102
Schedule of Contributions	12	104
Notes to Required Supplementary Information- Pension Liability		106
Other Supplementary Information		
Governmental Non-Major Funds Combining Financial Statements		
Balance Sheet	A-1	112
Statement of Revenues, Expenditures and Changes in Fund Balances	A-2	114
Enterprise Non-major Funds Combining Financial Statements		
Statement of Net Position	B-1	118
Statement of Revenues, Expenses and Changes in Net Position	B-2	119
Statement of Cash Flows	B-3	120
Internal Service Non-major Funds Combining Financial Statements		
Statement of Net Position	C-1	122
Statement of Revenues, Expenses and Changes in Net Position	C-2	123
Statement of Cash Flows	C-3	124
Fiduciary Funds Combining Financial Statements		
Statement of Fiduciary Net Position	D-1	126
Statement of Changes in Fiduciary Net Position	D-2	128
Schedule of Expenditures of Passenger Facility Charges		133

**CITY OF SIOUX CITY, IOWA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
YEAR ENDED JUNE 30, 2023**

Table of Contents (Continued)

	<u>EXHIBIT</u>	<u>PAGE</u>
<u>STATISTICAL INFORMATION SECTION</u>		
Table I – Government-Wide Net Position By Component		138
Table II – Changes in Net Position		140
Table III – Tax Revenues By Source		142
Table IV – Fund Balances of Governmental Funds		146
Table V – Changes in Fund Balances of Governmental Funds		148
Table VI – Assessed and Taxable Value of Taxable Property		150
Table VII – Property Tax Rates – Direct & Overlapping Governments		152
Table VIII – Principal Taxpayers and Their Assessed Valuations		153
Table IX – Property Tax Levies and Collections		155
Table X - Special Assessment Collections		156
Table XI – Ratios of Outstanding Debt By Type		158
Table XII – Ratios of General Bonded Debt Outstanding		160
Table XIII – Computation of Direct and Overlapping Debt		161
Table XIV – Legal Debt Margin Information		162
Table XV – Legal Debt Margin Calculation		164
Table XVI – Demographic and Economic Statistics		166
Table XVII – Principal Employers		168
Table XVIII – Full-Time Equivalent City Government By Function		170
Table XIX – Operating Indicators By Function		172
Table XX – Capital Asset Statistics By Function		174
Other Financial Information		
Schedule of Sioux City Federal Housing Authority Balance Sheet (Non-GAAP Basis)	E-1	179
Schedule of Sioux City Federal Housing Authority Analysis of General Fund Cash	E-2	180
Schedule of Salary, Allowances, and Reimbursed Expenses for Ten Highest Paid	E-3	181
Schedule of Individual Bond Maturities	E-4	182
Continuing Disclosure	E-5	190

**CITY OF SIOUX CITY, IOWA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
YEAR ENDED JUNE 30, 2023**

Table of Contents (Continued)

	<u>PAGE</u>
<u>SINGLE AUDIT SECTION</u>	
Schedule of Expenditures of Federal and State Awards	211
Notes to the Schedule of Expenditures of Federal and State Awards	215
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	219
Independent Auditors' Report on Compliance For Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance	223
Schedule of Findings & Questioned Costs	226

THE COVER

The City of Sioux City is dedicated to promoting programs and services that make the community safer. The Sioux City Fire Rescue (SCFR) has a major impact in this mission. SCFR provides a full range of emergency services, prevention and education programs, training, etc.

The City has 7 fire stations. There is also a training facility that educates SCFR personnel in the safe and efficient performance of assigned duties.

The professional team is committed to being helpful and improving quality of life every day in our community.

SCFR hosts approximately 10,000 visitors each year at the department's seven fire stations. Station personnel give demonstrations on the use of their equipment, their apparatus, and the firehouse. During the school year, approximately 4,000 children are given a fire safety lesson in conjunction with Fire Prevention Week.

In December 2022, four new fire trucks were put into service as part of the department's capital improvement program. These typically remain in service for 25 years before being replaced. The cover represents Truck 3.

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.

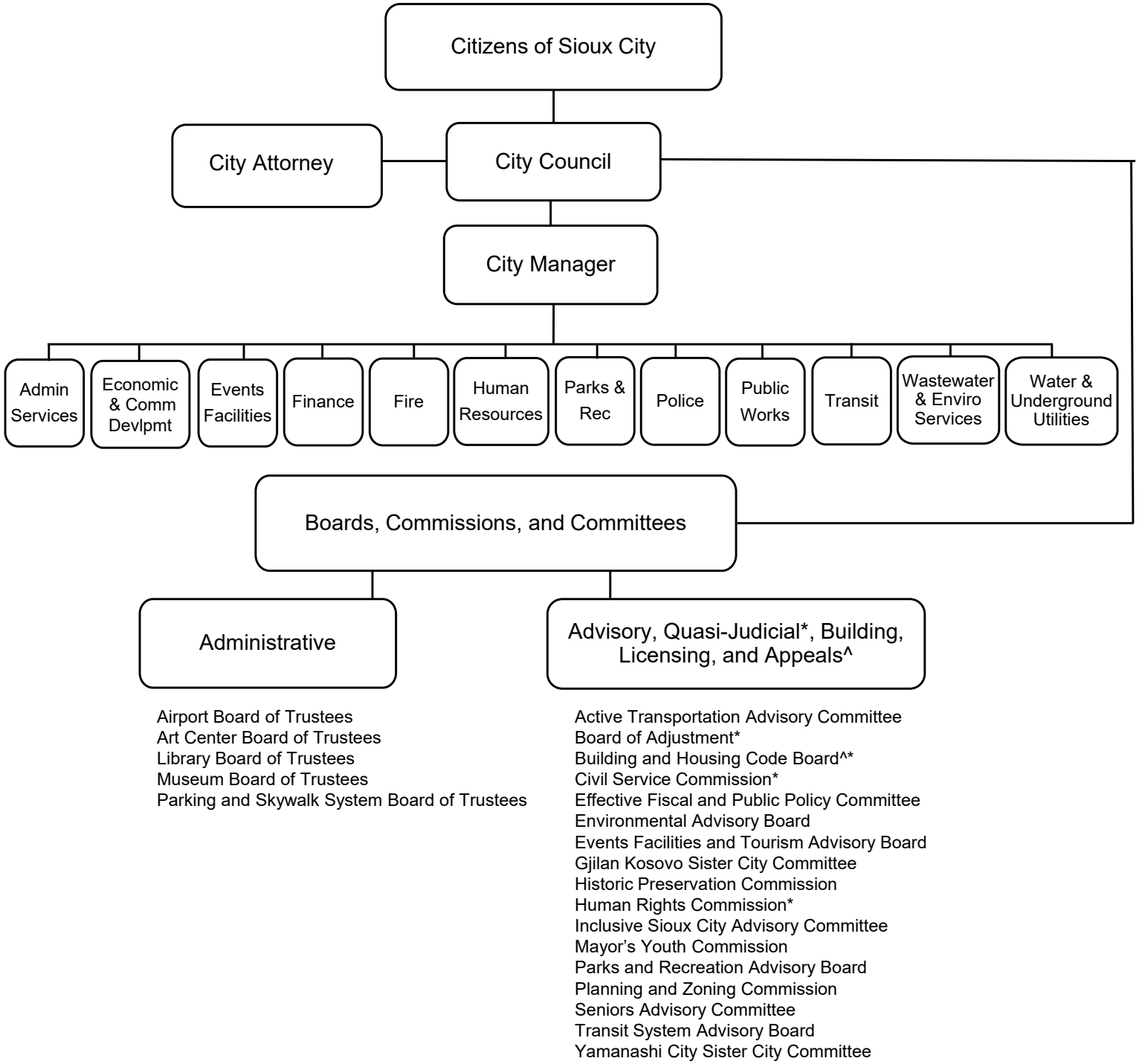
Sioux City is home to Saturday in the Park, one of the largest outdoor music festivals in the Upper Midwest, exciting sports action with USHL Hockey, Champions Indoor Football League and American Association of Professional Baseball. Cone Park, an all-seasons park which opened in 2017, offers snow tubing 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 Council Organizational Chart



SCHEDULE OF CITY OFFICIALS

June 30, 2023

Elected Officials

Mayor	Robert E. Scott	January 1, 2024
Mayor Pro Tem	Dan Moore	January 1, 2026
Council Member	Julie Schoenherr	January 1, 2024
Council Member	Matthew O'Kane	January 1, 2026
Council Member	Alex Watters	January 1, 2026

Term Expires

Council Appointed Officials

City Manager	Robert Padmore	February 3, 2014
City Attorney	Nicole DuBois	October 3, 2011

Date of Appointment

City Manager and Board Appointed Officials

Art Center Director	Todd Behrens	January 4, 2020
Assistant City Manager	Mike Collett	March 3, 2014
Economic/Community Development Director	Martin Dougherty	March 24, 2014
Finance Director	Teresa Fitch	May 26, 2020
Fire Chief	Tom Everett	October 13, 2008
Human Resources Director	Janelle Bertrand	August 24, 2016
Human Rights Commission Director	Karen Mackey	March 22, 2004
Library Director	Helen Rigdon	October 9, 2017
Museum Director	Steve Hansen	December 17, 2001
Parks and Recreation Director	Matthew Salvatore	August 25, 2014
Police Chief	Rex Mueller	September 1, 2017
Public Works Director	David Carney	March 7, 2016
Utilities Director (Water and Underground Utilities)	Bradley Puetz	June 19, 2021
Utilities Director (Wastewater and Environmental Services)	Thomas Pingel	June 28, 2021

Date of Appointment

SILOUXTM
CITY



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

December 11, 2023

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, 2023, 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 2023 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, 2023, 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 85,697 within the City and 149,240 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 March 31 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.

Economic Condition - Local Economy

A number of major initiatives and business expansions continue to have a positive impact on the economy of Sioux City and the Siouxland region bringing new jobs, increased economic activity and significant growth in the property tax base. Cold-Link Logistics, a Miami, Florida-based cold storage warehousing firm, purchased 40 acres of the City's 27 Flags industrial site in Southbridge Business Park and constructed a cold storage facility to serve the growing food processing industry in the Sioux City region. The facility opened in early March of 2023. The first phase of the project represents a capital investment of nearly \$60 million and will create 60 new jobs. The initial phase will include 185,000 square feet of cold storage warehousing space. Future phases of the project will more than triple the size of the building.

The city continues to identify opportunities to acquire land and extend the city limits. The city expanded its Southbridge Business Park with the acquisition of two additional development sites; a 52-acre parcel and a 122-acre parcel, both of which have already gained the attention of industrial prospects looking at the area for expansion. An Interchange Justification Study has been approved by the Federal Highway Administration and a new interchange is scheduled to be under construction in 2026, servicing the Southbridge Business Park and allowing for future industrial expansion. The city has also acquired two additional development sites on the northside of Sioux City for new commercial development, totaling over 95 acres.

The Sioux City area has received numerous accolades over the years, most recently including:

- Sioux City ranked #5 on Summer 2023 Emerging Housing Markets Index by the Wall Street Journal/Realtor.com
- MarketWatch ranked Sioux City in the Top 10 list of Most Affordable U.S. Cities
- Sioux City ranked #5 Trendiest City in the U.S. Where You Can Still Afford to Buy a Home by realtor.com
- Wall Street Journal and Realtor.com ranked Sioux City #7 on the Spring 2023 Emerging Housing Markets Index
- SmartAsset ranked Sioux City in the Top 10 Most Livable Small City in the U.S.
- The Sioux City Metropolitan Statistical Area (MSA) was recognized as #1 in economic development for populations under 200,000 by Site Selection magazine (eleventh time since 2007 that the MSA ranked first in the nation in its population category)
- Sioux City is 1 of 10 communities in the nation to have Police, Fire, EMS, and Communications accreditations

Sioux City is faced with the challenge of minimizing property taxes, meeting current obligations, and increasing quality of life, all while the current costs of providing public services continue to rise. Notable challenges in providing services have included increasing salary and benefit obligations and decreasing federal and state funding. Road maintenance continues to be an area of particular importance due to significant increases in construction costs and inadequate growth in State Road Use Tax funding. However, successful economic development initiatives are working to offset these challenges by increasing the City's property tax base or stimulating the economy through different measures. The following is a summary of some of the major projects currently underway:

- Oracle Aviation is under construction of a hangar at Sioux Gateway Airport that will serve as an Aviation Center. The facility will offer an academy in partnership with Morningside University for professional pilot training and other in-demand aspects of the aviation industry. As part of the project, the city successfully applied for a \$1 million U.S. Economic Development Administration grant to assist with construction of the planned new hangar facility.
- The downtown Reinvestment District project is complete with over \$150 million in public and private investment. The four signature projects, the Courtyard by Marriott hotel, Virginia Square, The Warrior Hotel/Davidson Building, and the Expo Center, include ten new or renovated buildings. These projects have also been a catalyst for other development in the downtown area.

- A \$20 million renovation of the iconic 12-story Badgerow Building in downtown was completed and opened for lease by Clarity Development of Omaha in the summer of 2023. The historic mixed-use redevelopment includes 71-market-rate apartments and two floors of commercial space.
- Nelson Construction has nearly 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. The developer anticipates a November 2023 opening.
- HCI Real Estate Company has purchased and plans to redevelop several properties on 4th Street in downtown Sioux City. Demolition began on the interior of the historic Aalfs building to prepare for two floors of commercial space and three floors of residential units.
- The Carlson Group completed construction and opened the former Riviera Theatre in downtown into the RE/MAX City Centre. Additional phases of the project will include a restaurant, ice cream shop, theatre, and real estate offices.
- A developer has announced a \$20 million transformation of the former hotel in downtown into an assisted living facility.
- A developer has announced a \$5 million redevelopment of a former hotel in downtown into 47 residential units and 7,200 square feet of leasable commercial space.
- Sabre Industries completed construction of a \$25 million galvanizing plant on its Southbridge Industrial Campus which includes a galvanizing plant that added 76 new jobs.
- Thompson Equipment Company (Volvo Trucks Dealer) has committed to construct a \$6.5 million building along I-29. The project will begin in late 2023.
- MidAmerican Energy continues construction on a new Service Center to be located on 58 acres on the north side of Sioux City.
- Helping Hands Nursing Solutions completed construction on a new \$2.5 million office building that provides staffing solutions for healthcare clients.
- Plumbing and Heating Wholesale announced a \$3 million addition of over 20,000 square feet.
- Lechner Lumber has begun construction of a new lumber yard facility as the company relocates due to future Gordon Drive viaduct construction. The project represents a capital investment of \$1.2 million.
- Old Dominion Freight Line purchased and annexed 17 acres in the city to construct a new LTL (Less-than-Truckload) facility.
- Perdue purchased an existing building near the Sioux Gateway Airport for food production and is completing a multi-million-dollar renovation.
- Wilson Group (corporate office for Peterbilt Truck dealers throughout the region) built a new facility for training diesel mechanics. The facility is an \$800,000 investment by the company which completed construction in early 2023.
- The \$17 million Chris Larsen Park Riverfront Redevelopment project, a plan to redevelop 23 acres of riverfront are near downtown, was completed in the spring of 2023. Outdoor amenities are: Stockyards Garden Plaza, Yoga Lawn, Event Lawn, Exploration Ridge with soft surface playground for children, two pavilions/plazas, two basketball courts, a dog park, regional trail, and an outdoor interactive water feature.

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 assure 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 49.27% 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 2023, the City of Sioux City spent roughly \$60 million on capital improvement projects. The largest projects were: Airport runway F shoulder reconstruction \$6 million and water tank replacement \$2.6 million; Oracle Aviation hanger project \$5.6 million; Riverfront recreational upgrades \$4.4 million; annual infrastructure reconstruction \$2 million; Grandview Park tank replacement \$1.6 million; Woodbury County Jail infrastructure \$1.5 million; Sioux City Railroad trail improvements \$1.3 million; Stone Park-West Clifton-Broken Kettle Street reconstruction \$1.3 million; Alicia Avenue paving \$1.3 million; Rustin Street (Leech to Dodge) reconstruction \$1 million; 38th Street Booster Station improvements \$1 million; and, IBP Ice Center locker room renovation \$1 million.

The City has several significant capital improvements planned for fiscal year 2024. The City plans to invest \$30.5 million on Waste Water Treatment Plant asset renewal and modifications necessary to expand to accommodate future economic growth. Over \$14 million is planned on street maintenance projects that include: \$7 million for annual infrastructure and \$2.3 million for annual railroad crossing improvements.

Additionally in fiscal year 2024, \$3.8 million of expenditures is planned for annual airport capital projects including runway, electrical systems, buildings, and airfield specific equipment needed to maintain the airfield at the Sioux Gateway Airport; \$3 million on Cone Park to add mountain bike trails; \$2.9 million on annual water system improvements including undersized water mains; \$2.6 million for Southbridge development that provides transportation and infrastructure improvements to facilitate major new industrial development; \$1.7 million on annual sanitary sewer improvements, \$1.5 million on commercial and

residential development on the Northside of Sioux City; \$1.4 million on concrete pour backs; and \$1.1 million on the Big Sioux Crossing to connect the Sioux City and Dakota Dunes trail systems.

The City continues to pursue development opportunities in areas of the City where the likelihood of growth and expansion exists. The Northern Valley Crossing area located on the south and east of the Outer Drive and Floyd Boulevard intersection will continue to grow with prospectively interested businesses. The Southbridge Business Park will continue to grow especially considering the two new development sites that businesses can use for industrial expansion along with the benefit from the potential new I-29 Southbridge interchange; the two new development sites on the northside of Sioux City will also bring new commercial developments to the area. Bridgeport Business Park will also continue to grow, both parks being premier locations for large-scale industrial and commercial projects. 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 Riverfront recreational upgrades and the expansion of city cycling and 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, 2022.

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.

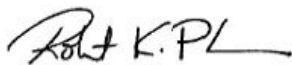
We believe our annual comprehensive financial report for the fiscal year ended June 30, 2023, also conforms to the Certificate of Achievement Program's requirements, and will submit it to GFOA for review.

Acknowledgments

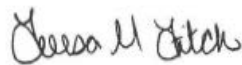
Preparation of this report was accomplished through the dedicated services provided by the City of Sioux City Finance Department employees. We would like to acknowledge and express our gratitude to all members of the department who assisted with the audit and contributed to the preparation of this report,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



Robert Padmore
City Manager



Teresa Fitch
Finance Director



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, 2022

Christopher P. Morrill

Executive Director/CEO

CITY OF SIOUX CITY, IOWA
FINANCIAL SECTION

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, 2023, and the related notes to the basic financial statements, which collectively comprise the City's basic financial statements as listed in the Table of Contents.

In our opinion, the basic 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, 2023, 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.

Emphasis of Matter – Implementation of GASB 96

The City has adopted new accounting guidance, Governmental Accounting Standards Board (GASB) Statement No. 96, *Subscription-Based Information Technology Arrangements*. Our opinion is not modified with respect to this matter.

Emphasis of Matter – Prior Period Adjustment

As discussed in Note 19, prior period adjustments were made to correct an error and report hotel and motel taxes in the proper period and to correct the reporting of long-term debt related to the discretely presented component unit. Our opinions are not modified with respect to prior period adjustments.

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 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. The Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is also 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 and the Schedule of Expenditures of Federal Awards are 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 November 29, 2023, 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
November 29, 2023



Management Discussion and Analysis

June 30, 2023

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, 2023. 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, 2023, by \$684,718,000.
- The City's net position increased by \$48,995,169 during the year. Of this amount, the net position of Governmental Activities increased \$33,672,035, the net position of Business-Type Activities increased \$15,323,134.
- The largest factors contributing to the increase in net position were the amount by which capital outlays exceeded depreciation \$24,692,739, the excess of Sewer Fund revenues over expenses and transfers out in the amount of \$9,169,363, the excess of Water Fund revenues over expenses and transfers out in the amount of \$3,545,206, and the excess of Airport Fund revenues over expenses and transfers out in the amount of \$2,379,175.
- The City's long-term debt decreased \$12,757,730 (-4.4%). General obligation bonds outstanding decreased \$2,864,996 (-2.0%) to \$144,025,002 and notes payable outstanding decreased \$9,892,734 (7.2%) to \$127,728,450.

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.

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 of the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources. All of the 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 and Parks & Recreation departments, and General Administration. Property taxes and state and federal grants finance most of these activities.
- **Business-Type Activities** - The City charges fees to customers to cover the cost of these services. Included here are City Water, Sewer, Solid Waste, Airport, Skyway and Parking Funds.

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 readily be 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.

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, 2023, and 2022:

	Governmental Activities	
	2023	2022
Current and Other Assets	\$268,883,663	\$267,595,985
Capital Assets	483,952,940	461,372,147
Total Assets	752,836,603	728,968,132
OPEB Related Deferred Outflows	2,594,270	2,863,002
Pension Related Deferred Outflows	11,698,140	11,845,012
Total Deferred Outflows of Resources	14,292,410	14,708,014
Other Liabilities	75,786,364	77,026,100
Long-Term Liabilities Outstanding	169,451,734	143,231,801
Total Liabilities	245,238,098	220,257,901
Deferred Inflows – Property Taxes	71,065,407	68,188,406
Lease Related Deferred Inflows	538,574	58,673
Unavailable Revenue - Housing Loans	6,250	- - -
Deferred Inflows – OPEB Related	1,306,915	1,376,601
Deferred Inflows – Pension Related	2,984,563	42,107,651
Total Deferred Inflows of Resources	75,901,709	111,731,331
Net Position:		
Net Investment in Capital Assets	371,525,424	347,902,771
Restricted	87,377,969	75,187,450
Unrestricted	(12,914,187)	(11,403,307)
Total Net Position	\$445,989,206	\$411,686,914

This summary reflects an increase in total net position of 8.3% for the governmental activities and an increase of 6.9% in the business-type activities.

The restricted portion of net position (12.8%) is subject to external restrictions on how these resources may be used.

The governmental activities total net position increased by \$33,672,035 during the current fiscal year which can be attributed to revenues outpacing expenses and capital outlays exceeding depreciation.

Business-Type Activities		Totals	
2023	2022	2023	2022
\$46,475,021	\$45,925,488	\$315,358,684	\$313,521,473
353,820,594	346,942,959	837,773,534	808,315,106
400,295,615	392,868,447	1,153,132,218	1,121,836,579
---	---	2,594,270	2,863,002
875,628	862,280	12,573,768	12,707,292
875,628	862,280	15,168,038	15,570,294
76,531,367	23,592,675	152,892,728	100,618,775
168,706,731	141,981,207	337,583,468	285,213,008
245,238,098	165,573,882	490,476,196	385,831,783
---	---	71,065,407	68,188,406
355,954	593,257	894,528	651,930
---	---	6,250	---
---	---	1,306,915	1,376,601
438,749	4,157,928	3,423,312	46,265,579
794,703	4,751,185	76,696,412	116,482,516
208,994,622	193,524,617	580,520,046	541,427,388
3,138	2,117	87,381,107	75,189,567
29,731,034	29,878,926	16,816,847	18,475,619
\$238,728,794	\$223,405,660	\$684,718,000	\$635,092,574

Governmental activities increased 8.3% while Business-Type Activities increased 6.9%. Details of the changes in net position are shown as follows:

Revenue Source	Governmental Activities	
	2023	2022 As Restated
Program Revenues:		
Charges for Services	\$18,788,051	\$18,095,068
Operating Grants and Contributions	28,575,682	27,268,452
Capital Grants and Contributions	11,345,141	9,359,076
Total Program Revenues	58,708,874	54,722,596
General Revenues :		
Property Taxes	68,105,713	63,789,833
Franchise Taxes	7,861,665	7,434,410
Hotel-Motel Taxes	2,624,280	3,167,329
Local Option Sales Taxes	17,378,951	17,846,748
Interest	3,640,047	-192,474
Revenue from the Sale of Uncapitalized Property	1,144,715	1,437,764
Miscellaneous	1,732,309	1,053,872
Gain on Sale of Buildings Held for Resale	---	---
Net Gain on Sale of Capital Assets	591,596	85,947
Total General Revenues	103,079,276	94,623,429
Total Revenues	161,788,150	148,715,768
Expenses:		
Public Safety	51,669,742	45,613,455
Public Works	26,073,649	23,121,852
Culture and Recreation	18,259,051	16,793,221
Community and Economic Development	18,469,588	16,822,883
General Government	13,605,231	11,287,514
Debt Service	2,711,344	6,341,177
Airport	---	---
Water	---	---
Sewer	---	---
Solid Waste	---	---
Parking	---	---
Skyway System	---	---
Total Expenses	130,788,605	119,980,102
Increase in Net Position Before Transfers	30,999,545	29,365,923
Transfers	2,672,490	(1,190,520)
Increase in Net Position	33,672,035	28,175,403
Net Position - Beginning of Year as Restated	412,317,171	384,141,768
Net Position	\$445,989,206	\$412,317,171

Business-Type Activities		Totals	
2023	2022	2023	2022
			As Restated
\$66,565,199	\$62,411,069	\$85,353,250	\$80,506,137
876,246	1,152,126	29,451,928	\$28,420,578
5,617,477	7,542,164	16,962,618	\$16,901,240
73,058,922	71,105,359	131,767,796	125,827,955
---	---	68,105,713	63,789,833
---	---	7,861,665	7,434,410
---	---	2,624,280	3,167,329
---	---	17,378,951	17,846,748
1,099,941	275,339	4,739,988	82,865
---	---	1,144,715	1,437,764
3,987,397	189,225	5,719,706	1,243,097
---	---	---	---
---	---	591,596	85,947
5,087,338	464,564	108,166,614	95,087,993
78,146,260	71,569,923	239,934,410	220,915,948
---	---	51,669,742	45,613,455
---	---	26,073,649	23,121,852
---	---	18,259,051	16,793,221
---	---	18,469,588	16,822,883
---	---	13,605,231	11,287,514
---	---	2,711,344	6,341,177
5,148,049	5,274,696	5,148,049	5,274,696
19,741,833	19,739,221	19,741,833	19,739,221
26,016,524	24,477,639	26,016,524	24,477,639
6,929,911	6,788,337	6,929,911	6,788,337
1,659,846	1,675,318	1,659,846	1,675,318
654,473	555,712	654,473	555,712
60,150,636	58,510,923	190,939,241	178,491,025
17,995,624	13,059,000	48,995,169	42,424,923
(2,672,490)	1,190,520	---	---
15,323,134	14,249,520	48,995,169	42,424,923
223,405,660	209,156,140	635,722,831	593,297,908
\$238,728,794	\$223,405,660	\$684,718,000	\$635,722,831

PROGRAM REVENUES

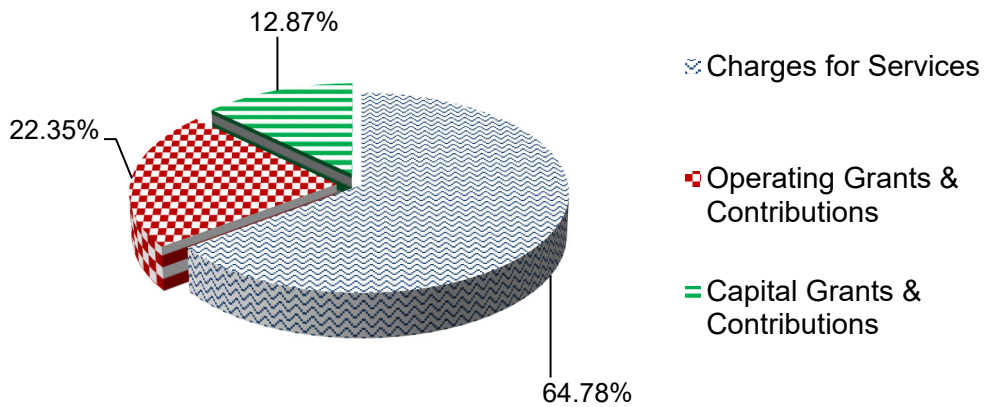
Program revenues totaled \$131,767,796 for fiscal year 2023. Governmental Activities provided \$58,708,874 and Business-Type Activities provided \$73,058,922. Revenue collected for Charges for Services during fiscal year 2023 was \$85,353,250, accounting for approximately 64.8% of the total program revenues.

Governmental charges for services was consistent in comparison with fiscal year 2022.

Governmental capital grants and contributions increased about \$1.9 million. Public Works capital grants and contributions increased \$2.5 million primarily due to recognizing revenue from the American Rescue Plan. These funds were allocated for public works projects.

The following chart breaks down program revenues by source:

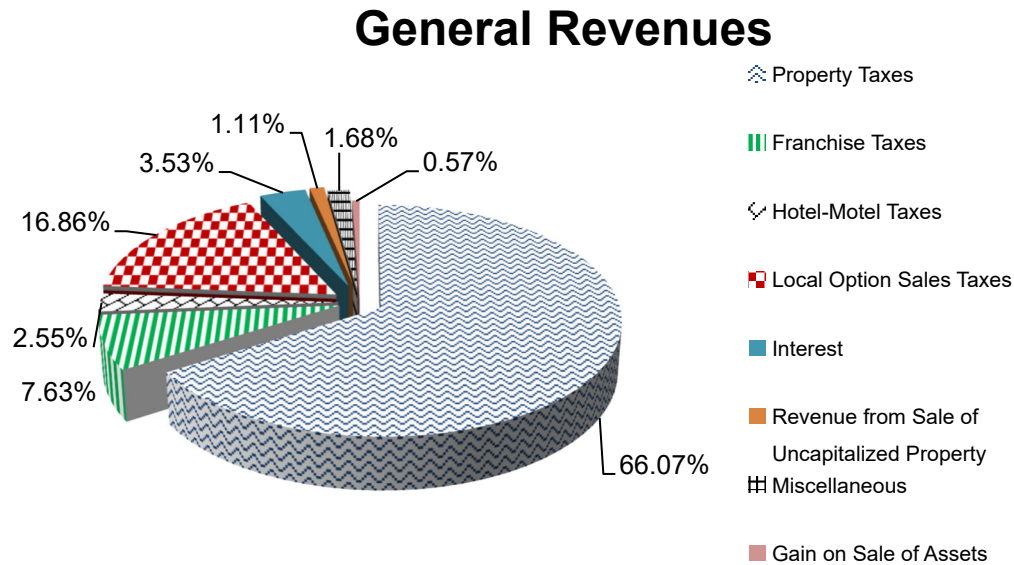
Program Revenues



GENERAL REVENUES

General Revenues for fiscal year 2023 totaled \$108,166,614, which is \$13,708,878 more than fiscal year 2022. Governmental Activities provided \$103,079,276 and Business-Type Activities provided \$5,087,338. Property tax revenues for fiscal year 2023 totaled \$68,105,713, accounting for 63.0% of General Revenues. Property tax revenues were \$4,315,880 higher than fiscal year 2022. Franchise taxes increased \$427,255. Local Option Sales tax decreased \$467,797, while hotel and motel taxes increased \$87,208.

The following chart breaks down General Revenues by source:



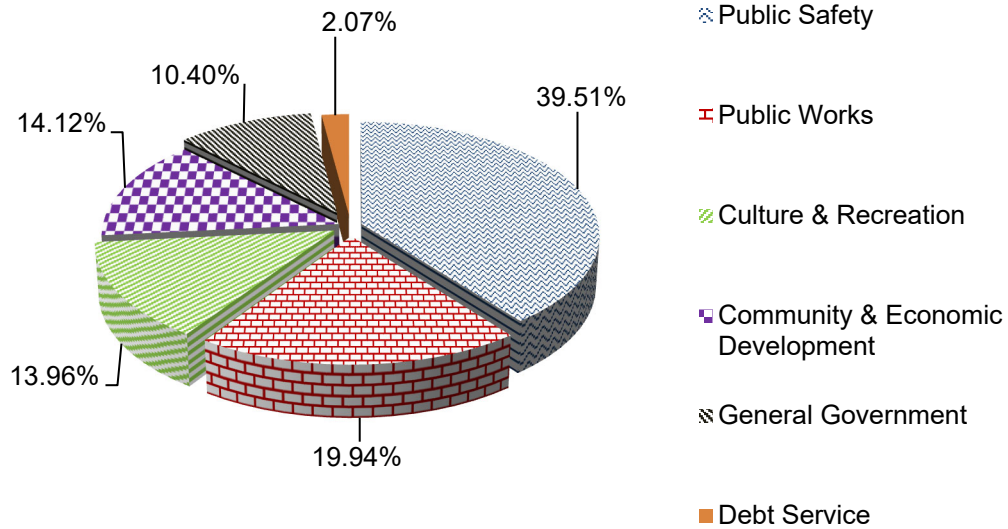
Expenses for fiscal year 2023 totaled \$190,939,241 an increase of \$12,448,216 from fiscal year 2022. Expenses for Governmental Activities totaled \$130,788,605 accounting for 68.5% of total expenses. Business-Type Activity expenses totaled \$60,150,636 for 31.5% of the total.

Public Safety expenses increased by \$6.0 million primarily due to adjustments to pension liabilities. Fiscal year 2023 adjustments for IPERS and MFPRSI pension resulted in an increase in expenses by about \$3.2 million. Debt related expenses decreased by about \$4.2 million. This was due to some expenses that were previously budgeted under the Debt Service Fund are now budgeted in the General Fund. This was approximately \$3.3 million.

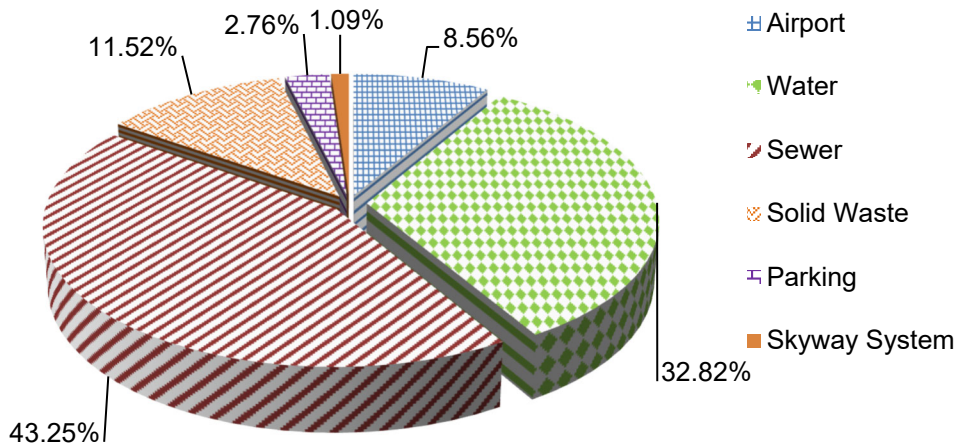
The expenses are shown on the following page:

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

Governmental Expenses



Business-Type Expenses



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 that 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 \$51,669,742 and received \$8,877,038 in revenue thus leaving a cost to the taxpayer of \$42,792,704 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

The total cost of governmental activities this year was \$130,788,605. Of these costs, \$18,788,051 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 \$39,920,823, leaving a Net Expense of \$72,079,731 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>	<u>Net (Expense) Revenue</u>	
<u>Governmental Activities</u>	<u>FY23</u>	<u>FY22</u>
Public Safety	\$ (42,792,704)	\$ (37,260,525)
Public Works	4,359,791	2,979,600
Culture & Recreation	(16,609,161)	(12,977,955)
Community & Economic Development	(6,441,388)	(6,425,445)
General Government	(8,957,456)	(5,650,653)
Debt Service	(1,638,813)	(5,922,528)
Total Net (Expense) Revenue Government Activities	(72,079,731)	(65,257,506)
General Revenues & Transfers	105,751,766	92,802,652
Change in Net Position	\$ 33,672,035	\$ 27,545,146

Total resources available during the year to finance governmental operations were \$576,777,811, consisting of Net Position at July 1, 2022, of \$412,317,171 Program Revenues of \$58,708,874, General Revenues of \$103,079,276 and transfers of \$2,672,490. Total Governmental Activities during the year expended \$130,788,605; thus, Net Position was increased by \$33,672,035 to \$445,989,206.

Business-Type Activities

Business-type activities increased the City's net position by \$15,323,134.

The cost of all Proprietary activities this year was \$60,150,636. As shown in the Statement of Activities, the amounts paid by users of the systems were \$66,565,199, and \$6,493,273 was funded from grants and contributions, resulting in total net gain for business-type activities of \$12,908,286.

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>FY23</u>	<u>FY22</u>
Airport System	\$ 2,142,122	\$ 5,142,390
Water System	3,770,580	2,166,077
Sewer System	7,262,798	5,876,026
Solid Waste System	(172,019)	(204,287)
Parking	(7,605)	(360,682)
Skyway System	(87,590)	(25,088)
Total Net (Expense) Revenue Business-Type Activities	12,908,286	12,594,436
General Revenues & Transfers	2,414,848	1,655,084
Change in Net Position	\$ 15,323,134	\$ 14,249,520

Total resources available during the year to finance Proprietary Fund activities were \$298,879,430, consisting of Net Position at July 1, 2022, of \$223,405,660, program revenues of \$73,058,922 General Revenues of \$5,087,338 and transfers of (\$2,672,490). Total Proprietary Fund Activities during the year expended \$60,150,636, thus Net Position was increased by \$15,323,134 to \$238,728,794.

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 \$125,124,145 a total increase of \$2,335,179 from the prior year.

The General Fund is the primary operating fund of the City. The fund balance of \$23,397,703 is approximately 33.0% 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 \$4,888,888, an increase of \$2,682,715 from fiscal year 2022. Tax revenues increased \$1,571,479 due to a higher tax base and increased levy which will yield higher taxes in comparison to 2022. Investment income increased by \$3,615,229 due to better interest rates compared to 2022.

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 2023 fund balance increased \$163,559. Tax Revenues increased by \$4.7 million due to a higher tax base and increased levy which will yield higher taxes in comparison to 2022.

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 \$3.7 million due to a higher tax base and increased levy which will yield higher taxes in comparison to 2022. About \$13.8 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 2023, \$15.5 million was transferred out. Tax Revenues increased by \$2.36 million. Tax revenues is a direct correlation to the dollars spent in our area.

The Capital Improvements 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 Funds and Fiduciary Funds. The fiscal year 2023 fund balance decreased by \$6,749,784. Intergovernmental revenue increased by about \$4.7 million. Most of this increase was related to the ARPA funds received and recognized in 2023, about \$1.1 million. Additionally, state grants and contributions increased by about \$1.3 million for various street reconstruction projects which include S Rustin and Stone Park Blvd. Capital projects expenditures increased by about \$22.2 million. This increase was due to large projects the City has started including the Stone Park reconstruction, S Rustin reconstruction, Dace Ave bridge reconstruction, Oracle Hanger project and the Riverfront recreational upgrades. These projects alone incurred an expense of about \$18.3 million.

The Employee Benefits Fund is to account for the City's employee benefits tax levy. The fiscal 2023 fund balance increased by \$294,134. Tax revenues increased \$400,412 due to higher tax base and increased levy. In 2023, \$3.7 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 \$15,368,216 in fiscal year 2023. The funds with the largest net position increases were the Airport Fund, Water Fund and Sewer Fund. In the Sewer Fund, charges for

services increased by \$2.8 million because of an increase in the rates. The Water, Sewer and Airport funds had an increase in utility expenses. This increase was due to the increase in cost for gas and electricity costs rather than an increase in usage.

GENERAL FUND BUDGETARY HIGHLIGHTS

Comparing the fiscal year 2023 original (adopted) General Fund amount of \$78,669,538, to the final budget amount of \$99,585,800, shows a net increase of \$20,916,262.

<u>Original Budget</u>	<u>Encumbrances</u>	<u>Beginning Balance</u>	<u>Supplemental Changes</u>	<u>Final Budget</u>
\$78,669,538	\$333,041	\$79,002,579	\$20,583,221	\$99,585,800

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	\$ 51,572,275	\$ 50,644,770	(927,505)
Public Works	2,966,881	1,990,005	(976,876)
Culture & Recreation	14,381,770	12,337,060	(2,044,710)
Community & Economic Development	3,592,427	1,112,094	(2,480,333)
General Government	11,914,735	4,746,405	(7,168,330)
	<u>84,428,088</u>	<u>70,830,334</u>	<u>(13,597,754)</u>
Transfers Out	15,157,712	5,512,704	(9,645,008)
Total Expenditures	<u>\$ 99,585,800</u>	<u>\$ 76,343,038</u>	<u>(23,242,762)</u>

In fiscal year 2023, appropriations increased \$20.5 million between the original budget and the final amended budget. Public Safety increased \$6.2 million, Public Works increased \$.5 million, Culture and Recreation increased \$3.2 million, Community and Economic Development increased \$1.5 million, and General Government increased \$1.2 million, all due to additional grants received during the fiscal year and due to accruals and year-end budget adjustments.

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, 2023, was \$580,520,046 (net of accumulated depreciation/amortization and outstanding financings). This is an increase of \$39,092,658 (7.2%) from fiscal year 2022. The gross additions to capital assets for fiscal years 2023 and 2022 are as follows:

	General Governmental Activities		Business-Type Activities	
	2023	2022	2023	2022
Land	\$1,314,772	\$1,463,279	\$ ---	\$ ---
Infrastructure	5,015,614	9,943,489	---	---
Buildings	1,642,091	8,760,946	296,182	41,924
Improvements-Other than Buildings	1,177,260	184,848	58,145,544	11,347,498
Subscription IT assets	654,956	---	86,368	---
Equipment	4,659,825	5,425,433	228,675	686,743
Construction in Progress	39,433,888	22,344,320	20,889,189	17,319,356
Total Gross Additions	\$53,898,406	\$48,122,315	\$79,645,958	\$29,395,521

	2023	2022
Land	\$1,314,772	\$1,463,279
Infrastructure	5,015,614	9,943,489
Buildings	1,938,273	8,802,870
Improvements-Other than Buildings	59,322,804	11,532,346
Subscription IT assets	741,324	---
Equipment	4,888,500	6,112,176
Construction in Progress	60,323,077	39,663,676
Total Gross Additions	\$133,544,364	\$77,517,836

The majority of expenditures for capital outlays were incurred by the Capital Improvements Fund. Infrastructure was the major capital outlay for Governmental Activities in fiscal year 2023 and included: various storm water reconstructions, Myrtle Street reconstruction, Utility Lining improvements and annual resurfacing projects around the City. The major expenditures related to Improvements Other than Buildings includes the Tyson Events Center facility upgrades and City Hall lighting upgrades. New equipment includes four new fire trucks and fire and rescue equipment. Major land purchases include the addition of 43 acres along the Highway 75 for future development. Major construction in progress includes Oracle Hanger Project, Dace Ave Bridge reconstruction, Stone Park Blvd reconstruction and S Rustin Reconstruction and various street reconstruction projects.

For Business-Type Activities, construction in progress included 6th Street sanitary sewer, Airport sewer main replacement, Grandview Tank replacement, and shoulder rehabilitation to Taxiway F. For improvements other than building included \$21.9 million for upgrades to the Wastewater Treatment Plant and \$29.5 million runway improvements at the Airport.

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 \$275,426,108 of debt outstanding. This is a decrease of \$12,432,131 from the prior year. Of this amount, \$126,295,168 is to be paid from tax sources (primarily local option sales tax, general taxes, and Tax Increment Funds), and \$149,130,940 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 2024 include: Waste Water Treatment Plant asset renewal 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 \$293,562,115. With outstanding general obligation debt applicable to this limit of \$144,571,579, the City is utilizing 49.25% of this limit. More detailed information on debt administration is provided in Note 5 of the financial statements.

ECONOMIC FACTORS

A number of major initiatives and business expansions continue to have a positive impact on the economy of Sioux City and the Siouxland region bringing new jobs, increased economic activity and significant growth in the property tax base. Cold-Link Logistics, a Miami, Florida-based cold storage warehousing firm, purchased 40 acres of the City's 27 Flags industrial site in Southbridge Business Park and constructed a cold storage facility, which opened in early March of 2023, to serve the growing food processing industry in the Sioux City region. This first phase includes 185,000 square feet of cold storage warehousing space, represents a capital investment of nearly \$60 million, and will create 60 new jobs. Future phases will more than triple the size of the building.

Assessed 2023 property values increased to \$5.87 billion, or 9.16%, from \$5.38 billion in 2022. Taxable Per capita income increased to \$28,571 in 2023, an increase of 5.46% from \$27,093 in 2022.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

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 about this report or need additional financial information, please contact the City Accountant at 712-279-6281.

CITY OF SIOUX CITY, IOWA
BASIC FINANCIAL STATEMENTS

**CITY OF SIOUX CITY, IOWA
STATEMENT OF NET POSITION
JUNE 30, 2023**

EXHIBIT 1

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	Siouxland Expo Center
ASSETS				
Cash and investments	\$ 151,969,706	\$ 34,028,324	\$ 185,998,030	\$ 1,223,068
Accounts Receivable	3,698,278	11,298,244	14,996,522	32,805
Accrued Interest Receivable	900,915	118,987	1,019,902	---
Lease Receivable - Current	27,499	242,562	270,061	---
Notes Receivable	22,817,305	15,050	22,832,355	---
Promises to Give, net of allowance	---	---	---	2,628,058
Special Assessments, net of allowance	66,723	9,967	76,690	---
Due from Other Governments	83,023,418	4,011,527	87,034,945	---
Internal Balances	4,398,438	(4,398,438)	---	---
Inventories, at Cost	856,386	---	856,386	---
Prepaid Items	635,608	103,579	739,187	---
Lease Receivable - Long Term	489,387	124,016	613,403	---
Restricted Cash	---	921,203	921,203	---
Capital Assets not being depreciated:				
Land	49,557,184	3,516,319	53,073,503	190,000
Construction in Progress	63,119,784	65,520,861	128,640,645	---
Capital Assets net of accumulated depreciation and amortization:				
Infrastructure	232,068,470	---	232,068,470	---
Buildings	92,594,142	42,705,550	135,299,692	13,980,424
Subscription IT assets	436,637	57,579	494,216	---
Improvements other than buildings	25,303,593	241,394,292	266,697,885	1,044,140
Equipment	20,873,130	625,993	21,499,123	750,490
Total Assets	752,836,603	400,295,615	1,153,132,218	19,848,985
DEFERRED OUTFLOWS OF RESOURCES				
OPEB Related Deferred Outflows	2,594,270	---	2,594,270	---
Pension Related Deferred Outflows	11,698,140	875,628	12,573,768	---
Total Deferred Outflows of Resources	14,292,410	875,628	15,168,038	---
LIABILITIES				
Accounts Payable	3,207,753	1,438,637	4,646,390	---
Accrued Wages	2,702,163	380,009	3,082,172	---
Accrued Interest Payable	331,957	242,645	574,602	80,561
Contracts and Retainage Payable	8,196,646	4,266,909	12,463,555	---
Unearned Revenue	35,936,634	---	35,936,634	---
Due to Other Governments	37,955	---	37,955	192,473
Noncurrent Liabilities:				
Due within one year				
Due to Other Governments	---	549,613	549,613	---
General Obligation Bonds Payable	19,503,437	3,516,565	23,020,002	---
Notes Payable	---	12,467,000	12,467,000	656,660
Lease Liability - Current	30,670	1,316	31,986	---
SBITA Liability - Current	208,782	27,532	236,314	---
Compensated Absences	3,648,382	416,072	4,064,454	---
Estimated Liability for Damage Claims	1,981,985	---	1,981,985	---
Estimated Liability for Landfill Closure	---	60,711	60,711	---
Due in more than one year				
Lease Liability - Long Term	20,964	6,883	27,847	---
SBITA Liability - Long Term	218,178	28,770	246,948	---
General Obligation Bonds Payable	106,313,137	17,821,424	124,134,561	---
Notes Payable	---	115,261,450	115,261,450	12,297,717
Due to Other Governments, Net of Current Portion	---	744,034	744,034	---
Compensated Absences	2,325,702	420,037	2,745,739	---
Estimated Liability for Damage Claims	4,081,725	---	4,081,725	---
Estimated Liability for Landfill Closure	---	857,354	857,354	---
Total OPEB Liability	10,240,210	---	10,240,210	---
Net Pension Liability IPERS	11,492,144	3,140,784	14,632,928	---
Net Pension Liability MFPRSI	34,759,674	---	34,759,674	---
Total Liabilities	245,238,098	161,647,745	406,885,843	13,227,411
DEFERRED INFLOWS OF RESOURCES				
Property Taxes - Subsequent Year	71,065,407	---	71,065,407	---
Lease Related Deferred Inflows	538,574	355,954	894,528	---
Unavailable Revenue - Housing Loans	6,250	---	6,250	---
OPEB Related Deferred Inflows	1,306,915	---	1,306,915	---
Pension Related Deferred Inflows	2,984,563	438,749	3,423,312	---
Total Deferred Inflows of Resources	75,901,709	794,703	76,696,412	---
NET POSITION				
Net Investment in Capital Assets	371,525,424	208,994,621	580,520,045	3,010,677
Restricted for:				
Nonexpendable:				
Permanent Fund, Principal	1,385,300	---	1,385,300	---
Expendable:				
Capital Improvements	69,367,855	---	69,367,855	---
Road Use	5,979,506	---	5,979,506	---
Other Employee Benefits	366,416	---	366,416	---
Community Programs & Services	7,363,287	---	7,363,287	---
Other Purposes	2,915,605	3,138	2,918,743	---
Total Restricted	87,377,969	3,138	87,381,107	---
Unrestricted	(12,914,187)	29,731,035	16,816,848	3,610,897
Total Net Position	\$ 445,989,206	\$ 238,728,794	\$ 684,718,000	\$ 6,621,574

The Notes to the Basic Financial Statements are an integral part of this statement.

**CITY OF SIOUX CITY, IOWA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2023**

<u>Functions/Programs</u>	<u>Program Revenues</u>			
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
<u>Governmental Activities:</u>				
Public Safety	\$ 51,669,742	\$ 7,853,081	\$ 1,023,957	\$ ---
Public Works	26,073,649	5,663,524	14,727,408	10,042,508
Culture and Recreation	18,259,051	1,490,261	426,932	374,457
Community and Economic Development	18,469,588	213,019	10,887,005	928,176
General Government	13,605,231	3,566,085	1,081,690	---
Debt Service	2,711,344	2,081	428,690	---
Total Governmental Activities	<u>130,788,605</u>	<u>18,788,051</u>	<u>28,575,682</u>	<u>11,345,141</u>
Business-Type Activities:				
Airport	5,148,049	1,831,814	873,867	4,584,490
Water	19,741,833	22,479,426	---	1,032,987
Sewer	26,016,524	33,276,943	2,379	---
Solid Waste	6,929,911	6,757,892	---	---
Parking	1,659,846	1,652,241	---	---
Skyway System	654,473	566,883	---	---
Total Business-Type Activities	<u>60,150,636</u>	<u>66,565,199</u>	<u>876,246</u>	<u>5,617,477</u>
Total Primary Government	<u>\$ 190,939,241</u>	<u>\$ 85,353,250</u>	<u>\$ 29,451,928</u>	<u>\$ 16,962,618</u>
Component Unit:				
Siouxland Expo Center	<u>\$ 1,490,938</u>	<u>\$ 666,758</u>	<u>\$ ---</u>	<u>\$ 917,608</u>

General Revenues:

Property Taxes
Franchise Taxes
Hotel-Motel Taxes
Local Option Sales Taxes
Investment Income
Revenue from Sale of Uncapitalized Property
Miscellaneous
Net Gain on Sale of Capital Assets

Transfers

Total General Revenues and Transfers
Changes in Net Position

Net Position - Beginning of Year

Prior Period Adjustment

Net Position - Beginning of Year as Restated

Net Position - End of Year

The Notes to the Basic Financial Statements are an integral part of this statement.

Net (Expenses) Revenues and Changes in Net Position			
Primary Government			Component Unit
Governmental Activities	Business-Type Activities	Total	Siouxland Expo Center
\$ (42,792,704)	\$ ---	\$ (42,792,704)	
4,359,791	---	4,359,791	
(15,967,401)	---	(15,967,401)	
(6,441,388)	---	(6,441,388)	
(8,957,456)	---	(8,957,456)	
(2,280,573)	---	(2,280,573)	
(72,079,731)	---	(72,079,731)	
---	2,142,122	2,142,122	
---	3,770,580	3,770,580	
---	7,262,798	7,262,798	
---	(172,019)	(172,019)	
---	(7,605)	(7,605)	
---	(87,590)	(87,590)	
---	12,908,286	12,908,286	
\$ (72,079,731)	\$ 12,908,286	\$ (59,171,445)	
			93,428
68,105,713	---	68,105,713	---
7,861,665	---	7,861,665	---
2,624,280	---	2,624,280	---
17,378,951	---	17,378,951	---
3,640,047	1,099,941	4,739,988	685
1,144,715	---	1,144,715	---
1,732,309	3,987,397	5,719,706	---
591,596	---	591,596	---
2,672,490	(2,672,490)	---	---
105,751,766	2,414,848	108,166,614	685
33,672,035	15,323,134	48,995,169	94,113
411,686,914	223,405,660	635,092,574	8,072,822
630,257	---	630,257	(1,545,361)
412,317,171	223,405,660	635,722,831	6,527,461
\$ 445,989,206	\$ 238,728,794	\$ 684,718,000	\$ 6,621,574

**CITY OF SIOUX CITY, IOWA
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2023**

<u>ASSETS</u>	General	Other Employee Benefits	Local Option Sales Tax
Cash and investments	\$ 22,025,320	\$ 333,099	\$ 6,944,991
Accounts Receivable	2,569,244	---	425
Accrued Interest Receivable	520,842	---	---
Lease Receivable	420,514	---	---
Notes Receivable	---	---	---
Special Assessments, net of allowance	61,589	---	---
Due from Other Governments	33,941,998	10,076,246	1,305,646
Due from Other Funds	85	---	---
Prepaid Items	37,588	---	---
Total Assets	59,577,180	10,409,345	8,251,062
 <u>LIABILITIES</u>			
Accounts Payable	759,424	21,775	12,278
Accrued Wages	2,188,541	---	---
Contracts and Retainage Payable	122,183	---	---
Due to Other Governments	14,068	---	5,815
Due to Other Funds	4,025	---	---
Unearned Revenue	---	---	---
Total Liabilities	3,088,241	21,775	18,093
 <u>DEFERRED INFLOWS OF RESOURCES</u>			
Unavailable Revenue - Property Taxes	32,658,340	10,021,154	---
Lease Related Deferred Inflows	432,896	---	---
Unavailable Revenue - Loans	---	---	---
Total Deferred Inflows of Resources	33,091,236	10,021,154	---
 <u>FUND BALANCES</u>			
Non-Spendable:			
Prepaid Items	37,588	---	---
Permanent Fund, Principal	---	---	---
Restricted	---	366,416	---
Committed	333,041	---	---
Assigned	---	---	8,232,969
Unassigned	23,027,074	---	---
Total Fund Balances	23,397,703	366,416	8,232,969
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 59,577,180	\$ 10,409,345	\$ 8,251,062

The Notes to the Basic Financial Statements are an integral part of this statement.

Tax Increment Financing	Debt Service	Capital Improvements	Other Governmental Funds	Total Governmental Funds
\$ 6,407,858	\$ ---	\$ 84,127,224	\$ 12,713,651	\$ 132,552,143
25,000	23,443	468,969	490,080	3,577,161
---	---	199,300	159,186	879,328
---	---	24,272	72,100	516,886
25,000	---	17,826,830	4,883,985	22,735,815
---	---	---	5,134	66,723
16,711,538	12,469,288	3,399,033	5,119,669	83,023,418
---	---	7,748,303	378	7,748,766
---	---	---	13	37,601
<u>23,169,396</u>	<u>12,492,731</u>	<u>113,793,931</u>	<u>23,444,196</u>	<u>251,137,841</u>
---	---	1,258,064	576,209	2,627,750
---	---	23,054	388,592	2,600,187
---	---	7,593,676	468,378	8,184,237
---	---	2,564	15,508	37,955
---	4,158,684	---	951	4,163,660
---	---	35,936,634	---	35,936,634
---	4,158,684	44,813,992	1,449,638	53,550,423
16,647,888	12,266,321	---	154,805	71,748,508
---	---	35,358	70,320	538,574
6,250	---	---	169,941	176,191
<u>16,654,138</u>	<u>12,266,321</u>	<u>35,358</u>	<u>395,066</u>	<u>72,463,273</u>
---	---	---	13	37,601
---	---	---	1,385,300	1,385,300
6,515,258	---	68,944,581	17,908,206	93,734,461
---	---	---	2,305,973	2,639,014
---	---	---	---	8,232,969
---	(3,932,274)	---	---	19,094,800
<u>6,515,258</u>	<u>(3,932,274)</u>	<u>68,944,581</u>	<u>21,599,492</u>	<u>125,124,145</u>
<u>\$ 23,169,396</u>	<u>\$ 12,492,731</u>	<u>\$ 113,793,931</u>	<u>\$ 23,444,196</u>	<u>\$ 251,137,841</u>

CITY OF SIOUX CITY, IOWA
RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION
GOVERNMENTAL FUNDS
JUNE 30, 2023

EXHIBIT 3A

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

Total Fund Balances - Governmental Funds (Exhibit 3) \$ 125,124,145

Infrastructure, property and equipment used in governmental activities are not financial resources and therefore, are not reported in the funds. Those assets consist of:

Land	49,557,184	
Construction in Progress	63,119,784	
Infrastructure, net of \$134,808,407 accumulated depreciation	232,068,470	
Buildings, net of \$71,701,007 accumulated depreciation	92,540,854	
Buildings under Lease, net of \$38,064 accumulated amortization	53,288	
Subscription IT assets, net of \$213,920 accumulated amortization	427,840	
Improvements other than Buildings, net of \$45,461,415 accumulated depreciation	25,303,604	
Equipment, net of \$20,252,574 accumulated depreciation	<u>4,026,672</u>	
Total Capital Assets		467,097,696

Internal Service funds (See Exhibit 5) are used by management to fund and maintain the City's insurance policies provided to user departments and for the maintenance, repair and replacement of the City's fleet and are included in the Statement of Net Position. 20,891,647

Unavailable Revenues that provide current financial resources for governmental activities. 853,042

Pension liability related deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, are not due and payable in the current year and, therefore, are not reported in the governmental funds. 8,592,530

Allocation of Consolidation of internal service fund activities related to Enterprise funds. 813,331

Accrued interest expense from the balance sheet that requires current financial resources for governmental activities. (330,904)

Bond discounts and premiums are reported in the governmental activities but are not reported in the funds as they do not provide current economic resources.

Bond Discount	66,645	
Bond Premium	<u>(3,196,205)</u>	
Total Bond Discounts and Premiums (See Note 6)		(3,129,560)

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.

General Obligation Bonds	(122,356,915)	
Compensated Absences	(5,714,219)	
Lease Liability	(51,634)	
IT Subscription Liability	(418,358)	
Net Pension Liability	<u>(45,381,595)</u>	
Total Long-term Liabilities (See Note 6)		<u>(173,922,721)</u>

Total Net Position - Governmental Activities (Exhibit 1) \$ 445,989,206

The Notes to the Basic Financial Statements are an integral part of this statement.

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**CITY OF SIOUX CITY, IOWA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2023**

REVENUES	General	Other Employee Benefits	Local Option Sales Tax
Taxes	\$ 45,880,322	\$ 5,112,410	\$ 17,378,951
Special Assessments	126,761	---	---
Regulatory Fees	2,048,979	---	---
Intergovernmental Revenue	2,113,426	143,471	33,723
Revenue from Use of Property	661,119	---	---
Charges for Services	11,607,472	---	---
Investment Income	3,073,671	---	---
Contributions	399,019	---	---
Proceeds on Sale of Uncapitalized Assets	---	---	---
Miscellaneous	465,599	30	18,879
Gain on Sale of Buildings Held for Resale	---	---	---
Total Revenue	66,376,368	5,255,911	17,431,553
EXPENDITURES			
Current:			
Public Safety	50,644,770	961,797	---
Public Works	1,990,005	---	---
Culture and Recreation	11,695,300	157,597	---
Community and Economic Development	1,112,094	63,508	257,256
General Government	4,746,405	25,191	---
Debt Service	641,760	---	---
Capital Projects	---	---	---
Total Expenditures	70,830,334	1,208,093	257,256
Excess (Deficiency) of Revenues Over Expenditures	(4,453,966)	4,047,818	17,174,297
OTHER FINANCING SOURCES (USES)			
Issuance of Debt	641,760	---	---
Payment for Refunded Bond Escrow Agent	---	---	---
Premiums on Bonds Issued	---	---	---
Transfers In	14,213,798	---	28,739
Transfers Out	(5,512,704)	(3,753,684)	(15,532,689)
Total Other Financing Sources (Uses)	9,342,854	(3,753,684)	(15,503,950)
Net Change in Fund Balance	4,888,888	294,134	1,670,347
Fund Balance - Beginning of Year	17,878,558	72,282	6,562,622
Prior Period Adjustment	630,257	---	---
Fund Balance - Beg. of Year Restated	18,508,815	72,282	6,562,622
Fund Balance - End of Year	\$ 23,397,703	\$ 366,416	\$ 8,232,969

The Notes to the Basic Financial Statements are an integral part of this statement.

Tax Increment Financing	Debt Service	Capital Improvements	Other Governmental Funds	Total Governmental Funds
\$ 15,374,336	\$ 11,906,891	\$ ---	\$ 231,583	\$ 95,884,493
---	2,081	---	8,484	137,326
---	---	---	---	2,048,979
---	428,690	10,661,178	25,457,353	38,837,841
20,710	---	721,007	203,972	1,606,808
---	---	---	3,814,173	15,421,645
49,490	2,888	245,058	128,102	3,499,209
---	---	683,963	---	1,082,982
---	---	46,155	---	46,155
25,000	30,000	---	1,160,883	1,700,391
---	---	829,575	---	829,575
<u>15,469,536</u>	<u>12,370,550</u>	<u>13,186,936</u>	<u>31,004,550</u>	<u>161,095,404</u>
---	---	---	---	51,606,567
---	---	---	17,999,798	19,989,803
---	---	---	2,297,621	14,150,518
---	---	---	12,231,459	13,664,317
100,000	---	---	---	4,871,596
---	23,210,874	129,004	---	23,981,638
---	---	50,051,535	---	50,051,535
<u>100,000</u>	<u>23,210,874</u>	<u>50,180,539</u>	<u>32,528,878</u>	<u>178,315,974</u>
15,369,536	(10,840,324)	(36,993,603)	(1,524,328)	(17,220,570)
---	136,789	14,581,711	---	15,360,260
---	---	---	---	---
---	---	637,468	---	637,468
5,445	11,848,538	16,374,394	4,937,741	47,408,655
<u>(13,870,813)</u>	<u>(981,444)</u>	<u>(1,349,754)</u>	<u>(2,849,546)</u>	<u>(43,850,634)</u>
<u>(13,865,368)</u>	<u>11,003,883</u>	<u>30,243,819</u>	<u>2,088,195</u>	<u>19,555,749</u>
1,504,168	163,559	(6,749,784)	563,867	2,335,179
5,011,090	(4,095,833)	75,694,365	21,035,625	122,158,709
---	---	---	---	630,257
<u>5,011,090</u>	<u>(4,095,833)</u>	<u>75,694,365</u>	<u>21,035,625</u>	<u>122,788,966</u>
<u>\$ 6,515,258</u>	<u>\$ (3,932,274)</u>	<u>\$ 68,944,581</u>	<u>\$ 21,599,492</u>	<u>\$ 125,124,145</u>

CITY OF SIOUX CITY, IOWA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2023

EXHIBIT 4A

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

Net Change in Fund Balances - Governmental Funds (Exhibit 4) \$ 2,335,179

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the costs of those assets are allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays (\$43,491,741) exceeded depreciation/amortization (\$18,799,002) in the current period. 24,692,739

Governmental funds report the proceeds from the sale of capital assets as revenue whereas the statement of activities reports the gain or (loss) on the disposal of capital assets. This is the effect on the change in net position on the statement of activities. (358,564)

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds. 36,544

Accrued interest expense that does not require current financial resources. (16,974)

Long-term accrual of compensated absences is not reported in the governmental funds as it does not consume current financial resources. The net change in the long-term compensated absences for the year was: (239,834)

Pension expenses reported in the Statement of Activities do not require the use of current financial resources. (121,046)

The current year City employer share of IPERS and MFPRSI contributions are reported as expenditures in the governmental funds, but reported as a deferred outflow of resources in the Statement of Net Position 5,381,109

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Additionally, governmental funds report the effect of premiums, discounts and similar items when new debt is issued, whereas these amounts are deferred and amortized in the Statement of Activities.

Debt Issued:			
General Obligation Bonds	(14,718,500)		
Bond Premium	(637,468)		
IT Subscription Assets	(641,760)		
Repayments:			
General Obligation Bonds	19,745,935		
Bond Charges	762,792		
IT Subscription Assets	223,402		
Lease Liability	29,765		
Net Adjustment (See Note 6)	4,764,166		4,764,166

Internal Service funds (See Exhibit 6) are used by the City to fund and maintain the City's insurance policies provided to user departments and for the maintenance, repair and replacement of the City's equipment and are included in the Statement of Net Position. The net expense of the Internal Service funds is reported with governmental activities. (2,801,284)

Changes in Net Position - Governmental Activities (Exhibit 2) \$ 33,672,035

The Notes to the Basic Financial Statements are an integral part of this statement.

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**CITY OF SIOUX CITY, IOWA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2023**

	Business-Type Activities	
	Airport	Water System
ASSETS		
Current Assets		
Cash and investments	\$ ---	\$ 15,875,514
Accounts Receivable	23,495	4,205,466
Accrued Interest Receivable	88	54,099
Lease Receivable - Current	242,562	
Notes Receivable - Current	15,050	---
Special Assessments, net of allowance	---	7,702
Due from Other Governments	2,976,993	1,032,987
Due from Other Funds	---	---
Inventories, at Cost	---	---
Prepaid Items	13	---
Total Current Assets	3,258,201	21,175,768
Non-Current Assets		
Restricted Cash	---	---
Lease Receivable Long Term	124,016	---
Land	1,372,328	732,910
Construction in Progress	9,334,629	19,292,751
Capital Assets, Net of Accumulated Depreciation / Amortization	52,789,177	96,843,056
Total Non-Current Assets	63,620,150	116,868,717
Total Assets	66,878,351	138,044,485
DEFERRED OUTFLOWS OF RESOURCES		
OPEB Related	---	---
Pension Related	125,332	340,188
Total Deferred Outflows of Resources	125,332	340,188
LIABILITIES		
Current Liabilities		
Accounts Payable	307,618	732,320
Accrued Wages	52,825	170,079
Accrued Interest Payable	11,873	96,147
Contracts and Retainage Payable	980,198	1,687,391
Current Portion of Lease Liability	---	1,316
Due to Other Governments	---	250,221
Due to Other Funds	3,589,620	---
Estimated Liability for Damage Claims	---	---
Estimated Liability for Landfill Closure	---	---
Current Portion IT Subscription Liability	5,736	9,942
Current Portion of G.O. Bonds	948,044	1,603,134
Current Portion of Notes Payable	---	4,932,000
Current Portion of Compensated Absences	43,180	164,467
Total Current Liabilities	5,939,094	9,647,017
Non-Current Liabilities		
Compensated Absences, Net of Current Portion	27,925	202,606
Estimated Liability for Damage Claims	---	---
Estimated Liability for Landfill Closure	---	---
Lease Liability, Net of Current Portion	---	6,883
IT Subscription Liability, Net of Current Portion	5,994	10,389
General Obligation Bonds, Net of Current Portion	4,533,733	7,145,473
Notes Payable, Net of Current Portion	---	42,468,942
Due to Other Governments, Net of Current Portion	---	552,673
Total OPEB Liability	---	---
Net Pension Liability	449,554	1,220,218
Total Non-Current Liabilities	5,017,206	51,607,184
Total Liabilities	10,956,300	61,254,201
DEFERRED INFLOWS OF RESOURCES		
OPEB Related	---	---
Lease Related Deferred Inflows	355,954	
Pension Related	62,800	170,457
Total Deferred Inflows of Resources	418,754	170,457
NET POSITION		
Net Investment in Capital Assets	58,169,059	64,482,023
Restricted for Landfill Post Closure Costs	---	---
Unrestricted	(2,540,430)	12,477,992
Total Net Position	\$ 55,628,629	\$ 76,960,015

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

Net position of business-type activities

The Notes to the Basic Financial Statements are an integral part of this statement.

**CITY OF SIOUX CITY, IOWA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2022**

EXHIBIT 5

Business-Type Activities				Governmental Activities
Sewer System	Solid Waste System	Nonmajor Enterprise Funds	Totals	Internal Service Funds
\$ 14,721,014	\$ 2,502,957	\$ 928,839	\$ 34,028,324	\$ 19,417,563
5,343,472	1,042,282	683,529	11,298,244	121,117
50,532	11,758	2,510	118,987	21,587
---	---	---	242,562	---
906	1,359	---	15,050	81,490
---	---	1,547	9,967	---
---	---	7,876	4,011,527	---
---	---	---	7,876	---
103,566	---	---	---	856,386
20,219,490	3,558,356	1,624,301	103,579	598,007
			49,836,116	21,096,150
---	921,203	---	921,203	---
---	---	---	124,016	---
567,892	455,842	387,347	3,516,319	---
35,526,744	---	1,366,737	65,520,861	---
128,610,588	72,572	6,468,020	284,783,413	16,855,246
164,705,224	1,449,617	8,222,104	354,865,812	16,855,246
184,924,714	5,007,973	9,846,405	404,701,928	37,951,396
---	---	---	---	2,594,270
369,812	4,422	35,874	875,628	242,612
369,812	4,422	35,874	875,628	2,836,882
338,626	2,911	57,162	1,438,637	580,006
135,829	5,231	16,045	380,009	101,974
129,090	---	5,535	242,645	1,053
863,248	568,376	167,696	4,266,909	12,409
---	---	---	1,316	---
260,667	38,725	---	549,613	---
---	---	3,363	3,592,983	---
---	---	---	---	1,981,985
---	60,711	---	60,711	---
11,854	---	---	27,532	4,206
597,515	---	367,872	3,516,565	105,222
7,535,000	---	---	12,467,000	---
176,618	2,128	29,679	416,072	116,097
10,048,447	678,082	647,352	26,959,992	2,902,952
151,120	2,661	35,725	420,037	143,770
---	---	---	---	4,081,725
---	857,354	---	857,354	---
---	---	---	6,883	---
\$ 12,387	\$ ---	---	28,770	4,396
3,913,729	---	2,228,489	17,821,424	224,875
72,792,508	---	---	115,261,450	---
191,361	---	---	744,034	---
---	---	---	---	10,240,210
1,326,477	15,860	128,675	3,140,784	870,223
78,387,582	875,875	2,392,889	138,280,736	15,565,199
88,436,029	1,553,957	3,040,241	165,240,728	18,468,151
---	---	---	---	1,306,915
---	---	---	355,954	---
185,301	2,216	17,975	438,749	121,565
185,301	2,216	17,975	794,703	1,428,480
80,128,991	528,414	5,686,134	208,994,621	16,516,547
---	3,138	---	3,138	---
16,544,205	2,924,670	1,137,929	30,544,366	4,375,100
\$ 96,673,196	\$ 3,456,222	\$ 6,824,063	\$ 239,542,125	\$ 20,891,647
			\$ (813,331)	
			<u>\$ 238,728,794</u>	

**CITY OF SIOUX CITY, IOWA
STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2023**

	Business-Type Activities	
	Airport	Water System
<u>OPERATING REVENUES</u>		
Revenue from Use of Property	\$ 1,516,591	\$ 179,902
Charges for Service	315,223	22,247,929
Contributions	---	51,595
Total Operating Revenues	1,831,814	22,479,426
<u>OPERATING EXPENSES</u>		
Employee Services	1,365,772	5,960,413
Supplies and Services	768,706	2,493,281
Repairs and Improvements	701,953	3,233,317
Utilities	182,099	1,145,223
Depreciation / Amortization	1,976,735	5,693,155
Total Operating Expenses	4,995,265	18,525,389
Operating Income (Loss)	(3,163,451)	3,954,037
<u>NON-OPERATING REVENUES (EXPENSES)</u>		
Intergovernmental Revenue	873,867	---
Investment Income	17,697	460,242
Gain on Sale of Capital Assets	---	---
Other Non-Operating Revenues	112,397	---
Interest Expense	(143,274)	(1,065,201)
Other Non-Operating Expenses	---	(128,582)
Total Non-Operating Revenues (Expenses)	860,687	(733,541)
Income (Loss) before Capital Grants, Contributions, and Transfers	(2,302,764)	3,220,496
Capital Grants and Contributions	4,584,490	1,032,987
Transfers In	950,045	1,927,558
Transfers Out	(852,596)	(2,635,835)
Changes in Net Position	2,379,175	3,545,206
Net Position - Beginning of the Year	53,249,454	73,414,809
Net Position - End of Year	\$ 55,628,629	\$ 76,960,015

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

Net position of business-type activities

The Notes to the Basic Financial Statements are an integral part of this statement.

Business-Type Activities				Governmental Activities
Sewer System	Solid Waste System	Nonmajor Enterprise Funds	Totals	Internal Service Funds
\$ 1,790	\$ 934,177	\$ 38,700	\$ 2,671,160	\$ 51,705
33,223,558	5,819,715	2,180,424	63,786,849	28,881,517
51,595	4,000	---	107,190	---
33,276,943	6,757,892	2,219,124	66,565,199	28,933,222
6,139,879	199,660	378,568	14,044,292	19,034,429
4,566,792	6,602,064	949,901	15,380,744	4,211,559
4,997,791	77,817	512,803	9,523,681	4,990,296
2,419,524	---	96,221	3,843,067	25,084
6,071,572	50,370	306,083	14,097,915	2,959,216
24,195,558	6,929,911	2,243,576	56,889,699	31,220,584
9,081,385	(172,019)	(24,452)	9,675,500	(2,287,362)
2,379	---	---	876,246	---
464,540	135,179	22,283	1,099,941	140,838
---	---	---	---	120,585
3,875,000	---	---	3,987,397	81,490
(1,587,570)	---	(70,743)	(2,866,788)	(16,386)
(220,485)	---	---	(349,067)	---
2,533,864	135,179	(48,460)	2,747,729	326,527
11,615,249	(36,840)	(72,912)	12,423,229	(1,960,835)
---	---	---	5,617,477	---
461,614	5,026	384,224	3,728,467	88,723
(2,907,500)	(5,026)	---	(6,400,957)	(974,254)
9,169,363	(36,840)	311,312	15,368,216	(2,846,366)
87,503,833	3,493,062	6,512,751	224,173,909	23,738,013
\$ 96,673,196	\$ 3,456,222	\$ 6,824,063	\$ 239,542,125	\$ 20,891,647
			(45,082)	
			15,323,134	

**CITY OF SIOUX CITY, IOWA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2023**

	Business-Type Activities	
	Airport	Water System
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>		
Cash Received from Customers	\$ 3,865,859	\$ 22,431,877
Cash Received from Other funds	1,977,317	376
Cash Paid to Other Funds	(466,123)	(1,094,572)
Cash Paid for Personal Services	(1,415,382)	(6,186,740)
Cash Paid to Suppliers	<u>(1,727,344)</u>	<u>(6,415,863)</u>
Net Cash Provided (Used) by Operating Activities	2,234,327	8,735,078
<u>CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>		
Acquisition and Construction of Capital Assets	(7,266,266)	(7,519,328)
Capital Grants and Contributions	4,584,490	1,032,987
Proceeds from Sale of Assets	516,500	4,310,000
Proceeds from Bond Sales	---	---
Bond Issuance Costs	---	---
Proceeds from Notes Payable	---	3,663,292
Principal Paid on Notes and Bonds	(924,618)	(6,901,373)
Interest Paid on Notes and Bonds	<u>(143,266)</u>	<u>(1,060,627)</u>
Net Cash Provided (Used) by Capital and Related Financing Activities	(3,233,160)	(6,475,049)
<u>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</u>		
Intergovernmental Revenue	873,867	---
Transfers In	950,045	1,927,558
Transfers Out	<u>(852,596)</u>	<u>(2,635,835)</u>
Net Cash Provided (Used) by Non-Capital Financing Activities	971,316	(708,277)
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>		
Investment Income and Dividends on Investments	17,754	412,428
Payments Received on Notes Receivable	<u>9,763</u>	<u>---</u>
Net Cash Provided (Used) by Non-Capital Financing Activities	<u>27,517</u>	<u>412,428</u>
Net Increase (Decrease) in Cash and Cash Equivalents	---	1,964,180
Cash and Cash Equivalents at Beginning of Year	---	<u>13,911,334</u>
Cash and Cash Equivalents at End of Year*	<u>\$ ---</u>	<u>\$ 15,875,514</u>
<u>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH</u>		
<u>PROVIDED (USED) BY OPERATING ACTIVITIES</u>		
Operating Income (Loss)	\$ (3,163,451)	\$ 3,954,037
<i>Adjustments to Reconcile Net Operating Income (Loss)</i>		
<i>to Net Cash Provided (Used) by Operating Activities:</i>		
Depreciation/Amortization	1,976,735	5,693,155
OPEB Expense	---	---
<i>(Increase) Decrease in Assets and Deferred Outflows</i>		
<i>and Increase (Decrease) in Liabilities and Deferred Inflows:</i>		
Accounts Receivable	100,058	(103,555)
Special Assessments	---	(5,203)
Due from Other Governments	1,469,656	(1,032,987)
Lease Receivable	235,445	---
Due from Other Funds	---	---
Inventories	---	---
Advances to Other Funds	---	---
Prepaid Items	53,091	---
Deferred Outflows of Resources Pension Related	(11,150)	5,483
Accounts Payable	27,730	(58,149)
Accrued Wages and Compensated Absences	14,232	88,118
Contracts and Retainage Payable	(167,071)	481,170
Lease Liability	---	(2,574)
IT Subscription Liability	(6,263)	(10,857)
Due to Other Governments	---	15,184
Due to Other Funds	1,977,317	---
Estimated Liability for Landfill Closure	---	---
Net Pension Liability	435,094	1,176,442
Deferred Inflows of Resources Pension Related	(487,786)	(1,496,374)
Estimated Liability for Damage Claims	---	---
Deferred Lease Payments	<u>(237,303)</u>	<u>---</u>
Total Adjustments	<u>5,379,785</u>	<u>4,749,853</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 2,216,334</u>	<u>\$ 8,703,890</u>
NONCASH INVESTING & FINANCING ACTIVITIES:		
IT Subscription Financing	<u>\$ 17,993</u>	<u>\$ 31,188</u>

The Notes to the Basic Financial Statements are an integral part of this statement.
* Includes restricted cash.

Business-Type Activities				Governmental Activities
Sewer System	Solid Waste System	Nonmajor Enterprise Funds	Totals	Internal Service Funds
\$ 38,209,249	\$ 6,743,289	\$ 2,119,876	\$ 73,370,150	\$ 8,161,999
---	---	36,830	2,014,523	21,312,471
(1,099,919)	(4,618)	(160,292)	(2,825,524)	(439,482)
(6,342,858)	(199,588)	(406,714)	(14,551,282)	(18,556,513)
<u>(11,960,394)</u>	<u>(6,659,798)</u>	<u>(1,578,177)</u>	<u>(28,341,576)</u>	<u>(10,616,585)</u>
18,806,078	(120,715)	11,523	29,666,291	(138,110)
(4,888,220)	---	(1,301,142)	(20,974,956)	(1,238,890)
---	---	---	5,617,477	---
500,000	---	---	5,326,500	120,585
---	---	110,000	110,000	---
(220,485)	---	---	(220,485)	---
975	---	---	3,664,267	---
(8,507,147)	---	(401,647)	(16,734,785)	(96,280)
<u>(1,594,441)</u>	<u>---</u>	<u>(70,415)</u>	<u>(2,868,749)</u>	<u>(16,045)</u>
(14,709,318)	---	(1,663,204)	(26,080,731)	(1,230,630)
2,379	---	---	876,246	---
461,614	5,026	384,224	3,728,467	88,723
<u>(2,907,500)</u>	<u>(5,026)</u>	<u>---</u>	<u>(6,400,957)</u>	<u>(974,254)</u>
(2,443,507)	---	384,224	(1,796,244)	(885,531)
419,204	124,813	20,613	994,812	122,636
---	---	---	9,763	29,812
<u>419,204</u>	<u>124,813</u>	<u>20,613</u>	<u>1,004,575</u>	<u>70,958</u>
2,072,457	4,098	(1,246,844)	2,793,891	(2,183,313)
<u>12,648,557</u>	<u>3,420,062</u>	<u>2,175,683</u>	<u>32,155,636</u>	<u>21,600,876</u>
<u>\$ 14,721,014</u>	<u>\$ 3,424,160</u>	<u>\$ 928,839</u>	<u>\$ 34,949,527</u>	<u>\$ 19,417,563</u>
\$ 9,081,385	\$ (172,019)	\$ (24,452)	\$ 9,675,500	\$ (2,287,362)
6,071,572	50,370	306,083	14,097,915	2,959,216
---	---	---	---	567,600
3,830,424	(19,114)	(222,073)	3,585,740	92,525
1,963	(107)	---	(3,347)	---
---	---	(109)	436,560	---
---	---	---	235,445	---
---	---	(528)	(528)	---
---	---	---	---	(62,308)
---	---	---	---	9,241
(1,158)	---	---	51,933	(39,977)
(9,525)	155	1,689	(13,348)	272,481
(37,694)	2,040	(4,555)	(70,628)	(175,525)
77,704	4,492	9,403	193,949	(65,114)
(6,535)	21,412	(13,624)	315,352	(11,812)
---	---	---	(2,574)	---
(12,945)	---	---	(30,065)	(4,593)
44,859	(231)	---	59,812	---
---	---	(1,073)	1,976,244	---
---	(3,138)	---	(3,138)	---
1,280,850	15,280	123,918	3,031,584	839,024
<u>(1,552,008)</u>	<u>(19,855)</u>	<u>(163,156)</u>	<u>(3,719,179)</u>	<u>(1,136,075)</u>
---	---	---	---	(1,108,626)
---	---	---	(237,303)	---
<u>9,687,507</u>	<u>51,304</u>	<u>35,975</u>	<u>19,904,424</u>	<u>2,136,057</u>
<u>\$ 18,768,892</u>	<u>\$ (120,715)</u>	<u>\$ 11,523</u>	<u>\$ 29,579,924</u>	<u>\$ (151,305)</u>
\$ 37,186	\$ -	\$ -	\$ 86,367	\$ 13,195

**CITY OF SIOUX CITY, IOWA
STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
JUNE 30, 2023**

EXHIBIT 8A

<u>ASSETS</u>	<u>Custodial Funds</u>
Cash and Cash Equivalents	\$ 2,405,229
Accounts Receivable	708,073
Due from Other Governments	101,017
Capital Assets net of accumulated depreciation and amortization:	
Subscription IT assets	<u>322,703</u>
Total Assets	<u>3,537,022</u>
<u>LIABILITIES</u>	
Accounts Payable	531,121
Accrued Wages	187,372
Contracts & Retainage Payable	27,519
Due to Other Governments	992,391
IT Subscription Liability, Current	<u>148,573</u>
Total Liabilities	<u>1,886,976</u>
<u>Non-Current Liabilities</u>	
IT Subscription Liability, Net of Current Portion	<u>167,469</u>
Total Liabilities	<u>2,054,445</u>
<u>NET POSITION</u>	
Restricted for Other Organizations	1,813,874
Unrestricted for Other Organizations	<u>(331,297)</u>
Total Net Position	<u>\$ 1,482,577</u>

The Notes to the Basic Financial Statements are an integral part of this statement.

CITY OF SIOUX CITY, IOWA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2023

EXHIBIT 8B

ADDITIONS	<u>Custodial Funds</u>
Charges for Service	\$ 9,184,968
Revenue from Use of Property	568,129
Intergovernmental Revenue	357,503
Contributions	4,569
Misc Income	1,106,704
Total Additions	<u>11,221,873</u>
<i>DEDUCTIONS</i>	
Payments to Other Agencies	6,218,416
Administrative Expenses	5,664,205
Depreciation / Amortization	170,755
Total Deductions	<u>12,053,376</u>
Change in Net Position	(831,503)
Net Position - Beginning	<u>2,314,080</u>
NET POSITION ENDING	<u><u>\$ 1,482,577</u></u>

The Notes to the Basic Financial Statements are an integral part of this statement.

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CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

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 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.

B. Basic Financial Statements - Government-Wide 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.

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 1 (Continued)

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 both 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, 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 does not allocate indirect costs. Certain expenses of the City are 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 on the basis of funds, 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 by which 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. The nonmajor funds are combined into a single column in the fund financial statements. The various funds reported in the financial statements are grouped into fund types as follows:

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 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. It is 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 and fees, licenses and permits, as well as state and federal grants. The expenditures of the General Fund 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 or capital projects. The Special Revenue Funds for Sioux City include Other Employee Benefits, Storm Water Drainage, Road Use, Community Development, Housing, Main Street, Local Option Sales Tax, Events Facilities, Tax Increment Financing (TIF) and Transit Operations. Three of the Special Revenue Funds are considered major funds: the Other Employee

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 1 (Continued)

Benefits Fund is used to account for the City's employee benefits tax levy and the 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. The 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 - The 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 expenditure 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.

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 not meeting 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 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 City maintains several business-type activities. The funds reported as enterprise funds are listed below.

Airport Fund - The Airport Fund accounts for the operation and maintenance of the City's airport facility. The Airport Fund is a major fund.

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

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.

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

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 1 (Continued)

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

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.

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.

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

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

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

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

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.

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

Tyson Ticket Account - To account for activities related to ticket sales for the Tyson Event Center.

D. Basis of Accounting

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, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 1 (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 received in cash.

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, with the exception of 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 in order 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, 2023, disbursements exceeded the amount budgeted in the Public Safety service function.

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.

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

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 1 (Continued)

funds result from providing services specific to the operations of the fund. Special assessment receivables are reported net of allowances for doubtful accounts of \$61,590 in the General Fund, \$5,135 in the Storm Water Drainage Fund, \$7,702 in the Water Fund, \$906 in the Sewer Fund, and \$1,359 in the Solid Waste Fund.

H. Short-Term Interfund Receivables/Payables

During the course of its operations, the City has 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, 2023, 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 government-wide financial statements as interfund balances.

I. Notes Receivables/Payables from Other Funds

Noncurrent portions of long-term interfund loans are reported as notes receivable/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, 2023, 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 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.

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 on all assets is provided on the straight-line basis over the following estimated lives:

Buildings & Structures.....	39 - 50 Years
Machinery & Equipment.....	3 - 10 Years
Infrastructure.....	15 - 70 Years

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 1 (Continued)

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 represent 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

It is the City's policy 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, as a result of employee resignations and retirements. There is no liability for unpaid accumulated sick leave since the City does not have a policy to pay any amounts when the employees separate from service, with the exception of employees of the Transit System. 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, whether or not withheld from the actual debt proceeds, are reported as debt service expenditures.

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

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 1 (Continued)

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 Post-Employment Benefits (OPEB) related changes of assumption or other inputs.

S. Subscription-Based Information Technology Arrangements (SBITA)

The City of Sioux City has entered into a contract that conveys control of the right-to-use information technology 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 commencement of the IT subscription term, the City initially measures the subscription liability at the present value of 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 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 City of Sioux City determines the discount rate it uses to discount the expected payments to present value, term and payments.

The City uses the interest rate charged by the IT subscription vendor as the discount rate. When the interest rate charged by the vendor is not provided, the City generally 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 its IT subscription and will remeasure 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.

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 1 (Continued)

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.

As a general rule, 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

Nonspendable 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.

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 in excess of 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.

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 1 (Continued)

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.

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.

Deposits

The City's deposits at June 30, 2023, 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, 2023, were \$100,485,339. These deposits have a book balance of \$99,136,075.

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, 2023.

Investments	Carrying Amount	Moody's Rating 6/30/2023
U.S. Treasury Strips	\$43,299,124	N/A
Commercial Paper	5,821,772	P-1
U.S. Agencies	28,162,798	Aaa
IPAIT	6,889,524	N/A
Repurchase Agreements	6,000,000	N/A
	\$90,173,218	

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 2 (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 \$43,299,124, the Commercial Paper of \$5,821,772, and the U.S. Agencies of \$28,162,798 were all determined using the last reported sales price at current exchange rates (Level 2 inputs).

On June 30, 2023, 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 \$6,889,524. There were no limitations or restrictions on withdrawals for the IPAIT investments. The City's investment in IPAIT is unrated.

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, \$63,447,926 of the fair value will mature. An additional \$27,000,000 will mature between 13 and 24 months. The remaining \$8,000,000 will mature between 25 and 28 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. In the case of 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. For an investment, 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, 2023, 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.

Cash and investments

The City pools the resources of each individual fund's available cash in order 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

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 2 (Continued)

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, 2023, consist of the following:

Reconciliation to Exhibit 1:	<u>Carrying Amount</u>
Investments	\$ 90,173,218
Bank Deposits	99,136,075
Cash on hand, petty cash and other cash items	<u>15,169</u>
Total Cash and investments	<u>\$ 189,324,462</u>
Cash and investments – Exhibit 1	\$186,919,233
Cash and investments – Exhibit 8	<u>2,405,229</u>
Total Cash and investments	<u><u>\$ 189,324,462</u></u>

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 3 - Receivables

The following schedule details receivables:

<u>Fund Type</u>	<u>Property Taxes</u>	<u>Grants/ Revenue from Other Governments</u>	<u>Accounts Receivable</u>
GENERAL	\$ 33,006,175	\$ 935,823	\$ 2,569,244
Special Revenues			
Storm Water Drainage	---	---	396,083
Road Use	---	964,228	---
Community Development	---	1,693,485	---
Housing	---	17,248	7,259
Main Street	155,248	---	---
Local Option Sales Tax	---	1,305,646	425
Events Facilities	---	---	32,510
Transit System	---	2,289,460	51,820
Employee Benefits	10,076,246	---	---
Tax Increment Financing	16,647,888	63,650	25,000
TOTAL SPECIAL REVENUES	26,879,382	6,333,717	513,097
DEBT SERVICE	12,469,288	---	23,443
CAPITAL PROJECTS	---	3,399,033	468,969
Enterprises			
Airport System	---	2,976,993	23,495
Water System	---	1,032,987	4,205,466
Sewer System	---	---	5,343,472
Solid Waste System	---	---	1,042,282
Parking Facility	---	1,547	515,276
Skyway System	---	---	168,253
TOTAL ENTERPRISE	---	4,011,527	11,298,244
Internal Service Funds			
Central Maintenance Garage	---	---	91,761
Comprehensive Insurance	---	---	29,356
TOTAL INTERNAL SERVICE	---	---	121,117
Permanent Fund			
Cemetery Trust	---	---	2,408
TOTAL PERMANENT	---	---	2,408
TOTAL RECEIVABLES	\$ 72,354,845	\$ 14,680,100	\$ 14,996,522

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

<u>Notes Receivable</u>	<u>Special Assessments</u>	<u>Total</u>
\$ ---	\$ 61,589	\$ 36,572,831
---	5,134	401,217
---	---	964,228
4,274,044	---	5,967,529
169,941	---	194,448
---	---	155,248
---	---	1,306,071
440,000	---	472,510
---	---	2,341,280
---	---	10,076,246
25,000	---	16,761,538
4,908,985	5,134	38,640,315
---	---	12,492,731
17,826,830	---	21,694,832
15,050	---	3,015,538
---	7,702	5,246,155
---	906	5,344,378
---	1,359	1,043,641
---	---	516,823
---	---	168,253
15,050	9,967	15,334,788
81,490	---	173,251
---	---	29,356
81,490	---	202,607
---	---	2,408
---	---	2,408
\$ 22,832,355	\$ 76,690	\$ 124,940,512

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 3 (Continued)

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-three years.

The City has other notes receivable totaling \$164,035 at June 30, 2023, 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 of \$3,481,573 from fifteen local businesses.

During fiscal year 2011 the City executed an amendment to an agreement with Warfield Building, LLC in relation to a parking licensing agreement for property located at Third and Jones Street. The agreement calls for \$300,000 to be repaid with annual payments of \$25,000 beginning in January 2012. The balance outstanding in the Debt Service Fund at June 30, 2023 was \$25,000.

During fiscal year 2018, the City executed a Management Agreement with Kinseth Hospitality Company, Inc., to operate the Convention Center. Per the agreement, the City advanced \$100,000 to maintain base level balances in the operating bank accounts. Kinseth Hospitality Company, Inc., is obligated to repay this advance upon termination, cancellation or expiration of this agreement. Also 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. The combined outstanding balance of these notes at June 30, 2023 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 \$322,050 as of June 30, 2023. 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 \$169,724 as of June 30, 2023. These balances sit in the Community Development Fund.

During fiscal year 2021, the City entered into an agreement with the Transportation Security Administration (TSA). The City loaned TSA \$40,340 for the annual airport capital project. The loan carries a 3% interest rate and the balance of \$15,050 as of June 30, 2023, is in the Airport Fund.

The City has seventeen 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 \$242,393 as of June 30, 2023.

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 3 (Continued)

- 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 \$70,433 as of June 30, 2023. In fiscal year 2020, the mortgages on these loans were released and converted into a 5-year forgivable loan.
- In fiscal year 2018, the City loaned \$350,000 to Lamb Arts, Ltd., to historically renovate a property into a performing arts center. The loan is to be repaid within one year with the option for the City to grant a one-year extension. During fiscal year 2019, the City approved a first amendment to the development agreement and extended the loan repayment to October 22, 2020. Subsequently during fiscal year 2021 an amendment was made to the development agreement to extend the terms until October 22, 2023.
- 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, 2023, of \$4,209,627.
- 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, 2023, of \$12,954,377.

The combined outstanding balance of these loans at June 30, 2023, was \$17,826,830.

The Housing Trust Fund has a note receivable of \$172,495 for housing loan repayments. The amount due by June 30, 2023, is \$10,615 while \$1,789 of the balance is due after June 30, 2023. The balance of \$157,537 for housing loan repayments is a receivable through the State of Iowa Income Offset Program.

The City has four notes receivables from Siouxland District Health for vehicles purchased in 2023. The June 30, 2023, balances total \$81,490. The amounts are reported in the Central Maintenance Garage Fund.

At June 30, 2023, special assessments receivables totaled \$76,691. This amount is reported net of an allowance for doubtful accounts of \$1,185,309.

The Water, Sewer, 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, 2023, unbilled utility revenues included in the accounts receivable of the Water, Sewer, and Solid Waste System Funds were \$2,198,638, \$2,939,810, and \$548,900, respectively.

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 3 (Continued)

Component Unit

The discretely-presented component unit, Siouxland Expo Center, has held fundraising campaigns for funding the construction of the Siouxland Expo Center and acquisition of necessary equipment. The promises to give as of December 31, 2022, are unconditional and due in 2023 and over the next eight to 10 years. The Siouxland Expo Center has estimated that 10% of receivables will not be collected. Presented below is what the Siouxland Expo Center is expected to collect.

Receivable in Fiscal Year Ending	
December 31, 2023	\$ 546,332
December 31, 2024	396,332
December 31, 2025	391,332
December 31, 2026	391,332
December 31, 2027	391,332
December 31, 2028	240,332
December 31, 2029	235,832
December 31, 2030	169,342
December 31, 2031	86,833
December 31, 2032	83,333
December 31, 2033	73,333
December 31, 2034	73,333
December 31, 2035	73,333
December 31, 2036	73,338
Total unconditional promises to give	3,225,669
Less: discounts to net present value	(365,011)
Net unconditional promises to give at December 31, 2022	\$ 2,860,658

The promises to give on Exhibit 1 are presented net of allowance for doubtful accounts of \$232,600.

Conditional contributions – Conditional promises to give depend on the occurrence of a specified future and uncertain event to bind the promisor. For this reason, they are recognized only when the conditions on which they depend are substantially met, that is, when the conditional promise becomes unconditional. On October 1, 2019, the City of Sioux City commenced an agreement with the Iowa Economic Development authority to establish “Reinvestment Districts” which may capture hotel/motel and sales taxes generated within the district for up to twenty years. As part of the agreement, the Siouxland Expo center was awarded an allocation of \$6,500,000 in taxes. However, this award represents the maximum allocation rather than the guaranteed payment, thereby rendering it a conditional contribution. Payments will be made from the City only as the City collects the respective tax. It will not be included as a receivable and rather revenue will be recorded as it is received. At December 31, 2022, payments of \$174,541, had been received in relation to this agreement. The remaining \$6,207,430 has not been recognized in the accompanying financial statements.

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 4 - Capital Assets

A summary of the changes in capital assets for the year ended June 30, 2023, is as follows:

Primary Government

**Governmental Activities
(including Internal Service Funds):**

	Balance June 30, 2022	Additions	Reductions	Balance June 30, 2023
Capital assets, not being depreciated:				
Land	\$ 48,600,976	\$ 1,314,772	\$ (358,564)	\$ 49,557,184
Construction in Progress	32,835,780	39,433,888	(9,149,884)	63,119,784
Total capital assets, not being depreciated	81,436,756	40,748,660	(9,508,448)	112,676,968
Capital assets, being depreciated/amortized:				
Buildings	163,283,956	1,642,091	---	164,926,047
Lease assets	91,352	---	---	91,352
Subscription IT assets	---	654,956	---	654,956
Improvements other than buildings	70,134,673	1,177,260	---	71,311,933
Equipment	74,015,018	4,659,825	(1,102,611)	77,572,232
Infrastructure	361,861,263	5,015,614	---	366,876,877
Total capital assets, being depreciated/amortized	669,386,262	13,149,746	(1,102,611)	681,433,397
Less accumulated depreciation/amortization for:				
Buildings	(68,270,567)	(4,114,626)	---	(72,385,193)
Lease assets	(7,613)	(30,451)	---	(38,064)
Subscription IT assets	---	(218,319)	---	(218,319)
Improvements other than buildings	(43,559,731)	(2,448,609)	---	(46,008,340)
Equipment	(53,061,060)	(4,689,706)	1,051,664	(56,699,102)
Infrastructure	(124,551,900)	(10,256,507)	---	(134,808,407)
Total accumulated depreciation/amortization	(289,450,871)	(21,758,218)	1,051,664	(310,157,425)
Total capital assets, being depreciated/amortized, net	379,935,391	(8,608,472)	(50,947)	371,275,972
Governmental Activities capital assets, net	\$ 461,372,147	\$ 32,140,188	\$ (9,559,395)	\$ 483,952,940
Business-Type Activities:				
Capital assets, not being depreciated:				
Land	\$ 3,516,319	\$ ---	\$ ---	\$ 3,516,319
Construction in Progress	103,302,077	20,889,189	(58,670,405)	65,520,861
Total capital assets, not being depreciated	106,818,396	20,889,189	(58,670,405)	69,037,180
Capital assets, being depreciated/amortized:				
Buildings	118,006,338	296,182	---	118,302,520
Lease assets	13,370	---	---	13,370
Subscription IT assets	---	86,368	---	86,368
Improvements other than buildings	354,088,401	58,145,544	---	412,233,945
Equipment	9,448,709	228,675	---	9,677,384
Total capital assets, being depreciated/amortized	481,556,818	58,756,769	---	540,313,587
Less accumulated depreciation/amortization for:				
Buildings	(73,601,043)	(2,004,617)	---	(75,605,660)
Lease assets	(2,006)	(2,674)	---	(4,680)
Subscription IT assets	---	(28,789)	---	(28,789)
Improvements other than buildings	(159,025,676)	(11,813,977)	---	(170,839,653)
Equipment	(8,803,533)	(247,858)	---	(9,051,391)
Total accumulated depreciation/amortization	(241,432,258)	(14,097,915)	---	(255,530,173)
Total capital assets, being depreciated/amortized, net	240,124,560	44,658,854	---	284,783,414
Business-Type Activities capital assets, net	\$ 346,942,956	\$ 65,548,043	\$ (58,670,405)	\$ 353,820,594

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 4 (Continued)

Custodial Fund Activities:

Capital assets, being depreciated/amortized:

Subscription IT assets	---	493,458	---	493,458
Total capital assets, being depreciated/amortized	---	<u>493,458</u>	---	<u>493,458</u>

Less accumulated depreciation/amortization for:

Subscription IT assets	---	(170,755)	---	(170,755)
Total accumulated depreciation/amortization	---	<u>(170,755)</u>	---	<u>(170,755)</u>

Custodial Fund Activities capital assets, net	<u>\$ -</u>	<u>\$ 322,703</u>	<u>\$ -</u>	<u>\$ 322,703</u>
---	-------------	-------------------	-------------	-------------------

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

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

Governmental Activities

Public Safety	\$	1,552,006
Public Works		8,532,739
Culture and Recreation		3,833,443
Community and Economic Development		941,050
General Government		3,939,764
Internal Service		2,959,216
Total		<u>\$ 21,758,218</u>

Business-Type Activities

Airport	\$	1,976,735
Water		5,693,155
Sewer		6,071,572
Solid Waste		50,370
Parking		306,083
Total		<u>\$ 14,097,915</u>

Custodial Fund Activities

Revolving	\$	33,188
WCICC		137,567
Total		<u>\$ 170,755</u>

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 4 (Continued)

Discretely Presented Component Unit:

	Balance December 31, 2021	Additions	Reductions	Balance December 31, 2022
Capital assets, not being depreciated:				
Land	\$ 190,000	---	---	\$ 190,000
Total capital assets, not being depreciated	190,000	---	---	190,000
Capital assets, being depreciated:				
Buildings	14,784,393	---	---	14,784,393
Improvements other than buildings	1,125,522	---	---	1,125,522
Equipment	958,974	---	---	958,974
Total capital assets, being depreciated	16,868,889	---	---	16,868,889
Less accumulated depreciation for:				
Buildings	(431,421)	(372,548)	---	(803,969)
Improvements other than buildings	(43,295)	(38,087)	---	(81,382)
Equipment	(106,438)	(102,046)	---	(208,484)
Total accumulated depreciation	(581,154)	(512,681)	---	(1,093,835)
Total capital assets, being depreciated, net	16,287,735	(512,681)	---	15,775,054
Component Unit capital assets, net	\$ 16,477,735	\$ (512,681)	\$ ---	\$ 15,965,054
Total depreciation expense - discretely presented component unit				\$ 512,681

Reconciliation of Net Investment in Capital Assets:

Primary Government

	Governmental Activities	Business-Type Activities
Capital Assets (net of accumulated depreciation/ amortization)	\$ 483,952,940	\$ 353,820,594
Unspent Bond/Note Proceeds	15,090,175	5,436,500
Less: General Obligation Bonds/Notes Payable	125,816,574	21,337,989
Notes Payable	---	127,728,450
Lease Liability	51,634	8,199
SBITA Liability	426,960	56,302
Retainage Payable	1,222,523	1,131,532
Net Investment in Capital Assets	\$ 371,525,424	\$ 208,994,622

Component Unit

	Component Unit
Land	\$ 190,000
Buildings	14,784,393
Other Structures and Improvements	1,125,522
Furniture, Machinery and Equipment	958,974
Accumulated Depreciation	(1,093,835)
Less: Notes Payable	(12,954,377)
Net Investment in Capital Assets	\$ 3,010,677

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 5 - Long-Term Debt

NOTES PAYABLE - DIRECT BORROWINGS

During fiscal years 2003 and 2004, the City borrowed funds from the State of Iowa Clean and Drinking Water State Revolving Fund. The City received the note at 3% interest to make certain improvements to the wastewater treatment. The note was drawn upon as improvements were made. The final draw was made during fiscal year 2007 bringing the total amount borrowed to \$11,264,000 in the Water Fund. The outstanding balance as of June 30, 2023, was \$735,000 in the Water Fund. In fiscal year 2014, State of Iowa reduced the interest rate from 3% to 1.75%.

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, 2023, was \$7,746,000 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, 2023, was \$835,000 in the Water Fund. In fiscal year 2017, State of Iowa reduced the interest rate from 3% to 1.75% effective December 1, 2016.

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, 2023, was \$5,462,000 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, 2023, was \$17,782,000 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, 2023 was \$16,196,000.

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, 2023, was \$5,163,000 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, 2023, of \$4,392,000 in the Water Fund. In fiscal year 2021, State of Iowa reduced the interest rate from 3% to 1.75% effective December 1, 2020.

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 5 (Continued)

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 interest rate of 0.75%. The loans were fully drawn, with outstanding balances as of June 30, 2023, of \$775,000, \$2,327,000, and \$3,652,000 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, 2023, of \$1,082,000 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, 2023 was \$25,757,844 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, 2023 was \$4,446,536 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, 2023, the outstanding balance on the note was \$5,097,000 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, 2023 was \$1,310,663 in the Sewer Fund. The \$10M and \$6.928M have been fully drawn and the outstanding balance at June 30, 2023 was \$9,168,000 and \$6,347,000 in the Sewer Fund.

During fiscal year 2021, the City obtained a note with the State of Iowa Clean 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, 2023 was \$6,488,502 in the Water Fund.

During fiscal year 2022, the City the City obtained a note with the State of Iowa Clean 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 City did not draw the full loan amount authorized. The outstanding balance at June 30, 2023 was \$2,965,904 in the Water Fund.

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 5 (Continued)

Annual debt service requirements to maturity for the above notes payable are as follows:

Year Ending June 30	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2024	\$ ---	\$ ---	\$ 12,467,000	\$ 2,257,665
2025	---	---	12,049,000	2,044,693
2026	---	---	11,937,000	1,839,075
2027	---	---	12,257,000	1,635,457
2028	---	---	10,504,000	1,426,256
2029-2033	---	---	42,526,000	5,351,174
2034-2038	---	---	21,625,663	2,278,088
2039-2043	---	---	4,362,787	352,235
Total	<u>\$ ---</u>	<u>\$ ---</u>	<u>\$ 127,728,450</u>	<u>\$ 15,758,387</u>

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, 2023 as follows:

Series A was issued for \$17,885,000. The bonds were sold to Robert W Baird & Co. for \$18,518,230. The notes have a true interest rate of 3.42% with principal payments due each June 1 from years 2024 through 2033.

Series B was issued for \$2,270,000. The notes were sold to Robert W Baird & Co. for \$2,274,238. The notes have a true interest rate of 4.51% with principal payments due each June 1 from years 2024 through 2033.

General obligation bonds/notes outstanding as of June 30, 2023, are as follows:

<u>Purpose</u>	<u>Interest Rates</u>	<u>Amounts</u>
Governmental Activities	1.00 – 5.00%	\$122,687,013
Business-Type Activities	1.50 – 5.00%	21,337,989

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 5 (Continued)

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

Year Ending June 30	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2024	\$20,163,437	\$ 3,362,243	\$ 3,516,565	\$ 608,604
2025	19,645,472	2,862,003	3,339,528	517,440
2026	17,559,979	2,345,953	2,935,021	422,699
2027	15,467,872	1,913,676	2,532,128	347,798
2028	14,242,467	1,502,571	2,242,533	277,631
2029-2033	35,607,786	2,886,189	6,772,214	581,738
Total	\$ 122,687,013	\$ 14,872,636	\$ 21,337,989	\$ 2,755,910

CHANGES IN LONG-TERM LIABILITIES

Long-term liability activity for the year ended June 30, 2023, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Bonds/Notes Payable:					
General Obligation Bonds/Notes	\$127,810,726	\$14,718,500	\$19,842,215	\$122,687,013	\$19,503,437
Unamortized Bond/Notes Charges	3,254,885	637,468	762,792	3,129,561	---
Leases Liability	81,399	---	29,765	51,634	30,670
SBITA Liability	---	426,960	---	426,960	208,782
Compensated Absences	5,809,516	4,695,012	4,530,444	5,974,084	3,648,382
Est. Liability for Damage Claims	7,172,336	---	1,108,626	6,063,710	1,981,985
Net Pension Liability (Asset) IPERS	(1,037,596)	12,529,740	---	11,492,144	---
Net Pension Liability MFPRSI	13,796,880	20,962,794	---	34,759,674	---
Total OPEB Liability	9,672,610	567,600	---	10,240,210	---
Governmental Activities Long-term Liabilities	\$166,560,756	\$54,538,074	\$26,273,842	\$194,824,990	\$25,373,256
Business-Type Activities:					
Bonds/Notes Payable:					
General Obligation Bonds/Notes	\$19,079,272	\$5,436,500	\$3,177,785	\$21,337,989	\$3,516,565
Notes Payable- Direct Borrowings	137,621,184	3,664,266	13,557,000	127,728,450	12,467,000
Due to Other Governments	1,233,835	59,812	---	1,293,647	549,613
Compensated Absences	692,968	629,956	486,813	836,109	416,072
Leases Liability	10,773	---	2,574	8,199	1,316
SBITA Liability	---	56,302	---	56,302	27,532
Est. Liability for Landfill Closure	921,203	---	3,138	918,065	60,711
Net Pension Liability	109,200	3,031,584	---	3,140,784	---
Business-type Activities Long-term Liabilities	\$159,668,435	\$12,878,420	\$17,227,310	\$155,319,545	\$17,038,809

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 5 (Continued)

The Governmental General Obligation Bonds/Notes are shown net of the unamortized premiums and discounts of \$3,129,561 on the Statement of Net Position.

		Exhibit 1- Statement of Net Position	
General Obligation Bonds/Notes	\$122,687,013	General Obligation Bonds/Notes Payable-current	\$ 20,163,437
Unamortized Bond/Notes Charges	3,129,561	General Obligation Bonds/Notes Payable-long term	105,653,137
	<u>\$125,816,574</u>		<u>\$125,816,574</u>

Internal Service Funds predominantly serve the Governmental Funds. Accordingly, long-term liabilities for them are included as part of the above totals for governmental activities. At June 30, 2023, \$330,097 of Internal Service Fund general obligation debt was carried by the Central Maintenance Garage. Internal Service Fund's \$259,867 compensated absences, \$10,240,210 of total OPEB liability, and \$870,223 of net pension liability are included in the above amounts. For the governmental activities, compensated absences and net pension liability are liquidated by the funds where the employee's wages and benefits are allocated. For the above balances in compensated absences as of June 30, 2023, approximately 68% will be liquidated by the General Fund, 28% by the Special Revenue Funds, and 4% by the Internal Service Funds. For the above balances in net pension liability as of June 30, 2023, approximately 82% will be liquidated by the General Fund, 8% by the Special Revenue Funds, 2% by the Internal Service Funds, and 8% by the Enterprise Funds. For the above balances in total OPEB liability as of June 30, 2023, the full balance will be liquidated by the Internal Service Fund.

At June 30, 2023, the general obligation debt issued by the City did not exceed its legal debt margin, computed as follows:

Assessed Value as of January 1, 2022	\$ 5,871,242,306
Debt Limit- 5% of valuation	293,562,115
Amount of Debt Applicable to Limit	
Total Bonded Debt and Long-Term Notes Payable	274,883,013
Less: Notes Payable	(127,728,450)
Funds on Hand Available to Service Debt	(2,519,334)
Debt Applicable to Debt Limit	144,635,229
Legal Debt Margin	\$ 148,926,886

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, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 5 (Continued)

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:

Years Ending <u>December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	656,660	138,104	794,764
2024	663,661	131,103	794,764
2025	670,736	124,028	794,764
2026	677,887	116,877	794,764
2027	685,113	109,651	794,764
2028-2032	3,536,696	437,126	3,973,822
2033-2037	3,729,278	244,544	3,973,822
2038-2040	2,334,346	49,948	2,384,294
Total	<u>\$ 12,954,377</u>	<u>\$ 1,351,381</u>	<u>\$ 14,305,758</u>

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 6 – Internal Balances

The following is a summary of Interfund Receivables/Payables as of June 30, 2023:

	Interfund Receivable	Interfund Payable
General	\$ 85	\$ 4,025
Debt Service	---	4,158,683
Capital Improvements	7,748,303	---
Nonmajor Govt	378	951
Airport	---	3,589,620
Nonmajor Enterprise	7,876	3,363
 TOTALS	 \$ 7,756,642	 \$ 7,756,642

Interfund balances represent amounts due to/from other funds as of June 30, 2023.

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 6 - (Continued)

The following is a summary of transfers between fund types:

	Governmental Fund Types					
	General	Sales Tax	Tax Increment Financing	Debt Service	Capital Improvement	Nonmajor Govt
General	\$ ---	\$ ---	\$ ---	\$ 971,323	\$ 1,055,432	\$ 3,462,287
Employee Benefits	3,753,684	---	---	---	---	---
Local Opt Sales Tax	10,427,689	---	---	654,192	3,315,808	1,135,000
Tax Increment Financing	---	---	---	7,608,013	4,335,399	334,964
Debt Service	---	---	---	---	---	---
Capital Improvements	7,784	28,739	5,445	1,065,215	---	3,996
Nonmajor Govt	---	---	---	1,549,795	834,734	3
Water	---	---	---	---	2,410,036	---
Airport	7,751	---	---	---	843,354	1,491
Sewer	---	---	---	---	2,637,155	---
Solid Waste	5,026	---	---	---	---	---
Internal Service	11,864	---	---	---	942,476	---
Total Transfers In	\$ 14,213,798	\$ 28,739	\$ 5,445	\$ 11,848,538	\$ 16,374,394	\$ 4,937,741

Transfers are used to:

1. Move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them.
2. Move receipts restricted to debt service from the fund collecting the receipts to the Debt Service Fund as debt service payments become due.
3. Use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Proprietary Fund Types							Total
Airport	Water	Sewer	Solid Waste	Nonmajor Prop	Internal Service	Transfers Out	
\$ ---	\$ ---	\$ 11,240	\$ 5,026	\$ ---	\$ 7,396	\$ 5,512,704	
---	---	---	---	---	---	3,753,684	
---	---	---	---	---	---	15,532,689	
---	1,214,213	---	---	378,224	---	13,870,813	
930,131	---	---	---	---	51,313	981,444	
---	8,000	224,575	---	6,000	---	1,349,754	
---	435,000	---	---	---	30,014	2,849,546	
---	---	225,799	---	---	---	2,635,835	
---	---	---	---	---	---	852,596	
---	270,345	---	---	---	---	2,907,500	
---	---	---	---	---	---	5,026	
19,914	---	---	---	---	---	974,254	
<u>\$ 950,045</u>	<u>\$ 1,927,558</u>	<u>\$ 461,614</u>	<u>\$ 5,026</u>	<u>\$ 384,224</u>	<u>\$ 88,723</u>	<u>\$ 51,225,845</u>	

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 7 - Fund Balances

The following schedule reflects all Fund Balances as presented in the Fund Level Statements:

	<u>General Fund</u>	<u>Major Special Revenue</u>	
		<u>Other Employee Benefits</u>	<u>Local Option Sales Tax</u>
Fund Balances:			
Nonspendable:			
Prepaid Items	\$ 37,588	\$ ---	\$ ---
Permanent Fund, Principal	---	---	---
Restricted for:			
Public Works	---	---	---
Comm & Econ Develop	---	---	---
Employee Benefits	---	366,416	---
Debt Service Reserve	---	---	---
Capital Projects	---	---	---
Other Purposes	---	---	---
Committed to:			
Public Safety	191,469	---	---
Public Works	52,715	---	---
Culture & Recreation	63,191	---	---
Comm & Econ Develop	896	---	---
General Governmental	24,770	---	---
Assigned to:			
Public Safety	---	---	823,297
Public Works	---	---	4,939,781
Culture & Recreation	---	---	2,469,891
Unassigned:	23,027,074	---	---
Total Fund Balances	<u>\$ 23,397,703</u>	<u>\$ 366,416</u>	<u>\$ 8,232,969</u>

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Major Tax Increment Financing Fund	Major Debt Service Fund	Major Capital Improvements Fund	Other Governmental Funds	Total
\$ ---	\$ ---	\$ ---	\$ 13	\$ 37,601
---	---	---	1,385,300	1,385,300
---	---	---	10,051,295	10,051,295
---	---	---	5,740,555	5,740,555
---	---	---	---	366,416
6,515,258	---	---	---	6,515,258
---	---	68,145,332	---	68,145,332
---	---	799,249	2,116,356	2,915,605
---	---	---	---	191,469
---	---	---	243,241	295,956
---	---	---	440,000	503,191
---	---	---	1,622,732	1,623,628
---	---	---	---	24,770
---	---	---	---	823,297
---	---	---	---	4,939,781
---	---	---	---	2,469,891
---	(3,932,274)	---	---	19,094,800
<u>\$ 6,515,258</u>	<u>\$ (3,932,274)</u>	<u>\$ 68,944,581</u>	<u>\$ 21,599,492</u>	<u>\$ 125,124,145</u>

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

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.

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 \$3,576,694 has been established in the accompanying financial statements as of June 30, 2023. A provision for health claims incurred but unpaid as of June 30, 2023, of \$2,487,016 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, 2023, 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, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 8 (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, 2023, no liability has been recorded in the City's financial statements. As of June 30, 2023, 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 2023. 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
2014	11,349,866	6,052,645	12,770,584	4,631,927
2015	4,631,927	13,050,118	14,109,436	3,572,609
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

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 9 – Commitments

The City has recognized as a liability only that portion of construction contracts completed through June 30, 2023. The following summary presents the amount of contracts outstanding at June 30, 2023 for both Governmental and Enterprise Funds combined:

Construction	\$ 35,441,476
Design & Engineering Services	11,934,552
Other	11,773,211
Less: Due, but unpaid at June 30, 2023	<u>(13,644,453)</u>
Construction Contract Commitments	<u>\$ 45,504,786</u>

Governmental contracts and encumbrances outstanding at June 30, 2023, are listed below and are included in fund balance committed amounts but do not include encumbered amounts already previously restricted:

	General Fund	Non-Major Governmental	Debt Service	Local Option Sales Tax	Total
Public Safety	\$ 191,469	\$ ---	\$ ---	\$ ---	\$ 191,469
Public Works	52,715	83,275	---	---	135,990
Culture & Recreation	63,191	---	---	---	63,191
Community & Economic Dev	896	---	---	---	896
General Government	24,770	---	---	---	24,770
Totals	<u>\$ 333,041</u>	<u>\$ 83,275</u>	<u>\$ ---</u>	<u>\$ ---</u>	<u>\$ 416,316</u>

As of June 30, 2023, the City had \$4,636,473 outstanding purchase orders and \$61,856,575 outstanding contracts, less \$13,644,453 unpaid of the total commitments listed above.

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

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, 2023, is presented as follows:

Assets	2,357,370
Total Assets	<u>2,357,370</u>
Total Liabilities	1,206,242
Fund Equity	1,151,128
Total Liabilities and Fund Equity	<u>2,357,370</u>
Total Revenue	3,723,720
Total Expenditures	(3,753,263)
Net Increase (Decrease) in Fund Balance	<u>(29,543)</u>

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, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 11 - Post-Employment Health Care Benefits

During fiscal year 2018, the City adopted the provisions of Statement No. 75, Accounting and Financial Reporting for Post-Employment Benefits Other than Pensions (OPEB). 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 the 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.

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.

Employees covered by the benefit terms. At June 30, 2022, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	28
Active employees	<u>825</u>
	853

Total OPEB liability. The City's total OPEB liability of \$10,240,210 was measured as of June 30, 2023, and was determined by an actuarial valuation as of that date.

Changes in the Total OPEB Liability

	Total OPEB
Balance at 6/30/2022	\$ 9,672,610
Changes for the year:	
Service cost	663,964
Interest cost	359,638
Changes of benefit terms	---
Differences between expected and actual experience	---
Changes in assumptions or other inputs	(101,365)
Benefit payments	(354,637)
Net Changes	567,600
Balance at 6/30/2023	\$ 10,240,210

Note 11 (Continued)

The total OPEB liability as of June 30, 2023, assumes a discount rate of 3.65%. This is an increase of .11% from the June 30, 2022, discount rate of 3.54%.

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

For the year ended June 30, 2023, the City recognized OPEB expense of \$1,121,283. At June 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,226,357	\$ (763,501)
Changes of assumptions or other inputs	367,913	(543,414)
Total	<u>\$ 2,594,270</u>	<u>\$ (1,306,915)</u>

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:	
2024	\$ (97,681)
2025	(97,681)
2026	(97,681)
2027	(97,681)
2028	(108,344)
Thereafter	(788,287)
Total	<u>\$(1,287,355)</u>

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate

1% Decrease	\$9,056,000
1% Increase	\$11,640,000

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

1% Decrease	\$9,358,000
1% Increase	\$11,226,000

Actuarial assumptions and other inputs. The total OPEB liability in the June 30, 2022, actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Valuation Date	June 30, 2022
Measurement Date	June 30, 2023
Actuarial Cost Method	Entry Age Normal based on level percentage of projected salary
Discount rate	3.65% per annum for June 30, 2023 Source: Bond Buyer 20-Bond GO Index The projection of cash flows used to determine the discount rate assumed that employee contributions will be made based on prior year claim experiences and amounts needed to fund the plan operations.

Note 11 (Continued)

Salary Increase Rate	3.0% per annum
Mortality Rates	Pub-2010 headcount weighted base mortality table, projected generationally using Scale MP-2021, applied on a gender-specific and job class basis (teacher, safety, or general, as applicable).
Plan Participation Percentage	The participation percentage is the assumed rate of future eligible retirees who elect to continue health coverage at retirement. It is assumed that 30% of Pre-Medicare and 5% of Post-Medicare employees and their dependents who are eligible for early retiree benefits will participate in the retiree medical plan. This assumes that a one-time irrevocable election to participate is made at retirement.

Health Care Cost Trend Rate

The health care cost trend assumptions are used to project the cost of health care in future years. The following annual trends are based on the current HCA Consulting trend study and are applied on a select and ultimate basis. Select trends are reduced 0.5% each year until reaching the ultimate trend rate.

Expense Type	Select	Ultimate
Pre-Medicare Medical and Rx Benefits	7.0%	4.0%
Medicare Benefits	6.0%	4.0%
Stop Loss Fees	7.0%	4.0%
Administrative Fees	4.0%	4.0%

Per Capita Health Claim Cost

Expected retiree claim costs were developed using historical claim experience through February 2022. An underwriting adjustment to account for the estimated impact of Covid-19 was made to account for the overall decrease in claims during 2020. The annual age 60 and 70 claim costs for retirees and their spouses are provided in the table below.

Member Age	Claim cost
Age 60 Retiree or Spouse	\$ 15,561
Age 70 Retiree or Spouse	\$ 9,279

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

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, 2023, 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 \$256,772 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 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.

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 12 (Continued)

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, 2023.

Compensated absences consist of the following amounts as of June 30, 2023:

Accrued Vacation	\$3,780,052
Accrued Severance Pay	1,870,891
Accrued Sick Leave	902,479
Accrued Termination Benefits	256,771
Total	\$ 6,810,193

Compensated absences have been recorded as follows:

	CURRENT	LONG-TERM	TOTAL
Enterprise Funds	\$ 416,072	\$ 420,037	\$ 836,109
Internal Service Funds	116,097	143,770	259,867
Government-Wide Statement	3,532,285	2,181,932	5,714,217
	\$ 4,064,454	\$ 2,745,739	\$ 6,810,193

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 13 - Pension Plans

IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (IPERS)

Plan Description. IPERS membership is mandatory for covered City employees. Employees of the City of Sioux City are provided with pensions through a cost-sharing multiple-employer 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 information purposes only. Refer to the plan documents for more information.

Pension Benefits. A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is 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 members' monthly IPERS benefit includes:

- 60% of average salary after completions of 22 years of service, plus an additional 1.5% of average salary for years of service greater than 22 but no more than 30 years of service.
- The member's highest three-year average salary.

If a 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 percent for each month that the member received benefits before the members earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.50 percent for each month that the member received benefits before age 65.

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 benefit payments.

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.

Contributions. The 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 one (1) percentage point. IPERS Contribution Rate

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 13 (Continued)

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 thirty-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 2023, pursuant to the required rate, Regular Members contributed 6.29 percent of covered payroll and the City contributed 9.44 percent of covered payroll for a total rate of 15.73 percent, and Protection Occupation Members contributed 6.21 percent of covered payroll and the City contributed 9.31 percent of covered payroll for a total rate of 15.52 percent.

The City’s contributions to IPERS for the year ended June 30, 2023, were \$3,449,405.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. At June 30, 2023, the City reported a liability of \$14,632,928 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022, 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 IPERS participating employers. At June 30, 2022, the City’s proportion was 0.384785 percent, which was a decrease of 0.004255 percent from its proportion measured as of June 30, 2021.

For the year ended June 30, 2023, the City recognized IPERS pension expense of negative \$467,366. At June 30, 2023, 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	\$ 873,019	\$ 209,480
Changes of assumptions	12,959	123,162
Net difference between projected and actual earnings on pension plan investments	-	1,759,306
Changes in proportion and differences between City contributions and proportionate share of contributions	319,015	310,575
City contributions subsequent to the measurement date	3,449,405	-
Total	\$ 4,654,398	\$ 2,402,523

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 13 (Continued)

An amount of \$3,449,405 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 ended June 30, 2024. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending June 30,	
2024	(\$1,604,889)
2025	(1,172,926)
2026	(2,063,382)
2027	3,612,275
2028	31,392
Total	(\$1,197,530)

There were no non-employer contributing entities at IPERS.

Actuarial Assumptions. The total pension liability was determined by an actuarial valuation as of June 30, 2022, using the following actuarial assumptions and the entry age normal actuarial cost method, applied to all periods included in the measurement:

Rate of Inflation	2.6 percent
Salary Increases	3.25 to 16.25 percent depending upon membership group and years of service
Investment rate of return	7 percent, compounded annually, net of pension plan investment expense
Wage growth	3.25% percent

Mortality rates used in the 2022 valuations were based on the PubG-2010 Employee and Healthy Annuitant Tables, using MP-2021 generational adjustments.

The actuarial assumptions used in the June 30, 2022, valuation are based on the results of the most recent actuarial experience studies.

Several factors are considered in evaluating the actuarial assumed investment return including long-term historical data, estimates inherent in current market data, along with estimates of variability and correlations for each asset class, and an analysis in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) were developed by the System's investment consultant. These ranges were combined to develop the actuarial assumed investment return by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation. The actuarial assumed investment return reflects the anticipated returns on current and future plan assets and provides a discount rate to determine the present value of future benefit payments.

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 13 (Continued)

The best estimates of geometric real rates of return for each major asset class included in IPERS' target asset allocation are shown in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	22.0%	3.57%
International equity	17.5	4.79
Global smart beta equity	6.0	4.16
Core-plus fixed income	20.0	1.66
Public credit	4.0	3.77
Cash	1.0	.77
Private equity	13.0	7.57
Private real assets	8.5	3.55
Private credit	8.0	3.63
Total	100%	

Discount Rate. The discount rate used to calculate the total pension liability is 7 percent. The projection of cash flows used to determine the discount rate assumed that contributions from employees and employers will be made at the contractually required rates, which are set by the Contribution Rate Funding Policy and derived from the actuarial valuation. Based on those assumptions, IPERS' fiduciary net position is projected to be available to make all projected future benefit payments of current plan members. Therefore, the actuarial assumed investment return was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of 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 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percent lower (6%) or one percent higher (8%) than the current rate.

	1% Decrease (6.0%)	Discount Rate (7.0%)	1% Increase (8.0%)
City's proportionate share of the net pension liability (asset)	\$28,274,096	\$14,632,928	\$5,013,593

Pension Plan 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.

Payables to the Pension Plan. At June 30, 2023, the City reported payables to the defined benefit pension plan of \$140,080 for legally required employer contributions.

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 13 (Continued)

MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA (MFPRSI)

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 of Sioux 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.

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 percent of the member's average final compensation. Additional benefits are available to members who perform more than 22 years of service (2 percent 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 percent 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. By electing to participate in DROP, the member is signing a contract indicating 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.

Disability and Death Benefits. Disability coverage is broken down into two types, accidental and ordinary. Accidental disability is defined as permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60 percent 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 percent 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 percent 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 percent 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 percent 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 percent 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, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 13 (Continued)

Benefits are increased (escalated) annually in accordance with Chapter 411.6 of the Code of Iowa which states 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.

Contributions. Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2023.

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 23.9% for the year ended June 30, 2023.

The City's contributions to MFPRSI for the year ended June 30, 2023, were \$5,121,950.

If approved by 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 a non-employer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67 - Financial Reporting for Pension Plans (GASB 67).

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2023.

Net Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. At June 30, 2023, the City reported a liability of \$34,759,674 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022, 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, 2022, the City's proportion was 6.189726% which was an increase of .046151% from its proportions measured as of June 30, 2021.

For the year ended June 30, 2023, the City recognized pension expense of \$3,596,380. At June 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 13 (Continued)

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 2,158,495	\$ 44,696
Changes of assumptions	97,505	-
Net difference between projected and actual earnings on pension plan investments	-	411,842
Changes in proportion and differences between City contributions and proportionate share of contributions	541,420	564,251
City contributions subsequent to the measurement date	5,121,950	-
Total	\$ 7,919,370	\$ 1,020,789

An amount of \$5,121,950 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 ended June 30, 2024. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending June 30,	
2024	(\$ 19,298)
2025	(734,373)
2026	(2,370,622)
2027	4,810,709
2028	90,215
Total	\$1,776,631

Actuarial Assumptions. The total pension liability in the June 30, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of Inflation	3 percent
Salary Increases	3.75 to 15.11 percent including inflation
Investment Rate of Return	7.5 percent, net of pension plan investment expense

The actuarial assumptions used in the June 30, 2023, valuation were based on the results of an actuarial experience study for the period July 1, 2010 through June 30, 2020.

Mortality rates were based on RP 2014 Blue Collar Healthy Annuitant table with males set-forward zero years, females set-forward two years and disabled set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023

Note 13 (Continued)

The long-term expected rate of return on pension plan investments was determined using a building block method in which best-estimate ranges of expected future real rates of return (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 are summarized in the following table:

Asset Class	Long-Term Expected Real Rate of Return
Broad Fixed Income	3.5%
Broad U.S. Equity	6.7
Global Equity	6.8
Broad Non-US Equity	7.0
Managed Futures	5.1
Emerging Market	7.2
Real Estate-Core	6.4
Opportunistic Real Estate	11.0
Global Infrastructure	6.8
Private Credit	8.6
Private Equity	12.0

Discount Rate. The discount rate used to measure the total pension liability was 7.50 percent. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of 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 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percent lower (6.5%) or one percentage point higher (8.5%) than the current rate.

	1% Decrease (6.5%)	Discount Rate (7.5%)	1% Decrease (8.5%)
City's proportionate share of the net pension liability	\$ 62,908,530	\$ 34,759,674	\$ 11,427,963

Pension Plan Fiduciary Net Position. Detailed information about the pension plan's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at www.mfprsi.org.

Payables to the Pension Plan. At June 30, 2023, City of Sioux City reported payables to the defined benefit pension plan of \$187,367 for legally required employer contributions.

For the year ended June 30, 2023, the City recognized IPERS and MFPRSI pension expense of \$3,129,014. At June 30, 2023, the City reported a liability of \$49,392,602 for its proportionate share of the net pension liability. At June 30, 2023, the City reported deferred outflows of resources in the amount of \$12,573,768 and deferred inflows of resources in the amount of \$3,423,312 related to pension.

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 14 - Landfill Closures and Post-Closure Care Costs

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 16, 2023, was \$918,065. This full amount has been accrued by the City as of June 30, 2023. Of this amount, it was estimated that \$60,711 would be incurred within the next fiscal year. 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.

Note 15 - Tax Abatements

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues 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.

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

Note 15 (Continued)

For the year ended June 30, 2023, the City abated \$1,339,940 of property tax under the urban renewal and economic development projects and \$558,143 under the Enterprise Zone Program.

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

At June 30, 2023, funds with deficit balances were as follows:

Comprehensive Insurance	\$5,100,521
Debt Service	\$3,932,274

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.

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.

**CITY OF SIOUX CITY, IOWA
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2023**

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 – Prior Period Adjustment

A. Government-Wide Statements and Fund Statements

The City corrected an error related to receivables due to the accrual of hotel/motel tax revenues, amount that increased beginning Governmental Net Position and increased General Fund balance by \$630,257.

The discretely presented component unit corrected an error that related to reinvestment district fund payments due to an error in the accrual, that increased beginning net position by \$122,652.

The discretely presented component unit also corrected an error that related to construction loan payable, recorded as a contribution from the City in error, that decreased beginning net position by \$1,668,013.

Note 20 – Accounting Change

GASB Statement No. 91, "Conduit Debt Obligations". The requirements of this Statement were implemented during the fiscal year ending June 30, 2023.

GASB Statement No. 94, "Public-Private and Public-Public Partnerships and Availability Payment Arrangements." The requirements of this Statement were implemented during the fiscal year ending June 30, 2023.

GASB Statement No. 96, "Subscription-Based Information Technology Arrangements." The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2023. The requirements of this Statement were implemented during the fiscal year ending June 30, 2023.

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REQUIRED SUPPLEMENTARY INFORMATION (unaudited)

In accordance with the Governmental Accounting Standards Board Statements No. 25, No. 27, No. 34, No. 68, and No. 75, the following information is a required part of the basic financial statements.

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CITY OF SIOUX CITY, IOWA
BUDGETARY COMPARISON SCHEDULE
BUDGET AND ACTUAL - ALL GOVERNMENTAL AND PROPRIETARY FUNDS ¹
REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED JUNE 30, 2023

	Governmental Fund Types Actual	Internal Service Funds Actual	Proprietary Funds Actual
REVENUES			
Taxes	\$ 95,884,493	\$ ---	\$ ---
Special Assessments	137,326	---	---
Regulatory Fees	2,048,979	---	---
Intergovernmental Revenue ²	38,837,841	---	6,493,723
Revenue from Use of Property	5,106,017	192,543	3,771,101
Charges for Service	15,421,645	28,881,517	63,786,849
Contributions	---	---	107,190
Miscellaneous	2,829,528	202,075	3,987,397
Total Revenues	<u>161,095,404</u>	<u>29,276,135</u>	<u>78,146,260</u>
EXPENDITURES			
Public Safety	51,606,567	---	---
Public Works	19,989,803	---	---
Culture and Recreation	14,150,518	---	---
Community and Economic Development	13,664,317	---	---
General Government	4,871,596	---	---
Debt Service	23,981,638	---	2,866,788
Capital Projects ²	50,051,535	---	---
Business-Type/Enterprises ²	---	31,236,970	57,238,766
Total Expenditures	<u>178,315,974</u>	<u>31,236,970</u>	<u>60,105,554</u>
Excess (Deficiency) of Revenues Over Expenditures	(17,220,570)	(1,960,835)	18,040,706
OTHER FINANCING SOURCES (USES)			
Other Financing Sources	63,406,383	88,723	3,728,467
Other Financing Uses	(43,850,634)	(974,254)	(6,400,957)
Total Other Financing Sources	<u>19,555,749</u>	<u>(885,531)</u>	<u>(2,672,490)</u>
Net Change in Fund Balance (Deficit)	2,335,179	(2,846,366)	15,368,216
Fund Balance - Beg. of Year	122,158,709	23,738,013	224,173,909
Prior Period Adjustments	630,257	---	---
Fund Balance - Beg. of Year Restated	<u>122,788,966</u>	<u>23,738,013</u>	<u>224,173,909</u>
Fund Balance (Deficit)- End of Year	<u>\$ 125,124,145</u>	<u>\$ 20,891,647</u>	<u>\$ 239,542,125</u>

Notes:

¹ 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.

² Intergovernmental revenue and the expenditures for capital projects and enterprises are significantly below budgeted amounts due to the timing of when projects are actually completed and the corresponding revenue is received.

	Total Actual	Budgeted Amounts		Final Budget To Actual
		Original	Final	
\$	95,884,493	\$ 95,572,353	\$ 96,107,069	\$ (222,576)
	137,326	280,560	1,105,254	(967,928)
	2,048,979	2,140,645	3,725,635	(1,676,656)
	45,331,564	71,407,222	109,142,446	(63,810,882)
	9,069,661	4,046,888	8,253,227	816,434
	108,090,011	102,389,156	109,999,245	(1,909,234)
	107,190	---	---	107,190
	7,019,000	32,200,174	63,653,256	(56,634,256)
	268,517,799	308,036,998	391,986,132	(123,468,333)
	51,606,567	45,370,483	53,510,111	1,903,544
	19,989,803	20,346,514	24,872,379	4,882,576
	14,150,518	12,811,343	17,704,297	3,553,779
	13,664,317	11,368,287	17,692,828	4,028,511
	4,871,596	12,114,135	10,722,263	5,850,667
	26,848,426	30,388,334	35,917,350	9,068,924
	50,051,535	77,347,917	117,777,521	67,725,986
	88,475,736	109,182,703	153,156,447	64,680,711
	269,658,498	318,929,716	431,353,196	161,694,698
	(1,140,699)	(10,892,718)	(39,367,064)	38,226,365
	67,223,573	94,404,734	167,345,918	(100,122,345)
	(51,225,845)	(68,794,357)	(134,311,030)	83,085,185
	15,997,728	25,610,377	33,034,888	(17,037,160)
\$	14,857,029	14,717,659	(6,332,176)	\$ 21,189,205
		370,070,631	370,070,631	
		---	---	
		370,070,631	370,070,631	
		\$ 384,788,290	\$ 363,738,455	

**CITY OF SIOUX CITY, IOWA
SCHEDULE OF CHANGES IN THE CITY'S
TOTAL OPEB LIABILITY AND RELATED RATIOS**

EXHIBIT 10

	2018	2019	2020	2021	2022	2023
Total OPEB liability						
Service cost	\$ 380,175	\$ 394,888	\$ 434,971	\$ 481,878	\$ 496,402	\$ 663,964
Interest cost	254,166	261,417	258,914	155,806	161,055	359,638
Differences between expected and actual experience	---	---	(1,207,655)	---	2,648,188	---
Changes of assumptions or other inputs	(162,518)	216,753	367,955	32,481	(454,458)	(101,365)
Benefit payments	<u>(274,581)</u>	<u>(324,183)</u>	<u>(216,930)</u>	<u>(280,223)</u>	<u>(276,813)</u>	<u>(354,637)</u>
Net change in total OPEB liability	197,242	548,875	(362,745)	389,942	2,574,374	567,600
Total OPEB liability- beginning	<u>6,324,922</u>	<u>6,522,164</u>	<u>7,071,039</u>	<u>6,708,294</u>	<u>7,098,236</u>	<u>9,672,610</u>
Total OPEB liability- ending	<u>\$ 6,522,164</u>	<u>\$ 7,071,039</u>	<u>\$ 6,708,294</u>	<u>\$ 7,098,236</u>	<u>\$ 9,672,610</u>	<u>\$ 10,240,210</u>
Covered-employee payroll	\$ 44,914,847	\$ 46,487,000	\$ 42,418,556	\$ 43,691,000	\$ 41,158,021	\$ 43,293,000
Total OPEB liability as a percentage of covered-employee payroll	14.52%	15.21%	15.81%	16.25%	23.50%	23.65%

Notes to Schedule:

Change in assumptions. Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period:

2023	3.65%	3.65%
2022	3.54%	3.54%
2021	2.16%	2.16%
2020	2.21%	2.21%
2019	3.50%	3.50%
2018	3.87%	3.87%
2017	3.58%	3.58%

Notes:

GASB Statement No. 75 requires ten years of information to be presented in this table. However, until a full 10 year trend is compiled, the City will present information for those years for which information is available. No assets have been accumulated in a trust or otherwise related to this liability.

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CITY OF SIOUX CITY, IOWA
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY (ASSET)
REQUIRED SUPPLEMENTARY INFORMATION

<u>IOWA PUBLIC EMPLOYEES'</u> <u>RETIREMENT SYSTEM (IPERS)</u>	FISCAL YEAR		
	<u>2015</u>	<u>2016</u>	<u>2017</u>
City's Proportion of the Net Pension Liability (Asset)	0.403565%	0.397376%	0.388009%
City's Proportionate Share of the Net Pension Liability (Asset)	\$ 16,332,624	\$ 19,755,330	\$ 24,418,604
City's Covered Payroll	\$ 26,947,979	\$ 27,403,485	\$ 27,851,154
City's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of it's covered payroll	60.61%	72.09%	87.68%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability (Asset)	84.61%	85.19%	81.82%

<u>MUNICIPAL FIRE AND POLICE</u> <u>RETIREMENT SYSTEM OF IOWA (MFPRS)</u>	FISCAL YEAR		
	<u>2015</u>	<u>2016</u>	<u>2017</u>
City's Proportion of the Net Pension Liability	6.471584%	6.343361%	6.297523%
City's Proportionate Share of the Net Pension Liability	\$ 23,459,379	\$ 29,802,019	\$ 39,375,951
City's Covered Payroll	\$ 16,453,631	\$ 16,613,941	\$ 17,065,221
City's Proportionate Share of the Net Pension Liability as a Percentage of it's covered payroll	142.58%	179.38%	230.74%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	86.27%	83.04%	78.20%

Notes:

GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

2018	2019	2020	2021	2022	2023
0.405334%	0.389024%	0.390679%	0.380292%	0.268923%	0.387304%
\$ 27,000,396	\$ 24,618,385	\$ 22,622,899	\$ 26,714,496	\$ (928,396)	\$ 14,632,928
\$ 30,348,499	\$ 29,669,202	\$ 30,928,348	\$ 31,525,936	\$ 33,165,524	\$ 34,410,624
88.97%	82.98%	73.15%	84.74%	-2.80%	42.52%
82.21%	83.62%	85.45%	82.90%	100.81%	91.41%

2018	2019	2020	2021	2022	2023
6.498742%	6.278738%	6.232402%	6.061557%	6.143575%	6.189726%
\$ 38,113,501	\$ 37,383,825	\$ 40,879,981	\$ 48,346,997	\$ 13,796,880	\$ 34,759,674
\$ 18,405,872	\$ 18,249,817	\$ 18,866,314	\$ 19,257,788	\$ 19,963,793	\$ 20,905,554
207.07%	204.84%	216.68%	251.05%	69.11%	166.27%
80.60%	81.07%	79.94%	76.47%	93.62%	84.62%

**CITY OF SIOUX CITY, IOWA
SCHEDULE OF CONTRIBUTIONS
LAST TEN FISCAL YEARS**

<u>IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (IPERS)</u>	FISCAL YEAR			
	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Statutorily Required Contribution	\$ 2,406,454	\$ 2,447,101	\$ 2,487,027	\$ 2,710,121
Contributions in Relation to the Statutorily Required Contribution	<u>(2,406,454)</u>	<u>(2,447,101)</u>	<u>(2,487,027)</u>	<u>(2,710,121)</u>
Contribution Deficiency (Excess)	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
City's Covered Payroll	26,947,979	27,403,485	27,851,154	30,348,499
Contributions as a Percentage of Covered Payroll- Regular members	8.93%	8.93%	8.93%	8.93%
Contributions as a Percentage of Covered Payroll- Protection occupation members ¹	---	---	---	---
<u>MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA (MFPRS)</u>	FISCAL YEAR			
	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Statutorily Required Contribution	\$ 4,955,833	\$ 5,052,299	\$ 4,739,013	\$ 4,770,802
Contributions in Relation to the Statutorily Required Contribution	<u>(4,955,833)</u>	<u>(5,052,299)</u>	<u>(4,739,013)</u>	<u>(4,770,802)</u>
Contribution Deficiency (Excess)	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
City's Covered Payroll	16,453,631	16,613,941	17,065,221	18,405,872
Contributions as a Percentage of Covered Payroll	30.12%	30.41%	27.77%	25.92%

Notes:

¹ In 2018, the Emergency Medical Services operation was transferred to the City from the Siouxland Paramedics.

2018	2019	2020	2021	2022	2023
\$ 2,653,572	\$ 2,928,440	\$ 2,978,533	\$ 3,133,720	\$ 3,245,852	\$ 3,449,405
(2,653,572)	(2,928,440)	(2,978,533)	(3,133,720)	(3,245,852)	(3,449,405)
---	---	---	---	---	---
29,669,202	30,928,348	31,481,691	33,165,524	34,410,624	36,569,972
8.93%	9.44%	9.44%	9.44%	9.44%	9.44%
9.84%	10.21%	9.91%	9.61%	9.31%	9.31%

2018	2019	2020	2021	2022	2023
\$ 4,686,553	\$ 4,909,015	\$ 4,700,826	\$ 5,052,836	\$ 5,473,074	\$ 5,121,950
(4,686,553)	(4,909,015)	(4,700,826)	(5,052,836)	(5,473,074)	(5,121,950)
---	---	---	---	---	---
18,249,817	18,866,314	19,257,788	19,963,793	20,905,554	21,430,752
25.68%	26.02%	24.41%	25.31%	26.18%	23.90%

CITY OF SIOUX CITY, IOWA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION – PENSION
LIABILITY YEAR ENDED JUNE 30, 2023

Iowa Public Employees' Retirement System (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 group

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 a demographic assumption 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%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%.
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Reduced retirement rates for sheriffs and deputies between the ages of 55 and 64.
- Moved from an open 30-year amortization period to a closed 30-year amortization period for the UAL (unfunded actuarial liability) beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20-year period.

Municipal Fire and Police Retirement System of Iowa (MFPRSI)

Changes of benefit terms:

There were no significant changes of 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.

CITY OF SIOUX CITY, IOWA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION – PENSION
LIABILITY YEAR ENDED JUNE 30, 2023

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.

The 2015 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 1/12 of the 1971 Group Annuity Mortality Table and 11/12 of the 1994 Group Annuity Mortality Table.

The 2014 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 2/12 of the 1971 Group Annuity Mortality Table and 10/12 of the 1994 Group Annuity Mortality Table.

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CITY OF SIOUX CITY, IOWA
OTHER SUPPLEMENTARY INFORMATION

**CITY OF SIOUX CITY, IOWA
COMBINING FINANCIAL STATEMENTS
GOVERNMENTAL FUNDS**

Special Revenue Funds - Special Revenue Funds are used to account for the proceeds of specific revenue (other than expendable trusts or major capital projects) that are legally restricted to expenditures for specified purposes.

The following funds included in this fund type and their purposes are 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.

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, IOWA
COMBINING BALANCE SHEET
GOVERNMENTAL NONMAJOR FUNDS
JUNE 30, 2023**

Special Revenue Funds

ASSETS	Storm Water Drainage	Road Use	Community Development	Housing
Cash and investments	\$ 1,133,023	\$ 5,600,497	\$ 878,376	\$ 990,737
Accounts Receivable	396,083	---	---	7,259
Accrued Interest Receivable	---	---	159,186	---
Lease Receivable	---	---	---	---
Notes Receivable	---	---	4,274,044	169,941
Special Assessments, net of allowance	5,134	---	---	---
Due from Other Governments	---	964,228	1,693,485	17,248
Due from Other Funds	---	---	---	---
Prepaid Items	---	---	---	---
Total Assets	<u>1,534,240</u>	<u>6,564,725</u>	<u>7,005,091</u>	<u>1,185,185</u>
LIABILITIES				
Accounts Payable	45	177,086	195,128	66,394
Accrued Wages	---	214,330	41,701	30,338
Contracts & Retainers Payable	---	33,837	322,500	386
Due to Other Governments	14,992	---	516	---
Due to Other Funds	---	---	85	---
Total Liabilities	<u>15,037</u>	<u>425,253</u>	<u>559,930</u>	<u>97,118</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable Revenue - Property Taxes	---	---	---	---
Lease Related Deferred Inflows	---	---	---	---
Unavailable Revenue - Loans	---	---	---	169,941
Total Deferred Inflows or Resources	<u>---</u>	<u>---</u>	<u>---</u>	<u>169,941</u>
FUND BALANCES				
Non-Spendable:				
Prepaid Items	---	---	---	---
Permanent Fund, Principal	---	---	---	---
Restricted	1,517,563	5,979,506	4,822,429	918,126
Committed	1,640	159,966	1,622,732	---
Total Fund Balances	<u>1,519,203</u>	<u>6,139,472</u>	<u>6,445,161</u>	<u>918,126</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 1,534,240</u>	<u>\$ 6,564,725</u>	<u>\$ 7,005,091</u>	<u>\$ 1,185,185</u>

Special Revenue Funds			Permanent Fund	Total Governmental Nonmajor Funds
Main Street	Events Facilities	Transit System	Cemetery	
\$ 517,082	\$ 1,682,624	\$ 528,420	\$ 1,382,892	\$ 12,713,651
---	32,510	51,820	2,408	490,080
---	---	---	---	159,186
---	---	72,100	---	72,100
---	440,000	---	---	4,883,985
---	---	---	---	5,134
155,248	---	2,289,460	---	5,119,669
---	---	378	---	378
---	---	13	---	13
<u>672,330</u>	<u>2,155,134</u>	<u>2,942,191</u>	<u>1,385,300</u>	<u>23,444,196</u>
---	116,303	21,253	---	576,209
---	---	102,223	---	388,592
---	---	111,655	---	468,378
---	---	---	---	15,508
---	---	866	---	951
---	116,303	235,997	---	1,449,638
154,805	---	---	---	154,805
---	---	70,320	---	70,320
---	---	---	---	169,941
<u>154,805</u>	<u>---</u>	<u>70,320</u>	<u>---</u>	<u>395,066</u>
---	---	13	---	13
---	---	---	1,385,300	1,385,300
517,525	1,598,831	2,554,226	---	17,908,206
---	440,000	81,635	---	2,305,973
<u>517,525</u>	<u>2,038,831</u>	<u>2,635,874</u>	<u>1,385,300</u>	<u>21,599,492</u>
<u>\$ 672,330</u>	<u>\$ 2,155,134</u>	<u>\$ 2,942,191</u>	<u>\$ 1,385,300</u>	<u>\$ 23,444,196</u>

**CITY OF SIOUX CITY, IOWA
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL NONMAJOR FUNDS
FOR THE YEAR ENDED JUNE 30, 2023**

Special Revenue Funds

<u>REVENUES</u>	<u>Storm Water Drainage</u>	<u>Road Use</u>	<u>Community Development</u>	<u>Housing</u>
Taxes	\$ ---	\$ ---	\$ ---	\$ ---
Special Assessments	8,484	---	---	---
Intergovernmental Revenue	---	11,862,986	4,702,492	6,067,359
Revenue from Use of Property	---	3,101	---	---
Charges for Services	2,502,375	---	---	---
Investment Income	14,156	---	91,343	20,255
Miscellaneous	---	135,597	533,741	73,016
Total Revenue	<u>2,525,015</u>	<u>12,001,684</u>	<u>5,327,576</u>	<u>6,160,630</u>
<u>EXPENDITURES</u>				
Current:				
Public Works	287,322	11,471,538	---	---
Culture and Recreation	---	---	---	---
Community and Economic Development	---	---	5,610,643	6,121,616
Total Expenditures	<u>287,322</u>	<u>11,471,538</u>	<u>5,610,643</u>	<u>6,121,616</u>
Excess (Deficiency) of Revenues Over Expenditures	2,237,693	530,146	(283,067)	39,014
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers In	---	255,491	11	---
Transfers Out	<u>(1,844,585)</u>	<u>(735,400)</u>	<u>(3)</u>	<u>---</u>
Total Other Financing Sources (Uses)	<u>(1,844,585)</u>	<u>(479,909)</u>	<u>8</u>	<u>---</u>
Net Change in Fund Balance	393,108	50,237	(283,059)	39,014
Fund Balance - Beginning of Year	<u>1,126,095</u>	<u>6,089,235</u>	<u>6,728,220</u>	<u>879,112</u>
Fund Balance - End of Year	<u>\$ 1,519,203</u>	<u>\$ 6,139,472</u>	<u>\$ 6,445,161</u>	<u>\$ 918,126</u>

Special Revenue Funds			Permanent Fund	Total Governmental Nonmajor Funds
Main Street	Events Facilities	Transit System	Cemetery	
\$ 231,583	\$ ---	\$ ---	\$ ---	\$ 231,583
---	---	---	---	8,484
31,247	---	2,793,269	---	25,457,353
---	50,000	126,460	24,411	203,972
---	---	1,311,798	---	3,814,173
---	---	2,348	---	128,102
---	397,818	20,711	---	1,160,883
262,830	447,818	4,254,586	24,411	31,004,550
---	---	6,240,938	---	17,999,798
---	2,297,621	---	---	2,297,621
499,200	---	---	---	12,231,459
499,200	2,297,621	6,240,938	---	32,528,878
(236,370)	(1,849,803)	(1,986,352)	24,411	(1,524,328)
334,964	1,808,097	2,539,178	---	4,937,741
---	---	(269,558)	---	(2,849,546)
334,964	1,808,097	2,269,620	---	2,088,195
98,594	(41,706)	283,268	24,411	563,867
418,931	2,080,537	2,352,606	1,360,889	21,035,625
\$ 517,525	\$ 2,038,831	\$ 2,635,874	\$ 1,385,300	\$ 21,599,492

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**CITY OF SIOUX CITY, IOWA
COMBINING FINANCIAL STATEMENTS
ENTERPRISE FUNDS**

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:

Airport System - To account for the operations of the Sioux Gateway Airport.

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, IOWA
COMBINING STATEMENT OF NET POSITION
NONMAJOR ENTERPRISE FUNDS
JUNE 30, 2023**

EXHIBIT B-1

<u>ASSETS</u>	<u>Parking Facilities</u>	<u>Skyway System</u>	<u>Totals</u>
<u>Current Assets</u>			
Cash and investments	\$ 728,511	\$ 200,328	\$ 928,839
Accounts Receivable	515,276	168,253	683,529
Accrued Interest Receivable	2,510	---	2,510
Due from Other Governments	1,547	---	1,547
Due from Other Funds	56	7,820	7,876
Total Current Assets	<u>1,247,900</u>	<u>376,401</u>	<u>1,624,301</u>
<u>Non-Current Assets</u>			
Land	387,347	---	387,347
Construction in Progress	1,366,737	---	1,366,737
Capital Assets, Net of Accumulated Depreciation	6,468,020	---	6,468,020
Total Non-Current Assets	<u>8,222,104</u>	<u>---</u>	<u>8,222,104</u>
Total Assets	<u>9,470,004</u>	<u>376,401</u>	<u>9,846,405</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
Pension Related	<u>29,060</u>	<u>6,814</u>	<u>35,874</u>
<u>LIABILITIES</u>			
<u>Current Liabilities</u>			
Accounts Payable	12,184	44,978	57,162
Accrued Wages	13,359	2,686	16,045
Accrued Interest Payable	5,535	---	5,535
Contracts and Retainage Payable	167,696	---	167,696
Due to Other Funds	3,363	---	3,363
Current Portion of G.O. Bonds	367,872	---	367,872
Current Portion of Compensated Absences	24,334	5,345	29,679
Total Current Liabilities	<u>594,343</u>	<u>53,009</u>	<u>647,352</u>
<u>Non-Current Liabilities</u>			
Compensated Absences, Net of Current Portion	26,255	9,470	35,725
General Obligation Bonds, Net of Current Portion	2,228,489	---	2,228,489
Net Pension Liability	104,234	24,441	128,675
Total Non-current Liabilities	<u>2,358,978</u>	<u>33,911</u>	<u>2,392,889</u>
Total Liabilities	<u>2,953,321</u>	<u>86,920</u>	<u>3,040,241</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Pension Related	<u>14,561</u>	<u>3,414</u>	<u>17,975</u>
<u>NET POSITION</u>			
Net Investment in Capital Assets	5,686,134	---	5,686,134
Unrestricted	845,048	292,881	1,137,929
Total Net Position	<u>\$ 6,531,182</u>	<u>\$ 292,881</u>	<u>\$ 6,824,063</u>

**CITY OF SIOUX CITY, IOWA
 COMBINING STATEMENT OF REVENUES,
 EXPENSES AND CHANGES IN NET POSITION
 NONMAJOR ENTERPRISE FUNDS
 FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT B-2

<u>OPERATING REVENUES</u>	<u>Parking Facilities</u>	<u>Skyway System</u>	<u>Totals</u>
Revenue from Use of Property	\$ 38,700	\$ - - -	\$ 38,700
Charges for Services	<u>1,613,541</u>	<u>566,883</u>	<u>2,180,424</u>
Total Operating Revenues	1,652,241	566,883	2,219,124
<u>OPERATING EXPENSES</u>			
Employee Services	308,219	70,349	378,568
Supplies and Services	613,624	336,277	949,901
Repairs and Improvements	352,951	159,852	512,803
Utilities	8,226	87,995	96,221
Depreciation	<u>306,083</u>	<u>- - -</u>	<u>306,083</u>
Total Operating Expenses	<u>1,589,103</u>	<u>654,473</u>	<u>2,243,576</u>
Operating (Loss)	63,138	(87,590)	(24,452)
<u>NON-OPERATING REVENUES (EXPENSES)</u>			
Investment Income	21,876	407	22,283
Interest Expense	<u>(70,743)</u>	<u>- - -</u>	<u>(70,743)</u>
Total Non-Operating Revenues (Expenses)	<u>(48,867)</u>	<u>407</u>	<u>(48,460)</u>
(Loss) Before Transfers	14,271	(87,183)	(72,912)
Transfers In	<u>256,000</u>	<u>128,224</u>	<u>384,224</u>
Changes in Net Position	270,271	41,041	311,312
Net Position - Beginning of Year	<u>6,260,911</u>	<u>251,840</u>	<u>6,512,751</u>
Net Position - End of Year	<u>\$ 6,531,182</u>	<u>\$ 292,881</u>	<u>\$ 6,824,063</u>

**CITY OF SIOUX CITY, IOWA
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR ENTERPRISE FUNDS
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT B-3

	<u>Parking Facilities</u>	<u>Skyway System</u>	<u>Totals</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Cash Received from Customers	\$ 1,614,583	\$ 505,293	\$ 2,119,876
Cash Received from Other funds	1,159	35,671	36,830
Cash Paid to Other Funds	(123,229)	(37,063)	(160,292)
Cash Paid for Personal Services	(328,174)	(78,540)	(406,714)
Cash Paid to Suppliers	(986,886)	(591,291)	(1,578,177)
Net Cash Provided (Used) by Operating Activities	<u>177,453</u>	<u>(165,930)</u>	<u>11,523</u>
<u>CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Proceeds from Bond Sales	110,000	---	110,000
Acquisition and Construction of Capital Assets	(1,301,142)	---	(1,301,142)
Principal Paid on Notes and Bonds	(401,647)	---	(401,647)
Interest Paid on Notes and Bonds	(70,415)	---	(70,415)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(1,663,204)</u>	<u>---</u>	<u>(1,663,204)</u>
<u>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</u>			
Transfers In	<u>256,000</u>	<u>128,224</u>	<u>384,224</u>
Net Cash Provided (Used) by Non-Capital Financing Activities	256,000	128,224	384,224
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Investment Income and Dividends on Investments	<u>20,206</u>	<u>407</u>	<u>20,613</u>
Net Cash (Used) by Investing Activities	<u>20,206</u>	<u>407</u>	<u>20,613</u>
Net Increase in Cash and Cash Equivalents	(1,209,545)	(37,299)	(1,246,844)
Cash and Cash Equivalents at Beginning of Year	<u>1,938,056</u>	<u>237,627</u>	<u>2,175,683</u>
Cash and Cash Equivalents at End of Year	<u>\$ 728,511</u>	<u>\$ 200,328</u>	<u>\$ 928,839</u>
<u>RECONCILIATION OF OPERATING (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</u>			
Operating (Loss)	\$ 63,138	\$ (87,590)	\$ (24,452)
<i>Adjustments to Reconcile Operating (Loss) to Net Cash Provided (Used) by Operating Activities:</i>			
Depreciation	306,083	---	306,083
<i>(Increase) Decrease in Assets and Deferred Outflows and Increase (Decrease) in Liabilities and Deferred Inflows:</i>			
Accounts Receivable	(159,563)	(62,510)	(222,073)
Due from Other Governments	(109)	---	(109)
Due from Other Funds	(56)	(472)	(528)
Deferred Outflows of Resources Pension Related	436	1,253	1,689
Accounts Payable	1,519	(6,074)	(4,555)
Accrued Wages and Compensated Absences	6,781	2,622	9,403
Contracts and Retainage Payable	(12,531)	(1,093)	(13,624)
Due to Other Funds	(1,073)	---	(1,073)
Net Pension Liability	100,499	23,419	123,918
Deferred Inflows of Resources Pension Related	(127,671)	(35,485)	(163,156)
Total Adjustments	<u>114,315</u>	<u>(78,340)</u>	<u>35,975</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 177,453</u>	<u>\$ (165,930)</u>	<u>\$ 11,523</u>

**CITY OF SIOUX CITY, IOWA
COMBINING FINANCIAL STATEMENTS
INTERNAL SERVICE FUNDS**

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, IOWA
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
JUNE 30, 2023

EXHIBIT C-1

	<u>Central Maintenance Garage</u>	<u>Comprehensive Insurance</u>	<u>Totals</u>
<u>ASSETS</u>			
<u>Current Assets</u>			
Cash and investments	\$ 9,277,835	\$ 10,139,728	\$ 19,417,563
Accounts Receivable	91,761	29,356	121,117
Accrued Interest Receivable	912	20,675	21,587
Notes Receivable	81,490	---	81,490
Inventories, at Cost	856,386	---	856,386
Prepaid Items	---	598,007	598,007
Total Current Assets	<u>10,308,384</u>	<u>10,787,766</u>	<u>21,096,150</u>
<u>Non-Current Assets</u>			
Capital Assets, Net of Accumulated Depreciation/Amortization	<u>16,855,246</u>	<u>---</u>	<u>16,855,246</u>
Total Non-Current Assets	<u>16,855,246</u>	<u>---</u>	<u>16,855,246</u>
Total Assets	<u>27,163,630</u>	<u>10,787,766</u>	<u>37,951,396</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
OPEB Related	---	2,594,270	2,594,270
Pension Related	150,440	92,172	242,612
Total Deferred Outflows of Resources	<u>150,440</u>	<u>2,686,442</u>	<u>2,836,882</u>
<u>LIABILITIES</u>			
<u>Current Liabilities</u>			
Accounts Payable	175,596	404,410	580,006
Accrued Wages	60,890	41,084	101,974
Accrued Interest Payable	1,053	---	1,053
Contracts and Retainage Payable	2,154	10,255	12,409
Estimated Liability for Damage Claims	---	1,981,985	1,981,985
Current Portion IT Subscription Liability	4,206	---	4,206
Current Portion of G.O. Bonds	105,222	---	105,222
Current Portion of Compensated Absences	68,890	47,207	116,097
Total Current Liabilities	<u>418,011</u>	<u>2,484,941</u>	<u>2,902,952</u>
<u>Non-Current Liabilities</u>			
Compensated Absences, Net of Current Portion	59,627	84,143	143,770
Estimated Liability for Damage Claims	---	4,081,725	4,081,725
IT Subscription Liability, Net of Current Portion	4,396	---	4,396
General Obligation Bonds, Net of Current Portion	224,875	---	224,875
Total OPEB Liability	---	10,240,210	10,240,210
Net Pension Liability - IPERS	539,612	330,611	870,223
Total Non-Current Liabilities	<u>828,510</u>	<u>14,736,689</u>	<u>15,565,199</u>
Total Liabilities	<u>1,246,521</u>	<u>17,221,630</u>	<u>18,468,151</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>			
OPEB Related	---	1,306,915	1,306,915
Pension Related	75,381	46,184	121,565
Total Deferred Inflows of Resources	<u>75,381</u>	<u>1,353,099</u>	<u>1,428,480</u>
<u>NET POSITION</u>			
Net Investment in Capital Assets	16,516,547	---	16,516,547
Unrestricted	9,475,621	(5,100,521)	4,375,100
Total Net Position	<u>\$ 25,992,168</u>	<u>\$ (5,100,521)</u>	<u>\$ 20,891,647</u>

**CITY OF SIOUX CITY, IOWA
COMBINING STATEMENT OF REVENUES,
EXPENSES AND CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT C-2

	<u>Central Maintenance Garage</u>	<u>Comprehensive Insurance</u>	<u>Totals</u>
<u>OPERATING REVENUE</u>			
Revenue from Use of Property	\$ 51,705	\$ ---	\$ 51,705
Charges for Services	10,302,633	18,578,884	28,881,517
Total Operating Revenues	<u>10,354,338</u>	<u>18,578,884</u>	<u>28,933,222</u>
<u>OPERATING EXPENSES</u>			
Employee Services	1,773,529	17,260,900	19,034,429
Supplies and Services	763,294	3,448,265	4,211,559
Repairs and Improvements	4,976,952	13,344	4,990,296
Utilities	25,084	---	25,084
Depreciation/Amortization	2,959,216	---	2,959,216
Total Operating Expenses	<u>10,498,075</u>	<u>20,722,509</u>	<u>31,220,584</u>
Net Operating Income (Loss)	(143,737)	(2,143,625)	(2,287,362)
<u>NON-OPERATING REVENUES (EXPENSES)</u>			
Investment Income	912	139,926	140,838
Gain on Sale of Capital Assets	120,585	---	120,585
Other Non-Operating Revenues	81,490	---	81,490
Interest Expense	(16,386)	---	(16,386)
Total Non-Operating Revenues	<u>186,601</u>	<u>139,926</u>	<u>326,527</u>
Income Before Transfers and Capital Grants	42,864	(2,003,699)	(1,960,835)
Transfers In	88,723	---	88,723
Transfers Out	(954,340)	(19,914)	(974,254)
Changes in Net Position	(822,753)	(2,023,613)	(2,846,366)
Net Position - Beginning of the Year	<u>26,814,921</u>	<u>(3,076,908)</u>	<u>23,738,013</u>
Net Position - End of Year	<u>\$ 25,992,168</u>	<u>\$ (5,100,521)</u>	<u>\$ 20,891,647</u>

**CITY OF SIOUX CITY, IOWA
COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT C-3

	Central Maintenance Garage	Comprehensive Insurance	Totals
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Cash Received from Customers	\$ 1,434,358	\$ 6,727,641	\$ 8,161,999
Cash Received from Other funds	9,282,696	12,029,775	21,312,471
Cash Paid to Other Funds	(312,508)	(126,974)	(439,482)
Cash Paid for Personal Services	(1,889,470)	(16,667,043)	(18,556,513)
Cash Paid to Suppliers	(5,838,853)	(4,777,732)	(10,616,585)
Net Cash Provided (Used) by Operating Activities	2,676,223	(2,814,333)	(138,110)
<u>CASH FLOW FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Acquisition and Construction of Capital Assets	(1,238,890)	---	(1,238,890)
Capital Grants and Contributions	---	---	---
Proceeds from Sale of Assets	120,585	---	120,585
Principal Paid on Notes and Bonds	(96,280)	---	(96,280)
Interest Paid on Notes and Bonds	(16,045)	---	(16,045)
Net Cash (Used) by Capital and Related Financing Activities	(1,230,630)	---	(1,230,630)
<u>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</u>			
Transfers In	88,723	---	88,723
Transfers Out	(954,340)	(19,914)	(974,254)
Net Cash (Used) by Non-Capital Financing Activities	(865,617)	(19,914)	(885,531)
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Investment Income and Dividends on Investments	149	122,487	122,636
Advances made on Notes Receivable	(81,490)	---	(81,490)
Payments Received on Notes Receivable	29,812	---	29,812
Net Cash Provided by Investing Activities	(51,529)	122,487	70,958
Net Increase (Decrease) in Cash and Cash Equivalents	528,447	(2,711,760)	(2,183,313)
Cash and Cash Equivalents at Beginning of Year	8,749,388	12,851,488	21,600,876
Cash and Cash Equivalents at End of Year	<u>\$ 9,277,835</u>	<u>\$ 10,139,728</u>	<u>\$ 19,417,563</u>
<u>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH</u>			
<u>PROVIDED (USED) BY OPERATING ACTIVITIES</u>			
Operating Income (Loss)	\$ (143,737)	\$ (2,143,625)	\$ (2,287,362)
<i>Adjustments to Reconcile Operating Income (Loss)</i>			
<i>to Net Cash Provided (Used) by Operating Activities:</i>			
Depreciation	2,959,216	---	2,959,216
OPEB Expense	---	567,600	567,600
<i>(Increase) Decrease in Assets and Deferred Outflows and</i>			
<i>Increase (Decrease) in Liabilities and Deferred Inflow:</i>			
Accounts Receivable	40,967	51,558	92,525
Inventories	(62,308)	---	(62,308)
Advances to Other Funds	9,241	---	9,241
Prepaid Items	---	(39,977)	(39,977)
Deferred Outflows of Resources Pension Related	(320)	272,801	272,481
Accounts Payable	(15,870)	(159,655)	(175,525)
Accrued Wages and Compensated Absences	12,276	(77,390)	(65,114)
Contracts and Retainage Payable	(3,947)	(7,865)	(11,812)
IT Subscription Liability	(4,593)	---	(4,593)
Estimated Liability for Damage Claims	---	(1,108,626)	(1,108,626)
Net Pension Liability	520,601	318,423	839,024
Deferred Inflows of Resources Pension Related	(648,498)	(487,577)	(1,136,075)
Total Adjustments	2,806,765	(670,708)	2,136,057
Net Cash Provided (Used) by Operating Activities	<u>\$ 2,663,028</u>	<u>\$ (2,814,333)</u>	<u>\$ (151,305)</u>
<u>NONCASH INVESTING & FINANCING ACTIVITIES:</u>			
IT Subscription Financing	<u>\$ 13,195</u>	<u>\$ ---</u>	<u>\$ 13,195</u>

The Notes to the Basic Financial Statements are an integral part of this statement.

**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 agent 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.

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 Ticket Account - To account for activities related to ticket sales for the Tyson Event Center.

**CITY OF SIOUX CITY, IOWA
COMBINING SCHEDULE OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
JUNE 30, 2023**

	Sioux City Housing Organization	Revolving	Woodbury County Information and Communication Commission
ASSETS			
Cash and investments	\$ ---	\$ ---	\$ 1,713,460
Accounts Receivable	---	38,016	387,582
Due from Other Governments	101,017	---	---
Capital Assets net of accumulated depreciation and amortization:			
Subscription IT assets	---	66,375	256,328
Total Assets	<u>101,017</u>	<u>104,391</u>	<u>2,357,370</u>
LIABILITIES			
Accounts Payable	---	---	196,462
Accrued Wages	302	27,721	151,298
Contracts & Retainage Payable	20,484	---	---
Due to Other Governments	80,181	87,393	607,344
Current Portion IT Subscription Liability	---	35,769	112,804
Total Current Liabilities	<u>100,967</u>	<u>150,883</u>	<u>1,067,908</u>
Non-Current Liabilities			
IT Subscription Liability, Net of Current Portion	---	29,135	138,334
Total Liabilities	<u>100,967</u>	<u>180,018</u>	<u>1,206,242</u>
NET POSITION			
Restricted for Other Organizations	50	---	1,151,128
Unrestricted for Other Organizations	---	(75,627)	---
Total Net Position	<u>\$ 50</u>	<u>\$ (75,627)</u>	<u>\$ 1,151,128</u>

The Notes to the Basic Financial Statements are an integral part of this statement.

Sioux City Sports Commission	Utility Service Line	Siouxland Expo Center	Tyson Ticket Account	Totals
\$ ---	\$ 196,430	\$ ---	\$ 495,339	\$ 2,405,229
---	277,616	4,859	---	708,073
---	---	---	---	101,017
---	---	---	---	322,703
---	474,046	4,859	495,339	3,537,022
---	306,689	27,970	---	531,121
---	---	8,051	---	187,372
---	---	7,035	---	27,519
15,589	---	201,884	---	992,391
---	---	---	---	148,573
15,589	306,689	244,940	---	1,886,976
---	---	---	---	167,469
15,589	306,689	244,940	---	2,054,445
---	167,357	---	495,339	1,813,874
(15,589)	---	(240,081)	---	(331,297)
\$ (15,589)	\$ 167,357	\$ (240,081)	\$ 495,339	\$ 1,482,577

**CITY OF SIOUX CITY, IOWA
 COMBINING SCHEDULE OF CHANGES IN FIDUCIARY NET POSITION
 CUSTODIAL FUNDS
 FOR THE YEAR ENDED JUNE 30, 2023**

	Sioux City Housing Organization	Revolving	Woodbury County Information and Communication Commission
ADDITIONS			
Charges for Service	\$ ---	\$ 121,270	\$ 3,469,862
Revenue from Use of Property	---	20,000	---
Intergovernmental Revenue	324,170	---	---
Contributions	---	---	---
Miscellaneous Income	---	774,747	253,858
Total Additions	324,170	916,017	3,723,720
 DEDUCTIONS			
Payments to Other Agencies	---	---	---
Administrative Expenses	328,870	943,310	3,615,236
Depreciation / Amortization	---	33,188	137,567
Total Deductions	328,870	976,498	3,752,803
Change in Net Position	(4,700)	(60,481)	(29,083)
Net Position - Beginning	4,750	(15,146)	1,180,211
NET POSITION ENDING	\$ 50	\$ (75,627)	\$ 1,151,128

The Notes to the Basic Financial Statements are an integral part of this statement.

Sioux City Sports Commission	Utility Service Line	Siouxland Expo Center	Tyson Ticket Account	Totals
\$ ---	\$ 1,733,311	\$ 4,467	\$ 3,856,058	\$ 9,184,968
---	---	548,129	---	568,129
33,333	---	---	---	357,503
---	---	4,569	---	4,569
---	---	78,099	---	1,106,704
<u>33,333</u>	<u>1,733,311</u>	<u>635,264</u>	<u>3,856,058</u>	<u>11,221,873</u>
51,349	1,840,955	---	4,326,112	6,218,416
---	---	776,789	---	5,664,205
---	---	---	---	170,755
<u>51,349</u>	<u>1,840,955</u>	<u>776,789</u>	<u>4,326,112</u>	<u>12,053,376</u>
(18,016)	(107,644)	(141,525)	(470,054)	(831,503)
<u>2,427</u>	<u>275,001</u>	<u>(98,556)</u>	<u>965,393</u>	<u>2,314,080</u>
<u>\$ (15,589)</u>	<u>\$ 167,357</u>	<u>\$ (240,081)</u>	<u>\$ 495,339</u>	<u>\$ 1,482,577</u>

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CITY OF SIOUX CITY, IOWA
PASSENGER FACILITY CHARGES

PFC Revenue and Disbursement Schedule
Sioux Gateway Airport/Brigadier General Bud Day Field
07/01/22 - 06/30/23

	FY-22 Program Total	Quarter 1 Jul. - Sept.	Quarter 2 Oct. - Dec.	Quarter 3 Jan. - Mar.	Quarter 4 Apr. - Jun.	FY-23 Total	FY-23 Program Total
Revenue:							
Collections	\$ 4,867,101	\$ 25,224	\$ 32,560	\$ 21,530	\$ 21,773	\$ 101,087	\$ 4,968,188
Interest	1,676	---	---	---	11,308	11,308	12,984
Total Revenue	4,868,777	25,224	32,560	21,530	33,081	112,395	4,981,172
Disbursements:							
Application #1							
Taxiway C Extension	71,875	---	---	---	---	---	71,875
Snow Equip. & 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 & Interest	243,428	---	---	---	---	---	243,428
Airfield Signage/Marking	61,160	---	---	---	---	---	61,160
Financing & Interest	30,316	---	---	---	---	---	30,316
Snow Removal Equip.	6,240	---	---	---	---	---	6,240
Runway 13/31 Rehab.	528,087	---	---	---	---	---	528,087
Financing & Interest	260,690	---	---	---	---	---	260,690
Total Application #2	1,623,059	---	---	---	---	---	1,623,059
Application #3							
Taxiway Alpha	134,515	---	---	---	---	---	134,515
Financing & Interest	53,363	---	---	---	---	---	53,363
Taxiway Echo	60,200	---	---	---	---	---	60,200
Financing & Interest	23,887	---	---	---	---	---	23,887
AirCarrier (SIDA) Ramp	246,600	---	---	---	---	---	246,600
Financing & Interest	97,806	---	---	---	---	---	97,806
Taxiway Bravo	15,400	---	---	---	---	---	15,400
Financing & Interest	6,058	---	---	---	---	---	6,058
Taxiway Charlie	139,200	---	---	---	---	---	139,200
Financing & Interest	55,204	---	---	---	---	---	55,204
Snow Plow (#29) Replace	20,990	---	---	---	---	---	20,990
Financing & Interest	8,327	---	---	---	---	---	8,327
Airport Master Plan	15,000	---	---	---	---	---	15,000
Financing & Interest	5,951	---	---	---	---	---	5,951
Total Application #3	882,501	---	---	---	---	---	882,501
Application #4							
Taxiway Bravo	4,466	---	---	---	---	---	4,466
Financing & Interest	1,757	---	---	---	---	---	1,757
Taxiway Charlie & Air Carrier Ramp	111,882	---	---	---	---	---	111,882
Financing & Interest	44,373	---	---	---	---	---	44,373
Airport Master Plan	4,350	---	---	---	---	---	4,350
Financing & Interest	1,726	---	---	---	---	---	1,726
Snow Plow (#29) Replacement	6,087	---	---	---	---	---	6,087
Financing & Interest	2,415	---	---	---	---	---	2,415
Reconstruct Alpha South & Echo	58,021	---	---	---	---	---	58,021
Financing & Interest	23,018	---	---	---	---	---	23,018
Total Application #4	258,095	---	---	---	---	---	258,095
Application #5							
Terminal Concept Plan	8,149	---	---	---	---	---	8,149
Financing & Interest	2,119	---	---	---	---	---	2,119
Acquire and Modify Loading Bridge	49,230	---	---	---	---	---	49,230
Financing & Interest	12,800	---	---	---	---	---	12,800
Construct Terminal Entrance Road	76,510	---	---	---	---	---	76,510
Financing & Interest	19,893	---	---	---	---	---	19,893
Acquire Snow Removal Equipment	54,313	---	---	---	---	---	54,313
Financing & Interest	14,121	---	---	---	---	---	14,121
Rehabilitate Aircraft Parking Apron	59,073	---	---	---	---	---	59,073
Financing & Interest	15,359	---	---	---	---	---	15,359
Acquire Land for Runway 13 RPZ	29,919	---	---	---	---	---	29,919
Financing & Interest	7,779	---	---	---	---	---	7,779
Acquire Replace Snow Plow Truck	15,155	---	---	---	---	---	15,155
Financing & Interest	3,940	---	---	---	---	---	3,940
Extend Taxiway C (include perimeter road)	252,139	---	---	---	---	---	252,139
Financing & Interest	65,556	---	---	---	---	---	65,556
Acquire Replacement Snow Blower	20,000	---	---	---	---	---	20,000
Financing & Interest	5,200	---	---	---	---	---	5,200
Total Application #5	711,255	---	---	---	---	---	711,255

PFC Revenue and Disbursement Schedule
Sioux Gateway Airport/Brigadier General Bud Day Field
07/01/22 - 06/30/23

	FY-22 Program Total	Quarter 1 Jul. - Sept.	Quarter 2 Oct. - Dec.	Quarter 3 Jan. - Mar.	Quarter 4 Apr. - Jun.	FY-23 Total	FY-23 Program Total
Application #6							
Snow Removal Equipment Building	62,673	---	---	---	---	---	62,673
Rehabilitate Apron (Design)	8,279	---	---	---	---	---	8,279
Financing & Interest	1,508	---	---	---	---	---	1,508
Rehabilitate Apron (Construction)	160,768	---	---	---	---	---	160,768
Financing & Interest	5,767	---	---	---	---	---	5,767
Acquire Snow Removal Equip-Deicer	10,263	---	---	---	---	---	10,263
Financing & Interest	1,216	---	---	---	---	---	1,216
Rehabilitate Terminal Building	208,720	---	---	---	---	---	208,720
Financing & Interest	48,152	---	---	---	---	---	48,152
Rehabilitate Terminal Loading Bridge	34,563	---	---	---	---	---	34,563
Financing & Interest	---	---	---	---	---	---	---
Install Guidance Signs	32,315	---	---	---	---	---	32,315
Financing & Interest	---	---	---	---	---	---	---
Acquire Snow Removal Equip-Broom	28,380	---	---	---	---	---	28,380
Financing & Interest	5,201	---	---	---	---	---	5,201
Update Airport Master Plan Study	19,063	---	---	---	---	---	19,063
Financing & Interest	1,579	---	---	---	---	---	1,579
Rehabilitate Apron (Taxiways)	113,791	---	---	---	---	---	113,791
Financing & Interest	---	---	---	---	---	---	---
Security Enhancements	47,628	---	---	---	---	---	47,628
Financing & Interest	---	---	---	---	---	---	---
Acquire Snow Removal Equip-Broom	91,282	---	---	---	---	---	91,282
Financing & Interest	---	---	---	---	---	---	---
Total Application #6	881,148	-	-	-	-	-	881,148
Application #7							
Rehabilitate Taxiway F 049	308,254	25,224	32,560	21,530	21,773	101,087	409,341
Financing & Interest	---	---	---	---	11,308	11,308	11,308
Rehabilitate Taxiway A 050	---	---	---	---	---	---	---
Financing & Interest	---	---	---	---	---	---	---
Runway 17-35 Design 051	---	---	---	---	---	---	---
Financing & Interest	---	---	---	---	---	---	---
FAA Reimb Agree 17-35 Design 052	---	---	---	---	---	---	---
Financing & Interest	---	---	---	---	---	---	---
Reconstruct 17-35 Phase 1 053	---	---	---	---	---	---	---
Financing & Interest	---	---	---	---	---	---	---
FAA Reimb Agree 17-35 Constr 054	---	---	---	---	---	---	---
Financing & Interest	---	---	---	---	---	---	---
Reconstruct 17-35 Phase 2 053	---	---	---	---	---	---	---
Financing & Interest	---	---	---	---	---	---	---
Total Application #7	308,254	25,224	32,560	21,530	33,081	112,395	420,649
Total Disbursements	4,868,777	25,224	32,560	21,530	33,081	112,395	4,981,172
Net PFC Revenue (rev. - disb.)	---	---	---	---	---	---	---
PFC Account Balance	\$ ---	\$ ---	\$ ---	\$ ---	\$ ---	\$ ---	\$ ---

Notes:
1. Schedule is presented on the cash basis of accounting.

CITY OF SIOUX CITY, IOWA
STATISTICAL SECTION

CITY OF SIOUX CITY, IOWA

STATISTICAL SECTION

(Unaudited)

This part of the City of Sioux City’s annual comprehensive financial report presents detailed information as a context for understanding this year’s financial statements, note disclosures and supplementary information. This information has not been audited by the independent auditor.

<u>Contents</u>	<u>Table</u>
<p>Financial Trends These tables contain trend information that may assist the reader in assessing the City’s current financial performance by placing it in historical perspective.</p>	I -V
<p>Revenue Capacity These tables contain information that may assist the reader in assessing the City’s most significant local revenue source, the property tax.</p>	VI-X
<p>Debt Capacity These tables present information that may assist the reader in analyzing the affordability of the City’s current levels of outstanding debt and the City’s ability to issue additional debt in the future.</p>	XI-XV
<p>Economic & Demographic Information These tables offer economic and demographic indicators to assist the reader in understanding the environment within which the government’s financial activities take place.</p>	XVI-XVII
<p>Operating Information These tables contain service and infrastructure indicators that can inform one’s understanding how the information in the City’s financial statements relates to the services the City provides and the activities it performs.</p>	XVIII-XX

Source:

Unless otherwise noted, the information in these tables is derived from the annual financial report for the relevant year.

CITY OF SIOUX CITY, IOWA
GOVERNMENT-WIDE NET POSITION BY COMPONENT¹
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	FISCAL YEAR			
	2014	2015	2016	2017
Governmental Activities				
Net Investment in Capital Assets	\$ 262,337,178	\$ 272,782,703	\$ 274,672,271	\$ 287,159,597
Restricted for:				
Capital Improvements	40,485,135	32,839,527	44,561,561	40,315,476
Debt Service	5,500,549	6,882,363	8,783,652	12,561,271
Road Use	612,144	1,601,417	3,148,331	4,052,889
Other Employee Benefits	---	---	352,955	562,167
Community Programs & Services	10,029,197	10,254,845	10,571,257	11,304,171
Other Purposes	48,552	57,395	67,184	866,180
Permanent Fund, Principal	1,117,948	1,162,851	1,184,079	1,199,791
Unrestricted	<u>(3,574,483)</u>	<u>(41,088,420)</u>	<u>(39,575,416)</u>	<u>(43,291,127)</u>
Total Governmental Activities Net Position	<u><u>316,556,220</u></u>	<u><u>284,492,681</u></u>	<u><u>303,765,874</u></u>	<u><u>314,730,415</u></u>
Business-Type Activities				
Net Investment in Capital Assets	118,515,774	121,683,303	131,172,147	163,351,087
Restricted for:				
Other Purposes	---	---	---	---
Unrestricted	<u>33,981,982</u>	<u>30,690,118</u>	<u>26,938,861</u>	<u>1,187,052</u>
Total Business-Type Activities Net Position	<u><u>152,497,756</u></u>	<u><u>152,373,421</u></u>	<u><u>158,111,008</u></u>	<u><u>164,538,139</u></u>
Primary Government				
Net Investment in Capital Assets	380,852,952	394,466,006	405,844,418	450,510,684
Restricted for:				
Nonexpendable:				
Permanent Fund, Principal	1,117,948	1,162,851	1,184,079	1,199,791
Expendable:				
Capital Improvements	40,485,135	32,839,527	44,561,561	40,315,476
Debt Service	5,500,549	6,882,363	8,783,652	12,561,271
Road Use	612,144	1,601,417	3,148,331	4,052,889
Other Employee Benefits	---	---	352,955	562,167
Community Programs & Services	10,029,197	10,254,845	10,571,257	11,304,171
Other Purposes	48,552	57,395	67,184	866,180
Unrestricted	<u>30,407,499</u>	<u>(10,398,302)</u>	<u>(12,636,555)</u>	<u>(42,104,075)</u>
Total Primary Government Net Position	<u><u>\$ 469,053,976</u></u>	<u><u>\$ 436,866,102</u></u>	<u><u>\$ 461,876,882</u></u>	<u><u>\$ 479,268,554</u></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 I

2018	2019	2020	2021	2022	2023
\$ 294,629,930	\$ 319,410,307	\$ 331,227,875	\$ 329,647,949	\$ 347,902,771	\$ 371,525,424
47,955,424	34,308,819	36,835,365	48,441,908	57,217,482	69,367,855
10,958,160	11,715,983	6,665,801	16,632,274	-	-
4,139,603	3,198,680	3,398,671	5,364,823	6,070,748	5,979,506
1,059,527	886,345	32,623	33,187	72,282	366,416
9,011,162	8,458,932	7,130,554	7,072,408	7,607,332	7,363,287
887,735	854,196	1,221,105	1,242,482	2,858,717	2,915,605
1,236,317	1,264,552	1,288,932	1,323,147	1,360,889	1,385,300
<u>(32,210,839)</u>	<u>(25,224,323)</u>	<u>(23,675,053)</u>	<u>(26,404,342)</u>	<u>(11,403,307)</u>	<u>(12,914,187)</u>
<u>337,667,019</u>	<u>354,873,491</u>	<u>364,125,873</u>	<u>383,353,836</u>	<u>411,686,914</u>	<u>445,989,206</u>
169,481,588	170,394,605	187,267,289	182,337,564	193,524,617	208,994,621
---	---	84,389	45,568	2,117	3,138
<u>5,392,717</u>	<u>6,119,137</u>	<u>4,076,119</u>	<u>26,773,008</u>	<u>29,878,926</u>	<u>29,731,035</u>
<u>174,874,305</u>	<u>176,513,742</u>	<u>191,427,797</u>	<u>209,156,140</u>	<u>223,405,660</u>	<u>238,728,794</u>
464,111,518	489,804,912	518,495,164	511,985,513	541,427,388	580,520,045
1,236,317	1,264,552	1,288,932	1,323,147	1,360,889	1,385,300
47,955,424	34,308,819	36,835,365	48,441,908	57,217,482	69,367,855
10,958,160	11,715,983	6,750,190	16,677,842	2,117	3,138
4,139,603	3,198,680	3,398,671	5,364,823	6,070,748	5,979,506
1,059,527	886,345	32,623	33,187	72,282	366,416
9,011,162	8,458,932	7,130,554	7,072,408	7,607,332	7,363,287
887,735	854,196	1,221,105	1,242,482	2,858,717	2,915,605
<u>(26,818,122)</u>	<u>(19,105,186)</u>	<u>(19,598,934)</u>	<u>368,666</u>	<u>18,475,619</u>	<u>16,816,848</u>
<u>\$ 512,541,324</u>	<u>\$ 531,387,233</u>	<u>\$ 555,553,670</u>	<u>\$ 592,509,976</u>	<u>\$ 635,092,574</u>	<u>\$ 684,718,000</u>

**CITY OF SIOUX CITY, IOWA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)**

	FISCAL YEAR			
	2014	2015	2016	2017
Expenses				
Governmental Activities:				
Public Safety	\$ 36,482,386	\$ 34,386,270	\$ 36,180,044	\$ 39,933,730
Public Works	20,050,690	19,930,848	20,348,712	21,684,852
Culture and Recreation	18,423,101	19,382,608	19,834,787	18,619,074
Community and Economic Development	31,236,262	16,007,475	11,938,118	14,013,100
General Government	8,830,441	9,011,536	9,733,627	12,562,923
Debt Service	5,858,236	5,586,537	5,630,457	5,450,657
Total Governmental Activities Expenses	<u>120,881,116</u>	<u>104,305,274</u>	<u>103,665,745</u>	<u>112,264,336</u>
Business-Type Activities:				
Airport	4,425,095	4,858,212	4,549,789	4,100,697
Water	12,746,754	14,917,467	14,325,963	14,455,073
Sewer	13,381,173	14,435,262	16,170,513	18,445,291
Solid Waste	4,670,923	5,198,453	5,210,077	5,402,037
Parking	1,414,570	1,509,232	1,394,742	1,202,414
Skyway System	359,782	360,690	356,046	352,961
Total Business-Type Activities Expenses	<u>36,998,297</u>	<u>41,279,316</u>	<u>42,007,130</u>	<u>43,958,473</u>
Total Primary Government Expenses	<u><u>157,879,413</u></u>	<u><u>145,584,590</u></u>	<u><u>145,672,875</u></u>	<u><u>156,222,809</u></u>
Program Revenues				
Governmental Activities:				
Charges for Services:				
Public Safety	1,503,474	1,374,669	1,346,662	1,233,509
Public Works	4,310,705	4,541,044	4,132,529	4,511,657
Culture and Recreation	5,936,331	6,137,962	6,003,577	5,778,656
Community and Economic Development	233,563	202,127	220,404	267,608
General Government	6,684,762	4,039,395	5,645,760	5,258,741
Debt Service	---	---	---	---
Operating Grants and Contributions	19,774,495	21,981,811	23,895,611	25,717,743
Capital Grants and Contributions	2,525,860	6,842,315	4,656,416	6,726,564
Total Governmental Activities Program Revenues	<u>\$ 40,969,190</u>	<u>\$ 45,119,323</u>	<u>\$ 45,900,959</u>	<u>\$ 49,494,478</u>

TABLE II

2018	2019	2020	2021	2022	2023
\$ 43,831,004	\$ 45,985,924	\$ 51,099,575	\$ 49,925,706	\$ 45,613,455	\$ 51,669,742
23,976,620	31,626,002	24,355,388	19,974,908	23,121,852	26,073,649
17,009,183	17,719,144	16,420,491	12,342,019	16,793,221	18,900,811
15,135,002	15,565,420	27,315,653	16,177,160	16,822,883	18,469,588
11,045,764	10,900,487	10,984,848	11,419,466	11,287,514	13,605,231
5,420,699	6,274,198	6,903,354	6,663,520	6,341,177	2,069,584
<u>116,418,272</u>	<u>128,071,175</u>	<u>137,079,309</u>	<u>116,502,779</u>	<u>119,980,102</u>	<u>130,788,605</u>
4,779,360	4,610,625	4,840,190	5,035,874	5,274,696	5,148,049
15,771,123	16,878,942	17,529,700	17,467,092	19,739,221	19,741,833
19,843,501	26,377,872	21,948,181	22,777,298	24,477,639	26,016,524
5,505,705	5,752,295	5,999,629	6,543,486	6,788,337	6,929,911
1,372,187	1,425,315	1,841,475	1,446,060	1,675,318	1,659,846
362,541	437,348	541,760	541,887	555,712	654,473
<u>47,634,417</u>	<u>55,482,397</u>	<u>52,700,935</u>	<u>53,811,697</u>	<u>58,510,923</u>	<u>60,150,636</u>
<u>164,052,689</u>	<u>183,553,572</u>	<u>189,780,244</u>	<u>170,314,476</u>	<u>178,491,025</u>	<u>190,939,241</u>
1,700,743	3,011,959	3,323,626	3,279,196	7,177,595	7,853,081
5,027,839	5,399,451	5,143,160	4,778,090	5,317,438	5,663,524
3,717,303	1,222,050	1,090,806	1,010,464	1,249,772	1,490,261
277,230	283,994	283,546	302,412	225,354	213,019
10,637,514	15,132,525	12,014,089	4,827,685	4,124,909	3,566,085
---	---	---	---	---	2,081
24,649,179	25,873,503	28,198,722	27,647,176	27,268,452	28,575,682
9,321,461	12,767,812	14,059,655	3,551,661	9,359,076	11,345,141
<u>\$ 55,331,269</u>	<u>\$ 63,691,294</u>	<u>\$ 64,113,604</u>	<u>\$ 45,396,684</u>	<u>\$ 54,722,596</u>	<u>\$ 58,708,874</u>

**CITY OF SIOUX CITY, IOWA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)**

	FISCAL YEAR			
	2014	2015	2016	2017
Business-Type Activities:				
Charges for Services:				
Airport	\$ 1,759,517	\$ 1,866,695	\$ 1,919,155	\$ 2,113,798
Water	14,453,751	14,115,916	14,227,706	16,438,784
Sewer	17,776,343	17,347,894	18,979,416	18,208,974
Solid Waste	5,087,522	5,151,109	5,275,297	5,651,905
Parking	1,443,506	1,480,186	1,556,560	1,471,383
Skyway System	276,582	318,269	267,181	264,589
Operating Grants and Contributions	107,960	83,394	52,506	36,508
Capital Grants and Contributions	1,365,936	298,319	1,863,899	1,152,552
Total Business-Type Activities Program Revenues	<u>42,271,117</u>	<u>40,661,782</u>	<u>44,141,720</u>	<u>45,338,493</u>
Total Primary Government Program Revenues	<u>83,240,307</u>	<u>85,781,105</u>	<u>90,042,679</u>	<u>94,832,971</u>
Net (Expense)/Revenue ¹				
Governmental Activities	(79,911,926)	(57,764,786)	(57,764,786)	(62,769,858)
Business-Type Activities	<u>5,272,820</u>	<u>(1,345,348)</u>	<u>2,134,590</u>	<u>1,380,020</u>
Total Primary Government Net Expense	<u>(74,639,106)</u>	<u>(59,110,134)</u>	<u>(55,630,196)</u>	<u>(61,389,838)</u>
General Revenues				
Governmental Activities:				
Property Taxes	51,422,485	52,006,707	51,076,097	53,381,179
Franchise Taxes	2,681,383	4,840,456	5,020,270	5,477,766
Hotel-Motel Taxes	1,594,073	1,809,271	2,470,431	2,288,141
Local Option Sales Taxes	12,680,781	12,870,868	14,572,844	13,713,561
Investment Income	1,076,366	744,163	912,022	613,820
Revenue from Sale of Uncapitalized Property	805,868	1,107,349	1,856,033	706,377
Miscellaneous	1,432,604	1,739,780	2,660,144	1,814,168
Net Gain on Sale of Capital Assets	209,574	503,923	1,497,028	156,405
Transfers	(1,451,922)	(2,287,701)	(3,026,890)	(4,417,018)
Total Governmental Activities	<u>70,451,212</u>	<u>73,334,816</u>	<u>77,037,979</u>	<u>73,734,399</u>
Business-Type Activities:				
Investment Income	537,065	482,338	389,712	362,787
Miscellaneous	1,741,486	1,722,375	186,395	267,306
Net Gain on Sale of Capital Assets	928,389	---	---	---
Transfers	1,451,922	2,287,701	3,026,890	4,417,018
Total Business-Type Activities	<u>4,658,862</u>	<u>4,492,414</u>	<u>3,602,997</u>	<u>5,047,111</u>
Total Primary Government	<u>75,110,074</u>	<u>77,827,230</u>	<u>80,640,976</u>	<u>78,781,510</u>
Change in Net Position				
Governmental Activities	(9,460,714)	14,148,865	19,273,193	10,964,541
Business-Type Activities	<u>9,931,682</u>	<u>3,874,880</u>	<u>5,737,587</u>	<u>6,427,131</u>
Total Primary Government	<u>\$ 470,968</u>	<u>\$ 18,023,745</u>	<u>\$ 25,010,780</u>	<u>\$ 17,391,672</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.

TABLE II
(Continued)

2018	2019	2020	2021	2022	2023
\$ 2,044,472	\$ 2,178,675	\$ 1,969,282	\$ 1,519,169	\$ 1,734,691	\$ 1,831,814
17,925,017	19,530,454	20,368,745	21,647,749	21,905,298	22,479,426
22,329,334	21,886,292	24,030,451	27,784,511	30,341,770	33,276,943
5,461,607	5,667,307	5,975,943	6,419,159	6,584,050	6,757,892
1,334,350	1,340,223	1,321,531	1,260,168	1,314,636	1,652,241
315,827	395,296	464,620	451,320	530,624	566,883
18,326	42,404	163,987	2,906,531	1,152,126	876,246
4,548,354	3,179,981	12,533,605	7,305,276	7,542,164	5,617,477
53,977,287	54,220,632	66,828,164	69,293,883	71,105,359	73,058,922
109,308,556	117,911,926	130,941,768	114,690,567	125,827,955	131,767,796
(61,087,003)	(64,379,881)	(72,965,705)	(71,106,095)	(65,257,506)	(72,079,731)
6,342,870	(1,261,765)	14,127,229	15,482,186	12,594,436	12,908,286
(54,744,133)	(65,641,646)	(58,838,476)	(55,623,909)	(52,663,070)	(59,171,445)
52,270,337	56,584,131	56,377,657	59,706,068	63,789,833	68,105,713
6,111,068	6,220,468	5,706,527	6,619,453	7,434,410	7,861,665
2,295,884	1,998,188	1,907,361	1,565,560	2,537,072	2,624,280
12,931,221	13,174,477	12,911,978	15,486,174	17,846,748	17,378,951
658,503	2,443,660	2,081,678	324,339	(192,474)	3,640,047
523,976	657,578	513,242	1,883,613	1,437,764	1,144,715
1,781,682	1,204,834	1,842,312	4,520,502	1,053,872	1,732,309
243,390	1,014,385	692,998	1,036,259	85,947	591,596
(3,298,532)	(1,711,368)	184,334	(1,784,380)	(1,190,520)	2,672,490
73,517,529	81,586,353	82,218,087	89,357,588	92,802,652	105,751,766
432,070	896,470	627,835	208,525	275,339	1,099,941
262,694	293,364	343,325	253,252	189,225	3,987,397
---	---	---	---	---	---
3,298,532	1,711,368	(184,334)	1,784,380	1,190,520	(2,672,490)
3,993,296	2,901,202	786,826	2,246,157	1,655,084	2,414,848
77,510,825	84,487,555	83,004,913	91,603,745	94,457,736	108,166,614
12,430,526	17,206,472	9,252,382	18,251,493	27,545,146	33,672,035
10,336,166	1,639,437	14,914,055	17,728,343	14,249,520	15,323,134
\$ 22,766,692	\$ 18,845,909	\$ 24,166,437	\$ 35,979,836	\$ 41,794,666	\$ 48,995,169

**CITY OF SIOUX CITY
TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)**

TABLE III

FISCAL YEAR	GENERAL PROPERTY TAXES	LOCAL OPTION SALES TAXES	UTILITY FRANCHISE TAXES¹	CABLE TV FRANCHISE TAX	HOTEL-MOTEL TAXES	TOTAL TAXES
2014	\$ 51,422,485	\$ 12,680,781	\$ 2,261,202	\$ 420,181	\$ 1,594,073	\$ 68,378,722
2015	52,006,707	12,870,868	4,427,062	413,394	1,809,271	71,527,302
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
Percentage Change In Dollars Over 10 Years	32.44%	37.05%	227.45%	-51%	64.63%	39.99%

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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			
	2014	2015	2016	2017
General Fund				
Non-Spendable	\$ 17,166	\$ 20,022	\$ 22,747	\$ 22,027
Committed	366,176	273,195	307,288	247,566
Unassigned	8,548,208	8,944,762	9,243,676	9,512,215
Total General Fund	<u>8,931,550</u>	<u>9,237,979</u>	<u>9,573,711</u>	<u>9,781,808</u>
All Other Governmental Funds				
Non-Spendable	1,479,669	3,391,007	1,379,602	1,199,791
Restricted	68,420,998	68,031,384	90,082,545	84,760,483
Committed	899,555	577,346	242,553	640,984
Assigned	3,402,318	2,901,447	4,474,887	2,915,382
Unassigned	(475,953)	(485,741)	(198,005)	48,423
Total All Other Governmental Funds ¹	<u>73,726,587</u>	<u>74,415,443</u>	<u>95,981,582</u>	<u>89,565,063</u>
Total Governmental Funds				
Non-Spendable	1,496,835	3,411,029	1,402,349	1,221,818
Restricted	68,420,998	68,031,384	90,082,545	84,760,483
Committed	1,265,731	850,541	549,841	888,550
Assigned	3,402,318	2,901,447	4,474,887	2,915,382
Unassigned	8,072,255	8,459,021	9,045,671	9,560,638
Total Governmental Funds	<u>\$ 82,658,137</u>	<u>\$ 83,653,422</u>	<u>\$ 105,555,293</u>	<u>\$ 99,346,871</u>

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 IV

2018	2019	2020	2021	2022	2023
\$ 41,397	\$ 24,229	\$ 26,143	\$ 30,042	\$ 37,995	\$ 37,588
283,446	370,055	368,851	452,836	568,954	333,041
9,787,675	10,099,421	12,352,266	14,401,575	17,271,609	23,027,074
<u>10,112,518</u>	<u>10,493,705</u>	<u>12,747,260</u>	<u>14,884,453</u>	<u>17,878,558</u>	<u>23,397,703</u>
1,236,317	1,264,552	6,168,692	1,323,525	1,361,106	1,385,313
91,685,014	82,609,474	68,210,318	99,134,841	99,903,190	93,734,461
995,282	637,961	608,142	533,964	549,066	2,305,973
2,381,846	2,580,016	2,036,845	5,852,675	6,562,622	8,232,969
261,721	(415,901)	(1,285)	1,184,054	(4,095,833)	(3,932,274)
<u>96,560,180</u>	<u>86,676,102</u>	<u>77,022,712</u>	<u>108,029,059</u>	<u>104,280,151</u>	<u>101,726,442</u>
1,277,714	1,288,781	6,194,835	1,353,567	1,399,101	1,422,901
91,685,014	82,609,474	68,210,318	99,134,841	99,903,190	93,734,461
1,278,728	1,008,016	976,993	986,800	1,118,020	2,639,014
2,381,846	2,580,016	2,036,845	5,852,675	6,562,622	8,232,969
10,049,396	9,683,520	12,350,981	15,585,629	13,175,776	19,094,800
<u>\$ 106,672,698</u>	<u>\$ 97,169,807</u>	<u>\$ 89,769,972</u>	<u>\$ 122,913,512</u>	<u>\$ 122,158,709</u>	<u>\$ 125,124,145</u>

CITY OF SIOUX CITY, IOWA
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	FISCAL YEAR			
	2014	2015	2016	2017
Revenues				
Taxes	\$ 68,331,626	\$ 71,473,512	\$ 73,184,732	\$ 74,873,818
Special Assessments	465,315	157,787	94,180	34,669
Regulatory Fees	4,373,879	2,389,805	4,167,323	2,781,908
Intergovernmental Revenue	21,680,579	27,764,201	27,967,402	31,593,946
Revenue from the Use of Property	5,334,070	5,646,711	5,376,707	5,244,009
Charges for Services	8,158,094	8,499,717	8,532,238	8,518,677
Investment Income	1,032,621	720,029	898,761	604,509
Contributions	471,284	1,061,883	503,860	582,492
Proceeds on Sale of Uncapitalized Assets	121,123	286,054	62,199	206,797
Miscellaneous	977,468	1,325,494	1,493,315	1,313,908
Gain on Sale of Land Held for Resale	---	---	1,308,821	---
Total Revenues	<u>110,946,059</u>	<u>119,325,193</u>	<u>123,589,538</u>	<u>125,754,733</u>
Expenditures				
Public Safety	35,277,067	36,304,029	36,667,604	38,168,268
Public Works	14,318,832	14,500,431	14,881,606	16,048,558
Culture and Recreation	15,162,080	15,946,104	16,446,088	16,697,180
Community and Economic Development	9,328,272	9,376,134	9,574,078	10,469,584
General Government	2,730,952	2,881,136	3,162,941	3,505,673
Debt Service				
Principal	17,843,490	17,134,443	16,394,085	16,953,559
Interest and Fiscal Charges	6,152,993	5,936,861	5,892,896	5,918,862
Capital Projects	31,455,759	30,542,971	22,495,434	36,057,306
Total Expenditures	<u>132,269,445</u>	<u>132,622,109</u>	<u>125,514,732</u>	<u>143,818,990</u>
Excess (Deficiency) of Revenues over Expenditures	(21,323,386)	(13,296,916)	(1,925,194)	(18,064,257)
Other Financing Sources (Uses)				
Proceeds from Issuance of Bonds and Notes	34,020,304	6,096,250	22,996,382	22,020,537
Proceeds from Refunding Bonds Issued	---	---	---	9,970,056
Payment to Refunded Bond Escrow Agent	---	---	---	(10,167,921)
Premiums on Bonds Issued	824,052	828,720	650,484	668,698
Discounts on Bonds Issued	(133,290)	---	---	---
Sale of Capitalized Property	---	---	32,500	4,362,585
Transfers In	27,831,966	30,533,315	30,575,703	32,816,296
Transfers Out	(29,819,250)	(32,234,083)	(39,962,868)	(35,843,186)
Total Other Financing Sources	<u>32,723,782</u>	<u>5,224,202</u>	<u>14,292,201</u>	<u>23,827,065</u>
Net Change in Fund Balances	<u>\$ 11,400,396</u>	<u>\$ (8,072,714)</u>	<u>\$ 12,367,007</u>	<u>\$ 5,762,808</u>
Debt Service as a percentage of non-capital expenditures	22.64%	19.44%	18.64%	20.66%

TABLE V

2018	2019	2020	2021	2022	2023
\$ 73,519,516	\$ 77,940,036	\$ 75,675,104	\$ 84,429,220	\$ 88,011,805	\$ 95,884,493
104,103	108,439	205,246	197,361	131,364	137,326
3,142,880	4,588,238	7,388,259	3,359,122	1,777,898	2,048,979
28,435,861	31,747,980	36,942,089	30,342,788	32,887,672	38,837,841
3,205,595	1,077,724	860,570	896,128	1,750,519	1,606,808
9,527,447	10,684,521	10,229,430	10,918,177	14,883,604	15,421,645
636,822	2,267,576	1,874,383	317,182	(166,805)	3,499,209
4,410,124	5,204,970	4,446,137	507,107	664,680	1,082,982
30,036	22,252	41,127	1,211,696	30,982	46,155
1,715,663	1,190,141	1,108,375	4,545,349	1,099,850	1,700,391
---	---	829,575	312,082	---	829,575
<u>124,728,047</u>	<u>134,831,877</u>	<u>139,600,295</u>	<u>137,036,212</u>	<u>141,071,569</u>	<u>161,095,404</u>
41,178,735	43,778,707	44,554,977	44,810,406	50,054,699	51,606,567
16,890,854	18,740,385	18,251,762	17,697,221	18,896,366	19,989,803
14,370,160	14,096,896	12,359,152	11,776,649	12,963,461	14,150,518
12,898,133	10,365,189	9,611,974	11,706,543	11,627,793	13,664,317
3,788,205	3,702,245	3,150,801	3,784,492	3,795,295	4,871,596
17,325,502	17,607,431	19,860,735	21,802,835	18,024,775	19,745,935
6,141,591	6,680,646	6,915,280	3,867,530	3,649,185	4,235,703
<u>29,419,544</u>	<u>51,901,944</u>	<u>51,575,153</u>	<u>19,089,170</u>	<u>27,572,266</u>	<u>50,051,535</u>
<u>142,012,724</u>	<u>166,873,443</u>	<u>166,279,834</u>	<u>154,844,846</u>	<u>146,583,840</u>	<u>178,315,974</u>
(17,284,677)	(32,041,566)	(27,197,032)	(17,808,634)	(5,512,271)	(17,220,570)
15,760,447	23,770,000	19,438,433	48,785,550	19,024,789	15,360,260
2,004,553	---	---	---	---	---
(2,000,000)	---	---	(20,310,000)	(14,100,000)	---
153,219	131,972	433,646	2,232,409	78,684	637,468
---	---	---	---	---	---
---	889,276	587,403	876,600	---	---
35,629,800	37,620,305	46,624,875	38,119,726	46,497,189	47,408,655
<u>(39,692,184)</u>	<u>(39,872,878)</u>	<u>(46,975,078)</u>	<u>(39,726,499)</u>	<u>(47,531,126)</u>	<u>(43,850,634)</u>
<u>11,855,835</u>	<u>22,538,675</u>	<u>20,109,279</u>	<u>50,287,786</u>	<u>3,969,536</u>	<u>19,555,749</u>
<u>\$ (5,428,842)</u>	<u>\$ (9,502,891)</u>	<u>\$ (7,087,753)</u>	<u>\$ 32,479,152</u>	<u>\$ (1,542,735)</u>	<u>\$ 2,335,179</u>
20.41%	18.93%	20.12%	23.13%	17.63%	17.79%

CITY OF SIOUX CITY, IOWA
ASSESSED AND TAXABLE VALUE OF TAXABLE PROPERTY¹
LAST TEN FISCAL YEARS

FISCAL YEAR	REAL PROPERTY		UTILITIES	
	ASSESSED VALUE	TAXABLE VALUE^{1,2}	ASSESSED VALUE	TAXABLE VALUE
2014	3,734,625,730	2,153,780,040	120,771,919	120,771,919
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

Source: Woodbury County, Iowa; County Auditor

Notes:

¹ Taxable Value does not include the Tax Increment Levy.

² Taxable value = (percent rollback x assessed value) - exemptions (military, homestead, elderly, etc.)

TABLE VI

TOTAL		TOTAL DIRECT TAX RATE	TOTAL TAXABLE VALUE TO TOTAL ASSESSED VALUE
ASSESSED VALUE	TAXABLE VALUE		
3,855,397,649	2,274,551,959	16.248	59%
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%

**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
2014	\$ 8.406	\$ 3.824	\$ 4.018	\$ 16.248	\$ 16.681	\$ 7.397
2015	8.335	4.336	3.693	16.364	16.523	7.764
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

Source: Woodbury County, Iowa; County Auditor

TABLE VII

OVERLAPPING RATES							
WESTERN IOWA TECH	CITY ASSESSOR	AG EXTENSION	SPECIAL STATE	TOTAL OVERLAPPING	TOTAL DIRECT AND OVERLAPPING		
\$ 0.763	\$ 0.407	\$ 0.131	\$ 0.003	\$ 25.382	\$ 41.630		
0.780	0.459	0.134	0.003	25.662	42.026		
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		

CITY OF SIOUX CITY, IOWA
PRINCIPAL TAXPAYERS AND THEIR ASSESSED VALUATIONS
JUNE 30, 2023

TABLE VIII

TAXPAYER	2023			2014		
	ASSESSED ¹ VALUE	RANK	% OF TOTAL ASSESSED VALUE	ASSESSED ² VALUE	RANK	% OF TOTAL ASSESSED VALUE
SEABOARD TRIUMPH FOODS LLC	\$ 77,918,200	1	1.327%	\$ -	---	0.000%
HARD ROCK HOTEL AND CASINO	51,312,400	2	0.874%	---	---	0.000%
SOUTHERN HILLS MALL	47,536,100	3	0.810%	62,539,700	1	1.622%
AMERICOLD LOGISTICS	30,649,100	4	0.522%	---	---	0.000%
WAL-MART REAL ESTATE BUSINESS PROP. TAX DEPT #0555	26,221,600	5	0.447%	27,100,000	3	0.703%
BALOGH ASSOCIATES VI LLC	21,649,700	6	0.369%	---	---	---
LAKEPORT COMMONS CENTER LLC	20,773,300	7	0.354%	30,753,600	2	0.798%
CITY OF SIOUX CITY	21,179,900	8	0.361%	---	---	0.000%
SABRE INDUSTRIES, INC.	19,604,100	9	0.334%	18,245,800	6	0.473%
CARGILL INC	19,498,100	10	0.332%	---	---	0.000%
MARKETPLACE LLC	---	---	0.000%	---	---	0.000%
KLINGER	---	---	0.000%	26,962,100	4	0.699%
CURLY'S FOODS, INC.	---	---	0.000%	21,987,000	5	0.570%
UNITY POINT HEALTH - ST. LUKE's	---	---	0.000%	15,163,200	7	0.393%
DAVIES IOWA LOGISTICS	---	---	0.000%	14,288,500	8	0.371%
DIAL REALTY GENEVA, LLC	---	---	0.000%	12,396,400	9	0.322%
LOWES	---	---	0.000%	12,134,400	10	0.315%
TOTAL PRINCIPAL TAXPAYERS	\$ 336,342,500		5.730%	\$ 241,570,700		6.266%
ALL OTHER TAXPAYERS	<u>5,534,899,806</u>		<u>94.270%</u>	<u>3,613,826,949</u>		<u>93.734%</u>
TOTAL ASSESSED VALUATION	<u>\$ 5,871,242,306</u>		<u>100.000%</u>	<u>\$ 3,855,397,649</u>		<u>100.000%</u>

Source: City Assessor, Sioux City, Iowa

Note:

¹ Assessed values as of January 1, 2021.

² Assessed values as of January 1, 2012.

**CITY OF SIOUX CITY, IOWA
PROPERTY TAX LEVIES AND COLLECTIONS¹
LAST TEN FISCAL YEARS**

TABLE IX

FISCAL YEAR	TOTAL TAX LEVY²	CURRENT TAX COLLECTIONS	PERCENT OF LEVY COLLECTED	COLLECTIONS IN SUBSEQUENT YEARS³	TOTAL TAX COLLECTIONS	PERCENT OF TOTAL TAX COLLECTIONS TO TAX LEVY	OUT-STANDING DELINQUENT TAXES⁴	PERCENT OF DELINQUENT TAXES TO TAX LEVY
2014	\$ 38,454,955	\$ 38,210,367	99.36%	N/A	\$ 38,210,367	99.36%	\$ 244,588	0.64%
2015	39,417,402	39,305,029	99.71%	N/A	39,305,029	99.71%	112,373	0.29%
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%

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.

**CITY OF SIOUX CITY, IOWA
SPECIAL ASSESSMENT COLLECTIONS
LAST TEN FISCAL YEARS**

TABLE X

FISCAL YEAR	CURRENT ASSESSMENTS DUE	CURRENT ASSESSMENTS COLLECTED	PERCENT OF COLLECTIONS TO AMOUNT DUE	TOTAL OUTSTANDING CURRENT & DELINQUENT ASSESSMENTS¹
2014	\$ 349,498	\$ 359,959	103%	\$ 1,850,245
2015	196,455	151,646	77%	1,636,462
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

Source: Woodbury County Treasurer, Woodbury County, Iowa

Note:

¹ GAAP basis.

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**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 LIABILITY	SBITA LIABILITY	NOTES PAYABLE	GENERAL OBLIGATION BONDS/NOTES	LEASE LIABILITY	SBITA LIABILITY
2014	\$ 1,200,000	\$ 104,835,176	\$ -	\$ -	\$ 146,091,509	\$ 9,054,824	\$ -	\$ -
2015	900,000	114,334,448	---	---	139,680,807	12,124,885	---	---
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	10,773	---
2023	\$ ---	\$ 125,816,574	\$ 51,634	\$ 426,960	\$ 127,728,450	\$ 21,337,989	\$ 8,199	\$ 56,302

Notes: Details regarding the City's outstanding debt can be found in the Notes to the Financial Statements.

¹ See the Schedule of Demographic and Economic Statistics, Table XVI for personal income and population data.

TABLE XI

TOTAL PRIMARY GOVERNMENT	PERCENTAGE OF PERSONAL INCOME¹	PER CAPITA¹
\$ 261,181,509	14.29%	3,165
267,040,140	14.61%	3,200
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
287,858,239	12.41%	3,362
\$ 275,426,108	11.28%	3,221

**CITY OF SIOUX CITY, IOWA
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS**

TABLE XII

FISCAL YEAR	GENERAL OBLIGATION BONDS	LESS: AMOUNTS AVAILABLE IN DEBT SERVICE FUND¹	TOTAL	PERCENTAGE OF ESTIMATED ACTUAL TAXABLE VALUE² OF PROPERTY	PER CAPITA³
2014	\$ 113,890,000	\$ 5,781,134	\$ 108,108,866	4.75%	1,311
2015	123,510,000	7,169,974	116,340,026	4.75%	1,410
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	\$ - - -	\$ 147,154,563	3.88%	1,721

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 DEBT⁸
JUNE 30, 2023

TABLE XIII

<u>NAME OF GOVERNMENTAL UNIT</u>	<u>DEBT OUTSTANDING</u>	<u>PERCENTAGE APPLICABLE⁹ TO THIS GOVERNMENTAL UNIT</u>	<u>AMOUNT APPLICABLE TO CITY OF SIOUX CITY</u>
Direct:			
City of Sioux City	\$ 126,295,168	100.00%	\$ 126,295,168
Overlapping:			
Woodbury County ¹	61,717,271	66.40%	40,980,268
Plymouth County ²	1,033,240	3.00%	30,997
Sioux City Community School District ³	1,028,182	97.73%	1,004,842
Hinton Community School District ⁴	1,363,444	27.00%	368,130
Lawton-Bronson School District ⁵	280,000	4.37%	12,236
Sergeant Bluff-Luton Comm School District ⁶	---	39.01%	---
Western Iowa Tech Community College ⁶	15,240,000	33.07%	5,039,868
Northwest Area Education Agency ⁸	---	21.58%	---
Total Overlapping	80,662,137		47,436,341
TOTAL	\$ 206,957,305		\$ 173,731,509

Sources:

¹ County Auditor and Recorder, Woodbury County, Iowa

² County Auditor and Recorder, Plymouth County, Iowa

³ Sioux City Community School District

⁴ Hinton School District

⁵ Lawton-Bronson School District

⁶ Western Iowa Tech Community College

Notes:

⁸ Excluding General Obligation bonds reported in the Enterprise Funds.

⁹ 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
LAST TEN FISCAL YEARS**

	FISCAL YEAR			
	2014	2015	2016	2017
Debt Limit	\$ 192,769,882	\$ 193,629,706	\$ 196,822,505	\$ 212,263,680
Total Net Debt Applicable to Limit	109,308,866	117,240,026	123,261,142	119,616,314
Legal Debt Margin	<u>\$ 74,233,457</u>	<u>\$ 83,461,016</u>	<u>\$ 76,389,680</u>	<u>\$ 73,561,363</u>
Total Net Debt Applicable to Limit as a Percentage of Debt Limit	56.70%	60.55%	62.63%	56.35%

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 XIV

2018	2019	2020	2021	2022	2023
\$ 213,569,727	\$ 232,727,811	\$ 234,052,896	\$ 265,684,709	\$ 268,929,170	\$ 293,562,115
135,361,384	139,201,445	144,295,493	148,779,882	149,229,626	144,571,579
\$ 78,208,343	\$ 93,526,366	\$ 89,757,403	\$ 116,904,827	\$ 119,699,544	\$ 148,990,536
63.38%	59.81%	61.65%	56.00%	55.49%	49.25%

**CITY OF SIOUX CITY, IOWA
LEGAL DEBT MARGIN CALCULATION
JUNE 30, 2023**

TABLE XV

ASSESSED VALUE

Real and Personal Property Within the City		\$ 5,871,242,306
TOTAL ESTIMATED VALUATION		5,871,242,306
DEBT LIMIT - 5% OF ESTIMATED VALUATION		293,562,115

AMOUNT OF DEBT APPLICABLE TO LIMIT

Total Bonded Debt and Long-Term Notes Payable		274,883,013
Less:		
Notes Payable		
Sewer Revolving Notes Payable	80,327,508	
Water Revolving Notes Payable	47,400,942	147,154,563
		127,728,450
Amount Available for Repayment of General Obligation Debt		2,582,984

DEBT APPLICABLE TO DEBT LIMIT		144,571,579
LEGAL DEBT MARGIN		\$ 148,990,536

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	POPULATION¹	TOTAL PERSONAL INCOME²	PER CAPITA PERSONAL INCOME¹
2014	82,459	\$ 1,792,823,578	\$ 21,742
2015	82,517	1,827,173,931	22,143
2016	82,821	1,854,776,295	22,395
2017	82,872	1,884,923,640	22,745
2018	82,514	1,945,102,522	23,573
2019	82,396	2,037,158,704	24,724
2020	82,651	2,161,406,301	26,151
2021	85,797	2,314,974,654	26,982
2022	85,617	2,319,621,381	27,093
2023	85,497	\$ 2,442,734,787	\$ 28,571

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 XVI

EDUCATIONAL ATTAINMENT BACHELOR'S DEGREE OR HIGHER¹	MEDIAN AGE¹	SCHOOL ENROLLMENT³	UNEMPLOYMENT RATE⁴
20%	34.0	15,895	3.80%
19%	34.0	16,098	3.70%
21%	34.0	16,417	4.00%
20%	34.0	15,799	2.90%
21%	34.0	15,814	2.60%
22%	34.0	15,825	2.50%
23%	34.0	16,223	8.50%
22%	34.0	15,997	4.80%
22%	34.4	15,962	2.70%
22%	34.1	15,945	3.00%

**CITY OF SIOUX CITY, IOWA
PRINCIPAL EMPLOYERS
CURRENT YEAR**

TABLE XVII

EMPLOYER	2023 (1)	2014 (2)		
	NUMBER OF EMPLOYEES	NUMBER OF EMPLOYEES	RANK	PERCENTAGE OF TOTAL CITY EMPLOYMENT
Tyson Fresh Meats	Over 1,000	4,953	1	11.85%
MercyOne	Over 1,000	1,404	4	3.36%
Sioux City Community School District	Over 1,000	1,873	2	4.48%
Unity Point Health-St. Luke's	Over 1,000	1,434	3	3.43%
Seaboard Triumph Foods	Over 1,000	---	---	---
Wells Enterprises	Over 1,000	---	---	---
185th Air Refueling Wing (Iowa Air National Guard)	500-999	950	7	2.27%
HyVee Food Stores	500-999	1,098	6	2.63%
Smithfield Foods (Curly's Foods)	500-999	720	8	1.72%
Western Iowa Tech Community College	500-999	700	9	1.67%
City of Sioux City	500-999	1,139	5	2.72%
Ho-Chunk, Inc	500-999	---	---	---
Empirical Foods	500-999	---	---	---
Hearthside Foods	500-999	---	---	---
MidAmerican Energy Company	500-999	---	---	---
Sabre Industries	500-999	---	---	---
Thompson Solutions Group	500-999	---	---	---
Tur Pak Foods Inc	---	647	10	1.55%
Total Principal Employers	---	14,918		35.68%
Other Employers	---	26,882		64.32%
Total Employers	45,700	41,800		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

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**CITY OF SIOUX CITY, IOWA
FULL-TIME EQUIVALENT CITY GOVERNMENT BY FUNCTION
LAST TEN FISCAL YEARS**

Function	FISCAL YEAR			
	2014	2015	2016	2017
Public Safety				
Fire ⁹	114.00	114.00	114.00	114.00
Police	148.65	147.65	147.65	149.65
Public Works				
Central Maintenance Garage ¹	25.00	25.00	25.00	25.00
Engineering	20.00	19.00	17.00	16.00
Field Services ²	72.10	72.98	70.98	76.03
Transit ³	32.65	32.65	32.65	32.65
Culture and Recreation				
Art Center	8.50	8.50	8.50	8.50
Convention Center/Auditorium/Tourism ^{4, 7, 8, 10}	46.36	32.77	34.20	35.20
Library	33.48	32.98	32.98	32.98
Museum	10.05	10.05	10.05	10.05
Parks and Recreation ^{2, 11}	66.50	66.89	68.89	72.28
Economic and Community Development				
Community Development	40.38	40.01	40.00	40.00
Economic Development	5.00	5.00	5.00	5.00
General Government				
Administrative Services ⁵	37.00	37.00	36.58	33.10
City Council	5.00	5.00	5.00	5.00
City Manager	2.00	2.00	2.00	2.00
Finance ⁵	14.58	13.49	13.00	13.00
Human Resources	4.53	4.53	4.53	5.78
Human Rights	2.80	2.80	2.80	2.80
Legal	7.00	8.00	8.00	8.00
Employees under 28E Agreement				
Communications Center	24.40	24.40	24.40	24.40
Information Center	14.00	14.00	14.00	15.00
Airport	15.03	14.28	13.28	13.28
Water ¹²	34.38	33.50	34.50	35.50
Sewer ⁶	39.00	39.00	38.00	38.00
	<u>822.39</u>	<u>805.48</u>	<u>802.99</u>	<u>813.20</u>

Source: Various City of Sioux City departments.

Notes:

- ¹ Central Maintenance Garage was separated from Transit within the Public Works function in 2014.
- ² Field Services previously included Parks and Recreation personnel who during 2014 moved to the Culture and Recreation function.
- ³ Transit previously included Central Maintenance Garage and Purchasing personnel. Central Maintenance Garage was separated within the Public Works function and Purchasing moved to Finance within the General Government function, both in 2014.
- ⁴ Convention Center contracted out a majority of its services beginning in 2014.
- ⁵ The Finance and Administrative Services departments were separated in 2014.
- ⁶ The Sewer function added 25 Waste Water Treatment Plant employees in 2012 as a result of terminating the operations contract with American Water Services.
- ⁷ In 2015, the Convention Center operations was contracted out to Centerplate.
- ⁸ In 2018, the Convention Center and Tyson Events Center operations were contracted out to Kineth and Comcast Spectacor, respectively.
- ⁹ In 2018, the Emergency Medical Services operation was transferred to the City from Siouxland Paramedics.
- ¹⁰ In 2019, the Events Coordinator position was added to act as a liaison with Kineth and Comcast Spectacor.
- ¹¹ In 2022, the Siouxland Expo Center employees were added.
- ¹² In 2022, a 3rd Utility Equipment Operator crew shift was added.

TABLE XVIII

2018	2019	2020	2021	2022	2023
141.00	141.00	142.88	142.88	145.88	145.88
149.65	149.65	153.65	155.65	154.65	155.65
21.00	21.00	22.00	22.00	22.00	22.00
16.00	16.00	16.00	16.00	16.00	16.00
74.03	73.30	73.30	76.30	76.30	76.30
36.65	36.78	36.73	36.73	36.73	38.73
9.45	11.45	11.45	11.45	12.45	12.45
---	1.00	1.00	---	---	---
32.98	32.98	32.98	32.98	32.98	32.68
10.05	10.05	10.05	10.05	10.05	10.05
69.18	70.25	68.23	68.54	76.40	75.79
40.00	40.00	40.00	40.25	40.25	40.50
5.00	4.00	4.00	4.00	4.00	4.00
33.10	33.10	28.22	28.22	28.22	28.02
5.00	5.00	5.00	5.00	5.00	5.00
2.00	4.54	3.54	4.40	5.54	6.54
13.00	14.00	14.00	14.00	14.00	14.00
5.78	6.78	6.78	6.78	6.78	6.73
2.80	2.80	2.80	2.80	2.80	3.00
8.00	8.00	8.00	8.00	8.00	8.00
24.40	24.40	25.40	25.40	25.40	25.40
15.00	15.00	15.00	15.00	16.00	16.00
13.78	13.78	13.78	13.90	14.65	14.65
37.50	37.50	37.50	37.50	44.00	44.00
40.00	40.00	43.00	43.00	42.00	42.00
<u>805.35</u>	<u>812.36</u>	<u>815.29</u>	<u>819.93</u>	<u>840.08</u>	<u>843.37</u>

**CITY OF SIOUX CITY, IOWA
OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS**

Function	FISCAL YEAR			
	2014	2015	2016	2017
Police				
Average physical arrests per day - adult	13.1	13.1	13.7	11.4
Average physical arrests per day - juvenile	3.0	2.6	2.1	1.8
Traffic citations issued	11,268	9,773	8,798	12,206
Fire				
Number of suppression calls	1,745	1,717	1,936	1,861
Number of emergency medical calls	5,551	6,386	6,627	6,602
% of responses where EMS on scene in 4 min	82%	81%	75%	73%
Number of hazardous materials incidents in city	15	17	8	19
Public Works				
Streets cleaned per year (miles)	11,684	13,502	12,313	9,968
Asphalt placed (tons)	1,662	1,469	1,552	1,709
Potholes repaired	29,889	29,967	39,599	36,669
Dirt miles bladed and shaped	7,965	11,073	11,560	12,552
Total Transit System miles	777,667	784,011	756,966	784,338
Total Transit System passengers ¹	1,113,911	1,128,535	1,058,198	1,030,340
Total Transit System passengers per mile	1.43	1.44	1.40	1.31
Culture and Recreation				
Swimming pool attendance	55,216	55,018	69,581	59,548
Museum visitation ⁴	69,674	68,305	67,163	66,735
Community and Economic Development				
Total residential/commercial permits issued	2,920	2,869	3,022	3,131
Property value for commercial permits issued	\$256,865,890	\$133,486,250	\$97,714,055	\$268,492,250
Property value for residential permits issued	\$32,529,880	\$44,822,435	\$34,336,870	\$40,628,757
Number of inspections made ⁵	45,501	48,161	59,311	60,641
Water				
Water production (millions of gallons) ²	4,720	3,586	3,794	3,858
Water main breaks per miles of pipe	0.32	0.28	0.21	0.22
Total main breaks	152	133	98	107
Length of service disruption per break (hours)	5.59	5.24	4.83	4.43
Sewer				
Sewer backups	47	42	37	22
Total hours per sewer backup ³	7.12	7.27	7.27	6.48

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 Water production increased in fiscal year 2013 with the addition of the Southbridge Water Plant.

³ DNR changed how reporting is done in fiscal year 2021, in past, private mains were counted, now only city mains counted.

⁴ Museum attendance is increasing post-COVID as more programs are held.

⁵ Increase in inspections due to increase in staff, more proactive inspections, more permits that require inspections.

TABLE XIX

2018	2019	2020	2021	2022	2023
11.0	10.1	9.0	8.8	8.8	8.2
1.8	1.8	1.5	1.9	1.7	1.8
17,312	17,006	15,999	18,437	19,411	14,886
2,001	1,821	1,886	1,928	2,095	2,061
7,104	7,432	7,743	7,864	8,809	9,372
75%	75%	75%	74%	73%	67%
11	20	10	20	9	7
11,950	11,743	11,813	14,632	18,130	14,110
1,775	2,064	1,635	1,996	1,841	2,291
32,230	35,155	31,935	37,950	35,242	37,237
11,200	10,377	11,419	10,410	11,856	11,637
825,740	864,583	791,485	767,400	787,045	828,177
868,961	877,336	739,429	542,193	627,142	688,236
1.05	1.01	0.93	0.71	0.80	0.83
57,651	56,331	35,776	37,108	43,386	51,365
65,202	67,054	39,438	28,152	54,250	56,619
3,016	2,658	2,766	2,795	2,605	2,029
\$313,141,000	\$262,399,490	\$168,726,090	\$99,443,000	\$240,578,500	\$227,703,625
\$38,254,530	\$30,513,497	\$42,044,716	\$58,225,612	\$59,009,027	\$38,230,600
62,819	60,076	60,303	55,346	58,652	76,343
4,142	4,487	4,521	4,703	5,727	5,019
0.26	0.26	0.19	0.30	0.31	0.32
122	123	91	141	147	154
9.00	9.52	8.52	8.52	8.67	5.89
22	49	31	49	38	35
6.49	17.64	3.41	0.37	0.36	1.15

**CITY OF SIOUX CITY, IOWA
CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS**

Function	FISCAL YEAR			
	2014	2015	2016	2017
Patrol Cars	48	49	47	45
Training Centers	1	1	1	1
Fire				
Stations	7	7	7	7
Engines	14	14	14	14
Other Vehicles ³				
Public Works				
Transit Buses	36	36	37	37
Streets (miles)	491	491	491	491
Streetlights (City Owned)	1,761	1,761	1,761	1,761
Sidewalks (miles)	600	600	600	600
Culture and Recreation				
Parks Acres	1,711	1,711	1,711	1,711
Parks ¹	58	58	58	58
Swimming Pools	5	5	5	5
Splash Pads	1	1	2	3
Basketball Courts	8	8	8	8
Disc Golf Courses	1	1	2	2
Tennis Courts	20	20	20	20
Softball Diamonds	12	12	12	12
Baseball Diamonds	34	34	34	34
Soccer Fields	12	12	12	12
Golf Courses (18 hole)	2	2	2	2
Play Fields	30	30	30	30
Pickleball Courts ²	---	---	---	---
Futsal Courts ⁴	---	---	---	---
Cemetery				
Cemeteries (acres)	225	225	225	225
Cemeteries Maintained (acres)	185	185	185	185
Water				
Fire Hydrants (City maintained)	4,080	3,820	3,885	3,928
Water Mains (miles)	474	473	475	475
Sewer				
Sanitary Sewer (miles)	364	367	367	368
Storm Sewer (miles)	265	278	284	296
Solid Waste				
Solid Waste Collection Trucks	15	15	15	15

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 XX

2018	2019	2020	2021	2022	2023
44	48	45	45	42	41
1	1	1	1	1	1
7	7	7	7	7	7
14	14	14	14	12	13
				9	9
36	41	41	43	44	44
491	491	491	491	491	491
1,761	1,761	1,761	1,761	1,769	1,769
600	600	600	600	600	685
1,711	1,786	1,786	1,786	1,786	1,786
58	62	62	63	63	63
3	3	3	3	3	3
5	5	5	5	5	5
8	8	9	9	9	11
2	3	3	3	3	3
18	18	8	8	8	8
12	12	12	12	12	12
34	34	34	34	34	34
12	12	5	5	5	5
2	2	2	2	2	2
30	30	34	34	34	34
---	---	---	8	8	8
---	---	---	---	2	2
225	225	225	225	225	225
185	185	185	185	185	185
3,896	3,887	3,941	3,941	3,936	3,943
477	482	477	485	484	483
368	370	371	370	368	368
303	318	336	343	352	366
11	8	9	8	8	7

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CITY OF SIOUX CITY, IOWA
ADDITIONAL INFORMATION

**CITY OF SIOUX CITY HOUSING AUTHORITY
BALANCE SHEET
JUNE 30, 2023**

EXHIBIT E-1

Performance Center Project	242	244	GRAND TOTAL
Project No.	IA018	-	(MEMORANDUM
Contract No.	<u>KC9030V</u>	-	<u>ONLY)</u>
<u>ASSETS</u>			
Cash	\$ 854,103	\$ 136,633	\$ 990,736
Accounts Receivable	177,200	---	177,200
Total Assets	<u>1,031,303</u>	<u>136,633</u>	<u>1,167,936</u>
<u>LIABILITIES</u>			
Accounts Payable	4,525	---	4,525
Security Deposits	61,869	---	61,869
Deferred Revenue	169,941	---	169,941
Accrued Liabilities-Current	30,531	---	30,531
Total Liabilities	<u>266,867</u>	<u>---</u>	<u>266,867</u>
<u>EQUITY:</u>			
Restricted Net Position	764,437	---	764,437
Unrestricted Net Position	---	136,633	136,633
Total Equity/Net Position	<u>764,437</u>	<u>136,633</u>	<u>901,070</u>
Total Liabilities and Equity/Net Position	<u>\$ 1,031,304</u>	<u>\$ 136,633</u>	<u>\$ 1,167,937</u>

**CITY OF SIOUX CITY, IOWA
SCHEDULE OF SIOUX CITY FEDERAL HOUSING AUTHORITY
ANALYSIS OF GENERAL FUND CASH
JUNE 30, 2023**

EXHIBIT E-2

Performance Center Project	242	244	GRAND TOTALS
Project No.	IA018	-	(MEMORANDUM
Contract No.	<u>KC9030V</u>	-	<u>ONLY)</u>

COMPOSITION BEFORE ADJUSTMENTS

Net Operating Receipts Retained:

Total Net Position	\$ 764,437	\$ 136,633	\$ 901,070
Total	<u>764,437</u>	<u>136,633</u>	<u>901,070</u>

ADJUSTMENTS

Expenses Not Paid/(Prepaid):

Accounts Payable	4,525	---	4,525
Accrued Wages/Liabilities	30,531	---	30,531
Deferred Revenue	169,941	---	169,941
Security Deposits	61,869	---	61,869

Income Not Received:

Accounts Receivable	<u>(177,200)</u>	<u>---</u>	<u>(177,200)</u>
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General Fund Cash Available	<u>\$ 854,103</u>	<u>\$ 136,633</u>	<u>\$ 990,736</u>
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**CITY OF SIOUX CITY, IOWA
SCHEDULE OF SALARY, ALLOWANCES,
AND REIMBURSED EXPENSES
FOR TEN HIGHEST PAID EMPLOYEES
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-3

NAME	SALARY ¹	ALLOWANCES/ REIMBURSED EXPENSES ²	DESCRIPTION
Robert Padmore, City Manager	\$221,304	\$6,693	Auto Allowance, Cell Phone Allowance, Travel Reimbursement
Thomas Everett, Fire Chief	\$167,788	\$1,740	Clothing Reimbursement, Travel Reimbursement
Nicole DuBois, City Attorney	\$167,207	\$5,077	Auto Allowance, Cell Phone Allowance, Travel Reimbursement
Michael Collett, Assistant City Manager	\$166,233	\$185	Travel Reimbursement
Rex Mueller, Police Chief	\$164,512	\$1,818	Clothing Reimbursement, Travel Reimbursement
David Carney, Public Works Director	\$164,093	\$1,469	Cell Phone Allowance, Travel Reimbursement
John Malloy, Chief Information Officer	\$163,337	\$721	Cell Phone Allowance, Travel Reimbursement
Gordon Phair, City Engineer	\$147,542	\$631	Cell Phone Allowance, Travel Reimbursement
Teresa Allan Fitch, Finance Director	\$147,021	\$49	Travel Reimbursement
Thomas Pingel, Utilities Director (Water & Underground Utilities)	\$140,176	\$2,713	Cell Phone Allowance, Clothing 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, 2023**

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:	2024	3.20%	1,170,000
	2025	3.40%	1,170,000
	2026	3.60%	1,170,000
	2027	3.70%	1,170,000
	2028	3.80%	1,170,000
	2029	3.90%	1,170,000
	2030	4.00%	1,170,000
	2031	4.10%	1,170,000
	2032	4.20%	1,170,000
	2033	4.25%	<u>1,165,000</u>
			\$ 11,695,000
Type: Corporate Purpose			
Issued: 6/24/14			
Amount Issued: \$6,655,000			
City Project # 911-172			
Matures:	2024	5.00%	<u>670,000</u>
			\$ 670,000
Type: Corporate Purpose			
Issued: 6/24/14			
Amount Issued: \$1,550,000			
City Project # 911-173			
Matures:	2024	3.20%	<u>155,000</u>
			\$ 155,000
Type: Corporate Purpose			
Issued: 6/22/17			
Amount Issued: \$14,300,000			
City Project # 911-177			
Matures:	2024	2.00%	1,300,000
	2025	2.00%	1,300,000
	2026	2.25%	1,200,000
	2027	2.40%	<u>1,200,000</u>
			\$ 5,000,000

CITY OF SIOUX CITY, IOWA
SCHEDULE OF INDIVIDUAL BOND MATURITIES
JUNE 30, 2023

EXHIBIT E-4

<u>GENERAL OBLIGATION BONDS</u>	<u>Interest</u> <u>Rate</u>	<u>Amount</u>	
Type: Corporate Purpose			
Issued: 6/22/17			
Amount Issued: \$7,000,000			
City Project # 911-180			
Matures:	2024	2.45%	700,000
	2025	2.60%	700,000
	2026	2.70%	700,000
	2027	2.85%	700,000
			<u>700,000</u>
			\$ 2,800,000
Type: Corporate Purpose			
Issued: 6/20/18			
Amount Issued: \$20,615,000			
City Project # 911-181			
Matures:	2024	3.00%	1,625,000
	2025	3.00%	1,650,000
	2026	3.00%	1,700,000
	2027	3.00%	1,725,000
	2028	3.00%	1,770,000
			<u>1,770,000</u>
			\$ 8,470,000
Type: Corporate Purpose			
Issued: 6/20/18			
Amount Issued: \$15,065,000			
City Project # 911-182			
Matures:	2024	3.20%	1,515,000
	2025	3.30%	1,550,000
	2026	3.35%	1,585,000
	2027	3.40%	1,630,000
	2028	3.45%	1,675,000
			<u>1,675,000</u>
			\$ 7,955,000
Type: Corporate Purpose			
Issued: 6/20/18			
Amount Issued: \$2,295,000			
City Project # 911-183			
Matures:	2024	2.38%	40,000
	2025	2.50%	40,000
	2026	2.63%	40,000
	2027	2.63%	45,000
	2028	2.75%	45,000
			<u>45,000</u>
			\$ 210,000

CITY OF SIOUX CITY, IOWA
SCHEDULE OF INDIVIDUAL BOND MATURITIES
JUNE 30, 2023

EXHIBIT E-4

<u>GENERAL OBLIGATION BONDS</u>	<u>Interest</u> <u>Rate</u>	<u>Amount</u>	
Type: Corporate Purpose			
Issued: 6/20/19			
Amount Issued: \$10,560,000			
City Project # 911-184			
Matures:	2024	2.00%	1,045,000
	2025	2.00%	1,065,000
	2026	2.00%	1,085,000
	2027	2.00%	1,105,000
	2028	2.00%	1,130,000
	2029	3.00%	1,150,000
			1,150,000
			\$ 6,580,000
Type: Corporate Purpose			
Issued: 6/20/19			
Amount Issued: \$11,560,000			
City Project # 911-185			
Matures:	2024	2.65%	1,135,000
	2025	2.65%	1,165,000
	2026	2.65%	1,200,000
	2027	2.70%	1,230,000
	2028	2.80%	1,265,000
	2029	3.00%	1,300,000
			1,300,000
			\$ 7,295,000
Type: Corporate Purpose			
Issued: 6/20/19			
Amount Issued: \$3,105,000			
City Project # 911-186			
Matures:	2024	2.00%	305,000
	2025	2.00%	315,000
	2026	2.00%	320,000
	2027	2.00%	325,000
	2028	2.00%	330,000
	2029	3.00%	340,000
			340,000
			\$ 1,935,000

CITY OF SIOUX CITY, IOWA
SCHEDULE OF INDIVIDUAL BOND MATURITIES
JUNE 30, 2023

EXHIBIT E-4

<u>GENERAL OBLIGATION BONDS</u>	<u>Interest</u> <u>Rate</u>	<u>Amount</u>	
Type: Corporate Purpose			
Issued: 6/18/20			
Amount Issued: \$11,555,000			
City Project # 911-187			
Matures:	2024	2.00%	1,120,000
	2025	2.00%	1,145,000
	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
			1,260,000
			\$ 8,325,000
Type: Corporate Purpose			
Issued: 6/18/20			
Amount Issued: \$11,155,000			
City Project # 911-188			
Matures:	2024	1.50%	1,090,000
	2025	1.50%	1,105,000
	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
			1,195,000
			\$ 7,980,000
Type: Corporate Purpose			
Issued: 11/18/20			
Amount Issued: \$15,510,000			
City Project # 911-189			
Matures:	2024	5.00%	2,280,000
	2025	5.00%	2,300,000
			2,300,000
			\$ 4,580,000
Type: Corporate Purpose			
Issued: 11/18/20			
Amount Issued: \$3,725,000			
City Project # 911-190			
Matures:	2024	1.00%	600,000
	2025	1.00%	450,000
			450,000
			\$ 1,050,000

**CITY OF SIOUX CITY, IOWA
SCHEDULE OF INDIVIDUAL BOND MATURITIES
JUNE 30, 2023**

EXHIBIT E-4

<u>GENERAL OBLIGATION BONDS</u>	<u>Interest Rate</u>	<u>Amount</u>	
Type: Corporate Purpose			
Issued: 6/30/21			
Amount Issued: \$26,025,000			
City Project # 911-191			
Matures:	2024	1.50%	3,610,000
	2025	1.50%	3,645,000
	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
			\$ 19,095,000
Type: Corporate Purpose			
Issued: 6/30/21			
Amount Issued: \$12,710,000			
City Project # 911-192			
Matures:	2024	1.25%	1,590,000
	2025	1.25%	1,615,000
	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
			\$ 9,525,000
Type: Corporate Purpose			
Issued: 6/23/22			
Amount Issued: \$13,895,000			
City Project # 911-193			
Matures:	2024	3.00%	1,210,000
	2025	3.00%	1,250,000
	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
			\$ 12,435,000

CITY OF SIOUX CITY, IOWA
SCHEDULE OF INDIVIDUAL BOND MATURITIES
JUNE 30, 2023

EXHIBIT E-4

<u>GENERAL OBLIGATION BONDS</u>	<u>Interest Rate</u>	<u>Amount</u>	
Type: Corporate Purpose			
Issued: 6/23/22			
Amount Issued: \$8,890,000			
City Project # 911-194			
Matures:	2024	3.25%	795,000
	2025	3.25%	820,000
	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
			\$ 8,115,000
Type: Corporate Purpose			
Issued: 6/22/23			
Amount Issued: \$17,885,000			
City Project # 911-195			
Matures:	2024	4.00%	1,530,000
	2025	4.00%	1,500,000
	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
			\$ 17,885,000

**CITY OF SIOUX CITY, IOWA
SCHEDULE OF INDIVIDUAL BOND MATURITIES
JUNE 30, 2023**

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:		
2024	4.35%	195,000
2025	4.35%	200,000
2026	4.35%	200,000
2027	4.35%	200,000
2028	4.35%	225,000
2029	4.35%	225,000
2030	4.35%	250,000
2031	4.35%	250,000
2032	4.35%	250,000
2033	4.40%	275,000
		\$ 2,270,000
		\$ 144,025,000

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**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

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

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 and commercial valuations are as follows:

Fiscal Year	Residential	Ag. Land & Bldgs	Commercial	Multi-residential	Railroad	Utilities	Industrial
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
2020-21	55.0743	81.4832	90.0000	71.2500	90.0000	100.0000	90.0000
2019-20	56.9180	56.1324	90.0000	75.0000	90.0000	100.0000	90.0000

Source: Iowa Department of Revenue

For assessment year 2022 (applicable to fiscal year 2023-24 valuations), the taxable value rollback rate is 54.6501% of actual value for residential property; 91.6430% of actual value for agricultural property and 100.0000% of the actual value of utility property. The residential taxable rollback rate of 54.6501% applies to the value of each property unit of commercial, industrial and railroad property that exceeds zero dollars (\$0), but does not exceed one hundred fifty thousand dollars (\$150,000), with a taxable value rollback rate of 90.0000% to the value that exceeds one hundred fifty thousand dollars (\$150,000).

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

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, 2022 are used to calculate tax liability for the tax year starting July 1, 2023 through June 30, 2024. 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>
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%
2015	4,243,247,944	7.86%	2,857,437,680	7.37%
2014	3,934,017,303	1.64%	2,661,180,249	0.05%
2013	3,870,495,210	0.42%	2,659,960,334	0.43%

Source: Iowa Department of Management

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

Property Valuations

Actual Valuation

Valuation as of January Fiscal Year	2022 2023-2024	% of Total	2021 2022-2023	% of Total	2020 2021-2022	% of Total
Residential:	\$4,025,940,603	70.84%	\$3,529,093,357	65.71%	\$3,250,690,561	65.83%
Agricultural Land:	6,031,149	0.11%	6,182,840	0.12%	6,026,384	0.12%
Ag Buildings:	489,447	0.01%	269,741	0.01%	288,808	0.01%
Commercial:	1,080,311,823	19.01%	1,069,050,006	19.90%	1,018,341,159	20.62%
Industrial:	196,291,508	3.45%	184,162,268	3.43%	163,563,607	3.31%
Multi-Residential	-	0.00%	264,117,428	4.92%	197,887,841	4.01%
Personal RE:	---	0.00%	---	0.00%	---	0.00%
Railroads:	23,418,963	0.41%	21,526,915	0.40%	20,759,524	0.42%
Utilities:	11,519,101	0.20%	15,287,311	0.28%	17,267,764	0.35%
Other:	4,860,000	0.09%	4,860,000	0.09%	4,455,000	0.09%
Total Valuation:	5,348,862,594	94.12%	5,094,549,866	94.85%	4,679,280,648	94.76%
Less Military:	4,447,963	0.08%	4,710,934	0.09%	4,927,448	0.10%
Net Valuation:	5,344,414,631	94.04%	5,089,838,932	94.76%	4,674,353,200	94.66%
TIF Valuation:	511,277,462		506,605,777		439,803,232	
Utility Replacement:	338,860,011	5.96%	281,248,326	5.24%	263,479,269	5.34%
Total	\$6,194,552,104		\$5,877,693,035		\$5,377,635,701	

Taxable Valuation

Valuation as of January Fiscal Year	2021 2022-2023	% of Total	2021 2022-2023	% of Total	2020 2021-2022	% of Total
Residential:	\$2,178,413,415	65.12%	\$1,893,053,295	57.53%	\$1,822,155,092	58.37%
Agricultural Land:	5,518,737	0.16%	5,498,736	0.17%	5,055,805	0.16%
Ag Buildings:	444,710	0.01%	240,150	0.01%	242,654	0.01%
Commercial:	857,554,588	25.63%	926,361,888	28.15%	883,141,120	28.29%
Industrial:	161,826,106	4.84%	155,660,698	4.73%	139,484,257	4.47%
Multi-Residential	-	0.00%	164,636,772	5.00%	132,787,357	4.25%
Personal RE:	---	0.00%	---	0.00%	---	0.00%
Railroads:	20,957,250	0.63%	19,374,223	0.59%	18,683,572	0.60%
Utilities:	11,519,101	0.34%	15,287,311	0.46%	17,017,191	0.55%
Other:	4,374,000	0.13%	4,374,000	0.13%	4,009,500	0.13%
Total Valuation:	3,240,607,907	96.87%	3,184,487,073	96.78%	3,022,576,548	96.82%
Less Military:	4,447,963	0.13%	4,710,934	0.14%	4,927,448	0.16%
Net Valuation:	3,236,159,944	96.73%	3,179,776,139	96.63%	3,017,649,100	96.67%
TIF Valuation:	511,277,462		506,605,777		439,801,422	
Utility Replacement:	109,309,375	3.27%	110,825,533	3.37%	104,071,378	3.33%
Total	\$3,856,746,781		\$3,797,207,449		\$3,561,521,900	

Source: Iowa Department of Management

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

2019 2020-2021	% of Total	2018 2019-2020	% of Total
\$3,278,114,093	66.56%	\$2,833,871,245	65.83%
5,901,543	0.12%	8,085,458	0.19%
290,351	0.01%	431,500	0.01%
1,000,717,381	20.32%	838,339,216	19.48%
153,831,039	3.12%	173,411,011	4.03%
181,459,589	3.68%	186,204,671	4.33%
---	0.00%	---	0.00%
19,693,780	0.40%	17,944,091	0.42%
19,553,176	0.40%	21,372,597	0.50%
5,300,000	0.11%	---	0.00%
4,664,860,952	94.72%	4,079,659,789	94.77%
5,150,412	0.10%	5,398,230	0.13%
4,659,710,540	94.61%	4,074,261,559	94.65%
387,719,326		375,879,428	
265,322,354	5.39%	230,372,893	5.35%
<u>\$5,312,752,220</u>		<u>\$4,680,513,880</u>	

2019 2020-2021	% of Total	2018 2019-2020	% of Total
\$1,788,035,603	58.09%	\$1,612,981,778	57.35%
4,801,224	0.16%	4,537,984	0.16%
236,562	0.01%	242,212	0.01%
872,711,892	28.35%	754,505,294	26.83%
131,761,379	4.28%	156,069,910	5.55%
128,465,333	4.17%	139,653,515	4.97%
---	0.00%	---	0.00%
17,724,402	0.58%	16,149,682	0.57%
19,553,176	0.64%	21,372,597	0.76%
4,770,000	0.15%	---	0.00%
2,968,059,571	96.43%	2,705,512,972	96.19%
5,150,412	0.17%	5,398,230	0.19%
2,962,909,159	96.26%	2,700,114,742	96.00%
387,719,326		320,616,271	
115,178,966	3.74%	112,548,861	4.00%
<u>\$3,465,807,451</u>		<u>\$3,133,279,874</u>	

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

Tax Rates

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</u> <u>Service</u>	<u>Employee</u> <u>Benefits</u>	<u>CIP</u>	<u>Total Levy</u>
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
2021	8.10000	1.99361	0.27000	3.39473	1.14118	0.00000	14.89952
2020	8.10000	1.59817	0.27000	3.47477	2.23716	0.00000	15.68010

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

<u>Fiscal Year</u>	<u>City</u>	<u>School</u>	<u>College</u>	<u>State</u>	<u>Assessor</u>	<u>Aq Extens</u>	<u>Hospital</u>	<u>County</u>	<u>Total Levy</u>
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
2021	14.89952	13.52558	0.88483	0.00270	0.38116	0.12200	0.00000	7.16414	36.97993
2020	15.68010	15.30404	0.90221	0.00280	0.42948	0.12727	0.00000	7.22786	39.67376

Sergeant Bluff-Luton CSD

<u>Fiscal Year</u>	<u>City</u>	<u>School</u>	<u>College</u>	<u>State</u>	<u>Assessor</u>	<u>Aq Extens</u>	<u>Hospital</u>	<u>County</u>	<u>Total Levy</u>
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
2021	14.89952	10.59626	0.88483	0.00270	0.38116	0.12200	0.00000	7.16414	34.05061
2020	15.68010	9.89197	0.90221	0.00280	0.42948	0.12727	0.00000	7.22786	34.26169

Lawton-Bronson CSD

<u>Fiscal Year</u>	<u>City</u>	<u>School</u>	<u>College</u>	<u>State</u>	<u>Assessor</u>	<u>Aq Extens</u>	<u>Hospital</u>	<u>County</u>	<u>Total Levy</u>
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
2021	14.89952	15.25871	0.88483	0.00270	0.38116	0.12200	0.00000	7.16414	38.71306
2020	15.68010	15.54993	0.90221	0.00280	0.42948	0.12727	0.00000	7.22786	39.91965

Source: Iowa Department of Management

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

Tax Collection History

Fiscal Year	Total Tax Levy	Current Tax Collections	Percent of Levy Collected
2023	\$ 52,710,938	\$ 52,119,428	98.88%
2022	46,400,074	45,704,837	98.50%
2021	47,118,354	46,637,323	98.98%
2020	45,259,070	42,155,961	93.14%
2019	45,506,233	44,621,489	98.06%
2018	42,044,168	41,570,454	98.87%
2017	41,388,130	40,211,861	97.16%
2016	39,428,585	39,022,739	98.97%
2015	39,417,402	39,305,029	99.71%

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 2022 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.

<u>Taxpayer</u>	2022 Taxable Valuation	Percent of Total
Seaboard Triump Foods LLC	\$ 86,447,776	2.24%
MidAmerican Energy - Electric #7289	73,686,640	1.91%
SCE Partners LLC	46,055,174	1.19%
Southern Hills Mall LLC	42,729,465	1.11%
MidAmerican Energy - Gas #5289	34,746,912	0.90%
CCS Realty Property	29,302,607	0.76%
Wal-Mart Real Estate Business	23,493,391	0.61%
Balogh Associates	19,431,705	0.50%
SAB (IA) LLC	17,591,609	0.46%
Marketplace LLC	17,589,676	0.46%
Total of Top 10 Taxpayers:		10.14%

Source: Woodbury County Auditor

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

(1) Utility Property Tax Replacement

Beginning in 1999, 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 and natural gas with a replacement tax formula based upon the delivery of energy by these entities. Electric and natural gas 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 Bonds. Approximately 2.81% of the City's tax base currently is utility property. Notwithstanding the foregoing, the City has the obligation to levy taxes against all the taxable property in the City sufficient to pay principal of and interest on the Bonds.

(2) Industrial Real Estate Partial Tax Exemption

Due to Chapter 427B - Industrial Real Estate Partial Tax Exemption, only 55% of the actual value is taxable. The current assessed value as of January 1, 2022 is \$118,000,000.

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

Outstanding General Obligation Principal and Interest

The City has twenty three 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:

<u>Dated Date</u>	<u>Original Amount</u>	<u>Final Maturity</u>	<u>2024 Interest Rate</u>	<u>Final Interest Rate</u>	<u>Princial Outstanding 6/30/2023</u>
6/28/2013	22,215,000	2033	3.000%	4.250%	11,695,000
6/24/2014	6,655,000	2024	5.000%	5.000%	670,000
6/24/2014	1,550,000	2024	2.950%	3.200%	155,000
6/22/2017	14,300,000	2027	2.000%	2.375%	5,000,000
6/22/2017	7,000,000	2027	2.250%	2.850%	2,800,000
6/20/2018	20,615,000	2028	3.000%	3.000%	8,470,000
6/20/2018	15,065,000	2028	3.100%	3.450%	7,955,000
6/20/2018	2,295,000	2028	2.250%	2.750%	210,000
6/20/2019	10,560,000	2029	2.000%	3.000%	6,580,000
6/20/2019	11,560,000	2029	2.650%	3.000%	7,295,000
6/20/2019	3,105,000	2029	2.000%	3.000%	1,935,000
6/18/2020	11,555,000	2030	2.000%	2.000%	8,325,000
6/18/2020	11,155,000	2030	1.500%	1.850%	7,980,000
11/18/2020	15,510,000	2025	5.000%	5.000%	4,580,000
11/18/2020	3,725,000	2025	1.000%	1.000%	1,050,000
6/30/2021	26,025,000	2031	1.500%	1.500%	19,095,000
6/30/2021	12,710,000	2031	1.250%	1.900%	9,525,000
6/23/2022	13,895,000	2032	3.000%	3.500%	12,435,000
6/23/2022	8,890,000	2032	3.250%	3.750%	8,115,000
6/22/2023	17,885,000	2033	4.000%	4.000%	17,885,000
6/22/2023	2,270,000	2033	4.350%	4.400%	2,270,000
Totals	<u>\$238,540,000</u>				<u>\$ 144,025,000</u>

Source: City of Sioux City

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

Presented below is the outstanding principal and interest of the Issuer's General Obligation Debt for the years indicated:

Fiscal <u>Year</u>	Total <u>Principal</u>	Total <u>Interest</u>	Total <u>P & I</u>
2024	23,680,000	3,970,846	27,650,846
2025	22,985,000	3,379,444	26,364,444
2026	20,495,000	2,768,654	23,263,654
2027	18,000,000	2,261,474	20,261,474
2028	16,485,000	1,780,203	18,265,203
2029	13,325,000	1,329,080	14,654,080
2030	10,800,000	956,621	11,756,621
2031	8,595,000	653,411	9,248,411
2032	6,120,000	383,203	6,503,203
2033	3,540,000	145,613	3,685,613
Totals	\$ 144,025,000	\$ 17,628,548	\$ 161,653,548

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 \$91,350, accumulated depreciation of \$38,063, for a net book value at June 30, 2023, of \$53,287.

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

Revenue Debt by Issue

<u>Revenue Bonds</u>	<u>Original Amount</u>	<u>Final Maturity</u>	<u>Interest Rate</u>	<u>Principal Outstanding As of 6/30/23</u>
Sewer Capital Loan Notes	31,000,000	6/1/27	1.75%	7,746,000
Sewer Capital Loan Notes	15,000,000	6/1/29	1.75%	5,462,000
Sewer Capital Loan Notes	38,600,000	6/1/31	1.75%	17,782,000
Sewer Capital Loan Notes	3,100,000	6/1/33	0.75%	775,000
Sewer Capital Loan Notes	4,200,000	6/1/34	0.75%	2,327,000
Sewer Capital Loan Notes	7,100,000	6/1/34	0.75%	3,652,000
Sewer Capital Loan Notes	33,000,000	6/1/39	1.75%	27,403,000
Sewer Capital Loan Notes	6,928,000	6/1/41	1.75%	6,352,000
Sewer Capital Loan Notes	10,000,000	6/1/41	1.75%	9,168,000
Sewer Capital Loan Notes	1,800,000	6/1/41	2.75%	1,664,000
Water Capital Loan Notes	11,264,000	6/1/24	1.75%	735,000
Water Capital Loan Notes	6,000,000	6/1/25	1.75%	835,000
Water Capital Loan Notes	10,807,000	6/1/31	1.75%	5,163,000
Water Capital Loan Notes	9,193,000	6/1/31	1.75%	4,392,000
Water Capital Loan Notes	30,618,000	6/1/32	1.75%	16,196,000
Water Capital Loan Notes	2,100,000	6/1/34	1.75%	1,082,000
Water Capital Loan Notes	5,700,000	6/1/39	1.75%	4,733,000
Water Capital Loan Notes	6,507,000	6/1/39	1.75%	5,097,000
Water Capital Loan Notes	3,996,000	6/1/41	1.75%	3,655,000
Water Capital Loan Notes	8,038,000	6/1/42	1.75%	7,699,000
Total				<u>\$ 131,918,000</u>

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

Total principal and interest abated in the five most recent fiscal years was as follows:

Historical Debt Statistics

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Total G.O. Debt Service	\$ 26,787,165	\$ 41,310,818	\$ 49,364,187	\$ 26,827,240	\$ 24,350,841
Less: Abatements	15,238,303	23,331,176	30,114,441	15,749,044	14,445,061
Net G.O. Debt Service	<u>\$ 11,548,862</u>	<u>\$ 17,979,642</u>	<u>\$ 19,249,746</u>	<u>\$ 11,078,196</u>	<u>\$ 9,905,780</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:

	<u>1/1/2021</u>	<u>1/1/2022</u>
Actual Valuation:	\$ 5,877,693,035	\$ 6,194,552,104
X	0.05	0.05
Statutory Debt Limit:	293,884,652	309,727,605
Total General Obligation Debt:	146,890,000	144,025,000
Total Urban Renewal Revenue Debt (payable in FY23):	2,109,879	1,485,913
Total Debt Subject to Limit (1):	148,999,879	145,510,913
Percentage of Debt Limit Obligated:	50.70%	46.98%

Source: Iowa Department of Management

(1) The "Total Debt Subject to Limit" amount reported above does not include \$70,681,707 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 73.56%. 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 fiscal year reported herein (the data in this table is as of 6/30/23 – with no amounts remaining payable in said fiscal year). Payment of future installments may be dependent upon undertakings by the developers, which may have not yet occurred. 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 in calendar year 2023 or after.

(2) The City's payment requirements under various development agreement discussed herein under "Other Obligations" 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.

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

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	3/19/2018	7/15/2041	0%	\$ 8,737,955
Warrior Hotel LP - Infrastructure Assistance	3/19/2018	6/30/2023	0%	1,000,000
Siouxland Expo Center	6/18/2018	1/1/2041	0%	12,954,377
Sabre	5/24/2012	6/30/2025	0%	730,078
Consumer Supply	6/25/2012	9/1/2027	0%	128,602
Echo Electric	5/12/2014	10/1/2025	0%	272,503
Westrock	10/10/2016	6/1/2031	0%	648,928
TMS, Inc. and KV, LLC	1/23/2017	3/31/2024	0%	3,476
Beth Bruening, PC	1/23/2017	3/31/2027	0%	68,183
Rocklin Manufacturing/110 SJ, LLC	2/27/2017	9/30/2024	0%	25,164
HCI Real Estate Company 100 Virginia	3/20/2017	9/30/2028	0%	107,811
HCI Real Estate Company 102 Virginia	3/20/2017	9/30/2028	0%	247,868
HCI Real Estate Company 101 Virginia	3/20/2017	9/30/2030	0%	74,643
Kineth Hospitality Company	6/5/2017	9/30/2034	0%	5,160,489
Keizer Refrigeration, Inc	11/20/2017	9/30/2025	0%	104,318
413 Pierce, LLC	12/18/2017	3/31/2029	0%	127,886
Motor Mart, LLC	12/18/2017	3/31/2029	0%	367,355
Warrior Hotel LP	3/19/2018	4/1/2037	0%	7,283,091
Interstate Mechanical Corporation	9/10/2018	6/30/2027	0%	50,072
Hart Family Hotels-Sioux City, LLC	3/4/2019	6/30/2033	0%	2,054,008
Merge	12/23/2019	9/30/2033	0%	1,500,000
Koskovich & Murphy-Cunningham	4/6/2020	9/30/2027	0%	126,239
Koskovich & Murphy-AI Haynes	4/6/2020	9/30/2027	0%	79,045
Baderow Development	11/16/2020	9/30/2039	0%	3,500,000
Harkay Development	12/7/2020	9/30/2034	0%	2,500,000
Sioux City Tarp	1/25/2021	9/30/2028	0%	224,798
Luck LLC	4/5/2021	9/30/2028	0%	100,000
101 West Third	11/29/2021	9/30/2033	0%	250,000
Houlihan Run-Keizer	12/7/2021	9/30/2028	0%	860,884
Sabre (2)	2/28/2022	3/31/2039	0%	10,000,000
Sc5 LLC	2/28/2022	3/31/2031	0%	200,000
KCB Investments	10/28/2019	9/30/2025	0%	36,818
Siouxland Concrete	9/9/2019	10/31/2025	0%	82,514
Cold Link Logistics	6/20/2022	3/31/2032	0%	7,000,000
D Thompson Properties LLC	9/26/2022	3/31/2033	0%	1,300,000
Oracle	7/26/2021	4/30/2039	0%	2,357,691
Wilson Group, LLC	9/16/2019	4/30/2027	0%	166,908
Cyclone on Floyd	2/13/2023	3/31/2029	0%	250,000
Totals				\$ 70,681,707

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

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)

Fiscal Year	4/14/2006	4/9/2008	5/6/2009	5/31/2013	5/31/2013	5/31/2013	6/23/2017	11/13/2020
2024	1,852,000	844,000	1,982,000	74,000	201,000	316,000	1,470,000	428,000
2025	1,907,000	870,000	2,046,000	75,000	203,000	319,000	1,500,000	437,000
2026	1,964,000	896,000	2,113,000	76,000	205,000	322,000	1,530,000	445,000
2027	2,023,000	923,000	2,182,000	76,000	207,000	325,000	1,560,000	454,000
2028		950,000	2,253,000	77,000	209,000	329,000	1,591,000	463,000
2029		979,000	2,326,000	78,000	212,000	332,000	1,623,000	473,000
2030			2,401,000	79,000	214,000	335,000	1,656,000	482,000
2031			2,479,000	79,000	216,000	338,000	1,689,000	492,000
2032				80,000	218,000	342,000	1,722,000	502,000
2033				81,000	220,000	345,000	1,757,000	512,000
2034					222,000	349,000	1,792,000	522,000
2035							1,828,000	532,000
2036							1,864,000	543,000
2037							1,902,000	554,000
2038							1,940,000	565,000
2039							1,979,000	576,000
2040								588,000
2041								600,000
Totals:	\$ 7,746,000	\$ 5,462,000	\$ 17,782,000	\$ 775,000	\$ 2,327,000	\$ 3,652,000	\$ 27,403,000	\$ 9,168,000

(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% and the Sewer Revenue bond 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, \$2,473,212 to the DOT over the period through 7/1/2025, out of net operating revenues of the Sewer System of the City.

(4) As of June 30, 2023, the total principal outstanding on the the \$33M sewer note dated 6/23/17 is \$25,757,844, \$6,347,000 on the \$6.928M sewer note dated 11/13/20, and \$1,310,663 on the \$1.8M sewer note dated 6/4/21.

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

Water Revenue Obligations (1) (2) (3)

Fiscal Year	3/3/2004	9/20/2006	5/5/2010	11/3/2010	9/7/2011	8/30/2013	6/23/2017	7/12/2019
2024	735,000	411,000	576,000	490,000	1,578,000	89,000	254,000	279,000
2025		424,000	594,000	506,000	1,629,000	91,000	259,000	284,000
2026			614,000	522,000	1,682,000	93,000	264,000	289,000
2027			633,000	539,000	1,737,000	94,000	269,000	294,000
2028			654,000	556,000	1,794,000	96,000	275,000	299,000
2029			675,000	574,000	1,852,000	98,000	280,000	304,000
2030			697,000	593,000	1,912,000	100,000	286,000	309,000
2031			720,000	612,000	1,974,000	102,000	292,000	315,000
2032					2,038,000	104,000	298,000	320,000
2033						106,000	303,000	326,000
2034						109,000	310,000	332,000
2035							316,000	337,000
2036							322,000	343,000
2037							328,000	349,000
2038							335,000	355,000
2039							342,000	362,000
2040								
2041								
2042								
Totals:	\$ 735,000	\$ 835,000	\$ 5,163,000	\$4,392,000	\$16,196,000	\$ 1,082,000	\$ 4,733,000	\$ 5,097,000

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

(2) 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, \$260,320 to the DOT over the period through 7/1/2025, out of net operating revenues of the Water System of the City.

(3) As of June 30, 2023, the total principal outstanding on the the \$5.7M water note dated 6/23/17 is \$4,446,536, \$6,488,502 on the \$8.038M water note dated 4/3/21, and \$2,965,904 on the \$3.996M sewer note dated 8/6/21.

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

11/13/2020	6/4/2021	Total Principal	Admin Fee	Total Interest	Total P&I
297,000	71,000	7,535,000	205,828	1,389,893	9,130,720
303,000	73,000	7,733,000	186,990	1,263,230	9,183,220
309,000	75,000	7,935,000	167,658	1,133,143	9,235,800
315,000	78,000	8,143,000	147,820	999,560	9,290,380
321,000	80,000	6,273,000	127,463	862,358	7,262,820
327,000	82,000	6,432,000	111,780	757,930	7,301,710
334,000	85,000	5,586,000	95,700	650,770	6,332,470
341,000	87,000	5,721,000	81,735	558,445	6,361,180
348,000	90,000	3,302,000	67,433	463,788	3,833,220
354,000	93,000	3,362,000	59,178	411,503	3,832,680
362,000	96,000	3,343,000	50,773	358,198	3,751,970
369,000	98,000	2,827,000	42,415	304,445	3,173,860
376,000	101,000	2,884,000	35,348	253,993	3,173,340
384,000	104,000	2,944,000	28,138	202,513	3,174,650
391,000	108,000	3,004,000	20,778	149,953	3,174,730
399,000	111,000	3,065,000	13,268	96,303	3,174,570
407,000	114,000	1,109,000	5,605	41,555	1,156,160
415,000	118,000	1,133,000	2,833	21,008	1,156,840
\$ 6,352,000	\$ 1,664,000	\$ 82,331,000	\$ 1,450,735	\$ 9,918,575	\$ 93,700,310

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

4/2/2021	8/6/2021	Total Principal	Admin Fee	Total Interest	Total P&I
345,000	175,000	4,932,000	123,968	867,773	5,923,740
351,000	178,000	4,316,000	111,638	781,463	5,209,100
357,000	181,000	4,002,000	100,848	705,933	4,808,780
364,000	184,000	4,114,000	90,843	635,898	4,840,740
370,000	187,000	4,231,000	80,558	563,903	4,875,460
376,000	190,000	4,349,000	69,980	489,860	4,908,840
383,000	194,000	4,474,000	59,108	413,753	4,946,860
390,000	197,000	4,602,000	47,923	335,458	4,985,380
396,000	200,000	3,356,000	36,418	254,923	3,647,340
403,000	204,000	1,342,000	28,028	196,193	1,566,220
410,000	208,000	1,369,000	24,673	172,708	1,566,380
418,000	211,000	1,282,000	21,250	148,750	1,452,000
425,000	215,000	1,305,000	18,045	126,315	1,449,360
432,000	219,000	1,328,000	14,783	103,478	1,446,260
440,000	222,000	1,352,000	11,463	80,238	1,443,700
448,000	226,000	1,378,000	8,083	56,578	1,442,660
456,000	230,000	686,000	4,638	32,463	723,100
463,000	234,000	697,000	2,923	20,458	720,380
472,000		472,000	1,180	8,260	481,440
\$ 7,699,000	\$ 3,655,000	\$ 49,587,000	\$ 856,343	\$ 5,994,398	\$ 56,437,741

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

Overlapping & 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:

<u>Taxing Authority</u>	Outstanding <u>Debt</u>	2022 Taxable <u>Valuation</u>	Taxable Value <u>Within Issuer</u>	Percentage <u>Applicable</u>	Amount <u>Applicable</u>
Hinton CSD	\$ 1,363,444	\$ 276,372,328	\$ 683,786	0.25%	\$ 3,409
Lawton Bronson CSD	280,000	277,720,373	11,802,785	4.25%	11,900
Sergeant Bluff-Luton CSD	---	1,092,836,201	419,708,184	38.41%	---
Sioux City CSD	1,028,182	3,504,312,163	3,424,552,026	97.72%	1,004,739
Plymouth County	1,033,240	2,173,787,098	683,786	0.03%	310
Woodbury County	61,717,271	5,836,362,701	3,856,062,995	66.07%	40,776,601
Western Iowa Tech Community	15,240,000	11,743,136,969	3,856,746,781	32.84%	5,004,816
Northwest Area Education Agency	---	18,007,190,870	3,856,746,781	21.42%	---
			Total		\$46,801,775

Source: Iowa Department of Management, Iowa State Treasurer

FINANCIAL SUMMARY

Actual Value of Property, 2022:	\$ 6,194,552,104
Taxable Value of Property, 2022:	3,856,746,781
Direct General Obligation Debt:	\$ 144,025,000
Less Self-Supported General Obligation debt:	(90,784,496)
Net General Obligation Debt	\$ 53,240,504
Overlapping Debt:	46,801,775
Net Direct & Overlapping General Obligation Debt:	\$ 100,042,279
Population, 2020 US Census Bureau:	85,797
Direct Debt per Capita:	\$ 1,678.67
Total Debt per Capita:	\$ 1,166.03
Net Direct Debt to Taxable Valuation:	1.380%
Total Debt to Taxable Valuation:	2.594%
Net Direct Debt to Actual Valuation:	0.859%
Total Debt to Actual Valuation:	1.615%
Actual Valuation per Capita:	\$ 72,200
Taxable Valuation per Capita:	\$ 44,952

Source: Iowa Department of Management

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

FINANCIAL INFORMATION

The following sets forth statements of revenue and expenditures for the General Fund for fiscal years ended June 30, 2020 through 2023.

**Statement of Revenues and Expenditures
and Changes in Fund Balance for the General Fund
(Years Ended June 30)**

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Revenues				
Taxes	\$ 45,880,322	\$ 44,308,843	\$ 40,576,470	\$ 35,000,951
Special Assessments	126,761	119,838	153,769	158,940
Regulatory Fees	2,048,979	1,777,898	3,359,122	7,388,259
Intergovernmental Revenue	2,113,426	2,512,345	2,372,198	4,609,663
Revenue from Use of Property	661,119	565,994	395,118	450,750
Charges for Services	11,607,472	11,468,619	7,720,744	6,910,338
Interest	3,073,671	(541,558)	171,312	1,731,442
Contributions	399,019	295,596	363,767	315,301
Miscellaneous	465,599	364,180	3,697,122	513,740
Total Revenues	66,376,368	60,871,755	58,809,622	57,079,384
Expenditures				
Public Safety	50,644,770	49,061,041	43,574,776	43,317,160
Public Works	1,990,005	1,985,633	1,472,520	1,576,994
Culture and Recreation	12,337,060	10,945,709	9,620,096	9,753,815
Community and Economic Development	1,112,094	1,178,442	1,091,564	1,133,786
General Government	4,746,405	3,649,468	3,747,899	3,051,116
Total Expenditures	70,830,334	66,820,293	59,506,855	58,832,871
Excess (Deficiency) of Revenues over Expenditures	(4,453,966)	(5,948,538)	(697,233)	(1,753,487)
Other Financing Sources (Uses)				
Issuance of Debt	641,760			
Operating Transfers In	14,213,798	13,663,834	11,960,108	15,053,062
Operating Transfers Out	(5,512,704)	(5,509,123)	(9,125,682)	(11,046,020)
Total Other Financing Sources (Uses)	9,342,854	8,154,711	2,834,426	4,007,042
Excess (Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	4,888,888	2,206,173	2,137,193	2,253,555
Fund Balance - Beginning of Year	17,878,558	14,884,453	12,747,260	10,493,705
Prior Period Adjustment	630,257	787,932	-	-
Fund Balance - End of Year	\$ 23,397,703	\$ 17,878,558	\$ 14,884,453	\$ 12,747,260

**CITY OF SIOUX CITY, IOWA
CONTINUING DISCLOSURE
FOR THE YEAR ENDED JUNE 30, 2023**

EXHIBIT E-5

Public Funds Investments

As of June 30, 2023, the City held investments in the following amounts:

	<u>Amount</u>
Local Bank Deposits	\$ 34,711,348
Money Market Deposits	24,232,916
Certificates of Deposit	12,642,926
Repurchase Agreements	6,000,000
Commercial Paper	5,821,772
Federal Agency Coupon Securities	28,162,798
U.S. Treasury Strips	43,299,124
Total	<u>\$154,870,885</u>

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 2022/23 and 2023/24 General Fund budgets as adopted by the City Council.

General Fund Budget⁽¹⁾

	<u>2023/2024</u>	<u>2022/2023</u>
Revenues		
Taxes	\$ 40,362,963	\$ 40,193,680
Regulatory Fees	1,869,881	1,797,995
Charges for Services	9,580,190	8,873,775
Intergovernmental Revenue	2,520,961	1,146,575
Revenue from Use of Property	1,336,364	1,401,748
Miscellaneous	4,560,422	4,019,113
Assessments	233,000	233,335
Other Financial Sources	25,090,699	20,219,609
Total Revenues	<u>\$ 85,554,480</u>	<u>\$ 77,885,830</u>
Expenditures		
City Council	\$ 455,506	\$ 398,599
City Manager	656,449	564,464
Legal	617,777	438,923
Finance	1,849,317	1,643,432
Administrative Services	3,469,247	3,346,801
Economic Development	21,428	38,850
Human Resources	658,239	519,198
Police	26,122,073	22,734,057
Fire	23,986,494	22,002,083
Parks and Recreation	7,060,788	5,709,293
Public Works	2,302,011	2,167,843
Community Development	3,049,177	2,867,044
Human Rights	352,091	340,672
Art Center	1,473,931	1,320,316
Library	3,372,349	3,221,005
Museum	1,090,859	1,088,138
WCICC-IT	1,500,118	1,427,324
Symphony	48,365	48,365
Other	46,958	949,750
Transfers Out	8,910,829	6,955,867
Expenditures	<u>\$ 87,044,006</u>	<u>\$ 77,782,024</u>

¹Cash basis.

CITY OF SIOUX CITY, IOWA
SINGLE AUDIT SECTION

CITY OF SIOUX CITY, IOWA
SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS (CASH BASIS)
FOR THE YEAR ENDED JUNE 30, 2023

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	\$ 2,200,000	\$ ---	\$ 104,222	\$ ---
DEPARTMENT OF HOUSING & URBAN DEVELOPMENT						
Community Development Block Grant Entitlement	14.218	B-19-MC-19-0008	1,661,162	51,870	117,853	387
	14.218	B-20-MC-19-0006	1,728,945	805,083	648,896	2,222
	14.218	B-21-MC-19-0006	1,709,914	316,778	993,798	---
	14.218	B-22-MC-19-0006	1,611,958	---	---	---
	14.218	B-20-MW-19-0006	1,453,510	140,567	137,541	---
COVID-19 CARES Act Community Development Block Grt		Program 14.218 Subtotal		1,314,298	1,898,088	2,609
Emergency Solutions Grant Program	14.231	E-21-MC-19-0008	147,472	103,172	131,215	19,385
COVID-19 Emergency Solutions Grant Program	14.231	E-20-MW-19-0006	1,237,696	119,090	67,319	---
		Program 14.231 Subtotal		222,262	198,534	19,385
Home Investment Partnerships Program	14.239	M-19-DC-19-0207	428,541	174,826	148,197	---
	14.239	M-20-DC-19-0207	481,697	19,653	29,860	---
	14.239	M-21-DC-19-0207	482,024	47,533	43,067	---
	14.239	M-22-DC-19-0207	520,244	---	---	---
Home Investment Partnerships Program-ARP	14.239	M-21-DP-19-0207	1,745,357	36,025	30,866	---
		Program 14.239 Subtotal		278,037	251,990	---
Continuum of Care	14.267	IA0145L7D002100	186,608	---	107,057	---
Continuum of Care	14.267	IA0145L7D002100	43,156	---	12,335	---
Continuum of Care	14.267	IA0146L7D002100	50,517	---	8,128	---
		Program 14.267 Subtotal		---	127,520	---
Fair Housing Assistance Program	14.401	FF207K227018	1,020	---	---	---
	14.401	FF207K227018	46,360	23,300	45,678	---
Partnership Grant	14.401	FF207K217018	13,000	13,000	---	---
	14.401	FF207P217018	15,000	---	15,000	---
		Program 14.401 Subtotal		36,300	60,678	---
Section 8 Voucher Program	14.871	IA018VO0238	5,630,030	5,630,030	5,680,837	---
COVID-19 Emergency Housing Vouchers-ARP	14.EHV	EHV IA018 ARP	362,268	237,199	218,340	---
		Housing Voucher Cluster Subtotal		5,867,229	5,899,177	---
Section 8 Voucher Program-FSS	14.896	FSS22IA4215-01-00	173,855	101,856	112,429	---
Section 8 Voucher Program-FSS	14.896	FSS23IA4880-01-00	213,896	81,026	94,279	---
		Program 14.896 Subtotal		182,882	206,708	---
Lead-Based Paint Hazard Control	14.900	IALHB0664-18	4,100,000	980,134	890,605	---
Healthy Homes Production Grant	14.913	IALHB0664-18	1,503,643	124,988	185,987	---
Passed through Iowa Department of Economic Development						
COVID-19 Community Development Block Grant	14.228	20-CVE-007	741,564	184,504	456,365	---
Passed through Iowa Finance Authority						
COVID-19 Emergency Solutions Grant Program	14.231	ESG-CV-97007-20	181,938	38,705	28,857	---
DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE						
Passed through Iowa Department of Natural Resources						
Federal Land & Water Conservation	15.916	19-01348	200,000	41,519	158,421	---
U.S. DEPARTMENT OF JUSTICE						
Bulletproof Vest Partnership Program	16.607	2020BUBX20023616	18,288	3,533	---	---
	16.607	2021BUBX21028473	16,198	12,986	6,115	---
	16.607	2022BUBX22033145	19,287	---	---	---
		Program 16.607 Subtotal		16,519	6,115	---
Methamphetamine Drug Hot Spots Grant	16.710	21-CAMP-12	12,000	4,625	5,827	---
Anti-Heroin Task Force Program	16.710	19-COPS Heroin-07	8,000	3,191	---	---
Anti-Heroin Task Force Program	16.710	22-COPS Heroin-07	8,000	337	3,467	---
		Program 16.710 Subtotal		8,153	9,294	---
Equitable Sharing Program	16.922	IA0970100 - Justice Funds	169,205	8,300	---	---
Passed through Governor's Office of Drug Control Policy						
Byrne-Justice Assistance Grant (JAG) Program	16.738	15PBJA-21-GG-01438-JAGX	48,192	1,480	1,480	---
	16.738	20-JAG-447794	88,750	79,571	59,679	---
	16.738	15PBJA-22-GG-02272-JAGX	54,301	25,702	19,552	---
		Program 16.738 Subtotal		\$ 106,753	\$ 80,711	\$ ---

CITY OF SIOUX CITY, IOWA
SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS (CASH BASIS)
FOR THE YEAR ENDED JUNE 30, 2023

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
U.S. DEPARTMENT OF TRANSPORTATION						
Small Community Air Service Development	20.930	DOT-OST-2017-0155-0046	\$ 650,000	\$ ---	\$ 1,329	\$ ---
Federal Aviation Administration						
Airport Improvement Project	20.106	AIP3190085053-2018	12,737,500	---	---	---
	20.106	AIP3190085055-2018	7,640,781	---	40,516	---
	20.106	AIP3190085056-2019	3,496,949	---	31,835	---
	20.106	AIP3190085057-2020	1,111,110	151,871	---	---
	20.106	AIP3190085060-2021	8,495,447	5,636,351	6,913,649	---
	20.106	AIP3190085061-2021	150,000	30,753	---	---
	20.106	AIP3190085064-2021	10,091	---	---	---
	20.106	AIP3190085065-2022	765,000	---	10,198	---
	20.106	AIP3190085066-2022	1,232,219	---	---	---
	20.106	AIP3190085067-2022	40,364	---	---	---
	20.106	AIP3190085068-2022	998,640	---	256,198	---
COVID-19 Airport Improvement Project CRRSA/ACRGP	20.106	AIP3190085063-2021	1,016,074	419,943	---	---
		Program 20.106 Subtotal		6,238,918	7,252,396	---
Passed through Iowa Department of Transportation						
Highway Planning and Construction	20.205	BROS7057(714)8J97	1,500,000	---	37,113	---
	20.205	STPU7057(701)7097	1,350,000	66,250	---	---
	20.205	BHM7057(692)8K97	1,000,000	50,000	---	---
Transportation Enhancement Program	20.205	STPES7057(672)8I97	450,000	301,004	299,524	---
Surface Transportation Program	20.205	STPU7057(698)7097	1,760,000	76,440	---	---
	20.205	STPU7057(706)7097	1,600,000	---	22,846	---
Railroad Crossing Safety Improvements	20.205	RRP-RR04(198)8A00	21,252	48	20,532	---
	20.205	RRP-RR04(198)8A00	46,683	63,127	45,963	---
	20.205	RRP-RR04(198)8A00	135,760	127,467	130,509	---
		Highway Planning and Construction Cluster Subtotal		684,336	556,487	---
Transit JPA Transportation for Elderly/Disabled	20.513	(00003157 IA-2021-018-00 FFY21	13,260	1,318	532	---
	20.513	(21939) 2020-001-00 SFY20	61,483	---	---	---
	20.513	(00003816 IA-2022-008-00 SFY22	1,058	---	---	---
	20.513	(00003817 IA-2022-008-00 FFY21	81,600	---	---	---
	20.516	(00003156 IA-2020-001-01 SFY21	95,877	87,663	7,575	---
	20.513	(00003155 IA-2020-001-01 SFY21	65,800	---	---	---
	20.513	IA-2023-006-01-00	120,376	---	---	---
		Transit Services Programs Cluster Subtotal		88,981	8,107	---
FEDERAL TRANSIT ADMINISTRATION						
Transit Operating Assistance	20.507	IA-2022-033-00	1,897,009	1,897,009	1,612,353	---
COVID-19 Transit Formula Grant CARES Act Oper Assist	20.507	IA-2020-022-00	4,799,188	---	9,887	---
American Rescue Plan Act-Emergency Relief Operating Assist	20.507	IA-2022-002-01-00	2,080,000	---	---	---
Bus and Bus Facilities Project	20.526	(23222) 2019-008-02-FY20	390,320	---	---	---
		Federal Transit Cluster Subtotal		1,897,009	1,622,240	---
DEPARTMENT OF PUBLIC SAFETY						
Passed through Governor's Traffic Safety Bureau						
State & Community Highway Safety Grant	20.600	PAP 22-402-M0PT, Task 63-00-00	32,500	30,763	35,969	---
	20.600	PAP 23-402-M0PS, Task 07-00-00	45,500	7,848	9,500	---
	20.600	PAP 23-402-M0PS, Task 00-06-00	3,000	122	466	---
Impaired Driving Countermeasures Grant	20.616	PAP 22-405d-M6OT, Task 00-63-00	22,250	20,235	22,401	---
	20.616	PAP 22-405d-F24*PS, Task 08-00-00	3,000	2,332	2,210	---
	20.616	PAP 23-405d-M60PS, Task 00-77-00	47,625	8,337	8,588	---
		Highway Safety Cluster Subtotal		69,637	79,134	---
DEPARTMENT OF TREASURY						
COVID-19 American Relief Plan	21.027	ARP-SLFRF	40,618,687	---	3,606,526	---
Passed through Iowa Finance Authority						
Emergency Rental Assistance FY21 American Rescue Plan	21.023	RRH-ERA2-03	573,178	90,715	104,286	---
Passed through Iowa Department of Transportation						
Coronavirus State and Local Recover Funds	21.027	Fed SLFRP4374/IDOT PI220SUX400 4239	3,149,582	---	666	---
Passed through Iowa Economic Development Authority						
COVID Coronavirus State & Local Fiscal Recovery Funds Destination Iowa	21.027	22-DOR-001	6,118,800	---	989,476	---
FEDERAL COMMUNICATIONS COMMISSION						
Emergency Connectivity Fund Program	32.009	ECF202205806	1,067,312	948,312	948,312	---
ENVIRONMENTAL PROTECTION AGENCY						
Passed through Department of Natural Resources						
Brownfield Assessment Grant Program	66.818	BF97787201-0	\$ 300,000	\$ 138,928	\$ 113,558	\$ ---

**CITY OF SIOUX CITY, IOWA
SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS (CASH BASIS)
FOR THE YEAR ENDED JUNE 30, 2023**

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
OFFICE OF NATIONAL DRUG CONTROL POLICY						
High Intensity Drug Trafficking Area/HIDTA	95.001	G21MW0002A	\$ 173,895	\$ 43,434	\$ 37,106	\$ ---
	95.001	G22MW0002A	173,895	130,395	54,090	---
	95.001	G23MW0002A	173,895	---	86,037	---
		<i>Program 95.001 Subtotal</i>		173,829	177,233	---
U.S. DEPARTMENT OF HOMELAND SECURITY						
Public Assistance Grant Program	97.036	DR-4421	833,757	15,960	38,381	---
Fire Prevention & Safety Grant	97.044	EMW-2019-FG-09242	209,105	---	---	---
Urban Search & Rescue Task Force	97.067	EMW-2019-SS-00032-S01	154,000	95,421	23,058	---
	97.067	EMW-2020-SS-00032-S01	49,419	1,085	(88)	---
	97.067	EMW-2021-SS-00028-S01	186,600	48,256	88,708	---
	97.067	EMW-2022-SS-00003-S01	148,650	---	1,018	---
		<i>Program 97.067 Subtotal</i>		144,762	112,696	---
TOTAL FEDERAL FINANCIAL ASSISTANCE				\$ 19,901,970	\$ 26,174,099	\$ 21,994

**CITY OF SIOUX CITY, IOWA
SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS (CASH BASIS)
FOR THE YEAR ENDED JUNE 30, 2023**

Grantor Agency Program Name	Assistance Listing Number	Grant #	Award	Grant Revenues	Grant Expenditures	Pass-Through to Subrecipients
STATE AWARDS						
IOWA ECONOMIC DEVELOPMENT AUTHORITY						
Regional Sports Authority District Grant		22-RSAD-09	\$ 50,000	\$ 12,500	\$ ---	\$ ---
		23-RSAD-07	50,000	37,500	33,333	---
Community Attraction & Tourism Program		21-CAT-004	400,000	200,569	20,000	---
		13-CAT-011	314,862	---	---	---
Entrepreneurial Investment Awards Program		20-EIA-03	185,000	34,922	58,077	---
IOWA DEPARTMENT OF AGRICULTURE & LAND STEWARDSHIP						
Water Quality Initiative Program		Urban21WQUI-009	100,000	100,000	100,000	---
IOWA DEPARTMENT OF TRANSPORTATION						
Recreational Trails Program		RT-7057(699)-9H-97	650,000	96,247	---	---
		RT-STST(002)9H97	100,000	---	---	---
		RT-MCTL(066)-9H-97	151,891	143,021	38,918	---
		TAP-U-7057(700)	300,000	282,168	119,029	---
Public Transit Infrastructure Grant		03450 STA-INGT-FY22	23,128	23,128	23,128	---
STA Joint Participation Agreement		STA-FORM-705-FY22	456,261	40,080	---	---
STA Joint Participation Agreement		STA-FORM-705-FY23	474,240	474,240	474,240	---
Air Service Development Program		02945 9I220SUX135	48,000	---	15,654	---
		03342 9I220SUX200	134,800	66,068	136,738	---
		04614 9I220SUX135	48,000	---	2,000	---
Airport Improvement Program		21634 9H90SUX100	425,000	---	---	---
		04571 9I230SUX100	150,000	---	57,228	---
Commercial Air Service Vertical Infrastructure		22632 9I210SUX200	71,104	71,104	62,031	---
		04604 9I200SUX200	131,896	---	---	---
		21650 9I200SUX200	134,923	126,183	---	---
Highway Bridge Program SWAP Fund		BHM-SWAP-7057(703)SA97	1,000,000	677,511	1,000,000	---
		STBG-SWAP-7057(705)SG97	1,824,000	347,758	199,479	---
		STBG-SWAP-7057(704)SG97	2,240,000	112,000	---	---
		STBG-SWAP-7057(708)SG97	1,288,000	1,186,505	1,105,848	---
		STBG-SWAP-7057(709)SG97	1,407,000	1,336,650	1,384,656	---
		STBG-SWAP-7057(710)SG97	1,040,000	---	453,704	---
		STBG-SWAP-7057(712)SG97	1,158,000	---	17,933	---
Revitalize Iowa's Sound Economy Program		City RMX7057(707)-9E-97	228,047	134,597	131,579	---
		County RMX7057(707)-9E-97	443,031	200,739	131,579	---
		City RMX-2417(609)-9E-32	665,264	---	187,520	---
		County RMX2417(609)-9E-97	665,264	---	265,223	---
Railroad Revolving Loan/Grant Program		RRLG-ST22(03)-9T-75	687,933	---	---	---
IOWA DEPARTMENT OF CULTURAL AFFAIRS						
Iowa Great Places Grant Program		202111-9848	400,000	166,328	296,237	---
Local Government Historic Preservation Program		202101-10441	15,000	15,000	1,407	---
		202201-11582	9,000	---	8,228	---
IOWA DEPARTMENT OF PUBLIC SAFETY						
Fire Protection and Emergency Medical Services		FY 2023	5,000	5,000	5,000	---
STATE LIBRARY OF IOWA						
Enrich Iowa		FY2023 Direct Aid	19,215	19,215	17,723	---
IOWA DEPARTMENT OF NATURAL RESOURCES						
Resource Enhancement & Protection (REAP)		23-R4-KR	104,998	---	3,790	---
Clean Water State Revolving Fund Program		CS1920813R1(C1134R)	6,928,000	---	---	---
		CS1920813R3(C1189RT)	1,800,000	975	975	---
Drinking Water State Revolving Fund Program		FS9718DWSRF007(D0564R)	8,038,000	1,733,064	1,980,421	---
		FS9719DWSRF019(D0581R)	3,996,000	1,930,228	2,232,351	---
TOTAL STATE FINANCIAL ASSISTANCE				9,573,300	10,564,028	---
TOTAL FEDERAL & STATE FINANCIAL ASSISTANCE				\$ 29,475,270	\$ 36,738,127	\$ 21,994

CITY OF SIOUX CITY, IOWA
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AND STATE AWARDS
YEAR ENDED JUNE 30, 2023

(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, 2023. 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, 2023, are:

	<u>Balance</u>
CDBG loans	\$164,035
CDBG deferred loans	218,267

(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 \$21,994 of grant funds as a pass-through to subrecipients through CFDA numbers 14.218 and 14.231.

	<u>Subrecipients</u>	<u>Amount</u>
14.218 Community Devel Block Grant B-20-MC-19-0006	Jones Street -Midtown Food Pantry	\$ 2,609
14.231 Emergency Solutions Grant E-21-MC-0002	Institute for Community Alliance	\$ 19,385

(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 to use the 10% de minimis indirect cost rate as allowed in accordance with 2 CFR 200 Part 200.510(b)(6).

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CITY OF SIOUX CITY, IOWA

REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED
ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS

**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, 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, 2023, and the related notes to basic financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated November 29, 2023.

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 2023-001 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, 2023, 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
November 29, 2023

CITY OF SIOUX CITY, IOWA

REPORT ON COMPLIANCE FOR EACH MAJOR
PROGRAM AND ON INTERNAL CONTROL
OVER COMPLIANCE REQUIRED BY
THE UNIFORM GUIDANCE

**Report on Compliance for each Major Federal Program
and Report on Internal Control over Compliance Required by
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's compliance with the types of compliance requirements identified as subject to audit in the *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, 2023. 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 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, 2023.

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 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.

BerganKDV, Ltd.

Minneapolis, Minnesota
November 29, 2023

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).
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Internal control over financial reporting:	
<ul style="list-style-type: none"> • Material weakness(es) identified? • Significant deficiency(ies) identified? 	<p>Yes, Audit Finding 2023-001</p> <p>None reported</p>

Noncompliance material to financial statements noted?	No
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Federal Awards

Type of auditor’s report issued on compliance for major programs:	Unmodified
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Internal control over major programs:	
<ul style="list-style-type: none"> • Material weakness(es) identified? • Significant deficiency(ies) identified? 	<p>No</p> <p>None reported</p>

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	No
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Identification of Major Programs

Assistance Listing No.:	32.009
Name of Federal Program or Cluster:	Emergency Connectivity Fund

Assistance Listing No.:	21.027
Name of Federal Program or Cluster:	COVID-19 American Rescue Plan

Assistance Listing No.:	14.231
Name of Federal Program or Cluster:	COVID-19 Emergency Solutions Grant

City of Sioux City
Schedule of Findings and Questioned Costs

SECTION I – SUMMARY OF AUDITOR’S RESULTS (CONTINUED)

Identification of Major Programs (Continued)

Assistance Listing No.:	20.106
Name of Federal Program or Cluster:	Airport Improvement Program
Dollar threshold used to distinguish between type A and type B programs:	\$785,223
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

23-II-A-1 Material Audit Adjustment and Prior Period 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. Prior period adjustments were made to correct an error and report hotel and motel taxes in the proper period and to correct the reporting of long-term debt related to the discretely presented component unit.

Context:

This finding impacts the internal control over financial reporting.

Effect or Potential Effect:

Internal controls that fail to identify necessary adjustments could result in material misstatements to the financial statements.

Cause:

There are a limited number of office employees to identify all necessary adjustments.

Recommendation:

Review City activity and ensure all necessary adjustments to financial data are recorded.

Views of Responsible Official's 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

Part III: Findings and Questioned Costs for Federal Awards:

Instances of Noncompliance

There were no matters reported.

Internal Control Deficiencies

There were no matters reported.

Part IV: Findings Related to Statutory Reporting:

- 23-IV-A** Certified Budget – Disbursements for the year ended June 30, 2023 did not exceed budgeted amounts.
- 23-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.
- 23-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.
- 23-IV-D** Business Transactions – There were no business transactions between the City and City officials or employees that exceeded \$6,000.
- 23-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).
- 23-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.
- 23-IV-G** Council Minutes – No transactions were found that we believe should have been approved in the Council minutes but were not.
- 23-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.
- 23-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

Part IV: Findings Related to Statutory Reporting (Continued)

23-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.

23-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.

23-IV-L Financial Condition – The funds listed below had deficit balances as of June 30, 2023, as noted:

Debt Service	\$ 3,932,274
Internal Service	
Comprehensive Insurance	5,100,521
Custodial	
Revolving	75,627
Siouxland Expo Center	240,081
Sioux City Sports Commission	15,589

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 is received in fiscal year 2024 and future years.

Auditor's Conclusion – Response accepted.

City of Sioux City
Schedule of Findings and Questioned Costs

Current and Prior Year Internal Control Deficiency

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Condition:

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Context:

This finding impacts the internal control over financial reporting.

Effect or Potential Effect:

Internal controls that fail to identify necessary adjustments could result in material misstatements to the financial statements.

Cause:

There are a limited number of office employees to identify all necessary adjustments.

Recommendation:

Review City activity and ensure all necessary adjustments to financial data are recorded.

**City of Sioux City
Schedule of Findings and Questioned Costs**

Current and Prior Year Internal Control Deficiency (Continued)

23-II-A-1 Material Audit Adjustment and Prior Period Adjustment (Continued)

Views of Responsible Official's and Planned Corrective Action:

CORRECTIVE ACTION PLAN (CAP):

Explanation of Disagreement with Audit Finding

There is no disagreement with the audit finding.

Actions Planned in Response to Finding

The City will thoroughly review activity throughout the year and ensure all necessary adjustments to financial data are recorded. The City has provided the Siouxland Expo Board with an outline of the board's responsibilities.

Official Responsible for Ensuring CAP

The Finance Director and Siouxland Expo Board are responsible for ensuring corrective action of the deficiency.

Planned Completion Date for CAP

The planned completion date for the CAP is June 30, 2024.

Official Responsible for Ensuring CAP

The City Council and Siouxland Expo Board will be monitoring this CAP.