

PRELIMINARY OFFICIAL STATEMENT DATED AUGUST 3, 2020

New Issues

Rating: Application made to S&P Global Ratings

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 2020D Bonds is excludable from gross income for federal income tax purposes. Interest on the Series 2020D Bonds is not an item of tax preference for purposes of the federal alternative minimum tax. The Series 2020D Bonds will NOT be designated as "qualified tax-exempt obligations". Interest on the Series 2020E Bonds paid to the owners thereof is includible in gross income for purposes of present federal income taxation. See "TAX MATTERS" section herein for a more detailed discussion.

CITY OF DES MOINES, IOWA

\$95,910,000* General Obligation Bonds, Series 2020D
\$5,090,000* Taxable General Obligation Bonds, Series 2020E

BIDS RECEIVED: Wednesday, August 19, 2020, 10:00 A.M., Central Time

AWARD: Wednesday, August 19, 2020, 4:30 P.M., Central Time

Dated: Date of Delivery (September 28, 2020)

Principal Due: June 1, as shown inside front cover

The \$95,910,000* General Obligation Bonds, Series 2020D (the "Series 2020D Bonds") and the \$5,090,000* Taxable General Obligation Bonds, Series 2020E (the "Series 2020E Bonds") (collectively, the "Bonds") are being issued pursuant to Division III of Chapters 384 and 403 (for the Series 2020D Bonds) and Division III of Chapter 384 (for the Series 2020E Bonds) of the Code of Iowa and resolutions (the "Resolutions") to be adopted by the City Council of the City of Des Moines, Iowa (the "City"). The Series 2020D Bonds are being issued for various essential corporate purposes, essential corporate urban renewal purposes and general corporate purposes. (See "AUTHORITY AND PURPOSE" section herein for more detailed project descriptions). The Series 2020E Bonds are being issued to pay costs of the 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 or demolition of housing, as part of a municipal housing project. 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(s) will not receive certificates representing their interest in the Bonds purchased. The City's Interim Finance Director, as designated Paying Agent/Registrar (the "Registrar"), will pay principal on the Bonds payable annually on each June 1, beginning June 1, 2021, and interest on the Bonds, payable initially on June 1, 2021, 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 2020D BONDS</u>	<u>SERIES 2020E BONDS</u>
MINIMUM BID:	\$94,950,900	\$5,051,825
GOOD FAITH DEPOSIT:	Required of Purchaser Only	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 and subject to the legal opinion of Ahlers & Cooney, P.C., Bond Counsel, Des Moines, Iowa, to be furnished upon delivery of the Bonds. It is expected the Bonds will be available for delivery through the facilities of DTC on or about September 28, 2020. 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

\$95,910,000* General Obligation Bonds, Series 2020D

MATURITY: The Series 2020D Bonds will mature June 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2021	\$5,945,000	2031	\$4,470,000
2022	5,385,000	2032	4,550,000
2023	5,435,000	2033	4,655,000
2024	5,500,000	2034	4,785,000
2025	5,565,000	2035	4,915,000
2026	4,730,000	2036	3,840,000
2027	4,790,000	2037	3,955,000
2028	4,855,000	2038	4,070,000
2029	4,930,000	2039	4,200,000
2030	5,005,000	2040	4,330,000

*** PRINCIPAL**

ADJUSTMENT: Preliminary; subject to change. The aggregate principal amount of the Series 2020D Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee 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 \$100,000,000. 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 2020D Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2020D 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 2020D Bonds will be payable on June 1, 2021 and semiannually thereafter.

OPTIONAL

REDEMPTION: The Series 2020D Bonds due after June 1, 2028 will be subject to call 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 2020D Bonds to be redeemed at the address shown on the registration books.

CITY OF DES MOINES, IOWA

\$5,090,000* Taxable General Obligation Bonds, Series 2020E

MATURITY: The Series 2020E Bonds will mature June 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount*</u>
2021	\$1,005,000
2022	1,000,000
2023	1,010,000
2024	1,030,000
2025	1,045,000

*** PRINCIPAL**

ADJUSTMENT: Preliminary; subject to change. The aggregate principal amount of the Series 2020E Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee 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 \$6,000,000. 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 2020E Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2020E 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 2020E Bonds will be payable on June 1, 2021 and semiannually thereafter.

OPTIONAL

REDEMPTION: The Series 2020E Bonds will not be subject to redemption prior to the stated maturity.

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 underwriter. 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 underwriter. 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

T.M. Franklin Cownie Mayor
Connie Boesen..... Council Member – At Large
Carl Voss Council Member – At Large
Bill Gray 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, Interim Finance Director/Treasurer
P. Kay Cmelik, 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

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TERMS OF OFFERING
CITY OF DES MOINES, IOWA

\$95,910,000* General Obligation Bonds, Series 2020D
\$5,090,000* Taxable General Obligation Bonds, Series 2020E

Bids for the purchase of the City of Des Moines, Iowa's (the "City") \$95,910,000* General Obligation Bonds, Series 2020D (the "Series 2020D Bonds") and the \$5,090,000* Taxable General Obligation Bonds, Series 2020E (the "Series 2020E Bonds") (collectively, the "Bonds") will be received on Wednesday, August 19, 2020 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 515-243-2600. Information may also be obtained from the office of the City's Interim 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 2020D BONDS

GENERAL OBLIGATION BONDS, SERIES 2020D in the principal amount of \$95,910,000*, to be dated the date of delivery (anticipated to be September 28, 2020), 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>
2021	\$5,945,000	2031	\$4,470,000
2022	5,385,000	2032	4,550,000
2023	5,435,000	2033	4,655,000
2024	5,500,000	2034	4,785,000
2025	5,565,000	2035	4,915,000
2026	4,730,000	2036	3,840,000
2027	4,790,000	2037	3,955,000
2028	4,855,000	2038	4,070,000
2029	4,930,000	2039	4,200,000
2030	5,005,000	2040	4,330,000

* Preliminary; subject to change.

ADJUSTMENT TO THE SERIES 2020D BOND MATURITY AMOUNTS

The aggregate principal amount of the Series 2020D Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee 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 \$100,000,000. 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 2020D Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2020D 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 2020D BONDS

Interest on the Series 2020D Bonds will be payable on June 1, 2021 and semiannually on the 1st day of December and June thereafter. Interest and principal shall be paid to the registered holder of a Series 2020D 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 2020D BONDS

The Series 2020D Bonds due after June 1, 2028 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 2020D Bonds.

DETAILS OF THE SERIES 2020E BONDS

TAXABLE GENERAL OBLIGATION BONDS, SERIES 2020E in the principal amount of \$5,090,000*, to be dated the date of delivery (anticipated to be September 28, 2020), in the denomination of \$5,000 or multiples thereof, and will mature June 1 as follows:

<u>Year</u>	<u>Amount*</u>
2021	\$1,005,000
2022	1,000,000
2023	1,010,000
2024	1,030,000
2025	1,045,000

* Preliminary; subject to change.

ADJUSTMENT TO THE SERIES 2020E BOND MATURITY AMOUNTS

The aggregate principal amount of the Series 2020E Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee 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 \$6,000,000. 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 2020E Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2020E 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 2020E BONDS

Interest on the Series 2020E Bonds will be payable on June 1, 2021 and semiannually on the 1st day of December and June thereafter. Interest and principal shall be paid to the registered holder of a Series 2020E 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 2020E BONDS

The Series 2020E Bonds will NOT be subject to redemption prior to the stated maturity.

TERM-BOND OPTION

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 bond maturities or mandatory redemption requirements, or a combination of both.

GOOD FAITH DEPOSITS

A good faith deposit in the amount of \$959,100 for the Series 2020D Bonds (the “2020D Deposit”) and \$50,900 for the Series 2020E Bonds (the “Series 2020E Deposit”) (collectively, the “Deposits”), is required from the lowest bidder(s) only of each respective series of Bonds. The lowest bidder(s) is required to submit such Deposit payable to the order of the City 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, no later than 12:00 P.M., Central Time, on the day of the sale of the Bonds. If not so received, the bid of the lowest bidder(s) may be rejected and the City may direct the second lowest bidder(s) to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on the Deposits will accrue to the successful bidder(s) (the “Purchaser(s)”). The Deposit will be applied to the purchase price of the Bonds. In the event a 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 the Bonds for a price not less than \$94,950,000 for the Series 2020D Bonds and \$5,051,825 for the Series 2020E 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) 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, the 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 FORMS 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 FORMS. 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 Interim 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 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 FORMS. 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 FORMS shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY ISSUANCE

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 its option to determine that the Purchaser(s) failed to comply with the offer of purchase.

ESTABLISHMENT OF ISSUE PRICE – SERIES 2020D BONDS

The Purchaser shall assist the City in establishing the issue price of the Series 2020D 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 2020D Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as EXHIBIT 1 - FORMS OF ISSUE PRICE CERTIFICATES 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. All actions to be taken by the City under the TERMS OF OFFERING to establish the issue price of the Series 2020D 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 2020D Bonds) will apply to the initial sale of the Series 2020D 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 2020D Bonds to the bidder who submits a firm offer to purchase the Series 2020D 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 2020D Bonds, as specified in the bid.

In the event the competitive sale requirements are not satisfied, the City shall so advise the Purchaser. The City may, as set forth below, determine to treat (i) the first price at which 10% of a maturity of the Series 2020D 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 2020D 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 2020D Bonds satisfies the 10% test as of the date and time of the award of the Series 2020D Bonds. The City shall promptly advise the Purchaser, at or before the time of award of the Series 2020D Bonds, which maturities (and if different interest rates apply within a maturity, which separate CUSIP number within that maturity) of the Series 2020D Bonds, if any, shall be subject to the 10% test and which 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 2020D Bonds. **Prospective bidders should prepare their bids on the assumption that some or all of the maturities of the Series 2020D Bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of the Series 2020D Bonds.**

By submitting a bid, the Purchaser shall (i) confirm the underwriters have offered or will offer the Series 2020D 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 2020D Bonds, that the underwriters will neither offer nor sell unsold Series 2020D 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: (i) the close of the fifth (5th) business day after the sale date; or (ii) the date on which the underwriters have

sold at least 10% of that maturity of the Series 2020D 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 2020D 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 of the Series 2020D Bonds 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 2020D 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 2020D 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 2020D 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 2020D 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 2020D 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 2020D Bonds of that maturity or all Series 2020D 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 2020D 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 2020D 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 2020D 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 2020D Bonds of that maturity or all Series 2020D 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 2020D 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 2020D 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 2020D 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 2020D Bonds to the public), (iii) a purchaser of any of the Series 2020D 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 the Series 2020D 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 compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and underwriter, together with any other information required by law or deemed appropriate by the City, and 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 each respective series of 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 30 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 the Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. 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 Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

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.

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, 2020, 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 Purchaser(s) in complying with section (b)(5) of the Rule.

Within the past five years, the City had provided certain subheadings to the required annual disclosure tables for the Fiscal Years ending June 30, 2015 and 2016 that were timely published within subsequent Official Statements; however, specific references to those Official Statements were not filed on EMMA. In addition, certain subheadings under the heading “City Indebtedness” presented in Official Statements were timely filed on EMMA and specific references were made to the City’s Comprehensive Annual Financial Report (“CAFR”); however, certain page number references to the CAFR were incorrect.

The corrections to certain subheading information and page number references noted above were filed and contained all information required to be filed as determined by provisions of the Rule.

Breach of the undertakings described above will not constitute a default or an “Event of Default” under the Bonds or the Resolutions for the Bonds. 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

/s/ Nickolas Schaul, Interim Finance Director/Treasurer

SCHEDULE OF BOND YEARS

\$95,910,000*

CITY OF DES MOINES, IOWA General Obligation Bonds, Series 2020D

Bonds Dated: September 28, 2020

Interest Due: June 1, 2021 and each December 1 and June 1 to maturity

Principal Due: June 1, 2021 - 2040

<u>Year</u>	<u>Principal *</u>	<u>Bond Years</u>	<u>Cumulative Bond Years</u>
2021	\$5,945,000	4,012.88	4,012.88
2022	5,385,000	9,019.88	13,032.75
2023	5,435,000	14,538.63	27,571.38
2024	5,500,000	20,212.50	47,783.88
2025	5,565,000	26,016.38	73,800.25
2026	4,730,000	26,842.75	100,643.00
2027	4,790,000	31,973.25	132,616.25
2028	4,855,000	37,262.13	169,878.38
2029	4,930,000	42,767.75	212,646.13
2030	5,005,000	48,423.38	261,069.50
2031	4,470,000	47,717.25	308,786.75
2032	4,550,000	53,121.25	361,908.00
2033	4,655,000	59,002.13	420,910.13
2034	4,785,000	65,434.88	486,345.00
2035	4,915,000	72,127.63	558,472.63
2036	3,840,000	60,192.00	618,664.63
2037	3,955,000	65,949.63	684,614.25
2038	4,070,000	71,937.25	756,551.50
2039	4,200,000	78,435.00	834,986.50
2040	4,330,000	85,192.75	920,179.25

Average Maturity (dated date):

9.594 Years

* Preliminary; subject to change.

SCHEDULE OF BOND YEARS

\$5,090,000*

CITY OF DES MOINES, IOWA

Taxable General Obligation Bonds, Series 2020E

Bonds Dated: September 28, 2020

Interest Due: June 1, 2021 and each December 1 and June 1 to maturity

Principal Due: June 1, 2021 - 2025

<u>Year</u>	<u>Principal</u> *	<u>Bond Years</u>	<u>Cumulative Bond Years</u>
2021	\$1,005,000	678.38	678.38
2022	1,000,000	1,675.00	2,353.38
2023	1,010,000	2,701.75	5,055.13
2024	1,030,000	3,785.25	8,840.38
2025	1,045,000	4,885.38	13,725.75

Average Maturity (dated date):

2.697 Years

* Preliminary; subject to change.

EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATES

SERIES 2020D BONDS

COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED UNDERWRITERS

ISSUE PRICE CERTIFICATE

**\$_____ General Obligation Bonds, Series 2020D
City of Des Moines, Iowa**

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 2020D Bonds").

1. Reasonably Expected Initial Offering Price.

a) As of the Sale Date, the reasonably expected initial offering prices of the Series 2020D 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 2020D Bonds used by Purchaser in formulating its bid to purchase the Series 2020D Bonds. Attached as Schedule B is a true and correct copy of the bid provided by Purchaser to purchase the Series 2020D 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 2020D Bonds.

2. Defined Terms.

a) *Maturity* means Series 2020D Bonds with the same credit and payment terms. Series 2020D Bonds with different maturity dates, or Series 2020D 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 2020D Bonds. The Sale Date of the Series 2020D Bonds is August 19, 2020.

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 2020D 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 2020D 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 2020D Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Purchaser's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer and its advisors 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 2020D Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Series 2020D 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 2020D Bonds.

[UNDERWRITER]

By: _____

Name: _____

Dated: September 28, 2020

SCHEDULE A

EXPECTED OFFERING PRICES

**\$_____ General Obligation Bonds, Series 2020D
City of Des Moines, Iowa**

(Attached)

SCHEDULE B

COPY OF UNDERWRITER'S BID

**\$_____ General Obligation Bonds, Series 2020D
City of Des Moines, Iowa**

(Attached)

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

ISSUE PRICE CERTIFICATE

\$ _____ **General Obligation Bonds, Series 2020D
City of Des Moines, Iowa**

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 2020D 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 2020D 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 2020D 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 2020D Bonds during the Holding Period.

3. ***Defined Terms.***

a) *General Rule Maturities* means those Maturities of the Series 2020D Bonds listed in Schedule A hereto as the “General Rule Maturities.”

b) *Hold-the-Offering-Price Maturities* means those Maturities of the Series 2020D 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 2020D Bonds with the same credit and payment terms. Series 2020D Bonds with different maturity dates, or Series 2020D 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 2020D Bonds. The Sale Date of the Series 2020D Bonds is August 19, 2020.

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 2020D 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 2020D 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 2020D 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 and its advisors 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 2020D Bonds, and by Ahlers & Cooney, P.C., Bond Counsel, in connection with rendering its opinion that the interest on the Series 2020D 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 2020D Bonds.

[UNDERWRITER][REPRESENTATIVE]

By: _____

Name: _____

Dated: September 28, 2020

SCHEDULE A

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

**\$_____ General Obligation Bonds, Series 2020D
City of Des Moines, Iowa**

(Attached)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

**\$_____ General Obligation Bonds, Series 2020D
City of Des Moines, Iowa**

(Attached)

PRELIMINARY OFFICIAL STATEMENT

CITY OF DES MOINES, IOWA

\$95,910,000* General Obligation Bonds, Series 2020D \$5,090,000* Taxable General Obligation Bonds, Series 2020E

INTRODUCTION

This Preliminary Official Statement contains information relating to the City of Des Moines, Iowa (the “City”) and its issuance of \$95,910,000* General Obligation Bonds, Series 2020D (the “Series 2020D Bonds”) and the \$5,090,000* Taxable General Obligation Bonds, Series 2020E (the “Series 2020E Bonds”) (collectively, the “Bonds”). This Preliminary Official Statement has been executed on behalf of the City by its Interim 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 515-243-2600. Information may also be obtained from Nickolas Schaul, Interim Finance Director/Treasurer, City of Des Moines, 400 Robert D. Ray Dr., Des Moines, Iowa, 50309, telephone 515-283-4540.

AUTHORITY AND PURPOSE

The \$95,910,000* General Obligation Bonds, Series 2020D (the “Series 2020D Bonds”) and the \$5,090,000* Taxable General Obligation Bonds, Series 2020E (the “Series 2020E Bonds”) (collectively, the “Bonds”) are being issued pursuant to Division III of Chapters 384 and 403 (for the Series 2020D Bonds), and Division III of Chapter 384 (for the Series 2020E Bonds) of the Code of Iowa and resolutions (the “Resolutions”) to be adopted by the City Council of the City of Des Moines, Iowa (the “City”).

The Series 2020D Bonds are being issued for essential corporate purposes, essential corporate urban renewal purposes and general corporate purposes. Proceeds of the Bonds will be used to provide funds to pay the costs of the opening, widening, extending, grading, and draining of the rights-of-way of streets, highways, avenues, alleys, public grounds and market places and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation and repair of sidewalks, pedestrian walkways, under and overpasses, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting and traffic control devices; the acquisition of any real estate needed for any of the foregoing purposes; the acquisition, construction, reconstruction and improvement of all waterways and real and personal property useful for the protection or reclamation of property situated within the corporate limits of cities from floods or high waters and the protection of property in cities from the effects of flood waters, including the deepening, widening, alteration, change, diversion, or other improvement of watercourses within or without the city limits, the construction of levees, embankments, structures, impounding reservoirs or conduits, and the establishment, improvement and widening of streets, avenues, boulevards and alleys across and adjacent to the project, as well as the development and beautification of the banks and other areas adjacent to flood control improvements; equipping of fire and police departments; acquisition and improvement of real estate for cemeteries, and the construction, reconstruction and repair of cemetery facilities; 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; aiding in the planning, undertaking and carrying out of urban renewal projects and the urban renewal plans for the Central Place Industrial Park Redevelopment Program Urban Renewal Area, Ingersoll-Grand Commercial Urban Renewal Area, Metro Center Urban Renewal Area and SE Agribusiness Urban Renewal Area, as amended, including the Animal Control Facility project, the Municipal Services Center project, and various public improvement projects involving street, streetscape, bridge, sidewalk, skywalk, and utility improvements, with related site improvements; the acquisition, construction, reconstruction, enlargement, improvement, and equipping of City facilities, including various library improvements, re-carpeting and acquisition of library materials; improvements at community centers and recreational sports complexes; the acquisition, construction, reconstruction, enlargement, improvement, and equipping of City facilities, including various ADA, HVAC, electrical and plumbing improvements city-wide, public works projects, and greenhouse relocation; the acquisition, construction, reconstruction, enlargement, improvement, and equipping of City police facilities and public works salt facilities; the

* Preliminary; subject to change.

acquisition, construction, reconstruction, enlargement, improvement, and equipping of City facilities, including re-roofing, swimming pool and aquatics improvements, and relocating Weeks School Park; the acquisition, improvement, extension and enhancement of City’s enterprise communications and data management systems, including voice, video, data and communications infrastructure, enterprise software applications and data management systems; and the acquisition, construction, reconstruction, extension, improvement, and equipping of the City parking enterprise system.

The Series 2020E Bonds are being issued to pay costs of the 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 or demolition of housing, as part of a municipal housing project.

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

<u>Sources of Funds*</u>	<u>Series 2020D Bonds</u>	<u>Series 2020E Bonds</u>
Par Amount of Bonds	\$95,910,000.00	\$5,090,000.00
 <u>Uses of Funds*</u>		
Deposit to Project Fund	\$94,760,000.00	\$5,000,000.00
Underwriter’s Discount	959,100.00	38,175.00
Cost of Issuance and Contingency	<u>190,900.00</u>	<u>51,825.00</u>
Total Uses	\$95,910,000.00	\$5,090,000.00

* Preliminary; subject to change.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on June 1, 2021 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 – SERIES 2020D BONDS

The Series 2020D Bonds due after June 1, 2028 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 2020D Bonds to be redeemed at the address shown on the registration books.

OPTIONAL REDEMPTION – SERIES 2020E BONDS

The Series 2020E Bonds will NOT be subject to redemption prior to the stated maturity.

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 bonds, “the governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county

auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full.”

Nothing in the Resolutions for the Bonds 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 for the Bonds do not 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 and the annual debt service on the Bonds, see “DIRECT DEBT” under “CITY INDEBTEDNESS” included in “APPENDIX A” to this Preliminary Official Statement. For 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 and www.dtc.org.

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.

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.

FUTURE FINANCING

The City does not anticipate any additional general obligation borrowings within 90 days of the date of this Preliminary Official Statement. However, City does anticipate issuing approximately \$22,485,000 Stormwater Management Utility Revenue Bonds, Series 2020F concurrently with the issuance of the Bonds.

LITIGATION

The City is not aware of any threatened or pending litigation affecting the validity of the Bonds or the City's ability to meet its financial obligations with regard to the Bonds.

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 not participated in the preparation of this Preliminary Official Statement other than to review or prepare information describing the terms of the Bonds and Iowa and Federal law pertinent to the validity of and the tax status of interest on the Bonds, which can be found generally under the sections "AUTHORITY AND PURPOSE", "OPTIONAL REDEMPTION – SERIES 2020D BONDS", "OPTIONAL REDEMPTION – SERIES 2020E", "PAYMENT AND SECURITY FOR THE BONDS" and "TAX MATTERS" herein. Additionally, Bond Counsel has provided its Forms of Legal Opinions and Continuing Disclosure Certificate, included in APPENDIX B and APPENDIX D, respectively, to this Preliminary Official Statement. Bond Counsel is not expressing any opinion as to the completeness or accuracy of the information contained in the 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 the Bonds, expresses the professional judgment of the attorneys rendering the opinions as to legal issues expressly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of the result indicated by that expression of professional judgment, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

There is no bond trustee or similar person to monitor or enforce the provisions of the Resolutions for the Bonds. 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 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 for the Bonds) 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. See "LEVIES AND TAX COLLECTIONS" included in APPENDIX A to this Preliminary Official Statement, for a description of property tax collection and enforcement.

In addition, the enforceability of the rights and remedies of owners of the Bonds may be subject to limitations as set forth in Bond Counsel's opinions. The opinions 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 2020D Bonds

Tax Exemptions and Related Considerations: Federal tax law contains a number of requirements and restrictions that apply to the Series 2020D 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 2020D 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 2020D Bonds to become includable in gross income for federal income tax purposes retroactively to the date of issuance of the Series 2020D 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 2020D Bonds is excludable from gross income for federal income tax purposes. Interest on the Series 2020D Bonds is not an item of tax preference for purposes of the federal alternative minimum tax.

The prospective purchaser of the Series 2020D Bonds should be aware that ownership of the Series 2020D 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 2020D Bonds should consult their tax advisors as to collateral federal income tax consequences.

Ownership of the Series 2020D Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2020D Bonds. Prospective purchasers of the Series 2020D 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 2020D 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").

Discount and Premium on Certain Series 2020D Bonds: The initial public offering price of certain Series 2020D Bonds (the "Series 2020D Discount Bonds") may be less than the amount payable on such Series 2020D Discount Bonds at maturity. An amount equal to the difference between the initial public offering price of Series 2020D Discount Bonds (assuming that a substantial amount of the Series 2020D Discount Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Series 2020D Discount Bonds. Purchasers of Series 2020D Discount Bonds should consult with their own tax advisors with respect to the determination of accrued original issue discount on Series 2020D Discount Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Series 2020D Discount Bonds. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Series 2020D Discount Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain Series 2020D Bonds ("Series 2020D Premium Bonds") may be greater than the amount of such Series 2020D Premium Bonds at maturity. An amount equal to the difference between the initial public offering price of Series 2020D Premium Bonds (assuming that a substantial amount of the Series 2020D Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes a premium to the initial

purchaser of such Series 2020D Premium Bonds. Purchasers of the Series 2020D Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable bond premium on Series 2020D Premium Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Series 2020D Premium Bonds.

Other Tax Advice: In addition to the income tax consequences described above, potential investors should consider the additional tax consequences of the acquisition, ownership, and disposition of the Series 2020D Bonds. For instance, state income tax law may differ substantially from state to state, and the foregoing is not intended to describe any aspect of the income tax laws of any state. Therefore, potential investors should consult their own tax advisors with respect to federal tax issues and with respect to the various state tax consequences of an investment in Series 2020D 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 2020D Bonds. If an audit is commenced, under current procedures the Service may treat the City as a taxpayer and the bondholders may have no right to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Series 2020D 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 2020D Bonds, are in certain cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any bond owner who fails to provide an accurate Form W-9 Request for Taxpayer Identification Number and Certification, or a substantially identical form, or to any bond owner who is notified by the Service of a failure to report any interest or dividends required to be shown on federal income tax returns. The reporting and backup withholding requirements do not affect the excludability of such interest from gross income for federal tax purposes.

Legislation: Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may be considered by the Iowa legislature. Judicial interpretation of state or federal laws, rules or regulations may also affect the tax treatment. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Series 2020D Bonds will not have an adverse effect on the tax status of interest or other income on the Series 2020D Bonds or the market value or marketability of the Series 2020D 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 Bonds from gross income for federal or state income tax purposes for all or certain taxpayers.

Current and future legislative proposals, including some that carry retroactive effective dates, if enacted into law, or clarification of the Code may cause interest on the Series 2020D Bonds to be subject, directly or indirectly, to federal income taxation, or otherwise prevent owners of the Series 2020D Bonds from realizing the full current benefit of the tax status of such interest. Recent proposals have been made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Series 2020D Bonds. The introduction or enactment of any such legislative proposals or clarification of the Code may also affect, perhaps significantly, the market price for, or marketability of, the Series 2020D Bonds. The prospective purchaser of the Series 2020D Bonds should consult their own tax advisors regarding any pending or proposed tax legislation, as to which Bond Counsel expresses no opinion except as expressly set forth in APPENDIX B to this Preliminary Official Statement.

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 Series 2020D 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.

With Respect to the Series 2020E Bonds

Taxability and Related Considerations: In the opinion of Bond Counsel, under existing law, interest on the Series 2020E Bonds will be included in gross income of the owners thereof for federal income tax purposes.

Ownership of the Series 2020E Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2020E Bonds. Prospective purchasers of the Series 2020E Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

Discount and Premium on Certain Series 2020E Bonds: The initial public offering price of certain Series 2020E Bonds (the “Series 2020E Discount Bonds”) may be less than the amount payable on such Series 2020E Discount Bonds at maturity. An amount equal to the difference between the initial public offering price of the Series 2020E Discount Bonds (assuming that a substantial amount of the Series 2020E 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. Purchasers of Series 2020E Discount Bonds should consult with their own tax advisors with respect to the determination of accrued original issue discount on Series 2020E Discount Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Series 2020E Discount Bonds. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Series 2020E Discount Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain Series 2020E Bonds (“Series 2020E Premium Bonds”) may be greater than the amount of such Series 2020E Premium Bonds at maturity. An amount equal to the difference between the initial public offering price of Series 2020E Premium Bonds (assuming that a substantial amount of the Series 2020E Premium Bonds of that maturity are sold to the public at such price) and the amount payable at maturity constitutes a premium to the initial purchaser of such Series 2020E Premium Bonds. Purchasers of the Series 2020E Premium Bonds should consult with their own tax advisors with respect to the determination of amortizable bond premium on Series 2020E Premium Bonds for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Series 2020E Premium Bonds.

With Respect to the 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 for the Bonds. There is no bond trustee or similar person to monitor or enforce the terms of the Resolutions for 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 for the Bonds) 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 limitations 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 for the Bonds, 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. 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.

Ratings Loss: S&P Global Ratings ("S&P") has assigned a rating of ' ' 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 for the Bonds.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolutions for the Bonds. 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 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 for the Bonds, 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 “estimate,” “forecast,” “intend,” “expect” and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

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. However, 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.

Global Health Emergency Risk: The World Health Organization has declared a pandemic following the outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus and on March 13, 2020, the President of the United States declared a national emergency. The current spread of COVID-19 is altering the behavior of businesses and people in a manner that may have negative effects on economic activity, and therefore adversely affect the financial condition of the City, either directly or indirectly. Federal, State, and local officials are taking steps to curb the spread of the virus, including providing both discretionary and mandatory guidelines and orders regarding public gatherings, and imposing mandatory closings of some businesses. The spread of the virus could reduce sales tax collections, delay the receipt of property tax payments and negatively impact other collections dependent on local business activity. At this time, it is not possible to predict the full impact on the City and its finances. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY OF THE BONDS” herein.

Redemption Prior to Maturity: In considering whether to make an investment in the Series 2020D Bonds it should be noted the Series 2020D Bonds are subject to optional redemption, as outlined herein, without Bondholder discretion or consent. See “OPTIONAL REDEMPTION – SERIES 2020D BONDS” herein.

Tax Matters and Loss of Tax Exemption: As discussed under the heading “TAX MATTERS” herein, the interest on the Series 2020D Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Series 2020D Bonds, as a result of acts or omissions of the City in violation of its covenants in the Resolution for the Series 2020D Bonds. Should such an event of taxability occur, the Series 2020D 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 2020D Bonds, and there is no provision for an adjustment of the interest rates on the Series 2020D Bonds.

It is possible 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 2020D Bonds, will alter the tax status of the Series 2020D Bonds, and, in the extreme, remove the tax-exempt status from the Series 2020D Bonds. In that instance, the Series 2020D Bonds are not subject to mandatory prepayment and the interest rate on the Series 2020D Bonds does not increase or otherwise reset. A determination of taxability on the Series 2020D Bonds, after closing of the Series 2020D Bonds, could materially adversely affect the value and marketability of the Series 2020D Bonds.

Pending Federal Tax Legislation: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals pending in Congress that could, if enacted, alter or amend one or more of the federal (or state) tax matters described herein in certain respects or would adversely affect the market value of the Bonds or otherwise prevent holders of the Series 2020D Bonds from realizing the full benefit of the tax exemption of interest on the Series 2020D Bonds. Further, such proposals may impact the marketability or market value of the 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 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 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 Bonds would be impacted thereby.

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. The State Public Health Emergency Declarations temporarily suspended the provisions that require the imposition of penalty and interest for delay in property tax payments and directed that no such penalty or interest may be imposed for the duration of the declaration and any future extension of the suspension. It is impossible to predict whether the declaration or an extension 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.

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. 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. However, 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 cannot predict whether any insurance policies that may be maintained by the City would be sufficient in the event of a cyber breach. However, 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 GASB 68, the City reported a liability of \$61,771,261 within its Comprehensive Annual Financial Report (“CAFR”) as of June 30, 2019 for its proportionate share of the net pension liability related to IPERS, as defined herein. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2018, 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, 2018, the City’s collective proportion was 0.976427% which was an increase of 0.028764% from its proportion measured as of June 30, 2017.

Additionally, the City reported a liability of \$110,294,179 with its CAFR as of June 30, 2019 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, 2018, 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, 2018, the City’s collective

proportion was 18.5243%, which was an increase of 0.5171% from its proportion measured as of June 30, 2017. 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 APPENDIX C – June 30, 2019 COMPREHENSIVE ANNUAL 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 opinions of Bond Counsel to be delivered with respect to the Bonds and the Resolutions for the Bonds, 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 for the Bonds. In the event the City fails to comply with its covenants under the Resolutions for the Bonds 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.

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 for the Bonds) may have to be enforced from year to year.

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 would negatively impact the City’s overall financial position and could affect its rating. However, 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 effected only through DTC Participants, Indirect Participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See “BOOK-ENTRY-ONLY ISSUANCE” herein.

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 are rated ‘___’ by S&P. Currently, the City’s outstanding General Obligation long-term debt is rated ‘AA+’ by S&P and ‘Aa2’ by Moody’s Investors Service. The existing ratings on long-term debt reflect only the view of the rating agencies and any explanation of the significance of such ratings may only be obtained from the rating agencies. There is no assurance that such rating will continue for any period of time or that it 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 (the “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, 2020, 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 section (b)(5) of the Rule.

Within the past five years, the City had provided certain subheadings to the required annual disclosure tables for the Fiscal Years ending June 30, 2015 and 2016 that were timely published within subsequent Official Statements; however, specific references to those Official Statements were not filed on EMMA. In addition, certain subheadings under the heading “City Indebtedness” presented in Official Statements were timely filed on EMMA and specific references were made to the City’s Comprehensive Annual Financial Report (“CAFR”); however, certain page number references to the CAFR were incorrect.

The corrections to certain subheading information and page number references noted above were filed and contained all information required to be filed as determined by provisions of the Rule.

Breach of the undertakings described above will not constitute a default or an “Event of Default” under the Bonds or the Resolutions for the Bonds. 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 June 30, 2019 Comprehensive Annual Financial Report 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 Comprehensive Annual Financial Report and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City's prior Comprehensive Annual 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 \$95,910,000* General Obligation Bonds, Series 2020D and \$5,090,000* Taxable General Obligation Bonds, Series 2020E.

CITY OF DES MOINES, IOWA
/s/ Nickolas Schaul, Interim Finance Director/Treasurer

* Preliminary; subject to change.

APPENDIX A

GENERAL INFORMATION ABOUT THE CITY OF DES MOINES, IOWA

The \$95,910,000 General Obligation Bonds, Series 2020D and the \$5,090,000* Taxable General Obligation Bonds, Series 2020E 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 VALUES

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 2019 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 2019, the taxable value rollback rate was 55.0743% of actual value for residential property; 81.4832% of actual value for agricultural property; 71.2500% of the actual value for multiresidential property; and 90% of actual value for commercial and industrial property. 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.

PROPERTY VALUATIONS (1/1/2019 Valuations for Taxes payable July 1, 2020 to June 30, 2021)

	<u>100% Actual Value</u>	<u>Taxable Value (With Rollback)</u>
Residential	\$9,257,339,458	\$5,055,884,305
Commercial	2,870,562,692	2,504,639,685
Industrial	229,819,820	203,572,020
Multiresidential	586,818,985	403,511,841
Railroad	22,751,525	20,476,373
Utilities w/o Gas & Electric	<u>24,481,725</u>	<u>24,481,725</u>
Gross valuation	\$12,991,774,205	\$8,212,565,949
Less military exemption	<u>(10,786,974)</u>	<u>(10,786,974)</u>
Net valuation	\$12,980,987,231	\$8,201,778,975
TIF increment (used to compute debt service levies and constitutional debt limit)	\$966,764,829	\$966,764,829
Taxed separately:		
Ag. Land	\$8,545,910	\$6,963,472
Ag. Buildings	\$462,300	\$376,697
Gas & Electric Utilities	\$406,521,093	\$189,528,938

2019 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY ¹⁾

	<u>Taxable Valuation</u>	<u>Percent Total</u>
Residential	\$5,055,884,305	60.17%
Commercial, Industrial and all Utilities	2,922,222,368	34.78%
Multiresidential	403,511,841	4.80%
Railroad	<u>20,476,373</u>	<u>0.24%</u>
Total Gross Taxable Valuation	\$8,402,094,887	100.00%

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

TREND OF VALUATIONS

Assessment Year	Payable Fiscal Year	100% Actual Valuation	Taxable Valuation (With Rollback)	Taxable TIF Increment
2015	2016-17	\$11,396,334,334	\$6,840,954,151	\$684,785,234
2016	2017-18	11,547,884,851	6,967,479,518	738,158,185
2017	2018-19	12,678,892,381	7,486,189,752	867,277,745
2018	2019-20	12,944,246,265	7,798,033,783	839,346,269
2019	2020-21	14,363,281,363	8,391,307,913	966,764,829

The 100% Actual Valuations, before rollback and after reduction of military exemption, include Ag. Land, Ag. Buildings, Taxable TIF Increment and Gas & Electric Utilities. The Taxable Valuations, with the rollback and after the reduction of military exemption, 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 Valuations including the Taxable TIF Increment.

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</u> ¹⁾	<u>Type of Property/Business</u>	<u>1/1/2019 Taxable Valuation</u>
Principal Life Insurance Co. ²⁾	Insurance Company	\$296,972,550
Mid-American Energy	Electric Company	188,114,416
Nationwide Mutual Life	Insurance Company	158,979,240
Wellmark, Inc.	Insurance Company	118,143,900
Wells Fargo Properties, Inc.	Banking Services	109,161,900
Employers Mutual Casualty Co.	Insurance Company	91,449,900
Linden Street Investments LLC	Commercial	82,260,000
Polk County/IEC Hotel Corp.	Commercial	37,719,090
Federal Home Loan Bank of DSM	Banking Services	37,152,000
SRE Bulldog Hotel Owner LLC	Commercial	31,140,000

1) This list represents larger taxpayers in this jurisdiction, not necessarily the top 10 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 being listed as one entity. The Polk County Auditor has them listed as separate entities.

Source: Polk and Warren Counties

PROPERTY TAX LEGISLATION

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 the future tax collections of the City. The Purchaser(s) 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.

During the 2019 legislative session, the Iowa General Assembly enacted Senate File 634 (the "2019 Act"). The 2019 Act modifies the process for hearing and approval of the total maximum property tax dollars under certain levies in the City's budget including levies for the General Fund, the Emergency Fund, Trust and Agency Funds for pensions, insurance, transit, civic centers, certain bridges, sanitary disposal, and emergency management. The 2019 Act also includes a provision that will require the affirmative vote of 2/3 of the City Council when the maximum property tax dollars under these levies exceed an amount determined under a prescribed formula.

The 2019 Act does not change the process for hearing and approval of the Debt Service Levy pledged for repayment of the Bonds. It is too early to evaluate the affect the 2019 Act will have on the overall financial position of the City or its ability to fund essential services.

During the 2013 legislative session, the Iowa General Assembly enacted Senate File 295 (the "2013 Act"). Among other things, the Act (i) reduced the maximum annual taxable value growth percent, due to revaluation of existing residential and agricultural property to 3%, (ii) assigned a "rollback" (the percentage of a property's value that is subject to tax) to commercial, industrial and railroad property of 90%, (iii) created a new property tax classification for multi-residential properties (apartments, nursing homes, assisted living facilities and certain other rental property) and assigned a declining rollback percentage to such properties for each year until the residential rollback percentage is reached in the 2022 assessment year, after which the rollback percentage for such properties will be equal to the residential rollback percentage each assessment year, and (iv) exempted a specified portion of the assessed value of telecommunication properties.

The 2013 Act includes a standing appropriation to replace some of the tax revenues lost by local governments, including tax increment districts, resulting from the new rollback for commercial and industrial property. The appropriation does not replace losses to local governments resulting from the 2013 Act's provisions that reduce the annual revaluation growth limit for residential and agricultural properties to 3%, the gradual transition for multi-residential properties from the residential rollback percentage, or the reduction in the percentage of telecommunications property that is subject to taxation.

The City has not attempted to quantify the financial impact of the 2013 Act's provisions on the City's future operations.

Notwithstanding any decrease in property tax revenues that may result from the 2013 Act or the 2019 Act, Iowa Code section 76.2 provides that when an Iowa political subdivision issues bonds, "the governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full."

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 2019 actual valuation currently applicable to the Fiscal Year 2020-21, is as follows:

2019 Actual Valuation of Property	\$14,363,281,363 ¹⁾
Legal Debt Limit of 5%	<u>0.05</u>
Legal Debt Limit	\$718,164,068
Less: General Obligation Debt Subject to Debt Limit	(500,738,800) *
Less: Lease Debt Paid by Taxes	(871,444) ²⁾
Less: Section 108 Loan	(92,925) ³⁾
Less: TIF Rebate Agreements	<u>(23,528,780) ⁴⁾</u>
Legal Debt Margin	\$192,932,119 *

- 1) Source: Iowa Department of Management.
 - 2) Represents the principal outstanding on two lease obligations payable from the debt service levy.
 - 3) Excludes the August 1, 2020 principal and interest payment. The City appropriated debt service payment totaling \$953,515 for FY 2020-21. 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 \$6,852,000.
 - 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 FY 2020-21 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 2020 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 09/28/20</u>
8/13A	\$37,090,000	Various Purpose	6/33	\$29,240,000
8/13B	21,050,000	Refunding	6/26	11,830,000
1/14A	38,830,000	Franchise Fee	6/21	2,585,000 ¹⁾
7/14C	24,945,000	Various Purpose	6/24	19,330,000
7/14D	2,250,000	Various Purpose (Taxable)	6/24	1,055,000
9/14E	27,465,000	Refunding	6/27	14,845,000
8/15A	40,225,000	Various Purpose/Refunding	6/35	23,775,000
8/15B	19,655,000	Refunding	6/28	13,460,000
9/16A	42,825,000	Various Purpose	6/36	35,875,000
9/16B	29,545,000	Refunding	6/30	24,550,000
9/17A	39,780,000	Various Purpose	6/37	35,640,000
9/17B	8,915,000	Convention Center Hotel	6/37	8,915,000
3/18A	44,325,000	Refunding	6/25	29,415,000
8/18B	45,640,000	Various Purpose	6/38	41,890,000
7/19A	84,815,000	Various Purpose/Refunding	6/39	79,305,000
7/19B	2,405,000	Various Purpose (Taxable)	6/24	1,955,000
3/20A	18,840,000	Refunding	6/32	18,840,000
9/20D	82,250,000*	Various Purpose	6/40	82,250,000*
9/20E	5,090,000*	Various Purpose (Taxable)	6/25	5,090,000*
Subtotal				\$479,845,000*

1) Reflects \$19,000,000 of the June 1, 2022 maturity redeemed to date pursuant to the extraordinary redemption provision and \$6,135,000 of the June 1, 2021 maturity redeemed to date pursuant to the optional redemption provision.

* Preliminary; subject to change.

General Obligation Annual Appropriation Debt Paid by Tax Increment

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 09/28/20</u>	<u>Annual Approp. Subject to Debt Limit</u>
9/17C	\$4,785,000	Convention Center Hotel	6/25	\$3,720,000	\$938,800 ¹⁾

1) The City appropriated debt service payment totaling \$938,800 for FY 2020-21.

General Obligation Debt Paid by Enterprise Funds (Includes the Series 2020D Bonds)

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 09/28/20</u>
3/20A	\$6,295,000	Stormwater Refunding	6/32	\$6,295,000
9/20D	13,660,000*	Solid Waste	6/40	<u>13,660,000*</u>
Subtotal				\$19,955,000*

Summary of General Obligation Debt Outstanding

General Obligation Debt Paid by Property Taxes, Tax Increment, Sales Tax and Other	\$479,845,000*
General Obligation Debt Paid by Tax Increment (Annual Appropriation)	938,800
General Obligation Debt Paid by Enterprise Funds	<u>19,955,000*</u>
Total General Obligation Debt Subject to Debt Limit	\$500,738,800*
Total General Obligation Debt	
(including Series 2017C Bonds subject to Annual Appropriation)	\$503,520,000*

* 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 2020D</u>		<u>Series 2020E</u>		<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Principal & Interest</u>	<u>Principal*</u>	<u>Principal & Interest*</u>	<u>Principal*</u>	<u>Principal & Interest*</u>	<u>Principal*</u>	<u>Principal & Interest*</u>
2020-21	\$37,040,000	\$52,410,211	\$5,270,000	\$6,350,232	\$1,005,000	\$1,065,737	\$43,315,000	\$59,826,180
2021-22	34,000,000	47,453,174	4,800,000	6,349,225	1,000,000	1,072,192	39,800,000	54,874,591
2022-23	31,655,000	43,440,584	4,845,000	6,344,305	1,010,000	1,065,992	37,510,000	50,850,881
2023-24	42,850,000	53,190,806	4,900,000	6,345,041	1,030,000	1,069,024	48,780,000	60,604,871
2024-25	25,450,000	33,944,625	4,960,000	6,345,751	<u>1,045,000</u>	1,065,587	31,455,000	41,355,963
2025-26	25,320,000	32,790,075	4,115,000	5,435,775			29,435,000	38,225,850
2026-27	23,840,000	30,270,888	4,165,000	5,429,399			28,005,000	35,700,287
2027-28	23,515,000	29,084,756	4,225,000	5,429,007			27,740,000	34,513,763
2028-29	22,770,000	27,557,594	4,290,000	5,430,632			27,060,000	32,988,226
2029-30	20,490,000	24,516,719	4,355,000	5,428,279			24,845,000	29,944,998
2030-31	19,845,000	23,190,644	3,810,000	4,808,373			23,655,000	27,999,017
2031-32	18,645,000	21,346,725	3,875,000	4,802,888			22,520,000	26,149,613
2032-33	16,195,000	18,289,006	3,965,000	4,802,600			20,160,000	23,091,606
2033-34	13,215,000	14,777,613	4,075,000	4,805,942			17,290,000	19,583,555
2034-35	12,240,000	13,405,556	4,185,000	4,802,249			16,425,000	18,207,805
2035-36	10,575,000	11,368,331	3,090,000	3,587,558			13,665,000	14,955,889
2036-37	8,160,000	8,632,019	3,185,000	3,592,330			11,345,000	12,224,349
2037-38	4,870,000	5,084,969	3,275,000	3,587,417			8,145,000	8,672,386
2038-39	<u>1,830,000</u>	1,887,188	3,380,000	3,593,185			5,210,000	5,480,373
2039-40			<u>3,485,000</u>	3,594,081			<u>3,485,000</u>	3,594,081
Total	\$392,505,000		\$82,250,000*		\$5,090,000*		\$479,845,000*	

* Preliminary; subject to change.

Fiscal Year General Obligation Annual Appropriation Debt Service Payments Paid by Tax Increment

Fiscal Year	<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Principal & Interest</u>
2020-21	\$790,000	\$938,800
2021-22	820,000	937,200
2022-23	855,000	939,400
2023-24	890,000	940,200
2024-25	<u>365,000</u>	379,600
Total	\$3,720,000	

**Fiscal Year General Obligation Debt Service Payments Paid by Enterprise Funds
(Includes the Series 2020D Bonds)**

Fiscal Year	<u>Current Outstanding</u>		<u>Series 2020D</u>		<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Principal & Interest</u>	<u>Principal*</u>	<u>Interest*</u>	<u>Principal*</u>	<u>Principal & Interest*</u>
2020-21	\$355,000	\$663,602	\$675,000	\$871,030	\$1,030,000	\$1,534,632
2021-22	420,000	653,600	585,000	868,868	1,005,000	1,522,468
2022-23	445,000	657,600	590,000	867,784	1,035,000	1,525,384
2023-24	465,000	655,350	600,000	871,176	1,065,000	1,526,526
2024-25	485,000	652,100	605,000	868,916	1,090,000	1,521,016
2025-26	515,000	657,850	615,000	870,991	1,130,000	1,528,841
2026-27	535,000	652,100	625,000	872,565	1,160,000	1,524,665
2027-28	565,000	655,350	630,000	868,503	1,195,000	1,523,853
2028-29	595,000	657,100	640,000	869,053	1,235,000	1,526,153
2029-30	625,000	663,300	650,000	869,005	1,275,000	1,532,305
2030-31	635,000	660,800	660,000	867,825	1,295,000	1,528,625
2031-32	<u>655,000</u>	668,100	675,000	870,615	1,330,000	1,538,715
2032-33			690,000	869,887	690,000	869,887
2033-34			710,000	871,326	710,000	871,326
2034-35			730,000	871,517	730,000	871,517
2035-36			750,000	870,639	750,000	870,639
2036-37			770,000	868,739	770,000	868,739
2037-38			795,000	870,793	795,000	870,793
2038-39			820,000	871,705	820,000	871,705
2039-40			<u>845,000</u>	871,449	<u>845,000</u>	871,449
Total	\$6,295,000		\$13,660,000*		\$19,955,000*	

* Preliminary; subject to change.

OTHER DEBT

Tax Increment Rebate Agreements

<u>TIF Rebate Agreement</u>	<u>Est. Final Payment Date</u>	<u>Total Estimated Obligation As of 09/28/20 ¹⁾</u>
Allied Grant Payments - 1100 Locust St	FY 2031	\$2,252,523
Wells-Fargo - 800 Walnut	FY 2024	750,000
Wells-Fargo II - 801 Walnut	FY 2029	481,842
Masonic Temple - Downtown Preservation Partners	FY 2024	31,000
Court Avenue Partners Housing - 302 to 310 Court Wellmark	FY 2026 FY 2022	62,710 1,721,389
Equitable - Liberty Parking Garage	FY 2023	182,165
Starbucks - Fleur Drive Phase 1	FY 2023	6,644
Village Place - 521 E. Locust St	FY 2030	105,000
Court Ave Partners II - 410 Court Ave	FY 2027	57,415
Davis Brown Tower (LB Properties) - 215 10th St	FY 2025	658,667
Hy Vee - Fleur Drive Phase 2	FY 2025	126,067
Merle Hay Mall Phase 1	FY 2026	380,000
E5W - ST Development	FY 2021	95,901
1717 Ingersoll	FY 2021	55,000
Chamberlain Bldg - 1408 Locust St	FY 2023	25,000
Simpson Law Firm - 604 Locust	FY 2021	2,700
Wilkins Building - 713 Walnut St	FY 2034	354,562
Waterfront Lodging - 200 Water St	FY 2031	366,603
Central Wire and Iron	FY 2021	25,815
Randolph Apartments - 202 4th St	FY 2025	385,000
Ballyard Lofts - 350 SW 2nd St	FY 2024	100,000
Iowa Machine Shed Co - 401 East Grand Ave	FY 2038	323,225
Hy-Vee/Knapp - 420 Court Ave	FY 2033	263,113
3801 Merle Hay Road	FY 2028	33,011
Locust Street Investments - 1420 to 1430 Locust	FY 2026	42,756
Advance Rumely Building - 130 E. 3rd	FY 2031	255,102
Cityville	FY 2031	100,000
Principal Financial Campus	FY 2031	1,641,844
Macerich Southridge Mall, LLC Phase 1	FY 2031	359,510
American Republic Insurance - 601 6th St	FY 2032	327,837
Miesblock - 665 Grand Ave	FY 2040	200,000
201, LLC - 201 East Locust St	FY 2032	400,000
Marel Meat Processing - 401 SW 7th	FY 2027	26,650
505 E Grand LLC - Raygun Building	FY 2028	104,723
East Village Tower Partners - The Lyon	FY 2027	89,250
PDM Precast, Inc - 220 SE 6th	FY 2039	427,882
Dilley Manufacturing - 215 East 3rd St	FY 2033	66,340
Panera Bread	FY 2028	20,000
Helena Industries, Inc	FY 2028	55,913
Electrical Power Products	FY 2036	625,472

1) These TIF rebate agreements are subject to annual appropriation and payments have been appropriated for FY 2020-21 in the respective amounts listed.

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<u>TIF Rebate Agreement</u>	<u>Est. Final Payment Date</u>	<u>Total Estimated Obligation As of 09/28/20 ¹⁾</u>
Grays Station	FY 2038	\$428,250
Forest Ave Village	FY 2029	131,873
EMC - 219 8th St	FY 2034	484,429
College Hill - 921 6th Ave	FY 2034	169,868
7&Grand Ramp Developer, LLC	FY 2022	333,333
R&T Lofts - 717 Locust and 421 8th	FY 2029	370,000
219 East Grand, LLC	FY 2034	116,354
Bronson Partners - 1417 Walnut Street	FY 2028	32,389
MV - Southridge Senior Lofts	FY 2034	94,582
Merle Hay Mall Phase 3	FY 2031	400,000
Krause Gateway Center - 1459 Grand Ave	FY 2040	2,773,081
317 and 322 E Court LLC	FY 2035	92,510
Hotel Fort Des Moines	FY 2040	330,520
H. Glass Partners, LLC - 212 E. 3rd St	FY 2034	36,996
The Fifth - 5th and Walnut Residential	FY 2042	1,700,000
District at 6th	FY 2030	350,000
Thompson Properties, LC	FY 2029	27,540
Fort Des Moines	FY 2035	286,272
TWG -Southridge Apartments	FY 2035	419,328
Federal Home Loan Bank	FY 2035	353,053
Connolly Lofts	FY 2031	350,000
440 E Grand - RE3	FY 2035	34,806
418 E Grand Phase 1	FY 2040	323,732
Shelter	FY 2029	250,000
Griffin - 319 7th St	FY 2040	<u>51,233</u>
Total Rebate Agreements		\$23,528,780

1) These TIF rebate agreements are subject to annual appropriation and payments have been appropriated for FY 2020-21 in the respective amounts listed.

Lease Debt Paid by Property Taxes

The City has lease debt payable from property taxes as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 09/28/20</u>
8/12	\$1,880,000	Supplement #3	6/22	\$367,132
8/14	1,200,000	Supplement #4	6/24	<u>504,312</u>
Total				\$871,444

Revenue Obligations Payable from State Sales Tax and Hotel and Motel Tax Revenues

The City has issued Urban Renewal Revenue Capital Loan Notes payable from a senior lien on State Sales Tax and Hotel and Motel 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 09/28/20</u>
3/18	\$4,000,000	Convention Center Hotel	6/24	\$3,440,000

The City will utilize 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. The City has been allocated a maximum amount of \$36,487,400 by the Iowa Economic Development Board. The City will receive newly generated taxes from new retail establishments, including the Hilton Convention Center Hotel, within the reinvestment district. Quarterly remittance of taxes began on April 1, 2018 and continue through April 1, 2038.

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 09/28/20</u>
3/18	\$8,500,000	Convention Center Hotel	6/38	\$8,500,000

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 09/28/20</u>
10/17	\$22,540,774	City Hall Parking Garage	6/37	\$22,540,774

Revenue Debt Paid by Stormwater Revenues

The City has senior 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 09/28/20</u>
9/16C	\$12,715,000	Improvements/Refunding	6/31	\$7,600,000
9/16D	8,830,000	Refunding	6/30	7,130,000
8/18C	43,620,000	Improvements	6/38	41,130,000
9/20F	22,485,000*	Improvements	6/40	<u>22,485,000*</u> ¹⁾
Total				\$78,345,000*

1) The Stormwater Management Utility Revenue Bonds, Series 2020F are being sold in conjunction with the Bonds.

* Preliminary; subject to change.

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 09/28/20</u>
10/18F	\$6,668,000	Improvements (SRF Loan)	6/39	\$6,402,000 ¹⁾
10/18G	9,250,000	Improvements (SRF Loan)	6/40	9,250,000 ²⁾
5/20C	10,000,000	Improvements (SRF Loan)	6/41	<u>10,000,000</u> ³⁾
Total				\$25,652,000

1) Based on preliminary debt service schedule established prior to final project draws and inclusive of sponsored project amendment in May 2020. The City has drawn \$5,488,686 as of June 26, 2020.

2) Based on preliminary debt service schedule established prior to final project draws. The City has drawn \$6,638,103 as of June 26, 2020.

3) Based on preliminary debt service schedule established prior to final project draws and inclusive of sponsored project amendment in May 2020. The City has drawn \$2,083,770 as of June 26, 2020.

Revenue Debt Paid by Sewer Revenues

The City has revenue debt payable from the Sewer 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 09/28/20</u>
3/14B	\$16,240,000	Improvements/Refunding	6/23	\$3,400,000
10/18D	6,668,000	Improvements (SRF Loan)	6/39	6,402,000 ¹⁾
10/18E	10,000,000	Improvements (SRF Loan)	6/40	10,000,000 ²⁾
5/20B	10,000,000	Improvements (SRF Loan)	6/41	<u>10,000,000</u> ³⁾
Total				\$29,802,000

1) Based on preliminary debt service schedule established prior to final project draws and inclusive of sponsored project amendment in May 2020. The City has drawn \$5,488,686 as of June 26, 2020.

2) Based on preliminary debt service schedule established prior to final project draws and inclusive of sponsored project amendment in May 2020. The City has drawn \$7,383,103 as of June 26, 2020.

3) Based on preliminary debt service schedule established prior to final project draws and inclusive of sponsored project amendment in May 2020. The City has drawn \$2,083,770 as of June 26, 2020.

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 is as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 09/28/20</u>
6/08A	\$5,732,440	Sewer Improvements (SRF)	6/39	\$4,111,735 ¹⁾
4/10A	3,074,450	Sewer Improvements (SRF)	6/40	2,215,242 ²⁾
6/10C-1	1,121,921	Sewer Improvements (SRF)	6/32	996,259 ³⁾
6/10C-2	12,060,645	Sewer Improvements (SRF)	6/32	7,004,821 ⁴⁾
5/11A	33,657,615	Sewer Improvements (SRF)	6/42	25,081,019 ⁵⁾
5/11C	3,347,063	Sewer Improvements (SRF)	6/41	2,590,007 ⁶⁾
12/11D	5,628,301	Sewer Improvements (SRF)	6/43	4,401,811 ⁷⁾
5/12C	10,529,114	Sewer Improvements (SRF)	6/43	7,756,016 ⁸⁾
5/12D	4,094,656	Sewer Improvements (SRF)	6/42	2,925,260 ⁹⁾
11/12G	8,578,900	Sewer Improvements (SRF)	6/44	7,026,160 ¹⁰⁾
4/13A	4,349,345	Sewer Improvements (SRF)	6/43	3,330,866 ¹¹⁾
6/13B	19,133,993	Refunding	6/34	13,132,438 ¹²⁾
2/14A	972,846	Sewer Improvements (SRF)	6/34	666,673 ¹³⁾
2/14D	2,161,860	Sewer Improvements (SRF)	6/34	1,544,401 ¹⁴⁾
1/15A	3,180,104	Sewer Improvements (SRF)	6/35	2,393,622 ¹⁵⁾
1/15B	182,087	Sewer Improvements (SRF)	6/34	137,036 ¹⁶⁾
5/15E	8,963,127	Refunding	6/36	7,433,500 ¹⁷⁾
2/16A	3,838,557	Sewer Improvements (SRF)	6/35	3,100,806 ¹⁸⁾
2/16F	15,971,200	Sewer Improvements (SRF)	6/48	15,033,449 ¹⁹⁾
12/17A	19,328,700	Sewer Improvements (SRF)	6/49	18,704,862 ²⁰⁾
5/18A	2,123,856	Sewer Improvements (SRF)	6/40	2,100,546 ²¹⁾
12/18D-1	4,999,700	Sewer Improvements (SRF)	6/39	5,476,424 ²²⁾
12/18D-2	3,999,760	Sewer Improvements (SRF)	6/39	4,000,540 ²³⁾
12/18E	5,649,661	Sewer Improvements (SRF)	6/40	5,651,469 ²⁴⁾
12/18F	2,999,820	Sewer Improvements (SRF)	6/39	2,877,248 ²⁵⁾
12/19A	6,001,473	Sewer Improvements (SRF)	6/39	<u>5,726,989</u> ²⁶⁾
Total				\$155,419,199

- 1) The City’s flow-based share of the WRA’s Series 2008A SRF loan outstanding in the amount of \$12,332,000.
- 2) The City’s flow-based share of the WRA’s Series 2010A SRF loan outstanding in the amount of \$6,644,000.
- 3) The City’s flow-based share of the WRA’s Series 2010C-1 SRF loan outstanding in the amount of \$1,992,000.
- 4) The City’s flow-based share of the WRA’s Series 2010C-2 SRF loan outstanding in the amount of \$14,006,000.
- 5) The City’s flow-based share of the WRA’s Series 2011A SRF loan outstanding in the amount of \$50,149,000.
- 6) The City’s flow-based share of the WRA’s Series 2011C SRF loan outstanding in the amount of \$7,768,000.
- 7) The City’s flow-based share of the WRA’s Series 2011D SRF loan outstanding in the amount of \$13,202,000.
- 8) The City’s flow-based share of the WRA’s Series 2012C SRF loan outstanding in the amount of \$15,508,000.
- 9) The City’s flow-based share of the WRA’s Series 2012D SRF loan outstanding in the amount of \$5,849,000.
- 10) The City’s flow-based share of the WRA’s Series 2012G SRF loan outstanding in the amount of \$21,073,000.
- 11) The City’s flow-based share of the WRA’s Series 2013A SRF loan outstanding in the amount of \$6,660,000.

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- 12) The City’s flow-based share of the WRA’s Series 2013B Bonds outstanding in the amount of \$44,540,000.
- 13) The City’s flow-based share of the WRA’s Series 2014A SRF loan outstanding in the amount of \$1,333,000.
- 14) The City’s flow-based share of the WRA’s Series 2014D SRF loan outstanding in the amount of \$4,632,000.
- 15) The City’s flow-based share of the WRA’s Series 2015A SRF loan outstanding in the amount of \$7,179,000.
- 16) The City’s flow-based share of the WRA’s Series 2015B SRF loan outstanding in the amount of \$274,000.
- 17) The City’s flow-based share of the WRA’s Series 2015E Bonds outstanding in the amount of \$27,235,000.
- 18) The City’s flow-based share of the WRA’s Series 2016A Bonds outstanding in the amount of \$6,200,000.
- 19) The City’s flow-based share of the WRA’s Series 2016F Bonds outstanding in the amount of \$38,293,000.
- 20) The City’s flow-based share of the WRA’s Series 2017A SRF loan outstanding in the amount of \$37,400,000.
- 21) The City’s flow-based share of the WRA’s Series 2018A SRF loan outstanding in the amount of \$4,200,000.
- 22) The City’s flow-based share of the WRA’s Series 2018D-1 SRF loan outstanding in the amount of \$10,950,000.
- 23) The City’s flow-based share of the WRA’s Series 2018D-2 SRF loan outstanding in the amount of \$7,999,000.
- 24) The City’s flow-based share of the WRA’s Series 2018E SRF loan outstanding in the amount of \$11,300,000.
- 25) The City’s flow-based share of the WRA’s Series 2018F SRF loan outstanding in the amount of \$5,753,000.
- 26) The City’s flow-based share of the WRA’s Series 2019A SRF loan outstanding in the amount of \$11,451,000.

Des Moines Metropolitan Wastewater Reclamation Authority Proposed Payment Obligations

WRA has authorized, and is planning to issue, the following State Revolving Fund Loans during the 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 09/28/20</u>
TBD	\$10,002,600	Sewer Improvements (SRF)	TBD	\$10,002,600 ¹⁾
TBD	5,751,495	Sewer Improvements (SRF)	TBD	<u>5,751,495</u> ²⁾
Total				\$15,754,095

- 1) The City’s flow-based share of the WRA’s proposed SRF Loan in the amount of \$20,000,000.
- 2) The City’s flow-based share of the WRA’s proposed SRF Loan in the amount of \$11,500,000.

Total WRA Sewer Revenue Debt Outstanding	\$155,419,199
Total WRA Sewer Revenue Debt Outstanding and Proposed	\$171,173,294

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INDIRECT GENERAL OBLIGATION DEBT

<u>Taxing District</u>	<u>1/1/2019 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	\$29,146,964,565	\$9,348,595,129	32.07%	\$253,531,000	\$81,307,392
Warren County	2,684,749,959	16,817,782	0.63%	37,898,168	238,758
Carlisle CSD	403,834,934	87,272,480	21.61%	16,660,000	3,600,226
Des Moines ISD	9,295,844,351	8,910,628,034	95.86%	0	0
Indianola CSD	1,000,848,887	448,800	0.04%	32,720,000	13,088
Johnston CSD	2,825,945,089	175,262,336	6.20%	30,740,000	1,905,880
Norwalk CSD	891,822,404	3,265,467	0.37%	33,585,000	124,265
Saydel CSD	1,019,126,867	25,871,264	2.54%	2,120,000	53,848
Southeast Polk CSD	2,438,532,359	148,653,053	6.10%	1,475,000	89,975
West Des Moines CSD	5,378,077,168	14,011,477	0.26%	5,245,000	13,637
Urbandale Sanitary Sewer	3,295,733,099	2,070,000	0.06%	1,200,000 ³⁾	720
Urbandale-Windsor Heights Sanitary Sewer	472,267,779	25,347,067	5.37%	0	0
Des Moines Area CC	54,207,834,621	9,365,412,911	17.28%	103,700,000	<u>17,919,360</u>
City's Share of Total Overlapping Debt					\$105,267,149

- 1) Taxable Valuation excludes military exemption and includes Ag. Land & Buildings, Taxable TIF Increment and all Utilities.
- 2) Includes general obligation bonds, PPEL notes, certificates of participation and new jobs training certificates. Estimated as of June 18, 2020 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.
- 3) Includes proposed \$1,200,000 general obligation bond issuance. Preliminary; subject to change.

DEBT RATIOS

	<u>Debt</u>	<u>Debt/Actual Market Value (\$14,363,281,363) ¹⁾</u>	<u>Debt/204,220 Population ²⁾</u>
Total General Obligation Debt	\$499,800,000* ³⁾	3.48%*	\$2,447.36*
Less: G.O. Debt Paid From Enterprise Funds	<u>(19,955,000)*</u>		
Net G.O. Debt Paid by Taxes and Tax Increment	\$479,845,000*	3.34%*	\$2,349.65*
G.O. Debt Subject to Annual Appropriation	\$938,800 ⁴⁾	0.01%	\$4.60
Leases Paid by the Debt Service Levy	\$871,444	0.01%	\$4.27
City's Share of Total Overlapping Debt	\$105,267,149	0.73%	\$515.46

- 1) Based on January 1, 2019 Actual Market Value; includes Ag Land, Ag Buildings, all Utilities and TIF Increment.
- 2) Based on the City's 2010 U.S. Census which was corrected on March 15, 2013 to 204,220.
- 3) Excludes the Series 2017C Bonds which are subject to annual appropriation.
- 4) Represents the appropriated FY 2020-21 debt service payments on the Series 2017C Bonds.

* Preliminary; subject to change.

LEVIES AND TAX COLLECTIONS

<u>Fiscal Year</u>	<u>Levy</u>	<u>Collected During Collection Year</u>	<u>Percent Collected</u>
2015-16	\$141,853,602	\$140,460,069	99.02%
2016-17	147,212,670	147,085,820	99.91%
2017-18	152,727,364	152,474,951	99.83%
2018-19	169,780,673	169,170,042	99.64%
2019-20	168,913,525	-----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% 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

	<u>FY 2015-16 \$/1,000</u>	<u>FY 2016-17 \$/1,000</u>	<u>FY 2017-18 \$/1,000</u>	<u>FY 2018-19 \$/1,000</u>	<u>FY 2019-20 \$/1,000</u>
Polk County ¹⁾	10.84198	10.39630	10.39541	10.37554	10.37537
City of Des Moines	16.92000	16.92000	17.04000	17.24000	16.64000
Des Moines Ind. CSD	18.42809	18.50586	18.56349	18.60074	18.60686
Des Moines Area Comm. College	0.67574	0.72334	0.67458	0.69468	0.65249
Des Moines Regional Transit Authority	0.80400	0.82400	0.82400	0.91475	0.93975
State of Iowa	<u>0.00330</u>	<u>0.00330</u>	<u>0.00310</u>	<u>0.00290</u>	<u>0.00280</u>
Total Tax Rate	47.67311	47.37280	47.50058	47.82861	47.21727

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

A city’s general fund tax levy is limited to \$8.10 per \$1,000 of taxable value, with provision for an additional \$0.27 per \$1,000 levy for an emergency fund which can be used for general fund purposes (Code of Iowa, Chapter 384, Division I). Cities may exceed the \$8.10 limitation upon authorization by a special levy election. Further, there are limited special purpose levies, which may be certified outside of the above-described levy limits (Code of Iowa, Section 384.12). The amount of the City’s general fund levy subject to the \$8.10 limitation is \$8.10 for Fiscal Year 2020-21. The City does levy costs for liability, property and self-insurance and employee benefits in addition to the \$8.10 general fund limit as authorized by law. Currently, the City does not levy for an emergency fund. Debt service levies are not limited.

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's 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 is the Interim Finance Director/Treasurer and is responsible for the financial affairs of the City, effective January of 2020. Mr. Schaul has 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. Each year City staff and the City Council meet to review GuideDSM and develop an implementation plan for the year ahead.

In 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.

Starting in the fall, the City Council holds regularly scheduled budget workshops with the City Manager and departments to review various financial forecasts and strategies and establish priorities for the coming year. These workshops are held until the budget is adopted in March. Concurrent citizen engagement workshops are held to inform citizens 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, reviews the departments’ budget requests and revenue forecasts to ensure that current expenditures do 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 2020-21 budget was adopted by City Council on April 27, 2020. Tax levies for the new fiscal year (beginning with Fiscal Year 2021-22 and beyond) are certified to the State of Iowa by March 31 of each year.

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 budget anticipates \$6 million in Fiscal Year 2020-21 from the revenue-sharing agreement and applies those monies towards street and 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 15% of annual expenditures on every June 30th. The table below details the historical General Fund Balance available:

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Available General Fund Balance	\$25,362,143	\$28,308,731	\$27,775,452	\$32,604,828	\$44,374,483
General Fund Operating Expenditures	\$147,316,892	\$153,095,032	\$156,217,142	\$163,169,757	\$181,372,659
Available General Fund Balance as a Percent of General Fund Expenditures	17.20%	18.49%	17.78%	19.98%	24.47%

EMPLOYEES AND PENSIONS

The City currently has 1,599 budgeted full-time employees and approximately 237 part-time/seasonal employees. 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 past three fiscal years, as shown below, equal the required contributions for each year.

	<u>FY 2016-17</u>	<u>FY 2017-18</u>	<u>FY 2018-19</u>
IPERS City Contribution	\$6,104,238	\$6,559,917	\$7,070,797

Pursuant to Governmental Accounting Standards Board (“GASB”) Statement No. 68, the City reported a liability of \$61,771,261 within its CAFR as of June 30, 2019 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2018, 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, 2018, the City’s collective proportion was 0.976427% which was an increase of 0.028764% from its proportion measured as of June 30, 2017.

The IPERS Comprehensive Annual Financial Report is available on the IPERS website, <https://www.ipers.org/financial-and-investment>, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321. However, the information presented in such financial reports or on such websites 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.

For additional information on the City’s IPERS pension plan, refer to Note 7, Employee Retirement Systems, Subsection A, beginning on page 72 of the City’s June 30, 2019 CAFR 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. 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 past three fiscal years, as shown below, equal the required contributions for each year.

	<u>FY 2016-17</u>	<u>FY 2017-18</u>	<u>FY 2018-19</u>
MFPRSI City Contribution	\$13,300,483	\$13,859,111	\$14,555,612

Pursuant to GASB Statement No. 68, the City reported a liability of \$110,294,179 within its CAFR as of June 30, 2019 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2018, 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, 2018, the City’s proportion was 18.5243% which was an increase of 0.5171% from its proportion measured as of June 30, 2017.

The MFPRSI Financial Statements are available on the MFPRSI website, <http://www.mfprsi.org/about-mfprsi/publications/>, or by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA 50266. However, the information presented in such financial reports or on such websites 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.

For additional information on the City’s MFPRSI pension plan, refer to Note 7, Employee Retirement Systems, Subsection B, beginning on page 77 of the City’s June 30, 2019 CAFR contained as APPENDIX C of this Preliminary Official Statement.

OTHER POST-EMPLOYMENT BENEFITS

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.

Contributions of the full premium are required for both retiree and dependent coverage. The contributions 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 costs 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 62. 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, 2019, 1,600 active employees and 177 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, 2019 was \$21,797,344. This balance was determined by an actuarial valuation as of that date.

	<u>Total OPEB Liability</u>
Balance as of June 30, 2018	\$22,897,089
Service cost	702,378
Interest	891,160
Changes in assumptions	999,676
Difference between expected and actual experience	(2,537,829)
Benefit payments	<u>(1,155,130)</u>
Balance as of June 30, 2019	\$21,797,344

The covered payroll (annual payroll of active employees covered by the plan) was approximately \$125,853,482, and the ratio of the total OPEB liability to the covered payroll was 17.32%.

For additional information on the City’s OPEB, refer to Note 14, Other Postemployment Benefits, beginning on page 94 of the City’s June 30, 2019 CAFR contained as APPENDIX C of this Preliminary Official Statement.

UNION CONTRACTS

The City has 8 unions representing 1,439 employees. The following are brief descriptions of the unions and their contracts.

Central Iowa Public Employees Council (“CIPEC”): Employees from the Park and Recreation, Public Works, Aviation, and Engineering Departments. These employees’ duties are construction, maintenance, and operations. The total number of employees covered by this bargaining unit is 452. The current contract expires June 30, 2021.

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 28. The current contract expires June 30, 2025.

Municipal Employees Association (“MEA”): Clerical and support staff throughout the City. The total number of employees covered by this bargaining unit is 307. The current contract expires June 30, 2023.

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 269. The current contract expires June 30, 2023.

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 269. The current contract expires June 30, 2021.

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 26. Their contract expires June 30, 2022.

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 50. Their contract expires June 30, 2022.

Gold Braid Organization: Certain Police Captains, Lieutenants, and Sergeants in the Police Department established a union. The total number of employees covered is 38. The current contract expires June 30, 2021.

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 \$7,500,000. Different coverage areas will have different 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.

For certain enterprise fund operations, automobile liability insurance is maintained through Travelers Insurance Companies 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 Municipal Housing Agency purchases its own blanket property insurance policy with a \$1,000,000 self-insured retention. Excess workers' compensation insurance is maintained for all employees through Safety National Casualty Corporation at statutory limits with a \$1,250,000 self-insured retention.

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 on line.

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 related to the General Fund, are accounted for in the Tort Liability Fund, a Special Revenue 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 is 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, the City has had no claim for which it utilized its excess liability insurance 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 75 parks covering approximately 4,286 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 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 Des Moines Water Works utilizes water from the Raccoon River and the Des Moines River as its primary sources for water supply. Also, the Water Works owns the 1.5 billion-gallon Maffitt Reservoir and 5 billion gallons of storage capacity in the Saylorville Reservoir, which may be used to release water into the rivers at periods of low-river flow. 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.

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>
Wells Fargo Bank	Financial Services	13,500
UnityPoint Health Partners	Healthcare	8,026
State of Iowa	State Government	7,700 ¹⁾
Principal Financial Group	Insurance	6,500
Hy-Vee Food Stores	Retail Food Stores	6,400
Des Moines Public Schools	Education	5,200 ²⁾
Nationwide/Allied Insurance	Insurance	4,525
MercyOne	Healthcare (Hospitals and Clinics)	4,276
John Deere Companies	Farm Equipment & Consumer Financial Services	3,500 ³⁾
Corteva Agriscience ⁴⁾	Seed Manufacturing	2,500
Kum & Go	Convenience Store Chain	2,000
City of Des Moines	Government	1,836 ⁵⁾
United Parcel Service (UPS)	Package Shipping	1,721
Wellmark Inc.	Insurance Provider	1,600
Mercer Health & Benefits LLC	Insurance	1,500
EMC Insurance Companies	Insurance	1,403
YMCA of Greater Des Moines	Non-profit Youth Development & Fitness Centers	1,300
Polk County	County Government	1,280 ⁵⁾
Dee Zee, Inc.	Aftermarket automotive accessories	1,264
Casey's General Store, Inc.	Retail General Store	1,200
Firestone Agricultural Tire Co.	Tire Manufacturer	1,200
Athene USA Corp.	Financial Services	1,100
The Iowa Clinic	Healthcare	1,100
Farm Bureau Financial Group, Inc.	Financial Services/Insurance	1,050
Drake University	Higher Education	1,001
Mittera Group, Inc.	Printing/Mailing/Fullfillment/Digital Media	1,000

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

2) Total does not include substitute teachers.

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

4) Formerly DuPont Pioneer

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

Source: The Greater Des Moines Partnership and company inquiries. 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>
2016	343,200	1,689,800	3.3%	3.6%
2017	346,300	1,672,700	2.9%	3.1%
2018	354,500	1,691,000	2.5%	2.6%
2019	367,200	1,738,800	2.7%	2.7%
2020 (through April)	365,300	1,724,375	5.3%	5.3%

Source: Iowa Workforce Development

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 2015 through 2019.

Survey Year	Total EBI (\$000)	Median Household EBI	Total Retail Sales (\$000)	Retail Sales Per Household
2015	\$4,043,705	\$38,942	\$2,264,948	\$26,468
2016	4,395,657	41,299	2,755,261	31,782
2017	4,693,628	43,196	3,354,146	38,354
2018	4,621,243	42,510	2,787,062	31,761
2019	5,089,404	45,879	4,579,103	51,961

Note: The Iowa median household EBI for 2019 was \$50,853.

2019 Effective Buying Income Groups

	Less than \$15,000-\$34,999	\$35,000-\$74,999	\$75,000 and Over
Des Moines	36.9%	40.3%	22.8%
Polk County	27.1%	38.4%	34.5%
Warren County	23.7%	38.6%	37.7%
State of Iowa	32.7%	39.0%	28.3%

Source: Claritas, Inc. 2019 report

CITY BUILDING PERMITS

City officials report the following construction activity as of April 30, 2020. Permits for the City are reported on a fiscal year basis.

	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
<u>Single Family Homes:</u>					
No. of new homes:	130	226	225	274	349
Valuation:	\$29,054,161	\$35,832,400	\$35,369,542	\$40,363,601	\$57,838,237
<u>Multiple Family Dwellings:</u>					
No. of new buildings:	66	21	24	9	7
Valuation:	\$153,831,158	\$131,816,009	\$133,889,775	\$31,560,000	\$34,900,100
<u>Residential Homes - Additions & Alterations:</u>					
No. of permits issued:	1,656	1,695	2,299	2,130	1,680
Valuation:	\$96,405,725	\$48,622,431	\$58,140,414	\$42,486,451	\$29,678,044
<u>Commercial/Industrial/Other:</u>					
No. of new buildings/additions:	73	64	88	77	62
Valuation:	\$355,310,994	\$326,473,435	\$81,367,414	\$166,961,135	\$118,061,727
<u>Commercial/Industrial/Other: Remodels & Alterations:</u>					
No. of permits:	298	348	421	427	319
Valuation:	\$89,451,940	\$157,303,142	\$197,670,992	\$181,081,554	\$99,786,872
<u>Demolitions:</u>					
No. of permits:	152	139	227	289	240
Valuation:	\$0	\$0	\$0	\$0	\$0
Total Permits:	2,375	2,493	3,284	3,206	2,657
Total Valuations:	\$724,053,978	\$700,047,417	\$506,438,137	\$462,452,741	\$340,264,980

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>School Year</u>	<u>Certified Enrollment</u>
2015-16	32,396
2016-17	32,582
2017-18	32,979
2018-19	33,057
2019-20	32,607

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, Vatterott College and Kaplan University.

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⁾

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, 2019 exceeded \$10.4 billion. Total deposits as of June 30, 2019 for a sampling of banks headquartered within the Des Moines metropolitan area are listed as follows:

<u>Bank</u>	<u>Deposits</u>
Bankers Trust Company, N.A.	\$3,701,687,000
Principal Bank	2,971,947,000
West Bank	1,969,796,000
Iowa State Bank	297,873,000
Peoples Bank	264,702,000
Midwest Heritage Bank	220,402,000

Source: Federal Deposit Insurance Corporation (FDIC)

APPENDIX B

FORMS OF LEGAL OPINIONS

APPENDIX C

JUNE 30, 2019

COMPREHENSIVE ANNUAL FINANCIAL REPORT

APPENDIX D

FORM OF CONTINUING DISCLOSURE CERTIFICATE

OFFICIAL BID FORM

To: City Council of
Des Moines, Iowa

Sale Date: August 19, 2020
10:00 A.M., CDT

RE: \$95,910,000* General Obligation Bonds, Series 2020D (the "Series 2020D Bonds")

This bid is a firm offer for the purchase of the Series 2020D 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. By submitting this bid, we confirm we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Series 2020D Bonds, in accordance with the TERMS OF OFFERING, we will pay you \$_____ (not less than \$94,950,900) plus accrued interest to date of delivery for fully registered Series 2020D 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>
_____	2021	_____	_____	2031	_____
_____	2022	_____	_____	2032	_____
_____	2023	_____	_____	2033	_____
_____	2024	_____	_____	2034	_____
_____	2025	_____	_____	2035	_____
_____	2026	_____	_____	2036	_____
_____	2027	_____	_____	2037	_____
_____	2028	_____	_____	2038	_____
_____	2029	_____	_____	2039	_____
_____	2030	_____	_____	2040	_____

* Preliminary; subject to change. The aggregate principal amount of the Series 2020D Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee 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 \$100,000,000. 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 2020D Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2020D 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 2020D 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 _____	_____	_____
_____ 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 August 3, 2020 and represent we are a bidder with an established industry reputation for underwriting new issuances of municipal bonds. In the event of failure to deliver the Series 2020D 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 September 28, 2020)

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 19th day of August, 2020..

Attest: _____ By: _____

Title: _____ Title: _____

OFFICIAL BID FORM

To: City Council of
Des Moines, Iowa

Sale Date: August 19, 2020
10:00 A.M., CDT

RE: \$5,090,000* Taxable General Obligation Bonds, Series 2020E (the "Series 2020E Bonds")

This bid is a firm offer for the purchase of the Series 2020E 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. By submitting this bid, we confirm we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Series 2020E Bonds, in accordance with the TERMS OF OFFERING, we will pay you \$ _____ (not less than \$5,051,825) plus accrued interest to date of delivery for fully registered Series 2020E Bonds bearing interest rates and maturing in the stated years as follows:

<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>
_____	2021	_____
_____	2022	_____
_____	2023	_____
_____	2024	_____
_____	2025	_____

* Preliminary; subject to change. The aggregate principal amount of the Series 2020E Bonds, and each scheduled maturity thereof, are subject to increase or reduction by the City or its designee 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 \$6,000,000. 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 2020E Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2020E 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 2020E 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 _____	_____	_____

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated August 3, 2020 and represent we are a bidder with an established industry reputation for underwriting new issuances of municipal bonds. In the event of failure to deliver the Series 2020E 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 September 28, 2020)

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 19th day of August 2020..

Attest: _____ By: _____

Title: _____ Title: _____