

Reinvestment District 2021 Annual Report

Recipient: Mason City

Please provide the following:

- a. The status of each project undertaken within the district in the previous twelve months, including whether construction has begun on any project in the district or when the start of construction is anticipated and a summary of developer spending on projects within the district.

All Projects are started. The Arena is completed; the Pavilion is nearing substantial completion; the Skywalk is currently under construction; the Hotel pad is being prepared for closing with the developer and subsequent construction in spring 2022.

- b. An itemized list of expenditures from the municipality’s reinvestment project fund (funds captured through the program) in the previous twelve months that have been made related to each project being undertaken within the district. **Attached**

- c. The amount of the total project cost remaining for each project being undertaken within the district as of the date the report is submitted. **Attached**

- d. The amounts, types, and sources of funding used for each project described in paragraph “a”. **Attached**

- e. The amount of bonds issued or other indebtedness incurred for each project described in paragraph “a”, including information related to the rate of interest, length of term, costs of issuance, and net proceeds. The report shall also include the amounts and types of moneys to be used for payment of such bonds or indebtedness. **Attached**

Information provided should be the most recent that is available.

CERTIFICATION OF ACCURACY:

I hereby certify that the information presented to the Iowa Economic Development Authority on the date indicated below is fully complete, true, and correct. I understand that it is a criminal violation under Iowa law to engage in deception and knowingly make, or cause to be made, directly or indirectly, a false statement in writing for the purpose of procuring economic development assistance from a state agency or subdivision, as provided in Iowa Code section 15A.3 and other applicable law.

I further depose that the signature below is my own proper signature and that I have the authority to submit this information on behalf of the Recipient.

Prepared By:

Name: Aaron Burnett Phone # 641-421-2701

Title: City Administrator

Signature *Aaron Burnett* Date 10/8/2021


E-Mail Address ABurnett@masoncity.net

Authorized Signatory:

Name: Aaron Burnett

Title: City Administrator

Signature



Date 10/8/2021

Reinvestment District Annual Report

Amount spent from the district fund (the funds captured and reinvested through the program) in the previous 12 months: \$143,854.40

Total amount spent from the district fund to date: \$171,286.34

City of Mason City
 RCR Actual Revenues & Expenditures by Project
 As of 9/30/21

Expenditures

	<u>Arena</u>	<u>Pavilion</u>	<u>Hotel/Skywalk</u>	<u>Total</u>
Prime Contractor	\$ 16,146,830.77	\$ 1,425,546.85	\$ 217,676.71	\$ 17,790,054.33
Architect & Engineering	\$ 2,195,216.87	\$ 135,679.13	\$ 309,199.65	\$ 2,640,095.65
Legal	\$ 126,702.15	\$ 24,326.00	\$ 9,290.87	\$ 160,319.02
Const Utilities	\$ 42,582.60	\$ -	\$ -	\$ 42,582.60
Grants to Developer	\$ -	\$ -	\$ 1,292,647.12	\$ 1,292,647.12
Other Administrative	\$ 152,102.55	\$ 2,063.00	\$ 709.74	\$ 154,875.29
Const Testing & Site Improv.	\$ 23,182.93	\$ 6,950.00	\$ 10,000.00	\$ 40,132.93
Misc Expense	\$ 34,350.38	\$ 23,319.71	\$ 288.00	\$ 57,958.09
Fixtures & Furnishings	\$ 1,194,041.94	\$ -	\$ -	\$ 1,194,041.94
Total Expenditures	\$ 19,915,010.19	\$ 1,617,884.69	\$ 1,839,812.09	\$ 23,372,706.97

Revenues

2019 Bond Proceeds	\$ 12,419,362.75	\$ 1,640,438.27	\$ 1,987,251.03	\$ 16,047,052.05
2020 Bond Proceeds	\$ 3,969,766.05		\$ 2,099,013.80	\$ 6,068,779.85
2021 Bond Proceeds	\$ 600,000.00	\$ 585,193.29	\$ 7,113,735.17	\$ 8,298,928.46
LOSST Funds	\$ 1,600,000.00			\$ 1,600,000.00
Donations	\$ 50,000.00	\$ 100,000.00		\$ 150,000.00
CAT Grant		\$ 146,871.61		\$ 146,871.61
Use of Money & Property	\$ 173,090.50			\$ 173,090.50
Total Revenues	\$ 18,812,219.30	\$ 2,472,503.17	\$ 11,200,000.00	\$ 32,484,722.47
RV/XP	\$ (1,102,790.89)	\$ 854,618.48	\$ 9,360,187.91	\$ 9,112,015.50

City of Mason City
 Arena Expenditures Code 7537
 Record of Expenditures by Month

	Prime Contractor	Architect & Engineering	Legal	Construction Utilities	Other Administrative	Const Testing & Site Improv.	Misc Expense	Furnishing & Fixtures	Total by Period	Running Total	Total by FY
FY16	\$	55,128.96	\$ 2,467.50	\$ 34.97				\$	57,631.43	\$ 57,631.43	\$ 57,631.43
FY17	\$	380,138.12						\$	380,138.12	\$ 437,769.55	\$ 380,138.12
FY18	\$	4,172.70			\$ 84.33			\$	4,257.03	\$ 442,026.58	\$ 4,257.03
7/31/2018								\$	-	\$ 442,026.58	
8/31/2018								\$	-	\$ 442,026.58	
9/30/2018								\$	-	\$ 442,026.58	
10/31/2018								\$	-	\$ 442,026.58	
11/30/2018								\$	-	\$ 442,026.58	
12/31/2018								\$	-	\$ 442,026.58	
1/31/2019	\$	176,303.31	\$ 450.00		\$ 402.46			\$	177,155.77	\$ 619,182.35	
2/28/2019			\$ 865.50				\$ 288.00		\$ 1,153.50	\$ 620,335.85	
3/31/2019	\$	187,748.29	\$ 2,428.99	\$ 970.90	\$ 108.39	\$ 450.00	\$ 384.00		\$ 192,090.57	\$ 812,426.42	
4/30/2019	\$ 463,144.00	\$ 389,636.48	\$ 4,724.50	\$ 1,313.98	\$ 20,019.87	\$ 2,140.00	\$ 257.00	\$ 61,750.00	\$ 942,985.83	\$ 1,755,412.25	
5/31/2019	\$ 260,170.33	\$ 246,098.05	\$ 10,196.50	\$ 2,269.84	\$ 75,444.50	\$ 951.00	\$ 9,429.16	\$ 27,250.00	\$ 631,809.38	\$ 2,387,221.63	
6/30/2019	\$ 800,400.65	\$ 123,902.47	\$ 3,732.79			\$ 1,870.00	\$ 2,228.31	\$ 42,750.00	\$ 974,884.22	\$ 3,362,105.85	\$ 2,920,079.27
7/31/2019	\$ 1,863,529.79	\$ 121,606.10	\$ 11,323.69		\$ 700.00	\$ 1,633.00	\$ 598.99	\$ 196,689.90	\$ 2,196,081.47	\$ 5,558,187.32	
8/31/2019	\$ 2,034,342.73	\$ 74,446.34	\$ 3,571.00	\$ 388.17	\$ 10,400.00	\$ 2,479.50	\$ 648.47	\$ 76,000.00	\$ 2,202,276.21	\$ 7,760,463.53	
9/30/2019	\$ 1,188,092.03	\$ 34,675.79		\$ 2,503.20	\$ 18,649.00	\$ 1,328.50	\$ 820.37	\$ 185,250.00	\$ 1,431,318.89	\$ 9,191,782.42	
10/31/2019	\$ 2,265,024.63	\$ 62,434.29	\$ 23,182.90	\$ 6,315.34		\$ 1,188.50	\$ 5,475.98	\$ 222,689.00	\$ 2,586,310.64	\$ 11,778,093.06	
11/30/2019	\$ 2,570,692.91	\$ 59,339.05	\$ 4,923.00	\$ 912.30		\$ 847.00	\$ 3,832.10	\$ 247,517.75	\$ 2,888,064.11	\$ 14,666,157.17	
12/31/2019	\$ 2,060,019.17	\$ 173,642.61		\$ 6,685.59		\$ 5,871.88	\$ 3,646.70	\$ 17,733.40	\$ 2,267,599.35	\$ 16,933,756.52	
1/31/2020	\$ 1,639,864.88	\$ 52,274.77	\$ 5,117.00	\$ 15,850.88		\$ 4,423.55	\$ 2,755.00	\$ 21,549.35	\$ 1,741,835.43	\$ 18,675,591.95	
2/29/2020	\$ 321,244.94		\$ 5,272.15	\$ 1,933.38			\$ 2,571.50	\$ 48,119.47	\$ 379,141.44	\$ 19,054,733.39	
3/31/2020	\$ 113,007.74	\$ 41,321.79	\$ 4,566.63	\$ 1,671.18		\$	\$ 1,141.50	\$ 20,743.07	\$ 182,451.91	\$ 19,237,185.30	
4/30/2020			\$ 1,400.50	\$ 1,732.87					\$ 3,133.37	\$ 19,240,318.67	
5/31/2020	\$ 1,034.00		\$ 1,102.50						\$ 2,136.50	\$ 19,242,455.17	
6/30/2020	\$ 260,440.88	\$ 12,347.75	\$ 1,237.50				\$ 273.30		\$ 274,299.43	\$ 19,516,754.60	\$ 16,154,648.75
7/31/2020	\$ 81,203.77		\$ 1,502.00					\$ 20,000.00	\$ 102,705.77	\$ 19,619,460.37	
8/31/2020	\$ 224,618.32		\$ 1,819.00					\$ 6,000.00	\$ 232,437.32	\$ 19,851,897.69	
9/30/2020									\$ -	\$ 19,851,897.69	
10/31/2020			\$ 474.50						\$ 474.50	\$ 19,852,372.19	
11/30/2020									\$ -	\$ 19,852,372.19	
12/31/2020									\$ -	\$ 19,852,372.19	
1/31/2021									\$ -	\$ 19,852,372.19	
2/28/2021			\$ 1,585.50						\$ 1,585.50	\$ 19,853,957.69	
3/31/2021			\$ 1,795.00		\$ 500.00				\$ 2,295.00	\$ 19,856,252.69	
4/30/2021			\$ 4,501.00						\$ 4,501.00	\$ 19,860,753.69	
5/31/2021			\$ 874.00						\$ 874.00	\$ 19,861,627.69	
6/30/2021			\$ 3,976.00						\$ 3,976.00	\$ 19,865,603.69	\$ 348,849.09
7/31/2021			\$ 6,884.50						\$ 6,884.50	\$ 19,872,488.19	
8/31/2021					\$ 25,794.00				\$ 25,794.00	\$ 19,898,282.19	
9/30/2021			\$ 16,728.00						\$ 16,728.00	\$ 19,915,010.19	\$ 49,406.50
	\$ 16,146,830.77	\$ 2,195,216.87	\$ 126,702.15	\$ 42,582.60	\$ 152,102.55	\$ 23,182.93	\$ 34,350.38	\$ 1,194,041.94		\$ 19,915,010.19	\$ 19,915,010.19

City of Mason City
Pavilion Expenditures Code 7538
Record of Expenditures by Month

	Prime Contractor	Architect & Engineering	Legal	Construction Utilities	Other Administrative	Const Testing & Site Improv.	Misc Expense	Furnishing & Fixtures	Total by Period	Running Total	Total by FY
FY16								\$ -	\$ -	\$ -	\$ -
FY17								\$ -	\$ -	\$ -	\$ -
FY18	\$	10,844.80						\$ 10,844.80	\$ 10,844.80	\$ 10,844.80	\$ 10,844.80
7/31/2018								\$ -	\$ 10,844.80		
8/31/2018								\$ -	\$ 10,844.80		
9/30/2018			\$ 6,782.50					\$ 6,782.50	\$ 17,627.30		
10/31/2018			\$ 3,565.50					\$ 3,565.50	\$ 21,192.80		
11/30/2018			\$ 3,151.50					\$ 3,151.50	\$ 24,344.30		
12/31/2018								\$ -	\$ 24,344.30		
1/31/2019								\$ -	\$ 24,344.30		
2/28/2019								\$ -	\$ 24,344.30		
3/31/2019								\$ -	\$ 24,344.30		
4/30/2019								\$ -	\$ 24,344.30		
5/31/2019								\$ -	\$ 24,344.30		
6/30/2019								\$ -	\$ 24,344.30	\$ 13,499.50	
7/31/2019								\$ -	\$ 24,344.30		
8/31/2019								\$ -	\$ 24,344.30		
9/30/2019	\$	1,008.43						\$ 1,008.43	\$ 25,352.73		
10/31/2019	\$	9,016.92				\$ 2,950.00		\$ 11,966.92	\$ 37,319.65		
11/30/2019	\$	7,708.80						\$ 7,708.80	\$ 45,028.45		
12/31/2019	\$	18,058.18						\$ 18,058.18	\$ 63,086.63		
1/31/2020	\$	23,768.80						\$ 23,768.80	\$ 86,855.43		
2/29/2020	\$	34,235.20						\$ 34,235.20	\$ 121,090.63		
3/31/2020	\$	13,508.00						\$ 13,508.00	\$ 134,598.63		
4/30/2020	\$	7,155.55						\$ 7,155.55	\$ 141,754.18		
5/31/2020								\$ -	\$ 141,754.18		
6/30/2020								\$ -	\$ 141,754.18	\$ 117,409.88	
7/31/2020								\$ -	\$ 141,754.18		
8/31/2020								\$ -	\$ 141,754.18		
9/30/2020								\$ -	\$ 141,754.18		
10/31/2020			\$ 700.00					\$ 700.00	\$ 142,454.18		
11/30/2020			\$ 2,593.50					\$ 2,593.50	\$ 145,047.68		
12/31/2020			\$ 3,896.00		\$ 2,063.00			\$ 5,959.00	\$ 151,006.68		
1/31/2021	\$	38,517.51					\$ 5,500.00	\$ 44,017.51	\$ 195,024.19		
2/28/2021			\$ 1,732.00					\$ 1,732.00	\$ 196,756.19		
3/31/2021	\$	209,585.18						\$ 209,585.18	\$ 406,341.37		
4/30/2021	\$	369,251.04	\$ 426.00			\$ 4,000.00	\$ 1,539.00	\$ 375,216.04	\$ 781,557.41		
5/31/2021	\$	341,838.01	\$ 2,639.47					\$ 344,477.48	\$ 1,126,034.89		
6/30/2021	\$	149,519.24	\$ 4,927.30	\$ 972.00			\$ 13,602.00	\$ 169,020.54	\$ 1,295,055.43	\$ 1,153,301.25	
7/31/2021	\$	126,249.13	\$ 988.33	\$ 405.00			\$ 230.38	\$ 127,872.84	\$ 1,422,928.27		
8/31/2021	\$	131,571.21	\$ 1,225.14				\$ 2,448.33	\$ 135,244.68	\$ 1,558,172.95		
9/30/2021	\$	59,015.53	\$ 594.21	\$ 102.00				\$ 59,711.74	\$ 1,617,884.69	\$ 322,829.26	
	\$	1,425,546.85	\$ 135,679.13	\$ 24,326.00	\$ -	\$ 2,063.00	\$ 6,950.00	\$ 23,319.71	\$ -	\$ 1,617,884.69	\$ 1,617,884.69

City of Mason City
Hotel/Skywalk Expenditures Code 7539*
Record of Expenditures by Month

	Prime Contractor	Architect & Engineering	Legal	Construction Utilities	Developer Grant*	Other Administrative	Const Testing & Site Improv.	Misc Expense	Furnishing & Fixtures	Total by Period	Running Total	Total by FY
FY16										\$ -	\$ -	\$ -
FY17										\$ -	\$ -	\$ -
FY18					\$ 168,840.20					\$ 168,840.20	\$ 168,840.20	\$ 168,840.20
7/31/2018							\$ 5,000.00			\$ 5,000.00	\$ 173,840.20	
8/31/2018					\$ 23,806.92		\$ 5,000.00			\$ 28,806.92	\$ 202,647.12	
9/30/2018										\$ -	\$ 202,647.12	
10/31/2018										\$ -	\$ 202,647.12	
11/30/2018					\$ 100,000.00					\$ 100,000.00	\$ 302,647.12	
12/31/2018		\$ 2,306.63				\$ 28.84				\$ 2,335.47	\$ 304,982.59	
1/31/2019		\$ 1,714.29								\$ 1,714.29	\$ 306,696.88	
2/28/2019							\$ 288.00			\$ 288.00	\$ 306,984.88	
3/31/2019										\$ -	\$ 306,984.88	
4/30/2019										\$ -	\$ 306,984.88	
5/31/2019										\$ -	\$ 306,984.88	
6/30/2019		\$ 4,793.25								\$ 4,793.25	\$ 311,778.13	\$ 142,937.93
7/31/2019					\$ 200,000.00					\$ 200,000.00	\$ 511,778.13	
8/31/2019					\$ 39,200.00					\$ 39,200.00	\$ 550,978.13	
9/30/2019										\$ -	\$ 550,978.13	
10/31/2019			\$ 5,269.95		\$ 400,000.00	\$ 40.90				\$ 405,310.85	\$ 956,288.98	
11/30/2019										\$ -	\$ 956,288.98	
12/31/2019		\$ 22,792.88			\$ 200,000.00					\$ 222,792.88	\$ 1,179,081.86	
1/31/2020		\$ 11,914.24								\$ 11,914.24	\$ 1,190,996.10	
2/29/2020		\$ 29,281.15			\$ 160,800.00					\$ 190,081.15	\$ 1,381,077.25	
3/31/2020										\$ -	\$ 1,381,077.25	
4/30/2020		\$ 35,886.93				\$ 640.00				\$ 36,526.93	\$ 1,417,604.18	
5/31/2020		\$ 75,569.92								\$ 75,569.92	\$ 1,493,174.10	
6/30/2020		\$ 38,527.12								\$ 38,527.12	\$ 1,531,701.22	\$ 1,219,923.09
7/31/2020		\$ 24,510.04								\$ 24,510.04	\$ 1,556,211.26	
8/31/2020		\$ 25,055.86								\$ 25,055.86	\$ 1,581,267.12	
9/30/2020										\$ -	\$ 1,581,267.12	
10/31/2020		\$ 5,187.53								\$ 5,187.53	\$ 1,586,454.65	
11/30/2020										\$ -	\$ 1,586,454.65	
12/31/2020		\$ 126.00								\$ 126.00	\$ 1,586,580.65	
1/31/2021										\$ -	\$ 1,586,580.65	
2/28/2021		\$ 6,636.80								\$ 6,636.80	\$ 1,593,217.45	
3/31/2021		\$ 1,809.10								\$ 1,809.10	\$ 1,595,026.55	
4/30/2021		\$ 6,406.80								\$ 6,406.80	\$ 1,601,433.35	
5/31/2021										\$ -	\$ 1,601,433.35	
6/30/2021										\$ -	\$ 1,601,433.35	\$ 69,732.13
7/31/2021		\$ 14,863.29								\$ 14,863.29	\$ 1,616,296.64	
8/31/2021	\$ 155,865.91									\$ 155,865.91	\$ 1,772,162.55	
9/30/2021	\$ 61,810.80	\$ 5,838.74								\$ 67,649.54	\$ 1,839,812.09	\$ 238,378.74
	\$ 217,676.71	\$ 309,199.65	\$ 9,290.87	\$ -	\$ 1,292,647.12	\$ 709.74	\$ 10,000.00	\$ 288.00	\$ -	\$	\$ 1,839,812.09	\$ 1,839,812.09

* Includes grant payments to G8 Development recorded in 7538

City of Mason City
 All RCR Projects
 Record of Expenditures by Month

	Prime Contractor	Architect & Engineering	Legal	Construction Utilities	Developer Grant	Other Administrative	Const Testing & Site Improv.	Misc Expense	Furnishing & Fixtures	Total by Period	Running Total	Total by FY
FY16	\$ -	\$ 55,128.96	\$ 2,467.50	\$ 34.97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,631.43	\$ 57,631.43	\$ 57,631.43
FY17	\$ -	\$ 380,138.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380,138.12	\$ 437,769.55	\$ 380,138.12
FY18	\$ -	\$ 15,017.50	\$ -	\$ -	\$ 168,840.20	\$ 84.33	\$ -	\$ -	\$ -	\$ 183,942.03	\$ 621,711.58	\$ 183,942.03
7/31/2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ 626,711.58	
8/31/2018	\$ -	\$ -	\$ -	\$ -	\$ 23,806.92	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 28,806.92	\$ 655,518.50	
9/30/2018	\$ -	\$ -	\$ 6,782.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,782.50	\$ 662,301.00	
10/31/2018	\$ -	\$ -	\$ 3,565.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,565.50	\$ 665,866.50	
11/30/2018	\$ -	\$ -	\$ 3,151.50	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ 103,151.50	\$ 769,018.00	
12/31/2018	\$ -	\$ -	\$ 2,306.63	\$ -	\$ -	\$ 28.84	\$ -	\$ -	\$ -	\$ 2,335.47	\$ 771,353.47	
1/31/2019	\$ -	\$ 176,303.31	\$ 2,164.29	\$ -	\$ -	\$ 402.46	\$ -	\$ -	\$ -	\$ 178,870.06	\$ 950,223.53	
2/28/2019	\$ -	\$ -	\$ 865.50	\$ -	\$ -	\$ -	\$ -	\$ 576.00	\$ -	\$ 1,441.50	\$ 951,665.03	
3/31/2019	\$ -	\$ 187,748.29	\$ 2,428.99	\$ 970.90	\$ -	\$ 108.39	\$ 450.00	\$ 384.00	\$ -	\$ 192,090.57	\$ 1,143,755.60	
4/30/2019	\$ 463,144.00	\$ 389,636.48	\$ 4,724.50	\$ 1,313.98	\$ -	\$ 20,019.87	\$ 2,140.00	\$ 257.00	\$ 61,750.00	\$ 942,985.83	\$ 2,086,741.43	
5/31/2019	\$ 260,170.33	\$ 246,098.05	\$ 10,196.50	\$ 2,269.84	\$ -	\$ 75,444.50	\$ 951.00	\$ 9,429.16	\$ 27,250.00	\$ 631,809.38	\$ 2,718,550.81	
6/30/2019	\$ 800,400.65	\$ 128,695.72	\$ 3,732.79	\$ -	\$ -	\$ -	\$ 1,870.00	\$ 2,228.31	\$ 42,750.00	\$ 979,677.47	\$ 3,698,228.28	\$ 3,076,516.70
7/31/2019	\$ 1,863,529.79	\$ 121,606.10	\$ 11,323.69	\$ -	\$ 200,000.00	\$ 700.00	\$ 1,633.00	\$ 598.99	\$ 196,689.90	\$ 2,396,081.47	\$ 6,094,309.75	
8/31/2019	\$ 2,034,342.73	\$ 74,446.34	\$ 3,571.00	\$ 388.17	\$ 39,200.00	\$ 10,400.00	\$ 2,479.50	\$ 648.47	\$ 76,000.00	\$ 2,241,476.21	\$ 8,335,785.96	
9/30/2019	\$ 1,188,092.03	\$ 35,684.22	\$ -	\$ 2,503.20	\$ -	\$ 18,649.00	\$ 1,328.50	\$ 820.37	\$ 185,250.00	\$ 1,432,327.32	\$ 9,768,113.28	
10/31/2019	\$ 2,265,024.63	\$ 71,451.21	\$ 28,452.85	\$ 6,315.34	\$ 400,000.00	\$ 40.90	\$ 4,138.50	\$ 5,475.98	\$ 222,689.00	\$ 3,003,588.41	\$ 12,771,701.69	
11/30/2019	\$ 2,570,692.91	\$ 67,047.85	\$ 4,923.00	\$ 912.30	\$ -	\$ -	\$ 847.00	\$ 3,832.10	\$ 247,517.75	\$ 2,895,772.91	\$ 15,667,474.60	
12/31/2019	\$ 2,060,019.17	\$ 214,493.67	\$ -	\$ 6,685.59	\$ 200,000.00	\$ -	\$ 5,871.88	\$ 3,646.70	\$ 17,733.40	\$ 2,508,450.41	\$ 18,175,925.01	
1/31/2020	\$ 1,639,864.88	\$ 87,957.81	\$ 5,117.00	\$ 15,850.88	\$ -	\$ -	\$ 4,423.55	\$ 2,755.00	\$ 21,549.35	\$ 1,777,518.47	\$ 19,953,443.48	
2/29/2020	\$ 321,244.94	\$ 63,516.35	\$ 5,272.15	\$ 1,933.38	\$ 160,800.00	\$ -	\$ -	\$ 2,571.50	\$ 48,119.47	\$ 603,457.79	\$ 20,556,901.27	
3/31/2020	\$ 113,007.74	\$ 54,829.79	\$ 4,566.63	\$ 1,671.18	\$ -	\$ -	\$ -	\$ 1,141.50	\$ 20,743.07	\$ 195,959.91	\$ 20,752,861.18	
4/30/2020	\$ -	\$ 43,042.48	\$ 1,400.50	\$ 1,732.87	\$ -	\$ 640.00	\$ -	\$ -	\$ -	\$ 46,815.85	\$ 20,799,677.03	
5/31/2020	\$ 1,034.00	\$ 75,569.92	\$ 1,102.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,706.42	\$ 20,877,383.45	
6/30/2020	\$ 260,440.88	\$ 50,874.87	\$ 1,237.50	\$ -	\$ -	\$ -	\$ -	\$ 273.30	\$ -	\$ 312,826.55	\$ 21,190,210.00	\$ 17,491,981.72
7/31/2020	\$ 81,203.77	\$ 24,510.04	\$ 1,502.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 127,215.81	\$ 21,317,425.81	
8/31/2020	\$ 224,618.32	\$ 25,055.86	\$ 1,819.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 257,493.18	\$ 21,574,918.99	
9/30/2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,574,918.99	
10/31/2020	\$ -	\$ 5,187.53	\$ 1,174.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,362.03	\$ 21,581,281.02	
11/30/2020	\$ -	\$ -	\$ 2,593.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,593.50	\$ 21,583,874.52	
12/31/2020	\$ -	\$ 126.00	\$ 3,896.00	\$ -	\$ -	\$ 2,063.00	\$ -	\$ -	\$ -	\$ 6,085.00	\$ 21,589,959.52	
1/31/2021	\$ 38,517.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500.00	\$ -	\$ 44,017.51	\$ 21,633,977.03	
2/28/2021	\$ -	\$ 6,636.80	\$ 3,317.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,954.30	\$ 21,643,931.33	
3/31/2021	\$ 209,585.18	\$ 1,809.10	\$ 1,795.00	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ 213,689.28	\$ 21,857,620.61	
4/30/2021	\$ 369,251.04	\$ 6,406.80	\$ 4,927.00	\$ -	\$ -	\$ -	\$ 4,000.00	\$ 1,539.00	\$ -	\$ 386,123.84	\$ 22,243,744.45	
5/31/2021	\$ 341,838.01	\$ 2,639.47	\$ 874.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345,351.48	\$ 22,589,095.93	
6/30/2021	\$ 149,519.24	\$ 4,927.30	\$ 4,948.00	\$ -	\$ -	\$ -	\$ -	\$ 13,602.00	\$ -	\$ 172,996.54	\$ 22,762,092.47	\$ 1,571,882.47
7/31/2021	\$ 126,249.13	\$ 15,851.62	\$ 7,289.50	\$ -	\$ -	\$ -	\$ -	\$ 230.38	\$ -	\$ 149,620.63	\$ 22,911,713.10	
8/31/2021	\$ 287,437.12	\$ 1,225.14	\$ -	\$ -	\$ -	\$ 25,794.00	\$ -	\$ 2,448.33	\$ -	\$ 316,904.59	\$ 23,228,617.69	
9/30/2021	\$ 120,826.33	\$ 6,432.95	\$ 16,830.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144,089.28	\$ 23,372,706.97	\$ 610,614.50
	\$ 17,790,054.33	\$ 2,640,095.65	\$ 160,319.02	\$ 42,582.60	\$ 1,292,647.12	\$ 154,875.29	\$ 40,132.93	\$ 57,958.09	\$ 1,194,041.94		\$ 23,372,706.97	\$ 23,372,706.97

City of Mason City
 Reconciliation of Fund Balance to FY21 Year-End

RCR XP 9/30/21	\$	23,372,706.97		
Back out Sept Arena	\$	(16,728.00)		
Back out Aug Arena	\$	(25,794.00)		
Back out July Arena	\$	(6,884.50)		
Back out Sept Pavilion	\$	(59,711.74)		
Back out Aug Pavilion	\$	(135,244.68)		
Back out July Pavilion	\$	(127,872.84)		
Back out Sept Hotel	\$	(67,649.54)		
Back out Aug Hotel	\$	(155,865.91)		
Back out July Hotel	\$	(14,863.29)		
XP 6/30/21	\$	22,762,092.47		
RCR RV 9/30/21	\$	32,484,722.47		
Back out 2021B Bond	\$	(8,298,928.46)		
Back out FY22 Interest	\$	(298.08)		
RV 6/30/21	\$	24,185,495.93		
	\$	1,423,403.46	\$ 1,423,403.46	6/30/2021 FB
			\$	(0.00)

Bond Funds

8/31/2021	\$	8,135,228.46		
7/31/2021	\$	163,700.00	\$ 8,298,928.46	
9/30/2019	\$	5,946,479.85		
8/31/2019	\$	122,300.00	\$ 6,068,779.85	
4/30/2019	\$	15,724,052.05		
3/31/2019	\$	323,000.00	\$ 16,047,052.05	
	\$	30,414,760.36		

	Arena		Pavilion
	Youth Hockey	Chamber	CAT Grant
	1,500,000.00	150,000.00	375,000.00
6/11/2020	10,000.00		
12/22/2020	20,000.00		
1/12/2021			
2/11/2021	20,000.00		
6/7/2021			146,871.61
	1,450,000.00	150,000.00	228,128.39
Donations to date	50,000.00	-	146,871.61

Principal

100,000.00

100,000.00

-

100,000.00

Estimated Revenues Sources	Totals
Iowa Reinvestment-Arena	\$ 4,443,902
Iowa Reinvestment-other projects	\$ 3,011,765
Iowa Reinvestment-Pavillion	\$ 1,364,706
Youth Hockey	\$ 1,000,000
Cerro Gordo County	\$ 500,000
LOST	\$ 8,000,000
TIF on Arena & Pavillion	\$ 1,157,351
TIF on Hotel	\$ 7,885,252
DRD TIF	\$ 4,343,030
Hotel/Motel tax transfer	\$ 1,190,000
Total Estimated Revenues	\$ 32,896,006

City of Mason City
Reinvestment District Proceeds Received
As of September 30, 2021

<u>Date</u>		<u>Amt Received</u>		<u>Running Total</u>
12/2/2020	\$	27,431.94	\$	27,431.94
3/2/2021	\$	36,083.83	\$	63,515.77
6/2/2021	\$	53,884.04	\$	117,399.81
8/27/2021*	\$	53,887.53	\$	171,287.34

* State overpaid by \$11,715.12- 8/27/21 payment s/b \$42,178.52

ITEMS TO INCLUDE ON AGENDA

CITY OF MASON CITY, IOWA

\$8,185,000 Taxable General Obligation Urban Renewal Bonds, Series 2021B

- Resolution Appointing Paying Agent, Bond Registrar, and Transfer Agent, Approving the Paying Agent and Bond Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement.
- Resolution authorizing and providing for the issuance, and levying a tax to pay the Bonds; Approval of the Continuing Disclosure Certificate.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

August 3, 2021

The City Council of the City of Mason City, State of Iowa, met in _____ session, in the Mason City Room of the Mason City Public Library, 225 2nd Street SE, Mason City, Iowa, at _____ .M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following resolution entitled "RESOLUTION APPOINTING UMB BANK, N.A. OF WEST DES MOINES, IOWA, TO SERVE AS PAYING AGENT, BOND REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND BOND REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT", and moved that the resolution be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared said Resolution duly adopted as follows:

RESOLUTION APPOINTING UMB BANK, N.A. OF WEST DES MOINES, IOWA, TO SERVE AS PAYING AGENT, BOND REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND BOND REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT

WHEREAS, \$8,185,000 Taxable General Obligation Urban Renewal Bonds, Series 2021B, dated August 18, 2021, have been sold and action should now be taken to provide for the maintenance of records, registration of certificates and payment of principal and interest in connection with the issuance of the Bonds; and

WHEREAS, this Council has deemed that the services offered by UMB Bank, N.A. of West Des Moines, Iowa, are necessary for compliance with rules, regulations, and requirements governing the registration, transfer and payment of registered bonds; and

WHEREAS, a Paying Agent, Bond Registrar and Transfer Agent Agreement (hereafter "Agreement") has been prepared to be entered into between the City and UMB Bank, N.A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MASON CITY, STATE OF IOWA:

1. That UMB Bank, N.A. of West Des Moines, Iowa, is hereby appointed to serve as Paying Agent, Bond Registrar and Transfer Agent in connection with the issuance of \$8,185,000 Taxable General Obligation Urban Renewal Bonds, Series 2021B, dated August 18, 2021.

2. That the Agreement with UMB Bank, N.A. of West Des Moines, Iowa, is hereby approved and that the Mayor and Clerk are authorized to sign the Agreement on behalf of the City.

PASSED AND APPROVED this 3rd day of August, 2021.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$8,185,000 TAXABLE GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2021B, AND LEVYING A TAX TO PAY SAID BONDS; APPROVAL OF THE CONTINUING DISCLOSURE CERTIFICATE" and moved that it be adopted. Council Member _____ seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared said Resolution duly adopted as follows:

RESOLUTION AUTHORIZING AND PROVIDING FOR THE
ISSUANCE OF \$8,185,000 TAXABLE GENERAL
OBLIGATION URBAN RENEWAL BONDS, SERIES 2021B,
AND LEVYING A TAX TO PAY SAID BONDS; APPROVAL
OF THE CONTINUING DISCLOSURE CERTIFICATE

WHEREAS, the Issuer is duly incorporated, organized and exists under and by virtue of the laws and Constitution of the State of Iowa; and

WHEREAS, the Issuer is in need of funds to pay costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Iowa Code Chapter 403 and the Urban Renewal Plan for the Downtown Reinvestment Urban Renewal Area, as amended from time to time, including those costs associated with the construction of skywalks, a new downtown hotel and conference center, and renovations to Music Man Square, essential corporate urban renewal purpose project(s), and it is deemed necessary and advisable that the City issue Taxable General Obligation Urban Renewal Bonds, for such purpose(s) to the amount of Not To Exceed \$14,000,000 as authorized by Sections 384.25 and 403.12 of the Code of Iowa; and

WHEREAS, at a special election of the qualified electors of the City of Mason City in the County of Cerro Gordo, Iowa held on November 7, 2017, the voters authorized the issuance of \$14,000,000 of Taxable General Obligation Urban Renewal Bonds of the City for the purpose of providing funds pay project costs as described above; and

WHEREAS, pursuant to the provisions of Chapter 75 of the Code of Iowa, a portion of the above mentioned Bonds were heretofore sold at public sale and action should now be taken

to issue said Bonds conforming to the terms and conditions of the best bid received at the advertised public sale.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MASON CITY, STATE OF IOWA:

Section 1. Definitions. The following terms shall have the following meanings in this Resolution unless the text expressly or by necessary implication requires otherwise:

- "Authorized Denominations" shall mean \$5,000 or any integral multiple thereof.
- "Beneficial Owner" shall mean, whenever used with respect to a Bond, the person in whose name such Bond is recorded as the beneficial owner of such Bond by a Participant on the records of such Participant or such person's subrogee.
- "Blanket Issuer Letter of Representations" shall mean the Representation Letter from the Issuer to DTC, with respect to the Bonds.
- "Bond Fund" shall mean the fund created in Section 3 of this Resolution.
- "Bonds" shall mean \$8,185,000 Taxable General Obligation Urban Renewal Bonds, Series 2021B, authorized to be issued by this Resolution.
- "Cede & Co." shall mean Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the Bonds.
- "Continuing Disclosure Certificate" shall mean that certain Continuing Disclosure Certificate approved under the terms of this Resolution and to be executed by the Issuer and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.
- "Depository Bonds " shall mean the Bonds as issued in the form of one global certificate for each maturity, registered in the Registration Books maintained by the Registrar in the name of DTC or its nominee.
- "DTC" shall mean The Depository Trust Company, New York, New York, which will act as security depository for the Bond pursuant to the Representation Letter.
- "Issuer" and "City" shall mean the City of Mason City, State of Iowa.
- "Participants" shall mean those broker-dealers, banks and other financial institutions for which DTC holds Bonds as securities depository.
- "Paying Agent" shall mean UMB Bank, N.A., or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed

herein as Issuer's agent to provide for the payment of principal of and interest on the Bonds as the same shall become due.

- "Project" shall mean the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Iowa Code Chapter 403 and the Urban Renewal Plan for the Downtown Reinvestment Urban Renewal Area, as amended from time to time, including those costs associated with the construction of skywalks, a new downtown hotel and conference center, and renovations to Music Man Square.

- "Project Fund" shall mean the fund required to be established by this Resolution for the deposit of the proceeds of the Bonds.

- "Registrar" shall mean UMB Bank, N.A. of West Des Moines, Iowa, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein with respect to maintaining a register of the owners of the Bonds. Unless otherwise specified, the Registrar shall also act as Transfer Agent for the Bonds.

- "Resolution" shall mean this resolution authorizing the Bonds.

- "Treasurer" shall mean the Finance Director or such other officer as shall succeed to the same duties and responsibilities with respect to the recording and payment of the Bonds issued hereunder.

Section 2. Levy and Certification of Annual Tax; Other Funds to be Used.

a) Levy of Annual Tax. That for the purpose of providing funds to pay the principal and interest of the Bonds hereinafter authorized to be issued, there is hereby levied for each future year the following direct annual tax on all of the taxable property in the City of Mason City, State of Iowa, to-wit:

FISCAL YEAR (JULY 1 TO JUNE 30)
YEAR OF COLLECTION

AMOUNT	YEAR OF COLLECTION
\$236,600.56	2021/2022*
\$271,767.50	2022/2023
\$269,767.50	2023/2024
\$317,767.50	2024/2025
\$314,767.50	2025/2026
\$311,767.50	2026/2027
\$358,767.50	2027/2028
\$354,767.50	2028/2029
\$350,767.50	2029/2030
\$396,767.50	2030/2031
\$666,767.50	2031/2032
\$681,267.50	2032/2033
\$695,267.50	2033/2034
\$708,767.50	2034/2035
\$721,767.50	2035/2036
\$758,642.50	2036/2037
\$769,130.00	2037/2038
\$803,730.00	2038/2039
\$821,855.00	2039/2040
\$818,800.00	2040/2041

*Payable from available cash on hand.

(NOTE: For example the levy to be made and certified against the taxable valuations of January 1, 2021 will be collected during the fiscal year commencing July 1, 2022.)

b) Resolution to be Filed With County Auditor. A certified copy of this Resolution shall be filed with the Auditor of Cerro Gordo County, Iowa and the Auditor is hereby instructed in and for each of the years as provided, to levy and assess the tax hereby authorized in Section 2 of this Resolution, in like manner as other taxes are levied and assessed, and such taxes so levied in and for each of the years aforesaid be collected in like manner as other taxes of the City are collected, and when collected be used for the purpose of paying principal and interest on said Bonds issued in anticipation of the tax, and for no other purpose whatsoever.

c) Additional City Funds Available. Principal and interest coming due at any time when the proceeds of said tax on hand shall be insufficient to pay the same shall be promptly paid when due from current funds of the City available for that purpose and reimbursement shall be made from such special fund in the amounts thus advanced.

Section 3. Bond Fund. Said tax shall be assessed and collected each year at the same time and in the same manner as, and in addition to, all other taxes in and for the City, and when collected they shall be converted into a special fund within the Debt Service Fund to be known

as the "2021 GENERAL OBLIGATION BOND FUND NO. 2" (the "Bond Fund"), which is hereby pledged for and shall be used only for the payment of the principal of and interest on the Bonds hereinafter authorized to be issued; and also there shall be apportioned to said fund its proportion of taxes received by the City from property that is centrally assessed by the State of Iowa.

Section 4. Application of Bond Proceeds. Proceeds of the Bonds, other than accrued interest except as may be provided below, shall be credited to the Project Fund and expended therefrom for the purposes of issuance. Any amounts on hand in the Project Fund shall be available for the payment of the principal of or interest on the Bonds at any time that other funds shall be insufficient to the purpose, in which event such funds shall be repaid to the Project Fund at the earliest opportunity. Any balance on hand in the Project Fund and not immediately required for its purposes may be invested not inconsistent with limitations provided by law or this Resolution.

Section 5. Investment of Bond Fund Proceeds. All moneys held in the Bond Fund, provided for by Section 3 of this Resolution shall be invested in investments permitted by Chapter 12B, Code of Iowa, as amended, or deposited in financial institutions which are members of the Federal Deposit Insurance Corporation and the deposits in which are insured thereby and all such deposits exceeding the maximum amount insured from time to time by FDIC or its equivalent successor in any one financial institution shall be continuously secured in compliance with Chapter 12C of the Code of Iowa, as amended, or otherwise by a valid pledge of direct obligations of the United States Government having an equivalent market value. All such interim investments shall mature before the date on which the moneys are required for payment of principal of or interest on the Bonds as herein provided.

Section 6. Bond Details, Execution and Redemption.

a) Bond Details. Taxable General Obligation Urban Renewal Bonds of the City in the amount of \$8,185,000, shall be issued pursuant to the provisions of Sections 384.25 and 403.12 of the Code of Iowa for the aforesaid purposes. The Bonds shall be designated "TAXABLE GENERAL OBLIGATION URBAN RENEWAL BOND, SERIES 2021B", be dated August 18, 2021, and bear interest from the date thereof, until payment thereof, at the office of the Paying Agent, said interest payable on December 1, 2021, and semiannually thereafter on the 1st day of June and December in each year until maturity at the rates hereinafter provided.

The Bonds shall be executed by the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the Clerk, and impressed or printed with the seal of the City and shall be fully registered as to both principal and interest as provided in this Resolution; principal, interest and premium, if any, shall be payable at the office of the Paying Agent by mailing of a check to the registered owner of the Bond. The Bonds shall be in the denomination of \$5,000 or multiples thereof. The Bonds shall mature and bear interest as follows:

Principal Amount	Interest Rate	Maturity June 1st
\$100,000	2.00%	2022
\$100,000	2.00%	2023
\$100,000	2.00%	2024
\$150,000	2.00%	2025
\$150,000	2.00%	2026
\$150,000	2.00%	2027
\$200,000	2.00%	2028
\$200,000	2.00%	2029
\$200,000	2.00%	2030
\$250,000	2.00%	2031
\$525,000	2.00%	2032
\$550,000	2.00%	2033
\$575,000	2.00%	2034
\$600,000	2.00%	2035
\$625,000	2.10%	2036
\$675,000	2.15%	2037
\$700,000	2.20%	2038
\$750,000	2.25%	2039
\$785,000	2.30%	2040
\$800,000	2.35%	2041

b) Redemption.

i. Optional Redemption. Bonds maturing after June 1, 2030, may be called for optional redemption by the Issuer on that date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Thirty days' written notice of redemption shall be given to the registered owner of the Bond. Failure to give written notice to any registered owner of the Bonds or any defect therein shall not affect the validity of any proceedings for the redemption of the Bonds. All Bonds or portions thereof called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at the place of payment. Written notice will be deemed completed upon transmission to the owner of record.

If selection by lot within a maturity is required, the Registrar shall designate the Bonds to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Bonds to be called has been reached.

If less than all of a maturity is called for redemption, the Issuer will notify DTC of the particular amount of such maturity to be redeemed prior to maturity.

DTC will determine by lot the amount of each Participant's interest in such maturity to be redeemed and each Participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All prepayments shall be at a price of par plus accrued interest.

c) Urban Renewal Purposes. The Bonds are hereby declared to be issued for essential public and governmental purposes for qualified urban renewal projects.

The Bonds shall recite in substance that they have been issued by the City in connection with an urban renewal project as defined by Chapter 403 of the Code of Iowa, and in any suit, action or proceeding involving the validity or enforceability of any bond issued hereunder or the security therefor, such Bond shall be conclusively deemed to have been issued for such purpose and such project shall be conclusively deemed to have been planned, located and carried out in accordance with the provisions of Chapter 403 of the Code of Iowa.

Section 7. Issuance of Bonds in Book-Entry Form; Replacement Bonds.

a) Notwithstanding the other provisions of this Resolution regarding registration, ownership, transfer, payment and exchange of the Bonds, unless the Issuer determines to permit the exchange of Depository Bonds for Bonds in Authorized Denominations, the Bonds shall be issued as Depository Bonds in denominations of the entire principal amount of each maturity of Bonds (or, if a portion of said principal amount is prepaid, said principal amount less the prepaid amount). The Bonds must be registered in the name of Cede & Co., as nominee for DTC. Payment of semiannual interest for any Bonds registered in the name of Cede & Co. will be made by wire transfer or New York Clearing House or equivalent next day funds to the account of Cede & Co. on the interest payment date for the Bonds at the address indicated or in the Representation Letter.

b) The Bonds will be initially issued in the form of separate single authenticated fully registered bonds in the amount of each stated maturity of the Bonds. Upon initial issuance, the ownership of the Bonds will be registered in the registry books of the UMB Bank, N.A. kept by the Paying Agent and Registrar in the name of Cede & Co., as nominee of DTC. The Paying Agent and Registrar and the Issuer may treat DTC (or its nominee) as the sole and exclusive owner of the Bonds registered in its name for the purposes of payment of the principal or redemption price of or interest on the Bonds, selecting the Bonds or portions to be redeemed, giving any notice permitted or required to be given to registered owners of Bonds under the Resolution of the Issuer, registering the transfer of Bonds, obtaining any consent or other action to be taken by registered owners of the Bonds and for other purposes. The Paying Agent, Registrar and the Issuer have no responsibility or obligation to any Participant or Beneficial Owner of the Bonds under or through DTC with respect to the accuracy of records maintained by DTC or any Participant; with respect to the payment by DTC or Participant of an amount of principal or redemption price of or interest on the Bonds; with respect to any notice given to owners of Bonds under the Resolution; with respect to the Participant(s) selected to receive payment in the event of a partial redemption of the Bonds, or a consent given or

other action taken by DTC as registered owner of the Bonds. The Paying Agent and Registrar shall pay all principal of and premium, if any, and interest on the Bonds only to Cede & Co. in accordance with the Representation Letter, and all payments are valid and effective to fully satisfy and discharge the Issuer's obligations with respect to the principal of and premium, if any, and interest on the Bonds to the extent of the sum paid. DTC must receive an authenticated Bond for each separate stated maturity evidencing the obligation of the Issuer to make payments of principal of and premium, if any, and interest. Upon delivery by DTC to the Paying Agent and Registrar of written notice that DTC has determined to substitute a new nominee in place of Cede & Co., the Bonds will be transferable to the new nominee in accordance with this Section.

c) In the event the Issuer determines that it is in the best interest of the Beneficial Owners that they be able to obtain Bonds certificates, the Issuer may notify DTC and the Paying Agent and Registrar, whereupon DTC will notify the Participants, of the availability through DTC of Bonds certificates. The Bonds will be transferable in accordance with this Section. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the Issuer and the Paying Agent and Registrar and discharging its responsibilities under applicable law. In this event, the Bonds will be transferable in accordance with this Section.

d) Notwithstanding any other provision of the Resolution to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to the principal of and premium, if any, and interest on the Bond and all notices must be made and given, respectively to DTC as provided in the Representation letter.

e) In connection with any notice or other communication to be provided to Bondholders by the Issuer or the Paying Agent and Registrar with respect to a consent or other action to be taken by Bondholders, the Issuer or the Paying Agent and Registrar, as the case may be, shall establish a record date for the consent or other action and give DTC notice of the record date not less than 15 calendar days in advance of the record date to the extent possible. Notice to DTC must be given only when DTC is the sole Bondholder.

f) The Representation Letter is on file with DTC and sets forth certain matters with respect to, among other things, notices, consents and approvals by Bondholders and payments on the Bonds. The execution and delivery of the Representation Letter to DTC by the Issuer is ratified and confirmed.

g) In the event that a transfer or exchange of the Bonds is permitted under this Section, the transfer or exchange may be accomplished upon receipt by the Registrar from the registered owners of the Bonds to be transferred or exchanged and appropriate instruments of transfer. In the event Bond certificates are issued to holders other than Cede & Co., its successor as nominee for DTC as holder of all the Bonds, or other securities depository as holder of all the Bonds, the provisions of the Resolution apply to, among other things, the printing of certificates and the method or payment of principal of and interest on the certificates. Any substitute depository shall be designated in writing

by the Issuer to the Paying Agent. Any such substitute depository shall be a qualified and registered "clearing agency" as provided in Section 17A of the Securities Exchange Act of 1934, as amended. The substitute depository shall provide for (i) immobilization of the Depository Bonds, (ii) registration and transfer of interests in Depository Bonds by book entries made on records of the depository or its nominee and (iii) payment of principal of, premium, if any, and interest on the Bonds in accordance with and as such interests may appear with respect to such book entries.

h) The officers of the Issuer are authorized and directed to prepare and furnish to the purchaser, and to the attorneys approving the legality of Bonds, certified copies of proceedings, ordinances, resolutions and records and all certificates and affidavits and other instruments as may be required to evidence the legality and marketability of the Bonds, and all certified copies, certificates, affidavits and other instruments constitute representations of the Issuer as to the correctness of all stated or recited facts.

Section 8. Registration of Bonds; Appointment of Registrar; Transfer; Ownership; Delivery; and Cancellation.

a) Registration. The ownership of Bonds may be transferred only by the making of an entry upon the books kept for the registration and transfer of ownership of the Bonds, and in no other way. UMB Bank, N.A. is hereby appointed as Bond Registrar under the terms of this Resolution and under the provisions of a separate agreement with the Issuer filed herewith which is made a part hereof by this reference. Registrar shall maintain the books of the Issuer for the registration of ownership of the Bonds for the payment of principal of and interest on the Bonds as provided in this Resolution. All Bonds shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 384.31 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Bonds and in this Resolution.

b) Transfer. The ownership of any Bond may be transferred only upon the Registration Books kept for the registration and transfer of Bonds and only upon surrender thereof at the office of the Registrar together with an assignment duly executed by the holder or his duly authorized attorney in fact in such form as shall be satisfactory to the Registrar, along with the address and social security number or federal employer identification number of such transferee (or, if registration is to be made in the name of multiple individuals, of all such transferees). In the event that the address of the registered owner of a Bond (other than a registered owner which is the nominee of the broker or dealer in question) is that of a broker or dealer, there must be disclosed on the Registration Books the information pertaining to the registered owner required above. Upon the transfer of any such Bond, a new fully registered Bond, of any denomination or denominations permitted by this Resolution in aggregate principal amount equal to the unmatured and unredeemed principal amount of such transferred fully registered Bond, and bearing interest at the same rate and maturing on the same date or dates shall be delivered by the Registrar.

c) Registration of Transferred Bonds. In all cases of the transfer of the Bonds, the Registrar shall register, at the earliest practicable time, on the Registration Books, the Bonds, in accordance with the provisions of this Resolution.

d) Ownership. As to any Bond, the person in whose name the ownership of the same shall be registered on the Registration Books of the Registrar shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Bonds and the premium, if any, and interest thereon shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond, including the interest thereon, to the extent of the sum or sums so paid.

e) Cancellation. All Bonds which have been redeemed shall not be reissued but shall be cancelled by the Registrar. All Bonds which are cancelled by the Registrar shall be destroyed and a certificate of the destruction thereof shall be furnished promptly to the Issuer; provided that if the Issuer shall so direct, the Registrar shall forward the cancelled Bonds to the Issuer.

f) Non-Presentation of Bonds. In the event any payment check, wire, or electronic transfer of funds representing payment of principal of or interest on the Bonds is returned to the Paying Agent or if any bond is not presented for payment of principal at the maturity or redemption date, if funds sufficient to pay such principal of or interest on Bonds shall have been made available to the Paying Agent for the benefit of the owner thereof, all liability of the Issuer to the owner thereof for such interest or payment of such Bonds shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the owner of such Bonds who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Resolution or on, or with respect to, such interest or Bonds. The Paying Agent's obligation to hold such funds shall continue for a period equal to two years and six months following the date on which such interest or principal became due, whether at maturity, or at the date fixed for redemption thereof, or otherwise, at which time the Paying Agent shall surrender any remaining funds so held to the Issuer, whereupon any claim under this Resolution by the Owners of such interest or Bonds of whatever nature shall be made upon the Issuer.

g) Registration and Transfer Fees. The Registrar may furnish to each owner, at the Issuer's expense, one bond for each annual maturity. The Registrar shall furnish additional Bonds in lesser denominations (but not less than the minimum denomination) to an owner who so requests.

Section 9. Reissuance of Mutilated, Destroyed, Stolen or Lost Bonds. In case any outstanding Bond shall become mutilated or be destroyed, stolen or lost, the Issuer shall at the request of Registrar authenticate and deliver a new Bond of like tenor and amount as the Bond so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Bond to Registrar, upon surrender of such mutilated Bond, or in lieu of and substitution for the Bond destroyed, stolen or lost, upon filing with the Registrar evidence satisfactory to the Registrar and

Issuer that such Bond has been destroyed, stolen or lost and proof of ownership thereof, and upon furnishing the Registrar and Issuer with satisfactory indemnity and complying with such other reasonable regulations as the Issuer or its agent may prescribe and paying such expenses as the Issuer may incur in connection therewith.

Section 10. Record Date. Payments of principal and interest, otherwise than upon full redemption, made in respect of any Bond, shall be made to the registered holder thereof or to their designated agent as the same appear on the books of the Registrar on the 15th day of the month preceding the payment date. All such payments shall fully discharge the obligations of the Issuer in respect of such Bonds to the extent of the payments so made. Upon receipt of the final payment of principal, the holder of the Bond shall surrender the Bond to the Paying Agent.

Section 11. Execution, Authentication and Delivery of the Bonds. Upon the adoption of this Resolution, the Mayor and Clerk shall execute the Bonds by their manual or authorized signature and deliver the Bonds to the Registrar, who shall authenticate the Bonds and deliver the same to or upon order of the Purchaser. No Bond shall be valid or obligatory for any purpose or shall be entitled to any right or benefit hereunder unless the Registrar shall duly endorse and execute on such Bond a Certificate of Authentication substantially in the form of the Certificate herein set forth. Such Certificate upon any Bond executed on behalf of the Issuer shall be conclusive evidence that the Bond so authenticated has been duly issued under this Resolution and that the holder thereof is entitled to the benefits of this Resolution.

No Bonds shall be authenticated and delivered by the Registrar unless and until there shall have been provided the following:

1. A certified copy of the Resolution of Issuer authorizing the issuance of the Bonds;
2. A written order of Issuer signed by the Treasurer of the Issuer directing the authentication and delivery of the Bonds to or upon the order of the Purchaser upon payment of the purchase price as set forth therein;
3. The approving opinion of Ahlers & Cooney, P.C., Bond Counsel, concerning the validity and legality of all the Bonds proposed to be issued.

Section 12. Right to Name Substitute Paying Agent or Registrar. Issuer reserves the right to name a substitute, successor Registrar or Paying Agent upon giving prompt written notice to each registered bondholder.

Section 13. Form of Bond. Bonds shall be printed substantially in the form as follows:

"STATE OF IOWA"
"COUNTY OF CERRO GORDO"
"CITY OF MASON CITY"
"TAXABLE GENERAL OBLIGATION URBAN RENEWAL BOND"
"SERIES 2021B"
ESSENTIAL CORPORATE URBAN RENEWAL PURPOSE

Rate: _____
Maturity: _____
Bond Date: August 18, 2021
CUSIP No.: _____
"Registered"
Certificate No. _____
Principal Amount: \$ _____

The City of Mason City, State of Iowa, a municipal corporation organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Issuer"), for value received, promises to pay from the source and as hereinafter provided, on the maturity date indicated above, to

(Registration panel to be completed by Registrar or Printer with name of Registered Owner).

or registered assigns, the principal sum of (enter principal amount in long form) THOUSAND DOLLARS in lawful money of the United States of America, on the maturity date shown above, only upon presentation and surrender hereof at the office of UMB Bank, N.A., Paying Agent of this issue, or its successor, with interest on the sum from the date hereof until paid at the rate per annum specified above, payable on December 1, 2021, and semiannually thereafter on the 1st day of June and December in each year.

Interest and principal shall be paid to the registered holder of the 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. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

THE HOLDERS OF THE BONDS SHOULD TREAT THE INTEREST AS SUBJECT TO FEDERAL INCOME TAXATION.

This Bond is issued pursuant to the provisions of Section 384.25 of the Code of Iowa, for the purpose of paying costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Iowa Code Chapter 403 and the Urban Renewal Plan for the Downtown Reinvestment Urban Renewal Area, as amended from time to time, including those costs associated with the construction of skywalks, a new downtown hotel and conference center, and renovations to Music Man Square, in conformity to a Resolution of the Council of said City duly passed and approved.

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a limited purpose trust company ("DTC"), to the Issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other Issuer as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE

OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

Bonds maturing after June 1, 2030, may be called for optional redemption by the Issuer and paid before maturity on said date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Thirty days' written notice of redemption shall be given to the registered owner of the Bond. Failure to give written notice to any registered owner of the Bonds or any defect therein shall not affect the validity of any proceedings for the redemption of the Bonds. All bonds or portions thereof called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at the place of payment. Written notice will be deemed completed upon transmission to the owner of record.

If selection by lot within a maturity is required, the Registrar shall designate the Bonds to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Bonds to be called has been reached.

If less than all of a maturity is called for redemption, the Issuer will notify DTC of the particular amount of such maturity to be redeemed prior to maturity. DTC will determine by lot the amount of each Participant's interest in such maturity to be redeemed and each Participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All prepayments shall be at a price of par plus accrued interest.

Ownership of this Bond may be transferred only by transfer upon the books kept for such purpose by UMB Bank, N.A., the Registrar. Such transfer on the books shall occur only upon presentation and surrender of this Bond at the office of the Registrar as designated below, together with an assignment duly executed by the owner hereof or his duly authorized attorney in the form as shall be satisfactory to the Registrar. Issuer reserves the right to substitute the Registrar and Paying Agent but shall, however, promptly give notice to registered Bondholders of such change. All bonds shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 384.31 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Bond Resolution.

This Bond and the series of which it forms has been issued by the City in connection with one or more urban renewal projects as defined in Chapter 403 of the Code of Iowa, and in any suit, action or proceeding involving the validity or enforceability of any bond issued hereunder or the security therefor, such Bond shall be conclusively deemed to have been issued for such purpose and such project (s) shall be conclusively deemed to have been planned, located and carried out in accordance with the provisions of Chapter 403 of the Code of Iowa

And it is hereby represented and certified that all acts, conditions and things requisite, according to the laws and Constitution of the State of Iowa, to exist, to be had, to be done, or to be performed precedent to the lawful issue of this Bond, have been existent, had, done and performed as required by law; that provision has been made for the levy of a sufficient

continuing annual tax on all the taxable property within the territory of the Issuer for the payment of the principal and interest of this Bond as the same will respectively become due; that such taxes have been irrevocably pledged for the prompt payment hereof, both principal and interest; and the total indebtedness of the Issuer including this Bond, does not exceed the constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the Issuer by its Council, has caused this Bond to be signed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, with the seal of the City printed or impressed hereon, and to be authenticated by the manual signature of an authorized representative of the Registrar, UMB Bank, N.A., West Des Moines, Iowa.

Date of authentication: _____
This is one of the Bonds described in the within mentioned Resolution, as registered by UMB Bank, N.A.

UMB BANK, N.A., Registrar

By: _____
Authorized Signature
Registrar and Transfer Agent: UMB Bank, N.A.
Paying Agent: UMB Bank, N.A.

SEE REVERSE FOR CERTAIN DEFINITIONS

(Seal)
(Signature Block)

CITY OF MASON CITY, STATE OF IOWA

By: _____ (manual or facsimile signature) _____
Mayor

ATTEST:

By: _____ (manual or facsimile signature) _____
City Clerk

(Information Required for Registration)

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ (Social Security or Tax Identification No. _____) the within Bond and does hereby irrevocably constitute and appoint _____ attorney in fact to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____

(Person(s) executing this Assignment sign(s) here)

SIGNATURE)
GUARANTEED) _____

IMPORTANT - READ CAREFULLY

The signature(s) to this Power must correspond with the name(s) as written upon the face of the certificate(s) or bond(s) in every particular without alteration or enlargement or any change whatever. Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signature to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.

INFORMATION REQUIRED FOR REGISTRATION OF TRANSFER

Name of Transferee(s) _____
Address of Transferee(s) _____
Social Security or Tax Identification _____
Number of Transferee(s) _____
Transferee is a(n):
Individual* _____ Corporation _____
Partnership _____ Trust _____

*If the Bond is to be registered in the names of multiple individual owners, the names of all such owners and one address and social security number must be provided.

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though written out in full according to applicable laws or regulations:

- TEN COM - as tenants in common
- TEN ENT - as tenants by the entireties
- JT TEN - as joint tenants with rights of survivorship and not as tenants in common

IA UNIF TRANS MIN ACT - Custodian
(Cust) (Minor)
Under Iowa Uniform Transfers to Minors Act.....
(State)

ADDITIONAL ABBREVIATIONS MAY
ALSO BE USED THOUGH NOT IN THE ABOVE LIST

(End of form of Bond)

Section 14. Closing Documents. The Mayor and City Clerk are authorized and directed to execute, attest, seal and deliver for and on behalf of the City any other additional certificates, documents, or other papers and perform all other acts, including without limitation the execution of all closing documents, as they may deem necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

Section 15. Contract Between Issuer and Purchaser. This Resolution constitutes a contract between said City and the purchaser of the Bonds.

Section 16. Continuing Disclosure. The Issuer hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate, and the provisions of the Continuing Disclosure Certificate are hereby incorporated by reference as part of this Resolution and made a part hereof. Notwithstanding any other provision of this Resolution, failure of the Issuer to comply with the Continuing Disclosure Certificate shall not be considered an event of default under this Resolution; however, any holder of the Bonds or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Issuer to comply with its obligations under the Continuing Disclosure Certificate. For purposes of this section, "Beneficial Owner" means any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bond (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

Section 17. Repeal of Conflicting Resolutions or Ordinances. All ordinances and resolutions and parts of ordinances and resolutions in conflict herewith are hereby repealed.

Section 18. Severability Clause. If any section, paragraph, clause or provision of this Resolution be held invalid, such invalidity shall not affect any of the remaining provisions hereof, and this Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this 3rd day of August, 2021.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF CERRO GORDO)

I, the undersigned City Clerk of the City of Mason City, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2021.

City Clerk, City of Mason City, State of Iowa

(SEAL)