

PRELIMINARY OFFICIAL STATEMENT DATED SEPTEMBER 29, 2025

New Issues

Rating: S&P Global Ratings 'AA+'⁺

Assuming compliance with certain covenants, in the opinion of Ahlers & Cooney, P.C., Bond Counsel, under present law and assuming continued compliance with the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Series 2025A Bonds is excludable from gross income for federal income tax purposes. Interest on the Series 2025A Bonds is not an item of tax preference for purposes of the federal alternative minimum tax on individuals; however, such interest may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations. The Series 2025A Bonds will NOT be designated as "qualified tax-exempt obligations". In the opinion of Ahlers & Cooney, P.C. Bond Counsel, interest on the Series 2025B Bonds paid to the owners thereof is includible in gross income for purposes of present federal income taxation. Interest on the Bonds is NOT exempt from present Iowa income taxes. See "TAX MATTERS" section herein for a more detailed discussion.

CITY OF DES MOINES, IOWA

\$69,980,000* General Obligation Bonds, Series 2025A **\$6,035,000* Taxable General Obligation Bonds, Series 2025B**

BIDS RECEIVED: Wednesday, October 8, 2025, 10:00 A.M., Central Time
AWARD: Wednesday, October 8, 2025, 4:30 P.M., Central Time

Dated: Date of Delivery (November 12, 2025)

Principal Due: June 1, as shown inside front cover

The \$69,980,000* General Obligation Bonds, Series 2025A (the "Series 2025A Bonds") and the \$6,035,000* Taxable General Obligation Bonds, Series 2025B (the "Series 2025B Bonds") (collectively, the "Bonds") are being issued pursuant to Subchapter III of Chapter 384, and Chapter 403 of the Code of Iowa and resolutions for the Bonds (the "Resolutions") to be adopted by the City Council of the City of Des Moines, Iowa (the "City"). The Bonds are being issued for various new money purposes. See "AUTHORITY AND PURPOSE" section herein for detailed project descriptions. The Bonds are general obligations of the City for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.

The Bonds will be issued as fully registered Bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry-only form, in the principal amount of \$5,000 and integral multiples thereof. The purchaser will not receive certificates representing their interest in the Bonds purchased. The City's Finance Director, as designated Paying Agent/Registrar (the "Registrar"), will pay principal on the Bonds payable annually on each June 1, beginning June 1, 2026, and interest on the Bonds, payable initially on June 1, 2026, and thereafter on each December 1 and June 1 to DTC, which will in turn remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding such interest payment date (the "Record Date").

THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

	<u>Series 2025A Bonds</u>	<u>Series 2025B Bonds</u>
MINIMUM BID:	\$69,420,160	\$6,004,825
GOOD FAITH DEPOSIT:	\$699,800 Required of Purchaser Only	\$60,350 Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Taxable See "TAX MATTERS" for more information.	Federal: Taxable State: Taxable See "TAX MATTERS" for more information.

The Bonds are offered, subject to prior sale, withdrawal or modification, when, as, and if issued subject to the unqualified approving legal opinion of Ahlers & Cooney, P.C., Bond Counsel, Des Moines Iowa, to be furnished upon delivery of the Bonds. It is expected that the Bonds in the definitive form will be available for delivery on or about November 12, 2025 through DTC in New York, New York. The Preliminary Official Statement in the form presented is deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to revisions, corrections or modifications as determined to be appropriate and is authorized to be distributed in connection with the offering of the Bonds for sale.

* Preliminary; subject to change.

This Preliminary Official Statement and the information contained herein are subject to completion, amendment or other change without notice. The Bonds may not be sold nor may offers to buy be accepted prior to the time the Preliminary Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the applicable securities laws of any such jurisdiction.

CITY OF DES MOINES, IOWA

\$69,980,000* General Obligation Bonds, Series 2025A

MATURITY: The Series 2025A Bonds will mature June 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2026	\$6,430,000	2036	\$2,735,000
2027	2,645,000	2037	2,870,000
2028	2,780,000	2038	3,010,000
2029	2,920,000	2039	3,165,000
2030	3,065,000	2040	3,320,000
2031	3,220,000	2041	3,485,000
2032	3,375,000	2042	3,665,000
2033	3,545,000	2043	3,845,000
2034	3,720,000	2044	4,035,000
2035	3,910,000	2045	4,240,000

*** PRINCIPAL**

ADJUSTMENT: Preliminary; subject to change. The City reserves the right to increase or decrease the aggregate principal amount of the Series 2025A Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$71,820,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2025A Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2025A Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

INTEREST: Interest on the Series 2025A Bonds will be payable on June 1, 2026 and semiannually thereafter.

OPTIONAL

REDEMPTION: The Series 2025A Bonds due after June 1, 2033, will be subject to call for prior redemption on said date or on any date thereafter upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Series 2025A Bonds to be redeemed at the address shown on the registration books.

CITY OF DES MOINES, IOWA

\$6,035,000* Taxable General Obligation Bonds, Series 2025B

MATURITY: The Series 2025B Bonds will mature June 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount*</u>
2026	\$1,180,000
2027	1,115,000
2028	1,180,000
2029	1,240,000
2030	1,320,000

*** PRINCIPAL**

ADJUSTMENT: Preliminary; subject to change. The City reserves the right to increase or decrease the aggregate principal amount of the Series 2025B Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$6,170,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2025B Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2025B Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

INTEREST: Interest on the Series 2025B Bonds will be payable on June 1, 2026, and semiannually thereafter.

NO OPTIONAL

REDEMPTION: The Series 2025B Bonds will NOT be subject to early redemption.

COMPLIANCE WITH S.E.C. RULE 15c2-12

Municipal obligations (issued in an aggregate amount over \$1,000,000) are subject to General Rules and Regulations, Securities Exchange Act of 1934, Rule 15c2-12 Municipal Securities Disclosure.

Preliminary Official Statement: This Preliminary Official Statement was prepared for the City for dissemination to prospective bidders. Its primary purpose is to disclose information regarding the Bonds to prospective bidders in the interest of receiving competitive bids in accordance with the TERMS OF OFFERING contained herein. Unless an addendum is received prior to the sale, this document shall be deemed the near final "Official Statement".

Review Period: This Preliminary Official Statement has been distributed to City staff as well as to prospective bidders for an objective review of its disclosure. Comments, omissions or inaccuracies must be submitted to PFM Financial Advisors LLC (the "Municipal Advisor") at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a bid received. If there are any changes, corrections or additions to the Preliminary Official Statement, prospective bidders will be informed by an addendum at least one business day prior to the sale.

Final Official Statement: Upon award of sale of the Bonds, the legislative body will authorize the preparation of a final Official Statement that includes the offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and other information required by law and the identity of the underwriter (the "Syndicate Manager") and syndicate members. Copies of the final Official Statement will be delivered to the Syndicate Manager within seven business days following the bid acceptance.

REPRESENTATIONS

No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriter to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriters. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor or underwriters. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Preliminary Official Statement or the final Official Statement, nor any sale made thereafter shall, under any circumstances, create any implication there has been no change in the affairs of the City or in any other information contained herein, since the date hereof. This Preliminary Official Statement is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, in whole or in part, for any other purpose.

This Preliminary Official Statement and any addenda thereto were prepared relying on information from the City and other sources, which are believed to be reliable.

Bond Counsel has not participated in the preparation of this Preliminary Official Statement and is not expressing any opinion as to the completeness or accuracy of the information contained therein.

Compensation of the Municipal Advisor, payable entirely by the City, is contingent upon the sale of the issues.

CITY OF DES MOINES, IOWA

Mayor/City Council

Connie Boesen..... Mayor
Mike Simonson..... Council Member – At Large
Carl Voss Council Member – At Large
Chris Coleman..... Council Member – Ward 1
Linda Westergaard..... Council Member – Ward 2
Josh Mandelbaum Council Member – Ward 3
Joe Gatto..... Council Member – Ward 4

Administration

Scott Sanders, City Manager
Nickolas Schaul, Finance Director/Treasurer
Laura Baumgartner, City Clerk

City Attorney

Jeffrey D. Lester

Bond Counsel

Ahlers & Cooney, P.C.
Des Moines, Iowa

Municipal Advisor

PFM Financial Advisors LLC
Des Moines, Iowa

TABLE OF CONTENTS

TERMS OF OFFERING	i
SCHEDULE OF BOND YEARS – Series 2025A Bonds.....	ix
SCHEDULE OF BOND YEARS – Series 2025B Bonds.....	x
EXHIBIT 1 - FORMS OF ISSUE PRICE CERTIFICATES - Series 2025A Bonds	
PRELIMINARY OFFICIAL STATEMENT	
INTRODUCTION	1
AUTHORITY AND PURPOSE	1
INTEREST ON THE BONDS.....	2
OPTIONAL REDEMPTION OF THE SERIES 2025A BONDS.....	2
NO OPTIONAL REDEMPTION OF THE SERIES 2025B BONDS	2
PAYMENT OF AND SECURITY FOR THE BONDS	2
BOOK-ENTRY-ONLY ISSUANCE.....	3
FUTURE FINANCING	5
LITIGATION	5
DEBT PAYMENT HISTORY	5
LEGALITY	5
TAX MATTERS	6
BONDHOLDER'S RISKS.....	9
RATING	14
MUNICIPAL ADVISOR	14
CONTINUING DISCLOSURE.....	14
FINANCIAL STATEMENTS	14
CERTIFICATION	15
APPENDIX A - GENERAL INFORMATION ABOUT THE CITY OF DES MOINES, IOWA	
APPENDIX B - FORMS OF LEGAL OPINIONS	
APPENDIX C - JUNE 30, 2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT	
APPENDIX D - FORM OF CONTINUING DISCLOSURE CERTIFICATE	
OFFICIAL BID FORM - SERIES 2025A BONDS	
OFFICIAL BID FORM - SERIES 2025B BONDS	

TERMS OF OFFERING

CITY OF DES MOINES, IOWA

\$69,980,000* General Obligation Bonds, Series 2025A **\$6,035,000* Taxable General Obligation Bonds, Series 2025B**

Bids for the purchase of the City of Des Moines, Iowa's (the "City") \$69,980,000* General Obligation Bonds, Series 2025A (the "Series 2025A Bonds") and the \$6,035,000* Taxable General Obligation Bonds, Series 2025B (the "Series 2025B Bonds") (collectively, the "Bonds"), will be received on Wednesday, October 8, 2025 before 10:00 A.M., Central Time, after which time they will be tabulated. The City's Council will consider award of the Bonds at 4:30 P.M., Central Time, on the same day. Questions regarding the sale of the Bonds should be directed to the City's Municipal Advisor, PFM Financial Advisors LLC (the "Municipal Advisor"), 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, telephone 515-724-5724. Information may also be obtained from Mr. Nickolas Schaul, Finance Director/Treasurer, 400 Robert D. Ray Dr., Des Moines, Iowa 50309, telephone 515-283-4540.

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

DETAILS OF THE SERIES 2025A BONDS

GENERAL OBLIGATION BONDS, SERIES 2025A in the principal amount of \$69,980,000*, to be dated the date of delivery (anticipated to be November 12, 2025), in the denomination of \$5,000 or multiples thereof, and will mature June 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2026	\$6,430,000	2036	\$2,735,000
2027	2,645,000	2037	2,870,000
2028	2,780,000	2038	3,010,000
2029	2,920,000	2039	3,165,000
2030	3,065,000	2040	3,320,000
2031	3,220,000	2041	3,485,000
2032	3,375,000	2042	3,665,000
2033	3,545,000	2043	3,845,000
2034	3,720,000	2044	4,035,000
2035	3,910,000	2045	4,240,000

* Preliminary; subject to change.

ADJUSTMENT TO THE SERIES 2025A BONDS MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Series 2025A Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or reduce each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$71,820,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2025A Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2025A Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

INTEREST ON THE SERIES 2025A BONDS

Interest on the Series 2025A Bonds will be payable on June 1, 2026, and semiannually on the 1st day of December and June thereafter. Interest and principal shall be paid to the registered holder of a Series 2025A Bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding such interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION FOR THE SERIES 2025A BONDS

The Series 2025A Bonds due after June 1, 2033, will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Series 2025A Bonds to be redeemed at the address shown on the registration books.

DETAILS OF THE SERIES 2025B BONDS

TAXABLE GENERAL OBLIGATION BONDS, SERIES 2025B in the principal amount of \$6,035,000*, to be dated the date of delivery (anticipated to be November 12, 2025), in the denomination of \$5,000 or multiples thereof, and will mature June 1 as follows:

<u>Year</u>	<u>Amount*</u>
2026	\$1,180,000
2027	1,115,000
2028	1,180,000
2029	1,240,000
2030	1,320,000

* Preliminary; subject to change.

ADJUSTMENT TO THE SERIES 2025B BONDS MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Series 2025B Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or reduce each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$6,170,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2025B Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2025B Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

INTEREST ON THE SERIES 2025B BONDS

Interest on the Series 2025B Bonds will be payable on June 1, 2026, and semiannually on the 1st day of December and June thereafter. Interest and principal shall be paid to the registered holder of a Series 2025B Bond as shown on the records of ownership maintained by the Registrar as of the Record Date. Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

NO OPTIONAL REDEMPTION FOR THE SERIES 2025B BONDS

The Series 2025B Bonds will NOT be subject to early redemption.

TERM BOND OPTION

For each respective series of Bonds, bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both. The applicable bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the OFFICIAL BID FORMS for more information.) In any event, the above principal amount scheduled shall be represented by either serial note maturities or mandatory redemption requirements, or a combination of both.

GOOD FAITH DEPOSITS

A good faith deposit in the amount of \$699,800 for the Series 2025A Bonds and \$60,350 for the Series 2025B Bonds (collectively, the “Deposits”) is required from the lowest bidder(s) only for each respective series of the Bonds. The lowest bidder(s), respectively for each series of the Bonds, are required to submit such Deposits, payable to the order of the City, not later than 12:00 P.M., Central Time, on the day of sale of the Bonds and in the form of either (i) a cashier’s check provided to the City or its Municipal Advisor, or (ii) a wire transfer as instructed by the City’s Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder(s) to submit deposits and thereafter may award the sale of each respective series of the Bonds to the same. No interest on the Deposits will accrue to the successful bidder(s) (the “Purchaser(s)”). The Deposits will be applied to the purchase price of each respective series of the Bonds. In the event Purchaser(s) fails to honor its accepted bid proposal, the applicable deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for a price not less than \$69,420,160 for the Series 2025A Bonds and \$6,004,825 for the Series 2025B Bonds, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations set forth under the “BIDDING PARAMETERS” section herein. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORMS provided by the City. The Bonds will be awarded to the bidder(s) for each respective series of Bonds offering the lowest interest rate to be determined on a true interest cost (the “TIC”) basis assuming compliance with the “ESTABLISHMENT OF ISSUE PRICE” and “GOOD FAITH DEPOSITS” sections herein. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of each respective series of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest, which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor’s computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause, and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

For each respective series of the Bonds, each bidder’s proposal must conform to the following limitations:

1. For each respective series, each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the TERMS OF OFFERING and OFFICIAL BID FORM – SERIES 2025A BONDS and OFFICIAL BID FORM – SERIES 2025B BONDS provided by the City or through PARITY® competitive bidding system (the “Internet Bid System”). Neither the City nor its agents shall be responsible for malfunction or mistake made by any person, or as a result of the use of the Internet Bid System or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder(s) who shall be bound by the terms of the bid as received.

No bid will be accepted after the time specified in the TERMS OF OFFERING and OFFICIAL BID FORM – SERIES 2025A BONDS and OFFICIAL BID FORM – SERIES 2025B BONDS. The time, as maintained by the Internet Bid System, shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the Finance Director/Treasurer, 400 Robert D. Ray Dr., Des Moines, Iowa 50309.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the Finance Director/Treasurer, 400 Robert D. Ray Dr., Des Moines, Iowa 50309 and City’s Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309. Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling 212-849-5021.

Each prospective bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its electronic internet bid in a timely manner and in compliance with the requirements of the TERMS OF OFFERING and OFFICIAL BID FORM – SERIES 2025A BONDS and OFFICIAL BID FORM – SERIES 2025B BONDS. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the electronic internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORM – SERIES 2025A BONDS and OFFICIAL BID FORM – SERIES 2025B BONDS shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY SYSTEM

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

MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder(s), the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser(s). Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser(s), except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser(s). Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser(s) shall not constitute cause for failure or refusal by the Purchaser(s) to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser(s).

DELIVERY

The Bonds will be delivered to the Purchaser(s) through DTC in New York, New York, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from the date of sale for any reason except failure of performance by the Purchaser(s), the Purchaser(s) may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City will give the Purchaser(s) five working days' notice of the delivery date and the City will expect payment in full on that date; otherwise, reserving the right at their option to determine that the Purchaser(s) failed to comply with the offer of purchase.

ELECTRONIC EXECUTED DOCUMENTS

The Purchaser(s) consent to the receipt of electronic transcripts and acknowledges the City's intended use of electronically executed documents. Iowa Code chapter 554D establishes electronic signatures have the full weight and legal authority as manual signatures.

ESTABLISHMENT OF ISSUE PRICE – SERIES 2025A BONDS

The Purchaser shall assist the City in establishing the issue price of the Series 2025A Bonds and shall execute and deliver to the City at closing an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Series 2025A Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto in "EXHIBIT 1 - FORMS OF ISSUE PRICE CERTIFICATES – SERIES 2025A BONDS" to the TERMS OF OFFERING, with such modifications as may be appropriate or necessary in the reasonable judgment of the Purchaser, the City and Bond Counsel, will need to be signed by the Purchaser. All actions to be taken by the City under the TERMS OF OFFERING to establish the issue price of the Series 2025A Bonds may be taken on behalf of the City by the Municipal Advisor identified herein and any notice or report to be provided to the City may be provided to the Municipal Advisor.

The City intends the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Series 2025A Bonds) will apply to the initial sale of the Series 2025A Bonds (the "competitive sale requirements") because (i) the City shall disseminate this TERMS OF OFFERING to potential underwriters in a manner that is reasonably designed to reach potential underwriters, (ii) all bidders shall have an equal opportunity to bid, (iii) the City may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds, and (iv) the City anticipates awarding the sale of the Series 2025A Bonds to the bidder who submits a firm offer to purchase the Series 2025A Bonds at the highest price (or lowest interest cost), as set forth in the TERMS OF OFFERING.

Any bid submitted pursuant to the TERMS OF OFFERING shall be considered a firm offer for the purchase of the Series 2025A Bonds, as specified in the bid.

In the event the competitive sale requirements are not satisfied for the Series 2025A Bonds, the City shall so advise the Purchaser. The City may determine to treat (i) the first price at which 10% of a maturity of the Series 2025A Bonds (the

“10% test”) is sold to the public as the issue price of that maturity, and/or (ii) the initial offering price to the public as of the sale date of any maturity of the Series 2025A Bonds as the issue price of that maturity (the “hold-the-offering-price rule”), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity). The Purchaser shall advise the City if any maturity of the Series 2025A Bonds satisfies the 10% test as of the date and time of the award of the Series 2025A Bonds. The City shall promptly advise the Purchaser, at or before the time of award of the Series 2025A Bonds, which maturities of the Series 2025A Bonds, if any, shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule. Bids will not be subject to cancellation in the event the City determines to apply the hold-the-offering-price rule to any maturity of the Series 2025A Bonds. **Prospective bidders should prepare their bids on the assumption that some or all of the maturities of the Series 2025A Bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of the Series 2025A Bonds.**

By submitting a bid, the Purchaser shall (i) confirm the underwriters have offered or will offer the Series 2025A Bonds to the public on or before the date of award at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in the bid submitted by the Purchaser, and (ii) agree, on behalf of the underwriters participating in the purchase of the Series 2025A Bonds, that the underwriters will neither offer nor sell unsold Series 2025A Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following (a) the close of the fifth (5th) business day after the sale date, or (b) the date on which the underwriters have sold at least 10% of that maturity of the Series 2025A Bonds to the public at a price that is no higher than the initial offering price to the public.

The Purchaser shall promptly advise the City when the underwriters have sold 10% of that maturity of the Series 2025A Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

The City acknowledges that in making the representation set forth above, the Purchaser will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Series 2025A Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event, an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Series 2025A Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Series 2025A Bonds.

By submitting a bid, each bidder confirms that (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Series 2025A Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (a) report the prices at which it sells to the public the unsold Series 2025A Bonds of each maturity allotted to it until it is notified by the Purchaser that either the 10% test has been satisfied as to the Series 2025A Bonds of that maturity or all Series 2025A Bonds of that maturity have been sold to the public, and (b) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Purchaser and as set forth in the related pricing wires; and (ii) any agreement among underwriters relating to the initial sale of the Series 2025A Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Series 2025A Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to (a) report the prices at which it sells to the public the unsold Series 2025A Bonds of each maturity allotted to it until it is notified by the Purchaser or such underwriter that either the 10% test has been satisfied as to the Series 2025A Bonds of that maturity or all Series

2025A Bonds of that maturity have been sold to the public, and (b) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Purchaser or such underwriter and as set forth in the related pricing wires.

Sales of any Series 2025A Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this TERMS OF OFFERING. Further, for purposes of this TERMS OF OFFERING, (i) “public” means any person other than an underwriter or a related party, (ii) “underwriter” means (a) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2025A Bonds to the public, and (b) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (a) to participate in the initial sale of the Series 2025A Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2025A Bonds to the public); (iii) a Purchaser of any of the Series 2025A Bonds is a “related party” to an underwriter if the underwriter and the Purchaser are subject, directly or indirectly, to (a) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (b) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (c) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and (iv) “sale date” means the date that the Series 2025A Bonds are awarded by the City to the Purchaser.

OFFICIAL STATEMENT

The City has authorized the preparation of this Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensations, aggregate principal amounts, principal amounts per maturity, anticipated delivery date, and underwriters, together with any other information required by law or deemed appropriate by the City, shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the “Rule”). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM therefore, the City agrees that, no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which each respective series of the Bonds are awarded up to 10 copies of the final Official Statement to permit each “Participating Underwriter” (as that term is defined in the Rule) to comply with the provisions of such Rule. The City shall treat the senior managing underwriter of the syndicate to which each respective series of the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter(s). Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds agrees thereby that if its bid is accepted by the City, (i) it shall accept such designation and (ii) it shall enter into a contractual relationship with all Participating Underwriter(s) of the Bonds for purposes of assuring the receipt by each such Participating Underwriter(s) of the final Official Statement.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City not later than two hundred seventy (270) days after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2025, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with SEC Rule 15c2-12(b)(5).

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 SEC Rule 15c2-12(b)(5)(i).

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

CUSIP NUMBERS

It is anticipated the Committee on Uniform Security Identification Procedures (“CUSIP”) numbers will be printed on the Bonds and the Purchaser(s) must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinion that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser(s) to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL

City of Des Moines, Iowa

/s/ Nickolas Schaul, Finance Director/Treasurer

SCHEDULE OF BOND YEARS

\$69,980,000*

CITY OF DES MOINES, IOWA

General Obligation Bonds, Series 2025A

Bonds Dated: November 12, 2025

Interest Due: June 1, 2026 and each December 1 and June 1 to maturity

Principal Due: June 1, 2026 - 2045

<u>Year</u>	<u>Principal</u> *	<u>Bond Years</u>	<u>Cumulative Bond Years</u>
2026	\$6,430,000	3,554.36	3,554.36
2027	2,645,000	4,107.10	7,661.46
2028	2,780,000	7,096.72	14,758.18
2029	2,920,000	10,374.11	25,132.29
2030	3,065,000	13,954.26	39,086.56
2031	3,220,000	17,879.94	56,966.50
2032	3,375,000	22,115.63	79,082.13
2033	3,545,000	26,774.60	105,856.72
2034	3,720,000	31,816.33	137,673.06
2035	3,910,000	37,351.36	175,024.42
2036	2,735,000	28,861.85	203,886.26
2037	2,870,000	33,156.47	237,042.74
2038	3,010,000	37,783.86	274,826.60
2039	3,165,000	42,894.54	317,721.14
2040	3,320,000	48,315.22	366,036.36
2041	3,485,000	54,201.43	420,237.79
2042	3,665,000	60,665.93	480,903.72
2043	3,845,000	67,490.43	548,394.15
2044	4,035,000	74,860.46	623,254.61
2045	4,240,000	82,903.78	706,158.39

Average Maturity (dated date): 10.091 Years

* Preliminary; subject to change.

SCHEDULE OF BOND YEARS

\$6,035,000*

CITY OF DES MOINES, IOWA

Taxable General Obligation Bonds, Series 2025B

Bonds Dated: November 12, 2025

Interest Due: June 1, 2026 and each December 1 and June 1 to maturity

Principal Due: June 1, 2026 - 2030

<u>Year</u>	<u>Principal</u> *	<u>Bond Years</u>	<u>Cumulative Bond Years</u>
2026	\$1,180,000	652.28	652.28
2027	1,115,000	1,731.35	2,383.63
2028	1,180,000	3,012.28	5,395.90
2029	1,240,000	4,405.44	9,801.35
2030	1,320,000	6,009.67	15,811.01

Average Maturity (dated date):

2.620 Years

* Preliminary; subject to change.

EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATES -
SERIES 2025A BONDS

COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED UNDERWRITERS

ISSUE PRICE CERTIFICATE

City of Des Moines, Iowa
\$_____ General Obligation Bonds, Series 2025A

The undersigned, on behalf of [NAME OF UNDERWRITER] ("Purchaser"), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the "Series 2025A Bonds").

1. Reasonably Expected Initial Offering Price.

a) As of the Sale Date, the reasonably expected initial offering prices of the Series 2025A Bonds to the Public by Purchaser are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Series 2025A Bonds used by Purchaser in formulating its bid to purchase the Series 2025A Bonds. Attached as Schedule B is a true and correct copy of the bid provided by Purchaser to purchase the Series 2025A Bonds.

b) Purchaser was not given the opportunity to review other bids prior to submitting its bid.

c) The bid submitted by Purchaser constituted a firm offer to purchase the Series 2025A Bonds.

2. Defined Terms.

a) *Maturity* means Series 2025A Bonds with the same credit and payment terms. Series 2025A Bonds with different maturity dates, or Series 2025A Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

b) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

c) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Series 2025A Bonds. The Sale Date of the Series 2025A Bonds is October 8, 2025.

d) *Underwriter* means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2025A Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Series 2025A Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2025A Bonds to the Public).

e) *Issuer* means the City of Des Moines, Iowa.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Purchaser's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Series 2025A Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Series 2025A Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Series 2025A Bonds.

[UNDERWRITER]

By: _____
Name: _____

Dated: November 12, 2025

SCHEDULE A

EXPECTED OFFERING PRICES

City of Des Moines, Iowa
\$_____ General Obligation Bonds, Series 2025A

(Attached)

SCHEDULE B

COPY OF UNDERWRITER'S BID

City of Des Moines, Iowa
\$_____ General Obligation Bonds, Series 2025A

(Attached)

**COMPETITIVE SALES WITH FEWER THAN THREE BIDS
FROM ESTABLISHED UNDERWRITERS - HOLD OFFERING PRICE**

ISSUE PRICE CERTIFICATE

City of Des Moines, Iowa
\$ _____ General Obligation Bonds, Series 2025A

The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] ([“Purchaser”])[the “Representative”]), [on behalf of itself and [NAMES OF OTHER UNDERWRITERS] (together, the “Underwriting Group”),] hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Series 2025A Bonds”).

1. ***Sale of the General Rule Maturities.*** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities.***

a) [Purchaser][The Underwriting Group] offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Series 2025A Bonds is attached to this certificate as Schedule B.

b) As set forth in the Terms of Offering and bid award, [Purchaser][the members of the Underwriting Group] [has][have] agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, [it][they] would neither offer nor sell any of the Series 2025A Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Series 2025A Bonds during the Holding Period.

3. ***Defined Terms.***

a) *General Rule Maturities* means those Maturities of the Series 2025A Bonds listed in Schedule A hereto as the “General Rule Maturities.”

b) *Hold-the-Offering-Price Maturities* means those Maturities of the Series 2025A Bonds listed in Schedule A hereto as the “Hold-the-Offering-Price Maturities.”

c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which [Purchaser][the Underwriters] [has][have] sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

d) *Issuer* means the City of Des Moines, Iowa.

e) *Maturity* means Series 2025A Bonds with the same credit and payment terms. Series 2025A Bonds with different maturity dates, or Series 2025A Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Series 2025A Bonds. The Sale Date of the Series 2025A Bonds is October 8, 2025.

h) *Underwriter* means (i) the Purchaser or any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2025A Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Series 2025A Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2025A Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [the Purchaser][the Representative’s] interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Exemption Certificate and with respect to compliance with the federal income tax rules affecting the Series 2025A Bonds, and by Ahlers & Cooney, P.C., Bond Counsel, in connection with rendering its opinion that the interest on the Series 2025A Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Series 2025A Bonds.

[UNDERWRITER][REPRESENTATIVE]

By: _____
Name: _____

Dated: November 12, 2025

SCHEDULE A

**SALE PRICES OF THE GENERAL RULE MATURITIES AND
INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES**

City of Des Moines, Iowa
\$_____ General Obligation Bonds, Series 2025A

(Attached)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

City of Des Moines, Iowa
\$_____ General Obligation Bonds, Series 2025A

(Attached)

PRELIMINARY OFFICIAL STATEMENT

CITY OF DES MOINES, IOWA

\$69,980,000* General Obligation Bonds, Series 2025A \$6,035,000* Taxable General Obligation Bonds, Series 2025B

INTRODUCTION

This Preliminary Official Statement contains information relating to the City of Des Moines, Iowa (the “City”) and its issuance of \$69,980,000* General Obligation Bonds, Series 2025A (the “Series 2025A Bonds”) and \$6,035,000* Taxable General Obligation Bonds, Series 2025B (the “Series 2025B Bonds”) (collectively, the “Bonds”). This Preliminary Official Statement has been executed on behalf of the City by its Finance Director/Treasurer and may be distributed in connection with the sale of the Bonds authorized therein. Inquiries may be made to the City’s Municipal Advisor, PFM Financial Advisors LLC (the “Municipal Advisor”), 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309, telephone 515-724-5724. Information may also be obtained from Mr. Nickolas Schaul, Finance Director/Treasurer, City of Des Moines, 400 Robert D. Ray Dr., Des Moines, Iowa, 50309, telephone 515-283-4540.

* Preliminary; subject to change.

AUTHORITY AND PURPOSE

The Bonds are being issued pursuant to Subchapter III of Chapter 384 and Chapter 403 of the Code of Iowa and resolutions (the “Resolutions”) to be adopted by the City Council of the City.

The Series 2025A Bonds are being issued for the purpose of paying costs of acquisition, construction, reconstruction, enlargement, improvement, and repair of bridges, culverts, retaining walls, viaducts, underpasses, grade crossing separations, and approaches thereto; rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements commonly found in city parks; equipping of fire department; acquisition and improvement of real estate for cemeteries, and the construction, reconstruction, and repair of cemetery facilities; opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys, public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; construction, reconstruction, and repairing of any street improvements; acquisition, construction, reconstruction, improvement, repair, and equipping of waterworks, water mains, and extensions, and real and personal property, useful for providing potable water to residents of a city; acquisition, installation, and repair of traffic control devices; acquisition, construction, improvement, and installation of street lighting fixtures, connections, and facilities; construction, reconstruction, and repair of sidewalks and pedestrian underpasses and overpasses; and the acquisition of real estate needed for any of the foregoing purposes; various HVAC, electrical, and plumbing improvements at city facilities; improvements at the police building; acquisition, construction, reconstruction, enlargement, improvement, and equipping of city facilities, including Armory, City Hall, Municipal Service Centers, and other municipal buildings; acquisition, improvement, extension and enhancement of City’s information technology systems, including data and voice communications, fiber optic and wireless networks, data storage and servers, cybersecurity, and enterprise software; city tree removal and replacement; public art and recreational grounds; acquisition, construction; reconstruction, enlargement, improvement, and equipping of recreation grounds, buildings, and centers, including repair and replacement and maintenance of city swimming pools; acquisition, construction, reconstruction, enlargement, improvement, and equipping of city facilities, including improvements at library facilities; acquisition, construction, reconstruction, enlargement, improvement, and equipping of new city parks (Allen Park and East 9th Basin Park); acquisition of Zamboni; equipping city facilities including improvements to the library’s existing collections and replacements of books, audio materials, videos and electronic media; acquisition, construction, reconstruction, enlargement, improvement, and equipping of city recreational grounds, including the multi-use trail network and aiding in the planning, undertaking and carrying out of urban renewal projects in accordance with Iowa Code chapter 403 and the urban renewal plans for the Ingersoll-Grand Commercial Urban Renewal Area, Metro Center Urban Renewal Area, Central Place Industrial Park Redevelopment Program Urban Renewal Area, and SE Agribusiness Urban Renewal Area, as amended, including the Central Iowa Water Trails, Downtown Restroom project, and various public improvement projects involving street, streetscape, bridge, sidewalk, skywalk, pedestrian signage, utility and park and recreation improvements, with related site improvements.

The Series 2025B Bonds are being issued for the purpose of paying costs of acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance; and the establishment and funding of programs to provide for or assist in providing for the acquisition, restoration or demolition of housing, as part of a municipal housing project and aiding in the planning, undertaking and carrying out of urban renewal projects in accordance with Iowa Code chapter 403 and the urban renewal plan for the Metro Center Urban Renewal Area, as amended, including the Principal Park improvements.

The estimated sources and uses of the Bonds are as follows:

<u>Sources of Funds*</u>	<u>Series 2025A Bonds</u>	<u>Series 2025B Bonds</u>
Par Amount of Bonds	\$69,980,000.00	\$6,035,000.00
 <u>Uses of Funds*</u>		
Deposit into Project Fund	\$69,250,000.00	\$5,965,000.00
Underwriter’s Discount	559,840.00	30,175.00
Cost of Issuance & Contingency	<u>170,160.00</u>	<u>39,825.00</u>
 Total Uses	 \$69,980,000.00	 \$6,035,000.00

* Preliminary; subject to change.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on June 1, 2026, and semiannually on the 1st day of December and June thereafter. Interest and principal shall be paid to the registered holder of a Bond as shown on the records of ownership maintained by the Registrar as of the close of business on the 15th day of the month preceding the interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION OF THE SERIES 2025A BONDS

The Series 2025A Bonds due after June 1, 2033, will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Series 2025A Bonds to be redeemed at the address shown on the registration books.

NO OPTIONAL REDEMPTION OF THE SERIES 2025B BONDS

The Series 2025B Bonds will NOT be subject to early redemption.

PAYMENT OF AND SECURITY FOR THE BONDS

The Bonds are general obligations of the City and the unlimited taxing powers of the City are irrevocably pledged for their payment. Upon issuance of the Bonds, the City 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 City must use funds in its treasury and is required 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 debt, “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 City 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 City 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 Resolutions don’t restrict the City’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 City’s outstanding general obligation debt upon issuance of the Bonds, see “DIRECT DEBT” under “CITY INDEBTEDNESS” included in APPENDIX A to this Preliminary Official Statement. For and a description of certain constitutional and statutory limits on the issuance of general obligation debt, see “DEBT LIMIT” under “CITY INDEBTEDNESS” included in “APPENDIX A” to this Preliminary Official Statement.

BOOK-ENTRY-ONLY ISSUANCE

The information contained in the following paragraphs of this subsection “Book-Entry-Only Issuance” has been extracted from a schedule prepared by Depository Trust Company (“DTC”) entitled “SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING BOOK-ENTRY-ONLY ISSUANCE.” The information in this section concerning DTC and DTC’s book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

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 each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

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 instruments from over 100 countries that DTC’s participants (the “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 (the “Indirect Participants”). DTC has Standard & Poor’s rating: 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 (the "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 into the transaction. Transfers of ownership interests 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 interests 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 DTC 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 the transmission to them of 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 has 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 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 Participant in such issue to be redeemed.

Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City 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 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 the City 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, Agent, or the City, 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 the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Remarketing Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City 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 City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

FUTURE FINANCING

The City does not anticipate issuing any additional general obligation debt borrowing needs within 90 days of this Preliminary Official Statement.

LITIGATION

The City is currently and routinely engaged in litigation in the ordinary course of business. However, to the knowledge of the City, 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 City has been served with process or official notice or threatened against or affecting the City or any reasonable basis therefore, wherein an unfavorable decision, ruling or finding would adversely affect the transaction contemplated by this Preliminary Official Statement or the validity of the Bonds, the Resolutions, or any agreement or instrument to which the City is a party and which is used or contemplated for use in the transactions contemplated by this Preliminary Official Statement, and no member, employee or agent of the City has been served with any legal process regarding such litigation or other proceeding.

To the knowledge of the City, no litigation is pending or threatened which, in the opinion of the City's counsel, if decided adversely to the City would be likely to result, either individually or in the aggregate, in final judgments against the City which would materially adversely affect its ability to meet debt service payments on the Bonds when due, or its obligations under the Resolutions, or materially adversely affect its financial condition.

DEBT PAYMENT HISTORY

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

LEGALITY

The Bonds are subject to approval as to certain matters by Ahlers & Cooney, P.C. of Des Moines, Iowa as Bond Counsel. Bond Counsel has reviewed or prepared information describing the terms of the Bonds and Iowa and Federal law pertinent to the validity of and the tax-exempt status of interest on the Series 2025A Bonds and taxable status of interest on the Series 2025B Bonds, which can be found generally under the sections "AUTHORITY AND PURPOSE", "OPTIONAL REDEMPTION OF THE SERIES 2025A BONDS", "NO OPTIONAL REDEMPTION OF THE SERIES 2025B BONDS", "PAYMENT AND SECURITY FOR THE BONDS" and "TAX MATTERS", herein. Additionally, Bond Counsel has provided its "FORMS OF LEGAL OPINIONS" and "FORM OF CONTINUING DISCLOSURE CERTIFICATE", included in APPENDIX B and APPENDIX D, respectively, within this Preliminary Official Statement. The "FORMS OF LEGAL OPINIONS" as set out in APPENDIX B to this Preliminary Official Statement, will be delivered at closing.

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

There is no bond trustee or similar person to monitor or enforce the provisions of the Resolutions. The owners of the Bonds should, therefore, be prepared to enforce such provisions themselves if the need to do so arises. In the event of a default in the payment of principal 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 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 opinion will state, in part, that the obligation of the City with respect to the Bonds may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, heretofore or hereafter, enacted to the extent constitutionally applicable, to the exercise of judicial discretion in appropriate cases.

TAX MATTERS

With Respect to the Series 2025A Bonds

Tax Exemption and Related Considerations: Federal tax law contains a number of requirements and restrictions that apply to the Series 2025A 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 2025A 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 2025A Bonds to become includable in gross income for federal income tax purposes retroactively to the date of issuance of the Series 2025A 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 2025A Bonds is excludable from gross income for federal income tax purposes. Interest on the Series 2025A Bonds is not an item of tax preference for purposes of the federal alternative minimum tax on individuals; however, such interest may be taken into account for the purpose of computing the alternative minimum tax imposed on corporations.

The prospective purchaser of the Series 2025A Bonds should be aware that ownership of the Series 2025A 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. The prospective purchaser of the Series 2025A Bonds should consult their tax advisors as to collateral federal income tax consequences.

The interest on the Series 2025A Bonds is NOT exempt from present Iowa income taxes.

Ownership of the Series 2025A Bonds may result in other federal, state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2025A Bonds. The prospective purchaser of the Series 2025A Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

NOT-Qualified Tax-Exempt Obligations: The City will NOT designate the Series 2025A 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").

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 2025A 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 the Series 2025A 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 2025A Bonds. If an audit is commenced, under current procedures the Service may treat the City as a taxpayer and the Series 2025A 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 2025A 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 2025A 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 Bondholder 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 2025A Bonds will not have an adverse effect on the tax status of interest or other income on the Series 2025A Bonds or the market value or marketability of the Series 2025A 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 2025A Bonds from gross income for federal or state income tax purposes for all or certain taxpayers.

From time to time, current and future legislative proposals, including some that carry retroactive effective dates, if enacted into law, court decisions, or clarification of the Code may cause interest on the Series 2025A Bonds to be subject, directly or indirectly, to federal income taxation, or otherwise prevent owners of the Series 2025A 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 2025A Bonds. The introduction or enactment of any such legislative proposals, court decisions or clarification of the Code may also affect, perhaps significantly, the market price for, or marketability of the Series 2025A Bonds. The prospective purchaser of the Series 2025A Bonds should consult their own tax advisors regarding any pending or proposed tax legislation, as to which Bond Counsel expresses no opinion except as set forth in APPENDIX B to this Preliminary Official Statement.

With Respect to the Series 2025B Bonds

Taxability and Related Considerations: In the opinion of Bond Counsel, under existing law, interest on the Series 2025B Bonds will be included in gross income of the owners thereof for federal income tax purposes.

The interest on the Series 2025B Bonds is NOT exempt from present Iowa income taxes.

Ownership of the Series 2025B Bonds may result in other federal, state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2025B Bonds. Prospective purchasers of the Series 2025B Bonds should consult their tax advisors regarding the applicability of any such federal, state and local taxes.

With Respect to the Bonds (Applicable to both Series)

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

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 bond 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).

BONDHOLDER'S 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. 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 Preliminary Official Statement (including the Appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Secondary Market Not Established: There is no established secondary market for the Bonds, and there is no assurance a secondary market will develop for the purchase and sale of the Bonds. Prices of municipal bonds traded in the secondary market, if any, are subject to adjustment upward and downward in response to changes in the credit markets and changes in the operating performance of the entities operating the facilities subject to bonded indebtedness. From time to time it may be necessary to suspend indefinitely secondary market trading in selected issues of municipal Bonds as a result of the financial condition or market position, prevailing market conditions, lack of adequate current financial information about the entity, operating the subject facilities, or a material adverse change in the operations of that entity, whether or not the subject Bonds are in default as to principal and interest payments, and other factors which, may give rise to uncertainty concerning prudent secondary market practices.

Municipal bonds are generally viewed as long-term investments, subject to material unforeseen changes in the investor's circumstances, and may require commitment of the investor's funds for an indefinite period of time, perhaps until maturity.

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

Rating Loss: S&P Global Ratings ("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.

Rating agencies are currently not regulated by any regulatory body. 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.

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.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolutions. 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.

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.

Forward-Looking Statements: This Preliminary 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 Preliminary Official Statement, the words “plan,” “projected,” “estimate,” “budget,” “pro-forma,” “forecast,” “intend,” “expect” and similar expressions identify forward-looking statements. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements expressed or implied by such forward-looking statements to differ. The 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. Included in such risks and uncertainties are (i) those relating to the possible invalidity of the underlying assumptions and estimates, (ii) possible changes or developments in social, economic, business, industry, market, legal and regulatory circumstances, and (iii) conditions and actions taken or omitted to be taken by third parties, including legislative, judicial and other governmental authorities and officials. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions, all of which are difficult or impossible to predict accurately. For these reasons, there can be no assurance that the forward-looking statements included in this Preliminary Official Statement will prove to be accurate.

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

Financial Condition of the City from Time to Time: No representation is made as to the future financial condition of the City. Certain risks discussed herein could adversely affect the financial condition and or operations of the City in future. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS”.

Loss of Tax Base/Climate Impacts: Economic and other factors beyond the City’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 City. In addition, the State of Iowa and the City have been susceptible to tornados, derechos, 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 City’s financial position. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

Potential Impacts Resulting from Epidemics or Pandemics: The City’s finances may be materially adversely affected by unforeseen impacts of future epidemics and pandemics. The City 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 City, included but not limited to the payment of debt service on any of its outstanding debt obligations. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

Changes in Property Taxation: The Bonds are general obligations of the City secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein. Prior State Public Health Emergency Declarations, related to the COVID-19 pandemic, temporarily suspended the provisions that required the imposition of penalty and interest for delay in property tax payments and directed that no such penalty or interest could be imposed for the duration of the declarations and any future extension of the suspension. No current property tax payment suspensions are imposed, and collections stayed consistent during the pandemic. It is impossible to predict whether the declarations or any amendments to or extensions thereof would have a material effect on the City’s ability to collect property

taxes necessary for the payment of principal and interest on the Bonds. See “LEVIES AND TAX COLLECTIONS” under the “CITY” section included in APPENDIX A to this Preliminary Official Statement for more information of the City’s tax collection history, despite prior suspensions.

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 City’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” under “CITY PROPERTY VALUATIONS” included in APPENDIX A to this Preliminary Official Statement herein for additional discussion on recent legislation impacting property taxes. It is impossible to predict the outcome of future property taxation changes by the Iowa General Assembly or resulting impacts on the City’s financial condition. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

Cybersecurity: The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the City’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 City’s operations and financial condition.

The City maintains insurance policies that cover its general liability, errors, employment practice liability, policy liability, auto liability, bus liability as well as a cyber liability policy. The City cannot predict whether any insurance policies that may be maintained by the City would be sufficient in the event of a cyber breach. See “RISK MANAGEMENT” under “THE CITY” included in Appendix A of this Preliminary Official Statement for more details regarding insurance coverages maintained by the City. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

Pensions: Pursuant to Governmental Accounting Standards Board (“GASB”) Statement No. 68, the City reported a liability of \$47,641,230 within its Annual Comprehensive Financial Report (“ACFR”) as of June 30, 2024 for its proportionate share of the net pension liability related to IPERS, as defined herein. The net pension liability was measured as of June 30, 2023, 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, 2023, the City’s collective proportion was 1.032485% which was an increase of 0.032409% from its proportion measured as of June 30, 2022.

Additionally, the City reported a liability of \$118,928,293 with its ACFR as of June 30, 2024 for its proportionate share of the net pension liability related to MFPRSI, as defined herein. The net pension liability was measured as of June 30, 2023, 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, 2023, the City’s collective proportion was 18.9921%, which was an increase of 0.4546% from its proportion measured as of June 30, 2022.

See “EMPLOYEES AND PENSIONS” under the “CITY” section included in APPENDIX A to this Preliminary Official Statement for more summary information related to the City’s contributions and Note 7 of APPENDIX C – June 30, 2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT for additional information related to the City’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity. Changes to the City’s pension contributions, or available sources to fund said contributions, may adversely affect the City’s financial condition. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

Continuing Disclosure: A failure by the City 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 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the “Rule”), 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 Bond Counsel to be delivered with respect to the Bonds and the Resolutions, including the opinions of Bond Counsel, will be similarly qualified. If the City 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 Resolutions. In the event the City 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 Preliminary 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.

Tax Levy Procedures: The Bonds are general obligations of the City, payable from and secured by a continuing ad valorem tax levied against all of the property valuation within the City. As part of the budgetary process each fiscal year, the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the City. A failure on the part of the City to make a timely levy request or a levy request by the City 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 a 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 City and certain other public officials to perform the terms of the Resolutions) may have to be enforced from year to year. See “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

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 the City’s overall financial position and could affect its rating. The Bonds are secured by a debt service levy upon real property in the jurisdictional limits of the City and are not secured by state or federal funds. See “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

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 Registrar 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 City nor the Registrar will have any responsibility or obligation to assure 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 affected 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 “BOOK-ENTRY-ONLY ISSUANCE” herein.

With Respect to the Series 2025A Bonds

Tax Matters, and Loss of Tax Exemption: As discussed under the heading “TAX MATTERS” herein, the interest on the Series 2025A Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Series 2025A Bonds, as a result of acts or omissions of the City in violation of its covenants in the resolution for the Series 2025A Bonds. Should such an event of taxability occur, the Series 2025A 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 2025A Bonds, and there is no provision for an adjustment of the interest rates on the Series 2025A Bonds.

It is possible that 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 actions of the City after the closing of the Series 2025A Bonds, will alter the tax status of the Series 2025A Bonds, and, in the extreme, remove the tax-exempt status from the 2025A Bonds. In that instance, the 2025A Bonds are not subject to mandatory prepayment and the interest rate on the 2025A Bonds does not increase or otherwise reset. A determination of taxability on the 2025A Bonds, after closing of the 2025A Bonds, could materially adversely affect the value and marketability of the 2025A Bonds.

Federal and State Tax Legislation: From time to time, there are Presidential proposals, proposals of various federal committees, legislative proposals pending in Congress, and proposals pending in the Iowa General Assembly 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 2025A Bonds or otherwise prevent holders of the Series 2025A Bonds from realizing the full benefit of the tax exemption of interest on the Series 2025A Bonds. Further, such proposals may impact the marketability or market value of the Series 2025A 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 2025A 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 2025A 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 2025A Bonds would be impacted thereby.

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 Preliminary Official Statement and the Appendices hereto to make a judgment as to whether the Bonds are an appropriate investment.

RATING

The Bonds have been rated ‘AA+’ by S&P. In addition, S&P maintains a rating of ‘AA+’ on the City’s long-term general obligation debt. Such rating reflects only the view of the rating agency and any explanation of the significance of such rating may only be obtained from the rating agency. There is no assurance that such rating will continue for any period of time or that they will not be revised or withdrawn. Any revision or withdrawal of the rating may have an effect on the market price of the Bonds.

MUNICIPAL ADVISOR

The City has retained PFM Financial Advisors LLC, Des Moines, Iowa as Municipal Advisor in connection with the preparation of the issuance of the Bonds. In preparing the Preliminary Official Statement, the Municipal Advisor has relied on government officials and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in the Preliminary Official Statement. PFM Financial Advisors LLC is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City not later than two hundred seventy (270) days after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2025, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with SEC Rule 15c2-12(b)(5).

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 SEC Rule 15c2-12(b)(5)(i).

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

FINANCIAL STATEMENTS

The City’s Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2024, as prepared by a certified public accountant is reproduced as APPENDIX C. The City’s certified public accountant has not consented to distribution of the Annual Comprehensive Financial Report and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City’s prior Annual Comprehensive Financial Reports may be obtained from the City’s Municipal Advisor, PFM Financial Advisors LLC.

CERTIFICATION

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Bonds. I have reviewed the information contained within the Preliminary Official Statement prepared on behalf of the City of Des Moines, Iowa, by PFM Financial Advisors LLC, Des Moines, Iowa, and to the best of my knowledge, information and belief, said Preliminary Official Statement does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading regarding the issuance of \$69,980,000* General Obligation Bonds, Series 2025A and \$6,035,000* Taxable General Obligation Bonds, Series 2025B.

CITY OF DES MOINES, IOWA

/s/ Nickolas Schaul, Finance Director/Treasurer

* Preliminary; subject to change.

APPENDIX A

GENERAL INFORMATION ABOUT THE CITY OF DES MOINES, IOWA

The \$69,980,000 General Obligation Bonds, Series 2025A (the “Series 2025A Bonds”) and the \$6,035,000* Taxable General Obligation Bonds, Series 2025B (the “Series 2025B Bonds”), (collectively, the “Bonds”) are general obligations of the City of Des Moines, Iowa (the “City”) for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.*

* Preliminary; subject to change.

CITY PROPERTY VALUATIONS

IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The 2024 final Actual Values were adjusted by the Polk and Warren County Auditors. The reduced values, determined after the application of rollback percentages, are the taxable values subject to tax levy. For assessment year 2024 (applicable to fiscal year 2025-26), the taxable value rollback rate is 47.4316% of actual value for residential property; 73.8575% of actual value for agricultural property and 100.0000% of the actual value of utility property. The residential taxable rollback rate of 47.4316% would apply 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). No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

The Legislature's intent has been to limit the growth of statewide taxable valuations for the specific classes of property to 3% annually. Political subdivisions whose taxable values are thus reduced or are unusually low in growth are allowed to appeal the valuations to the State Appeal Board, in order to continue to fund present services. See "PROPERTY TAX LEGISLATION" herein for a discussion on recent legislative revisions to the administration of certain property taxes in Iowa.

PROPERTY VALUATIONS (1/1/2024 Valuations for Taxes payable July 1, 2025 to June 30, 2026)

	<u>100% Actual Value</u>	<u>Taxable Value (With Rollback)</u>
Residential	\$13,653,040,306	\$6,325,386,708
Commercial	3,273,113,688	2,672,853,850
Industrial	357,899,932	304,701,442
Railroad	27,941,348	25,035,412
Utilities w/o Gas & Electric	<u>656,895</u>	<u>656,895</u>
Gross valuation	\$17,312,652,169	\$9,328,634,307
Less exemptions	<u>(95,787,536)</u>	<u>(95,787,536)</u>
Net valuation	\$17,216,864,633	\$9,232,846,771
TIF increment (used to compute debt service levies and constitutional debt limit)	\$1,360,088,659	\$1,360,088,659
Taxed separately:		
Ag. Land	\$10,482,900	\$7,742,398
Ag. Buildings	\$597,600	\$441,371
Gas & Electric Utilities	\$700,927,529	\$192,397,351

2024 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY ¹⁾

	<u>Taxable Valuation</u>	<u>Percent Total</u>
Residential	\$6,325,386,708	66.44%
Commercial, Industrial and Utilities	2,978,212,187	31.28%
Gas & Electric Utilities	192,397,351	2.02%
Railroad	<u>25,035,412</u>	<u>0.26%</u>
Total Gross Taxable Valuation	\$9,521,031,658	100.00%

1) Includes all Utilities but excludes Taxable TIF Increment, Ag. Land and Ag. Buildings.

TREND OF VALUATIONS

Assessment <u>Year</u>	Payable <u>Fiscal Year</u>	100% <u>Actual Valuations</u>	Taxable Valuations <u>(With Rollback)</u>	Taxable <u>TIF Increment</u>
2020	2021-22	\$14,505,147,841	\$8,582,842,400	\$964,866,610
2021	2022-23	15,853,953,088	8,934,448,462	1,176,755,172
2022	2023-24	16,071,287,088	8,843,430,387	1,157,272,748
2023	2024-25	19,295,979,349	9,206,473,277	1,488,528,811
2024	2025-26	19,288,961,321	9,425,244,122	1,360,088,659

The 100% Actual Valuations, before rollback and after reduction of the exemptions, include Ag. Land, Ag. Buildings, Taxable TIF Increment and Gas & Electric Utilities. The Taxable Valuations, with the rollback and after the reduction of the exemptions, include Gas & Electric Utilities and exclude Ag. Land, Ag. Buildings and Taxable TIF Increment. Iowa cities certify operating levies against Taxable Valuation excluding the Taxable TIF Increment and debt service levies are certified against Taxable Valuation including the Taxable TIF Increment.

Source: Iowa Department of Management

UTILITY PROPERTY TAX REPLACEMENT

Property owned by entities involved primarily in the production, delivery, service, sale of electricity, natural gas and rate-regulated water utilities (“Utilities”) pay a replacement tax based upon the delivery of electricity, natural gas or water by Utilities in lieu of property taxes. All replacement taxes are allocated among local taxing bodies by the State Department of Revenue 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. Utility properties paying the replacement tax are exempt from the levy of property tax by political subdivisions. In addition to the replacement tax, 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.

By statute, the replacement tax collected by the State of Iowa and allocated among local taxing bodies (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. 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 2.02% of the City’s 1/1/2024 gross taxable valuation is currently classified as gas and electric utility property.

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LARGER TAXPAYERS

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Polk and Warren 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. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), 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 – Legal Name</u> ¹⁾	<u>Type of Property/Business</u>	<u>1/1/2024 Taxable Valuation</u>
Principal Life Insurance Co. ²⁾	Insurance Company	\$210,312,393
Mid-American Energy	Electric Company	190,714,677
Wellmark, Inc.	Insurance Company	95,695,295
Wells Fargo Properties, Inc.	Banking Services	94,901,504
Eighth & Grand Owner LLC	Commercial	78,766,297
Employers Mutual Casualty Co.	Insurance Company	77,268,387
Nationwide Mutual Life	Insurance Company	74,122,295
Linden Street Investments LLC	Commercial	73,646,148
Kemin Holdings LC	Industrial	35,244,762
Polk County	Commercial	35,159,161

- 1) This list represents some of the larger taxpayers in the City, not necessarily the ten largest taxpayers.
- 2) Principal Mutual Life Insurance Co. changed its name to Principal Life Insurance Co. in 1998 when the company converted from a mutual to publicly held company and, therefore, are listed as one entity. The Polk County Auditor has them listed as separate entities.

Source: Polk and Warren Counties Auditor's Office

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 2023-24.

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 by 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 will calculate 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 taxable value and the previous year's city tax rate. Beginning in Fiscal Year 2028-29, all cities go to a \$8.10 ACGFL maximum and the levy limitation calculation ceases. Certain levies like debt service, pensions, employee benefits and capital improvement reserve fund are not included in the new ACGFL limitation.

For Fiscal Year 2024-25, the City's non TIF tax valuation growth was 4.11% causing the City's property tax growth to be mitigated by the calculations imposed by HF 718. The City's Budget for Fiscal Year 2024-25 accommodated this reduced tax revenue relative to its non TIF tax valuation growth.

On May 1, 2024, legislation ("SF 2442") was signed into law by the Governor, which amongst other things, adjusted levy rates modified under HF 718 based on default rates and certain growth parameters for taxes and budgets for Fiscal Year 2025-26. For Fiscal Year 2025-26, the City's non-TIF tax valuation growth is 2.38% which eliminated the mitigating factors of the calculations imposed by SF 2442. The City's Budget for Fiscal Year 2025-26 accommodated this growth factor.

From time to time, legislative proposals are pending in Congress and the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described herein. 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 valuation, assessment or levy procedures for taxes levied by the City or have an adverse impact on standing appropriations or the future tax collections of the City. Purchasers 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 modifications to property tax revenues that may result from prior, or any pending or future legislation, the Bonds are secured by an unlimited ad valorem property tax. See "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

CITY INDEBTEDNESS

DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2024 actual valuation currently applicable to the Fiscal Year 2025-26, is as follows:

2024 Actual Valuation of Property	\$19,288,961,321 ¹⁾
Legal Debt Limit of 5%	<u>0.05</u>
Legal Debt Limit	\$964,448,066
Less: General Obligation Debt Subject to Debt Limit	(681,350,000) *
Less: Lease Debt Paid by Debt Levy and General Fund	(121,864) ²⁾
Less: Section 108 Loan	(33,411) ³⁾
Less: TIF Rebate Agreements (Payable in FY 2026)	<u>(17,077,876) ⁴⁾</u>
Legal Debt Margin	\$265,864,915 *

- 1) Source: Iowa Department of Management and excludes any revisions from Polk County Auditor's Office.
- 2) Represents the principal outstanding on lease obligations payable from General Fund Revenues.
- 3) Excludes the August 1, 2025 principal and interest payment. The City appropriated debt service payment totaling \$1,088,621 for Fiscal Year 2025-26. The City revised its Section 108 Loan on March 28, 2019 and the principal amount outstanding as of the date of this Preliminary Official Statement is \$2,332,000.
- 4) As reported by the City pursuant to development agreements for urban renewal projects under the authority of Iowa Code Chapter 403. 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 rebate agreements that may not be debt and represents TIF rebate obligations payable in Fiscal Year 2025-26 less amounts already paid as of the date of this Preliminary Official Statement. Payment of portions of such amount (or future installments) may be dependent upon undertakings by the developers, some of which may not yet have occurred. The effect of any delayed development may be a deferral of the City's obligation to make payments under the development agreements. 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 2025 or thereafter. See "Tax Increment Rebate Agreements" sub-table under "OTHER DEBT" herein for more information on City obligations under the development agreements.

* Preliminary; subject to change.

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DIRECT DEBT

General Obligation Debt Paid by Property Taxes, Tax Increment, Sales Tax and Other (Includes the Bonds)

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/12/25</u>
8/15A	\$40,225,000	Various Purpose/Refunding	6/35	\$17,235,000
8/15B	19,655,000	Refunding	6/28	5,045,000
9/16A	42,825,000	Various Purpose	6/36	26,350,000
9/16B	29,545,000	Refunding	6/30	12,675,000
9/17A	39,780,000	Various Purpose	6/37	27,340,000
9/17B	8,915,000	Convention Center Hotel	6/37	8,350,000
8/18B	45,640,000	Various Purpose	6/38	32,595,000
7/19A	84,815,000	Various Purpose/Refunding	6/39	47,205,000
3/20A	18,840,000	Refunding	6/32	12,120,000
9/20D	71,100,000	Various Purpose	6/40	48,730,000
3/21A	34,760,000	Refunding	6/33	26,690,000
3/21B	43,835,000	Various Purpose	6/34	31,555,000
9/21F	89,125,000	Various Purpose	6/41	71,035,000
9/21G	5,050,000	Various Purpose (Taxable)	6/26	1,050,000
8/22A	69,725,000	Various Purpose	6/42	58,635,000
11/23A	69,665,000	Various Purpose	6/43	62,040,000
12/23C	50,000,000	General Fund	6/38	48,195,000
11/24A	54,055,000	Various Purpose	6/44	45,935,000
11/24B	10,025,000	Various Purpose (Taxable)	6/29	7,825,000
11/25A	69,980,000*	Various Purpose	6/45	69,980,000 *
11/25B	6,035,000*	Various Purpose (Taxable)	6/30	<u>6,035,000 *</u>
Subtotal				\$666,620,000 *

* Preliminary; subject to change.

General Obligation Debt Paid by Enterprise Funds

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/12/25</u>
3/20A	\$6,295,000	Stormwater Refunding	6/32	\$4,125,000
9/20D	13,660,000	Solid Waste	6/40	<u>10,605,000</u>
Total				\$14,730,000

Summary of General Obligation Debt Outstanding

General Obligation Debt Paid by Property Taxes, Tax Increment, Sales Tax and Other	\$666,620,000*
General Obligation Debt Paid by Enterprise Funds	<u>14,730,000</u>
Total General Obligation Debt Subject to Debt Limit	\$681,350,000*

* Preliminary; subject to change

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Fiscal Year General Obligation Debt Service Payments Paid by Property Taxes, Tax Increment, Sales Tax and Other (Includes the Bonds)

Fiscal Year	<u>Current Outstanding</u>		<u>Series 2025A</u>		<u>Series 2025B</u>		<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal*</u>	<u>Interest*</u>	<u>Principal*</u>	<u>Interest*</u>	<u>Principal*</u>	<u>Interest*</u>
2025-26	\$48,405,000	\$69,763,527	\$6,430,000	\$8,364,169	\$1,180,000	\$1,371,821	\$56,015,000	\$79,499,517
2026-27	45,970,000	65,186,212	2,645,000	5,822,500	1,115,000	1,394,163	49,730,000	72,402,875
2027-28	47,345,000	64,617,868	2,780,000	5,825,250	1,180,000	1,395,050	51,305,000	71,838,168
2028-29	45,710,000	61,100,131	2,920,000	5,826,250	1,240,000	1,387,200	49,870,000	68,313,581
2029-30	43,110,000	56,684,047	3,065,000	5,825,250	<u>1,320,000</u>	1,395,900	47,495,000	63,905,197
2030-31	42,500,000	54,601,699	3,220,000	5,827,000			45,720,000	60,428,699
2031-32	41,215,000	51,990,428	3,375,000	5,821,000			44,590,000	57,811,428
2032-33	38,475,000	48,006,165	3,545,000	5,822,250			42,020,000	53,828,415
2033-34	36,155,000	44,524,966	3,720,000	5,820,000			39,875,000	50,344,966
2034-35	31,600,000	38,817,187	3,910,000	5,824,000			35,510,000	44,641,187
2035-36	32,020,000	38,200,867	2,735,000	4,453,500			34,755,000	42,654,367
2036-37	30,380,000	35,394,748	2,870,000	4,451,750			33,250,000	39,846,498
2037-38	36,145,000	40,078,510	3,010,000	4,448,250			39,155,000	44,526,760
2038-39	18,565,000	21,106,269	3,165,000	4,452,750			21,730,000	25,559,019
2039-40	17,300,000	19,248,044	3,320,000	4,449,500			20,620,000	23,697,544
2040-41	15,075,000	16,467,206	3,485,000	4,448,500			18,560,000	20,915,706
2041-42	10,685,000	11,549,363	3,665,000	4,454,250			14,350,000	16,003,613
2042-43	6,785,000	7,203,288	3,845,000	4,451,000			10,630,000	11,654,288
2043-44	<u>3,165,000</u>	3,287,644	4,035,000	4,448,750			7,200,000	7,736,394
2044-45			<u>4,240,000</u>	4,452,000			<u>4,240,000</u>	4,452,000
Total	\$590,605,000		\$69,980,000*		\$6,035,000*		\$666,620,000*	

* Preliminary; subject to change.

Fiscal Year General Obligation Debt Service Payments Paid by Enterprise Funds

<u>Fiscal Year</u>	<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Principal & Interest</u>
2025-26	\$1,130,000	\$1,548,981
2026-27	1,160,000	1,522,481
2027-28	1,195,000	1,499,481
2028-29	1,235,000	1,479,731
2029-30	1,275,000	1,470,331
2030-31	1,295,000	1,451,831
2031-32	1,330,000	1,454,331
2032-33	690,000	792,794
2033-34	710,000	803,306
2034-35	730,000	812,656
2035-36	750,000	820,794
2036-37	770,000	828,606
2037-38	795,000	840,131
2038-39	820,000	851,219
2039-40	<u>845,000</u>	860,844
Total	\$14,730,000	

OTHER DEBT

Tax Increment Rebate Agreements

<u>TIF Rebate Agreement</u>	<u>Est. Final Payment Date</u>	<u>Total Estimated Obligation As of 11/12/25</u>
Allied Grant Payments - 1100 Locust St	FY 2031	\$697,500 ¹⁾
Court Avenue Partners Housing - 302 to 310 Court	FY 2026	62,710 ¹⁾
Village Place - 521 E. Locust St	FY 2030	105,000 ¹⁾
Court Ave Partners II - 410 Court Ave	FY 2027	57,415 ¹⁾
Merle Hay Mall Phase 1	FY 2031	315,000 ¹⁾
Fleming Building – 218 6 th Ave	FY 2030	235,000 ¹⁾
Wilkins Building - 713 Walnut St	FY 2034	303,725 ¹⁾
Waterfront Lodging - 200 Water St	FY 2031	318,000 ¹⁾
Iowa Machine Shed Co - 401 East Grand Ave	FY 2038	254,000 ¹⁾
Hy-Vee/Knapp - 420 Court Ave	FY 2033	235,000 ¹⁾
3801 Merle Hay Road	FY 2028	39,000 ¹⁾
Locust Street Investments - 1420 to 1430 Locust	FY 2026	60,000 ¹⁾
Advance Rumely Building - 130 E. 3rd	FY 2031	142,000 ¹⁾
Cityville	FY 2027	158,000 ¹⁾
Principal Financial Campus	FY 2031	1,957,000 ¹⁾
Macerich Southridge Mall, LLC Phase 1	FY 2035	514,000 ¹⁾
American Republic Insurance - 601 6th St	FY 2032	308,000 ¹⁾
Miesblock - 665 Grand Ave	FY 2041	67,000 ¹⁾
201, LLC - 201 East Locust St	FY 2032	300,000 ¹⁾
Marel Meat Processing - 401 SW 7th	FY 2027	8,500 ¹⁾
505 E Grand LLC - Raygun Building	FY 2028	98,000 ¹⁾
East Village Tower Partners - The Lyon	FY 2027	89,250 ¹⁾
PDM Precast, Inc - 220 SE 6th	FY 2043	340,676 ¹⁾
Dilley Manufacturing - 215 East 3rd St	FY 2033	59,000 ¹⁾
Panera Bread	FY 2028	17,000 ¹⁾
Helena Industries, Inc	FY 2028	33,600 ¹⁾
Electrical Power Products	FY 2036	398,000 ¹⁾
Grays Station	FY 2033	190,000 ¹⁾
101 East Grand Parking	FY 2036	250,000 ¹⁾
Forest Ave Village	FY 2029	40,000 ¹⁾
EMC - 219 8th St	FY 2034	25,000 ¹⁾
College Hill - 921 6th Ave	FY 2034	158,000 ¹⁾
R&T Lofts - 717 Locust and 421 8th	FY 2029	370,000 ¹⁾
219 East Grand, LLC	FY 2034	121,000 ¹⁾
Bronson Partners - 1417 Walnut Street	FY 2028	27,000 ¹⁾
MV - Southridge Senior Lofts	FY 2033	86,000 ¹⁾
Merle Hay Mall Phase 3	FY 2031	400,000 ¹⁾
Krause Gateway Center - 1459 Grand Ave	FY 2040	2,087,000 ¹⁾

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<u>TIF Rebate Agreement</u>	<u>Est. Final Payment Date</u>	<u>Total Estimated Obligation As of 11/12/25</u>
317 and 322 E Court LLC	FY 2035	\$29,000 ¹⁾
Hotel Fort Des Moines	FY 2043	296,000 ¹⁾
H. Glass Partners, LLC - 212 E. 3rd St	FY 2034	36,000 ¹⁾
District at 6th	FY 2031	350,000 ¹⁾
Thompson Properties, LC	FY 2027	123,000 ¹⁾
Fort Des Moines	FY 2035	106,000 ¹⁾
TWG -Southridge Apartments	FY 2035	245,000 ¹⁾
Federal Home Loan Bank	FY 2035	258,000 ¹⁾
Connolly Lofts	FY 2034	0 ²⁾
Global Atlantic	FY 2026	100,000 ¹⁾
Rowat	FY 2036	200,000 ¹⁾
440 E Grand - RE3	FY 2035	20,000 ¹⁾
418 E Grand Phase 1	FY 2042	70,000 ¹⁾
Griffin - 319 7th St	FY 2042	76,000 ¹⁾
Fairfield Inn - 207 Crocker	FY 2029	224,000 ¹⁾
Bell Avenue Properties	FY 2029	720,000 ¹⁾
Ingersoll Square Phase III	FY 2034	0 ²⁾
Midland - 206 6th Ave	FY 2038	220,000 ¹⁾
Jarcor - Argonne Apartments - 1723 Grand Ave	FY 2042	1,000 ¹⁾
Hubbell Bridge District - Level Apartments	FY 2039	250,000 ¹⁾
611 5th Ave - Knapp Properties	FY 2039	161,000 ¹⁾
Aust Real Estate - 1201 Keo Way	FY 2044	52,000 ¹⁾
District Developers - Market District	FY 2048	0 ²⁾
Lawmark Capital - Financial Center	FY 2040	0 ²⁾
JR Partners (401 E Court)	FY 2038	9,000 ¹⁾
217 E 2nd Ave	FY 2039	79,000 ¹⁾
13th and Mulberry Phase I	FY 2046	12,000 ¹⁾
Spot 515, LLC	FY 2036	57,000 ¹⁾
Stapek Partners - 112 SE 4th St	FY 2039	40,000 ¹⁾
DSM Climate Controlled Storage	FY 2032	0 ²⁾
3750 Grand, LLC	FY 2038	453,000 ¹⁾
3801 Grand Associates	FY 2035	258,000 ¹⁾
Home 2 Suites	FY 2037	171,000 ¹⁾
Canary Lofts	FY 2040	22,000 ¹⁾
2801 Grand - Reagan Partners	FY 2036	50,000 ¹⁾
2315 Grand - Grand Trees	FY 2036	200,000 ¹⁾
ILEX Group	FY 2033	0 ²⁾
3523 6th Ave	FY 2039	26,000 ¹⁾
3610 6th Ave	FY 2038	8,000 ¹⁾
Cold Storage	FY 2036	400,000 ¹⁾
Genesis	FY 2041	0 ²⁾
Hilltop III and IV	FY 2032	0 ²⁾
Landus Cooperative	FY 2027	50,000 ¹⁾
HOA EVMF	FY 2046	0 ²⁾
Crescent Chevy (KG Store 543 LLC)	FY 2044	177,000 ¹⁾
Onespeed DSM	FY 2040	88,500 ¹⁾

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<u>TIF Rebate Agreement</u>	<u>Est. Final Payment Date</u>	<u>Total Estimated Obligation As of 11/12/25</u>
2525 Grand - Terrace Hill	FY 2036	\$109,000 ¹⁾
106 SW 7th (Carpenter Paper Warehouse)	FY 2047	0 ²⁾
Union at Rivers Edge	FY 2044	0 ²⁾
FJ Management, Inc	FY 2034	25,000 ¹⁾
36 on 6th	FY 2044	0 ²⁾
Native Business	FY 2028	0 ²⁾
North Des Moines Town Hall LP	FY 2026	380,000 ¹⁾
Transload	FY 2041	0 ²⁾
Euclid Foresight, LLC	FY 2045	0 ²⁾
Total Rebate Agreements		<u>\$17,077,876</u>

- 1) These TIF rebate agreements are subject to annual appropriation and payments have been appropriated for Fiscal Year 2025-26 in the respective amounts listed.
- 2) These TIF rebate agreements are subject to annual appropriation. No payments have been appropriated for Fiscal Year 2025-26.

Lease Debt Paid by Local Options Sales Tax Revenues

The City has lease debt payable from local option sale tax revenues as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/12/25</u>
10/21	\$1,756,980	415 Body Cameras	6/27	\$314,880 ¹⁾

- 1) Amount outstanding as of June 30, 2025.

Lease Debt Paid by General Fund Revenues

The City has lease debt payable from general fund revenues as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/12/25</u>
10/21	\$533,225	170 Tasers/Equipment	6/26	\$121,864 ¹⁾

- 1) Amount outstanding as of June 30, 2025.

Contingent Revenue Obligation Payable from State Sales Tax and Hotel and Motel Tax Revenues

The City has agreed to a loan guarantee of the Senior Lien Iowa Reinvestment Act Revenue Bonds issued by the Iowa Events Center Hotel Corporation as follows:

<u>Date of Issue</u>	<u>Guaranteed Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/12/25</u>
3/18	\$8,500,000	Convention Center Hotel	6/38	\$8,120,000

The City is obligated to pay the annual debt service payments of the Senior Lien Iowa Reinvestment Act Revenue Bonds issued by the Iowa Events Center Hotel Corporation in the event of a shortfall of the State sales tax revenues and State hotel and motel tax revenues that will be remitted to the City's reinvestment project fund created pursuant to Iowa Code section 15J.7. Pursuant to Sections 403.12 and 384.24(3) (q) of the Code of Iowa, the City has held a public hearing on the issuance of \$10,000,000 General Obligation Bonds providing the City with the authority to issue general obligation bonds to defease the Senior Lien Iowa Reinvestment Act Revenue Bonds in the event that the guarantee is implemented.

Revenue Debt Paid by Parking Revenues

The City has lease purchase debt payable from the Parking Enterprise Fund as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/12/25</u>
10/17	\$22,540,774	City Hall Parking Garage	6/37	\$17,880,815

Revenue Debt Paid by Sewer Revenues

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/12/25</u>
10/18D	\$6,668,000	Improvements (SRF Loan)	6/39	\$4,836,000
10/18E	10,000,000	Improvements (SRF Loan)	6/40	7,722,000
5/20B	5,567,051	Improvements (SRF Loan)	6/41	4,225,000
6/21C	3,375,272	Improvements (SRF Loan)	6/41	2,770,000
6/21D	15,000,000	Improvements (SRF Loan)	6/42	13,111,000 ¹⁾
7/22C	7,035,000	Improvements (SRF Loan)	6/43	6,450,000 ²⁾
Total				\$39,114,000

1) Based on preliminary debt service schedule established prior to final project draws. The City has drawn \$14,995,000 as of July 23, 2025.

2) Based on preliminary debt service schedule established prior to final project draws. The City has drawn \$7,030,000 as of July 23, 2025.

REVENUE DEBT SUPPORTED BY STORMWATER REVENUES

The City has senior first lien revenue debt payable from the Stormwater Management Utility as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/12/25</u>
9/16C	\$12,715,000	Improvements/Refunding	6/31	\$2,245,000
9/16D	8,830,000	Refunding	6/30	3,910,000
8/18C	43,620,000	Improvements	6/38	32,555,000
9/20F	22,485,000	Improvements	6/40	17,440,000
9/21H	26,505,000	Improvements	6/41	23,475,000
8/22B	18,660,000	Improvements	6/42	17,370,000
11/23B	21,755,000	Improvements	6/43	<u>21,030,000</u>
Total				\$118,025,000

The City has subordinate lien revenue debt payable from the Stormwater Management Utility as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/12/25</u>
10/18F	\$6,668,000	Improvements (SRF Loan)	6/39	\$4,836,000
10/18G	9,250,000	Improvements (SRF Loan)	6/40	7,269,000
5/20C	5,567,051	Improvements (SRF Loan)	6/41	4,225,000
6/21E	3,375,267	Improvements (SRF Loan)	6/41	<u>2,732,000</u>
Total				\$19,062,000

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Des Moines Metropolitan Wastewater Reclamation Authority Existing Payment Obligations

The City is a member of the Des Moines Metropolitan Wastewater Reclamation Authority (“WRA”) and has entered into a financing agreement with the WRA to provide for the City’s share of capital contribution for the construction and ongoing expansion of a metropolitan waste-water system. The City is responsible for a portion of the WRA sewer revenue debt payable from the revenues of their sewer system. Its responsibilities pursuant to the WRA Financing Agreement stand as nearly as practicable on parity and equality of rank with the City’s direct sewer revenue bonds and parity obligations.

The amounts below represent the City’s share of the debt service payments of the various issues. Other participating communities of the WRA pay the remaining amount. Flow-based allocations are subject to change on an annual basis as such the amount outstanding may be greater than the amount issued due to fluctuations in flow.

The City’s portion of outstanding WRA debt based on the Fiscal Year 2025-26 flows is as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/12/25</u>
6/08A	\$5,732,440	Sewer Improvements (SRF)	6/39	\$2,797,980 ¹⁾
4/10A	3,074,450	Sewer Improvements (SRF)	6/40	1,541,550 ²⁾
6/10C-1	1,121,921	Sewer Improvements (SRF)	6/32	857,530 ³⁾
6/10C-2	12,060,645	Sewer Improvements (SRF)	6/32	3,804,290 ⁴⁾
5/11A	33,657,615	Sewer Improvements (SRF)	6/42	17,967,122 ⁵⁾
5/11C	3,347,063	Sewer Improvements (SRF)	6/41	1,830,123 ⁶⁾
12/11D	5,628,301	Sewer Improvements (SRF)	6/43	3,155,028 ⁷⁾
5/12C	10,529,114	Sewer Improvements (SRF)	6/43	5,608,252 ⁸⁾
5/12D	4,094,656	Sewer Improvements (SRF)	6/42	2,095,272 ⁹⁾
11/12G	8,578,900	Sewer Improvements (SRF)	6/44	5,055,928 ¹⁰⁾
4/13A	4,349,345	Sewer Improvements (SRF)	6/43	2,404,276 ¹¹⁾
2/14A	972,846	Sewer Improvements (SRF)	6/34	388,413 ¹²⁾
2/14D	2,161,860	Sewer Improvements (SRF)	6/34	898,231 ¹³⁾
1/15A	3,180,104	Sewer Improvements (SRF)	6/35	1,411,218 ¹⁴⁾
5/15E	8,963,127	Sewer Revenue Refunding Bonds	6/36	4,729,582 ¹⁵⁾
2/16A	3,838,557	Sewer Improvements (SRF)	6/35	1,870,856 ¹⁶⁾
2/16F	15,971,200	Sewer Improvements (SRF)	6/48	11,368,523 ¹⁷⁾
12/17A	19,328,700	Sewer Improvements (SRF)	6/49	14,239,221 ¹⁸⁾
5/18A	2,123,856	Sewer Improvements (SRF)	6/40	1,424,613 ¹⁹⁾
12/18D-1	4,999,700	Sewer Improvements (SRF)	6/39	3,569,515 ²⁰⁾
12/18D-2	3,999,760	Sewer Improvements (SRF)	6/30	886,445 ²¹⁾
12/18E	5,649,661	Sewer Improvements (SRF)	6/40	4,128,830 ²²⁾
12/18F	2,999,820	Sewer Improvements (SRF)	6/39	1,093,598 ²³⁾
12/19A	6,001,473	Sewer Improvements (SRF)	6/39	3,815,079 ²⁴⁾
12/20B	5,601,456	Sewer Improvements (SRF)	6/42	4,758,922 ²⁵⁾
4/21A	10,933,332	Sewer Revenue Refunding Bonds	6/34	7,121,659 ²⁶⁾
6/22A	9,649,269	Sewer Improvements (SRF)	6/43	8,125,600 ²⁷⁾
12/22C	4,901,270	Sewer Improvements (SRF)	6/43	3,881,972 ²⁸⁾
12/22D	11,763,048	Sewer Improvements (SRF)	6/54	11,134,938 ²⁹⁾
5/23A	13,812,670	Sewer Improvements (SRF)	6/46	13,378,670 ³⁰⁾
6/24B	10,809,722	Sewer Revenue Bonds	6/39	10,264,892 ³¹⁾
8/24C	3,266,556	Sewer Improvements (SRF)	6/44	3,159,956 ³²⁾

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<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/12/25</u>
8/24D	\$4,298,100	Sewer Improvements (SRF)	6/55	\$4,315,700 ³³⁾
12/24E	4,298,100	Sewer Improvements (SRF)	6/46	4,315,700 ³⁴⁾
2/25A	5,092,526	Sewer Improvements (SRF)	6/34	5,092,526 ³⁵⁾
8/25B	9,494,540	Sewer Improvements (SRF)	6/46	9,494,540 ³⁶⁾
Total				\$181,986,550

- 1) The City's flow-based share of the WRA's Series 2008A SRF loan outstanding in the amount of \$9,725,000.
- 2) The City's flow-based share of the WRA's Series 2010A SRF loan outstanding in the amount of \$5,358,000.
- 3) The City's flow-based share of the WRA's Series 2010C-1 SRF loan outstanding in the amount of \$1,987,000.
- 4) The City's flow-based share of the WRA's Series 2010C-2 SRF loan outstanding in the amount of \$8,815,000.
- 5) The City's flow-based share of the WRA's Series 2011A SRF loan outstanding in the amount of \$41,632,000.
- 6) The City's flow-based share of the WRA's Series 2011C SRF loan outstanding in the amount of \$6,361,000.
- 7) The City's flow-based share of the WRA's Series 2011D SRF loan outstanding in the amount of \$10,966,000.
- 8) The City's flow-based share of the WRA's Series 2012C SRF loan outstanding in the amount of \$12,995,000.
- 9) The City's flow-based share of the WRA's Series 2012D SRF loan outstanding in the amount of \$4,855,000.
- 10) The City's flow-based share of the WRA's Series 2012G SRF loan outstanding in the amount of \$17,573,000.
- 11) The City's flow-based share of the WRA's Series 2013A SRF loan outstanding in the amount of \$5,571,000.
- 12) The City's flow-based share of the WRA's Series 2014A SRF loan outstanding in the amount of \$900,000.
- 13) The City's flow-based share of the WRA's Series 2014D SRF loan outstanding in the amount of \$3,122,000.
- 14) The City's flow-based share of the WRA's Series 2015A SRF loan outstanding in the amount of \$4,905,000.
- 15) The City's flow-based share of the WRA's Series 2015E Bonds outstanding in the amount of \$20,125,000.
- 16) The City's flow-based share of the WRA's Series 2016A Bonds outstanding in the amount of \$4,335,000.
- 17) The City's flow-based share of the WRA's Series 2016F Bonds outstanding in the amount of \$33,557,000.
- 18) The City's flow-based share of the WRA's Series 2017A SRF loan outstanding in the amount of \$32,994,000.
- 19) The City's flow-based share of the WRA's Series 2018A SRF loan outstanding in the amount of \$3,301,000.
- 20) The City's flow-based share of the WRA's Series 2018D-1 SRF loan outstanding in the amount of \$8,271,000.
- 21) The City's flow-based share of the WRA's Series 2018D-2 SRF loan outstanding in the amount of \$2,054,000.
- 22) The City's flow-based share of the WRA's Series 2018E SRF loan outstanding in the amount of \$9,567,000.
- 23) The City's flow-based share of the WRA's Series 2018F SRF loan outstanding in the amount of \$2,534,000.
- 24) The City's flow-based share of the WRA's Series 2019A SRF loan outstanding in the amount of \$8,840,000.
- 25) The City's flow-based share of the WRA's Series 2020B SRF loan outstanding in the amount of \$11,027,000.
- 26) The City's flow-based share of the WRA's Series 2021A Refunding Bonds in the amount of \$27,995,000.
- 27) The City's flow based share of the WRA's Series 2022A SRF loan outstanding in the amount of \$18,828,000.
- 28) The City's flow based share of the WRA's Series 2022C SRF loan outstanding in the amount of \$8,995,000.
- 29) The City's flow based share of the WRA's Series 2022D SRF loan outstanding in the amount of \$25,801,000.
- 30) The City's flow based share of the WRA's Series 2023A SRF loan outstanding in the amount of \$31,000,000.
- 31) The City's flow based share of the WRA's Series 2024B Sewer Revenues Bonds outstanding in the amount of \$23,785,000.
- 32) The City's flow based share of the WRA's Series 2024C SRF loan outstanding in the amount of \$7,322,000.
- 33) The City's flow based share of the WRA's Series 2024D SRF loan outstanding in the amount of \$10,000,000.
- 34) The City's flow based share of the WRA's Series 2024E SRF loan outstanding in the amount of \$10,000,000.
- 35) The City's flow based share of the WRA's Series 2025A SRF loan outstanding in the amount of \$11,800,000.
- 36) The City's flow based share of the WRA's Series 2025B SRF loan outstanding in the amount of \$22,000,000.

Des Moines Metropolitan Wastewater Reclamation Authority Proposed Payment Obligations

WRA is authorizing, and may issue, the following State Revolving Fund Loans during the current calendar year. The amounts below represent the City's share of the debt service payments of the proposed issues. Other participating communities of the WRA pay the remaining amount. Flow-based allocations are subject to change on an annual basis as such the amount outstanding may be greater than the amount issued due to fluctuations in flow.

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Proposed As of 11/12/25</u>
TBD	\$18,125,940	Sewer Improvements (SRF)	TBD	\$18,125,940 ¹⁾
TBD	995,200	Sewer Improvements (SRF)	TBD	995,200 ²⁾
TBD	3,452,560	Sewer Improvements (SRF)	TBD	<u>3,452,560</u> ³⁾
Total				\$22,573,700

1) The City's flow-based share of the WRA's proposed SRF Loan in the amount of \$42,000,000.

2) The City's flow-based share of the WRA's proposed SRF Loan in the amount of \$2,306,000.

3) The City's flow-based share of the WRA's proposed SRF Loan in the amount of \$8,000,000.

Total WRA Sewer Revenue Debt Outstanding	\$181,986,550
Total WRA Sewer Revenue Debt Outstanding and Proposed	\$204,560,250

INDIRECT GENERAL OBLIGATION DEBT

<u>Taxing District</u>	<u>1/1/2024 Taxable Valuation</u> ¹⁾	<u>Portion of Taxable Valuation within the City</u>	<u>Percent In City</u>	<u>G.O. Debt Outstanding</u> ²⁾	<u>City's Proportionate Share</u>
Polk County	\$37,160,273,935	\$10,774,773,543	29.00%	\$469,649,000	\$136,198,210
Warren County	3,710,452,525	18,743,007	0.51%	33,930,000	173,043
Carlisle CSD	519,710,924	108,615,169	20.90%	10,705,000	2,237,345
Des Moines ISD	10,678,039,770	10,237,650,334	95.88%	0	0
Indianola CSD	1,199,778,371	454,866	0.04%	49,770,000	19,908
Johnston CSD	3,524,044,822	183,411,765	5.20%	0	0
Norwalk CSD	1,526,859,048	3,802,234	0.25%	47,600,000	119,000
Saydel CSD	1,718,230,490	38,649,987	2.25%	16,450,000	370,125
Southeast Polk CSD	3,237,972,103	206,181,732	6.37%	79,835,000	5,085,490
Urbandale CSD	1,815,820,702	4,885	0.00%	70,525,000	0
West Des Moines CSD	6,233,944,636	14,745,578	0.24%	40,105,000	96,252
Urbandale Sanitary Sewer	4,245,241,735	0	0.00%	4,850,000	0
Urbandale-Windsor Heights Sanitary Sewer	572,622,686	29,860,350	5.21%	0	0
Des Moines Area CC	70,226,515,406	10,793,516,550	15.37%	66,060,000	<u>10,153,422</u>
City's Share of Total Overlapping Debt					\$154,452,795

- 1) Taxable Valuation excludes exemptions and includes Ag. Land & Buildings, Taxable TIF Increment and all Utilities. Excludes revisions from Polk County Auditor's Office.
- 2) Includes general obligation bonds, PPEL notes, certificates of participation and new jobs training certificates. Estimated as of July 22, 2025 based on publicly available information. The City undertakes no responsibility for and makes no representations as to the accuracy or completeness of the information related to the indebtedness of overlapping entities.

DEBT RATIOS

	<u>Debt</u>	<u>Debt/Actual Market Value (\$19,288,961,321)</u> ¹⁾	<u>Debt/214,133 Population</u> ²⁾
Total General Obligation Debt	\$681,350,000*	3.53%*	\$3,181.90*
Less: G.O. Debt Paid From Enterprise Funds	<u>(14,730,000)</u>		
Net G.O. Debt Paid by Taxes and Tax Increment	\$666,620,000*	3.46%*	\$3,113.11*
City's Share of Total Overlapping Debt	\$154,452,795	0.80%	\$721.29

- 1) Based on January 1, 2024 Actual Market Value; includes Ag Land, Ag Buildings, all Utilities and TIF Increment. Excludes revisions from Polk County Auditor's Office.
- 2) Based on the City's 2020 U.S. Census.

* Preliminary; subject to change.

THE CITY

CITY GOVERNMENT

The City, incorporated as a town in 1851 and as a city in 1857, is the State of Iowa's capital, Polk County's seat and the most populous city in the State. The City operates under a council-manager-ward form of government. The Mayor and two other Council Members are elected at-large; four Council Members each represent a ward of the City.

Mr. Scott Sanders was appointed as City Manager in September of 2014 and is responsible for the day-to-day operations of the City. Mr. Sanders supervises all City staff, serves as the primary advisor to the City Council, directs major economic development initiatives, and is the chief negotiator for the City. He joined the City in 2011 as Finance Director and most recently served as Assistant City Manager. He has a strong background in city management with an emphasis on finance, budgets and administration. Mr. Sanders received a Bachelor of Science degree in Computer Science and a Master's degree in Community and Regional Planning from Iowa State University. He has worked as a Senior Managing Consultant at Public Financial Management, Inc.; as the Finance Director for the City of Council Bluffs; Iowa, and Assistant City Manager and Finance Director for the City of West Des Moines, Iowa.

Mr. Nickolas J. Schaul, CPA is the Finance Director/Treasurer and is responsible for the financial affairs of the City, effective January of 2020. Mr. Schaul had been the Assistant Finance Director since July 2017. Prior to working for the City, he served as Budget/Management Analyst for the City of Iowa City, Iowa from 2013 to 2017, and the Internal Auditor from 2007 to 2013. Prior to his work with the City of Iowa City, Iowa he worked as an Auditor for the Auditor of State – State of Iowa from 2005 to 2007. Mr. Schaul earned a Bachelor of Science Degree in Accounting from the University of Northern Iowa.

CITY BUDGETING PROCESS

The City's budget policy states that the proposed budget will balance ongoing revenues and expenditures without the use of one-time revenues. Goals of the budget policy include development of a general fund unassigned balance that is no less than 15% of the general fund budget and reduced reliance on property tax revenues with development of significant new revenue sources. One-time surplus revenues will have a priority of supporting capital investment in neighborhood economic development programs. In October 2015, the City Council approved a Governance Guide and Strategic Plan ("GuideDSM") that developed a vision for the City as well as top priorities that would help guide decisions regarding the operating and capital budgets.

Around August of each year, preliminary budget materials are distributed to departments to begin compilation of the revised budget estimates for the current fiscal year and recommended budget estimates for the upcoming fiscal year. Staffing levels, materials and equipment are essential to every city activity. As a result, budget preparation involves reviewing those resources to ensure the quantity of each necessary to maintain the existing level of services. New requests are evaluated to determine what they would accomplish and how necessary the accomplishments are in terms of adequately providing for the well-being, safety and development of the community. The request must also include a level of performance and measure that can be used to determine the progress being made towards the service goal. For services funded from the general fund, any new requests must have no negative financial impact. Thus, either a new revenue source must be identified or existing resources reallocated. Departmental requests for capital outlays are submitted to the Research and Budget Office in the Finance Department for review and possible inclusion in the preparation of the budget. Meetings are held between the Research and Budget staff and departments to review budget recommendations and discuss the effectiveness of existing or proposed programs. Particular attention is directed towards proposals to improve productivity and efficiency. From these discussions, the Research and Budget staff may modify their recommended appropriation levels and revenue estimates and staffing levels. Those programs expected to be fully or partially self-supporting are examined to ensure that they, in fact, achieved that status. New programs, positions, and significant additions to the budget are reviewed by the Budget Review Committee comprised of the Deputy City Manager, Assistant City Managers, HR Director, and Finance Director. This Committee then submits their recommendations to the City Manager for final decision.

Starting in the Fall, the City Council is briefed by the City Manager and departments review various financial forecasts and strategies and establish priorities for the coming year. Each February, the Finance Department conducts an all-day budget workshop to educate City Council on the upcoming budget votes which must be completed by April 30 each year. Concurrent resident engagement efforts are held to educate residents of city services and provide them the opportunity to offer feedback through polling, small group discussions and social media discussions.

The City Manager, with assistance from the Research and Budget Office and Budget Review Committee, reviews the departments’ budget requests and revenue forecasts to ensure that current expenditure does not exceed current revenues. If there are sufficient resources available, the City Manager may include either an increase to an existing service(s) or a new service(s) that addresses the priorities established in the Council workshop process. The recommended budget is then presented to the City Council in January. Public hearings precede City Council modifications and approval of the budget. The Fiscal Year 2025-26 budget was adopted by City Council on April 7, 2025. Tax levies for the new fiscal year (Fiscal Year 2024-25 budget) were to be certified to the State of Iowa on or before April 30, 2025.

Pursuant to an agreement between the City, Prairie Meadows Racetrack and Casino (the “Casino”) and Polk County, Iowa, the City receives a portion of gaming revenues generated by the Casino through December 31, 2026. The City’s budget anticipates \$6,513,729 million in Fiscal Year 2025-26 from the revenue-sharing agreement and applies those monies towards streets, bridge maintenance and reconstruction projects.

GENERAL FUND – AVAILABLE FUND BALANCE

Within its adopted Debt Management Program, the City Council has established a goal to maintain the City’s General Fund unassigned fund balance at no less than 20% of annual expenditures on every June 30th. The table below details the historical General Fund Balance available:

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Available General Fund Balance	\$38,735,708	\$53,371,093	\$55,592,142	\$97,348,472	\$87,185,061
General Fund Operating Expenditures	\$171,931,839	\$181,792,876	\$198,518,976	\$211,005,816	\$200,077,900
Available General Fund Balance as a Percent of General Fund Expenditures	22.53%	29.36%	28.00%	46.14%	43.58%

LEVIES AND TAX COLLECTIONS

<u>Fiscal Year</u>	<u>Levy</u>	<u>Collected During Collection Year</u>	<u>Percent Collected</u>
2020-21	\$183,856,033	\$183,432,561	99.77%
2021-22	180,773,609	179,920,289	99.53%
2022-23	193,201,503	191,883,217	99.32%
2023-24	189,859,333	188,678,605	99.38%
2024-25	206,808,660	-----In process of collection-----	

Collections include delinquent taxes from all prior years. Taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1.5% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchaser at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale but, failing redemption within three years, the tax sale purchaser is entitled to a deed, which in general conveys the title free and clear of all liens except future tax installments.

Source: Polk County and Warren County

CITY TAX RATES

	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
	<u>\$/ \$1,000</u>	<u>\$/ \$1,000</u>	<u>\$/ \$1,000</u>	<u>\$/ \$1,000</u>	<u>\$/ \$1,000</u>
Polk County ¹⁾	9.93801	9.60691	9.66460	9.45410	9.37343
City of Des Moines	16.61000	16.61000	16.61000	16.61000	16.61000
Des Moines Ind. CSD	16.05937	15.34447	15.15446	14.67446	14.61057
Des Moines Area Comm. College	0.67789	0.69448	0.74410	0.75916	0.78046
Des Moines Regional Transit Authority	0.95000	0.95000	0.95000	0.95000	0.95000
State of Iowa	<u>0.00260</u>	<u>0.00240</u>	<u>0.00180</u>	<u>0.00180</u>	<u>0.00000</u>
Total Tax Rate	44.23787	43.20826	43.12496	42.44952	42.32446

1) Polk County tax rate includes the following tax rates: Polk County-wide, Polk County Assessor, Polk County Ag. Extension and Broadlawns Medical Center.

Source: Iowa Department of Management

LEVY LIMITS

Pursuant to HF 718, the City's adjusted city general fund levy ("ACGFL") for Fiscal Year 2024-2025 is \$7.94118. To control the growth of property taxes, the ACGFL is subject to potential limitation or reduction by constraining growth each year depending on if certain growth triggers are met or exceeded during the prior year. The levy limitation is only applicable Fiscal Year 2024-2025 through Fiscal Year 2027-2028. Beginning in Fiscal Year 2028-2029, the levy limitation ceases and the City will go to a \$8.10 ACGFL maximum. Certain levies like debt service, pensions, employee benefits, liability, property and self-insurance cost and capital improvement reserve fund are not included in the new ACGFL limitation. For Fiscal Year 2024-25, the City's non TIF tax valuation growth was 4.11% causing the City's property tax growth to be mitigated by the calculations imposed by HF 718. The City's Budget for Fiscal Year 2024-25 accommodated this reduction of tax revenues relative to its non-TIF tax valuation growth.

Pursuant to SF 2442, the City's adjusted city general fund levy ("ACGFL") for Fiscal Year 2025-2026 is \$8.10. For Fiscal Year 2025-26, the City's non-TIF tax valuation growth is 2.38% which eliminated the mitigating factors of the calculations imposed by SF 2442. The City's Budget for Fiscal Year 2025-26 accommodated this growth factor.

Debt service levies are not limited, rather the City is only subject to the aggregate constitutional debt limits. See "DEBT LIMIT" under "CITY INDEBTEDNESS" and "PROPERTY TAX LEGISLATION" under "CITY PROPERTY VALUATIONS" included in APPENDIX A to this Preliminary Official Statement for additional discussion regarding revisions to the administration of the general fund levy beginning in Fiscal Year 2024-25 and for Fiscal Year 2025-26 and other property tax legislation.

EMPLOYEES AND PENSIONS

As of the date of this Preliminary Official Statement, the City has 1,735 budgeted full-time employees and approximately 382 part-time/seasonal employees including a force of 377 sworn personnel and a fire department of 285 sworn and 166 full-time firefighters and paramedics. The City participates in two statewide employee retirement systems, the Iowa Public Employees Retirement System ("IPERS") and the Municipal Fire and Police Retirement System of Iowa ("MFPRSI"). The State of Iowa administers IPERS and a nine-member board of trustees governs the MFPRSI. Though separate and apart from state government, the MFPRSI board is authorized by state legislature, which also establishes by statute the pension and disability benefits and the system's funding mechanism. All full-time employees must participate in either IPERS or MFPRSI.

Iowa Public Employees Retirement System: IPERS membership is mandatory for employees of the City except those covered by another retirement system. The City contributes to IPERS, which is a cost-sharing, multiple-employer, contributory defined benefit public employee retirement system. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City’s contributions to IPERS for the last three fiscal years, as shown below, equal the required contributions for each year.

	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>
IPERS City Contribution	\$7,985,163	\$8,746,933	\$8,970,840

The IPERS Annual Comprehensive Financial Report is available on the IPERS website, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321. The information presented in such financial reports or on such website is not incorporated into this Preliminary Official Statement by any references.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor’s website or links to other internet sites accessed through the IPERS website.

Pursuant to GASB Statement No. 68, the City reported a liability of \$47,641,230 within its Annual Comprehensive Financial Report (“ACFR”) as of June 30, 2024 for its proportionate share of the net pension liability for IPERS. The net pension liability was measured as of June 30, 2023, 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, 2023, the City’s collective proportion was 1.032485% which was an increase of 0.032409% from its proportion measured as of June 30, 2022.

The City 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 City. Thus, it is not possible to predict, control or prepare for future unfunded actuarial liabilities (“UAL”) of IPERS. The UAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAL 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 UAL could be substantial in the future, requiring significantly increased contributions from the City which could affect other budgetary matters.

For additional information on the City’s IPERS pension plan, refer to Note 7, Employee Retirement Systems, Subsection A, beginning on page 75 of the City’s June 30, 2024 ACFR contained as APPENDIX C of this Preliminary Official Statement.

Municipal Fire and Police Retirement System of Iowa: The City contributes to MFPRSI, which is a cost-sharing, multiple-employer, defined benefit pension plan. MFPRSI provides retirement, disability, and death benefits to plan members and beneficiaries. Benefit provisions are established by state statute, and vest after four years of credited service. MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa.

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined rate of annual covered payroll. The contribution requirements of plan members and the City are established and may be amended by state statute. The City’s contributions to MFPRSI for the last three fiscal years, as shown below, equal the required contributions for each year.

	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>
MFPRSI City Contribution	\$16,451,910	\$15,894,534	\$15,902,123

The MFPRSI Financial Statements are available on the MFPRSI website or by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA 50266. The information presented in such financial reports or on such website is not incorporated into this Preliminary Official Statement by any references.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from MFPRSI discussed above or included on the MFPRSI website, 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 website.

Pursuant to GASB Statement No. 68, the City reported a liability of \$118,928,293 within its ACFR as of June 30, 2024 for its proportionate share of the net pension liability for MFPRSI. The net pension liability was measured as of June 30, 2023, 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, 2023, the City’s proportion was 18.9921% which was an increase of 0.4546% from its proportion measured as of June 30, 2022.

For additional information on the City’s MFPRSI pension plan, refer to Note 7, Employee Retirement Systems, Subsection B, beginning on page 80 of the City’s June 30, 2024 ACFR contained as APPENDIX C of this Preliminary Official Statement.

OTHER POST-EMPLOYMENT BENEFITS (OPEB)

Plan Description: The City sponsors an agent multi-employer health care plan that provides medical, prescription drugs and dental benefits to all active and retired employees and their eligible dependents. Employees who have attained age 55 and retire from active employment are eligible for retiree benefits. Eligible retirees and their dependents receive medical and prescription coverage through a fully insured plan with Wellmark Blue Cross/Blue Shield and dental benefits through a self-insured plan. These are the same plans that are available for active employees.

Funding Policy: The City establishes and amends the contribution requirements. The current funding policy of the City is to pay health insurance premiums as they occur. This arrangement does not qualify as other postemployment benefits (“OPEB”) plan assets under GASB Statement No. 75 for current GASB reporting.

Retirees are required to pay 102% of the premium rate which results in an implicit subsidy. Contributions of the full premium are required for both retiree and dependent coverage. The contribution for each insured group is assumed to be the expected composite per capita cost for the group. This composite is then disaggregated into an age-specific starting cost curve based on the average age of the group and for assumptions for age-based morbidity. The average age of the pre-65 retiree group is 61. Retiree expenses are then offset by monthly contributions. The City does not issue a publicly available financial report for the plan. As of the Fiscal Year ended June 30, 2024, 1,756 active employees and 153 retired employees were utilizing these benefits.

Changes in the Total OPEB Liability: The City’s total OPEB liability as of the Fiscal Year ended June 30, 2024 was \$34,008,842. This balance was determined by an actuarial valuation as of that date.

	<u>Total OPEB Liability</u>
Balance as of June 30, 2022	\$29,300,054
Service cost	1,722,782
Interest	1,247,716
Changes in assumptions	349,652
Difference between expected and actual experience	3,028,807
Benefit payments	<u>(1,640,169)</u>
Balance as of June 30, 2022	\$34,008,842

The covered payroll (annual payroll of active employees covered by the plan) was approximately \$165,911,827 and the ratio of the total OPEB liability to the covered payroll was 20.50%.

For additional information on the City's OPEB, refer to Note 14, Other Postemployment Benefits, beginning on page 96 of the City's June 30, 2024 ACFR contained as APPENDIX C of this Preliminary Official Statement.

UNION CONTRACTS

The City has 8 unions representing approximately 1,539 employees. The following are brief descriptions of the unions and their contracts.

Central Iowa Public Employees Council ("CIPEC"): Employees from the Facilities, Fleet Services, Police Radio Services, Park and Recreation, Public Works and Engineering Departments. These employees' duties are construction, maintenance, and operations. The total number of employees covered by this bargaining unit is approximately 487. The current contract expires June 30, 2026.

American Federation of State, County, and Municipal Employees ("AFSCME"): Employees from the Housing Services Department. These employees' duties are administration and maintenance. The total number of employees covered by this bargaining unit is approximately 25. The current contract expires June 30, 2030.

Municipal Employees Association ("MEA"): Clerical and support staff throughout the City. The total number of employees covered by this bargaining unit is approximately 334. The current contract expires June 30, 2026.

Des Moines Association of Professional Fire Fighters, Local 4: These employees are from the Fire Department and their responsibilities include fire suppression, emergency, and inspection. The total number of employees covered by this bargaining unit is approximately 289. The current contract expires June 30, 2027.

Des Moines Police Bargaining Unit Association: These employees are from the Police Department, and they are police officers and senior police officers. The total number of employees covered by this bargaining unit is approximately 299. The current contract expires June 30, 2027.

Professional Employees Lodge No. 254, Unit 10: These employees are from the Des Moines Public Library, and they include building equipment and maintenance workers, clerks, and couriers. The total number of employees covered by this bargaining unit is approximately 25. Their contract expires June 30, 2028.

Professional Employees Lodge No. 254, Unit 11: These employees are from the Des Moines Public Library, and they include professional librarians and library assistants. The total number of employees covered by this bargaining unit is approximately 49. Their contract expires June 30, 2028.

Gold Braid Organization: Certain Police Captains, Lieutenants, and Sergeants in the Police Department established a union. The total number of employees covered is approximately 31. The current contract expires June 30, 2026.

RISK MANAGEMENT

Risk management information is collected on the City's loss experience and efforts are directed at maintaining a comprehensive risk management program. The program identifies exposures, educates employees and management about the risks, and implements risk reduction and control programs. The risk identification and control efforts, as well as the educational process, are ongoing.

Property insurance for the City is provided by Alliant Insurance Services, Inc. with a loss limit of \$500,000,000 and loss of business income with extra expense coverage of up to \$100,000,000 with various levels of deductibles. Excess liability coverage is maintained through Allied World in the amount of \$10,000,000 per occurrence, with a \$2,000,000 self-insured retention. Workers compensation insurance is maintained for all employees through Safety National Casualty Corporation at statutory limits, with a \$1,250,000 self-insured retention. Additionally, the Municipal Housing Agency purchases first dollar workers compensation coverage.

For certain enterprise fund operations, automobile liability insurance is maintained through Travelers Insurance Company with a per occurrence limit of \$2,000,000 and a \$5,000 deductible. This policy is designed to cover the excess liability policy's \$2,000,000 self-insured retention. The City purchases a blanket property insurance policy with a \$100,000 per occurrence deductible. The Municipal Housing Agency also purchases its own blanket property insurance policy with a \$5,000 deductible per occurrence.

The City has purchased cyber liability insurance coverage over data security and general cyber-crimes. This coverage includes access to incident response experts as well as coverage for costs related to recovering data and bringing systems back online.

The City purchases a blanket property insurance policy with a \$100,000 per occurrence deductible. The Municipal Housing Agency also purchases its own blanket property insurance policy with a \$5,000 deductible per occurrence.

Chapter 384, Subchapter I, Subsection 4 of the Code of Iowa provides that a city may establish a Debt Service Fund, and shall certify taxes to be levied for the Debt Service Fund in the amount necessary to pay judgments against the city, except those authorized by state law to be paid from other funds. As a result, the City self-insures the first \$2,000,000 per occurrence of liability on its General Fund operations, and is able to provide this coverage through its taxing process.

The City's tort liability claims and related administration expenses are accounted for in the appropriate fund related to the claim. Claims and related administrative expenses are accounted for in the General Fund. Health benefit insurance and related administration expenses are accounted for in an internal service fund. The current portion of workers' compensation claims is recorded in the same fund as the recipient's payroll was recorded.

Within the past ten years, there has only been one workers' compensation claim that has been initiated, which exceeded the City's current \$1,250,000 self-insured coverage. Within the past ten years, there have been no claims which exceeded the City's \$2,000,000 self-insured liability policy. However, in 2017, the City settled a liability claim for \$2,100,000 of which the maximum \$2,000,000 was paid out by the enterprise operation's insurance with the remaining \$100,000 being paid by the City.

Liabilities are reported when it is probable that a loss will occur, and the amount of the loss can be reasonably estimated. Claim liabilities are calculated considering recent claim settlement trends, including frequency and amount of payouts and other economic and social factors.

GENERAL INFORMATION

LOCATION AND TRANSPORTATION

The City is located near the center of Iowa and serves as the state of Iowa's (the "State") capital. The City also serves as the political, economic, and cultural capital of the State. The City is a center of insurance, printing, retail and wholesale trade as well as industry, providing a diverse economic base. Highways serving the area include Interstates 35, 235 and 80. In addition to rail service and motor carrier transportation, air travel is available through the Des Moines International Airport located just south of downtown Des Moines.

GENERAL SERVICES AND ATTRACTIONS

The City provides its citizens a full range of services including the municipal functions of police and fire protection; sanitation services; park and recreational programs and activities; construction and maintenance of infrastructure, including streets, roads and bridges; enforcement of building code regulations; traffic control and parking; housing and other community improvements and social services; economic development; and six libraries. Operation and maintenance of an international airport is performed by, and all airport facilities have been transferred to the Des Moines Airport Authority under Iowa Code Chapter 330A pursuant to long-term lease and asset transfer agreement.

The City currently maintains 76 parks covering over 4,000 acres, road medians and boulevards, and seven cemeteries. Recreation facilities include playgrounds, tennis courts, softball and soccer complexes, multi-use recreation trails, swimming pools, community centers and three golf courses. The City also owns the Principal Park baseball stadium (formerly Sec Taylor Stadium) which serves the Iowa Cubs AAA baseball team.

Municipal water, sanitary sewer and storm sewer services are provided to essentially all developed areas of the City. The Des Moines Water Works ("DMWW") is a separate entity under the direction of a five-member Board of Trustees which oversees the management and operation of Des Moines Water Works, including setting water rates. The Water Works Trustees are appointed by the Mayor, subject to the approval of the City Council, and serve six-year terms. The water sources for the DMWW are the Raccoon River and, since 1981, the Des Moines River. An intake and pumping station was constructed in 1949 for direct withdrawal of water from the Raccoon River, to supplement the underground infiltration gallery, which relies on seepage from the Raccoon River. In 1981, the DMWW constructed facilities to tap the Des Moines River as an additional source of water supply. Wells along the Raccoon River near Maffitt Reservoir just west of Des Moines were added as a water source in 2000 to supply the newly constructed Treatment Plant at Maffitt Reservoir. The Saylorville Water Treatment Plant was constructed in 2010 and draws water from radial collector wells under the influence of the Des Moines River. These sources are used to provide adequate supply in the most cost-effective combination. The Water Works distribution system consists of over 1,000 miles of pipe, with two standpipes, an elevated storage tank and a ground storage tank providing total storage capacity of approximately 15 million gallons.

On January 2, 2024, the DMWW entered into an intergovernmental agreement establishing the DMWW as a member agency within the newly formed Central Iowa Water Works ("CIWW"). The CIWW commenced operations as a wholesale water supplier to member agencies on January 1, 2025. CIWW established a shared regional system of drinking water production and supply facilities under regional governance to produce safe, sufficient, reliable, and reasonably priced drinking water.

The City, as Operating Contractor to the Des Moines Metropolitan Wastewater Reclamation Authority ("WRA"), is responsible for the design, construction, and operation of wastewater reclamation facility, conveyance and flow equalization facilities. The WRA, which includes the City, twelve surrounding communities, two counties and three sanitary sewer districts, was formed to implement wastewater conveyance and treatment facilities improvements mandated by federal law. Each WRA participant institutes user charges to cover the cost of operation of WRA facilities as well as debt payments related to the construction of improvements.

LARGER EMPLOYERS

A representative list of larger employers in the Des Moines Metropolitan Area is as follows:

<u>Employer</u>	<u>Type of Business</u>	<u>Approximate Number of Employees</u>
Hy-Vee Food Stores	Retail Food Stores	11,868
Wells Fargo Bank	Financial Services	11,000
Casey's General Store, Inc.	Retail General Store	11,000 ¹⁾
State of Iowa	State Government	7,700 ²⁾
MercyOne	Healthcare (Hospitals and Clinics)	5,641
Principal Financial Group	Insurance	5,575
UnityPoint Health Partners	Healthcare	5,512
Des Moines Public Schools	Education	5,200 ³⁾
Amazon	Distribution and Data Center	4,100
John Deere Companies	Farm Equipment & Consumer Financial Services	3,374 ⁴⁾
Care Initiatives	Healthcare	3,300
Nationwide/Allied Insurance	Insurance	3,000
City of Des Moines	Government	2,117 ⁵⁾
Corteva Agriscience	Seed Manufacturing	2,100
Athene USA Corp.	Financial Services	1,863
United Parcel Service (UPS)	Package Shipping	1,721
Broadlawns Clinics	Healthcare	1,700
Kum & Go/Maverick	Convenience Store Chain	1,600
Bridgestone Americas Tire Operations	Agricultural Tires	1,600
Mercer Health & Benefits LLC	Insurance	1,500
Lumen ⁶⁾	Telecommunications	1,500
Wellmark Inc.	Insurance Provider	1,488
Polk County	County Government	1,300 ⁵⁾
The Weitz Company	General Contractor	1,223
Farm Bureau Financial Services	Financial Services	1,153
The Waldinger Corp	Contractor	1,150
Baker Group	Contractor	1,102
Dee Zee, Inc.	Automotive Accessories	1,100
EMC Insurance Companies	Insurance	1,100
The Iowa Clinic, P.C.	Healthcare	1,100
TPI Composites, LLC	Manufacturing	1,100
MidAmerican Energy Company	Utility	1,000

1) Includes all locations

2) Total is for the Greater Des Moines metropolitan statistical area which includes Dallas, Guthrie, Madison, Polk and Warren counties.

3) Total does not include substitute teachers.

4) Includes both John Deere Des Moines Works and John Deere Credit Company.

5) Includes full-time, part-time and seasonal employees.

6) Formerly CenturyLink

Source: The Greater Des Moines Partnership as of July 2025. The list is updated frequently as changes are identified and is not to be construed as a complete profile.

AVERAGE ANNUAL LABOR FORCE DATA

	<u>Total Civilian Labor Force</u>		<u>Unemployment Rate</u>	
	<u>Des Moines Metro Area</u>	<u>State of Iowa</u>	<u>Des Moines Metro Area</u>	<u>State of Iowa</u>
2021	387,680	1,676,288	3.8%	3.8%
2022	398,786	1,701,797	2.7%	2.8%
2023	408,674	1,711,847	2.7%	2.9%
2024	413,159	1,713,357	3.0%	3.0%
2025 ¹⁾	414,319	1,724,731	3.6%	3.4%

1) Data through May 2025.

Source: U.S. Bureau of Labor Statistics

RETAIL SALES AND BUYING INCOME

The following table lists the City's total effective buying income ("EBI"), median household EBI, total retail sales and per household retail sales for the survey years 2020 through 2024.

<u>Survey Year</u>	<u>Total EBI (\$000)</u>	<u>Median Household EBI</u>	<u>Total Retail Sales (\$000)</u>	<u>Retail Sales Per Household</u>
2020	\$5,099,801	\$46,430	\$4,638,141	\$52,317
2021	5,389,816	48,454	4,486,084	50,629
2022	5,740,040	50,876	4,735,967	52,729
2023	5,954,120	52,728	5,591,912	62,449
2024	6,224,456	56,502	5,100,388	57,004

Note: The Iowa median household EBI for 2024 was \$65,411.

	<u>2024 Effective Buying Income Groups</u>		
	<u>Less than \$15,000-\$34,999</u>	<u>\$35,000-\$74,999</u>	<u>\$75,000 and Over</u>
Des Moines	28.0%	39.4%	32.6%
Polk County	20.6%	35.2%	44.2%
Warren County	16.2%	28.0%	55.8%
State of Iowa	23.3%	34.9%	41.8%

Source: Claritas, Inc. 2024 report

CITY BUILDING PERMITS

City officials report the following construction activity as of June 30, 2025. Permits for the City are reported on a fiscal year basis.

	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>
<u>Single Family Homes:</u>					
No. of new homes:	262	246	231	293	218
Valuation:	\$53,052,014	\$67,449,682	\$73,919,763	\$93,690,564	\$66,688,897
<u>Multiple Family Dwellings:</u>					
No. of new buildings:	6	4	4	5	17
Valuation:	\$63,776,938	\$85,013,327	\$49,471,000	\$75,490,927	\$227,081,014
<u>Residential Homes - Additions & Alterations:</u>					
No. of permits issued:	2,079	2,194	2,167	2,129	2,193
Valuation:	\$40,379,932	\$58,008,154	\$53,313,637	\$57,384,652	\$134,576,383
<u>Commercial/Industrial/Other:</u>					
No. of new buildings/additions:	49	56	61	58	64
Valuation:	\$132,834,793	\$110,241,659	\$139,973,498	\$136,536,612	\$481,645,723
<u>Commercial/Industrial/Other: Remodels & Alterations:</u>					
No. of permits:	333	449	397	356	291
Valuation:	\$125,744,039	\$130,801,402	\$160,181,066	\$153,700,608	\$134,165,676
<u>Demolitions:</u>					
No. of permits:	188	170	162	167	157
Valuation:	\$0	\$0	\$0	\$0	\$0
Total Permits:	2,917	3,119	3,022	3,008	2,940
Total Valuations:	\$415,787,716	\$451,514,224	\$476,858,964	\$516,803,363	\$1,044,157,693

EDUCATION

The Des Moines Independent Community School District provides education in the City. The District's certified enrollment for the last five school years is as follows:

<u>October</u>	<u>Certified Enrollment</u>
2020	31,621
2021	31,023
2022	30,773
2023	30,801
2024	30,836

A small portion of the Des Moines residents are served by five other community school districts. Those districts are Carlisle, Johnston, Saydel, Southeast Polk and West Des Moines Community School Districts. Higher educational facilities serving the Des Moines area include the four-year private institutions of Drake University, Des Moines University (formerly University of Osteopathic Medicine and Health Services) and Grand View University. Two-year degree programs are offered at Des Moines Area Community College and Purdue University Global.

U.S. CENSUS DATA

City Population:		
	1990 U.S. Census	193,189
	2000 U.S. Census	198,682
	2010 U.S. Census (corrected)	204,220 ¹⁾
	2020 U.S. Census	214,133

1) The City’s 2010 population was corrected by the U.S. Census Bureau as of March 15, 2013.

Source: U.S. Census Bureau

FINANCIAL SERVICES

Residents of the Des Moines metropolitan area are serviced by numerous regional banking institutions. Collective total deposits for banks located within Polk County as of June 30, 2024 exceeded \$17.6 billion. Total deposits as of June 30, 2024 for a sampling of banks headquartered within the Des Moines metropolitan area are listed as follows:

<u>Bank</u>	<u>Deposits</u>
Principal Bank	\$8,203,452,000
Bankers Trust Company, N.A.	5,149,640,000
West Bank	3,186,276,000
Peoples Bank	401,093,000
Midwest Heritage Bank, FSB	366,948,000
Iowa State Bank	364,955,000

Source: Federal Deposit Insurance Corporation (“FDIC”)

APPENDIX B

FORMS OF LEGAL OPINIONS

APPENDIX C

JUNE 30, 2024

ANNUAL COMPREHENSIVE FINANCIAL REPORT

APPENDIX D

FORM OF CONTINUING DISCLOSURE CERTIFICATE

OFFICIAL BID FORM – SERIES 2025A BONDS

To: City Council of
Des Moines, Iowa

Sale Date: October 8, 2025
10:00 A.M., Central Time

RE: \$69,980,000* General Obligation Bonds, Series 2025A (the “Series 2025A Bonds”)

This bid is a firm offer for the purchase of the Series 2025A Bonds identified in the TERMS OF OFFERING and on the terms set forth in this bid form and is not subject to any conditions, except as permitted by the TERMS OF OFFERING.

For all or none of the above Series 2025A Bonds, in accordance with the TERMS OF OFFERING, we will pay you \$ _____ (not less than \$69,420,160) plus accrued interest to date of delivery for fully registered Series 2025A Bonds bearing interest rates and maturing in the stated years as follows:

<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>	<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>
_____	2026	_____	_____	2036	_____
_____	2027	_____	_____	2037	_____
_____	2028	_____	_____	2038	_____
_____	2029	_____	_____	2039	_____
_____	2030	_____	_____	2040	_____
_____	2031	_____	_____	2041	_____
_____	2032	_____	_____	2042	_____
_____	2033	_____	_____	2043	_____
_____	2034	_____	_____	2044	_____
_____	2035	_____	_____	2045	_____

* Preliminary; subject to change. The City reserves the right to increase or decrease the aggregate principal amount of the Series 2025A Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$71,820,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2025A Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2025A Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

We hereby designate that the following Series 2025A Bonds to be aggregated into term Bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term Bonds are specified):

<u>Years Aggregated</u>	<u>Maturity Year</u>	<u>Aggregate Amount</u>
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated September 29, 2025 and represent we are a bidder with an established industry reputation for underwriting new issuances of municipal Series 2025A Bonds. In the event of failure to deliver the Series 2025A Bonds in accordance with the TERMS OF OFFERING, as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: \$ _____

TRUE INTEREST COST: _____ % (Dated date November 12, 2025)

Account Manager: _____ By: _____

Account Members: _____

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Des Moines, Iowa this 8th day of October 2025.

Attest: _____ By: _____

Title: _____ Title: _____

OFFICIAL BID FORM – SERIES 2025B BONDS

To: City Council of
Des Moines, Iowa

Sale Date: October 8, 2025
10:00 A.M., Central Time

RE: \$6,035,000* Taxable General Obligation Bonds, Series 2025B (the “Series 2025B Bonds”)

This bid is a firm offer for the purchase of the Series 2025B Bonds identified in the TERMS OF OFFERING and on the terms set forth in this bid form and is not subject to any conditions, except as permitted by the TERMS OF OFFERING.

For all or none of the above Series 2025B Bonds, in accordance with the TERMS OF OFFERING, we will pay you \$ _____ (not less than \$6,004,825) plus accrued interest to date of delivery for fully registered Series 2025B Bonds bearing interest rates and maturing in the stated years as follows:

<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>	<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>
_____	2026	_____	_____	2029	_____
_____	2027	_____	_____	2030	_____
_____	2028	_____			

* Preliminary; subject to change. The City reserves the right to increase or decrease the aggregate principal amount of the Series 2025B Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$6,170,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2025B Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2025B Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

We hereby designate that the following Series 2025B Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

<u>Years Aggregated</u>	<u>Maturity Year</u>	<u>Aggregate Amount</u>
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated September 29, 2025 and represent we are a bidder with an established industry reputation for underwriting new issuances of municipal Series 2025B Bonds. In the event of failure to deliver the Series 2025B Bonds in accordance with the TERMS OF OFFERING, as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: \$ _____

TRUE INTEREST COST: _____ % (Dated date November 12, 2025)

Account Manager: _____ By: _____

Account Members: _____

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Des Moines, Iowa this 8th day of October 2025.

Attest: _____ By: _____

Title: _____ Title: _____