



MEMO

DATE: March 29, 2024

TO: Dr. Terry Murrell, President

FROM: Darin Moeller, Executive Dean of Instruction
Carmen Wilson, Associate Dean - Corporate College
Sam Pribil, Economic Development Coordinator

RE: Iowa Industrial New Jobs Training Program 260E
Cold Link Logistics Sioux City, LLC

Enclosed are copies of Cold Link Logistics Sioux City, LLC's final agreement for the Iowa Industrial New Jobs Training Agreement 260E.

Administration Recommendation:

It is the administrative recommendation that the Board approve Cold Link Logistics Sioux City, LLC's Iowa Industrial New Jobs Training Agreement.

ITEMS TO BE INCLUDED ON AGENDA

WESTERN IOWA TECH COMMUNITY COLLEGE

\$540,000 New Jobs Training Certificates, Series 2024.
(Cold-Link Logistics Sioux City, LLC Project)

- Resolution Approving New Jobs Training Agreement.

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

_____, 2024

The Board of Directors of Western Iowa Tech Community College met in _____ session, at _____, _____, Iowa, at _____ o'clock __.M., on the above date. There were present President _____, in the chair, and the following named Board Members:

Absent: _____

* * * * *

Board Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING NEW JOBS TRAINING AGREEMENT", and moved that the same be adopted. Board Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the President declared the Resolution duly adopted.

RESOLUTION APPROVING NEW JOBS TRAINING AGREEMENT

WHEREAS, the Community College is in need of funds to carry out a new jobs training project as hereinafter described; and, it is deemed necessary that it should issue Job Training Certificates to the amount of not to exceed \$540,000 as authorized by Chapter 260E, Code of Iowa, as amended (the "Act"), for the purpose of providing funds to pay costs thereof; and

WHEREAS, a New Jobs Training Agreement has been negotiated with Cold-Link Logistics Sioux City, LLC, which Agreement establishes a new jobs training program to educate and train certain persons employed by Cold-Link Logistics Sioux City, LLC in new jobs and such Agreement is deemed to be beneficial to the Community College and to Cold-Link Logistics Sioux City, LLC; and

WHEREAS, the form of Agreement has been presented to this Board and is deemed to be appropriate for the purpose; and

WHEREAS, before Industrial New Jobs Training Certificates may be issued to fund the project contemplated by the Agreement, it is necessary to comply with the provisions of the Act and to approve the execution of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WESTERN IOWA TECH COMMUNITY COLLEGE:

That the New Jobs Training Agreement with Cold-Link Logistics Sioux City, LLC and the form thereof are hereby approved and the President and Secretary are authorized to sign the Agreement on behalf of the Community College.

PASSED AND APPROVED this ____ day of _____, 2024.

President

ATTEST:

Secretary

INDUSTRIAL NEW JOBS
TRAINING AGREEMENT

between

Western Iowa Tech Community College
Sioux City, Iowa (the "Community College")

and

Cold-Link Logistics Sioux City, LLC

Dated as of _____

Relating to

\$540,000

Western Iowa Tech Community College
Sioux City, Iowa

Industrial New Jobs Training Certificates

(Cold-Link Logistics Sioux City, LLC Project)
Series 2024

INDUSTRIAL NEW JOBS
TRAINING AGREEMENT

This Industrial New Jobs Training Agreement (the "Agreement") made and entered into as of _____ between Western Iowa Tech Community College, Sioux City, Iowa (the "Community College") and Cold-Link Logistics Sioux City, LLC (the "Employer"), under the following circumstances:

A. Pursuant to Chapter 260E, Code of Iowa, as amended (the "Act"), the Community College and Employer have determined to enter into this Agreement for purposes of establishing a Project to educate and train certain persons employed by Employer in new jobs within Merged Area XII (the "Merged Area").

B. The Community College and the Employer each have full right and lawful authority to enter into this Agreement and to perform and observe the provisions hereof on their respective parts to be performed and observed.

NOW, THEREFORE, in consideration of the premises and the mutual representations and agreements hereinafter contained, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS

Section 1.1. "Certificates" mean Western Iowa Tech Community College Industrial New Jobs Training Certificates authorized to be issued by the Resolution.

Section 1.2. "Debt Service" means the payment of the principal, premium, if any, and interest on the Certificates in accordance with the Resolution adopted by the Board of Directors of the Community College authorizing the issuance of the Certificates.

Section 1.3. "Program Costs" mean all necessary and incidental costs of providing Program Services for the Project including the deferred costs of Certificate issuance and Debt Service. Attached hereto as Exhibit "B" and incorporated herein by this reference is a copy of the tentative budget of the Community College and the Employer relating to the Project.

Section 1.4. "Program Services" for the Project are as tentatively set forth on Exhibit "C" attached hereto and incorporated herein by this reference. Exhibit "C" sets forth the number of new jobs to be trained, the expected beginning and ending date of the training to be provided, the length of time each new job category will be provided training, the estimated costs, the training that will be provided and expected date by which the number of new jobs will be filled. Only such Program Services as are defined in Section 260E.2(14) of the Act may be provided by the Community College and paid for as Program Costs.

Section 1.5. The "Project" shall consist of this Agreement entered into between the Community College and the Employer to provide Program Services for persons to be employed in new jobs at the Project Site in the City of Sioux City, Woodbury County, Iowa.

Section 1.6. "Project Fund" means a special fund of the Community College into which the proceeds from the issuance and sale of the Certificates shall be deposited and which shall be used to pay Program Costs and for no other purpose.

Section 1.7. "Project Site" means the real estate (including improvements constructed or to be constructed thereon) described in Exhibit "A", attached hereto and incorporated herein by reference, where Employer's facility, where new jobs will be created, is located.

Section 1.8. "Resolution" means the Resolution authorizing the issuance of Industrial New Jobs Training Certificates to be adopted by the Community College in connection with the Project.

Section 1.9. "Revenue Fund" means the special tax fund created in the Resolution in order to pay the principal of and interest on Certificates issued in connection with the Project.

Other terms used in this Agreement shall have the meanings set out in Chapter 260E, Code of Iowa, as amended.

ARTICLE II

PROJECT; PROGRAM SERVICES

Section 2.1. The Community College agrees to provide the Program Services to the extent of funds available for that purpose in the Project Fund. It is understood and agreed that the Employer and the Community College will cooperate in the coordination and programming of the specific expenditures and operation of the Project within the guidelines set out in this Agreement and Exhibits B and C. The Community College may, in its discretion, subcontract with other entities or persons to provide all or part of the Program Services. It is understood and agreed that the Program Services set forth in Exhibit C are tentative and are subject to change, within the budget for the Project, upon the mutual agreement of the Community College, acting through its appropriate officials, and the Employer. This initial budget may be modified in the sole discretion of the Community College and upon mutual agreement in the manner provided in Section 7.5 hereof to revise Program Services or to provide for additional Program Services if interest rates upon sale of the Certificates are significantly higher or lower than expected or through the issuance of additional Certificates to the extent additional funds may be available through the creation of additional new jobs at the Project Site.

Section 2.2. The Community College and Employer agree that all necessary and incidental costs, including deferred costs, of the Project, including but not limited to Program

Services and training, legal and underwriting fees, on-the-job training, Community College administrative costs, related costs and Debt Service may be paid from one or a combination of the following sources: (a) new jobs credit from withholding as provided in Section 260E.5 of the Act, and (b) tuition, student fees, or special charges fixed by the Board of Directors of the Community College to defray Program Costs in whole or in part. Withholding shall be placed in the Revenue Fund established in the Resolution and used exclusively for purposes of the Project. Tuition, student fees or special charges, if any, shall be placed in the Project Fund and used exclusively for purposes of the Project.

Section 2.3. The Community College and Employer agree that the receipts from the new jobs credit from withholding and the Revenue Fund may be irrevocably pledged by the Community College for the payment of the principal of, premium, if any, and interest on the Certificates to be issued by the Community College to finance or refinance the Project.

Section 2.4. The term of the Agreement shall not exceed ten (10) years from the date of this Agreement and shall coincide with the period of time over which the Certificates mature and the Project costs are deferred.

Section 2.5. The Community College may revise or expand the Program Services from time to time with the consent of the Employer, provided that no revision shall be made which would change the Project to purposes other than purposes permitted by Chapter 260E of the Act and provided further, that this Agreement shall not terminate until any Certificates issued in connection with the Project shall have been paid in full.

Section 2.6. The Certificates will be issued pursuant to the Resolution adopted by the Board of Directors of the Community College in the aggregate principal amount, bearing interest, maturing and being redeemable as set forth in the Resolution. Upon final determination of the interest rates for the Certificates a final payment schedule shall be prepared and become a part of this Agreement.

The proceeds from the sale of the Certificates shall be paid to the Community College and deposited in the Project Fund established by the Community College. The Project Fund shall be used only for purposes of the Project. Pending disbursement for Program Services and Program Costs, the proceeds so deposited in the Project Fund, together with any investment earnings thereon, shall be subject to a lien in favor of the holders of the Certificates as provided in the Resolution authorizing the Certificates.

Section 2.7. In the event there are insufficient funds to pay all of the cost of the Program Services set forth in Exhibit "C", the Employer may request all Program Services set forth in Exhibit "C" be provided to Employer by the Community College upon payment by the Employer to the Community College of such additional amount as is necessary to pay for all of the Program Services set forth in Exhibit "C". If the Employer should pay any portion of such costs, it shall not be entitled to any reimbursement therefor from the Community College; nor shall it be entitled to any abatement, diminution or postponement of payments under this Agreement, provided however, that the Employer will be entitled to reimbursement without interest of its own funds

from the Project Fund or the Revenue Fund when a surplus exists and the Community College determines that such surplus is not needed to satisfy other Program Costs and the Certificates have been paid in full both as to principal and interest. Any such payments received or to be received from Employer under this Section shall not be pledged to payment of the Certificates under the Resolution.

Section 2.8. In the event Certificates are not issued by the Community College, the Employer agrees to pay to the Community College a sum equal to the necessary and incidental costs actually incurred by the Community College which would have been paid from the funds available from the sources described in Section 2.2 of this Agreement if the Certificates had been issued by the Community College.

Section 2.9. Investment earnings on the funds deposited in the Project Fund may be used, to the extent that the Community College determines that investment earnings are available and not needed for Debt Service on the Certificates, to reimburse the Employer for the cost of program services which are otherwise non-reimbursed under this Agreement or for any lawful purpose as determined by the Community College.

ARTICLE III

PAYMENTS; SECURITY

Section 3.1. The Employer shall cooperate in causing the necessary payments from the sources set forth in Section 2.2 to be made into the Revenue Fund and the Project Fund of the Community College.

Section 3.2. The Community College agrees that the Revenue Fund shall be pledged for the payment of the principal of and premium, if any, and interest on the Certificates. To the extent provided in Section 260E.3(5) of the Act, the payments required to be made by the Employer hereunder are a lien upon the Employer's business property where new jobs are created as a result of the Project until paid and have equal precedence with ordinary taxes and shall not be divested by a judicial sale. Property subject to this lien may be sold for sums due and delinquent at a tax sale, with the same forfeitures, penalties and consequences as for the nonpayment of ordinary taxes. The purchaser at any such tax sale shall obtain the property subject to the remaining payments.

Section 3.3. The Employer and Community College agree that this Agreement is entered into upon the expectation that sufficient funds from new jobs credit from withholding will be generated to pay the principal of, premium, if any, and interest on the Certificates. Employer and the Community College have designed the Project to fit within the funds expected to be available from the sources of payment set forth in Section 2.2 of this Agreement.

Section 3.4. If for any reason the funds in the Project Fund or the Revenue Fund are not sufficient to satisfy the Program Costs including Debt Service, the Employer, upon at least twenty (20) days written notice that the funds in the Project Fund or the Revenue Fund are not sufficient, will, nonetheless, advance to the Community College such amounts as may, from time to time, be

required to satisfy the Program Costs. If the Employer advances any amount under this Section, it shall not be entitled to any abatement, diminution or postponement of other payments required; provided, however, to the extent permitted by law, the Employer will be entitled to payment of amounts advanced, without interest, from the Project Fund or the Revenue Fund when the Community College determines that a surplus exists, that such surplus is not needed to satisfy other Program Costs and the Certificates have been paid in full both as to principal and interest. Any such payments received or to be received from Employer under this Section shall not be pledged to payment of the Certificates under the Resolution. The notice required hereunder shall specify the date by which the Employer is to make the necessary advance; provided, however, in the absence of such date specified in the notice, the advance shall be due within twenty (20) days of the date of the notice. The obligation of the Employer hereunder shall be primary and the Community College may proceed against the Employer without proceeding against or exhausting any other remedies which it may have and without resorting to any other security held by the Community College.

ARTICLE IV

REPRESENTATIONS

Section 4.1. Representations of the Community College. The Community College represents and covenants that: (a) it is duly organized and validly existing under the laws of the State of Iowa; (b) it is not in violation of or in conflict with any provisions of the laws of the State of Iowa which would impair its ability to carry out its obligations hereunder; (c) it is empowered to enter into the transactions contemplated by this Agreement; and (d) it will do all things in its power required of it in order to maintain its existence or assure the assumption of its obligations hereunder by any successor public body.

Section 4.2. Representations and Covenants of the Employer. The Employer represents and covenants that:

a. It is a limited liability company organized under the laws of the State of Florida and is authorized to do business in the State of Iowa.

b. It has full power and authority to execute, deliver and perform this Agreement and all other instruments given by the Employer to secure its performance and to enter into and carry out the transactions contemplated herein. Such execution, delivery and performance are not in contravention of law or Employer's articles of organization, operating agreement or any indenture, agreement, mortgage, lease, undertaking or any other restriction, obligation or instrument to which the Employer is a party or by which it is bound. This Agreement has by proper action been duly authorized, executed and delivered by the Employer and all steps necessary have been taken to constitute this Agreement a valid and binding obligation of the Employer.

c. There is no litigation or proceeding pending, or to the knowledge of the Employer threatened, against the Employer or any other person affecting in any manner whatsoever the right of the Employer to execute the Agreement or to otherwise comply with its obligations contained in the Agreement.

d. The employees to be trained under this Agreement have not commenced work for the Employer prior to the date of the Preliminary Industrial New Jobs Training Agreement entered into between the Community College and the Employer dated January 15, 2024, and those employees will be employed in new jobs in connection with the expansion of the Employer's business operations in the Merged Area.

e. Employer's "base employment level" as that term is defined in Section 422.33(6) of the Code of Iowa, as amended, is _____ 63 _____ as of January 15, 2024, the date of the Preliminary Industrial New Jobs Training Agreement and the employees to be trained under this Agreement are not a part of the base employment level.

f. The Employer is an industry, as that term is defined in Section 260E.2(9) of the Act and in the regulations of the Iowa Workforce Development, and is engaged in providing products and/or services (other than retail, health or professional services) in interstate commerce.

g. Each of the jobs covered by this Agreement is a "new job" as that term is defined in Section 260E.2(10) of the Act and in the regulations of the Iowa Workforce Development.

h. Employer represents it knowingly assumes the obligations under Sections 2.8 and 3.4 hereof in the event the sources of payment described in Section 2.2 are not sufficient to satisfy the Program Costs in full.

ARTICLE V

EVENTS OF DEFAULT

Section 5.1. Events of Default. Each of the following shall be an "event of default":

- a. The Employer shall cease operation of its facilities at the Project Site.
- b. The Employer shall fail to pay or advance any amount required to be made by the Employer on or prior to the date on which such payment is due and payable and continuing for more than five (5) business days thereafter.
- c. The Employer shall fail to observe and perform any other agreement, term or condition contained in this Agreement, if such failure continues for a period of thirty (30) days after notice of such failure is given to the Employer by the Community College,

or for such longer period as the Community College may agree to in writing; provided, that if the failure is other than the payment of money and is of such nature that it cannot be corrected within the applicable period, such failure shall not constitute an event of default so long as the Employer institutes curative action within the applicable period and diligently pursues such action to completion.

d. The Employer shall: (i) admit in writing its inability to pay its debts generally as they become due; (ii) have an order for relief entered in any case commenced by or against it under the federal bankruptcy laws, as now or hereafter in effect; (iii) commence a proceeding under any other federal or state bankruptcy, insolvency, reorganization or other similar law, or have such a proceeding commenced against it and either have an order of insolvency or reorganization entered against it or have the proceeding remain undismissed and unstayed for ninety (90) days; (iv) make an assignment for the benefit of creditors; or (v) have a receiver or trustee appointed for it or for the whole or any substantial part of its property.

e. Any representation or warranty made by the Employer herein or any statement in any report, certificate, financial statement or other instrument furnished in connection with this Agreement or with the sale of the Certificates shall at any time prove to have been false or misleading in any material respect when made or given.

The declaration of an event of default under Subsection (d) above, and the exercise of remedies upon any such declaration shall be subject to any applicable limitations of federal bankruptcy law affecting or precluding such declaration or exercise during the pendency of or immediately following any bankruptcy, liquidation or reorganization proceedings.

Section 5.2. Whenever an event of default shall have happened and be subsisting, the Community College may take whatever action at law or in equity may appear necessary or desirable to collect the payments and other amounts then due and thereafter to become due, or to enforce performance and observance of any other obligation or agreement of the Employer under this Agreement. Notwithstanding the foregoing, the Community College shall not be obligated to take any step which in its opinion will or might cause it to expend time or money or otherwise incur liability unless and until a satisfactory indemnity bond has been furnished to the Community College at no cost or expense to the Community College. Any amounts collected as payments or applicable to payments and any other amounts which would be applicable to payment of principal of, premium, if any, and interest on the Certificates collected pursuant to action taken under this Section shall be paid to the holders of the Certificates for application to such payment.

Section 5.3. No remedy conferred upon or reserved to the Community College by this Agreement is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy now or hereafter existing at law, in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Community College to exercise any remedy

reserved to it in this Article, it shall not be necessary to give any notice, other than such notice as may be expressly required herein.

Section 5.4. In the event any agreement contained in this Agreement should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

Section 5.5. If the Community College fails to observe and perform any obligation, term or condition contained in this Agreement for a period of thirty (30) days after notice of such failure is given by Employer, or for such longer period as Employer may agree to in writing, such action or omission will be considered a default and Employer may take whatever action, at law or in equity, may appear necessary or desirable, to enforce performance and the observance of any obligation or term of this Agreement; provided, however, the foregoing shall not be construed as a waiver of any defense available to the Community College nor shall the foregoing be construed as an agreement or concession by the Community College to take any action or refrain from taking any action inconsistent with Iowa law governing this Agreement or the operation of the Community College.

ARTICLE VI

PROJECT REQUIREMENTS; STATE DATA BASE

For purposes of establishing a consistent and meaningful data base to track aggregate wages of employees over time, evaluate the effectiveness of job training programs and auditing the use of training funds the Iowa Workforce Development 260E System Data Base ("IWD 260E System") has been established. Employer agrees that it shall provide all information reasonably requested by the Community College, Iowa Department of Revenue, Iowa Workforce Development and Department of Education for purposes of the IWD 260E System. Without limiting the foregoing, Employer agrees to provide the following information and follow the procedures set forth below.

Section 6.1. Employer shall utilize the Iowa Department of Revenue "GovConnectIowa" in order to electronically file its monthly or quarterly withholding tax returns, and shall provide a copy of each return to the Community College for purposes of reconciliation.

Section 6.2. Employer shall provide to the Community College information sufficient to permit the calculation of the annual average wage for the new jobs covered under this Agreement.

Section 6.3. Employer shall cooperate with the Community College and the Iowa Department of Revenue in order to coordinate the proper filing of income tax withholding and to resolve filing errors. Employer specifically consents to the sharing of information by and among the Iowa Department of Revenue, the Iowa Workforce Development and the Community College, including withholding tax returns, for purposes of reconciliation and as otherwise necessary for purposes of the IWD 260E System.

Section 6.4. Employer shall provide directly to the Community College appropriate payroll records to verify eligibility of the Project, including, to the extent allowed by applicable law, the Social Security number of each employee (collectively, the "Payroll Information") for whom withholding credit is claimed as a part of the Project. Any Social Security numbers provided shall remain confidential except as provided in this section. The matching of such Payroll Information of all employees for whom withholding credit is claimed to the Unemployment Insurance Benefit Wage Record file is required in order to satisfy state performance and compliance requirements. The Payroll Information received by the College under this Agreement shall be utilized only to the extent necessary to meet these requirements. Transfer of any Social Security numbers to state agencies shall be accomplished by secure file transfer protocols under terms of written agreements among the Community College, Iowa Workforce Development, Iowa Department of Revenue and Department of Education.

Section 6.5. Employer consents to the release and public disclosure of aggregate wage and employment data developed through this Agreement and similar agreements between the Community College and other employers. The wage and employment data reported publicly shall identify employers by random number, not by name. The Community College shall not publicly disclose any personal identifying information, including any Social Security numbers, concerning an individual employee. Only information compiled in aggregate form, without individual employer or employee information, shall be included in public reports.

ARTICLE VII

MISCELLANEOUS

Section 7.1. This Agreement may be executed in any number of counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.

Section 7.2. If any provisions of this Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into or taken thereunder or any application thereof, is for any reason held to be illegal or invalid, such illegality or invalidity shall not affect any other provision or any other covenant, stipulation, obligation, agreement, act or action or part thereof, made, assumed, entered into, or taken, each of which shall be construed and enforced as if such illegal or invalid portion were not contained herein. Nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such provision, covenant, stipulation, obligation, agreement, act or action, or part shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

Section 7.3. The provisions of this Agreement and the provisions of the Resolution are to be construed wherever possible so that they will not be in conflict. In the event such construction is not possible, the provisions of the Resolution shall prevail.

Section 7.4. This Agreement shall be governed exclusively by and construed in accordance with the laws of the State of Iowa.

Section 7.5. All notices, requests or other communications hereunder shall be in writing and shall be deemed to be sufficiently given when mailed by registered or certified mail, postage prepaid, addressed to the appropriate Notice Address as follows:

Western Iowa Tech Community College
4647 Stone Avenue
Box 5199
Sioux City, Iowa 51102-5199

Cold-Link Logistics Sioux City, LLC
7601 Alicia Avenue
Sioux City, Iowa 51111

Employer and the Community College shall each designate authorized representatives to conduct this Agreement. Employer and the Community College may, by notice given hereunder, designate any further or different addresses to which subsequent notices, requests or other communications shall be sent.

Revisions in the Program Services set forth in Exhibit "C" and resulting adjustments in Program Costs shall be permitted in the sole discretion of the Community College and must be approved in writing by the above representatives of the Community College and Employer, their respective successors or such other individuals as either party designates in the manner set forth herein.

Section 7.6. All covenants, stipulations, obligations and agreements of the Community College contained in this Agreement shall be effective to the extent authorized and permitted by applicable law. No such covenant, stipulation, obligation or agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member, officer, agent or employee of the Community College or the Board of Directors other than in his official capacity, and neither the members of the Board of Directors nor any official executing the Certificates shall be liable personally on the Certificates or be subject to any personal liability or accountability by reason of the issuance thereof or by reason of the covenants, stipulations, obligations or agreements of the Community College contained in this Agreement.

Section 7.7. This Agreement shall inure to the benefit of and shall be binding in accordance with its terms upon the Community College, the Employer and their respective permitted successors and assigns provided that this Agreement may not be assigned by the Employer without the express written consent of the Community College and may not be assigned by the Community College except as may otherwise be necessary to enforce or secure payment of the principal of, premium, if any, and interest on the Certificates.

Section 7.8. Employer covenants and agrees to keep the facilities continuously insured against loss or damage by fire, lightning, such other perils as are covered by standard "extended coverage" endorsements, vandalism and malicious mischief and containing customary loss deductible provisions.

Section 7.9. The Community College agrees to use its best efforts to sell and issue the Certificates and the Employer will cooperate with the Community College to provide necessary financial information in connection with the sale of the Certificates. It is understood and agreed that should the Certificates not be marketed or marketable within a reasonable time that this Agreement may be terminated and the Project terminated; provided, however, the obligation of the Employer under Section 2.8 hereof shall continue following any such termination.

Section 7.10. Disbursement to the Employer for Program Services under this Agreement shall be made by the Treasurer of the Community College upon receipt of vouchers approved by the Board of Directors of the Community College. Employer agrees that payments received shall only be used for purposes of the Project.

Section 7.11. Except as provided in Section 7.12 herein, no monies disbursed to the Employer from the proceeds of the Certificates will be used directly or indirectly to finance land, facilities or depreciable property (or an interest therein) of the Employer or other private person.

Section 7.12. No monies disbursed to the Employer from the proceeds of the Certificates will be used directly or indirectly for the acquisition of any property (or an interest therein) unless the first use of such property is pursuant to such acquisition and such property is used exclusively for Program Services or the cost of acquisition is proportionally allocated to Program Services based upon actual usage for Program Services.

Section 7.13. No monies disbursed to the Employer from the proceeds of the Certificates will be used directly or indirectly to provide any airplane, skybox or other private luxury box, health club facility, facility primarily used for gambling or store the principal business of which is the sale of alcoholic beverages for consumption off premises.

Section 7.14. It is recognized that the prospect of providing education and training to workers in addition to those currently covered by this Agreement may result in the hiring of additional workers by the Employer. Any new job created within two (2) years of the date of this Agreement will qualify for training and may be included in a final agreement, if the new job has not, to the maximum extent permitted under the Act, been included in any prior final training agreement. Thereafter, any new jobs created pursuant to a separate written agreement or statement of intent signed by both parties ("Preliminary Agreement") or final training agreement signed by both parties ("Additional Agreement") may be included in an Additional Agreement if the new job has not, to the maximum extent permitted under the Act, been included in any prior final training agreement.

One or more Additional Agreement(s) may be entered into by the parties with respect to new jobs. The date of commencement of each Project with respect to additional new jobs not covered by this Agreement shall be determined as of the date of each Additional Agreement.

Both parties acknowledge that neither party is obligated by this Agreement or any Preliminary Agreement to enter into an Additional Agreement, nor are they restricted to a specific budget with respect to any such Additional Agreement. Factors that may affect whether the parties enter into an Additional Agreement and the budget for an Additional Agreement include, but are not limited to: state and federal law, the occurrence of an event of default, prevailing interest rates and Employer's employment level.

ARTICLE VIII

SUPPLEMENTAL NEW JOBS CREDIT FROM WITHHOLDING

Certain jobs included in the Project are eligible for a supplemental new jobs credit from withholding in an amount equal to one and one-half percent of the gross wages paid by the Employer pursuant to Chapter 15A.7, Code of Iowa. The Community College and the Employer agree that the Supplemental Program shall be administered in the same manner as the remainder of the Project and that all terms and conditions of this Agreement shall apply to the entire Project including the Supplemental Program.

Section 8.1. Terms used in this Article shall have the meanings set out in Article I or this Section 8.1. Other terms used in this Article shall have the meanings set out in Chapters 15A or 260E, Code of Iowa, as amended.

- "Laborshed wage" means the wage level represented by those wages within two standard deviations from the mean wage within the laborshed area in which the Employer is located as calculated by the Iowa Workforce Development, by rule, using the most current covered wage and employment data available from the Iowa Workforce Development for the laborshed area.
- "Starting Wages" or "Wages" means the wage being paid or to be paid by the Employer under the terms of this Agreement and which has been determined by the Community College to equal or exceed the Laborshed wage based upon criteria established in Section 15A.7, Code of Iowa, as amended, and rules promulgated by the Iowa Workforce Development.
- "Supplemental Program" means that portion of the Project including Program Services and Program Costs eligible to be funded from a supplemental new jobs credit from withholding from jobs created under this Agreement because the Employer has agreed to pay Starting Wages as defined in this Agreement.

Section 8.2. The Employer agrees that it shall pay Wages for the jobs included in the Supplemental Program (and for which the supplemental new jobs credit from withholding is collected) at least equal to the Laborshed wage. In the event the Employer fails to pay such Wages for the jobs included in the Supplemental Program, such failure may constitute an event of default under this Agreement.

Section 8.3. The supplemental new jobs credit from withholding shall be collected, accounted for and may be pledged by the Community College in the same manner as described in Section 2.2 of this Agreement and Section 260E.5 of the Act.

Section 8.4. The number of jobs included in the Supplemental Program are separately identified on Exhibit C. The specific jobs are as identified in writing by the Employer. The Community College hereby determines eligibility of the Supplemental Program and Starting Wages for those jobs described on Exhibit C as included in the Supplemental Program.

Section 8.5. To provide funds for the payment of the costs of the Supplemental Program the Community College may borrow money, issue and sell Certificates and secure the payment of the Certificates in the same manner as described in Article II of this Agreement and Section 260E.6 of the Act. It is the intent of the parties that the Supplemental Program shall be funded and administered in such a manner as to maintain any tax exempt status of the interest on Certificates issued to fund the Program Services under Chapter 260E.

Section 8.6. The Supplemental Program and the supplemental new jobs credit from withholding provided for in this Article VIII shall be in addition to and not in lieu of the program and credit authorized in Article II of this Agreement and Section 260E.5 of the Act. The Program Services set forth on Exhibits B and C, including the tentative payment schedule, and the Employer's projections of wages to be paid in those new jobs qualifying for the supplemental new jobs credit from withholding includes the Supplemental Program.

IN WITNESS WHEREOF, the Community College and the Employer have caused this Agreement to be duly executed all as of the date hereinabove written.

WESTERN IOWA TECH COMMUNITY
COLLEGE

By: _____

ATTEST:

COLD-LINK LOGISTICS SIOUX CITY, LLC

By:  _____

(Seal, if any)

ATTEST:

STATE OF IOWA)
) SS
COUNTY OF WOODBURY)

On this _____ day of _____, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Russell Wray and Brenda Wright, to me personally known, who, being by me duly sworn, did say that they are the President of the Board of Directors and the Secretary, respectively, of Western Iowa Tech Community College, Sioux City, Iowa, that the foregoing Industrial New Jobs Training Agreement was signed by authority of the Board of Directors; and Russell Wray and Brenda Wright, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said College by it and by them voluntarily executed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public

(SEAL)

STATE OF FLORIDA)
) SS
COUNTY OF Broward)

On this 26th day of March, 2024, before me, a Notary Public in and for the State of Florida, personally appeared Mark Mandich and Dr. Nick Kravitski, to me personally known, who, being by me duly sworn, did say that they are the owner and the VP of finance, respectively, of Cold-Link Logistics Sioux City, LLC, a Florida (member managed) (manager managed) limited liability company; [no seal has been procured by] [the seal affixed thereto is the seal of] the limited liability company; that the foregoing Industrial New Jobs Training Agreement was signed on behalf of said limited liability company by authority of its governing body; and Mark Mandich and Dr. Nick Kravitski, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it and by them voluntarily executed.

Given under my hand and seal of office, this 26th day of March, 2024.

Tracy Tittle

Notary Public

(SEAL)



EXHIBIT "A"

Legal Description of Project Site

EXHIBIT 'A'

**Legal Description of Project Site
And/or Address**

Project Site:

Cold Link Logistics Sioux City LLC
7601 Alicia Avenue
Sioux City, IA 51111

EXHIBIT "B"

Tentative Budget

EXHIBIT "B"
Tentative Budget Summary
Cold Link Logistics Sioux City, LLC
2024

Training

1	Structured-job Training Costs	\$176,752.80	
2	Formal Training Costs	<u>\$183,967.20</u>	
	<i>Training Subtotal</i>		\$360,720.00

Administration Costs

1	Administrative Support: accounting, business management, banking record keeping, reporting, project staff cost, arbitrage expense, auditing, certificate registraring, etc.	\$105,300.00	
2	State Administration	<u>\$5,400.00</u>	
	<i>Administrative Subtotal</i>		\$110,700.00

Professional Services

1	Legal/Cost of Issue	\$10,260.00	
2	Underwriting/Financial	<u>\$4,320.00</u>	
	<i>Professional Subtotal</i>		\$14,580.00

Reserve

1	Reserve for Accounting Pro-Forma	<u>\$54,000.00</u>	
	Reserve Subtotal		<u>\$54,000.00</u>

	TOTAL CERTIFICATE ISSUE	\$ 540,000.00
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PRELIMINARY SUBJECT TO CHANGE

Western Iowa Tech Community College

Iowa's Industrial New Jobs Training Certificates
(Taxable)

PREFINAL

Speer Financial, Inc.

Company: Cold Link Logistics Sioux City, LLC, Sioux I (Confidential)
[44 jobs; Laborshed \$22.56]

Date of Bonds: **05/Jun/24** **10 Year Maturity**

Date	Principal	Estimated Interest Rate	Interest	Principal and Interest	Fiscal Year	Estimated Series 2024 Debt Service	Projected Income	Projected Annual Cash Flow	Projected Income Balance	Projected % of Par	Projected Income Balance % of Outstanding Certificates:	
01/Dec/24			\$13,200.00	\$13,200.00								
01/Jun/25	45,000	5.000%	13,500.00	58,500.00	2024	\$71,700.00	\$ 117,991.20	\$ 46,291.20	\$ 46,291.20	8.572%	9.352%	
01/Dec/25			12,375.00	12,375.00								
01/Jun/26	55,000	5.000%	12,375.00	67,375.00	2025	79,750.00	63,991.20	(15,758.80)	30,532.40	5.654%	6.939%	
01/Dec/26			11,000.00	11,000.00								
01/Jun/27	55,000	5.000%	11,000.00	66,000.00	2026	77,000.00	63,991.20	(13,008.80)	17,523.60	3.245%	4.552%	
01/Dec/27			9,625.00	9,625.00								
01/Jun/28	55,000	5.000%	9,625.00	64,625.00	2027	74,250.00	63,991.20	(10,258.80)	7,264.80	1.345%	2.201%	
01/Dec/28			8,250.00	8,250.00								
01/Jun/29	55,000	5.000%	8,250.00	63,250.00	2028	71,500.00	63,991.20	(7,508.80)	(244.00)	-0.045%	-0.089%	
01/Dec/29			6,875.00	6,875.00								
call	01/Jun/30	55,000	5.000%	6,875.00	61,875.00	2029	68,750.00	63,991.20	(4,758.80)	(5,002.80)	-0.926%	-2.274%
	01/Dec/30		5,500.00	5,500.00								
	01/Jun/31	55,000	5.000%	5,500.00	60,500.00	2030	66,000.00	63,991.20	(2,008.80)	(7,011.60)	-1.298%	-4.249%
	01/Dec/31		4,125.00	4,125.00								
	01/Jun/32	55,000	5.000%	4,125.00	59,125.00	2031	63,250.00	63,991.20	741.20	(6,270.40)	-1.161%	-5.700%
	01/Dec/32		2,750.00	2,750.00								
	01/Jun/33	55,000	5.000%	2,750.00	57,750.00	2032	60,500.00	63,991.20	3,491.20	(2,779.20)	-0.515%	-5.053%
	01/Dec/33		1,375.00	1,375.00								
	01/Jun/34	55,000	5.000%	1,375.00	56,375.00	2033	57,750.00	63,991.20	6,241.20	3,462.00	0.641%	
Total	\$540,000		\$150,450.00	\$690,450.00		\$690,450.00	\$ 693,912.00	\$ 3,462.00				

Source of Funds

Par Amount:	\$ 540,000.00
Total Sources:	\$ 540,000.00

Use of Funds:

Underwriter Discount:	\$ 4,320.00
Legal/Issuance:	10,260.00
Reserve Fund:	54,000.00
College Administration Fee:	105,300.00
State Administration Fee:	5,400.00
Deposit to Training Funds:	360,720.00
Total Uses:	\$ 540,000.00

Net Interest Rate: **5.143569%**
Bond Years: 3,009.000
Average Life: 5.572

Premium Discount: **\$4,320.00**

run date: 08/Mar/24

file name: Western Iowa Tech Community Coll

SPEER FINANCIAL, INC.
(Confidential)

SPEER FINANCIAL, INC.

SUMMARY COMPILATION

Contact: Sam Pribil, Economic Development Coordinator
College: Western Iowa Tech Community College
Company: Cold Link Logistics Sious City, LLC, Sious City, Iowa
Issue Date: 5-Jun-24
Revised From: 22-Feb-24
Date: 29-Feb-24

	Fiscal Year	2024	Fiscal Year	2025	Fiscal Year	2026
1.5% JOBS TOTAL	\$	-	\$	-	\$	-
3.0% JOBS TOTAL	\$	-	\$	2,133,040	\$	2,133,040
	Total # All Jobs		44			
	Total # 3.0% Jobs		44			
	Total # 1.5% Jobs		0			

ASSUMPTIONS:

Fiscal Year	1.50% Payroll	Withholding at 1.50%	3.0% Payroll	Withholding at 3.0%	Total Payroll	Total Withholding	Initial 1.50% WH	Supplem. 1.50% WH
2025	0	0.00	2,133,040	63,991.20	2,133,040	63,991.20	31,995.60	31,995.60
2026	0	0.00	2,133,040	63,991.20	2,133,040	63,991.20	31,995.60	31,995.60
2027	0	0.00	2,133,040	63,991.20	2,133,040	63,991.20	31,995.60	31,995.60
2028	0	0.00	2,133,040	63,991.20	2,133,040	63,991.20	31,995.60	31,995.60
2029	0	0.00	2,133,040	63,991.20	2,133,040	63,991.20	31,995.60	31,995.60
2030	0	0.00	2,133,040	63,991.20	2,133,040	63,991.20	31,995.60	31,995.60
2031	0	0.00	2,133,040	63,991.20	2,133,040	63,991.20	31,995.60	31,995.60
2032	0	0.00	2,133,040	63,991.20	2,133,040	63,991.20	31,995.60	31,995.60
2033	0	0.00	2,133,040	63,991.20	2,133,040	63,991.20	31,995.60	31,995.60
2034	0	0.00	2,133,040	63,991.20	2,133,040	63,991.20	31,995.60	31,995.60
Total Projected 10yr WH:		0.00		639,912.00	21,330,400	639,912.00		
Total Jobs:			44					

SPEER FINANCIAL, INC.

PAYROLL CALCULATION

Contact: Sam Pribil, Economic Development Coordinator
College: Western Iowa Tech Community College
Company: Cold Link Logistics Sious City, LLC, Sioux City, Iowa
Issue Date: 5-Jun-24
Revised From: 22-Feb-24
Date: 29-Feb-24

Fiscal Year	2024		Fiscal Year	2025		Fiscal Year	2026	
Hourly Pay:	\$ 23.25	\$ 23.75	Hourly Pay:	\$ 23.25	\$ 23.75	Hourly Pay:	\$ 23.25	\$ 23.75

Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.
2023	June			2024	June	40	2	2025	June		
	July				July				July		
	August				August				August		
	September				September				September		
	October				October				October		
	November				November				November		
	December				December				December		
2024	January			2025	January			2026	January		
	February				February				February		
	March				March				March		
	April				April				April		
	May				May				May		
	Total	0	0		Total	40	2		Total	0	0
	Payroll Total	\$ -	\$ -		Payroll Total	\$ 1,934,400	\$ 98,800		Payroll Total	\$ 1,934,400	\$ 98,800
	Annual Total	\$ -	\$ -		Annual Total	\$ 2,033,200			Annual Total	\$ 2,033,200	
Total # Employees		40	2								

SPEER FINANCIAL, INC.

PAYROLL CALCULATION

Contact: Sam Pribil, Economic Development Coordinator
College: Western Iowa Tech Community College
Company: Cold Link Logistics Sious City, LLC, Sioux City, Iowa
Issue Date: 5-Jun-24
Revised From: 22-Feb-24
Date: 29-Feb-24

Fiscal Year	2024		Fiscal Year	2025		Fiscal Year	2026
Hourly Pay:	\$ 24.00	\$ -	Hourly Pay:	\$ 24.00	\$ -	Hourly Pay:	\$ 24.00 \$ -

Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.
2023	June			2024	June	2		2025	June		
	July				July				July		
	August				August				August		
	September				September				September		
	October				October				October		
	November				November				November		
	December				December				December		
2024	January			2025	January			2026	January		
	February				February				February		
	March				March				March		
	April				April				April		
	May				May				May		
Total		0	0	Total		2	0	Total		0	0
Payroll Total	\$	-	\$ -	Payroll Total	\$	99,840	\$ -	Payroll Total	\$	99,840	\$ -
Annual Total	\$	-		Annual Total	\$	99,840		Annual Total	\$	99,840	

Total # Employees 2 0

EXHIBIT "C"

Tentative Program Services

02315508\13026-264

EXHIBIT 'C'

Tentative Program Services Cold Link Logistics Sioux City, LLC

Administration

Western Iowa Tech Community College (WITCC) will provide the necessary staff time and related expenses needed to develop, monitor, and supervise the project, including contract development, administrative supervision of the project staff, record keeping, banking, and other related fiscal services. The College will also perform the certificate registrar function and arbitrage on a project cost basis.

The New Jobs Training Program policy does not provide for project training funds to be totally expensed for structured job training. The Employer and the College will determine an agreeable or proper mix of structured and formal training. The target mix should be approximately **49% structured/on-the-job training** and **51% classroom/formal training**.

Upon receipt of proper documentation, reimbursement to Cold Link Logistics Sioux City, LLC for training expenses will be made if the requests meet the guidelines of Iowa Code 260E, WITCC, and this training plan.

The plan may be revised to meet the changing training needs of Cold Link Logistics Sioux City, LLC with the consent of the company and WITCC. Any revision will be filed to adjust this original plan.

The number of new positions under this project is **44 jobs**.

Structured (On-the-Job) Training

Cost: \$176,752.80

- All new employees will be trained on new employee procedures and competency training. Training will include compliance with all local, state, and federal regulations and all safety policies and procedures as required by Cold Link Logistics Sioux City, LLC.

Formal (Classroom) Training

Cost: \$183,967.20

- Employee Professional Skill/Workshops
- Safety and Health
- Management/Leadership
- Employee Development
- Computer Training
- Training materials and other training expenses as designated

WITCC will reimburse, as program funds permit, approved expenses incurred by the Employer in providing specific individualized training for those employees requiring it. WITCC will reimburse the Employer any allowed claims for wages incurred for structured training of qualified employees as provided for in the budget detail attached as Exhibit B in accordance with all applicable Iowa Workforce Development regulations. A reimbursement schedule will be developed based on mutual agreement between the Employer and the College.

Total Training Budget

Cost: \$360,720.00

Cold Link Logistics Sioux City, LLC
 2024 Iowa New Jobs Training Project
 Structured (On-the-Job) Training

Supplemental Wage Threshold:	\$22.56
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Position Title	No. of positions	Hourly Wage	Actual Training Hours/Position	Actual OJT Budget	OJT Budget Total
Warehouse - Hourly Employees	40	\$23.25	180	\$167,400.00	\$160,684.36
Customer Service	2	\$23.75	160	\$7,600.00	\$8,034.22
Refrigeration Tech	2	\$24.00	36	\$1,728.00	\$8,034.22
TOTAL	44			\$176,728.00	\$176,752.80

Structured (On-The-Job) Training Fund	\$176,752.80
Formal (Classroom) Training Fund	\$183,967.20
Total Training Fund	\$360,720.00



Title: Warehouse Material Handler

Location: Sioux City Iowa

Reports to: Operations Manager

Base Pay: \$23.25/Hour (Pay increases depending on skill set)

The Cold-Link Warehouse Material Handler is responsible for the safe, accurate, and efficient handling of our customers' products. You will operate the most modern material handling equipment and scanning software in a fast-paced temperature-controlled warehouse environment.

As a **Warehouse Material Handler**, your responsibilities will include:

- Being a TEAM Player, working cooperatively with others to meet daily service demands.
- Working most of the day in warehouse temperatures ranging from -20 to +32 degrees, wearing Company-provided cold weather gear.
- Operating power industrial equipment safely and effectively, including pallet jacks, high-level stand-up reach trucks, sit-down and stand-up dock trucks.
- Loading/unloading trailers, putting/pulling pallets in and out of high-level storage racks.
- Stacking cases onto pallets with accuracy and timeliness, using proper lifting techniques.
- Counting and checking materials to food quality standards, ensuring high level of accuracy.
- Using hand-held and vehicle mounted radio frequency scanners for managing inventory.
- Maintaining clean work areas suitable for food storage and distribution.
- Working safely and efficiently, making the best use of your time on the job.

The **Warehouse Material Handler** is well-suited for you if you have:

- Strong time management
- Ability to build consensus and foster positive relationships and to communicate across functional lines at all levels.
- Ability to learn and apply Cold-Link Logistics Safety and Quality Standards.
- Ability to stay well-organized and team-oriented
- Ability to deliver results in a challenging fast-paced environment.
- Self-started with strong work ethic.
- Represent and support management with a high level of professional integrity and operational discipline.
- Ability to lead as a team and work as a team member with a variety of people at all levels.

Qualified Candidates will have:

- High School diploma or GED.
- Previous 2+yrs warehouse equipment experience; using forklifts, stand-up reach trucks, etc...
- Ability to stand and/or sit for extended time in cold environment.
- Ability to lift up to 50 lbs. and handle product both manually and with equipment.
- Ability to accurately perform basic math functions (add, subtract, multiply, divide) as required for daily warehousing tasks.
- Willingness to follow and support all safety policies and procedures.

Working Conditions:

Mix of office setting and hands-on multi-temperature warehouse environment, leading team operations in temperature ranges from outside ambient to -20 degrees F. Cold-Link provides cold weather gear for warehouse staff members.

About Cold-Link Logistics:

Cold-Link Logistics LLC is a rapidly growing Warehousing and Logistics Company built on Family Values. Based in Miami, FL, we are committed to building a great team to serve our customers' needs with innovative cold storage warehousing and distribution solutions.

Cold-Link's warehousing network has recently expanded with a newly built 189,000 sq ft state-of-the-art facility in SIOUX CITY, IOWA.

We are about making the most of opportunities in the warehouse/distribution world. Our mission is to provide a team-oriented work environment to support you and to help you help us. We are new to Siouxland but are here to grow and make a difference with top level service to warehouse/distribution customers in this area! We are looking for strong-minded and determined individual who is looking to find a career and grow with a family-oriented company.



Title: Customer Service Coordinator

Location: Sioux City Iowa

Reports to: Sioux City Manager

Base Pay: 22.60/Hour (Pay increases depending on skill set)

This position will be responsible for, but not limited to, administrative and related functions supporting the Cold-Link Logistics operations in Sioux City IA. Reporting to the Sioux City Service Manager, this position will coordinate Customer Service, Receiving, Shipping, Inventory Control, and other duties as needed to support the warehouse operations and to improve established processes for all assigned activities.

As a **Customer Service Coordinator**, your responsibilities will include:

- Coordinate, monitor and support warehousing activities per Cold-Link Logistics and customer requirements, including domestic and export shipping, WMS order processing, appointment scheduling, shipping audits, and order confirmations.
- Coordinate and/or prepare all assigned required shipping paperwork, including picking and loading documents, packing lists, bills of lading, etc., and maintain all required record keeping per Cold-Link Logistics and customer requirements.
- Support operations as needed in the coordination and reporting of operational metrics management to drive Cold-Link Logistics service improvements, including Key Performance Measures (KPI), Weekly Updates and Business Review Meetings.
- Coordinate as assigned the required inventory control activities according to Cold-Link Logistics and customer requirements, including order processing, inventory management and allocation, cycle counting, physical inventories, inventory status changes, inventory reconciliation and adjustments, reconciliation of shipping-receiving discrepancies, material Holds and Releases, Disposal Orders, performing all required WMS, and other system transactions in a timely and accurate manner.
- Comply with all GMP (Good Manufacturing Practices), food safety and housekeeping guidelines, including order and cleanliness of office work area.
- Support Cold-Link Logistics and assigned customers as needed in quality and continuous improvement, watching out for all immediate and long-term risks and concerns, including the ongoing compliance, enforcement, evaluation, development and training of Standard Operating Procedures (SOP) and Standard Work Instructions (SWI).
- Support Cold-Link Logistics Mission and Business Objectives, including all corporate and local programs that drive optimal Customer Satisfaction.
- This position will be cross-trained as primary backup for the Shipping-Receiving Coordinator position.
- Other tasks as assigned by the Cold-Link Logistics Sioux City Iowa Leadership Team.

The **Customer Service Coordinator** is well-suited for you if you have:

- Must be able to read, count accurately, perform basic math calculations and write legibly.
- Ability to follow directions with emphasis on safety is extremely important.
- Ability to effectively communicate verbally as required to perform the position's assigned Duties and Responsibilities, including face-to-face and telephone conversations with customers, team members, carriers, suppliers, and others.
- Ability to effectively utilize email and other digital communication tools to perform the position's assigned Duties and Responsibilities.

- Ability to read, understand and effectively utilize documentation required to meet Cold-Link Logistics and customer requirements, including customer production schedules, dock appointments, shipping and receiving, safety rules, operating instructions and procedure manuals.
- Ability to keep a professional service-oriented approach in all situations, and to escalate issues as needed to Cold-Link Logistics leadership for additional support.
- Must be able to shift priorities easily and demonstrate work assignment flexibility.
- Strong time management and Continuous Improvement initiatives and measures.
- Ability to build consensus and foster positive relationships and to communicate across functional lines at all levels.
- Ability to learn and apply Cold-Link Logistics Safety and Quality Standards.
- Ability to stay well-organized and team-oriented with strong leadership skills.
- Ability to deliver results in a challenging fast-paced environment.
- Excellent organizational and detail-oriented skills required.
- Ability to manage multiple high priority tasks with accuracy and efficiency.
- Requires strong analytical and problem-solving skills, to recommend and take actions regarding daily shipping and receiving activities, and to escalate issues as needed to Cold-Link Logistics leadership.
- Ability to forecast and plan effectively, and to coordinate these activities among multiple departments, customers and vendors.
- Successful candidates must have demonstrated a high level of accuracy and efficiency in current responsibilities.
- Represent and support management with a high level of professional Integrity and operational discipline.
- Ability to lead as a team and work as a team member with a variety of people at all levels.

Qualified Candidates will have:

- High School Diploma required, college or trade school education preferred
- 4+ years of hands-on leadership experience in warehousing and distribution
- Food grade operations & various forklift truck and warehouse experience
- Proven success of leading in a team safely in a service environment
- Ability to move throughout the facility, including going up and down the stairs.
- 1 year of warehousing/logistics and/or operational support experience and/or equivalent combination of education and experience.
- Effective computer and Microsoft application skills required (Word, Excel).
- WMS and SAP experience preferred, but not required
- Lift/or move up to 50lbs.

Working Conditions:

Mix of office setting and hands-on multi-temperature warehouse environment, leading team operations in temperature ranges from outside ambient to -20 degrees F. Cold-Link provides cold weather gear for warehouse staff members.

About Cold-Link Logistics:

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Cold-Link's warehousing network has recently expanded with a newly built 189,000 sq ft state-of-the-art facility in SIOUX CITY, IOWA.

We are about making the most of opportunities in the warehouse/distribution world. Our mission is to provide a team-oriented work environment to support you and to help you help us. We are new to Siouxland but are here to

grow and make a difference with top level service to warehouse/distribution customers in this area! We are looking for strong-minded and determined individual who is looking to find a career and grow with a family-oriented company.



Title: Maintenance Refrigeration Tech

Location: Sioux City Iowa

Reports to: Maintenance Coordinator

Base Pay: \$34.80/Hour (Pay increases depending on skill set)

Maintenance refrigeration technician assists ammonia systems equipment upkeep and repairs. Completes assigned work orders and carries out repairs or works with contracted professional to complete repairs. The Maintenance refrigeration technician also completes daily rounds of the refrigeration system to ensure the preventive maintenance program is being followed diligently.

As a **Maintenance Refrigeration Technician**, your responsibilities will include:

- Maintains good housekeeping practices in the shop and equipment room
- fabrication skills, and able to weld: Steel, and Aluminum a plus
- Completion of refrigeration Preventive maintenance program schedules and PSM program
- Walking entirety of roof inspecting equipment and investigating for leaks daily.
- Adjustments of physical valves within the system to modify room temperatures and/or line openings/closing.
- Manipulating of the Frick Wonderware program to adjust system for best performance daily based on conditions such as weather and warehouse needs.
- Training of maintenance department personnel.
- Maintaining operations of water treatment tower.
- Assisting with repairs and maintenance to facility building.
- Using CMMS program to accurately complete PM's, and projects.
- Using CMMS program to add or remove inventory items.
- Inspecting HVAC system and doing routine filter changes.
- Reporting to Maintenance Manager and completion of any assigned tasks.
- Being an Escort for vendors completing work on the premises.
- Regularly PM, repair and make adjustments to production line equipment such as dock levelers, restraints, wrappers, and pallet tippers.
- Maintain, repair and or replace motors.
- General building maintenance including light electrical.
- Occasional repairs on material handling equipment.
- Working with production leaders to improve efficiency of equipment and lines

The **Maintenance Refrigeration Technician** is well-suited for you If you have:

- Strong time management
- Ability to build consensus and foster positive relationships and to communicate across functional lines at all levels.
- Ability to learn and apply Cold-Link Logistics Safety and Quality Standards.
- Ability to stay well-organized and team-oriented
- Ability to deliver results in a challenging fast-paced environment.
- Self-started with strong work ethic.
- Represent and support management with a high level of professional Integrity and operational discipline.
- Ability to lead as a team and work as a team member with a variety of people at all levels.
- Electrical and Mechanical Knowledge
- Inventory control

- Understanding of Ammonia industrial refrigeration mechanical, electrical, control systems and programs.
- Operator 1 training
- Operator 2 training
- CIRO (preferred but not required)
- CARO (preferred but not required)

Qualified Candidates will have:

- At least High School diploma or GED.
- Previous 2+yrs Refrigeration Maintenance experience
- Ability to stand and/or sit for extended time in cold environment.
- Ability to lift up to 50 lbs. and handle product both manually and with equipment.
- Ability to accurately perform basic math functions (add, subtract, multiply, divide) as required for daily warehousing tasks.
- Willingness to follow and support all safety policies and procedures.
- Experience with PLC and/or electrical highly preferred

Working Conditions:

Mix of office setting and hands-on multi-temperature warehouse environment, leading team operations in temperature ranges from outside ambient to -20 degrees F. Cold-Link provides cold weather gear for warehouse staff members.

About Cold-Link Logistics:

Cold-Link Logistics LLC is a rapidly growing Warehousing and Logistics Company built on Family Values. Based in Miami, FL, we are committed to building a great team to serve our customers' needs with innovative cold storage warehousing and distribution solutions.

Cold-Link's warehousing network has recently expanded with a newly built 189,000 sq ft state-of-the-art facility in SIOUX CITY, IOWA.

We are about making the most of opportunities in the warehouse/distribution world. Our mission is to provide a team-oriented work environment to support you and to help you help us. We are new to Siouxland but are here to grow and make a difference with top level service to warehouse/distribution customers in this area! We are looking for strong-minded and determined individual who is looking to find a career and grow with a family-oriented company.

Cold Link Logistics Sioux City, LLC

FY2024 INJT Project
Formal Training

Name of Company: Cold Link Logistics Sioux City, LLC

Training Fund: \$ 183,967.20

of new positions: 44

Training Completion Date: 6/1/2034

Identified Training Needs & Explanation	Anticipated Training Outcomes	Implementation Plan	Classroom Training	Training Material and Equipment	Travel	Total Cost
<p>Industrial Maintenance/ Mechanical Training -</p> <ul style="list-style-type: none"> • Freezer Training • Welding • Grinding • Fabrication • AWS Certification • CNC • Machine Orientation – vendor specific • New Equipment specific • Blue Print Reading • Steam Plant • Waste Water Treatment • Electrical Mechanical Maintenance • Mechanical Maintenance • Predictive and Preventative Maintenance • Blueprint • Reliability Tech • Energy Technician courses 	<p>Employee understands the industrial and mechanical processes and procedures necessary to complete their job.</p>	<p>Combination of training from a community college and utilization of outside vendors to supplement training modules as needed.</p>	<p align="center">\$35,000.00</p>	<p align="center">.00</p>	<p align="center">\$15,000.00</p>	<p align="center">\$50,000.00</p>

- Applied Mathematics
- Systems Analysis
- Ammonia
- Refrigeration
- Vibration analysis
- Job Specific Analysis
- Auto Cad
- Solid Works
- Robotics and Automation
- Motors and Controls
- PLC
- Boiler Training
- Vendor Specific Training

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Identified Training Needs & Explanation	Anticipated Training Outcomes	Implementation Plan	Classroom Training	Training Material and Equipment	Travel	Total Cost
<p>Safety & Health</p> <ul style="list-style-type: none"> • HAZMAT • Health, Safety, and environmental • Job Hazard Analysis Training (HACCP) • OSHA 10/30 hour • PPE - Personal Protective Equipment • Process Safety Management • Respiratory Protection Safety • First Aid/CPR • Universal Precautions • Active Shooter Training • Vendor Specific Training 	<p>Employee understands the processes and procedures necessary to safely complete their job.</p>	<p>Combination of training from a community college and utilization of outside vendors to supplement training modules as needed.</p>	<p>\$35,000.00</p>	<p>.00</p>	<p>\$15,000.00</p>	<p>\$50,000.00</p>

Identified Training Needs & Explanation	Anticipated Training Outcomes	Implementation Plan	Classroom Training	Training Material and Equipment	Travel	Total Cost
<p>Management/Leadership</p> <ul style="list-style-type: none"> • Budgeting • LEAN/Quality training • Legal Issue of Managing • Manager/Supervisor/Lead training • Presentation/Communication Styles • Project Safety Management • Quality Improvement • Safety/Compliance • Wildsparq leadership modules • Six Sigma • Strategic Planning • Train-the-Trainer • ESL – English as Second Language • Vendor Specific Training 	<p>Employee has acquired the skills to function as an effective leader in our organization.</p>	<p>Combination of training from a community college and utilization of outside vendors to supplement training modules as needed.</p>	<p>\$30,000.00</p>	<p>\$.00</p>	<p>\$33,967.20</p>	<p>\$63,967.20</p>

Identified Training Needs & Explanation	Anticipated Training Outcomes	Implementation Plan	Classroom Training	Training Material and Equipment	Travel	Total Cost
<p>Computer Training</p> <ul style="list-style-type: none"> • Learning Management System • Virtual trainings that new positions will regularly complete • Basic computer skills • Basic and advanced networking • Learning Management System • Microsoft Exchange Server • Microsoft Office Suite products • Proprietary Software • Cyber Security Training • Vendor Specific Training 	<p>Employee has acquired skills to fully utilize our systems as it relates to their position.</p>	<p>Delivered primarily through virtual means (Learning Management System, Microsoft Teams, etc.) but can also be a combination of training from a community college and utilization of outside vendors to supplement training modules as needed.</p>	<p>\$10,000.00</p>	<p>\$.00</p>	<p>\$.00</p>	<p>\$10,000.00</p>

Identified Training Needs & Explanation	Anticipated Training Outcomes	Implementation Plan	Classroom Training	Training Material and Equipment	Travel	Total Cost
<p>Employee Professional Skill Development/Workshops</p> <ul style="list-style-type: none"> • Continuous training specific to the processes and procedures unique to company may include Good Clinical Practice courses • Includes re-training, recertification and furthering the skills of employees • Travel and lodging for employees while training • Vendor Specific Training 	<p>Employee has their required research certifications completed and understands basic operating processes and procedures for their role.</p>	<p>Combination of training from a community college and utilization of outside vendors to supplement training modules as needed.</p>	<p>\$10,000.00</p>	<p>\$.00</p>	<p>\$.00</p>	<p>\$10,000.00</p>

\$540,000

Western Iowa Tech Community College

Industrial New Jobs Training Certificates
(Cold-Link Logistics Sioux City, LLC Project)
Series 2024

Employer's Certificate re: Operating Agreement

The undersigned, Mark Mandich (name), hereby certifies that he/she is the duly qualified and acting Partner (title) of Cold-Link Logistics Sioux City, LLC, a Florida limited liability company (the "Employer") in good standing and duly authorized and qualified to do business in the State of Iowa. The undersigned further certifies that attached hereto is a true and correct copy of the Employer's Operating Agreement or excerpts thereof setting out the officer or officers authorized to enter into binding contracts as the same may have been amended from time to time, which Operating Agreement or excerpts thereof are presently in full force and effect as of this date.

WITNESS the signature of the undersigned this 26th day of March, 2024.

Cold-Link Logistics Sioux City, LLC

By Mark Mandich (title)

Company By-laws or Operating Agreement

Companies that participate in the Iowa New Jobs Training Program are required to submit a copy of their by-laws or operating agreement that authorize named officials to enter into contracts on behalf of the company. The individuals or officers that sign the Final Agreement must be authorized in the Company By-Laws or Operating Agreement.

**RESOLUTIONS TO BE ADOPTED BY THE
BOARD OF DIRECTORS**

RESOLVED, that the Board of Directors (the "Company") hereby elects the following persons to serve in the following capacities until their successors have been duly elected and qualified, or until their earlier death, resignation, or removal:

Name	Title
Michael Mandich	Chief Executive Officer
Mark Mandich	Chief Financial Officer
Will Leahy	President
Dr. Nicholas Kruttschki, CPA	VP - Finance & Accounting
Nick Mandich	Partner

\$540,000

Western Iowa Tech Community College

Industrial New Jobs Training Certificates
(Cold-Link Logistics Sioux City, LLC Project)
Series 2024

Employer's Certificate re: Supplemental Program

The undersigned, Mark Mandich (name), hereby certifies that he/she is the duly qualified and acting Partner (title) of Cold-Link Logistics Sioux City, LLC (the "Employer"). The undersigned further certifies that, except as fully disclosed on the exhibit attached hereto, each of the jobs identified on the attached shall be paid Starting Wages, equal to or greater than the applicable Laborshed wage, as such terms are defined in the Industrial New Jobs Training Agreement (the "Agreement") between the Employer and the Community College which Agreement includes the jobs identified on the attached.

The applicable Laborshed wage is \$ 22.56 per hour.

WITNESS the signature of the undersigned this 26th day of March, 2024.

Cold-Link Logistics Sioux City, LLC

By  Partner (title)

Western Iowa Tech Community College
Merged Area XII
(Cold-Link Logistics Sioux City, LLC Project)

02323112\13026-264

Supplemental Program
 Cold Link Logistics Sioux City, LLC
 2024 Iowa New Jobs Training Project

Supplemental Wage Threshold:	\$22.56
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Position Title	No. of positions	Hourly Wage	Withholding
Warehouse - Hourly Employees	40	\$23.25	3%
Customer Service	2	\$23.75	3%
Refrigeration Tech	2	\$24.00	3%
TOTAL	44		



MEMO

DATE: March 29, 2024

TO: Dr. Terry Murrell, President

FROM: Darin Moeller, Executive Dean of Instruction
Carmen Wilson, Associate Dean - Corporate College
Sam Pribil, Economic Development Coordinator

RE: Iowa Industrial New Jobs Training Program 260E
TEC Equipment, Inc.

Enclosed are copies of TEC Equipment, Inc.'s final agreement for the Iowa Industrial New Jobs Training Agreement 260E.

Administration Recommendation:

It is the administrative recommendation that the Board approve the TEC Equipment, Inc.'s Iowa Industrial New Jobs Training Agreement.

WESTERN IOWA TECH COMMUNITY COLLEGE

\$470,000 New Jobs Training Certificates, Series 2024.
(TEC Equipment, Inc. Project)

- Resolution Approving New Jobs Training Agreement.

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

_____, 2024

The Board of Directors of Western Iowa Tech Community College met in _____ session, at _____, _____, Iowa, at _____ o'clock __.M., on the above date. There were present President Russell Wray, in the chair, and the following named Board Members:

Absent: _____

Board Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING NEW JOBS TRAINING AGREEMENT", and moved that the same be adopted. Board Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the President declared the Resolution duly adopted.

RESOLUTION APPROVING NEW JOBS TRAINING AGREEMENT

WHEREAS, the Community College is in need of funds to carry out a new jobs training project as hereinafter described; and, it is deemed necessary that it should issue Job Training Certificates to the amount of not to exceed \$470,000 as authorized by Chapter 260E, Code of Iowa, as amended (the "Act"), for the purpose of providing funds to pay costs thereof; and

WHEREAS, a New Jobs Training Agreement has been negotiated with TEC Equipment, Inc., which Agreement establishes a new jobs training program to educate and train certain persons employed by TEC Equipment, Inc. in new jobs and such Agreement is deemed to be beneficial to the Community College and to TEC Equipment, Inc.; and

WHEREAS, the form of Agreement has been presented to this Board and is deemed to be appropriate for the purpose; and

WHEREAS, before Industrial New Jobs Training Certificates may be issued to fund the project contemplated by the Agreement, it is necessary to comply with the provisions of the Act and to approve the execution of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WESTERN IOWA TECH COMMUNITY COLLEGE:

That the New Jobs Training Agreement with TEC Equipment, Inc. and the form thereof are hereby approved and the President and Secretary are authorized to sign the Agreement on behalf of the Community College.

PASSED AND APPROVED this ____ day of _____, 2024.

President

ATTEST:

Secretary

INDUSTRIAL NEW JOBS
TRAINING AGREEMENT

between

Western Iowa Tech Community College
Sioux City, Iowa (the "Community College")

and

TEC Equipment, Inc.

Dated as of _____

Relating to

\$470,000

Western Iowa Tech Community College
Sioux City, Iowa

Industrial New Jobs Training Certificates

(TEC Equipment, Inc. Project)
Series 2024

INDUSTRIAL NEW JOBS
TRAINING AGREEMENT

This Industrial New Jobs Training Agreement (the "Agreement") made and entered into as of _____ between Western Iowa Tech Community College, Sioux City, Iowa (the "Community College") and TEC Equipment, Inc. (the "Employer"), under the following circumstances:

A. Pursuant to Chapter 260E, Code of Iowa, as amended (the "Act"), the Community College and Employer have determined to enter into this Agreement for purposes of establishing a Project to educate and train certain persons employed by Employer in new jobs within Merged Area XII (the "Merged Area").

B. The Community College and the Employer each have full right and lawful authority to enter into this Agreement and to perform and observe the provisions hereof on their respective parts to be performed and observed.

NOW, THEREFORE, in consideration of the premises and the mutual representations and agreements hereinafter contained, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS

Section 1.1. "Certificates" mean Western Iowa Tech Community College Industrial New Jobs Training Certificates authorized to be issued by the Resolution.

Section 1.2. "Debt Service" means the payment of the principal, premium, if any, and interest on the Certificates in accordance with the Resolution adopted by the Board of Directors of the Community College authorizing the issuance of the Certificates.

Section 1.3. "Program Costs" mean all necessary and incidental costs of providing Program Services for the Project including the deferred costs of Certificate issuance and Debt Service. Attached hereto as Exhibit "B" and incorporated herein by this reference is a copy of the tentative budget of the Community College and the Employer relating to the Project.

Section 1.4. "Program Services" for the Project are as tentatively set forth on Exhibit "C" attached hereto and incorporated herein by this reference. Exhibit "C" sets forth the number of new jobs to be trained, the expected beginning and ending date of the training to be provided, the length of time each new job category will be provided training, the estimated costs, the training that will be provided and expected date by which the number of new jobs will be filled. Only such Program Services as are defined in Section 260E.2(14) of the Act may be provided by the Community College and paid for as Program Costs.

Section 1.5. The "Project" shall consist of this Agreement entered into between the Community College and the Employer to provide Program Services for persons to be employed in new jobs at the Project Site in the City of Sioux City, Woodbury County, Iowa.

Section 1.6. "Project Fund" means a special fund of the Community College into which the proceeds from the issuance and sale of the Certificates shall be deposited and which shall be used to pay Program Costs and for no other purpose.

Section 1.7. "Project Site" means the real estate (including improvements constructed or to be constructed thereon) described in Exhibit "A", attached hereto and incorporated herein by reference, where Employer's facility, where new jobs will be created, is located.

Section 1.8. "Resolution" means the Resolution authorizing the issuance of Industrial New Jobs Training Certificates to be adopted by the Community College in connection with the Project.

Section 1.9. "Revenue Fund" means the special tax fund created in the Resolution in order to pay the principal of and interest on Certificates issued in connection with the Project.

Other terms used in this Agreement shall have the meanings set out in Chapter 260E, Code of Iowa, as amended.

ARTICLE II

PROJECT; PROGRAM SERVICES

Section 2.1. The Community College agrees to provide the Program Services to the extent of funds available for that purpose in the Project Fund. It is understood and agreed that the Employer and the Community College will cooperate in the coordination and programming of the specific expenditures and operation of the Project within the guidelines set out in this Agreement and Exhibits B and C. The Community College may, in its discretion, subcontract with other entities or persons to provide all or part of the Program Services. It is understood and agreed that the Program Services set forth in Exhibit C are tentative and are subject to change, within the budget for the Project, upon the mutual agreement of the Community College, acting through its appropriate officials, and the Employer. This initial budget may be modified in the sole discretion of the Community College and upon mutual agreement in the manner provided in Section 7.5 hereof to revise Program Services or to provide for additional Program Services if interest rates upon sale of the Certificates are significantly higher or lower than expected or through the issuance of additional Certificates to the extent additional funds may be available through the creation of additional new jobs at the Project Site.

Section 2.2. The Community College and Employer agree that all necessary and incidental costs, including deferred costs, of the Project, including but not limited to Program

Services and training, legal and underwriting fees, on-the-job training, Community College administrative costs, related costs and Debt Service may be paid from one or a combination of the following sources: (a) new jobs credit from withholding as provided in Section 260E.5 of the Act, and (b) tuition, student fees, or special charges fixed by the Board of Directors of the Community College to defray Program Costs in whole or in part. Withholding shall be placed in the Revenue Fund established in the Resolution and used exclusively for purposes of the Project. Tuition, student fees or special charges, if any, shall be placed in the Project Fund and used exclusively for purposes of the Project.

Section 2.3. The Community College and Employer agree that the receipts from the new jobs credit from withholding and the Revenue Fund may be irrevocably pledged by the Community College for the payment of the principal of, premium, if any, and interest on the Certificates to be issued by the Community College to finance or refinance the Project.

Section 2.4. The term of the Agreement shall not exceed ten (10) years from the date of this Agreement and shall coincide with the period of time over which the Certificates mature and the Project costs are deferred.

Section 2.5. The Community College may revise or expand the Program Services from time to time with the consent of the Employer, provided that no revision shall be made which would change the Project to purposes other than purposes permitted by Chapter 260E of the Act and provided further, that this Agreement shall not terminate until any Certificates issued in connection with the Project shall have been paid in full.

Section 2.6. The Certificates will be issued pursuant to the Resolution adopted by the Board of Directors of the Community College in the aggregate principal amount, bearing interest, maturing and being redeemable as set forth in the Resolution. Upon final determination of the interest rates for the Certificates a final payment schedule shall be prepared and become a part of this Agreement.

The proceeds from the sale of the Certificates shall be paid to the Community College and deposited in the Project Fund established by the Community College. The Project Fund shall be used only for purposes of the Project. Pending disbursement for Program Services and Program Costs, the proceeds so deposited in the Project Fund, together with any investment earnings thereon, shall be subject to a lien in favor of the holders of the Certificates as provided in the Resolution authorizing the Certificates.

Section 2.7. In the event there are insufficient funds to pay all of the cost of the Program Services set forth in Exhibit "C", the Employer may request all Program Services set forth in Exhibit "C" be provided to Employer by the Community College upon payment by the Employer to the Community College of such additional amount as is necessary to pay for all of the Program Services set forth in Exhibit "C". If the Employer should pay any portion of such costs, it shall not be entitled to any reimbursement therefor from the Community College; nor shall it be entitled to any abatement, diminution or postponement of payments under this Agreement, provided however, that the Employer will be entitled to reimbursement without interest of its own funds

from the Project Fund or the Revenue Fund when a surplus exists and the Community College determines that such surplus is not needed to satisfy other Program Costs and the Certificates have been paid in full both as to principal and interest. Any such payments received or to be received from Employer under this Section shall not be pledged to payment of the Certificates under the Resolution.

Section 2.8. In the event Certificates are not issued by the Community College, the Employer agrees to pay to the Community College a sum equal to the necessary and incidental costs actually incurred by the Community College which would have been paid from the funds available from the sources described in Section 2.2 of this Agreement if the Certificates had been issued by the Community College.

Section 2.9. Investment earnings on the funds deposited in the Project Fund may be used, to the extent that the Community College determines that investment earnings are available and not needed for Debt Service on the Certificates, to reimburse the Employer for the cost of program services which are otherwise non-reimbursed under this Agreement or for any lawful purpose as determined by the Community College.

ARTICLE III

PAYMENTS; SECURITY

Section 3.1. The Employer shall cooperate in causing the necessary payments from the sources set forth in Section 2.2 to be made into the Revenue Fund and the Project Fund of the Community College.

Section 3.2. The Community College agrees that the Revenue Fund shall be pledged for the payment of the principal of and premium, if any, and interest on the Certificates. To the extent provided in Section 260E.3(5) of the Act, the payments required to be made by the Employer hereunder are a lien upon the Employer's business property where new jobs are created as a result of the Project until paid and have equal precedence with ordinary taxes and shall not be divested by a judicial sale. Property subject to this lien may be sold for sums due and delinquent at a tax sale, with the same forfeitures, penalties and consequences as for the nonpayment of ordinary taxes. The purchaser at any such tax sale shall obtain the property subject to the remaining payments.

Section 3.3. The Employer and Community College agree that this Agreement is entered into upon the expectation that sufficient funds from new jobs credit from withholding will be generated to pay the principal of, premium, if any, and interest on the Certificates. Employer and the Community College have designed the Project to fit within the funds expected to be available from the sources of payment set forth in Section 2.2 of this Agreement.

Section 3.4. If for any reason the funds in the Project Fund or the Revenue Fund are not sufficient to satisfy the Program Costs including Debt Service, the Employer, upon at least twenty (20) days written notice that the funds in the Project Fund or the Revenue Fund are not sufficient, will, nonetheless, advance to the Community College such amounts as may, from time to time, be

required to satisfy the Program Costs. If the Employer advances any amount under this Section, it shall not be entitled to any abatement, diminution or postponement of other payments required; provided, however, to the extent permitted by law, the Employer will be entitled to payment of amounts advanced, without interest, from the Project Fund or the Revenue Fund when the Community College determines that a surplus exists, that such surplus is not needed to satisfy other Program Costs and the Certificates have been paid in full both as to principal and interest. Any such payments received or to be received from Employer under this Section shall not be pledged to payment of the Certificates under the Resolution. The notice required hereunder shall specify the date by which the Employer is to make the necessary advance; provided, however, in the absence of such date specified in the notice, the advance shall be due within twenty (20) days of the date of the notice. The obligation of the Employer hereunder shall be primary and the Community College may proceed against the Employer without proceeding against or exhausting any other remedies which it may have and without resorting to any other security held by the Community College.

ARTICLE IV

REPRESENTATIONS

Section 4.1. Representations of the Community College. The Community College represents and covenants that: (a) it is duly organized and validly existing under the laws of the State of Iowa; (b) it is not in violation of or in conflict with any provisions of the laws of the State of Iowa which would impair its ability to carry out its obligations hereunder; (c) it is empowered to enter into the transactions contemplated by this Agreement; and (d) it will do all things in its power required of it in order to maintain its existence or assure the assumption of its obligations hereunder by any successor public body.

Section 4.2. Representations and Covenants of the Employer. The Employer represents and covenants that:

a. It is a corporation organized under the laws of the State of Oregon and is authorized to do business in the State of Iowa.

b. It has full power and authority to execute, deliver and perform this Agreement and all other instruments given by the Employer to secure its performance and to enter into and carry out the transactions contemplated herein. Such execution, delivery and performance are not in contravention of law or Employer's articles of incorporation, bylaws or any indenture, agreement, mortgage, lease, undertaking or any other restriction, obligation or instrument to which the Employer is a party or by which it is bound. This Agreement has by proper action been duly authorized, executed and delivered by the Employer and all steps necessary have been taken to constitute this Agreement a valid and binding obligation of the Employer.

c. There is no litigation or proceeding pending, or to the knowledge of the Employer threatened, against the Employer or any other person affecting in any manner whatsoever the right of the Employer to execute the Agreement or to otherwise comply with its obligations contained in the Agreement.

d. The employees to be trained under this Agreement have not commenced work for the Employer prior to the date of the Preliminary Industrial New Jobs Training Agreement entered into between the Community College and the Employer dated February 13, 2023, and those employees will be employed in new jobs in connection with the expansion of the Employer's business operations in the Merged Area.

e. Employer's "base employment level" as that term is defined in Section 422.33(6) of the Code of Iowa, as amended, is _____ 19 _____ as of February 13, 2023, the date of the Preliminary Industrial New Jobs Training Agreement and the employees to be trained under this Agreement are not a part of the base employment level.

f. The Employer is an industry, as that term is defined in Section 260E.2(9) of the Act and in the regulations of the Iowa Workforce Development, and is engaged in providing products and/or services (other than retail, health or professional services) in interstate commerce.

g. Each of the jobs covered by this Agreement is a "new job" as that term is defined in Section 260E.2(10) of the Act and in the regulations of the Iowa Workforce Development.

h. Employer represents it knowingly assumes the obligations under Sections 2.8 and 3.4 hereof in the event the sources of payment described in Section 2.2 are not sufficient to satisfy the Program Costs in full.

ARTICLE V

EVENTS OF DEFAULT

Section 5.1. Events of Default. Each of the following shall be an "event of default":

- a. The Employer shall cease operation of its facilities at the Project Site.
- b. The Employer shall fail to pay or advance any amount required to be made by the Employer on or prior to the date on which such payment is due and payable and continuing for more than five (5) business days thereafter.
- c. The Employer shall fail to observe and perform any other agreement, term or condition contained in this Agreement, if such failure continues for a period of thirty (30) days after notice of such failure is given to the Employer by the Community College,

or for such longer period as the Community College may agree to in writing; provided, that if the failure is other than the payment of money and is of such nature that it cannot be corrected within the applicable period, such failure shall not constitute an event of default so long as the Employer institutes curative action within the applicable period and diligently pursues such action to completion.

d. The Employer shall: (i) admit in writing its inability to pay its debts generally as they become due; (ii) have an order for relief entered in any case commenced by or against it under the federal bankruptcy laws, as now or hereafter in effect; (iii) commence a proceeding under any other federal or state bankruptcy, insolvency, reorganization or other similar law, or have such a proceeding commenced against it and either have an order of insolvency or reorganization entered against it or have the proceeding remain undismissed and unstayed for ninety (90) days; (iv) make an assignment for the benefit of creditors; or (v) have a receiver or trustee appointed for it or for the whole or any substantial part of its property.

e. Any representation or warranty made by the Employer herein or any statement in any report, certificate, financial statement or other instrument furnished in connection with this Agreement or with the sale of the Certificates shall at any time prove to have been false or misleading in any material respect when made or given.

The declaration of an event of default under Subsection (d) above, and the exercise of remedies upon any such declaration shall be subject to any applicable limitations of federal bankruptcy law affecting or precluding such declaration or exercise during the pendency of or immediately following any bankruptcy, liquidation or reorganization proceedings.

Section 5.2. Whenever an event of default shall have happened and be subsisting, the Community College may take whatever action at law or in equity may appear necessary or desirable to collect the payments and other amounts then due and thereafter to become due, or to enforce performance and observance of any other obligation or agreement of the Employer under this Agreement. Notwithstanding the foregoing, the Community College shall not be obligated to take any step which in its opinion will or might cause it to expend time or money or otherwise incur liability unless and until a satisfactory indemnity bond has been furnished to the Community College at no cost or expense to the Community College. Any amounts collected as payments or applicable to payments and any other amounts which would be applicable to payment of principal of, premium, if any, and interest on the Certificates collected pursuant to action taken under this Section shall be paid to the holders of the Certificates for application to such payment.

Section 5.3. No remedy conferred upon or reserved to the Community College by this Agreement is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy now or hereafter existing at law, in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Community College to exercise any remedy

reserved to it in this Article, it shall not be necessary to give any notice, other than such notice as may be expressly required herein.

Section 5.4. In the event any agreement contained in this Agreement should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

Section 5.5. If the Community College fails to observe and perform any obligation, term or condition contained in this Agreement for a period of thirty (30) days after notice of such failure is given by Employer, or for such longer period as Employer may agree to in writing, such action or omission will be considered a default and Employer may take whatever action, at law or in equity, may appear necessary or desirable, to enforce performance and the observance of any obligation or term of this Agreement; provided, however, the foregoing shall not be construed as a waiver of any defense available to the Community College nor shall the foregoing be construed as an agreement or concession by the Community College to take any action or refrain from taking any action inconsistent with Iowa law governing this Agreement or the operation of the Community College.

ARTICLE VI

PROJECT REQUIREMENTS; STATE DATA BASE

For purposes of establishing a consistent and meaningful data base to track aggregate wages of employees over time, evaluate the effectiveness of job training programs and auditing the use of training funds the Iowa Workforce Development 260E System Data Base ("IWD 260E System") has been established. Employer agrees that it shall provide all information reasonably requested by the Community College, Iowa Department of Revenue, Iowa Workforce Development and Department of Education for purposes of the IWD 260E System. Without limiting the foregoing, Employer agrees to provide the following information and follow the procedures set forth below.

Section 6.1. Employer shall utilize the Iowa Department of Revenue "GovConnectIowa" in order to electronically file its monthly or quarterly withholding tax returns, and shall provide a copy of each return to the Community College for purposes of reconciliation.

Section 6.2. Employer shall provide to the Community College information sufficient to permit the calculation of the annual average wage for the new jobs covered under this Agreement.

Section 6.3. Employer shall cooperate with the Community College and the Iowa Department of Revenue in order to coordinate the proper filing of income tax withholding and to resolve filing errors. Employer specifically consents to the sharing of information by and among the Iowa Department of Revenue, the Iowa Workforce Development and the Community College, including withholding tax returns, for purposes of reconciliation and as otherwise necessary for purposes of the IWD 260E System.

Section 6.4. Employer shall provide directly to the Community College appropriate payroll records to verify eligibility of the Project, including, to the extent allowed by applicable law, the Social Security number of each employee (collectively, the "Payroll Information") for whom withholding credit is claimed as a part of the Project. Any Social Security numbers provided shall remain confidential except as provided in this section. The matching of such Payroll Information of all employees for whom withholding credit is claimed to the Unemployment Insurance Benefit Wage Record file is required in order to satisfy state performance and compliance requirements. The Payroll Information received by the College under this Agreement shall be utilized only to the extent necessary to meet these requirements. Transfer of any Social Security numbers to state agencies shall be accomplished by secure file transfer protocols under terms of written agreements among the Community College, Iowa Workforce Development, Iowa Department of Revenue and Department of Education.

Section 6.5. Employer consents to the release and public disclosure of aggregate wage and employment data developed through this Agreement and similar agreements between the Community College and other employers. The wage and employment data reported publicly shall identify employers by random number, not by name. The Community College shall not publicly disclose any personal identifying information, including any Social Security numbers, concerning an individual employee. Only information compiled in aggregate form, without individual employer or employee information, shall be included in public reports.

ARTICLE VII

MISCELLANEOUS

Section 7.1. This Agreement may be executed in any number of counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.

Section 7.2. If any provisions of this Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into or taken thereunder or any application thereof, is for any reason held to be illegal or invalid, such illegality or invalidity shall not affect any other provision or any other covenant, stipulation, obligation, agreement, act or action or part thereof, made, assumed, entered into, or taken, each of which shall be construed and enforced as if such illegal or invalid portion were not contained herein. Nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such provision, covenant, stipulation, obligation, agreement, act or action, or part shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

Section 7.3. The provisions of this Agreement and the provisions of the Resolution are to be construed wherever possible so that they will not be in conflict. In the event such construction is not possible, the provisions of the Resolution shall prevail.

Section 7.4. This Agreement shall be governed exclusively by and construed in accordance with the laws of the State of Iowa.

Section 7.5. All notices, requests or other communications hereunder shall be in writing and shall be deemed to be sufficiently given when mailed by registered or certified mail, postage prepaid, addressed to the appropriate Notice Address as follows:

Western Iowa Tech Community College
4647 Stone Avenue
Box 5199
Sioux City, Iowa 51102-5199

TEC Equipment, Inc.
4535 Harbor Drive
Sioux City, Iowa 51111

Employer and the Community College shall each designate authorized representatives to conduct this Agreement. Employer and the Community College may, by notice given hereunder, designate any further or different addresses to which subsequent notices, requests or other communications shall be sent.

Revisions in the Program Services set forth in Exhibit "C" and resulting adjustments in Program Costs shall be permitted in the sole discretion of the Community College and must be approved in writing by the above representatives of the Community College and Employer, their respective successors or such other individuals as either party designates in the manner set forth herein.

Section 7.6. All covenants, stipulations, obligations and agreements of the Community College contained in this Agreement shall be effective to the extent authorized and permitted by applicable law. No such covenant, stipulation, obligation or agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member, officer, agent or employee of the Community College or the Board of Directors other than in his official capacity, and neither the members of the Board of Directors nor any official executing the Certificates shall be liable personally on the Certificates or be subject to any personal liability or accountability by reason of the issuance thereof or by reason of the covenants, stipulations, obligations or agreements of the Community College contained in this Agreement.

Section 7.7. This Agreement shall inure to the benefit of and shall be binding in accordance with its terms upon the Community College, the Employer and their respective permitted successors and assigns provided that this Agreement may not be assigned by the Employer without the express written consent of the Community College and may not be assigned by the Community College except as may otherwise be necessary to enforce or secure payment of the principal of, premium, if any, and interest on the Certificates.

Section 7.8. Employer covenants and agrees to keep the facilities continuously insured against loss or damage by fire, lightning, such other perils as are covered by standard "extended coverage" endorsements, vandalism and malicious mischief and containing customary loss deductible provisions.

Section 7.9. The Community College agrees to use its best efforts to sell and issue the Certificates and the Employer will cooperate with the Community College to provide necessary financial information in connection with the sale of the Certificates. It is understood and agreed that should the Certificates not be marketed or marketable within a reasonable time that this Agreement may be terminated and the Project terminated; provided, however, the obligation of the Employer under Section 2.8 hereof shall continue following any such termination.

Section 7.10. Disbursement to the Employer for Program Services under this Agreement shall be made by the Treasurer of the Community College upon receipt of vouchers approved by the Board of Directors of the Community College. Employer agrees that payments received shall only be used for purposes of the Project.

Section 7.11. Except as provided in Section 7.12 herein, no monies disbursed to the Employer from the proceeds of the Certificates will be used directly or indirectly to finance land, facilities or depreciable property (or an interest therein) of the Employer or other private person.

Section 7.12. No monies disbursed to the Employer from the proceeds of the Certificates will be used directly or indirectly for the acquisition of any property (or an interest therein) unless the first use of such property is pursuant to such acquisition and such property is used exclusively for Program Services or the cost of acquisition is proportionally allocated to Program Services based upon actual usage for Program Services.

Section 7.13. No monies disbursed to the Employer from the proceeds of the Certificates will be used directly or indirectly to provide any airplane, skybox or other private luxury box, health club facility, facility primarily used for gambling or store the principal business of which is the sale of alcoholic beverages for consumption off premises.

Section 7.14. It is recognized that the prospect of providing education and training to workers in addition to those currently covered by this Agreement may result in the hiring of additional workers by the Employer. Any new job created within two (2) years of the date of this Agreement will qualify for training and may be included in a final agreement, if the new job has not, to the maximum extent permitted under the Act, been included in any prior final training agreement. Thereafter, any new jobs created pursuant to a separate written agreement or statement of intent signed by both parties ("Preliminary Agreement") or final training agreement signed by both parties ("Additional Agreement") may be included in an Additional Agreement if the new job has not, to the maximum extent permitted under the Act, been included in any prior final training agreement.

One or more Additional Agreement(s) may be entered into by the parties with respect to new jobs. The date of commencement of each Project with respect to additional new jobs not covered by this Agreement shall be determined as of the date of each Additional Agreement.

Both parties acknowledge that neither party is obligated by this Agreement or any Preliminary Agreement to enter into an Additional Agreement, nor are they restricted to a specific budget with respect to any such Additional Agreement. Factors that may affect whether the parties enter into an Additional Agreement and the budget for an Additional Agreement include, but are not limited to: state and federal law, the occurrence of an event of default, prevailing interest rates and Employer's employment level.

ARTICLE VIII

SUPPLEMENTAL NEW JOBS CREDIT FROM WITHHOLDING

Certain jobs included in the Project are eligible for a supplemental new jobs credit from withholding in an amount equal to one and one-half percent of the gross wages paid by the Employer pursuant to Chapter 15A.7, Code of Iowa. The Community College and the Employer agree that the Supplemental Program shall be administered in the same manner as the remainder of the Project and that all terms and conditions of this Agreement shall apply to the entire Project including the Supplemental Program.

Section 8.1. Terms used in this Article shall have the meanings set out in Article I or this Section 8.1. Other terms used in this Article shall have the meanings set out in Chapters 15A or 260E, Code of Iowa, as amended.

- "Laborshed wage" means the wage level represented by those wages within two standard deviations from the mean wage within the laborshed area in which the Employer is located as calculated by the Iowa Workforce Development, by rule, using the most current covered wage and employment data available from the Iowa Workforce Development for the laborshed area.
- "Starting Wages" or "Wages" means the wage being paid or to be paid by the Employer under the terms of this Agreement and which has been determined by the Community College to equal or exceed the Laborshed wage based upon criteria established in Section 15A.7, Code of Iowa, as amended, and rules promulgated by the Iowa Workforce Development.
- "Supplemental Program" means that portion of the Project including Program Services and Program Costs eligible to be funded from a supplemental new jobs credit from withholding from jobs created under this Agreement because the Employer has agreed to pay Starting Wages as defined in this Agreement.

Section 8.2. The Employer agrees that it shall pay Wages for the jobs included in the Supplemental Program (and for which the supplemental new jobs credit from withholding is collected) at least equal to the Laborshed wage. In the event the Employer fails to pay such Wages for the jobs included in the Supplemental Program, such failure may constitute an event of default under this Agreement.

Section 8.3. The supplemental new jobs credit from withholding shall be collected, accounted for and may be pledged by the Community College in the same manner as described in Section 2.2 of this Agreement and Section 260E.5 of the Act.

Section 8.4. The number of jobs included in the Supplemental Program are separately identified on Exhibit C. The specific jobs are as identified in writing by the Employer. The Community College hereby determines eligibility of the Supplemental Program and Starting Wages for those jobs described on Exhibit C as included in the Supplemental Program.

Section 8.5. To provide funds for the payment of the costs of the Supplemental Program the Community College may borrow money, issue and sell Certificates and secure the payment of the Certificates in the same manner as described in Article II of this Agreement and Section 260E.6 of the Act. It is the intent of the parties that the Supplemental Program shall be funded and administered in such a manner as to maintain any tax exempt status of the interest on Certificates issued to fund the Program Services under Chapter 260E.

Section 8.6. The Supplemental Program and the supplemental new jobs credit from withholding provided for in this Article VIII shall be in addition to and not in lieu of the program and credit authorized in Article II of this Agreement and Section 260E.5 of the Act. The Program Services set forth on Exhibits B and C, including the tentative payment schedule, and the Employer's projections of wages to be paid in those new jobs qualifying for the supplemental new jobs credit from withholding includes the Supplemental Program.

IN WITNESS WHEREOF, the Community College and the Employer have caused this Agreement to be duly executed all as of the date hereinabove written.

WESTERN IOWA TECH COMMUNITY
COLLEGE

By: _____

ATTEST:

TEC EQUIPMENT, INC.

By:  _____

(Seal, if any)

ATTEST:

STATE OF IOWA)
) SS
COUNTY OF WOODBURY)

On this _____ day of _____, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Russell Wray and Brenda Wright, to me personally known, who, being by me duly sworn, did say that they are the President of the Board of Directors and the Secretary, respectively, of Western Iowa Tech Community College, Sioux City, Iowa, that the foregoing Industrial New Jobs Training Agreement was signed by authority of the Board of Directors; and Russell Wray and Brenda Wright, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said College by it and by them voluntarily executed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public

(SEAL)

STATE OF Oregon)
) SS
COUNTY OF Multnomah)

On this 26th day of March, 2024, before me, a Notary Public in and for the State of Oregon, personally appeared Ky Fullerton and _____, to me personally known, who, being by me duly sworn, did say that they are the Chief legal officer and the _____, respectively, of TEC Equipment, Inc., an Oregon corporation; [no seal has been procured by] [~~the seal affixed thereto is the seal of~~] the corporation; that the foregoing Industrial New Jobs Training Agreement was signed on behalf of said corporation by authority of its Board of Directors; and Ky Fullerton and _____, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.

Given under my hand and seal of office, this 26th day of March, 2024.

Nicole Bell

Notary Public

(SEAL)



EXHIBIT "A"

Legal Description of Project Site

EXHIBIT 'A'

**Legal Description of Project Site
And/or Address**

Project Site:

TEC Equipment Inc.
4535 Harbor Drive
Sioux City, Iowa 51111

EXHIBIT "B"
Tentative Budget

EXHIBIT "B"
Tentative Budget Summary
TEC Equipment Inc.
2024

Training

1	Structured/OJT Training Costs	\$153,840.40
2	Formal Training Costs	<u>\$160,119.60</u>

Training Subtotal **\$313,960.00**

Administration Costs

1	Administrative Support: accounting, business management, banking record keeping, reporting, project staff cost, arbitrage expense, auditing, certificate registraring, etc.	\$91,650.00
2	State Administration	<u>\$4,700.00</u>

Administrative Subtotal **\$96,350.00**

Professional Services

1	Legal/Cost of Issue	\$8,930.00
2	Underwriting/Financial	<u>\$3,760.00</u>

Professional Subtotal **\$12,690.00**

Reserve

1	Reserve for Accounting Pro-Forma	<u>\$47,000.00</u>
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Reserve Subtotal **\$47,000.00**

TOTAL CERTIFICATE ISSUE \$ 470,000.00

PRELIMINARY SUBJECT TO CHANGE

Western Iowa Tech Community College

Iowa's Industrial New Jobs Training Certificates
(Taxable)

PREFINAL

Company: TEC Equipment, Sioux City, Iowa
[30 jobs; Laborshed \$22.56]

Speer Financial, Inc.

(Confidential)

Date of Bonds 05/Jun/24 10 Year Maturity

Date	Principal	Estimated Interest Rate	Interest	Principal and Interest	Fiscal Year	Estimated Series 2024 Debt Service	Projected Income	Projected Annual Cash Flow	Projected Income Balance	Projected % of Par	Projected Income Balance % of Outstanding Certificates:	
01/Dec/24			\$11,488.89	\$11,488.89								
01/Jun/25	45,000	5.000%	11,750.00	56,750.00	2024	\$68,238.89	\$ 102,311.98	\$ 34,073.09	\$ 34,073.09	7.250%	8.017%	
01/Dec/25			10,625.00	10,625.00								
01/Jun/26	50,000	5.000%	10,625.00	60,625.00	2025	71,250.00	55,311.98	(15,938.02)	18,135.07	3.859%	4.836%	
01/Dec/26			9,375.00	9,375.00								
01/Jun/27	50,000	5.000%	9,375.00	59,375.00	2026	68,750.00	55,311.98	(13,438.02)	4,697.05	0.999%	1.445%	
01/Dec/27			8,125.00	8,125.00								
01/Jun/28	50,000	5.000%	8,125.00	58,125.00	2027	66,250.00	55,311.98	(10,938.02)	(6,240.97)	-1.328%	-2.269%	
01/Dec/28			6,875.00	6,875.00								
01/Jun/29	50,000	5.000%	6,875.00	56,875.00	2028	63,750.00	55,311.98	(8,438.02)	(14,878.99)	-3.123%	-6.524%	
01/Dec/29			5,625.00	5,625.00								
call	01/Jun/30	45,000	5.000%	5,625.00	50,625.00	2029	56,250.00	55,311.98	(938.02)	(15,617.01)	-3.323%	-8.676%
	01/Dec/30		4,500.00	4,500.00								
	01/Jun/31	45,000	5.000%	4,500.00	49,500.00	2030	54,000.00	55,311.98	1,311.98	(14,305.03)	-3.044%	-10.596%
	01/Dec/31		3,375.00	3,375.00								
	01/Jun/32	45,000	5.000%	3,375.00	48,375.00	2031	51,750.00	55,311.98	3,561.98	(10,743.05)	-2.286%	-11.937%
	01/Dec/32		2,250.00	2,250.00								
	01/Jun/33	45,000	5.000%	2,250.00	47,250.00	2032	49,500.00	55,311.98	5,811.98	(4,931.07)	-1.049%	-10.958%
	01/Dec/33		1,125.00	1,125.00								
	01/Jun/34	45,000	5.000%	1,125.00	46,125.00	2033	47,250.00	55,311.98	8,061.98	3,130.91	0.666%	
<hr/>												
Total	<u>\$470,000</u>		\$126,988.89	\$596,988.89		\$596,988.89	\$ 600,119.80	\$ 3,130.91				

Source of Funds

Par Amount:	\$ 470,000.00
Total Sources:	\$ 470,000.00

Use of Funds:

Underwriter Discount:	\$ 3,760.00
Legal/Issuance:	8,930.00
Reserve Fund:	47,000.00
College Administration Fee:	91,650.00
State Administration Fee:	4,700.00
Deposit to Training Funds:	313,960.00
Total Uses:	\$ 470,000.00

Net Interest Rate 5.148044%
Bond Years 2,539.778
Average Life 5.404

Premium Discount **\$3,760.00**

run date: 08/Mar/24

file name: Western Iowa Tech Community Coll

SPEER FINANCIAL, INC.
(Confidential)

SPEER FINANCIAL, INC.

SUMMARY COMPILATION

Contact: Sam Pribil, Economic Development Coordinator
College: Western Iowa Tech Community College
Company: TEC Equipment, Sioux City, IA
Issue Date: 5-Jun-24
Revised From:
Date: 29-Jan-24

	Fiscal Year	2024	Fiscal Year	2025	Fiscal Year	2026
1.5% JOBS TOTAL	\$	-	\$	342,368	\$	342,368
3.0% JOBS TOTAL	\$	-	\$	1,672,549	\$	1,672,549
	Total # All Jobs		30			
	Total # 3.0% Jobs		22			
	Total # 1.5% Jobs		8			

ASSUMPTIONS:

Fiscal Year	1.50% Payroll	Withholding at 1.50%	3.0% Payroll	Withholding at 3.0%	Total Payroll	Total Withholding	Initial 1.50% WH	Supplem. 1.50% WH
2025	342,368	5,135.52	1,672,549	50,176.46	2,014,917	55,311.98	30,223.75	25,088.23
2026	342,368	5,135.52	1,672,549	50,176.46	2,014,917	55,311.98	30,223.75	25,088.23
2027	342,368	5,135.52	1,672,549	50,176.46	2,014,917	55,311.98	30,223.75	25,088.23
2028	342,368	5,135.52	1,672,549	50,176.46	2,014,917	55,311.98	30,223.75	25,088.23
2029	342,368	5,135.52	1,672,549	50,176.46	2,014,917	55,311.98	30,223.75	25,088.23
2030	342,368	5,135.52	1,672,549	50,176.46	2,014,917	55,311.98	30,223.75	25,088.23
2031	342,368	5,135.52	1,672,549	50,176.46	2,014,917	55,311.98	30,223.75	25,088.23
2032	342,368	5,135.52	1,672,549	50,176.46	2,014,917	55,311.98	30,223.75	25,088.23
2033	342,368	5,135.52	1,672,549	50,176.46	2,014,917	55,311.98	30,223.75	25,088.23
2034	342,368	5,135.52	1,672,549	50,176.46	2,014,917	55,311.98	30,223.75	25,088.23
Total Projected 10yr WH:		51,355.20		501,764.64	20,149,168	553,119.84		
Total Jobs:		30						

SPEER FINANCIAL, INC.
PAYROLL CALCULATION

Contact: Sam Pribil, Economic Development Coordinator
College: Western Iowa Tech Community College
Company: TEC Equipment, Sioux City, IA
Issue Date: 5-Jun-24
Revised From:
Date: 29-Jan-24

Fiscal Year	2024	Fiscal Year	2025	Fiscal Year	2026			
Hourly Pay:	\$ 18.10	\$ 20.66	Hourly Pay:	\$ 18.10	\$ 20.66	Hourly Pay:	\$ 18.10	\$ 20.66

Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.
2023	June			2024	June	3	1	2025	June		
	July				July				July		
	August				August				August		
	September				September				September		
	October				October				October		
	November				November				November		
	December				December				December		
2024	January			2025	January			2026	January		
	February				February				February		
	March				March				March		
	April				April				April		
	May				May				May		
Total		0	0	Total		3	1	Total		0	0
Payroll Total	\$	-	\$ -	Payroll Total	\$	112,944	\$ 42,973	Payroll Total	\$	112,944	\$ 42,973
Annual Total	\$	-		Annual Total	\$	155,917		Annual Total	\$	155,917	

Total # Employees 3 1

SPEER FINANCIAL, INC.

PAYROLL CALCULATION

Contact: Sam Pribil, Economic Development Coordinator
 College: Western Iowa Tech Community College
 Company:
 Issue Date: 5-Jun-24
 Revised From:
 Date: 29-Jan-24

Fiscal Year	2024	Fiscal Year	2025	Fiscal Year	2026
Hourly Pay:	\$ 22.41	\$ -	Hourly Pay:	\$ 22.41	\$ -

Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.
2023	June			2024	June	4		2025	June		
	July				July				July		
	August				August				August		
	September				September				September		
	October				October				October		
	November				November				November		
	December				December				December		
2024	January			2025	January			2026	January		
	February				February				February		
	March				March				March		
	April				April				April		
	May				May				May		
	Total	0	0		Total	4	0		Total	0	0
	Payroll Total	\$ -	\$ -		Payroll Total	\$ 186,451	\$ -		Payroll Total	\$ 186,451	\$ -
	Annual Total	\$ -	\$ -		Annual Total	\$ 186,451	\$ -		Annual Total	\$ 186,451	\$ -

Total # Employees 4 0

SPEER FINANCIAL, INC.

PAYROLL CALCULATION

Contact: Sam Pribil, Economic Development Coordinator
College: Western Iowa Tech Community College
Company: TEC Equipment, Sioux City, IA
Issue Date: 5-Jun-24
Revised From:
Date: 29-Jan-24

Fiscal Year	2024		Fiscal Year	2025		Fiscal Year	2026
Hourly Pay:	\$ 25.00	\$ 26.14	Hourly Pay:	\$ 25.00	\$ 26.14	Hourly Pay:	\$ 25.00 \$ 26.14

Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.
2023	June			2024	June	1	1	2025	June		
	July				July				July		
	August				August				August		
	September				September				September		
	October				October				October		
	November				November				November		
	December				December				December		
2024	January			2025	January			2026	January		
	February				February				February		
	March				March				March		
	April				April				April		
	May				May				May		
	Total	0	0		Total	1	1		Total	0	0
	Payroll Total	\$ -	\$ -		Payroll Total	\$ 52,000	\$ 54,371		Payroll Total	\$ 52,000	\$ 54,371
	Annual Total	\$ -	\$ -		Annual Total	\$ 106,371			Annual Total	\$ 106,371	

Total # Employees 1 1

SPEER FINANCIAL, INC.

PAYROLL CALCULATION

Contact: Sam Pribil, Economic Development Coordinator
College: Western Iowa Tech Community College
Company: TEC Equipment, Sioux City, IA
Issue Date: 5-Jun-24
Revised From:
Date: 29-Jan-24

Fiscal Year	2024		Fiscal Year	2025		Fiscal Year	2026
Hourly Pay:	\$ 28.84	\$ 30.63	Hourly Pay:	\$ 28.84	\$ 30.63	Hourly Pay:	\$ 28.84 \$ 30.63

Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.
2023	June			2024	June	1	8	2025	June		
	July				July				July		
	August				August				August		
	September				September				September		
	October				October				October		
	November				November				November		
	December				December				December		
2024	January			2025	January			2026	January		
	February				February				February		
	March				March				March		
	April				April				April		
	May				May				May		
Total		0	0	Total		1	8	Total		0	0
Payroll Total	\$	-	\$ -	Payroll Total	\$	59,987	\$ 509,683	Payroll Total	\$	59,987	\$ 509,683
Annual Total	\$	-		Annual Total	\$	569,670		Annual Total	\$	569,670	

Total # Employees 1 8

SPEER FINANCIAL, INC.

PAYROLL CALCULATION

Contact: Sam Pribil, Economic Development Coordinator
College: Western Iowa Tech Community College
Company: TEC Equipment, Sioux City, IA
Issue Date: 5-Jun-24
Revised From:
Date: 29-Jan-24

Fiscal Year	2024	Fiscal Year	2025	Fiscal Year	2026			
Hourly Pay:	\$ 37.69	\$ 38.46	Hourly Pay:	\$ 37.69	\$ 38.46	Hourly Pay:	\$ 37.69	\$ 38.46

Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.
2023	June			2024	June	1	1	2025	June		
	July				July				July		
	August				August				August		
	September				September				September		
	October				October				October		
	November				November				November		
	December				December				December		
2024	January			2025	January			2026	January		
	February				February				February		
	March				March				March		
	April				April				April		
	May				May				May		
	Total	0	0		Total	1	1		Total	0	0
	Payroll Total	\$ -	\$ -		Payroll Total	\$ 78,395	\$ 79,997		Payroll Total	\$ 78,395	\$ 79,997
	Annual Total	\$ -			Annual Total	\$ 158,392			Annual Total	\$ 158,392	

Total # Employees 1 1

SPEER FINANCIAL, INC.

PAYROLL CALCULATION

Contact: Sam Pribil, Economic Development Coordinator
College: Western Iowa Tech Community College
Company: TEC Equipment, Sioux City, IA
Issue Date: 5-Jun-24
Revised From:
Date: 29-Jan-24

Fiscal Year	2024		Fiscal Year	2025		Fiscal Year	2026	
Hourly Pay:	\$ 40.00	\$ 41.43	Hourly Pay:	\$ 40.00	\$ 41.43	Hourly Pay:	\$ 40.00	\$ 41.43

Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.	Year	Month	# of Emp.	# of Emp.
2023	June			2024	June	3	1	2025	June		
	July				July				July		
	August				August				August		
	September				September				September		
	October				October				October		
	November				November				November		
	December				December				December		
2024	January			2025	January			2026	January		
	February				February				February		
	March				March				March		
	April				April				April		
	May				May				May		
	Total	0	0		Total	3	1		Total	0	0
	Payroll Total	\$ -	\$ -		Payroll Total	\$ 249,600	\$ 86,174		Payroll Total	\$ 249,600	\$ 86,174
	Annual Total	\$ -			Annual Total	\$ 335,774			Annual Total	\$ 335,774	

Total # Employees 3 1

EXHIBIT "C"
Tentative Program Services

02303772\13026-264

EXHIBIT 'C'

Tentative Program Services TEC Equipment Inc.

Administration

Western Iowa Tech Community College (WITCC) will provide the necessary staff time and related expenses needed to develop, monitor, and supervise the project, including contract development, administrative supervision of the project staff, record keeping, banking, and other related fiscal services. The College will also perform the certificate registrar function and arbitrage on a project cost basis.

The New Jobs Training Program policy does not provide for project training funds to be totally expensed for structured training. The Employer and the College will determine an agreeable or proper mix of structured and formal training. The target mix should be approximately **49% structured/on-the-job training** and **51% formal/classroom training**.

Upon receipt of proper documentation, reimbursement to TEC Equipment Inc. for training expenses will be made if the requests meet the guidelines of Iowa Code 260E, WITCC, and this training plan.

The plan may be revised to meet the changing training needs of TEC Equipment Inc. with the consent of the company and WITCC. Any revision will be filed to adjust this original plan.

The number of new positions under this project is **30 jobs**.

Structured (On-the-Job) Training

Cost: \$153,840.40

- All new employees will be trained on new employee procedures and competency training. Training will include compliance with all local, state, and federal regulations and all safety policies and procedures as required by TEC Equipment Inc.

Formal (Classroom) Training

Cost: \$160,119.60

- Technical Training
- General Employee Development/ Employee Professional Skill Workshops
- Computer Training
- Safety & Health
- Management/Leadership
- Industrial Maintenance Training

WITCC will reimburse, as program funds permit, approved expenses incurred by the Employer in providing specific individualized training for those employees requiring it. WITCC will reimburse the Employer any allowed claims for wages incurred for structured training of qualified employees as provided for in the budget detail attached as Exhibit B in accordance with all applicable Iowa Workforce Development regulations. A reimbursement schedule will be developed based on mutual agreement between the Employer and the College.

Total Training Budget

Cost: \$313,960.00

TEC Equipment Inc.
FY 2024 INJT Project
Structured or On-The-Job Training

I. New Employee Procedures – All Employees

A. Forms – New Employee Worksheet, Job Description, Voluntary Identification, Emergency Contact, Direct Deposit, Payroll Deduction Authorization, WOTC, I-9, W-4's, Handbook/At-Will Acknowledgement,

i. Compensation/benefits

B. Safety Orientation

i. Personal Protective Equipment (PPE) – Safety glasses, ear plugs, steel-toed shoes, hard hat (when appropriate), hand protection

ii. Hazard Communication – MSDS location

iii. Lock Out/Tag Out – taught on floor if machine operator or maintenance

iv. Workplace Injury Procedures

v. Safety Training

1. OSHA topics

2. EPA

3. Ergonomics

4. Company Safety Procedures

5. Housekeeping

C. Company Overview and Facility Tour

II. **Position Competency Training** – The number of on-the-job training hours varies for each position. See the estimate OJT training hours and the job description per position attached.

Supplemental Wage Threshold:	\$22.56
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Position/Title	No. of positions	Hourly Wage	Actual Training Hours/Position	Actual OJT Budget	OJT Budget Total
Front Parts Sales	2	\$22.41	160	\$7,171.20	\$10,256.03
Outside Parts Sales	3	\$40.00	160	\$19,200.00	\$15,384.04
Back Parts Counter	2	\$22.41	160	\$7,171.20	\$10,256.03
Lead Warehouse	1	\$20.66	160	\$3,305.60	\$5,128.01
Parts Delivery Driver	3	\$18.10	160	\$8,688.00	\$15,384.04
Service Advisor	1	\$26.14	160	\$4,182.40	\$5,128.01
Service Technician	8	\$30.63	150	\$36,756.00	\$41,024.11
Sales Manager	1	\$49.23	160	\$7,876.80	\$5,128.01
Service Foreman	1	\$37.69	160	\$6,030.40	\$5,128.01
Used Truck Salesman	2	\$48.07	160	\$15,382.40	\$10,256.03
New Truck Salesman	2	\$48.07	160	\$15,382.40	\$10,256.03
Parts Manager	1	\$41.43	160	\$6,628.80	\$5,128.01
Assistant Parts Manager	1	\$28.84	160	\$4,614.40	\$5,128.01
Service Supervisor	1	\$38.46	160	\$6,153.60	\$5,128.01
Office – Admin	1	\$25.00	160	\$4,000.00	\$5,128.01
TOTAL	30	\$33.14		\$152,543.20	\$153,840.40

Structured/OJT Training	\$153,840.40
Formal/Classroom Training	\$160,119.60
Training Fund Total	<u>\$313,960.00</u>

TEC Equipment Inc.
2024 Iowa New Jobs Training Project
Classroom Training

Classroom Training Fund: **\$160,119.60**

New positions: **30**

Training Plan Completion Date: **June 1, 2034**

1. Technical Training – \$64,047.84 or 40% of the classroom training fund is projected to be spent on Technical Training which will include the following topics:
 - Truck Technician Classification
 - Technician Function Codes
 - Machine Orientation – Volvo or Mack vendor-specific training

2. General Employee Development/Employee Professional Skill Development – \$32,023.92 or 20% of the classroom training fund is projected to be spent on Employee Development which will include the following:
 - Conferences, workshops and seminars including offsite ones
 - On-site seminars (including vendor travel expenses)
 - Travel, meals and lodging for employees while training
 - Tuition fees, books for college credit courses

3. Computer Training – \$24,017.94 or 15% of the classroom training fund is projected to be spent on Computer Training which will include the following topics:
 - Cummins Service Training
 - Microsoft Office suite products
 - Proprietary software
 - Vendor-specific training

4. Safety & Health – \$16,011.96 or 10% of the classroom training fund is projected to be spent on Safety & Health Training which will include the following topics:
 - Forklift
 - First aid/CPR
 - Blood-borne pathogens
 - Confined space
 - Defensive driving
 - Emergency Action Planning
 - Ergonomics
 - HazMat
 - Job hazard analysis training (HACCP)
 - Lock out/Tag out
 - OSHA 10/30 hour
 - Personal protective equipment (PPE)
 - Vendor-specific training

5. Management/Leadership – \$16,011.96 or 10% of the classroom training fund is projected to be spent on Management and Leadership Training which will include the following topics:
 - Customized company specific
 - High Performance Management
 - Employee Relations
 - Difficult Conversations
 - Delegation
 - Drug-free workplace
 - EEOC/Regulatory training
 - LEAN/Quality training
 - Legal issues of managing
 - Manager/Supervisor/Lead training
 - Quality improvement
 - Safety director
 - Strategic planning
 - Train-the-trainer
 - Vendor-specific training

6. Industrial Maintenance – \$8,005.98 or 5% of the classroom training fund is projected to be spent on Industrial Maintenance Training which will include the following topics:
 - Applied mathematics courses
 - Blueprint reading
 - Electrical mechanical maintenance
 - Energy technician courses
 - Machine Orientation – vendor specific
 - New equipment specific
 - Pneumatics and Hydraulics
 - Predictive and Preventative Maintenance
 - Reliability Tech
 - Systems analysis
 - Vendor-specific training

TEC EQUIPMENT, INC.

WRITTEN CONSENT OF SOLE DIRECTOR

Pursuant to the Oregon Business Corporation Act, the undersigned, constituting the sole director of TEC Equipment, Inc., an Oregon corporation (the "Corporation"), hereby adopts the following resolution without a meeting:

WHEREAS, pursuant to Section 260E of the Iowa Code, the Corporation wishes to enter in an Industrial and New Jobs Training Agreement (the "Agreement") with Western Iowa Tech Community College, Sioux City, Iowa (the "College"), for purposes of establishing programs to educate and train certain employees of the Corporation;

It is therefore RESOLVED that the Corporation's Chief Legal Officer, Ky Fullerton, is authorized and directed to negotiate, execute, and deliver the foregoing Agreement to the College.

David A. Thompson Digitally signed by David A. Thompson
Date: 2024.03.26 12:56:53 -07'00'

Date: March 26, 2024

David A. Thompson

\$470,000

Western Iowa Tech Community College

Industrial New Jobs Training Certificates
(TEC Equipment, Inc. Project)
Series 2024

Employer's Certificate re: Supplemental Program

The undersigned, Ky Fullerton (name), hereby certifies that he/she is the duly qualified and acting Chief Legal Officer (title) of TEC Equipment, Inc. (the "Employer"). The undersigned further certifies that, except as fully disclosed on the exhibit attached hereto, each of the jobs identified on the attached shall be paid Starting Wages, equal to or greater than the applicable Laborshed wage, as such terms are defined in the Industrial New Jobs Training Agreement (the "Agreement") between the Employer and the Community College which Agreement includes the jobs identified on the attached.

The applicable Laborshed wage is \$ 22.56 per hour.

WITNESS the signature of the undersigned this 26 day of March, 2024.

TEC Equipment, Inc.

Ky Fullerton
By Chief Legal Officer (title)

Western Iowa Tech Community College
Merged Area XII
(TEC Equipment, Inc. Project)

02303751\13026-264

Supplemental Program

TEC Equipment Inc.
2024 INJT Project

Supplemental Wage Threshold:	\$22.56
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Position/Title	No. of positions	Hourly Wage	Withholding
Outside Parts Sales	3	\$40.00	3.0%
Service Advisor	1	\$26.14	3.0%
Service Technician	8	\$30.63	3.0%
Sales Manager	1	\$49.23	3.0%
Service Foreman	1	\$37.69	3.0%
Used Truck Salesman	2	\$48.07	3.0%
New Truck Salesman	2	\$48.07	3.0%
Parts Manager	1	\$41.43	3.0%
Assistant Parts Manager	1	\$28.84	3.0%
Service Supervisor	1	\$38.46	3.0%
Office – Admin	1	\$25.00	3.0%
TOTAL	22		

**MEMO**

DATE: April 1, 2024

TO: Dr. Terry Murrell, President

FROM: Darin Moeller, Executive Dean of Instruction
Carmen Wilson, Associate Dean - Corporate College
Sam Pribil, Economic Development Coordinator

RE: 260E 2024-1 Multiple Project Iowa Industrial New Jobs Training Program

- Resolution directing the publication of notice
- Resolution approving the preliminary official statement and electronic bidding

The WITCC Multiple Issue 2024-1 Resolution directs the publication of the notice on the proposition of the issuance not to exceed \$2,200,000.00 and the approval of the preliminary official statement and electronic bidding for the Industrial New Jobs Training Certificates.

This resolution directing the publication of notice on the proposition to issue Industrial New Jobs Training Certificates must be published at least once in a legal newspaper. The date of publication is to be not less than 15 clear days before the date of the meeting on the issuance of certificates (which is May 13th).

Western Iowa Tech Community College, in conjunction with its financial advisor, Speer Financial, Inc., has prepared a preliminary official statement outlining the details for the proposed sale of the Industrial New Jobs Training Certificates, Series 2024-1.

Speer Financial will evaluate and recommend the procedure for electronic and internet bidding to maintain the integrity and security of the competitive bidding process and facilitate the delivery of bids by interested parties.



**Western Iowa Tech
Community College**

The next step is to take the Final Agreements to the next board meeting for approval of the resolution directing the sale and delivery of the certificates and the resolution authorizing the issuance of the certificates.

Administration Recommendation:

It is the administrative recommendation that the Board approves the resolution directing the publication of notice and the approval of the preliminary official statement and electronic bidding for the Industrial New Jobs Training Certificates.

New Issue

Date of Sale: Monday, May 13, 2024 (Alternate Bid Methods)
Between 10:00 and 10:30 A.M., C.D.T. (Closed Speer Auction)
Before 10:30 A.M., C.D.T. (Sealed Bids)

Investment Rating:
Moody's Investors Service ...
(Rating Requested)

Official Statement

In the opinion of Ahlers & Cooney, P.C., Bond Counsel, under present law interest on the Certificates is includable in gross income of the owners thereof for purposes of present federal income taxation as more fully discussed under the heading "TAXABILITY OF INTEREST" herein.



\$2,095,000*
WESTERN IOWA TECH COMMUNITY COLLEGE, IOWA
(Merged Area XII)
Taxable Industrial New Jobs Training Certificates, Series 2024-1

Dated Date of Delivery Book-Entry Due Serially June 1, 2025 - 2034

The \$2,095,000* Taxable Industrial New Jobs Training Certificates, Series 2024-1 (the "Certificates") are being issued by Western Iowa Tech Community College (Merged Area XII), Iowa (the "College" or the "Merged Area"). Interest is payable semiannually on June 1 and December 1 of each year, commencing December 1, 2024. Interest is calculated based on a 360-day year of twelve 30-day months. The Certificates will be issued using a book-entry system. The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Certificates. The ownership of one fully registered Certificate for each maturity will be registered in the name of Cede & Co., as nominee for DTC and no physical delivery of Certificates will be made to purchasers. The Certificates will mature on June 1 in the following years and amounts.

AMOUNTS*, MATURITIES, INTEREST RATES, PRICES OR YIELDS AND CUSIP NUMBERS

Table with 10 columns: Principal Amount*, Due June 1, Interest Rate, Price or Yield, CUSIP Number(1), Principal Amount*, Due June 1, Interest Rate, Price or Yield, CUSIP Number(1). Rows include principal amounts of \$190,000, \$220,000, \$220,000, \$215,000, and \$215,000 with corresponding maturity dates from 2025 to 2029.

Any consecutive maturities may be aggregated into term certificates at the option of the bidder, in which case the mandatory redemption provisions shall be on the same schedule as above.

OPTIONAL REDEMPTION

Certificates due June 1, 2025 - 2030, inclusive, are not subject to optional redemption. Certificates due June 1, 2031 - 2034, inclusive, are callable in whole or in part on any date on or after June 1, 2030, at a price of par and accrued interest. If less than all the Certificates are called, they shall be redeemed in such principal amounts and from such maturities as determined by the College and within any maturity by lot. See "OPTIONAL REDEMPTION" herein.

PURPOSE, LEGALITY AND SECURITY

The Certificate proceeds will be used to: (i) fund new jobs training projects (the "Projects") pursuant to certain Industrial New Jobs Training Agreements, (ii) fund a Debt Service Reserve Fund in the amount of approximately \$209,500*, and (iii) pay certain Certificate issuance costs and administrative expenses. See "DESCRIPTION OF THE CERTIFICATES - Projects" and "DESCRIPTION OF THE CERTIFICATES - Sources and Uses of Proceeds" herein.

In the opinion of Bond Counsel, Ahlers & Cooney, P.C., Des Moines, Iowa, the Certificates will constitute valid and legally binding obligations of the College and the Certificates are payable from the Net Revenues as more fully described herein under "DESCRIPTION OF THE CERTIFICATES - Security". In the event such Net Revenues are insufficient, the Certificates are payable from a special standby tax levied upon all taxable real property within the Merged Area without limitation as to rate or amount, all except as limited by bankruptcy, insolvency, moratorium, reorganization and other similar laws relating to the enforcement of creditors' rights generally and except that enforcement by equitable and similar remedies, such as mandamus, is subject to the exercise of judicial discretion. Additional security for the Certificates is provided by a Debt Service Reserve Fund (the "Reserve Fund") to be applied, until depleted, to pay interest and principal payments due on the Certificates.

This Official Statement is dated April __, 2024, and has been prepared under the authority of the College. An electronic copy of this Official Statement is available from the www.speerfinancial.com web site under "Official Statement Sales Calendar". Additional copies may be obtained from Troy Jasman, Vice President of Finance and Administrative Services, Western Iowa Tech Community College, 4647 Stone Avenue, Sioux City, Iowa, 51106 or from the Registered Municipal Advisors to the College.



*Subject to principal adjustment in accordance with the Official Terms of Offering.

(1) CUSIP numbers appearing in this Official Statement have been provided by the CUSIP Service Bureau, which is managed on behalf of the American Bankers Association by S&P Capital IQ, a part of McGraw Hill Financial Inc. The College is not responsible for the selection of CUSIP numbers and makes no representation as to their correctness on the Certificates or as set forth on the cover of this Official Statement.

For purposes of compliance with Rule 15c2-12 of the Securities and Exchange Commission, this document, as the same may be supplemented or corrected by the College from time to time (collectively, the “Official Statement”), may be treated as an Official Statement with respect to the Certificates described herein that is deemed near final as of the date hereof (or the date of any such supplement or correction) by the College.

The Official Statement, when further supplemented by an addendum or addenda specifying the maturity dates, principal amounts and interest rates of the Certificates, together with any other information required by law or deemed appropriate by the College, shall constitute a “Final Official Statement” of the College with respect to the Certificates, as that term is defined in Rule 15c2-12. Any such addendum or addenda shall, on and after the date thereof, be fully incorporated herein and made a part hereof by reference. Alternatively, such final terms of the Certificates and other information may be included in a separate document entitled “Final Official Statement” rather than through supplementing the Official Statement by an addendum or addenda.

No dealer, broker, salesman or other person has been authorized by the College to give any information or to make any representations with respect to the Certificates other than as contained in the Official Statement or the Final Official Statement and, if given or made, such other information or representations must not be relied upon as having been authorized by the College. Certain information contained in the Official Statement and the Final Official Statement may have been obtained from sources other than records of the College and, while believed to be reliable, is not guaranteed as to completeness. THE INFORMATION AND EXPRESSIONS OF OPINION IN THE OFFICIAL STATEMENT AND THE FINAL OFFICIAL STATEMENT ARE SUBJECT TO CHANGE, AND NEITHER THE DELIVERY OF THE OFFICIAL STATEMENT OR THE FINAL OFFICIAL STATEMENT NOR ANY SALE MADE UNDER EITHER SUCH DOCUMENT SHALL CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE COLLEGE SINCE THE RESPECTIVE DATES THEREOF.

No representation is made regarding whether the Certificates constitute legal investments under the laws of any state for banks, savings banks, savings and loan associations, life insurance companies, and other institutions organized in such state, or fiduciaries subject to the laws of such state.

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

References herein to laws, rules, regulations, ordinances, resolutions, agreements, reports and other documents do not purport to be comprehensive or definitive. All references to such documents are qualified in their entirety by reference to the particular document, the full text of which may contain qualifications of and exceptions to statements made herein. Where full texts have not been included as appendices to the Official Statement or the Final Official Statement, they will be furnished on request. This Official Statement does not constitute an offer to sell, or solicitation of an offer to buy, any securities to any person in any jurisdiction where such offer or solicitation of such offer would be unlawful.

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

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APPENDIX A -FISCAL YEAR 2023 AUDITED FINANCIAL STATEMENTS
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APPENDIX C -DRAFT FORM OF BOND COUNSEL OPINION
APPENDIX D -DRAFT FORM OF CONTINUING DISCLOSURE CERTIFICATE
APPENDIX E – IOWA COMMUNITY COLLEGE MAP

OFFICIAL BID FORM
OFFICIAL TERMS OF OFFERING

CERTIFICATE ISSUE SUMMARY

This Certificate Issue Summary is expressly qualified by the entire Official Statement, including the Official Terms of Offering and the Official Bid Form, which are provided for the convenience of potential investors and should be reviewed in their entirety by potential investors.

Issuer:	Western Iowa Tech Community College (Merged Area XII), Iowa.
Issue:	\$2,095,000* Taxable Industrial New Jobs Training Certificates, Series 2024-1.
Dated Date:	Date of delivery (expected to be on or about June 5, 2024).
Interest Due:	Each June 1 and December 1, commencing December 1, 2024.
Principal Due:	Serially each June 1, commencing June 1, 2025 through 2034, as detailed on the cover page of this Official Statement.
Optional Redemption:	Certificates maturing on or after June 1, 2031, are callable at the option of the College on any date on or after June 1, 2030, at a price of par plus accrued interest. See “OPTIONAL REDEMPTION” herein.
Authorization:	The Certificates are being issued pursuant to authority established in Code of Iowa, 2023 as amended, Chapter 260E (the “Act”), and all laws amendatory thereof and supplementary thereto, and in conformity with a resolution (the “Resolution” or the “Certificate Resolution”) of the College duly passed and approved.
Security:	The Certificates will constitute valid and legally binding obligations of the College payable from the Net Revenues as more fully described herein under “DESCRIPTION OF THE CERTIFICATES - Security” . In the event such Net Revenues are insufficient, the Certificates are payable from a special standby tax levied upon all taxable real property within the Merged Area without limitation as to rate or amount, all except as limited by bankruptcy, insolvency, moratorium, reorganization and other similar laws relating to the enforcement of creditors’ rights generally and except that enforcement by equitable and similar remedies, such as mandamus, is subject to the exercise of judicial discretion. Additional security is provided by a Debt Service Reserve Fund (the “Reserve Fund”) to be applied, until depleted, to pay interest and principal payments due on the Certificates.
Investment Rating:	An investment rating for the Certificates has been requested from Moody’s Investors Service, Inc., New York, New York. See “INVESTMENT RATING” herein.
Purpose:	The proceeds of the Certificates will be used to: (i) fund new jobs training projects (the “Projects”) pursuant to certain Industrial New Jobs Training Agreements, (ii) fund a Debt Service Reserve Fund in the amount of approximately \$209,500*, and (iii) pay certain Certificate issuance costs and administrative expenses. See “DESCRIPTION OF THE CERTIFICATES - Projects” and “DESCRIPTION OF THE CERTIFICATES – Sources and Uses of Proceeds” herein.
Taxability:	The interest to be paid on the Certificates is subject to federal and Iowa state income taxes as discussed under “TAXABILITY OF INTEREST” in this Official Statement. See APPENDIX C for a draft form of legal opinion for the Certificates.
Registrar/Paying Agent:	The Office of the President, Western Iowa Tech Community College, Sioux City, Iowa (the “Registrar”).
Delivery:	The Certificates are expected to be delivered on or about June 5, 2024.
Book-Entry Form:	The Certificates will be registered in the name of Cede & Co. as nominee for The Depository Trust Company (“DTC”), New York, New York. DTC will act as securities depository of the Certificates. See APPENDIX B herein.
Denomination:	\$5,000 or integral multiples thereof.
Municipal Advisor:	Speer Financial, Inc., Waterloo, Iowa and Chicago, Illinois.

*Subject to change.

**WESTERN IOWA TECH COMMUNITY COLLEGE, IOWA
(Merged Area XII)**

Board of Directors

Russell Wray, President	District VIII
Tricia Sutherland, Vice President	District V
Micah Lang	District I
Brad Griffin.....	District II
Blanca Martinez.....	District III
Linnea Fletcher	District IV
Mary Parker	District VI
Jeremy Ogle	District VII
Erin Muck	District IX
Troy A. Jasman.....	Board Treasurer
Brenda Wright.....	Board Secretary

Officials

Dr. Terry Murrell	President
Troy A. Jasman....	Vice President of Finance and Administrative Services

CERTAIN CERTIFICATEHOLDERS' RISKS

An investment in the Certificates is subject to certain risks. No person should purchase the Certificates 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 Certificates. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the Appendices hereto) in order to make a judgement as to whether the Certificates are an appropriate investment.

Secondary Market

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

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

Ratings Loss

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

Various factors, including additional 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 Certificates.

Redemption Prior to Maturity

In considering whether to make an investment in the Certificates, it should be noted the Certificates are subject to optional redemption, as outlined herein, without Certificateholder discretion or consent. See "**OPTIONAL REDEMPTION**" herein.

Forward-Looking Statements

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro-forma," "forecast," "intend," "expect" and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the College to pay debt service when due on the Certificates.

DTC-Beneficial Owners

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

In addition, since transactions in the Certificates can be effected only through DTC Participants, Indirect Participants and certain banks, the ability of a Beneficial Owner to pledge the Certificates to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Certificates, 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 **APPENDIX B – Describing Book-Entry Only Issuance**.

Pension and OPEB Benefits

The College participates in two public pension systems, Iowa Public Employee’s Retirement System (“IPERS”) and Teachers Insurance and Annuity Association (“TIAA”). Summary descriptions of each Plan follows, for more detail as to each available plans see **APPENDIX A – Notes (9) and (10)**.

In fiscal year 2023, pursuant to the IPERS’ required rate, the College’s Regular employees (members) contributed 6.29% of covered payroll and the College contributed 9.44% of covered payroll, for a total rate of 15.73%. The College’s contributions to IPERS for the year ended June 30, 2023 totaled \$900,085. The College’s share of the contributions, payable from the applicable funds of the College, is provided by a statutorily authorized annual levy of taxes without limit or restriction as to rate or amount. The College has always made its full required contributions to IPERS.

At June 30, 2023, the College reported a liability of \$3,956,716 for its proportionate share of the IPERS net pension liability. The net pension liability was measured as of June 30, 2022 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The discount rate used to measure the total pension liability was 7%. The College’s proportion of the net pension liability was based on the College’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers.

In fiscal year 2023, pursuant to the TIAA’s requirements, the College was required to contribute 9.44% of annual salary, including overtime pay. Each employee is required to contribute 6.29%. For the year ending June 30, 2023, employee contributions totaled \$489,649 and the College recognized pension expense of \$734,863.

At June 30, 2023, the College reported payables to TIAA of \$48,256 for legally required College contributions and \$32,154 for legally required employee contributions which had been withheld from employee wages but not yet remitted to TIAA.

The College administers a single-employer retiree benefit plan which provides medical and prescription drug benefits for employees, retirees and their spouses. Group insurance benefits are established under Iowa Code Chapter 509A.13. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

The following table shows the College’s changes to the total OPEB liability for fiscal year ending June 30, 2023:

Total OPEB Liability Beginning of Year	\$ 761,651
Changes for the year:	
Service Cost.....	21,812
Interest.....	15,665
Benefit Payments	<u>(102,987)</u>
Net Changes	<u>(65,510)</u>
Total OPEB Liability End of Year.....	\$ 696,141

See **APPENDIX A – Notes (9) (10) and (11)** herein for further discussion of the College’s employee retirement benefit obligations.

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

Continuing Disclosure

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

The College will covenant in a Continuing Disclosure Certificate for the benefit of the Owners and Beneficial Owners of the Certificates to provide annually certain financial information and operating data relating to the College (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. See “**APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE.**” 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 “**APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE.**” These covenants have been made in order to assist the Underwriter in complying with the Rule.

Cybersecurity

The College, 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 College will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the College’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 College’s operations and financial condition. The College cannot predict whether its cyber liability policy will be sufficient in the event of a cyberattack. However, the Certificates are secured by an unlimited ad valorem property tax as described herein. See “**DESCRIPTION OF THE CERTIFICATES - Security**” herein.

Suitability of Investment

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

Bankruptcy and Insolvency

The rights and remedies provided in the Resolution 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 creditors’ 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. The various opinions of counsel to be delivered with respect to the Certificates and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the College were to file a petition under Chapter Nine of the Federal Bankruptcy Code, the owners of the Certificates could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the College fails to comply with its covenants under the Resolution or fails to make payments on the Certificates, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Certificates.

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

Loss of Tax Base

Economic and other factors beyond the College's control, such as economic recession, deflation of property values, or financial difficulty or bankruptcy by one or more major property taxpayers, or the complete or partial destruction of taxable property caused by, among other eventualities, earthquake, flood, fire or other natural disaster, could cause a reduction in the assessed value within the corporate boundaries of the College. In addition, the State of Iowa has been susceptible to tornados, flooding and other extreme weather wherein winds and flooding have from time to time caused significant damage, which if such events were to occur, may have an adverse impact on the College's financial position.

Tax Levy Procedures

The Certificates are general obligations of the College, payable from and secured by a continuing ad valorem tax levied against all of the taxable real property within the boundaries of the College. See "**DESCRIPTION OF THE CERTIFICATES – Security**" and "**PROPERTY ASSESSMENT AND TAX INFORMATION**" herein for more details. As part of the budgetary process each fiscal year, the College will have an obligation to request a debt service levy to be applied against all of the taxable, real property within the boundaries of the College. A failure on the part of the College to make a timely levy request or a levy request by the College that is inaccurate or is insufficient to make full payments of the debt service of the Certificates for a particular fiscal year may cause Certificate holders to experience delay in the receipt of distributions of principal of and/or interest on the Certificates. In the event of a default in the payment of principal of or interest on the Certificates, there is no provision for acceleration of maturity of the principal of the Certificates. Consequently, the remedies of the owners of the Certificates (consisting primarily of an action in the nature of mandamus requiring the College and certain other public officials to perform the terms of the Resolution) may have to be enforced from year to year.

Matters Relating to Enforceability of Agreements

There is no bond trustee or similar person to monitor or enforce the provisions of the Resolution. The owners of the Certificates 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 Certificates, there is no provision for acceleration of maturity of the principal of the Certificates. Consequently, the remedies of the owners of the Certificates (consisting primarily of an action in the nature of mandamus requiring the College and certain other public officials to perform the terms of the Resolution) may have to be enforced from year to year.

The remedies available to the owners of the Certificates upon an event of default under the Resolution are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including specifically the Bankruptcy Code, the remedies provided in the Resolution may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Certificates and the delivery of the Resolution will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

Holders of the Certificates 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 Certificates, 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 Resolution.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution. The remedies available to the owners of the Certificates upon an event of default under the Resolution, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the Federal Bankruptcy Code, certain of the remedies specified in the Resolution may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Certificates 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.

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 Resolution, including principal of and interest on the Certificates.

Legislation

From time to time, there are proposals pending in Congress and in the Iowa General Assembly that could, if enacted, alter or amend one or more of the matters described herein in certain respects or would adversely affect the market value of the Certificates, or otherwise prevent holders of the Certificates from realizing the full benefit of the tax exemption of interest on the Certificates. Further such proposals may impact the marketability or market value of the Certificates 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 Certificates. 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 Certificates. 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 Certificates would be impacted thereby.

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 College's financial condition. Historically, changes to property tax calculations and impositions are imposed on a prospective basis. However, there is no assurance future changes to property taxation by the Iowa General Assembly will not be applied retroactively. See "Property Tax Legislation" herein for a discussion on recent changes to the property tax process. It is impossible to predict the outcome of future property taxation changes by the Iowa General Assembly or resulting impacts on the College's financial condition. However, the Certificates are secured by an unlimited ad valorem property tax as described more fully in the "**DESCRIPTION OF THE CERTIFICATES - Security**" herein.

Tax Levy Procedures

The Certificates are general obligations of the College, payable from and secured by a continuing ad valorem tax levied against all of the taxable real property within the corporate limits of the College. See "**PROPERTY ASSESSMENT AND TAX INFORMATION**" herein for more details. As part of the budgetary process each fiscal year, the College will have an obligation to request a debt service levy to be applied against all of the taxable real property within the corporate limits of the College. A failure on the part of the College to make a timely levy request or a levy request by the College that is inaccurate or is insufficient to make full payments of the debt service of the Certificates for a particular fiscal year may cause Certificateholders to experience delay in the receipt of distributions of principal of and/or interest on the Certificates. In the event of a default in the payment of principal of or interest on the Certificates, there is no provision for acceleration of maturity of the principal of the Certificates. Consequently, the remedies of the owners of the Certificates (consisting primarily of an action in the nature of mandamus requiring the College and certain other public officials to perform the terms of the Resolution) may have to be enforced from year to year.

Loss of Tax Base

Economic and other factors beyond the College's control, such as economic recession, deflation of property values, or financial difficulty or bankruptcy by one or more major property taxpayers, or the complete or partial destruction of taxable property caused by, among other eventualities, earthquake, flood, fire or other natural disaster, could cause a reduction in the assessed value within the corporate boundaries of the College. In addition, the State of Iowa has been susceptible to tornados, flooding and other extreme weather wherein winds and flooding have from time to time caused significant damage, which if such events were to occur, may have an adverse impact on the College's financial position.

Debt Payment History

The College knows of no instance in which it has intentionally defaulted in the payment of principal and interest on any of its debt.

Damage or Destruction to Colleges Facilities

Although the College maintains certain kinds of insurance, there can be no assurance that the College will not suffer uninsured losses in the event of damage to or destruction of the College's facilities, including the Project, due to fire or other calamity or in the event of other unforeseen circumstances.

General Liability Claims

In recent years, the number of general liability suits and the dollar amounts of damage awards have increased nationwide, resulting in substantial increases in insurance premiums. Litigation may also arise against the College from its business activities, such as its status as an employer. While the College maintains general liability insurance coverage, the College is unable to predict the availability or cost of such insurance in the future. In addition, it is possible that certain types of liability awards may not be covered by insurance as in effect at relevant times. Any negative impact resulting from such awards may impact the College's financial condition.

Risks as Employer

The College is a major employer, combining a complex mix of full-time faculty, part-time faculty, technical and clerical support staff and other types of workers in a single operation. As with all large employers, the College bears a wide variety of risks in connection with its employees. These risks include discrimination claims, personal tort actions, work related injuries, exposure to hazardous materials, interpersonal torts (such as between employees or between employees and students) and other risks that may flow from the relationships between employer and employee or between students and employees. Certain of these risks are not covered by insurance, and certain of them cannot be anticipated or prevented in advance.

Financial Aid/Funding

Approximately 98% of the College's full time beginning undergraduate students applying for financial aid currently receive some Federal, State or institutional financial aid covering tuition and fees or living expenses. No assurance can be given that Federal and State financial aid and on-campus employment will continue to be funded at current levels. Curtailment of such aid may cause a decline in enrollment, which may in turn have an adverse effect on the College's financial position and may affect its rating. See "**THE COLLEGE - Enrollment History**" in the Official Statement. Additionally, decreases in general funding at either the state or federal level for education at the community college level may have an adverse effect on the College's financial position and may affect its rating.

Government Funding

The federal and state governments provide funding to support education, including tuition assistance. These sources of funding and the governmental programs that support them have been and will continue to be subject to modification and revision due to state and federal policy decisions, legislative action and government funding limitations. The financial condition of the College could be adversely affected by the actions and the ability of the College to maintain its creditworthiness will be based on its ability to successfully manage the outcome of any such actions.

Financial Condition of the College from Time to Time

No representation is made as to the future financial condition of the College. Certain risks discussed herein could adversely affect the financial condition and/or operations of the College in the future. However, the Certificates are secured by an unlimited ad valorem property tax as described more fully in the “**DESCRIPTION OF THE CERTIFICATES – Security**” herein.

Factors Beyond College’s Control

Economic and other factors beyond the College’s control, such as economic recession, deflation of property values, or financial difficulty or bankruptcy by one or more major property taxpayers, or the complete or partial destruction of taxable property caused by, among other eventualities, earthquake, flood, fire or other natural disaster, could cause a reduction in the assessed value within the corporate boundaries of the College. The State of Iowa, including the College, is susceptible to tornados, flooding and extreme weather wherein winds and flooding have from time to time caused significant damage, which may have an adverse impact on the College’s financial position.

Environmental and Climate-Related

Due to recent increases in the frequency and intensity of extreme weather events and natural disasters, the College and its residents and businesses may experience operational disruptions and increased costs for mitigation and recovery. The increased costs of risk-mitigation and recovery efforts cannot be determined with certainty due to the multiple factors associated with these costs, including but not limited to, the future frequency and intensity of these events, future legal and regulatory requirements, the costs of labor and materials used in mitigation and recovery, insurance rates and available coverages, and the level of state and federal assistance available.

Clean up Costs and Liens under Environmental Statutes

The College is not aware of any enforcement actions currently in process with respect to any releases of pollutants or contaminants at the Project sites. However, there can be no assurance that an enforcement action or actions will not be instituted under such statutes at future date. In the event such enforcement actions were initiated, the College could be liable for the costs of removing or otherwise treating pollutants or contaminants locate at the Project sites. In addition, under applicable environmental statutes, in the event an enforcement action is initiated, a lien superior to any Certificate holders’ lien, if any, could attach to the Project, which may adversely affect the Certificate holders’ rights.

Other Factors

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

DESCRIPTION OF THE CERTIFICATES

Introduction

This Official Statement, including the cover page and all appendices, is provided to set forth certain information with respect to the College, the Certificates, and the companies involved. None of the references to or summaries of the laws of the State of Iowa or any documents referred to in this Final Official Statement purport to be complete, and all such references are qualified in their entirety by reference to the complete provisions thereof.

Description of Certificates

The Certificates are dated the date of delivery (expected to be on or about June 5, 2024) and will be issued as fully registered certificates in the denomination of \$5,000 or any integral multiple thereof and, when issued, will be registered in the name of Cede & Co., as Certificate holder and nominee of the Depository Trust Company, New York, New York (“DTC”). DTC will act as securities depository for the Certificates. Purchases of the Certificates will be made in book-entry form. Purchasers of the Certificates will not receive certificates representing their interest in the Certificates purchased. So long as DTC or its nominee, Cede & Co., is the Certificate holder, the principal and interest on the Certificates will be paid to DTC, which will in turn remit such principal and interest to its participants for subsequent dispersal to the beneficial owners of the Certificates as described herein. Disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants as more fully described in **APPENDIX B**.

The Certificates will bear interest from their dated date at such rates and mature on the dates and in the amounts set forth herein, with interest being payable December 1, 2024 and semiannually thereafter on the first day of June and December in each year until maturity or earlier redemption. Interest will be computed on the basis of a 360-day year of twelve 30-day months. Payments of principal and interest shall be made to the registered holders thereof or to their designated agents as the same appear on the books of the Registrar.

Authority

The Certificates are issued pursuant to the provisions of Chapter 260E of the Code of Iowa, as amended (the “Act”), and in conformity with a resolution of the Board of Directors of the College authorizing the issuance of the Certificates (the “Resolution”).

Projects

The Certificates are issued for the purpose of paying a portion of the costs of training arrangements and new jobs training programs (the “Projects”) which are the subject of and in conformity with certain Industrial New Jobs Training Agreements (the “Agreements”) between the College and the Companies described under “**THE COMPANIES**” herein.

Security

The Certificates constitute a valid and binding obligation of the College, payable from the Net Revenues. The “Net Revenues” are the revenues and funds derived from the Agreements, held in a special fund (the “Revenue Fund”) and pledged to the payment of the Certificates. The sources of Net Revenues include new jobs credit from withholding to be received or derived from new employment resulting from the Projects (1½% of the wages paid on the new jobs created); supplemental new jobs credit from withholding to be received or derived from new employment resulting from the Projects (an additional 1½% of the wages paid on those jobs for which the employer has agreed to pay wages of at least the “laborshed wage” established by the Iowa Economic Development Authority); and tuition, student fees or special charges, if any, fixed by the Board of Directors of the College to defray program costs. The Projects are sized in order that the anticipated Net Revenues are sufficient to meet the debt service requirements of the Certificates as the same become due. Additional security is provided by a Reserve Fund to be applied, until depleted, to pay interest and principal payments due on the Certificates.

In the event such Net Revenues are not available and appropriated in any year as provided by the Act and in the Agreement, all the taxable real property in the Merged Area is subject to ad valorem taxation without limitation as to rate or amount (the “Standby Tax”) to pay the Certificates, all except as limited by bankruptcy, insolvency, moratorium, reorganization and other similar laws relating to the enforcement of creditors’ rights generally and except that enforcement by equitable and similar remedies, such as mandamus, is subject to the exercise of judicial discretion. The Standby Tax has been levied by the Resolution for the payment of debt service on the Certificates and the College is required by law to include in its annual tax levy the principal and interest coming due on the Certificates to the extent the necessary funds are not provided from other sources.

Optional Redemption

The Certificates due June 1, 2025 - 2030, inclusive, are not subject to optional redemption prior to maturity. The Certificates due June 1, 2031 - 2034, inclusive, are subject to optional redemption prior to maturity in whole or in part on any date on or after June 1, 2030 at a price of par and accrued interest. If less than all the Certificates are called, they shall be redeemed in any order of maturity as determined by the College and within any maturity by lot. So long as Certificates are held by DTC, the College 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 each maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed.

The Registrar will give written notice of redemption, identifying the Certificates (or portions thereof) to be redeemed not less than thirty (30) days prior to the date fixed for redemption to the registered owner of each Certificate (or portion thereof) to be redeemed. Failure to give such written notice to any registered owner of the Certificates (or portions thereof) or any defect therein shall not affect the validity of any proceedings for the redemption of other Certificates (or portions thereof). Written notice will be deemed completed upon transmission to the owner of record of the Certificate. All Certificates (or portions thereof) so 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 at that time.

Sources and Uses of Proceeds

The proceeds of the Certificates, other than any accrued interest and except as may be provided below, shall be credited to the Project Fund and used to pay the costs of the Projects and the costs of issuance of the Certificates including, but not limited to, underwriting fees, municipal advisor fees, printing costs, and bond counsel fees and expenses. Proceeds of the Certificates shall also be used to fund the Reserve Fund and to pay all College expenses relating to the administration of the new jobs training projects.

The estimated sources and uses of proceeds of the Certificates is as follows:

SOURCES:	
The Certificates	\$2,095,000.00
Total.....	\$2,095,000.00
 USES:	
Underwriter’s Discount	\$ 16,760.00
Legal and Issuance Costs	39,805.00
Reserve Fund	209,500.00
College Administration Expense.....	408,525.00
State Administration Expense	20,950.00
New Jobs Training Project	<u>1,399,460.00</u>
Total.....	\$2,095,000.00

Summary of the Resolution and Parity Certificates

The Board of Directors of the College is expected to adopt the Resolution on May 13, 2024. Under the Resolution, the College pledges the Net Revenues to the payment of the Certificates (as described previously under “**DESCRIPTION OF THE CERTIFICATES - Security**” herein). A copy of the Resolution shall be filed in the office of the County Auditors of each county contained within the Merged Area. For the purpose of further securing and providing funds to pay the principal and interest of the Certificates, there has been levied and appropriated to the Revenue Fund for each future year the following direct annual tax, the Standby Tax, on all of the taxable real property in the Merged Area:

Preliminary <u>Amount</u>	Fiscal Year (July 1 to June 30) <u>of Collection(1)</u>
\$293,586.....	2024/25
315,250.....	2025/26
304,250.....	2026/27
288,250.....	2027/28
277,500.....	2028/29
261,750.....	2029/30
251,250.....	2030/31
235,750.....	2031/32
225,500.....	2032/33
215,250.....	2033/34

Note: (1) For example, a levy made and certified against the taxable valuations of January 1, 2023, will be collected during the fiscal year commencing July 1, 2024.

Provided, however, that the College may direct the adjustment and corresponding reduction of any levy of taxes made whenever funds on hand from any source other than taxation and which may be appropriated to the payment of the Certificates are available in the Revenue Fund. The College does not currently anticipate levying the Standby Tax to pay debt service on the Certificates.

Additional certificates (the “Parity Certificates”) may be issued on a parity and equality of rank with the Certificates with respect to the lien and claim of such Parity Certificates to the Net Revenues, for the following purposes and under the following conditions, but not otherwise:

- (a) For the purpose of refunding any of the Certificates or Parity Certificates which shall have matured or which shall mature not later than three months after the date of delivery of refunding certificates and for the payment of which there shall be insufficient money in the Sinking Fund and the Reserve Fund; and
- (b) For the purpose of the Projects or additional projects, so long as Net Revenues are sufficient to secure the Certificates and the Parity Certificates. Parity Certificates must be payable as to principal and as to interest on the same month and date as the Certificates.

THE COMPANIES

Cold Link Logistics Sioux City, LLC

Certificate Amount: \$540,000

Number of New Jobs: 44

Cold Link Logistics Sioux City, LLC, a Miami, Florida-based cold storage warehousing firm, has committed to purchase 40 acres to construct a multi-phased cold storage facility to serve the growing food processing industry in the Sioux City region. The new jobs will be added at the Sioux City, Iowa location.

Knife River Midwest, LLC

Certificate Amount: \$180,000

Number of New Jobs: 13

Knife River Midwest, LLC provides construction materials and contracting services in the western, central and southern United States. Service include asphalt paving, concrete paving, curb and gutter, sidewalk and driveways. The new jobs will be added at the Sioux City, Iowa location.

Seaboard Triumph Foods, LLC

Certificate Amount: \$905,000

Number of New Jobs: 120

Seaboard Triumph Foods, LLC, a pork processing manufacturer, is an integrated food company, with farm operations and pork processing. Together, Seaboard Foods and Triumph Foods have aligned their farm operations and pork processing, including genetics, pig nutrition, animal care, food safety and product quality, to ensure consistent, wholesome premium pork products to its customers.

The production facility in Sioux City manufactures raw materials and transports them to bacon processing plants in Salt Lake City, Utah, Missoula, Montana and St. Joseph, Missouri. The new jobs will be added at the Sioux City, Iowa location.

TEC Equipment, Inc.

Certificate Amount: \$470,000

Number of New Jobs: 30

TEC Equipment, Inc. is a Mack and Volvo full-service truck and trailer dealerships in North America operating in eight states, offering service, parts and new and used trucks and trailers, financing and insurance in addition they have a 2600 unit leasing/rental service. The new jobs will be added at the Sioux City, Iowa location.

THE COLLEGE

The College was established in 1966 when the Iowa State Board of Public Instruction accepted a plan submitted by Ida, Monona, Plymouth and Woodbury counties to merge the total areas for the creation of an Area Vocation-Technical School. The school was given the name Western Iowa Tech Community College and instructional activities began in January 1967.

The main campus is situated on a 205-acre site on the eastern edge of Sioux City, Iowa. All buildings have been constructed since 1970, including buildings completed in 1994 and 2005. The College has continued to grow offering students the benefits of modern, well-appointed facilities. In 2008 the College added new housing, in 2009 The Security Institute, in 2011, a new student center and most recently the College completed another new dormitory which opened in the Fall of 2014. The new dormitory houses 180 students. Programs in agribusiness, nursing, and the mechanical technologies are in operation at locations throughout the Merged Area.

The College is accredited by and a member of the North Central Association of Colleges and Schools. The College is an approved State-supported community college. The individual programs within the College are accredited by appropriate associations within their respective fields.

The College offers programs of adult and continuing education, lifelong learning, community education, and up to two years of liberal arts, pre-professional, or occupational instruction partially fulfilling the requirements for a baccalaureate degree, but confers no more than an associate degree. The College also offers up to two years of vocational or technical education, training or retraining to persons who are preparing to enter the labor market. The College maintains campuses in Sioux City, Cherokee, Denison, Mapleton, and LeMars, Iowa, and has its administrative offices in Sioux City, Iowa.

College Organization and Services

The College is governed by a nine member Board of Directors. The Board members are elected from the nine districts in the twelve-county service area. The College is regulated by the Iowa State Department of Education.

The College employs approximately 724 regular full and part-time employees including adjunct instructors and temporary seasonal employees. The full-time faculty of the College are represented by the Education Association under a three-year contract which expires on August 15, 2026.

Enrollment History

The College annually enrolls approximately 6,900 full-time and part-time credit students and serves approximately an additional 12,000 registrants in continuing education programs and courses.

College Enrollment(1)

<u>Fiscal Year</u>	<u>Total Credit Hours</u>	<u>FTE Enrollment</u>
2014.....	111,033	5,414
2015.....	112,980	5,469
2016.....	114,801	5,675
2017.....	95,394	4,732
2018.....	96,357	4,641
2019.....	95,167	4,638
2020.....	96,982	4,549
2021.....	90,469	4,210
2022.....	88,830	4,306
2023.....	88,817	4,370

Note: (1) Source: the College and the Iowa Department of Education.

Educational Facilities

Located within the Merged Area service area are 21 public school districts. The public school districts and their total student enrollments and population are listed below.

<u>School District</u>	<u>Certified Enrollment October 2023(1)</u>	<u>District Population(2)</u>
Akron-Westfield.....	537.5	2,802
Ar-We-Va.....	292.7	2,893
Charter Oak-Ute.....	278.2	1,889
Cherokee.....	1,039.3	6,068
Denison.....	1,958.5	10,474
Galva-Holstein.....	458.0	2,593
Hinton.....	562.1	3,072
Kingsley-Pierson.....	465.0	2,664
Lawton-Bronson.....	612.4	3,130
Le Mars.....	2,199.0	13,619
Maple Valley-Anthon Oto.....	574.5	3,832
Odebolt Arthur Battle Creek Ida Grove.....	903.5	5,481
Remsen-Union.....	317.0	3,150
River Valley.....	371.1	2,772
Schleswig.....	238.0	1,553
Sergeant Bluff-Luton.....	1,437.7	6,309
Sioux City.....	14,588.6	83,288
West Monona.....	578.8	3,961
Westwood.....	532.9	3,961
Whiting.....	192.7	1,153
Woodbury Central.....	509.2	3,127
Total.....	29,955.0	167,195

Notes: (1) Source: Iowa Department of Education.
 (2) Source: National Center for Education Statistics - EDGE.

SOCIOECONOMIC INFORMATION

The following statistical and demographic information has been compiled to provide potential investors an opportunity to better understand the economic condition of the underlying credit. The tables and data summarize the information from a representative sample of cities and counties within the Merged area. The information is not intended to provide a complete analysis of the area economy. The information was obtained from sources believed to be reliable and the College has no reason to doubt the validity of the information supplied.

Population

The Counties in the Merged Area are listed below. These figures are for the entire respective counties, even though only a portion of each county may be within the boundaries of the Merged Area.

Population(1)

<u>County</u>	<u>2020</u>	<u>2010</u>	<u>2000</u>	<u>1990</u>	<u>1980</u>
Buena Vista	20,823	20,260	20,411	19,965	20,774
Carroll	20,760	20,816	21,421	21,423	22,951
Cherokee	11,658	12,072	13,035	14,098	16,238
Crawford	16,525	17,096	16,942	16,775	18,935
Harrison	14,582	14,928	15,666	14,730	16,348
Ida	7,005	7,089	7,837	8,365	8,908
Monona.....	8,751	9,243	10,020	10,034	11,692
Plymouth.....	25,698	24,986	24,849	23,388	24,743
Sac	9,814	10,350	11,529	12,324	14,118
Shelby.....	11,746	12,167	13,173	13,230	15,043
Sioux.....	35,872	33,704	31,589	29,903	30,813
Woodbury	105,941	102,172	103,877	98,276	100,884

Note: (1) Source: U.S. Census.

Employment

The table below is a list of certain major employers located in the Merged Area Counties.

Major Area Employers(1)

<u>County</u>	<u>Name</u>	<u>Product/Service</u>	<u>Employment(2)</u>
Buena Vista.....	Tyson Fresh Meats, Inc.....	Meat Packing and Processing.....	4,500
Multiple Counties.....	Smithfield Foods.....	Meat Packing and Processing.....	2,610
Woodbury.....	Seaboard Triumph Foods, LLC.....	Meat Packing and Processing.....	2,400
Woodbury.....	Sioux City Community School District.....	Education.....	2,380
Woodbury.....	Bomgaars.....	Hardware Store.....	2,100
Woodbury.....	MercyOne Siouxland Medical Center.....	Health Care.....	1,560
Plymouth.....	Wells Enterprises, Inc.....	Ice Cream & Frozen Desserts.....	1,500
Woodbury.....	Unity Point Health - St. Luke's.....	Health Care.....	1,450
Woodbury.....	185 th Iowa Air National Guard, Sioux City.....	National Defense.....	1,395
Woodbury.....	Hy-Vee Food Stores.....	Grocery Store.....	1,025
Woodbury.....	City of Sioux City.....	Government.....	865
Multiple Counties.....	Pella Corporation.....	Windows.....	860
Buena Vista.....	Hillshire Brands Co.....	Meat Packing and Processing.....	775
Multiple Counties.....	Western Iowa Tech Community College.....	Higher Education.....	700
Woodbury.....	Sabre Industries, Inc.....	Radio & TV Communications Equipment.....	550

Notes: (1) Source: Area Chamber of Commerce and the 2021 Iowa Manufacturers database.
 (2) Include part-time employees.

The following table shows the annual average unemployment rates for certain Counties, the State and the United States. These figures are for the entire respective counties, even though only a portion of each county may be within the boundaries of the Merged Area.

Annual Average Unemployment Rates(1)(2)

Calendar Year	Cherokee County	Crawford County	Ida County	Monona County	Plymouth County	Woodbury County	State of Iowa	United States
2015	5.1%	4.1%	3.1%	4.3%	2.8%	3.7%	3.7%	5.3%
2016	3.6%	5.4%	2.5%	4.0%	2.5%	3.5%	3.6%	4.9%
2017	2.5%	4.0%	2.3%	3.6%	2.3%	3.1%	3.1%	4.4%
2018	2.2%	3.5%	2.0%	2.8%	1.9%	2.5%	2.6%	3.9%
2019	2.4%	3.5%	1.9%	2.9%	2.2%	2.6%	2.7%	3.7%
2020(3)	3.7%	5.1%	3.5%	4.7%	3.5%	5.2%	5.2%	8.1%
2021(3)	3.1%	4.7%	2.9%	4.0%	2.8%	3.9%	3.8%	5.4%
2022	2.4%	4.2%	2.3%	2.9%	2.2%	2.8%	2.8%	3.6%
2023	2.5%	4.8%	2.1%	2.8%	2.1%	2.9%	2.9%	3.6%
2024(4)	2.7%	6.5%	2.9%	3.7%	2.0%	3.2%	3.3%	4.2%

- Note: (1) Source: Iowa Workforce Development.
 (2) Not seasonally adjusted.
 (3) The increase in unemployment rates may be attributable to the COVID-19 pandemic. See "CERTAIN CERTIFICATE HOLDERS RISKS – Potential Impact of The Coronavirus" herein.
 (4) Preliminary rates for the month of February 2024.

Agriculture

Shown below are agricultural statistics of the Counties in the Merged Area and certain data comparing the Counties with statewide averages:

Average Value Per Acre(1)

County	2019	2020	2021	2022	2023
Buena Vista	\$ 9,210	\$ 9,361	\$12,222	\$14,709	\$14,648
Carroll	8,566	8,834	11,394	13,682	13,710
Cherokee	8,776	9,023	11,730	14,140	14,162
Crawford	7,979	8,250	10,835	13,060	13,274
Harrison	7,321	7,376	9,560	11,557	11,905
Ida	8,372	8,534	11,210	13,512	13,736
Monona	6,640	6,795	9,033	10,887	11,253
Plymouth	9,284	9,452	12,416	14,965	15,214
Sac	9,093	9,290	11,987	14,397	14,425
Shelby	7,884	7,878	10,237	12,372	12,750
Sioux	10,297	10,549	13,701	16,516	16,521
Woodbury	6,873	7,014	9,318	11,230	11,597
State of Iowa	7,432	7,559	9,751	11,411	11,835

- Note: (1) Source: Cooperative Extension Service - Iowa State University.

Retail Sales

The Department of Revenue of the State of Iowa provides retail sales figures based on sales tax reports for years ending June 30. The Department of Revenue figures provide recent data to confirm trends in retail sales activity in the Counties.

Retail Taxable Sales(1)

County	Year Ended June 30				
	2018	2019	2020	2021	2022
Buena Vista	\$ 199,426,430	\$ 201,649,895	\$ 207,183,258	\$ 212,745,253	\$ 222,910,934
Carroll	314,815,915	318,894,260	309,092,505	327,321,392	367,911,996
Cherokee	106,199,276	109,173,096	111,327,233	122,840,401	129,467,943
Crawford	146,274,517	157,113,390	133,469,052	142,188,855	135,749,109
Harrison	74,054,894	72,520,719	72,223,702	77,911,520	74,110,367
Ida	49,857,608	53,980,640	53,422,119	55,180,679	52,302,301
Monona	51,503,351	54,205,489	53,299,049	59,244,807	57,286,777
Plymouth	211,315,481	224,272,149	216,088,367	234,705,562	235,710,504
Sac	60,986,869	63,800,476	67,547,777	77,378,181	82,750,668
Shelby	84,911,657	83,723,175	84,423,279	91,058,449	102,059,429
Sioux	387,181,713	410,535,329	413,049,271	441,612,085	585,398,200
Woodbury	<u>1,733,986,866</u>	<u>1,708,036,124</u>	<u>1,682,145,488</u>	<u>1,812,461,163</u>	<u>1,891,705,197</u>
Total	\$3,420,514,577	\$3,457,904,742	\$3,403,271,100	\$3,773,137,961	\$4,051,936,979

Note: (1) Source: Iowa Department of Revenue.

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DEBT INFORMATION

After issuance of the Certificates, the College will have outstanding \$17,335,000* principal amount of Industrial New Jobs Training Certificates which are expected to be paid from proceeds from anticipated job credits from withholding taxes, budgeted reserves and in the case of an insufficiency of such sources, from standby property taxes. In addition, the College has outstanding approximately \$8,725,000 principal amount of dormitory revenue debt.

Debt Limitation

The amount of general obligation debt a political subdivision of the State can incur is controlled by the constitutional debt limit, which is an amount equal to 5% of the actual value of taxable property within the corporate limits, taken from the last County Tax list. According to and based upon the January 1, 2022 property valuations, for taxes payable in September 2023 and March 2024, the College's debt limit, based upon said valuation, amounts to the following:

2022 100% Actual Valuation of Property	\$17,466,362,569
Constitutional Debt Limit	\$ 873,318,128
Outstanding Bonds Applicable to Debt Limit:	
Industrial New Jobs Training Certificates.....	<u>\$ 17,335,000*</u>
Total Applicable Debt	<u>\$ 17,335,000*</u>
Remaining Debt Capacity.....	\$ 855,983,128*

The College does not expect to issue any additional general obligation debt in calendar year 2024.

Summary of Outstanding General Obligation Bonded Debt(1) (Principal Only)

Industrial New Jobs Training Certificates:	
Taxable Series 2014-1	\$ 200,000
Taxable Series 2015-1	260,000
Taxable Series 2016-1	255,000
Taxable Series 2017-1	2,010,000
Taxable Series 2018-1	3,515,000
Taxable Series 2019-1	310,000
Taxable Series 2020-1	725,000
Taxable Series 2021-1	3,340,000
Taxable Series 2022-1	1,925,000
Taxable Series 2023-1	2,700,000
The Certificates(2).....	<u>2,095,000</u>
Total(2).....	<u>\$17,335,000</u>

Notes: (1) Source: the College.
 (2) Subject to change.

*Subject to change.

General Obligation Debt(1)
 (Principal Only)

Fiscal Year Ending June 30	Industrial New Jobs Training Certificates(2)									
	Series 2014-1	Series 2015-1	Series 2016-1	Series 2017-1	Series 2018-1	Series 2019-1	Series 2020-1	Series 2021-1	Series 2022-1	Series 2023-1
2024.....	\$200,000	\$130,000	\$85,000	\$505,000	\$ 710,000	\$ 55,000	\$ 105,000	\$ 420,000	\$ 220,000	\$ 255,000
2025.....	0	130,000	85,000	505,000	710,000	55,000	105,000	420,000	215,000	275,000
2026.....	0	0	85,000	500,000	705,000	50,000	105,000	420,000	215,000	275,000
2027.....	0	0	0	500,000	695,000	50,000	105,000	420,000	215,000	275,000
2028.....	0	0	0	0	695,000	50,000	105,000	415,000	215,000	275,000
2029.....	0	0	0	0	0	50,000	105,000	415,000	215,000	275,000
2030.....	0	0	0	0	0	0	95,000	415,000	215,000	275,000
2031.....	0	0	0	0	0	0	0	415,000	215,000	265,000
2032.....	0	0	0	0	0	0	0	0	200,000	265,000
2033.....	0	0	0	0	0	0	0	0	0	265,000
Total.....	\$200,000	\$260,000	\$255,000	\$2,010,000	\$3,515,000	\$310,000	\$725,000	\$3,340,000	\$1,925,000	\$2,700,000

Fiscal Year Ending June 30	Total Outstanding General Obligation Debt	The Certificates(3)	Total General Obligation Debt(3)	Cumulative Retirement(3)	
				Amount	Percent
2024.....	\$ 2,685,000	\$ 0	\$ 2,685,000	\$ 2,685,000	15.49%
2025.....	2,500,000	190,000	2,690,000	5,375,000	31.01%
2026.....	2,355,000	220,000	2,575,000	7,950,000	45.86%
2027.....	2,260,000	220,000	2,480,000	10,430,000	60.17%
2028.....	1,755,000	215,000	1,970,000	12,400,000	71.53%
2029.....	1,060,000	215,000	1,275,000	13,675,000	78.89%
2030.....	1,000,000	210,000	1,210,000	14,885,000	85.87%
2031.....	895,000	210,000	1,105,000	15,990,000	92.24%
2032.....	465,000	205,000	670,000	16,660,000	96.11%
2033.....	265,000	205,000	470,000	17,130,000	98.82%
2034.....	0	205,000	205,000	17,335,000	100.00%
Total.....	\$15,240,000	\$2,095,000	\$17,335,000		

- Notes: (1) Source: the College.
 (2) Industrial New Jobs Training Certificates are retired by proceeds from anticipated job credits from withholding taxes, incremental property tax, budgeted reserves, and in the case of an insufficiency of such sources, from standby property taxes.
 (3) Subject to change.

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Statement of Bonded Indebtedness(1)(2)

College Actual Value, January 1, 2022	\$17,466,362,569
College Taxable Value, January 1, 2022	\$11,743,136,969

	Total Applicable G.O. Debt	Ratio to College Actual Valuation	Ratio to College Taxable Valuation	Per Capita (2020 Pop. Est. 167,195)
Direct General Obligation Bonded Debt(3)(4).....	\$ 17,335,000	0.10%	0.15%	\$ 103.68
Less: Direct Debt Paid From Non Property Tax Sources(3)(4)	(17,335,000)	(0.110)	(0.15%)	(103.68)
Net Direct GO Bonded Debt.....	\$ 0	0.00%	0.00%	\$ 0.00
Overlapping Debt:				
Schools	\$ 56,119,519	0.32%	0.48%	\$ 335.65
Cities	179,929,781	1.03%	1.53%	1,076.17
Counties	50,690,374	0.29%	0.43%	303.18
Total Overlapping Debt.....	<u>\$286,739,674</u>	<u>1.64%</u>	<u>2.44%</u>	<u>\$1,715.11</u>
Total Net Direct General Obligation and Overlapping Bonded Debt(3).....	\$286,739,674	1.64%	2.44%	\$1,715.11

College Actual Value, January 1, 2022 Per Capita	\$104,467.01
College Taxable Value, January 1, 2022 Per Capita.....	\$ 70,236.17

- Notes: (1) Source: the College, Audited Financial Statements and Treasurer of the State of Iowa, Outstanding Obligations Report, debt as of June 30, 2022 for the Cities, School Districts and Counties.
 (2) As of the date of issuance for direct bonded debt and June 30, 2022 for Overlapping Debt.
 (3) Subject to change.
 (4) Includes in Industrial New Jobs Training Certificates, which are expected to be paid by proceeds from anticipated job credits from withholding taxes.

PROPERTY ASSESSMENT AND TAX INFORMATION

Property Tax Assessment

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

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

Percentages for Taxable Valuation After Rollbacks(1)

<u>Fiscal Year</u>	<u>Residential</u>	<u>Multi- Residential</u>	<u>Ag Land & Buildings</u>	<u>Commercial & Industrial</u>
2016/17.....	55.6259%	86.2500%	46.1068%	90.0000%
2017/18.....	56.9391%	82.5000%	47.4996%	90.0000%
2018/19.....	55.6209%	78.7500%	54.4480%	90.0000%
2019/20.....	56.9180%	75.0000%	56.1324%	90.0000%
2020/21.....	55.0743%	71.2500%	81.4832%	90.0000%
2021/22.....	56.4094%	67.5000%	84.0305%	90.0000%
2022/23.....	54.1302%	63.7500%	89.0412%	90.0000%
2023/24.....	54.6501%	n/a	91.6430%	90.0000%
2024/25.....	46.3428%	n/a	71.8370%	90.0000%

- Notes: (1) Source: the Iowa Department of Revenue.
 (2) In assessment year 2023 (applicable to fiscal year 2024/25 valuations), the taxable value rollback rate is 46.3428% of actual value for residential property; 71.8370% of actual value for agricultural property and 100.0000% of the actual value of utility property. The residential taxable rollback rate of 46.3428% applies to the value of each property unit of commercial, industrial and railroad property that exceeds zero dollars (\$0), but does not exceed one hundred fifty thousand dollars (\$150,000), with a taxable value rollback rate of 90.0000% to the value that exceeds one hundred fifty thousand dollars (\$150,000).

Property is assessed on a calendar year basis. The assessments finalized as of January 1 of each year are applied to the following fiscal year. For example, the assessments finalized on January 1, 2022, are used to calculate tax liability for the tax year starting July 1, 2023 through June 30, 2024.

Property Tax Collection

Each county is required by State law to collect all tax levies within its jurisdiction and remit, before the fifteenth of each month, the amount collected through the last day of the preceding month to underlying units of government, including the College. Property tax payments are made at the office of each county treasurer in full or one-half by September 30 and March 31, pursuant to the Code of Iowa, Sections 445.36 and 445.37. Where the first half of any property tax has not been paid by October 1, such installment becomes delinquent. If the second installment is not paid, it becomes delinquent on April 1. Delinquent taxes and special assessments are subject to a penalty at the rate of one and one-half percent per month, to a maximum of eighteen percent per annum.

If taxes are not paid when due, the property may be offered at the regular tax sale on the third Tuesday of June following the delinquency date. Purchasers 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 the payment of taxes. A property owner may redeem from the regular tax sale, but failing redemption within two years, the tax sale purchaser is entitled to a deed which in general conveys the title free and clear of all liens except future installments of taxes.

Actual (100%) Valuations for the College(1)(2)

Property Class	Fiscal Year:	2020/21	2021/22	2022/23	2023/24	Preliminary
	Levy Year January 1:	2019	2020	2021	2022	2024/25 2023
Residential		\$ 7,515,728,214	\$ 7,546,252,885	\$ 8,278,376,177	\$ 9,146,228,098	\$11,364,804,721
Agricultural		3,590,032,569	3,598,110,512	3,623,565,549	3,627,462,577	4,820,449,814
Commercial		1,983,164,522	2,078,649,178	2,198,657,013	2,221,024,573	2,564,146,948
Industrial		752,790,609	832,179,092	938,487,426	1,017,207,652	1,173,126,466
Multi-residential(3).....		297,686,367	322,125,279	406,401,625	0	0
Railroad.....		163,343,218	171,365,401	180,575,439	195,118,826	207,833,505
Utilities without Gas and Electric(4)		142,719,001	134,237,919	121,930,058	103,790,216	104,623,531
Gas and Electric Utilities(4)		1,023,601,539	1,018,082,722	979,495,430	1,162,452,465	1,331,435,541
Other.....		5,300,023	4,455,000	4,860,000	4,860,000	5,346,000
Less: Military Exemption.....		(13,481,398)	(12,914,300)	(12,347,758)	(11,781,838)	(56,432,075)
Total		\$15,460,884,665	\$15,692,543,688	\$16,720,000,959	\$17,466,362,569	\$21,515,334,451
Percent Change +(-).....		(1.52%)(5)	1.50%	6.55%	4.46%	23.18%

- Notes: (1) Source: the Iowa Department of Management.
- (2) Includes tax increment finance (TIF) valuations used in the following amounts:

January 1:	2019	2020	2021	2022	2023
TIF Valuation	\$672,289,531	\$730,318,696	\$903,359,154	\$903,583,097	\$1,117,413,487

- (3) Included in Residential Property Class starting with January 1, 2021 valuations.
- (4) See **"PROPERTY ASSESSMENT AND TAX INFORMATION - Utility Property Tax Replacement"** herein.
- (5) Based on 2018 Actual Valuation of \$15,698,892,247.

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For the January 1, 2023 levy year, the College’s Taxable Valuation was comprised of approximately 42% residential, 28% agriculture, 17% commercial, 8% industrial, 4% utilities, 1% railroad, and less than 1% other and military exemption.

Taxable (“Rollback”) Valuations for the College(1)(2)

Property Class	Fiscal Year: Levy Year January 1:	2020/21 2019	2021/22 2020	2022/23 2021	2023/24 2022	Preliminary 2024/25 2023
Residential		\$ 4,139,234,335	\$ 4,256,795,977	\$ 4,481,100,858	\$ 4,998,499,796	\$ 5,266,768,293
Agricultural		2,925,273,458	3,023,510,170	3,226,468,891	3,324,315,495	3,462,866,476
Commercial		1,784,848,183	1,870,784,380	1,978,791,404	1,822,777,026	2,074,469,162
Industrial		677,511,550	748,961,183	846,102,899	900,136,764	1,033,936,565
Multi-residential(3).....		212,101,722	217,434,930	259,081,214	0	0
Railroad.....		147,008,908	154,228,869	162,517,904	173,481,705	186,869,645
Utilities without Gas and Electric(4)		142,719,001	132,289,979	121,930,058	103,790,216	104,623,531
Gas and Electric Utilities(4)		492,729,452	443,491,610	415,014,406	427,543,805	443,771,705
Other.....		4,770,023	4,009,500	4,374,000	4,374,000	4,745,914
Less: Military Exemption.....		(14,097,770)	(13,481,398)	(12,347,758)	(11,781,838)	(56,490,575)
Total		\$10,512,715,234	\$10,838,592,298	\$11,483,033,876	\$11,743,136,969	\$12,521,560,716
Percent Change +(-).....		6.93%(5)	3.10%	5.95%	2.27%	6.63%

- Notes: (1) Source: the Iowa Department of Management.
 (2) Includes tax increment finance (TIF) valuations used in the following amounts:

January 1:	2019	2020	2021	2022	2023
TIF Valuation	\$660,429,809	\$716,722,318	\$881,779,413	\$897,761,397	\$1,067,726,802

- (3) Included in Residential Property Class starting with January 1, 2021 valuations.
 (4) See “PROPERTY ASSESSMENT AND TAX INFORMATION - Utility Property Tax Replacement” herein.
 (5) Based on 2018 Taxable Valuation of \$9,831,630,106.

Levy Year January 1, 2023 College Valuation By County(1)

	100% Actual Value	Percent of Total	Taxable Value	Percent of Total
Buena Vista	\$ 49,353,640	0.23%	\$ 35,238,780	0.28%
Carroll	164,646,626	0.77%	110,256,800	0.88%
Cherokee	1,159,471,600	5.39%	692,387,133	5.53%
Crawford	2,096,709,737	9.75%	1,293,407,183	10.33%
Harrison	10,654,840	0.05%	6,959,782	0.06%
Ida	1,278,590,921	5.94%	823,943,007	6.58%
Monona.....	1,578,632,990	7.34%	982,234,618	7.84%
Plymouth.....	4,047,365,576	18.81%	2,336,766,471	18.66%
Sac	26,489,371	0.12%	18,214,959	0.15%
Shelby.....	47,868,173	0.22%	31,282,142	0.25%
Sioux.....	8,885,387	0.04%	5,821,363	0.05%
Woodbury	11,046,665,590	51.34%	6,185,048,478	49.40%
Total.....	\$21,515,334,451	100.00%	\$12,521,560,716	100.00%

- Note: (1) Source: the Iowa Department of Management.

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The following shows the trend in the College's tax extensions and collections.

Tax Extensions and Collections(1)

Levy Year	Collection Year	Property & Utility Tax Replacement	Amount Levied Property Tax Only	Amount Property & Utility Tax Collected(2)	Percent Collected
2013.....	2014-15	\$5,867,864	\$5,538,559	\$5,866,373	99.97%
2014.....	2015-16	5,929,141	5,574,186	5,936,594	100.13%
2015.....	2016-17	6,120,960	5,777,685	6,102,258	99.69%
2016.....	2017-18	6,767,346	6,428,656	6,774,838	100.11%
2017.....	2018-19	8,589,306	8,101,141	8,523,582	99.23%
2018.....	2019-20	8,373,493	7,924,723	8,272,271	98.79%
2019.....	2020-21	8,717,583	8,281,616	8,803,149	100.98%
2020.....	2021-22	9,295,227	8,887,946	9,319,899	100.27%
2021.....	2022-23	9,731,459	9,350,561	9,731,923	100.00%
2022.....	2023-24	10,236,014	9,832,454	--In Collection--	

- Notes: (1) Source: the College.
 (2) Includes current and delinquent taxes.

Principal Taxpayers(1)

Taxpayer Name	Business/Service	January 1, 2022 Taxable Valuation(2)
Mid American Energy Company	Utility	\$ 416,781,744
CF Industries Nitrogen LLC	Agriculture	157,463,321
Union Pacific Railroad Corporation	Railroad	100,705,543
CF Industries Properties LLC.....	Agriculture	97,701,350
Seaboard Triumph Foods, LLC.....	Meat Processing.....	86,447,776
Wells Enterprises, Inc.....	Ice Cream Processing	63,058,599
NEW Cooperative, Inc.	Agriculture	49,029,734
SCE Partners LLC.....	Commercial	48,647,447
Dakota Access Pipeline.....	Gas Pipeline.....	46,055,174
Southern Hills Mall LLC	Commercial	39,896,414
Total		\$1,105,787,102
Ten Largest Taxpayers as Percent of College's 2022 Actual Valuation (\$11,743,136,969).....		9.42%

- Notes: (1) Source: the Counties.
 (2) Every effort has been made to seek out and report the largest taxpayers. However, many of the taxpayers listed contain multiple parcels and it is possible that some parcels and their valuations have been overlooked.

Property Tax Rates

All taxable real property within the Merged Area is taxed by each county at a rate not to exceed \$0.2025 per \$1,000 of assessed value on such property for the operation of the area vocational school or the area community college such as the College. In addition to the tax authorized for the operation of a merged area community college, the voters in any merged area may vote a tax not to exceed \$0.2025 per \$1,000 of assessed value for a period not to exceed ten years for capital improvements to the merged area. Under certain conditions, the Board may by resolution extend said tax for additional ten year periods. The College adopted a resolution in December 2018 extending the Plant Fund Levy for an additional ten years beginning July 1, 2023 through June 30, 2033. The board of directors of a merged area may also certify a levy not to exceed \$0.03 per \$1,000 of assessed value for equipment replacement and they are authorized to levy to pay certain insurance expenses of the merged area. In addition, upon voter approval, the College can institute a property tax that generates \$0.06 per \$1,000 of assessed valuation. The voters of the College approved, at an election held in September 2015, the Equipment Levy for a \$0.06 per \$1,000 of assessed valuation for ten years. Under certain conditions, the Board may by resolution extend said tax for additional ten year periods. The College adopted a resolution in December 2018 extending the Equipment Levy for an additional ten years beginning July 1, 2025 through June 30, 2035. The additional \$0.06 per \$1,000 levy can only be used for Instructional Equipment.

The property tax rates for the College from levy year 2018 through levy year 2022 are shown below:

Property Tax Rates(1)
 (Per \$1,000 Actual Valuation)

Fiscal Year: Levy Year:	2019/20 <u>2018</u>	2020/21 <u>2019</u>	2021/22 <u>2020</u>	2022/23 <u>2021</u>	2023/24 <u>2022</u>
College:					
Unrestricted General Fund	\$0.20250	\$0.20250	\$0.20250	\$0.20250	\$0.20250
Unemployment Compensation.....	0.00000	0.00000	0.00000	0.00000	0.00000
Tort Liability	0.03443	0.03437	0.04497	0.02643	0.02566
Insurance	0.37278	0.35033	0.34063	0.35549	0.37637
Early Retirement.....	0.00000	0.00513	0.03773	0.04104	0.04678
Equipment Replacement	0.09000	0.09000	0.09000	0.09000	0.09000
Standby.....	0.00000	0.00000	0.00000	0.00000	0.00000
Plant Fund.....	0.20250	0.20250	0.20250	0.20250	0.20250
Bond & Interest Fund (Debt Service)	<u>0.00000</u>	<u>0.00000</u>	<u>0.00000</u>	<u>0.00000</u>	<u>0.00000</u>
Total College	<u>\$0.90221</u>	<u>\$0.88483</u>	<u>\$0.91833</u>	<u>\$0.91796</u>	<u>\$0.94381</u>

Note: (1) Source: the Iowa Department of Management.

Tax Levy Procedures

The Certificates are general obligations of the College, payable from and secured by a continuing ad valorem tax levied against all of the taxable real property within the boundaries of the College. See “**DESCRIPTION OF THE CERTIFICATES – Security**” and “**PROPERTY ASSESSMENT AND TAX INFORMATION**” herein for more details.. As part of the budgetary process each fiscal year, the College will have an obligation to request a debt service levy to be applied against all of the taxable real property within the corporate limits of the College. A failure on the part of the College to make a timely levy request or a levy request by the College that is inaccurate or is insufficient to make full payments of the debt service of the Certificates for a particular fiscal year may cause Certificate holders to experience delay in the receipt of distributions of principal of and/or interest on the Certificates. In the event of a default in the payment of principal of or interest on the Certificates, there is no provision for acceleration of maturity of the principal of the Certificates. Consequently, the remedies of the owners of the Certificates (consisting primarily of an action in the nature of mandamus requiring the College and certain other public officials to perform the terms of the Resolution for the Certificates) may have to be enforced from year to year.

Notwithstanding the foregoing, Iowa Code section 76.2 provides 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 auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditor(s) 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.”

Utility Property Tax Replacement

Property owned by entities involved primarily in the production, delivery, service and sale of electricity, natural gas and rate-regulated water utilities (“Utilities”) pay a replacement tax based upon the delivery of energy by Utilities in lieu of property taxes. All replacement taxes are allocated among local taxing bodies by the State Department of Revenue and the Department of Management. This allocation is made in accordance with a general allocation formula developed by the Department of Management on the basis of general property tax equivalents. Utility properties paying the replacement tax are exempt from the levy of property tax by political subdivisions. In addition to the replacement tax, Utility property will continue to be valued by a special method as provided in the statute and taxed at the rate of three cents per one thousand dollars for the general fund of the State.

By statute, the replacement tax collected by the State and allocated among local taxing bodies (including the College) shall be treated as property tax when received and shall be disposed of by the county treasurer as taxes on real estate. It is possible that the general obligation debt capacity of the College could be adjudicated to be proportionately reduced in future years if Utility property were determined to be other than “taxable property” for purposes of computing the College’s debt limit under Article XI of the Constitution of the State of Iowa. There can be no assurance that future legislation will not (i) operate to reduce the amount of debt the College can issue or (ii) adversely affect the College’s ability to levy taxes in the future for the payment of the principal of and interest on its outstanding debt obligations, including the Certificates. Approximately 4% of the College’s levy year 2022 taxable valuation currently is utility property.

Property Tax Legislation

Over time, the Iowa Legislature has modified the process and calculation of taxable valuations for various classifications of property. For example, in 2013 maximum annual taxable value growth due to revaluation of residential and agricultural property was reduced from 4% to 3%, rollback calculations were modified, a new multi-residential classification was created, and an appropriation made to replace some lost tax revenue due to rollbacks. In 2019, the process for hearings on total maximum property tax dollars under certain levies in the College’s budget was modified and a super-majority vote required to raise taxes above a prescribed formula. In 2021, the multi-residential classification was removed, and a phase out of the appropriation for rollback initiated. In 2023, SF 181 was signed into law by the Governor on February 20, 2023, effective upon enactment. SF 181 reduced the residential rollback for the 2022 assessment year (affecting Fiscal Year 2023/24) from 56.4919% to 54.6501%. The residential rollback for Fiscal Year 2025 is 46.3428%. This will result in a reduction in taxable valuation in the residential, commercial, industrial and railroad property classes upon which the College levies property taxes. HF718 was signed into law by Governor Reynolds on May 4, 2023, with certain divisions effective upon enactment.

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 College or have an adverse impact on the future tax collections of the College. Purchasers of the Certificates 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 Certificates and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending federal or state tax legislation.

Notwithstanding any modifications to property tax revenues that may result from prior or any pending or future legislation, the Certificates are secured by an unlimited ad valorem property tax as described more fully in the “**SECURITY AND SOURCE OF PAYMENT**” herein.

FINANCIAL INFORMATION

Financial Reports

The College’s financial statements are audited annually by certified public accountants. The College’s financial statements are prepared in conformity with U.S. generally accepted accounting principles as prescribed by the Governmental Accounting Standards Board. See **APPENDIX A** for more detail.

No Consent or Updated Information Requested of the Auditor

The tables and excerpts (collectively, the “Excerpted Financial Information”) contained in this “**FINANCIAL INFORMATION**” section are from the audited financial statements of the College, including the audited financial statements for the fiscal year ended June 30, 2023 (the “2023 Audit”). The 2023 Audit has been prepared by Henjes, Conner & Williams, P.C., Certified Public Accountants, Dakota Dunes, South Dakota, (the “Auditor”), and received by the College. The College has not requested the Auditor to update information contained in the Excerpted Financial Information and the 2023 Audit; nor has the College requested that the Auditor consent to the use of the Excerpted Financial Information and the 2023 Audit in this Official Statement. The inclusion of the Excerpted Financial Information and the 2023 Audit in this Official Statement in and of itself is not intended to demonstrate the fiscal condition of the College since the date of the 2023 Audit. Questions or inquiries relating to financial information of the College since the date of the 2023 Audit should be directed to the College.

Summary Financial Information

The following tables are summaries and do not purport to be the complete audits, copies of which are available upon request. See **APPENDIX A** for the College’s 2023 Audit. The College’s Current Funds – Unrestricted balance for the fiscal year ending June 30, 2024 is expected to increase by approximately \$158,000. The College has certified and approved the fiscal year 2025 budget.

Statement of Net Position(1)(2)

	Audited as of June 30				
	2019	2020	2021	2022	2023
ASSETS:					
Current Assets:					
Cash and Pooled Investments	\$ 38,592,076	\$ 39,869,423	\$ 44,816,549	\$ 48,419,570	\$ 51,060,523
Receivables:					
Accounts (Net).....	2,778,812	3,957,048	3,257,606	5,122,001	5,332,135
Property Tax.....	8,373,493	8,717,583	9,295,227	9,731,459	10,236,014
Iowa Industrial New Jobs Training Program.....	139,058	0	0	0	0
Pledges	110,650	110,550	141,325	129,575	73,234
Due from Other Governments.....	1,511,533	1,414,721	4,221,708	1,827,895	1,560,795
Lease Receivable.....	0	0	0	1,389,438	130,383
Prepaid Expenses	3,420,597	3,133,245	3,385,379	3,417,860	3,566,663
Inventories.....	412,334	325,186	340,853	293,955	292,355
Total Current Assets.....	<u>\$ 55,338,553</u>	<u>\$ 57,527,756</u>	<u>\$ 65,458,647</u>	<u>\$ 70,331,753</u>	<u>\$ 72,252,102</u>
NONCURRENT ASSETS:					
Restricted Cash and Pooled Investments	\$ 1,087,814	\$ 1,101,454	\$ 731,469	\$ 732,203	\$ 755,544
Lease Receivable.....	0	0	0	0	1,134,813
Other Investments	4,720,487	4,949,182	6,306,198	5,538,671	6,675,055
Pledges Receivable.....	262,975	249,038	287,857	165,156	101,500
Capital Assets (Net).....	53,366,556	52,513,463	53,027,356	53,314,180	53,494,219
Total Noncurrent Assets	<u>\$ 59,437,832</u>	<u>\$ 58,813,137</u>	<u>\$ 60,352,880</u>	<u>\$ 59,750,210</u>	<u>\$ 62,161,131</u>
DEFERRED OUTFLOWS OF RESOURCES:					
Pension Related Deferred Outflows.....	\$ 1,807,003	\$ 1,481,864	\$ 1,736,234	\$ 1,148,422	\$ 1,279,765
OPEB Related Deferred Outflows.....	0	0	0	390,995	338,158
Total Deferred Outflows of Resources	<u>\$ 1,807,003</u>	<u>\$ 1,481,864</u>	<u>\$ 1,736,234</u>	<u>\$ 1,539,417</u>	<u>\$ 1,617,923</u>
Total Assets and Deferred Outflows.....	<u>\$116,583,388</u>	<u>\$117,822,757</u>	<u>\$127,547,761</u>	<u>\$131,621,380</u>	<u>\$136,031,156</u>

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Statement of Net Position(1)(2)
 (continued)

	Audited as of June 30				
	2019	2020	2021	2022	2023
LIABILITIES AND NET POSITION:					
Current Liabilities:					
Payables:					
Accounts	\$ 3,358,261	\$ 2,916,888	\$ 3,992,019	\$ 4,775,692	\$ 4,083,404
Iowa Industrial New Jobs Training Program.....	0	1,320,338	2,795,865	3,187,637	5,018,187
Salaries and Benefits Payable	1,089,336	1,180,823	1,329,828	1,441,843	1,467,489
Accrued Interest	74,890	69,214	49,671	47,726	51,217
Early Retirement Payable	86,100	625,690	233,206	182,790	153,815
Advances from Others	3,650,374	3,568,231	4,189,392	4,124,959	4,166,765
Compensated Absences	855,949	874,511	786,755	868,529	919,991
Deposits Refundable	64,663	64,630	48,129	63,266	71,589
Deposits Held in Custody for Others	205,069	66,902	120,446	0	0
Current Portion of Capital Lease Obligation	33,312	35,023	27,443	0	0
Certificates Payable.....	2,720,000	2,815,000	2,665,000	2,595,000	2,685,000
Bonds Payable	600,000	610,000	470,000	495,000	505,000
IT Subscription Liability.....	0	0	0	0	319,778
Lease Agreements Payable.....	0	0	0	20,082	26,493
Total Current Liabilities	<u>\$ 12,737,954</u>	<u>\$ 14,147,250</u>	<u>\$ 16,707,754</u>	<u>\$ 17,802,524</u>	<u>\$ 19,468,728</u>
NONCURRENT LIABILITIES:					
Early Retirement Payable	\$ 158,577	\$ 678,524	\$ 537,012	\$ 431,732	\$ 361,311
Capital Lease Obligations (Net)	62,466	27,443	0	0	0
Paycheck Protection Program (PPP) Liability	0	0	91,252	0	0
Certificates Payable.....	13,280,000	11,495,000	13,005,000	12,540,000	12,555,000
Bonds Payable	13,130,000	12,520,000	9,220,000	8,725,000	8,220,000
IT Subscription Liability.....	0	0	0	0	527,735
Lease Agreements Payable.....	0	0	0	177,923	200,223
Net Pension Liability	6,140,173	5,658,024	7,020,559	136,394	3,956,716
Net OPEB Liability	612,322	418,153	391,032	761,651	696,141
Total Noncurrent Liabilities	<u>\$ 33,383,538</u>	<u>\$ 30,797,144</u>	<u>\$ 30,264,855</u>	<u>\$ 22,772,700</u>	<u>\$ 26,517,126</u>
Total Liabilities.....	<u>\$ 46,121,492</u>	<u>\$ 44,944,394</u>	<u>\$ 46,972,609</u>	<u>\$ 40,575,224</u>	<u>\$ 45,985,854</u>
DEFERRED INFLOW OF RESOURCES:					
Unavailable Property Tax Revenue	\$ 8,373,493	\$ 8,717,583	\$ 9,295,227	\$ 9,731,459	\$ 10,236,014
Lease Related Deferred Inflows.....	0	0	0	1,389,438	1,265,196
OPEB Related Deferred Inflows	21,045	183,902	158,299	132,696	107,093
Pension Related Deferred Inflows.....	356,939	875,488	185,885	5,225,624	613,001
Total Deferred Inflows of Resources	<u>\$ 8,751,477</u>	<u>\$ 9,776,973</u>	<u>\$ 9,639,411</u>	<u>\$ 16,479,217</u>	<u>\$ 12,221,304</u>
NET POSITION:					
Net Invested in Capital Assets	\$ 39,636,556	\$ 39,383,463	\$ 43,337,356	\$ 43,896,175	\$ 43,694,990
Restricted:					
Nonexpendable:					
Scholarships and Grants	635,925	655,925	665,925	675,925	1,195,450
Expendable:					
Scholarships and Grants	3,636,893	3,585,718	3,937,975	4,044,563	4,134,032
Loans	325,802	338,967	338,967	347,967	357,967
Debt Service.....	3,262,276	6,213,370	8,193,524	10,351,988	12,759,747
Cash Reserve.....	678,851	678,851	678,851	678,851	678,851
Other	1,498,530	1,498,089	3,463,560	2,780,237	3,445,582
Unrestricted	<u>12,035,586</u>	<u>10,747,007</u>	<u>10,319,583</u>	<u>11,791,233</u>	<u>11,557,379</u>
Total Net Position	<u>\$ 61,710,419</u>	<u>\$ 63,101,390</u>	<u>\$ 70,935,741</u>	<u>\$ 74,566,939</u>	<u>\$ 77,823,998</u>
Total Liabilities, Deferred Inflows and Net Position	<u>\$116,583,388</u>	<u>\$117,822,757</u>	<u>\$127,547,761</u>	<u>\$131,621,380</u>	<u>\$136,031,156</u>

Notes: (1) Source: Audited financial statements of the College for the fiscal years ended June 30, 2019 through 2023.
 (2) Includes the discrete component unit – Western Iowa Tech Community College Foundation.

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Statement of Revenues, Expenses and Changes in Net Position(1)(2)

	Audited Fiscal Year Ended June 30				
	2019	2020	2021	2022	2023
OPERATING REVENUES:					
Tuition and Fees (Net).....	\$ 11,120,416	\$ 11,360,671	\$ 11,268,804	\$ 11,254,293	\$ 11,998,795
Federal Appropriations	3,279,733	4,289,068	9,256,785	11,774,234	4,284,300
Sales and Services.....	183,550	204,761	202,237	209,089	164,730
Iowa Industrial New Jobs Training Program.....	3,928,584	1,939,933	2,052,649	2,781,052	1,762,595
Auxiliary Enterprises Revenue.....	4,883,744	4,301,664	4,656,590	4,999,217	5,056,518
Contribution and Pledges (Net).....	1,424,343	984,984	950,032	736,129	1,158,388
Miscellaneous.....	4,094,171	4,532,846	5,382,135	5,040,905	4,669,805
Total Operating Revenues.....	<u>\$ 28,914,541</u>	<u>\$ 27,613,927</u>	<u>\$ 33,769,232</u>	<u>\$ 36,794,919</u>	<u>\$ 29,095,131</u>
OPERATING EXPENSES:					
Education and Support:					
Liberal Arts and Sciences	\$ 3,345,299	\$ 3,263,012	\$ 2,954,026	\$ 2,612,569	\$ 2,876,708
Vocational Technical	10,525,668	10,794,824	11,696,013	10,834,503	10,843,292
Adult Education	3,103,533	2,831,438	2,531,160	2,872,146	2,926,096
Cooperative Services	4,567,432	2,629,912	3,616,532	4,574,260	3,011,167
Administration.....	2,210,674	2,594,262	4,330,750	3,796,538	3,121,794
Student Services	2,628,641	3,940,562	3,919,769	7,924,994	3,416,687
Learning Resources	240,700	236,978	235,891	212,773	208,822
Physical Plant.....	10,283,225	9,437,944	8,980,342	10,936,529	12,183,884
General Institution	7,907,533	9,094,595	8,571,859	8,746,514	8,761,712
Auxiliary Enterprises.....	3,654,177	3,431,134	3,286,587	3,825,224	4,312,235
Scholarships and Grants	636,506	836,810	2,716,605	2,733,228	2,805,167
Bad Debts and Collections Costs	0	0	0	1,000	0
Workforce Innovation and Opportunity Act.....	466,961	406,588	0	0	0
Fundraising Expenses	206,127	224,952	208,098	212,116	213,896
Depreciation/Amortization.....	4,561,790	4,395,278	4,195,855	4,460,928	4,737,376
Total Operating Expenses	<u>\$ 54,338,266</u>	<u>\$ 54,118,289</u>	<u>\$ 57,243,487</u>	<u>\$ 63,743,322</u>	<u>\$ 59,418,836</u>
Operating Income (Loss).....	<u>\$(25,423,725)</u>	<u>\$(26,504,362)</u>	<u>\$(23,474,255)</u>	<u>\$(26,948,403)</u>	<u>\$(30,323,705)</u>
NON-OPERATING REVENUES (EXPENSES):					
State Appropriations.....	\$ 13,600,508	\$ 13,858,479	\$ 15,844,406	\$ 16,856,281	\$ 17,086,914
Pell Grant	6,886,759	6,684,863	6,290,118	6,106,279	6,132,459
Property Tax.....	8,523,582	8,272,271	8,803,149	9,319,899	9,731,923
Earnings (Losses) on Investments.....	773,728	658,511	1,520,167	(586,852)	1,433,943
Gifts and Grants	354,251	217,685	289,740	120,146	389,832
Scholarships to WITCC Students	(789,009)	(977,856)	(820,753)	(665,149)	(652,371)
Gain on Sale of Capital Assets	290,701	72,052	167,621	11,491	139,997
Interest on Indebtedness	(947,597)	(890,672)	(808,353)	(582,494)	(624,317)
Net Non-Operating Revenues (Expenses).....	<u>\$ 28,692,923</u>	<u>\$ 27,895,333</u>	<u>\$ 31,286,095</u>	<u>\$ 30,579,601</u>	<u>\$ 33,638,380</u>
Change in Net Position.....	<u>\$ 3,269,198</u>	<u>\$ 1,390,971</u>	<u>\$ 7,811,840</u>	<u>\$ 3,631,198</u>	<u>\$ 3,314,675</u>
Net Position Beginning of Year	<u>\$ 58,441,221</u>	<u>\$ 61,710,419</u>	<u>\$ 63,123,901(3)</u>	<u>\$ 70,935,741</u>	<u>\$ 74,509,323(3)</u>
Net Position End of Year	<u>\$ 61,710,419</u>	<u>\$ 63,101,390</u>	<u>\$ 70,935,741</u>	<u>\$ 74,566,939</u>	<u>\$ 77,823,998</u>

Notes: (1) Source: Audited financial statements for the City for the fiscal years ended June 30, 2019 through 2023.
 (2) Includes the discrete component unit – Western Iowa Tech Community College Foundation.
 (3) Restated.

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**Balance Sheet(1)
 Current Funds - Unrestricted**

	Audited as of June 30				
	2019	2020	2021	2022	2023
ASSETS:					
Cash and Investments:					
Cash and Pooled Investments	\$20,129,635	\$19,085,481	\$18,468,533	\$20,963,021	\$18,874,094
Receivables:					
Accounts (Net).....	1,856,280	2,613,327	2,252,563	3,159,504	3,658,968
Property Tax.....	1,879,421	1,995,088	2,049,679	2,146,754	2,196,189
Due from Other Funds.....	8,495,159	9,276,231	10,266,340	9,490,303	11,400,289
Due from Other Governments.....	253,717	126,870	207,988	20,740	181,910
Lease Receivable.....	0	0	0	1,389,438	1,265,196
Prepaid Expenditures	362,566	416,123	346,706	439,960	491,655
Inventories.....	412,334	325,186	340,853	293,955	292,355
Restricted Cash and Pooled Investments	1,037,814	1,051,454	681,469	682,203	705,544
Total Assets.....	<u>\$34,426,926</u>	<u>\$34,889,760</u>	<u>\$34,614,131</u>	<u>\$38,585,878</u>	<u>\$39,066,200</u>
LIABILITIES AND NET POSITION:					
LIABILITIES:					
Payables:					
Accounts	\$ 1,599,857	\$ 1,680,106	\$ 2,021,754	\$ 2,587,664	\$ 1,783,984
Salaries and Benefits Payable	981,017	1,066,880	1,185,821	1,269,771	1,288,939
Due to Other Funds.....	14,170,679	13,992,694	14,284,074	14,739,344	15,248,431
Advances from Others.....	286,364	379,118	447,867	650,720	622,557
Early Retirement Payable.....	0	0	0	0	25,014
Compensated Absences.....	692,486	736,140	689,468	758,138	790,637
Deposits Refundable	64,663	64,630	48,129	63,266	71,589
Paycheck Protection Plan Liability.....	0	0	91,252	0	0
Total Liabilities.....	<u>\$17,795,066</u>	<u>\$17,919,568</u>	<u>\$18,768,365</u>	<u>\$20,068,903</u>	<u>\$19,831,151</u>
DEFERRED INFLOWS OF RESOURCES:					
Succeeding Year Property Tax.....	\$ 1,879,421	\$ 1,995,088	\$ 2,049,679	\$ 2,146,754	\$ 2,196,189
Lease Related Deferred Inflows.....	0	0	0	1,389,438	1,265,196
Total Deferred Inflows.....	<u>\$ 1,879,421</u>	<u>\$ 1,995,088</u>	<u>\$ 2,049,679</u>	<u>\$ 3,536,192</u>	<u>\$ 3,461,385</u>
NET POSITION:					
Unrestricted.....	\$ 5,472,022	\$ 5,655,659	\$ 5,830,986	\$ 6,011,487	\$ 6,172,120
Auxiliary Enterprises.....	9,280,417	9,319,445	7,965,101	8,969,296	9,601,544
Total Net Position	<u>\$14,752,439</u>	<u>\$14,975,104</u>	<u>\$13,796,087</u>	<u>\$14,980,783</u>	<u>\$15,773,664</u>
Total Liabilities, Deferred Inflows, and Net Position	<u>\$34,426,926</u>	<u>\$34,889,760</u>	<u>\$34,614,131</u>	<u>\$38,585,878</u>	<u>\$39,066,200</u>

Note: (1) Source: Audited financial statements of the College for the fiscal years ended June 30, 2019 through 2023.

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**Schedule of Revenues, Expenditures and Changes in Fund Balance(1)
 Current Funds - Unrestricted**

	Audited Fiscal Year Ended June 30				
	2019	2020	2021	2022	2023
REVENUES:					
General:					
State Appropriations	\$11,291,239	\$11,626,290	\$11,633,075	\$11,996,145	\$12,367,095
Tuition and Fees	17,458,788	17,330,974	17,066,444	16,890,109	17,692,804
Property Tax	1,795,114	1,855,519	2,014,176	2,055,904	2,146,834
Federal Appropriations	114,146	98,610	69,201	102,851	84,688
Sales and Services	183,550	204,761	202,237	209,089	164,730
Earnings on Investments	206,197	215,707	70,319	101,867	334,672
Miscellaneous	2,788,410	3,194,364	3,410,286	3,374,647	2,840,302
Total General Revenues	<u>\$33,837,444</u>	<u>\$34,526,225</u>	<u>\$34,465,738</u>	<u>\$34,730,612</u>	<u>\$35,631,125</u>
Auxiliary Enterprises:					
Federal Appropriations	\$ 18,416	\$ 10,409	\$ 4,107	\$ 5,535	\$ 6,284
Tuition and Fees	0	0	104,986	101,290	0
Sales and Services	4,717,667	4,116,802	4,288,156	4,292,065	4,312,215
Interest on Investments	279	14,062	618	780	28,667
Miscellaneous	147,382	160,391	258,723	599,547	709,352
Total Auxiliary Enterprises	<u>\$ 4,883,744</u>	<u>\$ 4,301,664</u>	<u>\$ 4,656,590</u>	<u>\$ 4,999,217</u>	<u>\$ 5,056,518</u>
Total Revenues	<u>\$38,721,188</u>	<u>\$38,827,889</u>	<u>\$39,122,328</u>	<u>\$39,729,829</u>	<u>\$40,687,643</u>
EXPENDITURES:					
Education and Support:					
Liberal Arts and Sciences	\$ 3,315,231	\$ 3,217,950	\$ 2,907,072	\$ 2,765,839	\$ 2,994,909
Vocational Technical	9,412,018	9,769,654	10,566,317	10,268,977	10,114,502
Adult Education	1,998,541	1,856,383	1,390,376	1,645,629	1,750,788
Cooperative Services	419,958	412,512	410,284	459,072	452,201
Administration	2,194,269	2,249,575	2,282,285	2,731,740	3,209,704
Student Services	2,584,508	2,885,979	2,830,479	3,296,496	3,557,670
Learning Resources	243,233	241,420	232,054	228,066	215,332
Physical Plant	4,920,193	4,660,924	4,927,060	5,227,886	5,234,471
General Institution	6,040,304	6,415,150	6,776,708	6,868,046	6,596,672
Total Education and Support	<u>\$31,128,255</u>	<u>\$31,709,547</u>	<u>\$32,322,635</u>	<u>\$33,491,751</u>	<u>\$34,126,249</u>
Auxiliary Enterprises	\$ 3,654,177	\$ 3,431,134	\$ 3,286,587	\$ 3,825,224	\$ 4,312,235
Total Expenditures and Other Deductions	<u>\$34,782,432</u>	<u>\$35,140,681</u>	<u>\$35,609,222</u>	<u>\$37,316,975</u>	<u>\$38,438,484</u>
Excess (Deficiency) of Revenues and Other Additions Over Expenditures and Other Deductions	\$ 3,938,756	\$ 3,687,208	\$ 3,513,106	\$ 2,412,854	\$ 2,249,159
TRANSFERS:					
Mandatory Transfers	\$ (1,031,564)	\$ (1,032,846)	\$ (3,431,611)	\$ (678,456)	\$ (673,413)
Non-Mandatory Transfers	<u>(2,303,499)</u>	<u>(2,431,697)</u>	<u>(1,283,023)</u>	<u>(549,702)</u>	<u>(782,865)</u>
Net	\$ 603,693	\$ 222,665	\$ (1,201,528)	\$ 1,184,696	\$ 792,881
Net Position Beginning of Year	<u>\$14,148,746</u>	<u>\$14,752,439</u>	<u>\$14,997,615(2)</u>	<u>\$13,796,087</u>	<u>\$14,980,783</u>
Net Position End of Year	<u>\$14,752,439</u>	<u>\$14,975,104</u>	<u>\$13,796,087</u>	<u>\$14,980,783</u>	<u>\$15,773,664</u>

Notes: (1) Source: Audited financial statements for the College for the fiscal years ended June 30, 2019 through 2023.
 (2) Restated.

REGISTRATION, TRANSFER AND EXCHANGE

See also **APPENDIX B – DESCRIBING BOOK-ENTRY-ONLY ISSUANCE** for information on registration, transfer and exchange of book-entry bonds. The Certificates will be initially issued as book-entry certificates.

The College shall cause books (the “Register”) for the registration and for the transfer of the Certificates to be kept at the principal office maintained for the purpose by the Registrar in Sioux City, Iowa. The College will authorize to be prepared, and the Registrar shall keep custody of, multiple certificate blanks executed by the College for use in the transfer and exchange of Certificates.

Any Certificate may be transferred or exchanged, but only in the manner, subject to the limitations, and upon payment of the charges as set forth in the Resolution. Upon surrender for transfer or exchange of any Certificate at the principal office maintained for the purpose by the Registrar, duly endorsed by, or accompanied by a written instrument or instruments of transfer in form satisfactory to the Registrar and duly executed by the registered owner or such owner's attorney duly authorized in writing, the College shall execute and the Registrar shall authenticate, date and deliver in the name of the registered owner, transferee or transferees (as the case may be) a new fully registered Certificate or Certificates of the same maturity and interest rate of authorized denominations, for a like aggregate principal amount.

The execution by the College of any fully registered Certificate shall constitute full and due authorization of such Certificate, and the Registrar shall thereby be authorized to authenticate, date and deliver such Certificate, provided, however, the principal amount of outstanding Certificates of each maturity authenticated by the Registrar shall not exceed the authorized principal amount of Certificates for such maturity less Certificates previously paid.

The Registrar shall not be required to transfer or exchange any Certificate following the close of business on the fifteenth day of the month next preceding an interest payment date on such Certificate (known as the record date), nor to transfer or exchange any Certificate after notice calling such Certificate for redemption has been mailed, nor during a period of fifteen days next preceding mailing of a notice of redemption of any Certificates.

The person in whose name any Certificate shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on any Certificates shall be made only to or upon the order of the registered owner thereof or such owner's legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Certificate to the extent of the sum or sums so paid.

No service charge shall be made for any transfer or exchange of Certificates, but the College or the Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Certificates except in the case of the issuance of a Certificate or Certificates for the unredeemed portion of a Certificate surrendered for redemption.

TAXABILITY OF INTEREST

General

The following discussion is a summary of certain Federal income tax consequences relating to the purchase, ownership, and disposition of the Certificates. This discussion does not purport to deal with all aspects of Federal income taxation that may affect particular investors in light of their individual circumstances, and is limited to investors who hold the Certificates as capital assets under Section 1221 of the Code, which generally means property held for investment. Prospective investors, particularly those subject to special rules, should consult their tax advisors regarding the consequences of purchasing, owning, and disposing of the Certificates for Federal income tax purposes, and for State and local tax purposes.

Interest Income Taxable

In general, interest on the Certificates is includable in the gross income of the owners thereof as ordinary interest income for Federal income tax purposes. Except for original issue discount, which accrues under special rules, interest income on the Certificates is so included in the gross income of the owners when accrued or received in accordance with the owner's regular method of Federal tax accounting.

Sale, Exchange, or Other Disposition

In general, upon the sale, exchange, or redemption of a Certificate, an owner will recognize taxable gain or loss in an amount equal to the difference between the amount realized and the owner's adjusted tax basis in the Certificate. An owner's adjusted tax basis in a Certificate generally will equal the owner's initial cost of the Certificate, plus any accrued original issue discount and accrued market discount previously included in the owner's taxable income. Such gain or loss generally will be capital gain or loss. Such gain or loss generally will be long-term capital gain or loss if the owner has held the Certificate for more than one year. Subject to various special rules, the Code currently provides preferential treatment for certain net long-term capital gains realized by individuals and generally limits the use by any taxpayer of capital losses to reduce ordinary income.

Backup Withholding and Information Reporting

In general, information reporting requirements will apply to non-corporate owners of Certificates with respect to payments of the principal of and interest on the Certificates and proceeds of sale of such Certificates before maturity. Backup withholding at a rate of 28% generally will apply to such payments unless the owner: (i) is a corporation or other exempt recipient and, when required, demonstrates that fact, or (ii) provides a correct taxpayer identification number, certifies under penalties of perjury when required that such owner is not subject to backup withholding, and has not been notified by the IRS that it has failed to report all interest and dividends required to be shown on its Federal income tax returns. Purchasers of the Certificates should consult their own tax advisors with respect to impacts of the taxability of interest.

Opinion

Bond Counsel's opinion is 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 College described in this section. No ruling has been sought from the Service with respect to the matters addressed in the opinion of Bond Counsel and Bond Counsel's opinion is not binding on the Service. Bond Counsel assumes no obligation to update its opinion after the issue date to reflect any further action, fact or circumstance, or change in law or interpretation, or otherwise. See "APPENDIX C" for a draft form of legal opinion for the Certificates.

Bond Counsel has approved the language included in this "TAXABILITY OF INTEREST" section but has not otherwise participated in the preparation of this Official Statement and will not pass upon its accuracy, completeness or sufficiency. Bond Counsel has not examined, nor attempted to examine or verify, any of the financial or statistical statements or data contained in this Official Statement, and will express no opinion with respect thereto.

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

CONTINUING DISCLOSURE

For the purpose of complying with paragraph (b)(5) of the Rule, the College will covenant and agree, for the benefit of the registered holders or beneficial owners from time to time of the outstanding Certificates to provide reports of specified information and notice of the occurrence of certain events, as hereinafter described (the "Disclosure Covenants"). The information to be provided on an annual basis, and the events as to which notice is to be given, is set forth in "APPENDIX D – Form of Continuing Disclosure Certificate". This covenant is being made by the College to assist the Underwriter(s) in complying with the Rule.

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

Pursuant to the Rule, during the last five years, the College failed to file certain operating data for its fiscal year ended June 30, 2019 and did not file notice of its failure to provide the aforementioned information on or before the date specified in its prior continuing disclosure undertakings.

Bond Counsel expresses no opinion as to whether the Disclosure Covenants comply with the requirements of Section (b)(5) of the Rule.

OPTIONAL REDEMPTION

Certificates due June 1, 2025 - 2030 inclusive, are not subject to optional redemption. Certificates due June 1, 2031 - 2034, inclusive, are subject to optional redemption in whole or in part on any date on or after June 1, 2030, at a price of par and accrued interest.

If less than all of the maturity is called for redemption, the College 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.

Thirty days’ written notice of redemption shall be given to the registered owner of the Certificate. Failure to give written notice to any registered owner of the Certificates or any defect therein shall not affect the validity of any proceedings for the redemption of the Certificates. All Certificates 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.

LITIGATION

There is no litigation of any nature now pending or threatened restraining or enjoining the issuance, sale, execution or delivery of the Certificates, or in any way contesting or affecting the validity of the Certificates or any proceedings of the College taken with respect to the issuance or sale thereof.

The College is currently involved in certain legal matters which are being defended and handled in the ordinary course of business. The liability, if any, associated with these matters is not determinable at this time. The College’s attorney and insurance carrier are defending the lawsuits, and it is the opinion of management that their resolution will not have a material effect on the College’s financial position.

LEGAL MATTERS

The Certificates are subject to approval as to certain legal matters by Ahlers & Cooney, P.C., Des Moines, Iowa, as Bond Counsel. Bond Counsel has not participated in the preparation of this Official Statement except for guidance concerning the section regarding “**TAXABILITY OF INTEREST**”, and will not pass upon its accuracy, completeness, or sufficiency. Bond Counsel has not examined nor attempted to examine or verify any of the financial or statistical statements, or data contained in this Official Statement, and will express no opinion with respect thereto. A legal opinion in substantially the form set forth in **APPENDIX C** to this Official Statement will be delivered at closing.

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

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

OFFICIAL STATEMENT AUTHORIZATION

This Official Statement has been authorized for distribution to prospective purchasers of the Certificates. All statements, information, and statistics herein are believed to be correct but are not guaranteed by the consultants or by the College, and all expressions of opinion, whether or not so stated, are intended only as such.

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

INVESTMENT RATING

The College has supplied certain information and material concerning the Certificates and the College to the rating service shown on the cover page, including certain information and materials which may not have been included in this Official Statement, as part of its application for an investment rating on the Certificates. A rating reflects only the views of the rating agency assigning such rating and an explanation of the significance of such rating may be obtained from such rating agency. Generally, such rating service bases its rating on such information and material, and also on such investigations, studies and assumptions that it may undertake independently. There is no assurance that such rating will continue for any given period of time or that it may not be lowered or withdrawn entirely by such rating service if, in its judgment, circumstances so warrant. Any such downward change in or withdrawal of such rating may have an adverse effect on the secondary market price of the Certificates. An explanation of the significance of the investment rating may be obtained from the rating agency: Moody's Investors Service, 7 World Trade Center at 250 Greenwich Street, New York, New York 10007, telephone 212-553-1658.

UNDERWRITING

The Certificates were offered for sale by the College at a public, competitive sale on May 13, 2024. The best bid submitted at the sale was submitted by _____ (the "Underwriter"). The College awarded the contract for sale of the Certificates to the Underwriter at a price of \$ _____ (reflecting the par amount of \$ _____, plus a reoffering premium of \$ _____, and less an Underwriter's discount of \$ _____). The Underwriter has represented to the College that the Certificates have been subsequently re-offered to the public initially at the yields or prices set forth in the Final Official Statement.

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

The Underwriter intends to engage in secondary market trading of the Certificates subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Certificates at the request of the holder thereof.

MUNICIPAL ADVISOR

The College has engaged Speer Financial, Inc. as municipal advisor (the “Municipal Advisor”) in connection with the issuance and sale of the Certificates. The Municipal Advisor is a Registered Municipal Advisor in accordance with the rules of the MSRB. The Municipal Advisor will not participate in the underwriting of the Certificates. The financial information included in the Official Statement has been compiled by the Municipal Advisor. Such information does not purport to be a review, audit or certified forecast of future events and may not conform with accounting principles applicable to compilations of financial information. The Municipal Advisor is not a firm of certified public accountants and does not serve in that capacity or provide accounting services in connection with the Certificates. The Municipal Advisor is not obligated to undertake any independent verification of or to assume any responsibility for the accuracy, completeness or fairness of the information contained in this Official Statement, nor is the Municipal Advisor obligated by the College’s continuing disclosure undertaking.

MISCELLANEOUS

Brief descriptions or summaries of the College, the Certificates, the Resolution and other documents, agreements and statutes are included in this Official Statement. The summaries or references herein to the Certificates, the Resolution and other documents, agreements and statutes referred to herein, and the description of the Certificates included herein, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entirety by reference to such documents, and the description herein of the Certificates is qualified in its entirety by reference to the form thereof and the information with respect thereto included in the aforesaid documents. Copies of such documents may be obtained from the College.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any of the estimates will be realized. This Official Statement is not to be construed as a contract or agreement between the College and the purchasers or Owners of any of the Certificates.

The attached **APPENDICES A, B, C, D, and E** are integral parts of this Official Statement and must be read together with all of the foregoing statements.

It is anticipated that CUSIP identification numbers will be printed on the Certificates, but neither the failure to print such numbers on any Certificates nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Certificates.

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

/s/ **TROY JASMAN**
Vice President Finance and Administrative Services
WESTERN IOWA TECH COMMUNITY COLLEGE
(Merged Area XII)
Sioux City, Iowa

APPENDIX A

WESTERN IOWA TECH COMMUNITY COLLEGE, IOWA

FISCAL YEAR 2023 AUDITED FINANCIAL STATEMENTS

WESTERN IOWA TECH COMMUNITY COLLEGE
SIOUX CITY, IOWA

INDEPENDENT AUDITOR'S REPORTS
BASIC FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

JUNE 30, 2023

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* * * * *

WESTERN IOWA TECH COMMUNITY COLLEGE

OFFICIALS

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Board of Directors (<u>After September, 2019 Election</u>)		
Dr. Robert Rasmus**	President	2023
Russell Wray*	Vice President	2025
Tricia Sutherland+	Member	2025
Derrick Franck	Member	2023
Al Aymar	Member	2025
Bill Anderson	Member	2025
Neal Adler	Member	2025
William Lyle^	Member	2023
Jeremy Ogle	Member	2023

Board of Directors (<u>After November, 2021 Election</u>)		
Dr. Robert Rasmus**	President	2023
Russell Wray*	Vice President	2025
Neal Adler@	Member	2025
Bill Anderson	Member	2025
William Lyle^	Member	2023
Tricia Sutherland+	Member	2025
Jeremy Ogle	Member	2023
Al Aymar	Member	2025
Derrick Franck	Member	2023

**Blanca Martinez replaced Dr. Robert Rasmus on April 11, 2022 through 2023

*Russell Wray sworn in as President on April 11, 2022

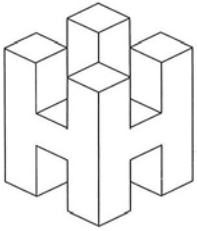
@Micah Lang replaced Neal Adler on May 8, 2023

^Linnea Fletcher replaced William Lyle on November 8, 2021

+Tricia Sutherland sworn in as Vice President on April 11, 2022

Community College

Dr. Terry Murrell	President
Troy A. Jasman	Vice President of Finance and Administrative Services, Board Treasurer
Brenda K. Wright	Board Secretary



**HENJES, CONNER &
WILLIAMS, P.C.**

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Western Iowa Tech Community College
Sioux City, Iowa

Opinions

We have audited the accompanying financial statements of the business-type activities and the discretely presented component unit of WESTERN IOWA TECH COMMUNITY COLLEGE, Sioux City, Iowa, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Community College's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the discretely presented component unit of Western Iowa Tech Community College, as of June 30, 2023, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Change in Accounting Principal

As discussed in Note 1 and 21 to the financial statements, Western Iowa Tech Community College adopted new accounting guidance, GASBS No. 96, Subscription-Based Information Technology Agreements. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, the Schedule of the Community College's Proportionate Share of the Net Pension Liability, Schedule of Community College Contributions, Notes to Required Supplementary Information - Pension Liability and the Schedule of Changes in the Community College's Total OPEB Liability, Related Ratios, and Notes on pages 6 - 13 and 54 - 61 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Western Iowa Tech Community College's basic financial statements. We previously audited, in accordance with the standards referred to in the third paragraph of this report, the financial statements for the nine years ended June 30, 2021 (which are not presented herein) and expressed unmodified opinions on those financial statements. The supplementary information included in Schedules 1 through 12, including the schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 7, 2023, on our consideration of Western Iowa Tech Community College's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Western Iowa Tech Community College's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Western Iowa Tech Community College's internal control over financial reporting and compliance.

Henry Conner + Williams P.C.
Certified Public Accountants

Dakota Dunes, South Dakota
November 7, 2023

WESTERN IOWA TECH COMMUNITY COLLEGE



Western Iowa Tech Community College

MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of Western Iowa Tech Community College provides this Management's Discussion and Analysis of the Community College's annual financial statements. This narrative overview and analysis of the financial activities is for the fiscal year ended June 30, 2023. We would encourage the reader to consider this information in conjunction with the Community College's financial statements which follow.

FINANCIAL HIGHLIGHTS

- The College implemented Governmental Accounting Standards Board Statement (GASBS) No. 96, Subscription-Based Information Technology Arrangements (SBITAs), during fiscal year 2023. The implementation of this standard revised certain asset and liability accounts related to SBITAs and resulted in a prior period restatement of net position of \$(57,616).
- Operating revenues decreased 22.5%, or \$8,122,047, from fiscal year 2022 (FY22). Tuition and fees net and auxiliary enterprises increased while federal appropriations, sales and services, Iowa Industrial New Jobs Training Program and miscellaneous decreased.
- Operating expenses decreased 6.8%, or \$4,326,423, from FY22 to FY23. Liberal arts and sciences, vocational technical, adult education, physical plant, general institution, auxiliary enterprises, scholarships and grants and depreciation/amortization increased while cooperative services, administration, student services, learning resources, bad debt and collection costs and fundraising expenses decreased.
- Net non-operating revenue increased 5.2%, or \$1,646,942, from FY22 due to an increase in state appropriations, Pell grant, property tax, earnings on investments, gifts and grants, gain on sale of capital assets, all offset by, an increase in interest on indebtedness.
- The Community College's net position increased 3.1%, or \$2,118,227 from FY22, which includes a prior period restatement of \$(57,615). More detailed information about the Community College's Accounting Change/Restatement is presented in Note 21 to the financial statements.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements and other information as follows:

Management's Discussion and Analysis introduces the basic financial statements and provides management's analytical overview of the Community College's financial activities.

The Basic Financial Statements consist of a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position and a Statement of Cash Flows. These provide information about the activities of the Community College as a whole and present an overall view of the Community College's finances.

Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

Required Supplementary Information presents the College's proportionate share of the net pension liability and related contributions, as well as presenting the Schedule of Changes in the Community College's Total OPEB Liability, Related Ratios and Notes.

Supplementary information provides detailed information about the individual funds. The Budgetary Comparison Schedule of Expenditures - Budget to Actual further explains and supports the financial statements with a comparison of the College's budget for the year. The Schedule of Expenditures of Federal Awards provides details of various programs benefiting the College.

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REPORTING THE COLLEGE'S FINANCIAL ACTIVITIES

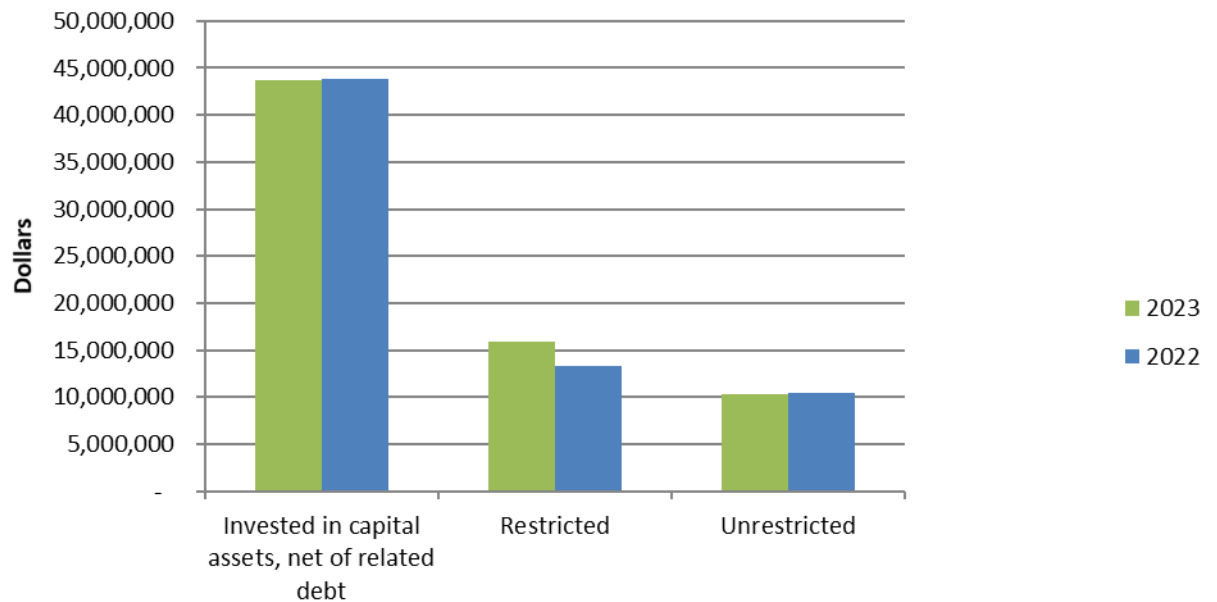
The Statement of Net Position

The Statement of Net Position presents the assets, liabilities and net position of the Community College as a whole, as of June 30, 2023 which is the end of the fiscal year. The Statement of Net Position is a point-in-time financial statement. The purpose of this statement is to present a fiscal snapshot of the Community College to the readers of the financial statements. The Statement of Net Position includes year-end information concerning current and non-current assets, current and non-current liabilities and net position (assets and deferred outflows less liabilities and deferred inflows). Over time, readers of the financial statements will be able to determine the Community College's financial position by analyzing the increases and decreases in net position. This statement is also a good source for readers to determine how much the Community College owes to outside vendors and creditors. The statement also presents the available assets that can be used to satisfy those liabilities.

Statement of Net Position

	June 30	
	2023	2022
Current assets	\$ 71,013,796	\$ 69,162,043
Non-Current Assets	55,384,576	54,046,383
Total Assets	<u>126,398,372</u>	<u>123,208,426</u>
Deferred Outflows of Resources	<u>1,617,923</u>	<u>1,539,417</u>
Total Assets and Deferred Outflows	<u>128,016,295</u>	<u>124,747,843</u>
Current Liabilities	19,464,972	17,801,260
Non-Current Liabilities	<u>26,517,126</u>	<u>22,772,700</u>
Total Liabilities	<u>45,982,098</u>	<u>40,573,960</u>
Deferred Inflows of Resources	12,221,304	16,479,217
Invested in Capital Assets, Net of Related Debt	43,694,990	43,896,175
Restricted	15,862,663	13,299,644
Unrestricted	<u>10,255,240</u>	<u>10,498,847</u>
Total Net Position	<u>69,812,893</u>	<u>67,694,666</u>
Total Liabilities, Deferred Inflows and Net Position	<u>\$ 128,016,295</u>	<u>\$ 124,747,843</u>

Comparison of Net Position



The largest portion of the Community College’s net position (62.6%) is invested in capital assets (e.g., land, buildings and equipment), less the related debt. The debt related to the capital assets is liquidated with resources other than capital assets. The restricted portion of the net position (22.7%) includes resources that are subject to external restrictions, constitutional provisions or enabling legislation on how they can be used. The remaining net position (14.7%) is the unrestricted net position which can be used to meet the Community College’s obligations as they come due.

Statement of Revenues, Expenses and Changes in Net Position

Changes in total net position as presented on the Statement of Net Position are based on the activity presented in the Statement of Revenues, Expenses and Changes in Net Position. The purpose of the statement is to present the revenues earned by the Community College, both operating and non-operating, and the expenses incurred by the Community College, both operating and non-operating, and any other revenues, expenses, gains and losses received or spent by the Community College.

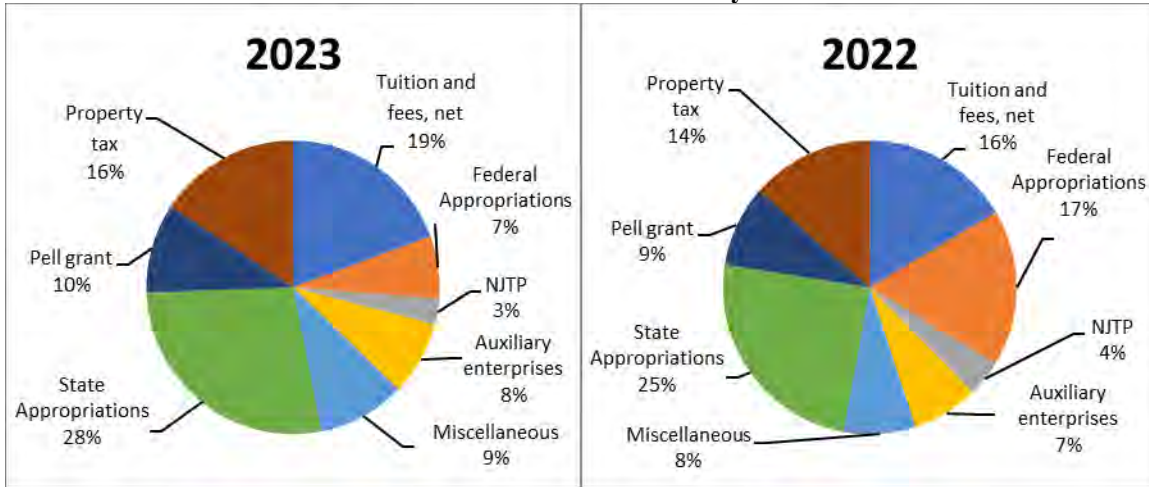
In general, a public community college, such as Western Iowa Tech Community College, will report an operating loss since the financial reporting model classifies state appropriations, Pell grants, and property tax as non-operating revenues. Operating revenues are received for providing goods and services to the students, customers and constituencies of the Community College. Operating expenses are those expenses paid to acquire or produce the goods and services provided in return for the operating revenues and to carry out the mission of the Community College. Non-operating revenues are revenues received for which goods and services are not directly provided. The utilization of capital assets is reflected in the financial statements as depreciation/amortization, which allocates the cost of an asset over its expected useful life.

Statement of Revenues, Expenses and Changes in Net Position

	Year Ended June 30,	
	2023	2022
Operating Revenues:		
Tuition and Fees, Net of Scholarship Allowances	\$ 11,998,795	\$ 11,254,293
Federal Appropriations	4,284,300	11,774,234
Sales and Services	164,730	209,089
Iowa Industrial New Jobs Training Program	1,762,595	2,781,052
Auxiliary Enterprise Revenues	5,056,518	4,999,217
Miscellaneous	4,669,805	5,040,905
Total Operating Revenue	<u>27,936,743</u>	<u>36,058,790</u>
Total Operating Expenses	<u>59,268,676</u>	<u>63,595,099</u>
Operating Loss	(31,331,933)	(27,536,309)
Non-Operating Revenues (Expenses)		
State Appropriations	17,086,914	16,856,281
Pell Grant	6,132,459	6,106,279
Property Tax	9,731,923	9,319,899
Earnings on Investments	767,458	147,878
Gifts and Grants	273,342	1,500
Gain (Loss) on Sale of Capital Assets	139,997	11,491
Interest on Indebtedness	<u>(624,317)</u>	<u>(582,494)</u>
Net Non-Operating Revenues	<u>33,507,776</u>	<u>31,860,834</u>
Change in Net Position	2,175,843	4,324,525
Net Position - Beginning of Year	67,694,666	63,370,141
Prior Period Restatement - Note 21	<u>(57,616)</u>	-
Net Position - Beginning of Year, As Restated	67,637,050	63,370,141
Net Position - End of Year	<u>\$ 69,812,893</u>	<u>\$ 67,694,666</u>

The Statement of Revenues, Expenses and Changes in Net Position reflects a positive year with an increase in the net position at the end of the fiscal year.

Total Revenues by Source



In fiscal year 2023, operating revenues decreased \$8,122,047 or 22.5%. The decrease was a result of the following changes:

Tuition and fees, net of scholarship allowances, increased \$744,502 due to higher enrollments and a modest tuition and fee increase offset by an increase in scholarship allowance.

Federal revenues decreased \$7,489,934 mainly due to a decrease of \$7,260,011 in funding from the Federal Coronavirus Aid, Relief, and Economic Security (CARES) Act, the Federal Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) and the Federal American Rescue Plan (ARP) Act. In addition, TRIO program funding decreased \$208,361 due mainly to timing of activities and related expenditures in the programs.

Sales and services decreased by \$44,359 mainly due to lower textbook sales for the high school concurrent enrollment programs.

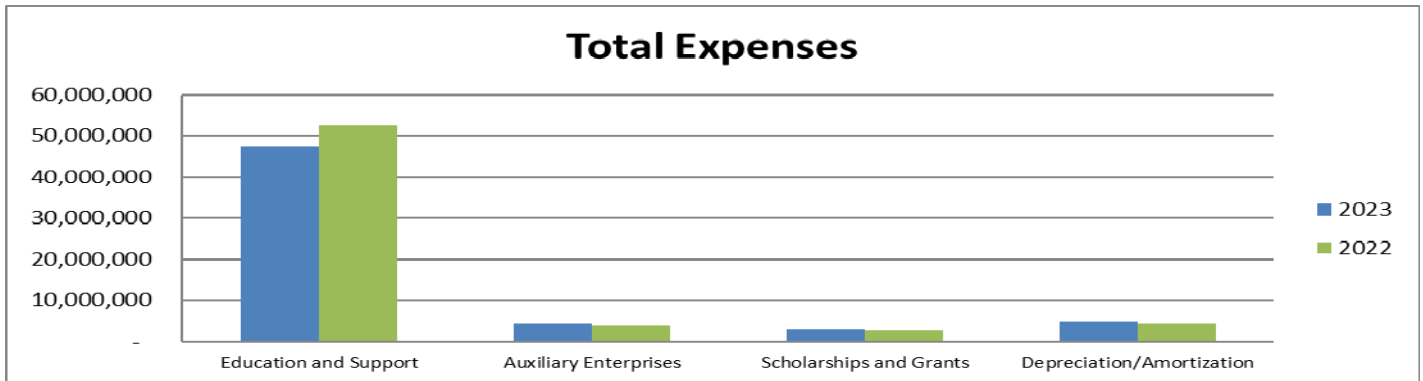
The Iowa Industrial New Jobs Training Program decreased \$1,018,457 mainly due to timing of collections from company tax withholding diversions and offsetting claim payments.

Auxiliary enterprises revenue increased \$57,301 due mostly to an increase in parts department sales, dormitory revenue, student clubs and organizations revenue and other revenue, which is mostly attributed to student laptop sales, all offset by a decrease in bookstore sales. More detailed information about the Community College's Auxiliary Enterprise accounts is presented in Schedule 5 – Schedule of Revenues, Expenditures and Changes in Fund Balances – Auxiliary Enterprises.

Miscellaneous revenues decreased \$371,100 mainly due to decreased activity in the functional areas of student services, physical plant and general institution, as well as, decreased activity in the Iowa Industrial New Jobs Training Program due to end of year program close-out activity.

Operating Expenses

	Year Ended June 30,	
	2023	2022
Education and Support:		
Liberal Arts and Sciences	\$ 2,876,708	\$ 2,612,569
Vocational Technical	10,843,292	10,834,503
Adult Education	2,926,096	2,872,146
Cooperative Services	3,011,167	4,574,260
Administration	3,121,794	3,796,538
Student Services	3,416,687	7,924,994
Learning Resources	208,822	212,773
Physical Plant	12,183,884	10,936,529
General Institution	8,761,712	8,746,514
Auxiliary Enterprises	4,312,235	3,825,224
Scholarships and Grants	2,805,167	2,733,228
Bad Debts and Collection Costs	-	1,000
Fundraising Expenses	63,736	63,893
Depreciation/Amortization	4,737,376	4,460,928
Total	\$ 59,268,676	\$ 63,595,099



In fiscal year 2023, operating expenses decreased \$4,326,423 or 6.8%. The following factors explain some of the changes:

Liberal Arts and Sciences, Vocational Technical and Adult Education, the three functions relating to student instruction, increased \$326,878. Cooperative Services decreased \$1,563,093 due primarily to decreased expenditures for the Iowa Industrial New Jobs Training Program. Administration decreased \$674,744 and Student Services decreased \$4,508,307, both due primarily to a reduction of expenditures related to the Federal Coronavirus Aid, Relief and Economic Security (CARES) Act, the Federal Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) and the Federal American Rescue Plan (ARP) Act to support COVID-19 relief efforts. Learning Resources decreased slightly by \$3,951. Physical Plant and General Institution increased by a total of \$1,262,553 due primarily to increased insurance expense and increased overall expenditures in Physical Plant. Auxiliary Enterprises increased \$487,011 due to increased costs in dormitory expenditures, increased costs in the Parts Department associated with student tool sets, increased costs for activities associated with student clubs and organizations and increased costs associated with the startup costs for the new athletic programs on campus. Bookstore operating expenses were slightly lower than the prior year. More detailed information about the Community College’s Auxiliary Enterprise accounts is presented in Schedule 5–Schedule of Revenues, Expenditures and Changes in Fund Balances–Auxiliary Enterprises. Scholarships and grants increased by \$71,939 due to routine activity. Depreciation/amortization increased by \$276,448.

Statement of Cash Flows

A statement included in Western Iowa Tech Community College's basic financial statements is the Statement of Cash Flows. This Statement of Cash Flows is an important tool in helping users assess the Community College's ability to generate future net cash flows, its ability to meet its obligations as they come due and its need for external financing. The Statement of Cash Flows presents information related to cash inflows and outflows, summarized by operating, non-capital financing, capital and related financing and investing activities.

Statement of Cash Flows

	Year Ended June 30,	
	2023	2022
Cash provided (used) by:		
Operating Activities	\$ (26,483,103)	\$ (22,648,099)
Non-Capital Financing Activities	32,801,723	31,421,109
Capital and Related Financing Activities	(4,525,121)	(5,451,072)
Investing Activities	722,517	94,230
Net Increase (Decrease) in Cash	<u>2,516,016</u>	<u>3,416,168</u>
Cash and Cash Equivalents - Beginning of Year	<u>47,379,435</u>	<u>43,963,267</u>
Cash and Cash Equivalents - End of Year	<u><u>\$ 49,895,451</u></u>	<u><u>\$ 47,379,435</u></u>

Cash provided by operating activities includes tuition and fees, grants and contracts, Iowa Industrial New Jobs Training Program (NJTP), and auxiliary enterprise revenue, net of payments to employees, suppliers and to NJTP recipients. Cash provided by non-capital financing activities includes state appropriations, Pell grant, local property tax received by the Community College, gifts and grants, interest received on leases receivable as well as issuance of debt and related debt principal and interest payments for the Iowa Industrial New Jobs Training Program. Cash used by capital and related financing activities represents the proceeds from debt for capital projects and equipment, the principal and interest payments on debt and the purchase of capital assets. Cash provided by investing activities includes investment income received as well as investment activities.

CAPITAL ASSETS AND DEBT ADMINISTRATION

At June 30, 2023, the Community College had approximately \$53.5 million invested in capital assets, net of accumulated depreciation and amortization of \$64.5 million. Depreciation and amortization charges totaled \$4,737,376 for Fiscal Year 2023. Details of the capital assets are shown below.

Capital Assets, Net, at Year End

	June 30	
	2023	2022
Land	\$ 1,066,603	\$ 874,907
Buildings	43,764,278	45,721,231
Construction in Progress	3,009,275	581,351
Right-to-Use Leased Equipment	220,693	194,610
Right-to-Use Subscription Asset	774,785	1,084,699
Furniture and Equipment	4,658,585	5,534,836
Total	<u><u>\$ 53,494,219</u></u>	<u><u>\$ 53,991,634</u></u>

Planned capital expenditures for the fiscal year to end June 30, 2024 and beyond include the construction of the Center for Inclusive Excellence, which is expected to be completed prior to the start of the Spring semester. Expected construction cost is \$436,000. The College also plans to construct a soccer field on the Sioux City, Iowa campus. Expected construction costs for the first phase of the project is \$697,902. The College is working on plans to create a Career Academy on the Denison, Iowa campus. The College plans to contribute \$2,000,000 to the joint project. Total construction costs are expected to be approximately \$5,000,000 to \$6,000,000. Funding for the projects will come from existing resources such as the Plant Fund and Auxiliary Fund. More detailed information about the Community College’s capital assets is presented in Note 4 to the financial statements.

DEBT

At June 30, 2023, the Community College had \$25.0 million in debt outstanding, a decrease of \$656,090 from 2022. The table below summarizes these amounts by type.

Outstanding Debt

	June 30	
	2023	2022
Lease Agreements Payable	\$ 226,717	\$ 198,005
IT Subscription Liability	847,513	1,142,315
NJTP Certificates Payable	15,240,000	15,135,000
Bonds Payable	8,725,000	9,220,000
Total	<u>\$ 25,039,230</u>	<u>\$ 25,695,320</u>

More detailed information about the Community College’s outstanding debt is presented in Note 8 to the financial statements.

ECONOMIC FACTORS

Western Iowa Tech Community College continued to improve its financial position during the current fiscal year. However, the current condition of the economy in the state, as well as the nation, continues to be a concern for Community College officials. Some of the realities that may potentially become challenges for the Community College to meet are:

- At the time of this reporting, state support for fiscal year 2024 is expected to increase \$410,030 from the prior fiscal year.
- While the College’s overall Fall semester headcount enrollment decreased by 1.5%, the credit hours increased by 1.4%. The decrease in headcount is attributable to the high school dual enrollment option. Traditional college student headcount increased 4.9% while credit hours increased 5.0%. The College continues to monitor enrollment activity and budgeted expenditures closely.
- Expenses will continue to increase. Costs associated with serving students will continue to increase. The increased cost of health insurance benefits continues to prove problematic in budgeting. The College has added athletics in the Fall of 2023 and will experience some start-up costs as well as ongoing costs for the athletic programs.
- Facilities at the Community College will continue to require constant maintenance and upkeep.

The Community College anticipates the current fiscal year will be much like the last and will maintain a close watch over resources to maintain the Community College’s ability to react to unknown issues.

CONTACTING THE COMMUNITY COLLEGE’S FINANCIAL MANAGEMENT

This financial report is designed to provide our customers, taxpayers in the community college merged area and our creditors with a general overview of the Community College’s finances and to demonstrate the Community College’s accountability for the resources it receives. If you have questions about the report or need additional financial information, contact Western Iowa Tech Community College, 4647 Stone Avenue, Sioux City, Iowa 51106.

BASIC FINANCIAL STATEMENTS

WESTERN IOWA TECH COMMUNITY COLLEGE

STATEMENT OF NET POSITION

JUNE 30, 2023

ASSETS

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>
<u>CURRENT ASSETS</u>		
Cash and Pooled Investments - Note 2	\$ 49,895,451	\$ 1,165,072
Receivables:		
Accounts (Net of Allowance of \$1,618,742)	5,332,135	
Property Tax	10,236,014	
Pledges		73,234
Due from Other Governments	1,560,795	
Lease Receivable - Note 7	130,383	
Prepaid Expenses	3,566,663	
Inventories - Note 3	292,355	
Total Current Assets	<u>\$ 71,013,796</u>	<u>\$ 1,238,306</u>
<u>NONCURRENT ASSETS</u>		
Restricted Cash and Pooled Investments - Note 2	\$ 755,544	
Lease Receivable - Note 7	1,134,813	
Other Investments - Note 18		\$ 6,675,055
Pledges Receivable		101,500
Capital Assets, Net of Accumulated Depreciation & Amortization - Note 4	53,494,219	
Total Noncurrent Assets	<u>\$ 55,384,576</u>	<u>\$ 6,776,555</u>
<u>DEFERRED OUTFLOWS OF RESOURCES</u>		
Pension Related Deferred Outflows - Note 9	\$ 1,279,765	
OPEB Related Deferred Outflows - Note 11	338,158	
Total Deferred Outflows of Resources	<u>\$ 1,617,923</u>	<u>\$ -</u>
Total Assets and Deferred Outflows	<u>\$ 128,016,295</u>	<u>\$ 8,014,861</u>

LIABILITIES AND NET POSITION

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>
<u>CURRENT LIABILITIES</u>		
Payables:		
Accounts	\$ 4,083,404	
Iowa Industrial New Jobs Training Program	5,018,187	
Salaries and Benefits Payable	1,463,733	\$ 3,756
Accrued Interest	51,217	
Early Retirement Payable - Note 16	153,815	
Advances from Others	4,166,765	
Compensated Absences	919,991	
Deposits Refundable	71,589	
Certificates Payable - Note 8	2,685,000	
Bonds Payable - Note 8	505,000	
IT Subscription Liability - Note 8	319,778	
Lease Agreements Payable - Note 8	26,493	
Total Current Liabilities	<u>\$ 19,464,972</u>	<u>\$ 3,756</u>
<u>NONCURRENT LIABILITIES</u>		
Early Retirement Payable - Note 16	\$ 361,311	
Certificates Payable - Note 8	12,555,000	
Bonds Payable - Note 8	8,220,000	
IT Subscription Liability - Note 8	527,735	
Lease Agreements Payable - Note 8	200,223	
Net Pension Liability - Note 9	3,956,716	
Net OPEB Liability - Note 11	696,141	
Total Noncurrent Liabilities	<u>\$ 26,517,126</u>	<u>\$ -</u>
Total Liabilities	<u>\$ 45,982,098</u>	<u>\$ 3,756</u>
<u>DEFERRED INFLOWS OF RESOURCES</u>		
Unavailable Property Tax Revenue	\$ 10,236,014	
Lease Related Deferred Inflows	1,265,196	
OPEB Related Deferred Inflows - Note 11	107,093	
Pension Related Deferred Inflows - Note 9	613,001	
Total Deferred Inflows of Resources	<u>\$ 12,221,304</u>	<u>\$ -</u>
<u>NET POSITION</u>		
Net Investment in Capital Assets	\$ 43,694,990	
Restricted		
Nonexpendable:		
Scholarships and Grants		\$ 1,195,450
Expendable:		
Scholarships and Grants	4,248	4,129,784
Loans	357,967	
Debt Service	12,759,747	
Cash Reserve	678,851	
Other	2,061,850	1,383,732
Unrestricted	10,255,240	1,302,139
Total Net Position	<u>\$ 69,812,893</u>	<u>\$ 8,011,105</u>
Total Liabilities, Deferred Inflows, and Net Position	<u>\$ 128,016,295</u>	<u>\$ 8,014,861</u>

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITIONFOR THE YEAR ENDED JUNE 30, 2023

	<u>PRIMARY GOVERNMENT</u>	<u>COMPONENT UNIT</u>
<u>OPERATING REVENUES</u>		
Tuition and Fees, Net of Scholarship Allowances of \$5,694,009	\$ 11,998,795	
Federal Appropriations	4,284,300	
Sales and Services	164,730	
Iowa Industrial New Jobs Training Program	1,762,595	
Auxiliary Enterprises Revenue	5,056,518	
Contributions and Pledges, Net of Doubtful Pledges of \$0		\$ 1,158,388
Miscellaneous	4,669,805	
Total Operating Revenues	<u>\$ 27,936,743</u>	<u>\$ 1,158,388</u>
<u>OPERATING EXPENSES</u>		
Education and Support:		
Liberal Arts and Sciences	\$ 2,876,708	
Vocational Technical	10,843,292	
Adult Education	2,926,096	
Cooperative Services	3,011,167	
Administration	3,121,794	
Student Services	3,416,687	
Learning Resources	208,822	
Physical Plant	12,183,884	
General Institution	8,761,712	
Auxiliary Enterprises	4,312,235	
Scholarships and Grants	2,805,167	
Fundraising Expenses	63,736	\$ 150,160
Depreciation/Amortization	4,737,376	
Total Operating Expenses	<u>\$ 59,268,676</u>	<u>\$ 150,160</u>
Operating Income (Loss)	<u>\$ (31,331,933)</u>	<u>\$ 1,008,228</u>
<u>NON-OPERATING REVENUES (EXPENSES)</u>		
State Appropriations	\$ 17,086,914	
Pell Grant	6,132,459	
Property Tax	9,731,923	
Earnings on Investments	767,458	\$ 666,485
Gifts and Grants	273,342	116,490
Scholarships to Western Iowa Tech Community College Students		(652,371)
Gain on Sale of Capital Assets	139,997	
Interest on Indebtedness	(624,317)	
Net Non-Operating Revenues (Expenses)	<u>\$ 33,507,776</u>	<u>\$ 130,604</u>
Change in Net Position	<u>\$ 2,175,843</u>	<u>\$ 1,138,832</u>
Net Position Beginning of Year	<u>67,637,050</u>	<u>6,872,273</u>
Net Position End of Year	<u>\$ 69,812,893</u>	<u>\$ 8,011,105</u>

See Accompanying Notes to Financial Statements

STATEMENT OF CASH FLOWSFOR THE YEAR ENDED JUNE 30, 2023

	<u>PRIMARY GOVERNMENT</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>	
Tuition and Fees	\$ 11,830,467
Federal Appropriations	4,551,400
Iowa Industrial New Jobs Training Program	1,762,595
Payments to Employees for Salaries and Benefits	(28,288,956)
Payments to Suppliers for Goods and Services	(23,146,983)
Payments to NJTP Recipients	(277,512)
Scholarships	(2,805,167)
Auxiliary Enterprise Receipts	5,056,518
Other Receipts	4,834,535
Net Cash (Used) by Operating Activities	<u>\$ (26,483,103)</u>
<u>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</u>	
State Appropriations	\$ 17,086,914
Pell Grant	6,132,459
Property Tax	9,731,923
Gifts and Grants	88,800
Proceeds from Issuance of Debt	2,700,000
Principal Paid on Debt	(2,595,000)
Interest Received on Lease Receivable	44,940
Interest Paid on Debt	(388,313)
Net Cash Provided by Non-Capital Financing Activities	<u>\$ 32,801,723</u>
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>	
Acquisition of Capital Assets	\$ (3,655,303)
Proceeds from Disposal of Capital Assets	147,127
Proceeds from Issuance of Debt for Right-To-Use Leased Asset	52,077
Addition to Restricted Cash	(23,341)
Principal Paid on Debt	(813,168)
Interest Paid on Debt	(232,513)
Net Cash (Used) by Capital and Related Financing Activities	<u>\$ (4,525,121)</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>	
Gain on Investments	\$ 722,517
Net Cash Provided by Investing Activities	<u>\$ 722,517</u>
Net Change in Cash and Cash Equivalents	\$ 2,516,016
Cash and Cash Equivalents - Beginning of Year	<u>47,379,435</u>
Cash and Cash Equivalents - End of Year	<u><u>\$ 49,895,451</u></u>

STATEMENT OF CASH FLOWSFOR THE YEAR ENDED JUNE 30, 2023PRIMARY
GOVERNMENTRECONCILIATION OF OPERATING (LOSS) TO NET CASH (USED)
BY OPERATING ACTIVITIES

Operating (Loss)	\$ (31,331,933)
Adjustments to Reconcile Operating (Loss) to Net Cash (Used) by Operating Activities:	
Depreciation/Amortization	\$ 4,737,376
(Increase) Decrease in:	
Receivables	(210,134)
Due from Other Governments	267,100
Lease Receivable	1,259,055
Prepaid Expenses	(148,803)
Inventories	1,600
Increase (Decrease) in:	
Accounts Payable	(691,612)
Payable for Cost of Iowa Industrial New Jobs Training Program	1,830,550
Salaries and Benefits Payable	22,478
Advances to Others	41,806
Early Retirement Payable	(99,396)
Compensated Absences	51,462
Deposits Refundable	8,323
Net Pension Liability	(23,559)
Lease Related Deferred Inflows	(1,259,055)
Other Postemployment Benefits	(38,276)
Deferred Inflows of Resources - IPERS	(900,085)
Total Adjustments	\$ 4,848,830
Net Cash (Used) by Operating Activities	\$ (26,483,103)

STATEMENT OF FIDUCIARY NET POSITION -
CUSTODIAL FUNDS

JUNE 30, 2023

	<u>PRIMARY</u> <u>GOVERNMENT</u>
<u>ASSETS</u>	
Cash and Cash Equivalents	\$ 225,379
Accounts Receivable	220
	<hr/>
Total Assets	\$ 225,599
	<hr/> <hr/>
<u>LIABILITIES</u>	
Accounts Payable	\$ -
	<hr/>
Total Liabilities	\$ -
	<hr/> <hr/>
<u>NET ASSETS</u>	
Restricted:	
Other	\$ 225,599
	<hr/> <hr/>

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION -
CUSTODIAL FUNDS

FOR THE YEAR ENDED JUNE 30, 2023

	<u>PRIMARY GOVERNMENT</u>
<u>ADDITIONS</u>	
Federal Appropriations	\$ 5,432,470
Tuition and Fees	100,489
Miscellaneous	<u>432,770</u>
Total Additions	\$ 5,965,729
<u>DEDUCTIONS</u>	
Salaries and Benefits	\$ 1,021
Services	5,582,448
Materials and Supplies	146,265
Travel	120,904
Other	<u>15,841</u>
Total Deductions	<u>\$ 5,866,479</u>
Changes in Net Position	\$ 99,250
Net Position Beginning of Year	<u>126,349</u>
Net Position End of Year	<u><u>\$ 225,599</u></u>

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Western Iowa Tech Community College is a publicly supported school established and operated by Merged Area XII under the provisions of Chapter 260C of the Code of Iowa. Western Iowa Tech Community College offers programs of adult and continuing education, lifelong learning, community education and up to two years of liberal arts, pre-professional or occupational instruction partially fulfilling the requirements for a baccalaureate degree but confers no more than an associate degree. The Community College also offers up to two years of career and technical education, training or retraining to persons who are preparing to enter the labor market. Western Iowa Tech Community College maintains campuses in Sioux City, Cherokee, Denison, Mapleton, and LeMars, Iowa, and has its administrative offices in Sioux City, Iowa. Western Iowa Tech Community College is governed by a Board of Directors whose members are elected from each director district within Merged Area XII.

The Community College's financial statements are prepared in conformity with U.S. generally accepted accounting principles as prescribed by the Governmental Accounting Standards Board.

- A. Reporting Entity - For financial reporting purposes, Western Iowa Tech Community College has included all funds, organizations, agencies, boards, commissions and authorities. The Community College has also considered all potential component units for which it is financially accountable and other organizations for which the nature and significance of their relationship with the Community College are such that exclusion would cause the Community College's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the Community College to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the Community College.

These financial statements present Western Iowa Tech Community College (the primary government) and its component unit, Western Iowa Tech Community College Foundation. The component unit discussed below is included in the Community College's reporting entity because of the significance of its financial relationship with the Community College.

Discrete Component Unit - Western Iowa Tech Community College Foundation is a legally separate not-for-profit foundation. The Foundation was established for the purpose of providing support to the Community College and scholarships for its students. The Foundation is governed by a Board of Directors who are appointed by the Community College. Although the Community College does not control the timing or amount of receipts from the Foundation, the resources held are used for the benefit of Western Iowa Tech Community College and its students.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(Cont.)

The Foundation is a non-profit organization which reports under accounting standards established by the Financial Accounting Standards Board (FASB). The Foundation's financial statements were prepared in accordance with the provisions of FASB No. 117, *Financial Statements of Not-for-Profit Organizations*. As such, certain revenue recognition criteria and presentation features are different from GASB revenue recognition criteria and presentation features. No modifications have been made to the Foundation's financial information in the Community College's financial reporting for these differences. The Foundation reports net assets, which is equivalent to net position reported by the Community College. Copies of the Foundation's financial statements may be obtained by contacting the Foundation. The address of the Western Iowa Tech Community College Foundation is 4647 Stone Avenue, Sioux City, Iowa 51106.

B. Basis of Presentation

GASB Statement No. 35 establishes standards for external financial reporting for public colleges and universities and requires resources to be classified for accounting and reporting purposes into the following net position categories/components:

Net Investment in Capital Assets - Capital assets, net of accumulated depreciation/amortization and outstanding debt obligations attributable to the acquisition, construction or improvement of those assets.

Restricted Net Position:

Nonexpendable - Net position subject to externally imposed stipulations that they be maintained permanently by the Community College, including the Community College's permanent endowment funds. Western Iowa Tech has no nonexpendable restricted net position.

Expendable - Net position whose use by the Community College is subject to externally imposed stipulations that can be fulfilled by actions of the Community College pursuant to those stipulations or that expire by the passage of time.

Unrestricted Net Position - Net position not subject to externally imposed situations. Resources may be designated for specific purposes by action of management or by the Board of Directors or may otherwise be limited by contractual agreements with outside parties. Substantially all unrestricted net position is designated for academic and general programs of the Community College.

When an expenditure is incurred in business-type activities which can be paid using restricted or unrestricted resources, the Community College's policy is generally first to apply the expenditure toward restricted fund balance, and then to unrestricted fund balance.

GASB Statement No. 35 also requires the Statements of Net Position, Revenues, Expenses and Changes in Net Position and Cash Flows be reported on a consolidated basis. These basic financial statements report information on all of the activities of the Community College. The effect of inter-fund activity has been removed from these statements.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(Cont.)

C. Measurement Focus and Basis of Accounting - For financial reporting purposes, Western Iowa Tech Community College is considered a special-purpose government engaged only in business type activities as defined in GASB Statement No. 34. Accordingly, the basic financial statements of the Community College have been prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property tax is recognized as revenue in the year for which it is levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position

Cash, Cash Equivalents, Restricted Cash and Pooled Investments - Investments are stated at fair value except for non-negotiable certificates of deposit which are stated at cost.

For purposes of the Statement of Cash Flows, all short-term cash investments that are highly liquid are considered to be cash equivalents. Cash equivalents are readily convertible to a known amount of cash and, at the day of purchase, have a maturity date no longer than three months.

Cash and Cash Equivalents that are externally restricted to make debt service payments, maintain sinking or reserved funds or to purchase or construct capital or other restricted assets, are classified as restricted.

Accounts Receivable - The Community College extends credit to students on a short-term basis. The receivables do not bear interest. In order to collect on unpaid account balances the Community College participates in the Offset Program, which is a method used by the State of Iowa to collect money owed to the State under Chapter 8A. 504 of the Code of Iowa. Accounts considered to be uncollectible are written off at the end of each semester, and an allowance based on individual accounts considered to be partially uncollectible is provided. The allowance is \$1,618,742 at June 30, 2023.

Due from Other Governments - This represents state aid, grants and reimbursements due from the State of Iowa and grants and reimbursements due from the Federal government.

Inventories - Inventories are valued at the lower of cost or net realizable value. Bookstore cost is determined using a percentage of retail (principally the first-in, first-out method). All other inventory costs are determined using the specific identification method. The cost is recorded as an expense at the time individual inventory items are consumed.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(Cont.)

Property Tax Receivable - Property tax receivable is recognized on the levy or lien date, which is the date the tax asking is certified by the Board of Directors to the appropriate County Auditors. It represents taxes for the succeeding year certified by the Board of Directors to be collected in the next fiscal year for the purposes set out in the budget for the next fiscal year. By statute, the Board of Directors is required to certify its budget to the County Auditor by June 1 of each year for the subsequent fiscal year. However, by statute, the tax asking and budget certification for the following fiscal year becomes effective on the first day of that year. Although the succeeding year property tax receivable has been recorded, the related revenue is reported as a deferred inflow of resources and will not be recognized as revenue until the year for which it is levied.

Capital Assets - Capital assets, which include land, buildings and improvements, intangibles, equipment and vehicles, are recorded at historical cost (except for intangible right-to-use lease assets, and IT subscription-assets, the measurement of which is discussed under “Leases” and “IT Subscription-Based Information Technology Arrangements” below, respectively) if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repair that do not add to the value of the assets or materially extend asset lives are not capitalized. No interest costs were capitalized since there were no qualifying assets. Intangible assets follow the same capitalization policies as intangible capital assets and are reported with tangible assets in the appropriate asset class.

Capital assets are defined by the Community College as assets with initial, individual costs in excess of the following thresholds and estimated useful lives in excess of two years:

<u>Assets</u>	<u>Amount</u>
Land, Buildings and Improvements	\$ 25,000
Intangible Assets	\$ 25,000
Right-to-Use Leased Assets	\$ 5,000
Equipment and Vehicles	\$ 5,000
Right-to-Use IT Subscription Assets	\$ 5,000

Depreciation/amortization is computed using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings and Improvements	30
Intangible Assets	2 - 20
Equipment	5 - 10
Right-to-Use Leased Assets	2 - 15
Right-to-Use IT Subscription Assets	2 - 15
Vehicles	5

The Community College does not capitalize or depreciate library books. The value of each book falls below the capital asset threshold and the balance was deemed immaterial to the financial statements.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(Cont.)

Leases - Community College as Lessee: The Community College, as the operator of KWIT-KOJI FM Radio Station, is the lessee for a noncancellable lease of tower space from which the Radio Station's repeater station, KOJI, transmits. The Community College is also the lessee for a noncancellable lease of a postage meter and a document folder / inserter for processing outgoing mail. The Community College has recognized a lease liability and an intangible right-to-use lease asset (lease asset) in the financial statements. The Community College recognizes these liabilities with an initial, individual value of \$5,000 or more.

At the commencement of the lease, the Community College initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgements related to leases include how the Community College determines the discount rate it uses to discount the expected lease payments to present value, lease term and lease payments.

The Community College uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the Community College generally uses its estimated incremental borrowing rate as the discount rate for leases.

The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments.

The Community College monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Community College as Lessor: The Community College, as the operator of KWIT-KOJI FM Radio Station, is the lessor for noncancellable leases of tower and transmitter space to various other communications companies in the area. In addition, the Community College is the lessor for noncancellable leases of facility space for various organizations for offices, classrooms, a child care center and a cellular antenna. The Community College recognizes a lease receivable and a deferred inflow of resources in the statement of net position.

At the commencement of a lease, the Community College initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(Cont.) Key estimates and judgements related to leases include how the Community College determines the discount rate it uses to discount the expected lease receipts to present value, lease term and lease receipts.

The Community College uses its estimated incremental borrowing rate as the discount rate for leases.

The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable are composed of fixed and variable payments from the lessees.

The Community College monitors changes in circumstances that would require a measurement of its leases and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Subscription-Based Information Technology Arrangements (SBITA) – Western Iowa Tech Community College has entered into a contract that conveys control of the right to use information technology software. The College has recognized an IT subscription liability and an intangible right-to-use IT subscription asset in the government-wide financial statements. The College recognized IT subscription liabilities with an initial, individual value of \$5,000 or more.

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

Key estimates and judgments related to IT subscription arrangements include how Western Iowa Tech Community College determines the discount rate it uses to discount the expected payments to present value, term and payments.

Western Iowa Tech Community College uses the interest rate charged by the IT subscription vendor as the discount rate. When the interest rate charged by the vendor is not provided, the College generally uses its estimated incremental borrowing rate as the discount rate.

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

The College monitors changes in circumstances that would require a measurement of its IT subscription and will remeasure the right-to-use IT subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the subscription liability.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(Cont.)

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

Deferred Outflows of Resources - Deferred outflows of resources represent a consumption of net position applicable to a future year(s) which will not be recognized as an outflow of resources (expense) until then. Deferred outflows of resources consist of unrecognized items not yet charged to pension and OPEB expense and contributions from the Community College after the measurement date but before the end of the Community College's reporting period.

Payable for Iowa Industrial New Jobs Training Program (NJTP) - This represents the amount that has been remitted to the Community College for training projects entered into between the Community College and employers under the provisions of Chapter 260E of the Code of Iowa. The payable amount is based on revenues received through June 30, 2023 on NJTP projects, less interest incurred on NJTP certificates and expenditures incurred to date.

Salaries and Benefits Payable - Payroll and related expenses for teachers with annual contracts corresponding to the current school year, which are payable in July and August, have been accrued as liabilities, as have payroll and related expenses for the portion of June salaries paid in July.

Advances from Others - Advances from others represents tuition and fees received in the current fiscal year which will not be earned until the following fiscal year.

Compensated Absences - Community College employees accumulate a limited amount of earned but unused vacation hours for subsequent use or for payment upon termination, death or retirement. Amounts representing the cost of compensated absences are recorded as liabilities. These liabilities have been computed based on rates of pay in effect at June 30, 2023.

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

Total OPEB Liability - For purposes of measuring the total OPEB liability, deferred outflows of resources related to OPEB and OPEB expense, information has been determined based on the Community College's actuary report. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(Cont.)

Deferred Inflows of Resources - Deferred inflows of resources represent an acquisition of net position that applies to a future year(s) which will not be recognized as an inflow of resources (revenue) until that time. Deferred inflows of resources in the Statement of Net Position consists of succeeding year property tax receivable that will not be recognized as revenue until the year for which it is levied, unrecognized items not yet charged to pension expense and the unamortized portion of the net difference between projected and actual earnings on pension plan assets and deferred amounts related to leases.

Auxiliary Enterprise Revenues - Auxiliary enterprise revenues primarily represent revenues generated by the bookstore, parts department, student clubs and organizations, and dormitories.

Summer Session - The Community College operates summer sessions during May, June, and July. Revenues and expenses for the summer sessions are recorded in the appropriate fiscal year. Tuition and fees are allocated based on the course start date for all summer session student registrations as of the end of the fiscal year.

Tuition and Fees - Tuition and fees revenues are reported net of scholarship allowances, while stipends and other payments made directly to students are presented as scholarship and fellowship expenses.

Operating and Non-Operating Activities - Operating activities, as reported in the Statement of Revenues, Expenses and Changes in Net Position, are transactions that result from exchange transactions, such as payments received for providing services and payments made for services or goods received. Non-operating activities include state appropriations, Pell grants, property tax and interest income.

- E. Scholarship Allowances and Student Aid - Financial aid to students is reported in the financial statements under the alternative method, as prescribed by the National Association of College and University Business Officers (NACUBO). Certain aid (loans, funds provided to students as awarded by third parties and Federal Direct Lending) is accounted for as third party payments (credited to the student's account as if the student made the payment). All other aid is reflected in the financial statements as operating expenses or scholarship allowances, which reduce revenues. The amount reported as operating expenses represents the portion of aid that was provided to the student in the form of cash. Scholarship allowances represent the portion of aid provided to the student in the form of reduced tuition. Under the alternative method, these amounts are computed on a total Community College basis by allocating the cash payments to students, excluding payments for services, on the ratio of all aid to the aid not considered to be third party aid.
- F. Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 2 - CASH, CASH EQUIVALENTS AND POOLED INVESTMENTS

The Community College's deposits in banks at June 30, 2023, were entirely covered by federal depository insurance, government securities pledged by the banks as collateral on repurchase agreement accounts, or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds.

The Community College is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the Board of Directors; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

Included in the Community College's cash and pooled investments are funds restricted for specific purposes. In the Restricted Fund is \$17,701,687 which is restricted for programs such as the Iowa Industrial New Jobs Training Program. In the Unrestricted Fund and Plant Fund, the College has restricted cash and pooled investments totaling \$755,544 for purposes of a debt service fund and operating reserve fund for the dorm revenue bonds.

Investments are stated at fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates.

Interest Rate Risk - The Community College's investment policy limits the investment of operating funds (funds expected to be expended in the current budget year or within 15 months of receipt) to instruments that mature within 397 days. Funds not identified as operating funds may be invested in investments with maturities longer than 397 days, but the maturities shall be consistent with the needs and use of the Community College.

Concentration of Credit Risk - The Community College's policy is to diversify its investments by limiting investments in prime banker's acceptances or commercial paper to no more than 10% of its portfolio.

Note 3 - INVENTORIES

The Community College's inventories at June 30, 2023, are as follows:

Bookstore (Merchandise Held for Resale)	\$ 289,857
Cafeteria (Supplies and Materials)	<u>2,498</u>
	\$ <u>292,355</u>

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 4 - CAPITAL ASSETS

Capital assets activity for the year ended June 30, 2023, is as follows:

	<u>Balance Beginning of Year</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance End of Year</u>
Capital Assets Not Being Depreciated/Amortized:				
Land	\$ 874,907	\$ 191,696	-	\$ 1,066,603
Construction in Progress	<u>581,351</u>	<u>2,427,924</u>	<u>-</u>	<u>3,009,275</u>
Total Capital Assets Not Being Depreciated/Amortized	\$ 1,456,258	\$ 2,619,620	\$ -	\$ 4,075,878
Capital Assets Being Depreciated/Amortized:				
Buildings and Other Structures	\$ 91,683,989	\$ 534,417	-	\$ 92,218,406
Furniture and Equipment	19,704,538	1,040,978	\$ 972,779	19,772,737
Right-to-Use Leased Equipment	321,199	52,077	-	373,276
Right-to-Use Subscription Asset	<u>1,549,570</u>	<u>-</u>	<u>-</u>	<u>1,549,570</u>
Total Capital Assets Being Depreciated/Amortized	\$ 113,259,296	\$ 1,627,472	\$ 972,779	\$ 113,913,989
Less Accumulated Depreciation/Amortization:				
Buildings and Other Structures	\$ 45,962,758	\$ 2,491,370	-	\$ 48,454,128
Furniture and Equipment	14,169,702	1,910,098	\$ 965,648	15,114,152
Right-to-Use-Leased Equipment	126,589	25,994	-	152,583
Right-to-Use Subscription Asset	<u>464,871</u>	<u>309,914</u>	<u>-</u>	<u>774,785</u>
Total Accumulated Depreciation/Amortization	\$ <u>60,723,920</u>	\$ <u>4,737,376</u>	\$ <u>965,648</u>	\$ <u>64,495,648</u>
Total Capital Assets Being Depreciated/Amortized, Net ..	\$ <u>52,535,376</u>	\$(<u>3,109,904</u>)	\$ <u>7,131</u>	\$ <u>49,418,341</u>
Capital Assets, Net	\$ <u>53,991,634</u>	\$(<u>490,284</u>)	\$ <u>7,131</u>	\$ <u>53,494,219</u>

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 5 - SECURITY INSTITUTE AGREEMENTS

Intergovernmental Agencies

In 2006, the Community College entered into an intergovernmental agreement to form a seven member commission to build and operate a tri-governmental security institute.

The purpose of the institute is to (1) establish the Regional Institute for Preparedness Agency, (2) through the Agency, to apply for grants and other funds from the State of Iowa which the State has made available for the construction of a new Regional Preparedness Building Facility on the Sioux City Campus of the College, (3) to provide space within the building for the purpose of conducting training classes for the first responders and other related training, (4) to provide space within the building to house the 911 emergency dispatching employees and equipment who operate under the control and direction of the Woodbury County Information and Communication Commission, (5) to provide space within the building to house the emergency operations center and its equipment, and (6) to establish joint operational guidelines and procedures for use of the building by the different entities who will occupy the building.

The building is owned by the Community College but subject to use by the City of Sioux City and Woodbury County as described above. The term of the above agreement and the existence of the commission is twenty years.

Third Party Agreements

In 2007, the Community College contracted with a third party to construct and finish a secure unit consisting of approximately 4,600 square feet of space on the lower level of the building described above. The \$2.0 million dollar cost to construct and finish the unit was paid by the third party, on behalf of the Community College. In turn, the Community College has agreed to allow exclusive use of this portion of the facility for an initial term of 10 years with options to extend the initial term for up to 5 additional 10 year renewal terms, which the Community College has exercised. At the end of the initial and all renewal terms, or on the 60th anniversary of the agreement, the Community College shall have the right and option to take control and exercise exclusive use of the Facility from the third party. The Community College, however, is the legal owner of the constructed space.

There are no payments as part of this agreement as the third party desires a backup server facility for their telecommunications and computer information systems data and the Community College is engaged in providing vocational education services to area students including networking, telecommunications, and information security. The Community College will take advantage of the educational opportunities to provide job training and instruction for its students through the shared use of equipment and technology in the facility area of the building in cooperation with the third party.

Note 6 - ANTICIPATORY WARRANTS

Anticipatory warrants are warrants which are legally drawn on Community College funds but are not paid for lack of funds, in accordance with Chapter 74 of the Code of Iowa. The warrants bear interest at rates in effect at the time the warrants are first presented for redemption.

During the year ended June 30, 2023, the Community College issued no anticipatory warrants.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 7 - LEASE RECEIVABLE

The Radio Station leases tower and transmitter space to various other communications companies in the area.

Effective October 10, 2011, the Community College, on behalf of the Radio Station, entered into a ten-year lease with the United States Department of Commerce, National Oceanic and Atmospheric Administration (National Weather Service) for tower and shelter space at the Radio Station's tower location. The Radio Station is to receive \$5,304 tower rent annually. Interest is calculated with an implicit rate of 3.75%. Subsequent to June 30, 2023, the lease was extended for an additional ten-year period.

Effective August 1, 2017, the Community College, on behalf of the Radio Station, entered into a ten-year lease with Powell Broadcasting Company, Inc. for tower and shelter space at the Radio Station's tower location. The Radio Station is currently receiving \$16,987 tower rent in the sixth year of the lease, with annual increases based on the Consumer Price Index for all Urban Consumers, All Cities, published by the Bureau of Labor Statistics of the United States Department of Labor for the year ending the prior December 31. Interest is calculated with an implicit rate of 3.75%.

Effective July 1, 2018, the Community College, on behalf of the Radio Station, entered into a ten-year lease with Capstar Radio Operating Company for tower and shelter space at the Radio Station's tower location. The Radio Station is currently receiving \$36,791 tower rent in the fifth year of the lease, with annual increases of 3.00%. Interest is calculated with an implicit rate of 3.75%.

Effective July 1, 2021, the Community College entered into a three-year lease with Buena Vista University for office and classroom space at the College's Sioux City campus. The College is currently receiving \$60,000 rent in the second year of the lease. Interest is calculated with an implicit rate of 3.75%.

Effective May 1, 2017, the Community College entered into a sixty-two month lease with Buena Vista University for office and classroom space at the College's Denison campus. The College is currently receiving \$12,000 rent in the sixth year of the lease. Interest is calculated with an implicit rate of 3.75%. During the fiscal year ending June 30, 2023, the lease was extended for an additional two-year period through June 30, 2024.

Effective July 1, 2017, the Community College entered into a five-year lease with Bellevue University for office space at the College's Sioux City campus. The College is currently receiving \$12,000 rent in the sixth year of the lease. Interest is calculated with an implicit rate of 3.75%. During the fiscal year ending June 30, 2023, the lease was extended for an additional five-year period through June 30, 2027.

Effective August 1, 2019, the Community College entered into a five-year lease with the Community Action Agency of Siouxland for a child care center on the College's Sioux City campus. The College is currently receiving \$24,000 rent in the fourth year of the lease. Interest is calculated with an implicit rate of 3.75%.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 7 - LEASE RECEIVABLE

(Cont.) Effective June 1, 2014, the Community College entered into a five-year lease with Sioux City MSA Limited Partnership d/b/a Verizon Wireless for space to install a small cell antenna on the roof of the Dr. Robert E. Dunker Student Center on the College's Sioux City campus. The College is currently receiving \$7,372 rent in the ninth year of the lease. The lease rent increases by 3% annually. Interest is calculated with an implicit rate of 3.75%. The lease provides four additional five-year extension options and the College is in the first of the five-year extensions.

Years Ending <u>June 30,</u>	Lease Receivable		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 130,383	\$ 45,459	\$ 175,842
2025	125,560	40,647	166,207
2026	130,730	35,882	166,612
2027	137,177	30,883	168,060
2028	70,870	26,681	97,551
2029 - 2033	311,891	96,566	408,457
2034 - 2038	<u>358,585</u>	<u>35,596</u>	<u>394,181</u>
Total	\$ <u>1,265,196</u>	\$ <u>311,714</u>	\$ <u>1,576,910</u>

Note 8 - CHANGES IN LONG-TERM LIABILITIES

A summary of changes in long-term liabilities for the year ended June 30, 2023, is as follows:

	<u>Balance at July 1, 2022</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at June 30, 2023</u>	<u>Current Obligation</u>
Early Retirement Payable ...	\$ 614,522	\$ 99,351	\$(198,747)	\$ 515,126	\$ 153,815
Lease Agreements	198,005	52,077	(23,366)	226,716	26,493
IT Subscription Liability	1,142,315		(294,802)	847,513	319,778
Certificates Payable	15,135,000	2,700,000	(2,595,000)	15,240,000	2,685,000
Bonds Payable	9,220,000	-	(495,000)	8,725,000	505,000
Net Pension Liability	136,394	3,820,322		3,956,716	-
Total OPEB Liability	<u>761,651</u>	<u>37,477</u>	<u>(102,987)</u>	<u>696,141</u>	<u>-</u>
Total	\$ <u>27,207,887</u>	\$ <u>6,709,227</u>	\$(<u>3,709,902</u>)	\$ <u>30,207,212</u>	\$ <u>3,690,086</u>

Right-to-Use Lease Agreements

The Community College is the lessee of equipment under a capital lease, which expired in 2022. The assets and liabilities under the capital lease are recorded at the lower of the present value of the minimum lease payments or the fair value of the asset. The assets are depreciated over their productive life. Depreciation of assets under capital leases is included in depreciation/amortization expense.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 8 - CHANGES IN LONG-TERM LIABILITIES

(Cont.)

The Radio Station leases tower space from which its repeater station, KOJI, transmits. On October 1, 2017, the Community College, on behalf of the Radio Station, entered into a five-year lease agreement with United Farmers Telephone Company for tower space to operate the KOJI communication radio antenna and studio-transmitter link. An initial lease liability was calculated in the amount of \$120,697. The agreement requires annual payments of \$10,500 over five years with an initial payment made October 1, 2017 for \$875, with an implicit interest rate of 3.75%. Final payment for the initial lease term was due September 1, 2022. As per terms of the agreement, the lease renewal option was exercised for an additional five-year term effective October 1, 2022.

On October 16, 2019, the College entered into a sixty-three month lease agreement with Quadient Leasing USA Inc. for a postage meter to process outgoing mail. An initial lease liability was calculated in the amount of \$142,935. The agreement requires annual payments of \$16,704 over sixty-three months with an initial quarterly payment made October 16, 2019 for \$4,176, with an implicit interest rate of 3.75%. Final payment is due October 16, 2024, with a five-year renewal option, which the College is likely to execute.

On January 3, 2023, the College entered into a forty-eight month lease agreement with Quadient Leasing USA Inc. for a folder/inserter to process outgoing mailings. An initial lease liability was calculated in the amount of \$52,077. The agreement requires annual payments of \$7,632 over forty-eight months with an initial quarterly payment made January 3, 2023 for \$1,908 with an implicit rate of 4.25%. Final payment is due January 3, 2027 with a four-year renewal option, which the college is likely to execute.

Future principal and interest lease payments as of June 30, 2023 are as follows:

Years Ending <u>June 30,</u>	<u>Lease Agreements</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 26,493	\$ 8,343	\$ 34,836
2025	27,531	7,305	34,836
2026	28,610	6,226	34,836
2027	29,731	5,105	34,836
2028	30,895	3,941	34,836
2029 & Beyond	<u>83,456</u>	<u>5,305</u>	<u>88,761</u>
Total	\$ <u>226,716</u>	\$ <u>36,225</u>	\$ <u>262,941</u>

IT Subscription Liability

On January 1, 2021 the College entered into a subscription license and services information technology agreement with a vendor for financial and educational software with an initial subscription liability of \$1,549,570. The agreement requires monthly payments ranging from \$26,850 to \$30,637 over five years and an implicit rate of 4.25% with final payment due December 1, 2025. During the year ended June 30, 2023, the College paid principal of \$294,802.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 8 - CHANGES IN LONG-TERM LIABILITIES

(Cont.) Future principal and interest payments as of June 30, 2023 are as follows:

Years Ending <u>June 30,</u>	<u>IT Subscription Liability</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 319,778	\$ 29,909	\$ 349,687
2025	346,194	15,796	361,990
2026	181,541	2,257	183,798
2027	_____	_____	_____
2028	_____	_____	_____
Total	\$ <u>847,513</u>	\$ <u>47,962</u>	\$ <u>895,475</u>

Certificates Payable

In accordance with agreements dated between December 1, 1984 and June 30, 2023, the Community College issued certificates totaling \$75,520,000 with interest rates ranging from 0.20% to 9.80% per annum. The debt was incurred to fund the development and training costs related to implementing Chapter 260E of the Code of Iowa, Iowa Industrial New Jobs Training Program (NJTP). NJTP's purpose is to provide tax-aided training for employees of industries which are new to or are expanding their operations within the State of Iowa. Interest is payable semiannually, while principal payments are due annually. The certificates are to be retired by proceeds from anticipated job credits from withholding tax, incremental property tax, budgeted reserves and, in the case of default, from standby property tax.

The certificates will mature as follows:

Years Ending <u>June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 2,685,000	\$ 440,107	\$ 3,125,107
2025	2,500,000	369,974	2,869,974
2026	2,355,000	301,143	2,656,143
2027	2,260,000	234,371	2,494,371
2028	1,755,000	167,940	1,922,940
2029 - 2033	<u>3,685,000</u>	<u>300,620</u>	<u>3,985,620</u>
	\$ <u>15,240,000</u>	\$ <u>1,814,155</u>	\$ <u>17,054,155</u>

Bonds Payable

The Community College issued bonds dated February 1, 2008, for the purchase and construction of Bur Oak Suites as allowed by Section 260C.19 of the Code of Iowa. On May 29, 2013, the Community College issued bonds to refinance the 2008 issued bonds. On May 29, 2013, the Community College also issued bonds for the purchase and construction of Prairie Place as allowed by Section 260C.19 of the Code of Iowa. On April 29, 2021, the Community College issued bonds to refinance the 2013 issued bonds for Bur Oak Suites and Prairie Place. As such, the Community College has pledged the related housing revenue to payment of the bonds.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 8 - CHANGES IN LONG-TERM LIABILITIES

(Cont.) Details of the Community College's June 30, 2023, bonded indebtedness are as follows:

<u>Year Ending</u> <u>June 30,</u>	<u>Interest</u> <u>Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	2.00%	\$ 505,000	\$ 172,000	\$ 677,000
2025	2.00%	515,000	161,850	676,850
2026	2.00%	525,000	151,500	676,500
2027	2.00%	535,000	140,950	675,950
2028	2.00%	545,000	130,200	675,200
2029 - 2033	2.00%	2,900,000	481,950	3,381,950
2034 - 2039	2.00%	<u>3,200,000</u>	<u>178,700</u>	<u>3,378,700</u>
		\$ <u>8,725,000</u>	\$ <u>1,417,150</u>	\$ <u>10,142,150</u>

Note 9 - IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (IPERS)

Plan Description - IPERS membership is mandatory for employees of the Community College except for those covered by another retirement system. Employees of the Community College are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by IPERS. IPERS issues a stand-alone financial report which is available to the public by mail at PO Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code Chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - A Regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier based on years of service.
- The member's highest five-year average salary, except members with service before June 30, 2012 will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month the member receives benefits before the member's earliest normal retirement age. For service earned on or after July 1, 2012, the reduction is 0.50% for each month the member receives benefits before age 65.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 9 - IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (IPERS)

(Cont.) Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits - A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions - Contribution rates are established by IPERS following the annual actuarial valuation which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. State statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2023, pursuant to the required rate, Regular members contributed 6.29% of covered payroll and the College contributed 9.44% of covered payroll, for a total rate of 15.73%.

The College's contributions to IPERS for the year ended June 30, 2023 totaled \$900,085.

Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2023, the Community College reported a liability of \$3,956,716 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Community College's proportion of the net pension liability was based on the Community College's share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2022, the Community College's proportion was 0.0996881%, which was an increase of 0.0023966% from its proportion measured as of June 30, 2021.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 9 - IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (IPERS)

(Cont.) For the year ended June 30, 2023, the Community College recognized pension expense (recovery) of \$(23,559). At June 30, 2023, the Community College reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 175,401	\$ 54,198
Changes of assumptions	3,357	94
Net difference between projected and actual earnings on IPERS' investments		423,553
Changes in proportion and differences between Community College contributions and the Community College's proportionate share of contributions	200,922	135,156
Community College contributions subsequent to the measurement date	<u>900,085</u>	<u> </u>
Total	\$ <u>1,279,765</u>	\$ <u>613,001</u>

The \$900,085 reported as deferred outflows of resources related to pensions resulting from the Community College contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (recovery) as follows:

<u>Year Ended June 30,</u>		
2024		\$(350,830)
2025		(264,091)
2026		(510,759)
2027		874,912
2028		<u>17,447</u>
		\$ (<u>233,321</u>)

There were no non-employer contributing entities to IPERS.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 9 - IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (IPERS)

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

Rate of inflation (effective June 30, 2017)	2.60% per annum.
Rates of salary increase (effective June 30, 2017)	3.25% to 16.25% average, including inflation. Rates vary by membership group.
Long-term investment rate of return (effective June 30, 2017)	7.00% compounded annually, net of investment expense, including inflation.
Wage growth (effective June 30, 2017)	3.25% per annum, based on 2.60% inflation and 0.65% real wage inflation.

The actuarial assumptions used in the June 30, 2022 valuation were based on the results of a quadrennial experience study covering the period of July 1, 2017 through June 30, 2021.

Mortality rates used in the 2022 valuation were based on the PubG-2010 mortality tables with future mortality improvements modeled using Scale MP-2021.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Asset Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Core Plus Fixed Income	20.00 %	1.66 %
Domestic Equity	22.00	3.57
Global Smart Beta Equity	6.00	4.16
International Equity	17.50	4.79
Public Credit	4.00	3.77
Private Equity	13.00	7.57
Private Real Assets	8.50	3.55
Private Credit	8.00	3.63
Cash	1.00	0.77
Total	<u>100.00 %</u>	

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 9 - IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (IPERS)

(Cont.) Discount Rate - The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the Community College will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments to current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Community College's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents the Community College's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the Community College's proportionate share of the net pension liability would be if it were calculated using a discount rate 1% lower (6.00%) or 1% higher (8.00%) than the current rate.

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
Community College's proportionate share of the net pension liability	\$ <u>7,371,837</u>	\$ <u>3,956,716</u>	\$ <u>947,055</u>

IPERS Fiduciary Net Position - Detailed information about IPERS' fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

Payables to IPERS - At June 30, 2023, the Community College reported payables to IPERS of \$65,955 for legally required Community College contributions and \$43,947 for legally required employee contributions withheld from employee wages which had not yet been remitted to IPERS.

Note 10 - TEACHERS INSURANCE AND ANNUITY ASSOCIATION - COLLEGE RETIREMENT EQUITIES FUND (TIAA-CREF)

As required by Chapter 97B.42 of the Code of Iowa, all eligible Community College employees must participate in a retirement plan from the date they are employed. The Community College contributes to the TIAA-CREF retirement program which is a defined contribution pension plan. TIAA-CREF administers the retirement plan for the Community College. The defined contribution retirement plan provides individual annuities for each plan participant.

Benefit terms, including contribution requirements, for TIAA-CREF are established and specified by the plan with TIAA-CREF, and in accordance with the Code of Iowa. For each employee in the pension plan, the Community College is required to contribute 9.44% of annual salary, including overtime pay, to an individual employee account. Each employee is required to contribute 6.29%. Contributions made by both the Community College and employees vest immediately. For the year ended June 30, 2023, employee contributions totaled \$489,649 and the Community College recognized pension expense of \$734,863.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 10 - TEACHERS INSURANCE AND ANNUITY ASSOCIATION - COLLEGE RETIREMENT EQUITIES FUND (TIAA-CREF)

(Cont.) At June 30, 2023, the Community College reported payables to TIAA-CREF of \$48,256 for legally required Community College contributions and \$32,154 for legally required employee contributions which had been withheld from employee wages but not yet remitted to TIAA-CREF.

Note 11 - OTHER POSTEMPLOYMENT BENEFITS (OPEB)

Plan Description - The Community College administers a single-employer benefit plan which provides medical and prescription drug benefits for employees, retirees and their spouses. Group insurance benefits are established under Iowa Code Chapter 509A.13. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

OPEB Benefits - Individuals who are employed by the Community College and eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical and prescription drug benefits as active employees, which results in an implicit rate subsidy and an OPEB liability.

Retired participants must be age 55 or older at retirement. At June 30, 2023, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	16
Active employees	<u>255</u>
Total	<u>271</u>

Total OPEB Liability - The Community College's total OPEB liability of \$696,141 was measured as of June 30, 2023 and was determined by an actuarial valuation as of that date.

Actuarial Assumptions - The total OPEB liability in the June 30, 2023 actuarial valuation was determined using the following actuarial assumptions and the entry age normal actuarial cost method, applied to all periods included in the measurement.

Rate of inflation (effective June 30, 2023)	3.00% per annum.
Rates of salary increase (effective June 30, 2023)	3.00% per annum, including inflation.
Discount rate (effective June 30, 2023)	2.14% compounded annually, including inflation.
Healthcare cost trend rate (effective June 30, 2023)	7.00% initial rate decreasing by 0.50% annually to an ultimate rate of 5.00%.

Discount Rate - The discount rate used to measure the total OPEB liability was 2.14% which reflects the index rate for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 11 - OTHER POSTEMPLOYMENT BENEFITS (OPEB)

(Cont.) Mortality rates are from the RP 2014 annuitant distinct mortality table adjusted to 2006 with MP 2021 generational projection of future mortality improvement. Annual retirement probabilities are based on varying rates by age and turnover probabilities mirror those used by IPERS.

Changes in the Total OPEB Liability

	<u>Total OPEB Liability</u>
Total OPEB liability beginning of year	\$ 761,651
Changes for the year:	
Service cost	\$ 21,812
Interest	15,665
Benefit Payments	(<u>102,987</u>)
Net changes	\$(<u>65,510</u>)
Total OPEB liability end of year	\$ <u>696,141</u>

Sensitivity of the Community College's Total OPEB Liability to Changes in the Discount Rate - The following presents the total OPEB liability of the Community College, as well as what the Community College's total OPEB liability would be if it were calculated using a discount rate that is 1% lower (1.14%) or 1% higher (3.14%) than the current discount rate.

	1% Decrease (<u>1.14%</u>)	Discount Rate (<u>2.14%</u>)	1% Increase (<u>3.14%</u>)
Total OPEB liability	\$ <u>732,443</u>	\$ <u>696,141</u>	\$ <u>662,180</u>

Sensitivity of the Community College's Total OPEB Liability to Changes in the Healthcare Cost Trend Rates - The following presents the total OPEB liability of the Community College, as well as what the Community College's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower (5.50% decreasing to 4.00%) or 1% higher (7.50% decreasing to 6.00%) than the current healthcare cost trend rates.

	1% Decrease (5.5% decreasing to <u>4.00%</u>)	Healthcare Cost Trend Rate (6.5% decreasing to <u>5.0%</u>)	1% Increase (7.5% decreasing to <u>6.00%</u>)
Total OPEB liability	\$ <u>657,033</u>	\$ <u>696,141</u>	\$ <u>740,363</u>

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 11 - OTHER POSTEMPLOYMENT BENEFITS (OPEB)

(Cont.) OPEB Expense and Deferred Outflows of Resources Related to OPEB - For the year ended June 30, 2023, the Community College recognized OPEB expense of \$64,711. At June 30, 2023, the Community College reported deferred inflows and outflows of resources related to OPEB from the following resources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 292,228	\$ 29,728
Changes of Assumptions	<u>45,930</u>	<u>77,365</u>
Total	\$ <u>338,158</u>	\$ <u>107,093</u>

The amount reported as deferred inflows and outflows of resources related to OPEB that will offset OPEB expense as follows:

<u>Year ending June 30,</u>	<u>Amount</u>
2024	\$ 27,234
2025	27,234
2026	27,234
2027	30,755
2028	44,635
2029 & Thereafter	<u>73,973</u>
	\$ <u>231,065</u>

Note 12 - INSURANCE MANAGEMENT PROGRAM FOR AREA COMMUNITY COLLEGES (IMPACC)

The Community College is a member of the Insurance Management Program for Area Community Colleges (IMPACC) as allowed by Chapter 504A of the Code of Iowa. IMPACC (Program) is a group self-insurance program whose five members are Iowa Community Colleges. The Program was incorporated in May 1988 for the purpose of managing and funding insurance for its members. The Program provides coverage and protection in the following categories: general liability, employee benefits liability, automobile liability, automobile physical damage property and inland marine, wrongful acts and educators legal liability (errors and omissions), workers' compensation and employer's liability, crime and employee fidelity, equipment breakdown (boiler & machinery), foreign liability and cyber liability. There has only been one change from FY 2021 to FY 2022 and FY 2022 to FY 2023.

1. For FY21 to FY22, the cyber coverage was written on a group basis (IMPACC) with a \$5,000,000 liability limit, having a \$50,000 deductible. For FY22 to FY23, the Cyber coverage was split between individual policies for each school. Western Iowa Tech Community College has their own cyber policy with up to \$1 million in various limits, and a \$75,000 deductible.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 12 - INSURANCE MANAGEMENT PROGRAM FOR AREA COMMUNITY COLLEGES
(Cont.) (IMPACC)

Each member's annual contributions to the Program fund current operations and provide capital. Annual operating contributions are those amounts necessary to fund, on a cash basis, the Program's general and administrative expenses, claims, claims expenses and reinsurance expenses due and payable in the current year.

The Community College's contributions to the Program are recorded as prepaid expense from its operating funds at the time of payment. The Community College amortizes the expense over the periods for which the Program is expected to provide coverage. The Community College's contributions to the program for the year ended June 30, 2023 were \$1,169,416.

Each member's annual contributions to the Program fund current operations and provide capital. Annual operating contributions are those amounts necessary to fund, on a cash basis, the Program's general and administrative expenses, claims, claims expenses and reinsurance expenses due and payable in the current year.

The Community College's contributions to the Program are recorded as prepaid expense from its operating funds at the time of payment. The Community College amortizes the expense over the periods for which the Program is expected to provide coverage. The Community College's contributions to the program for the year ended June 30, 2023 were \$1,169,416.

The Program uses reinsurance and commercial insurance to reduce its exposure to large losses. The Program has a self-insured retention (SIR) of \$350,000 for workers' compensation and \$250,000 per occurrence for: employment practices liability, employee benefits liability, educator's legal liability (errors and omissions), and employer's liability, general liability, and automobile liability. There is also a \$1,000 per member deductible for Educators' legal liability (errors and omissions) and employment practices liability. The first layer of excess insurance is \$1,750,000 per occurrence for: general liability, automobile liability, educators legal liability (errors and omissions) and employment related liability, and employee benefits liability. The program has a second layer of reinsurance of \$5,000,000 covering the aforementioned coverages. There is a third layer of reinsurance of \$3,000,000 covering the same exposures as above. The Program has a total of \$9,750,000 of reinsurance. Workers' compensation/employer's liability has a separate \$1,000,000 aggregate loss limit. The Program's annual aggregate retention (loss fund) is \$1,050,000 (excluding Property) with stop gap loss protection of \$1,000,000 above the loss fund. Property is insured with excess coverage over the self-insured retention (\$1,000,000) of up to \$100,000,000 per occurrence.

Flood and earthquake exposures are covered in the property program each having \$5,000,000 limits. There is a \$1,000 member deductible per property claim. The Program also purchases commercial insurance for the following coverages: Employee fidelity up to \$2,000,000 having a deductible of \$10,000 per member, Boiler & Machinery covering up to \$250,000,000 with a deductible of \$10,000 per member loss, Foreign Travel coverage with a limit of \$1,000,000, as well as Cyber Liability including identity theft protection up to \$1,000,000 annual aggregate per member with a deductible of \$75,000 per member loss.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 12 - INSURANCE MANAGEMENT PROGRAM FOR AREA COMMUNITY COLLEGES
(Cont.) (IMPACC)

The Program's intergovernmental contract with its members provides that in the event any claim or series of claims exceeds the amount of aggregate excess insurance, then payment of such claims shall be the obligation of the respective individual member. The Community College does not report a liability for losses in excess of reinsurance unless it is deemed probable such losses have occurred and the amount of such loss can be reasonably estimated. Accordingly, at June 30, 2023, no liability has been recorded in the Community College's financial statements. As of June 30, 2023, settled claims have not exceeded the Program's coverage in any of the past three fiscal years.

Members agree to continue membership in the Program for a period of not less than three full years. After such period, a member who has given sufficient notice, in compliance with the By-laws, may withdraw from the Program. Upon withdraw, payments for all claims and claims expenses for the years of membership continue until all claims for those years are settled.

Note 13 - RELATED ORGANIZATIONS

Western Iowa Tech Community College participates in the Friends of FM90, which is a related organization for which the Community College is not financially accountable and its relationship with the Community College is such that exclusion does not cause the Community College's financial statements to be misleading.

Significant financial data for Friends of FM90 for the year ended June 30, 2023, follows:

Total Assets	\$ 2,152,071
Total Liabilities	\$
Total Net Assets	\$ 2,152,071
Total Revenues	\$ 317,448
Investment Income	\$ 188,955
Total Expenses	\$ 11,120
Contributions to the Community College	\$ 71,607
Donated Equipment to KWIT-KOJI	\$ 191,342

Note 14 - NEW JOBS TRAINING PROGRAMS

The Community College administers the Iowa Industrial New Jobs Training Program (NJTP) in Area XII in accordance with Chapter 260E of the Code of Iowa. NJTP's purpose is to provide tax-aided training or retraining for employees of industries which are new to or are expanding their operations within the State of Iowa. Certificates are sold by the Community College to fund approved projects and are to be retired by proceeds from anticipated jobs credits from withholding taxes, incremental property tax, budgeted reserves and in the case of default, from standby property tax. Since inception, the Community College has administered 156 projects with 31 currently receiving project funding. The remaining 125 projects have been completed and the certificates have been paid off.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 14 - NEW JOBS TRAINING PROGRAMS

(Cont.) The College also administers the Iowa Jobs Training Program in Area 12 in accordance with Chapter 260F of the Code of Iowa. The current program's purpose is to provide tax-aided training or retraining for employers of businesses whose training costs cannot be economically funded under Chapter 260F. Approved businesses received forgivable loans from the Workforce Development Fund, a State administered fund. Since inception of this program, the College administered 332 projects. Of these 332 projects, 44 are active projects.

Program parameters specify that the Community College is entitled to retain any interest earned by NJTP funds in excess of the amount required to provide training and retire the certificates. During the year ended June 30, 2023, the Community College recognized \$206,448 of miscellaneous revenue from excess interest.

Note 15 - IN-KIND CONTRIBUTIONS - KWIT-KOJI FM

Not included in the financial statements of the Community College are donated services for KWIT-KOJI FM Radio Station. The value of the in-kind contributions, calculated at estimated fair market value, was \$37,568 during the year ended June 30, 2023.

Note 16 - EARLY RETIREMENT PAYABLE

The Community College offered a voluntary early retirement policy to its employees in the Education Association (EA) bargaining unit, the United Electrical, Radio & Machine Workers of America support staff (UE) bargaining unit and the Meet and Confer employee group during the fiscal year ending June 30, 2020. Employees qualifying for WITCC early retirement must be full-time employees in the Education Association (EA) bargaining unit, the UE support staff bargaining unit or the Meet and Confer employee group at least 55 years of age and actively employed during the last fiscal year prior to early retirement. The employee must have worked a minimum of the most previous continuous fifteen years at WITCC and be currently employed in a position in a salary grade 14 or below. The application for early retirement was subject to approval by the Board of Directors during the period the plan was offered.

For the eligible employees who were approved to receive benefits under the early retirement plan, the Community College paid a one-time payment following the date of retirement equal to 1.5% of the employee's current salary for each year of continuous service.

For the eligible employees who were approved to receive benefits under the early retirement plan and who have currently elected single or family health care and dental care coverage, the Community College will pay, until the employee is eligible for Medicare, that portion of the single or family health care and dental care premium which is equal to the portion of the single or family health care and dental care premium which the Community College pays for Meet and Confer employees at the premium rate which is in effect on the date of retirement.

The current voluntary early retirement policy terminated on August 2, 2020.

The early retirement payable reflected on the statement of net position represents the Community College's liability for remuneration and health insurance coverage for all employees who have accepted early retirement under a policy offered by the Community College. Early retirement is funded on a pay-as-you-go basis through property tax levies.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 17 - SEGMENT REPORTING

A segment is an identifiable activity reported as a stand-alone entity for which one or more revenue bond issues are outstanding. A segment has a specifically identifiable revenue stream pledged in support of revenue bonds and has related expenses, assets, and liabilities required by an external party to be accounted for separately. The Community College has one segment meeting the reporting requirements of GASB Statement No. 35. The segment is the Residence System. The Community College is required to present the following condensed statements: Statement of Net Position, Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows for the segment.

Dormitory revenue bonds were issued for the construction of two residence halls. The bonds are payable from the net rents, profits and income derived from operation of the system. The primary source of revenue is dormitory room rental.

<u>Condensed Statement of Net Position</u>	<u>Residence System</u>
Assets:	
Current Assets	\$ 250,210
Noncurrent Assets	885,907
Capital Assets, Net of Accumulated Depreciation	<u>13,814,145</u>
Total Assets	\$ <u>14,950,262</u>
Liabilities:	
Current Liabilities	\$ 591,130
Noncurrent Liabilities	<u>8,350,363</u>
Total Liabilities	\$ <u>8,941,493</u>
Net Position:	
Net Investment in Capital Assets	\$ 5,089,145
Restricted	<u>919,624</u>
Total Net Position	\$ <u>6,008,769</u>
<u>Condensed Statement of Revenues, Expenses and Changes in Net Position</u>	
Operating Revenue:	
Sales and Services	\$ 1,649,825
Transfer Revenue	-
Operating Expenses	(1,154,433)
Depreciation	(<u>722,635</u>)
Operating (Loss)	\$(<u>227,243</u>)
Nonoperating Revenues (Expenses):	
Investment Income	\$ 38,396
Interest on Indebtedness	(181,125)
Transfers In	<u>498,521</u>
Net Nonoperating Revenues	\$ <u>355,792</u>
Change in Net Position	\$ 128,549
Net Position Beginning of Year	<u>5,880,220</u>
Net Position End of Year	\$ <u>6,008,769</u>

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 17 - SEGMENT REPORTING

(Cont.)

Condensed Statement of Cash Flows

Net Cash Provided by Operating Activities	\$ 1,002,235
Net Cash (Used) by Capital and Related Financing Sources	(1,034,384)
Net Cash Provided by Investing Activities	<u>38,396</u>
Net Change in Cash and Cash Equivalents	\$ 6,247
Cash and Cash Equivalents Beginning of Year	<u>243,963</u>
Cash and Cash Equivalents End of Year	<u><u>\$ 250,210</u></u>

Note 18 - DISCRETELY PRESENTED COMPONENT UNIT DISCLOSURES

Allowance for Uncollectible Pledges - The allowance for uncollectible pledges is maintained at a balance which, in the opinion of the Foundation, is adequate to reflect pledges receivable at their net realizable value. Management reviews its pledge listing monthly to determine the collectability of pledges. If management believes a pledge is uncollectible, an allowance is established. No allowance is considered necessary at June 30, 2023.

Investments - The Foundation's Mutual Funds, Bonds, ETFs and Equity Securities are stated at fair market value based on quoted market prices. Certificates of deposit, if any, are stated at historical cost plus any accrued but unpaid interest. The fair market value of bank certificates is considered to be the same as historical cost.

Foundation investments at June 30, 2023, are as follows:

Money Markets	\$ 881,050
Equity Securities	2,410,326
ETFs	2,054,996
Bonds	915,566
Mutual Funds	<u>413,117</u>
	<u>\$ 6,675,055</u>

Functional Expenses - The following is a detail of expenses by function:

	<u>Educational</u>	<u>Management and General</u>	<u>Total</u>
Salary and Benefits		\$ 94,846	\$ 94,846
Services		42,845	42,845
Materials and Supplies		10,084	10,084
Travel and Meeting Expenses		2,385	2,385
Charitable Contributions	\$ 89,850		89,850
Scholarship Donations	<u>562,521</u>		<u>562,521</u>
	<u>\$ 652,371</u>	<u>\$ 150,160</u>	<u>\$ 802,531</u>

Due to the nature of the Foundation's operations, all of the management and general expenses are related to fundraising. Most of these expenses are in kind contributions from the Community College.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 18 - DISCRETELY PRESENTED COMPONENT UNIT DISCLOSURES

(Cont.) The Codification defines fair value, establishes a framework for measuring fair value in Generally Accepted Accounting Principles and establishes a hierarchy that categorizes and prioritizes the inputs to be used to estimate fair value. The three levels of inputs used are as follows:

- Level 1 - Quoted prices in active markets for identical assets or liabilities.
- Level 2 - Inputs other than Level 1 that are observable, either directly or indirectly, such as outside comparable sales.
- Level 3 - Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

The following table summarizes the valuation of the Foundation's investments by fair value hierarchy levels as of June 30, 2023.

The fair value of the Foundation's investments is summarized as follows:

	<u>Cost</u>	<u>Fair Value</u>	<u>Unrealized Gain on Investments</u>
Mutual Funds, Money Market Funds, ETFs, Bonds and Equity Securities	\$ <u>5,291,324</u>	\$ <u>6,675,055</u>	\$ <u>1,383,731</u>

Fair Value Measurements at Reporting Date Using

<u>Assets</u>	<u>Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Money Market	\$ 881,050	\$ 881,050		
Mutual Funds	413,117	413,117		
Bonds	915,566	915,566		
ETF's	2,054,996	2,054,996		
Equity Securities	<u>2,410,326</u>	<u>2,410,326</u>	_____	_____
Total	\$ <u>6,675,055</u>	\$ <u>6,675,055</u>	=====	=====

WESTERN IOWA TECH COMMUNITY COLLEGE FOUNDATION

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 18 - DISCRETELY PRESENTED COMPONENT UNIT DISCLOSURES

(Cont.) The following table shows the Foundation's investments' gross unrealized losses and fair value, aggregated by investment category and length of time that individual securities have been in a continuous unrealized loss position:

	<u>Less Than 12 Months</u>		<u>More Than 12 Months</u>		<u>Total</u>	
	<u>Fair</u>	<u>Unrealized</u>	<u>Fair</u>	<u>Unrealized</u>	<u>Fair</u>	<u>Unrealized</u>
	<u>Value</u>	<u>Losses</u>	<u>Value</u>	<u>Losses</u>	<u>Value</u>	<u>Losses</u>
Bonds	\$ 199,952	\$ 3,092	\$ 666,430	\$ 154,496	\$ 866,382	\$ 157,588
Mutual Funds	40,994	5,596			40,994	5,596
ETF's			942,449	128,401	942,449	128,401
Equity Securities	<u>45,453</u>	<u>6,432</u>	<u>88,636</u>	<u>36,416</u>	<u>134,089</u>	<u>42,848</u>
2023 Total	\$ <u>286,399</u>	\$ <u>15,120</u>	\$ <u>1,697,515</u>	\$ <u>319,313</u>	\$ <u>1,983,914</u>	\$ <u>334,433</u>

The Foundation has determined that the unrealized losses are deemed to be temporary impairments as of June 30, 2023. The Foundation believes that the unrealized losses generally are caused by liquidity discounts and increases in the risk premiums required by market participants rather than a materially adverse change in cash flows or a fundamental weakness in the credit quality of the issuer or underlying asset.

The Foundation is primarily invested in well diversified equity securities, bonds, ETFs and mutual funds several of which incurred losses due to the market environment of the past years.

The Foundation has the ability and intent to hold these investments for a reasonable period of time sufficient for the recovery of fair value. The Foundation does not consider these investments to be other than temporarily impaired at June 30, 2023.

Endowment - The Foundation's endowment consists of numerous individual funds established for a variety of purposes. As required by the Codification, net assets associated with endowment funds are classified and reported based on the existence of donor-imposed restrictions.

The Board of Directors of the Foundation has interpreted the Iowa Uniform Prudent Management of Institutional Funds Act (UPMIFA) as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary. As a result of this interpretation, the Foundation retains in perpetuity (a) the original value of gifts donated to the endowment, (b) the original value of subsequent gifts to the endowment, and (c) accumulations to the endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not retained in perpetuity are held until those amounts are appropriated for expenditure by the Foundation in a manner consistent with the standard of prudence prescribed by UPMIFA. In accordance with UPMIFA, the Foundation considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 18 - DISCRETELY PRESENTED COMPONENT UNIT DISCLOSURES

(Cont.)

- (1) The duration and preservation of the endowment fund;
- (2) The needs of students of Western Iowa Tech Community College;
- (3) General economic conditions;
- (4) The possible effect of inflation or deflation;
- (5) The expected total return from income and the appreciation of investments;
- (6) The investment policy of the Foundation

Changes in Endowment Net Assets for the fiscal year ended June 30, 2023.

	<u>With Donor Restrictions</u>		
	<u>For Purpose</u>	<u>In Perpetuity</u>	<u>Total</u>
Donor - Restricted Endowment Net Assets, Beginning of Year	\$ 2,599,280	\$ 675,925	\$ 3,275,205
Contributions	\$ 69,830	\$ 519,525	\$ 589,355
Investment Income	71,329		71,329
Scholarships	(<u>1,624</u>)	_____	(<u>1,624</u>)
 Total Change in Endowment Funds	 \$ <u>139,535</u>	 \$ <u>519,525</u>	 \$ <u>659,060</u>
 Donor - Restricted Endowment Net Assets, End of the Year	 \$ <u>2,738,815</u>	 \$ <u>1,195,450</u>	 \$ <u>3,934,265</u>

Return Objectives and Risk Parameters - The Foundation has adopted investment and spending policies for endowment assets that attempt to provide for the long-term financial well-being of the Foundation. Endowment assets include those assets of donor-restricted funds that the Foundation must hold in perpetuity or for a donor-specified period(s) as well as Board designated funds. Under this policy, as approved by the Board of Directors, the endowment assets are invested in a manner that is intended to maintain the total long-term return on assets while maintaining enough liquidity at all times to provide scholarships, loan funds, and award grants for the sole benefit of worthy and needy students of Western Iowa Tech Community College.

Strategies Employed for Achieving Objectives - To satisfy its long-term rate-of-return objectives, the Foundation relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Foundation targets a diversified asset allocation to achieve its long-term return objectives within prudent risk constraints.

The remaining portion of the endowment funds with donor restrictions that are not classified as in perpetuity shall be classified as net assets restricted for purpose until appropriated for expenditure by the Foundation in a manner consistent with the Standard of Prudence prescribed by Uniform Prudent Management of Institutional Funds Act (UPMIFA).

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 19 - COMMITMENTS AND CONTINGENCIES

The Community College is currently involved in certain legal matters which are being defended and handled in the ordinary course of business. The liability, if any, associated with these matters is not determinable at June 30, 2023. The Community College's attorney and insurance carrier are defending the lawsuits, and it is the opinion of management that their resolution will not have a material effect on the Community College's financial position.

Note 20 - TAX ABATEMENTS

Governmental Accounting Standards Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

College Tax Abatements - The Community College provides tax abatements for industrial new jobs training projects with the tax increment financing as provided for in section 403.19 of the Code of Iowa and/or state income tax withholding as provided for in section 260E.5 of the Code of Iowa. For these types of projects, the Community College enters into agreements with employers which require the Community College, after employers meet the terms of the agreements, to pay the employers for the costs of on-the-job training not to exceed 50% of the annual gross payroll costs for up to one year of the new jobs. No other commitments were made by the Community College as part of these agreements.

For the year ended June 30, 2023, the Community College had no abatements of property tax and \$3,593,145 of state income tax withholding under the projects.

Tax Abatements of Other Entities – Other entities provide tax abatements for urban renewal and economic development projects pursuant to Chapter 403 of the Code of Iowa. Additionally, an urban revitalization tax abatement program pursuant to Chapter 404 of the Code of Iowa was offered. With prior approval by the governing body, this program provides for an exemption of taxes based on a percentage of the actual value added by improvements.

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2023

Note 20 - TAX ABATEMENTS

(Cont.) Property tax revenues of the Community College were reduced by the following amounts for the year ended June 30, 2023 under agreements entered into by the following entities:

<u>Entity</u>	<u>Tax Abatement Program</u>	<u>Amount of Tax Abated</u>
City of Arcadia	Chapter 403 - Urban Renewal	\$ 417
City of Cherokee	Chapter 403 - Urban Renewal	\$ 2,022
City of Denison	Chapter 403 - Urban Renewal	\$ 2,102
Ida County	Chapter 403 - Urban Renewal	\$ 4,271
City of Ida Grove.....	Chapter 403 - Urban Renewal	\$ 749
City of Kingsley	Chapter 403 - Urban Renewal	\$ 1,483
City of Le Mars	Chapter 403 - Urban Renewal	\$ 91
City of Merville	Chapter 403 - Urban Renewal	\$ 4,260
City of Merville	Chapter 404 - Urban Revitalization	\$ 1,252
City of Oyens.....	Chapter 403 - Urban Renewal	\$ 2,383
Plymouth County	Chapter 403 - Urban Renewal	\$ 22,563
City of Salix	Chapter 404 - Urban Revitalization	\$ 932
City of Sioux City.....	Chapter 403 - Urban Renewal	\$ 39,677
Shelby County	Chapter 403 - Urban Renewal	\$ 360
Woodbury County	Chapter 403 - Urban Renewal	\$ 3,291

Note 21 - ACCOUNTING CHANGE / RESTATEMENT

Governmental Accounting Standards Board Statement No. 96, Subscription-Based Information Technology Arrangements (SBITAs) was implemented during fiscal year 2023. The new requirements require the reporting of certain right-to-use subscription-based IT arrangements and liabilities which were previously not reported. The result of these changes had no effect on the beginning net position.

	<u>Capital Assets</u>	<u>Long-term Liabilities IT Subscription Agreements</u>
Balances June 30, 2022, as previously Reported	\$ 52,906,935	
Change to implement GASBS No. 96 ...	<u>1,084,699</u>	<u>\$ 1,142,315</u>
Balances July 1, 2022, as restated	\$ 53,991,634	\$ 1,142,315

Note 22 - SUBSEQUENT EVENT

The Community College has evaluated all subsequent events through November 7, 2023, the date the financial statements were available to be issued. The financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

WESTERN IOWA TECH COMMUNITY COLLEGE

SCHEDULE OF THE COMMUNITY COLLEGE'S PROPORTIONATE SHARE OF
THE NET PENSION LIABILITY

IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
FOR THE LAST NINE FISCAL YEARS*

(IN THOUSANDS)

REQUIRED SUPPLEMENTARY INFORMATION

	<u>YEARS ENDED JUNE 30,</u>			
	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Community College's proportion of the net pension liability	0.0996881%	0.0972915%	0.1006423%	0.0970575%
Community College's proportionate share of the net pension liability	\$ 3,957	\$ 136	\$ 7,021	\$ 5,658
Community College's covered payroll	\$ 8,439	\$ 7,905	\$ 7,931	\$ 7,436
Community College's proportionate share of the net pension liability as a percentage of its covered payroll	46.89%	1.72%	88.53%	76.09%
Plan fiduciary net position as a percentage of the total pension liability	90.34%	99.65%	81.87%	85.45%

* The amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

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

2019	2018	2017	2016	2015
0.0970586%	0.0955430%	0.0970632%	0.0926989%	0.0908852%
\$ 6,140	\$ 6,307	\$ 6,053	\$ 4,608	\$ 3,678
\$ 7,293	\$ 7,068	\$ 6,902	\$ 6,391	\$ 6,069
84.19%	89.23%	87.69%	72.11%	60.61%
93.62%	82.21%	81.82%	85.19%	87.61%

WESTERN IOWA TECH COMMUNITY COLLEGE

SCHEDULE OF CONTRIBUTIONS

IOWA PUBLIC EMPLOYEE'S RETIREMENT SYSTEM

LAST 10 FISCAL YEARS

REQUIRED SUPPLEMENTARY INFORMATION

	<u>YEARS ENDED JUNE 30,</u>			
	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Statutorily required contribution	\$ 900,085	\$ 796,234	\$ 745,418	\$ 748,732
Contributions in relation to the statutorily required contribution	<u>\$ 900,085</u>	<u>\$ 796,234</u>	<u>\$ 745,418</u>	<u>\$ 748,732</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Community College's covered-employee payroll	\$ 9,507,386	\$ 8,439,324	\$ 7,905,389	\$ 7,931,489
Contributions as a percentage of covered-employee payroll	9.47%	9.43%	9.43%	9.44%

<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
\$ 701,964	\$ 651,226	\$ 631,177	\$ 616,389	\$ 570,673	\$ 541,762
<u>\$ 701,964</u>	<u>\$ 651,226</u>	<u>\$ 631,177</u>	<u>\$ 616,389</u>	<u>\$ 570,673</u>	<u>\$ 541,762</u>
<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
\$ 7,436,062	\$ 7,292,565	\$ 7,068,048	\$ 6,902,453	\$ 6,390,513	\$ 6,066,764
9.44%	8.93%	8.93%	8.93%	8.93%	8.93%

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION - PENSION LIABILITY

YEAR ENDED JUNE 30, 2023

Changes of benefit terms:

There is no significant change in benefit terms.

Changes of assumptions:

The 2022 valuation incorporated the following refinements after a quadrennial experience study:

- Changed mortality assumptions to the PubG-2010 mortality tables with mortality improvements modeled using Scale MP-2021.
- Adjusted retirement rates for Regular members.
- Lowered disability rates for Regular members.
- Adjusted termination rates for all membership groups.

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

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

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

WESTERN IOWA TECH COMMUNITY COLLEGE

SCHEDULE OF CHANGES IN COMMUNITY COLLEGE'S
TOTAL OPEB LIABILITY, RELATED RATIOS AND NOTES
FOR THE LAST SIX YEARS

REQUIRED SUPPLEMENTARY INFORMATION

	<u>YEARS ENDED JUNE 30,</u>			
	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Service Cost	\$ 21,812	\$ 21,177	\$ 17,275	\$ 16,772
Interest Cost	15,665	17,126	14,215	15,050
Difference between expected and actual experiences	-	383,550	-	(24,513)
Changes in assumptions	-	60,282	-	(147,697)
Benefit payments	<u>(102,987)</u>	<u>(111,516)</u>	<u>(58,611)</u>	<u>(53,781)</u>
Net change in total OPEB Liability	\$ (65,510)	\$ 370,619	\$ (27,121)	\$ (194,169)
Total OPEB liability beginning of year	<u>761,651</u>	<u>391,032</u>	<u>418,153</u>	<u>612,322</u>
Total OPEB liability end of year	<u>\$ 696,141</u>	<u>\$ 761,651</u>	<u>\$ 391,032</u>	<u>\$ 418,153</u>
Covered-employee payroll	\$ 15,885,904	\$ 14,099,949	\$ 13,550,157	\$ 13,155,492
Total OPEB liability as a percentage of covered- employee payroll	4.38%	5.40%	2.89%	3.18%

2019	2018
\$ 38,393	\$ 38,367
23,824	24,896
(23,855)	(20,834)
-	-
(56,420)	(84,762)
\$ (18,058)	\$ (42,333)
630,380	672,713
\$ 612,322	\$ 630,380
\$ 11,423,035	\$ 11,250,890
5.36%	5.60%

WESTERN IOWA TECH COMMUNITY COLLEGE

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
OPEB LIABILITY AND REALTED RATIOS

YEAR ENDED JUNE 30, 2023

Changes in benefit terms:

There were no significant changes in benefit terms.

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

Year ended June 30, 2023	2.14%
Year ended June 30, 2022	2.14%
Year ended June 30, 2021	3.50%
Year ended June 30, 2020	3.50%
Year ended June 30, 2019	3.72%
Year ended June 30, 2018	3.72%

No assets were accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

SUPPLEMENTARY INFORMATION

WESTERN IOWA TECH COMMUNITY COLLEGE

SUPPLEMENTARY INFORMATION

JUNE 30, 2023

Supplementary information of the Community College is presented on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts which comprise its assets, liabilities, net position, revenue and expenditures. The various fund groups and their designated purposes are as follows:

Current Funds - The Current Funds are utilized to account for those economic resources that are expendable for the purpose of performing the primary and supporting missions of the Community College and consist of the following:

Unrestricted Fund - The Educational and Support subgroup of the Unrestricted Fund accounts for the general operations of the Community College.

The Auxiliary Enterprises subgroup accounts for activities which are intended to provide non-instructional services and sales to students, staff and/or institutional departments, and which are supplemental to the educational and general objectives of the Community College.

Restricted Fund - The Restricted Fund is used to account for resources that are available for the operation and support of the educational program, but which are restricted as to their use by donors or outside agencies.

Loan Funds - The Loan Funds are used to account for loans to students and are financed primarily by the Federal government.

Plant Funds - The Plant Funds are used to account for transactions relating to investment in the Community College properties, and consist of the following self-balancing accounts:

Unexpended - This account is used to account for the unexpended resources derived from various sources for the acquisition or construction of plant assets.

Retirement of Indebtedness - This account is used to account for the accumulation of resources for principal and interest payments on plant indebtedness.

Investment in Plant - This account is used to account for the excess of the carrying value of plant assets over the related liabilities.

Custodial Funds - The Custodial Funds are used to account for assets held by the Community College in a custodial capacity or as an agent for others.

The Budgetary Comparison Schedule of Expenditures - Budget and Actual provides a comparison of the budget to actual expenditures for those funds and/or levies required to be budgeted. Since the Community College uses Business-Type Activities reporting, this budgetary comparison information is included as supplementary information.

WESTERN IOWA TECH COMMUNITY COLLEGE

SUPPLEMENTARY INFORMATION

JUNE 30, 2023

(Continued)

Schedules presented in supplementary information are reported using the current financial resources measurement focus and the accrual basis of accounting with modifications for depreciation and other items included in the adjustments column. The schedule of revenues, expenditures and changes in net position is a schedule of financial activities related to the current reporting period. It does not purport to present the results of operations or net income or loss for the period as would a statement of income or a statement of revenues and expenses.

The Community College has two individual program deficits in the restricted fund at June 30, 2023. These deficits are attributable to current and prior years' unexpected expenditures exceeding revenue. The Community College intends to eliminate these deficits with future revenues.

BUDGETARY COMPARISON SCHEDULE OF EXPENDITURESBUDGET TO ACTUALFOR THE YEAR ENDED JUNE 30, 2023

<u>Funds/Levy</u>	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance Between Actual and Budget</u>
Unrestricted	\$ 38,251,754	\$ 34,126,249	\$ 4,125,505
Restricted	\$ 20,750,000	\$ 7,945,228	\$ 12,804,772
Unemployment	110,065	-	110,065
Tort Liability	382,084	322,095	59,989
Insurance	3,009,975	4,630,742	(1,620,767)
Early Retirement	-	61,297	(61,297)
Equipment Replacement	954,113	587,628	366,485
Total Restricted	\$ 25,206,237	\$ 13,546,990	\$ 11,659,247
Plant	13,946,754	4,603,386	9,343,368
Total	<u>\$ 77,404,745</u>	<u>\$ 52,276,625</u>	<u>\$ 25,128,120</u>

NOTE TO BUDGETARY REPORTINGJUNE 30, 2023

The Board of Directors annually approves a budget designating the proposed expenditures for operation of the Community College on a basis consistent with accounting principles generally accepted in the United States of America. Following required public notice and hearing, and in accordance with Chapter 260C of the Code of Iowa, the Board of Directors certifies the approved budget to the appropriate county auditors and then submits the budget to the State Board of Education for approval. The budget may be amended during the year utilizing similar statutorily prescribed procedures. Formal and legal budgetary control is based on total operating expenditures.

Budgets are not required to be adopted for the Auxiliary Enterprises subgroup, Workforce Improvement Act, Scholarships and Grants Accounts, Loan Funds, and Custodial Funds.

The variance in the Unrestricted Fund is due to flattening enrollment and a continuing, concentrated effort by the Community College to reduce expenditures.

The variance in Restricted is due to the Community College administering fewer Iowa New Jobs Training Program projects than anticipated. The variance in Unemployment is due to lower claims than anticipated. The variance in Insurance is due to higher claims than anticipated. The variance in Early Retirement is attributable to employees electing to participate in an early retirement program offered during a previous fiscal year and subsequently terminated on August 2, 2020. At the time the published budget was prepared, the Early Retirement program costs were unknown. The variance in Equipment Replacement is due to timing of expenditures for various instructional programs.

The variance in the Plant Fund is caused by fewer expenditures than anticipated for the Community College's building and remodeling projects.

WESTERN IOWA TECH COMMUNITY COLLEGE

BALANCE SHEET - ALL FUNDS

JUNE 30, 2023

<u>ASSETS</u>	<u>Current Funds</u>		
	<u>Unrestricted</u>	<u>Restricted</u>	<u>Loan Funds</u>
Cash and Investments:			
Cash and Pooled Investments	\$ 18,874,094	\$ 17,701,687	\$ 357,967
Receivables:			
Accounts (Net of Allowance of \$1,618,742)	3,658,968	1,673,167	
Property Tax	2,196,189	5,843,636	
Due from Other Funds	11,400,289	6,044,346	
Due from Other Governments	181,910	1,378,885	
Lease Receivable	1,265,196		
Prepaid Expenditures	491,655	3,040,609	
Inventories	292,355		
Restricted Cash and Pooled Investments	705,544		
Capital Assets:			
Land			
Buildings and Other Structures			
Furniture and Equipment			
Right-To-Use Leased Equipment			
Right-To-Use IT Subscriptions			
Construction in Process			
Accumulated Depreciation/Amortization			
Total Assets	\$ 39,066,200	\$ 35,682,330	\$ 357,967
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
OPEB Related Deferred Outflows			
Pension Related Deferred Outflows			
Total Assets and Deferred Outflows	\$ 39,066,200	\$ 35,682,330	\$ 357,967

SCHEDULE 2

Unexpended	Plant Funds		Adjustments	Total
	Retirement of Indebtedness	Investment in Plant		
\$ 201,956	\$ 12,759,747			\$ 49,895,451
				5,332,135
2,196,189				10,236,014
700,772			\$ (18,145,407)	-
				1,560,795
				1,265,196
34,399				3,566,663
				292,355
50,000				755,544
		\$ 1,066,603		1,066,603
		92,218,405		92,218,405
		19,772,737		19,772,737
		373,276		373,276
		1,549,570		1,549,570
		3,009,276		3,009,276
			(64,495,648)	(64,495,648)
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
\$ 3,183,316	\$ 12,759,747	\$ 117,989,867	\$ (82,641,055)	\$ 126,398,372
			338,158	338,158
			1,279,765	1,279,765
<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
<u>\$ 3,183,316</u>	<u>\$ 12,759,747</u>	<u>\$ 117,989,867</u>	<u>\$ (81,023,132)</u>	<u>\$ 128,016,295</u>

WESTERN IOWA TECH COMMUNITY COLLEGE

BALANCE SHEET - ALL FUNDS

JUNE 30, 2023

<u>LIABILITIES AND NET POSITION</u>	<u>Current Funds</u>		
	<u>Unrestricted</u>	<u>Restricted</u>	<u>Loan Funds</u>
<u>LIABILITIES</u>			
Payables:			
Accounts	\$ 1,783,984	\$ 1,038,252	
Iowa Industrial New Jobs Training Program		5,018,187	
Salaries and Benefits Payable	1,288,939	174,794	
Accrued Interest		36,676	
Due to Other Funds	15,248,431	1,422,162	
Advances from Others	622,557	3,544,208	
Early Retirement Payable	25,014	490,112	
Compensated Absences	790,637	129,354	
Deposits Refundable	71,589		
Certificates Payable		15,240,000	
Bonds Payable			
Lease Agreements Payable			
IT Subscription Liability			
Net Pension Liability			
Net OPEB Liability			
Total Liabilities	\$ 19,831,151	\$ 27,093,745	\$ -
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Succeeding Year Property Tax	\$ 2,196,189	\$ 5,843,636	
Lease Related Deferred Inflows	1,265,196		
OPEB Related Deferred Inflows			
Pension Related Deferred Inflows			
Total Deferred Inflows	\$ 3,461,385	\$ 5,843,636	\$ -
<u>NET POSITION</u>			
Net Investment in Capital Assets			
Restricted:			
Expendable:			
Scholarships and Grants		\$ 4,248	
Loans			\$ 357,967
Debt Service			
Cash Reserve		678,851	
Other		2,061,850	
Unrestricted	\$ 6,172,120		
Auxiliary Enterprises	9,601,544		
Total Net Position	\$ 15,773,664	\$ 2,744,949	\$ 357,967
Total Liabilities, Deferred Inflows, and Net Position	\$ 39,066,200	\$ 35,682,330	\$ 357,967

SCHEDULE 2
(Cont.)

Plant Funds				
Unexpended	Retirement of Indebtedness	Investment in Plant	Adjustments	Total
\$ 1,261,168				\$ 4,083,404
				5,018,187
				1,463,733
14,541				51,217
1,474,814			\$ (18,145,407)	-
				4,166,765
				515,126
				919,991
				71,589
				15,240,000
		\$ 8,725,000		8,725,000
		226,716		226,716
		847,513		847,513
			3,956,716	3,956,716
			696,141	696,141
\$ 2,750,523	\$ -	\$ 9,799,229	\$ (13,492,550)	\$ 45,982,098
\$ 2,196,189				\$ 10,236,014
				1,265,196
			\$ 107,093	107,093
			613,001	613,001
\$ 2,196,189	\$ -	\$ -	\$ 720,094	\$ 12,221,304
		\$ 108,190,638	\$ (64,495,648)	\$ 43,694,990
				4,248
				357,967
	\$ 12,759,747			12,759,747
				678,851
				2,061,850
\$ (1,763,396)			(3,755,028)	653,696
				9,601,544
\$ (1,763,396)	\$ 12,759,747	\$ 108,190,638	\$ (68,250,676)	\$ 69,812,893
\$ 3,183,316	\$ 12,759,747	\$ 117,989,867	\$ (81,023,132)	\$ 128,016,295

WESTERN IOWA TECH COMMUNITY COLLEGE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
- ALL FUNDS

FOR THE YEAR ENDED JUNE 30, 2023

	Current Funds		
<u>REVENUES</u>	Unrestricted	Restricted	Loan Funds
General:			
State Appropriations	\$ 12,367,095	\$ 4,679,708	
Tuition and Fees	17,692,804		
Property Tax	2,146,834	5,438,255	
Federal Appropriations	84,688	10,332,071	
Sales and Services	164,730		
Earnings on Investments	334,672	206,463	
Iowa Industrial New Jobs Training Program		1,762,595	
Increase in Plant Investment Due to Plant Expenditures (Including \$1,022,566 in Current Fund Expenditures)			
Increase in Plant Investment Due to Retirement of Debt			
Miscellaneous	2,840,302	1,240,694	\$ 10,000
Gifts and Grants			
Gain on Disposal of Capital Assets			
	\$ 35,631,125	\$ 23,659,786	\$ 10,000
Auxiliary Enterprises:			
Federal Appropriations	\$ 6,284		
Tuition and Fees	-		
Sales and Services	4,312,215		
Interest on Investments	28,667		
Miscellaneous	709,352		
	\$ 5,056,518	\$ -	\$ -
Total Revenues	\$ 40,687,643	\$ 23,659,786	\$ 10,000
 <u>EXPENDITURES</u>			
Education and Support:			
Liberal Arts and Sciences	\$ 2,994,909	\$ 56,406	
Vocational Technical	10,114,502	1,945,343	
Adult Education	1,750,788	1,268,110	
Cooperative Services	452,201	2,575,346	
Administration	3,209,704	-	
Student Services	3,557,670	8,857	
Learning Resources	215,332	4,670	
Physical Plant	5,234,471	4,880,191	
General Institution	6,596,672	2,415,437	
	\$ 34,126,249	\$ 13,154,360	\$ -

Unexpended	Plant Funds		Adjustments	Total
	Retirement of Indebtedness	Investment in Plant		
\$ 40,111				\$ 17,086,914
2,146,834			\$ (5,694,009)	11,998,795
	\$ 226,323			9,731,923
				10,416,759
				164,730
				767,458
				1,762,595
		\$ 3,698,419	(3,698,419)	-
		813,168	(813,168)	-
578,809				4,669,805
88,800		184,542		273,342
			139,997	139,997
\$ 2,854,554	\$ 226,323	\$ 4,696,129	\$ (10,065,599)	\$ 57,012,318
				\$ 6,284
				-
				4,312,215
				28,667
				709,352
\$ -	\$ -	\$ -	\$ -	\$ 5,056,518
\$ 2,854,554	\$ 226,323	\$ 4,696,129	\$ (10,065,599)	\$ 62,068,836
			\$ (174,607)	\$ 2,876,708
			(1,216,553)	10,843,292
			(92,802)	2,926,096
			(16,380)	3,011,167
			(87,910)	3,121,794
			(149,840)	3,416,687
			(11,180)	208,822
\$ 1,560,936			508,286	12,183,884
			(186,661)	8,825,448
\$ 1,560,936	\$ -	\$ -	\$ (1,427,647)	\$ 47,413,898

WESTERN IOWA TECH COMMUNITY COLLEGE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
- ALL FUNDS

FOR THE YEAR ENDED JUNE 30, 2023

	Current Funds		
	Unrestricted	Restricted	Loan Funds
<u>EXPENDITURES</u> - (Continued)			
Auxiliary Enterprises	\$ 4,312,235		
Scholarships and Grants		\$ 8,499,176	
Bad Debts and Collection Costs			
Plant Asset Acquisitions			
Retirement of Indebtedness			
Disposal of Plant Assets			
Interest on Indebtedness		392,630	
Depreciation/Amortization			
Total Expenditures and Other Deductions	\$ 38,438,484	\$ 22,046,166	\$ -
Excess (Deficiency) of Revenues and Other Additions Over Expenditures and Other Deductions	\$ 2,249,159	\$ 1,613,620	\$ 10,000
<u>TRANSFERS</u>			
Mandatory Transfers	(673,413)		
Non-Mandatory Transfers	(782,865)	(1,468,360)	
Net	\$ 792,881	\$ 145,260	\$ 10,000
Net Position Beginning of Year	14,980,783	2,599,689	347,967
Net Position End of Year	\$ 15,773,664	\$ 2,744,949	\$ 357,967

Unexpended	Plant Funds		Adjustments	Total
	Retirement of Indebtedness	Investment in Plant		
				\$ 4,312,235
			\$ (5,694,009)	2,805,167
\$ 3,042,450			(3,042,450)	-
	\$ 813,168		(813,168)	-
		\$ 972,779	(972,779)	-
	231,687			624,317
			4,737,376	4,737,376
\$ 4,603,386	\$ 1,044,855	\$ 972,779	\$ (7,212,677)	\$ 59,892,993
\$ (1,748,832)	\$ (818,532)	\$ 3,723,350	\$ (2,852,922)	\$ 2,175,843
(249,576)	3,226,291	(52,077)		(673,413)
				673,413
\$ (1,998,408)	\$ 2,407,759	\$ 3,671,273	\$ (2,852,922)	\$ 2,175,843
235,012	10,351,988	104,519,365	(65,397,754)	67,637,050
\$ (1,763,396)	\$ 12,759,747	\$ 108,190,638	\$ (68,250,676)	\$ 69,812,893

WESTERN IOWA TECH COMMUNITY COLLEGE

UNRESTRICTED FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

EDUCATION AND SUPPORT

FOR THE YEAR ENDED JUNE 30, 2023

	Education			
	Liberal Arts and Sciences	Vocational Technical	Adult Education	Cooperative Services
<u>REVENUES</u>				
State Appropriations				
Tuition and Fees	\$ 7,476,848	\$ 7,086,346	\$ 1,943,558	\$ 624,853
Property Tax				
Federal Appropriations	630	23,379	3,445	
Sales and Services				31,738
Interest on Indebtedness				
Miscellaneous		20,178	144,974	441,923
Total Revenues	\$ 7,477,478	\$ 7,129,903	\$ 2,091,977	\$ 1,098,514
<u>EXPENDITURES</u>				
Salaries and Benefits	\$ 2,952,882	\$ 8,443,837	\$ 1,323,986	\$ 407,959
Services	16,956	231,337	108,546	3,753
Materials and Supplies	22,745	898,625	210,455	34,855
Plant Asset Acquisitions				
Travel	2,326	28,437	23,756	5,634
Collection Costs (Recovery)		512,266	84,045	
Awards to Subrecipients				
Total Expenditures	\$ 2,994,909	\$ 10,114,502	\$ 1,750,788	\$ 452,201
Excess of Revenues Over (Under) Expenditures	\$ 4,482,569	\$ (2,984,599)	\$ 341,189	\$ 646,313
<u>TRANSFERS</u>				
Non-Mandatory Transfers	154,926	(712,893)	213,000	
Net	\$ 4,637,495	\$ (3,697,492)	\$ 554,189	\$ 646,313
Net Position Beginning of Year				
Net Position End of Year				

Support					
General Administration	Student Services	Learning Resources	Physical Plant	General Institution	Education and Support Total
\$ 11,929,392			\$ 55,299	\$ 382,404	\$ 12,367,095
900	\$ 560,299				17,692,804
			2,146,834		2,146,834
3,694	48,259	\$ 4,797		484	84,688
	33,650		56,563	42,779	164,730
289,732			15,437	29,503	334,672
600,659	323,076	22	144,020	1,165,450	2,840,302
<u>\$ 12,824,377</u>	<u>\$ 965,284</u>	<u>\$ 4,819</u>	<u>\$ 2,418,153</u>	<u>\$ 1,620,620</u>	<u>\$ 35,631,125</u>
\$ 2,056,844	\$ 3,128,833	\$ 170,918	\$ 823,508	\$ 4,649,008	\$ 23,957,775
1,046,696	250,160	6,028	3,409,989	1,563,677	6,637,142
10,912	154,956	33,800	983,266	330,782	2,680,396
		4,318	15,250		19,568
90,699	23,721	268	2,458	49,205	226,504
4,553					600,864
				4,000	4,000
<u>\$ 3,209,704</u>	<u>\$ 3,557,670</u>	<u>\$ 215,332</u>	<u>\$ 5,234,471</u>	<u>\$ 6,596,672</u>	<u>\$ 34,126,249</u>
\$ 9,614,673	\$ (2,592,386)	\$ (210,513)	\$ (2,816,318)	\$ (4,976,052)	\$ 1,504,876
	(396,246)		(676,690)	73,660	(1,344,243)
<u>\$ 9,614,673</u>	<u>\$ (2,988,632)</u>	<u>\$ (210,513)</u>	<u>\$ (3,493,008)</u>	<u>\$ (4,902,392)</u>	<u>\$ 160,633</u>
					<u>6,011,487</u>
					<u><u>\$ 6,172,120</u></u>

WESTERN IOWA TECH COMMUNITY COLLEGE

UNRESTRICTED FUND

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

AUXILIARY ENTERPRISES

FOR THE YEAR ENDED JUNE 30, 2023

	<u>Bookstore</u>	<u>Parts Department</u>	<u>Dormitories</u>
<u>REVENUES</u>			
Federal Appropriations	\$ 2,826		\$ 3,458
Tuition and Fees			
Sales and Services	2,358,757	\$ 202,471	1,624,171
Interest on Indebtedness			28,612
Miscellaneous	1,543		22,195
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ 2,363,126	\$ 202,471	\$ 1,678,436
<u>EXPENDITURES</u>			
Salaries and Benefits	\$ 252,411	\$ 1,371	\$ 272,595
Services	61,219		847,648
Materials and Supplies	35,205	1,632	9,594
Plant			
Travel	1,867		3,189
Cost of Goods Sold	1,738,387	195,278	
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ 2,089,089	\$ 198,281	\$ 1,133,026
Excess (Deficiency) of Revenues Over Expenditures	\$ 274,037	\$ 4,190	\$ 545,410
<u>TRANSFERS</u>			
Mandatory Transfers			(673,413)
Non-Mandatory Transfers			
	<hr/>	<hr/>	<hr/>
Net	\$ 274,037	\$ 4,190	\$ (128,003)
Net Position Beginning of Year	4,181,621	(3,496)	1,574,883
	<hr/>	<hr/>	<hr/>
Net Position End of Year	\$ 4,455,658	\$ 694	\$ 1,446,880
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

SCHEDULE 5

<u>Student Clubs and Organizations</u>	<u>Other</u>	<u>Total</u>
		\$ 6,284
		-
\$ 100,539	\$ 26,277	4,312,215
	55	28,667
<u>398,771</u>	<u>286,843</u>	<u>709,352</u>
\$ 499,310	\$ 313,175	\$ 5,056,518
\$ 1,021	\$ 155,452	\$ 682,850
149,978	101,409	1,160,254
146,265	160,024	352,720
	34,745	34,745
120,904	10,687	136,647
	<u>11,354</u>	<u>1,945,019</u>
<u>\$ 418,168</u>	<u>\$ 473,671</u>	<u>\$ 4,312,235</u>
\$ 81,142	\$ (160,496)	\$ 744,283
		(673,413)
<u>18,108</u>	<u>543,270</u>	<u>561,378</u>
\$ 99,250	\$ 382,774	\$ 632,248
<u>126,349</u>	<u>3,089,939</u>	<u>8,969,296</u>
<u>\$ 225,599</u>	<u>\$ 3,472,713</u>	<u>\$ 9,601,544</u>

WESTERN IOWA TECH COMMUNITY COLLEGE

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

RESTRICTED FUND

FOR THE YEAR ENDED JUNE 30, 2023

	<u>Scholarship and Grants</u>	<u>Equipment Replacement</u>	<u>Cash Reserve</u>
<u>REVENUES</u>			
State Appropriations	\$ 2,218,625		
Property Tax		\$ 954,149	
Federal Appropriations	6,280,551		
Earnings on Investments	15		
Iowa Industrial New Jobs Training Program			
Miscellaneous			
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ 8,499,191	\$ 954,149	\$ -
<u>EXPENDITURES</u>			
Salaries and Benefits			
Services			
Materials and Supplies			
Plant Asset Acquisitions		\$ 587,628	
Travel			
Interest on Indebtedness			
Awards to Subrecipients			
Iowa College Student Aid Commission	\$ 2,218,625		
Federal Pell Grant Program	6,132,459		
Federal Supplemental Educational Opportunity Grant (FSEOG)	148,092		
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ 8,499,176	\$ 587,628	\$ -
Excess (Deficiency) of Revenues Over Expenditures	\$ 15	\$ 366,521	\$ -
<u>TRANSFERS</u>			
Non-Mandatory Transfers			
	<hr/>	<hr/>	<hr/>
Net	\$ 15	\$ 366,521	\$ -
Net Position (Deficit) Beginning of Year	4,233	2,858,773	678,851
Net Position (Deficit) End of Year	<u>\$ 4,248</u>	<u>\$ 3,225,294</u>	<u>\$ 678,851</u>

See Accompanying Independent Auditor's Report

Tort Liability	Insurance	Unemployment Compensation	Early Retirement	TRiO	Iowa Industrial New Jobs Training Program	ACE Infrastructure	American Rescue Plan Act Support Under the American Rescue Plan Act (SSARP)	Federal CARES Act Strengthening Institutions	Other	Total
\$ 281,838	\$ 3,767,469		\$ 434,799	\$ 1,179,696		\$ 400,000			\$ 2,061,083	\$ 4,679,708
					\$ 206,448		\$ 838,113	\$ 366,141	1,667,570	5,438,255
					1,762,595					10,332,071
					738,097				502,597	206,463
										1,762,595
										1,240,694
\$ 281,838	\$ 3,767,469	\$ -	\$ 434,799	\$ 1,179,696	\$ 2,707,140	\$ 400,000	\$ 838,113	\$ 366,141	\$ 4,231,250	\$ 23,659,786
\$ 322,095	\$ 72,883 4,557,859		\$ 61,297	\$ 854,972					\$ 2,633,723	\$ 3,622,875
				127,689	\$ 2,108,062				549,174	7,664,879
				26,964				\$ 3,498	107,133	137,595
				75,832					380,625	968,253
					392,630				86,185	162,017
				20,578			\$ 419,057		159,106	392,630
										598,741
										2,218,625
										6,132,459
										148,092
\$ 322,095	\$ 4,630,742	\$ -	\$ 61,297	\$ 1,106,035	\$ 2,500,692	\$ -	\$ 419,057	\$ 3,498	\$ 3,915,946	\$ 22,046,166
\$ (40,257)	\$ (863,273)	\$ -	\$ 373,502	\$ 73,661	\$ 206,448	\$ 400,000	\$ 419,056	\$ 362,643	\$ 315,304	\$ 1,613,620
				(73,661)		(400,000)	(419,056)	(362,643)	(213,000)	(1,468,360)
\$ (40,257)	\$ (863,273)	\$ -	\$ 373,502	\$ -	\$ 206,448	\$ -	\$ -	\$ -	\$ 102,304	\$ 145,260
102,169	(1,435,603)	115,565	(942,437)	-	428,754	-	-	-	789,384	2,599,689
\$ 61,912	\$ (2,298,876)	\$ 115,565	\$ (568,935)	\$ -	\$ 635,202	\$ -	\$ -	\$ -	\$ 891,688	\$ 2,744,949

See Accompanying Independent Auditor's Report

BALANCE SHEET
CUSTODIAL FUNDS

JUNE 30, 2023

	Student Clubs and Organizations
<u>ASSETS</u>	
Cash and Cash Equivalents	\$ 225,379
Accounts Receivable	220
	220
Total Assets	\$ 225,599
<u>LIABILITIES</u>	
Accounts Payable	\$ -
Total Liabilities	\$ -
<u>NET ASSETS</u>	
Restricted:	
Other	\$ 225,599
Total Liabilities and Net Assets	\$ 225,599

COMBINING SCHEDULE OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS

FOR THE YEAR ENDED JUNE 30, 2023

	Federal Direct Student Loan Program	Student Clubs and Organizations	Total
<u>ADDITIONS</u>			
Federal Appropriations	\$ 5,432,470		\$ 5,432,470
Tuition and Fees		\$ 100,489	100,489
Miscellaneous		432,770	432,770
	<u>\$ 5,432,470</u>	<u>\$ 533,259</u>	<u>\$ 5,965,729</u>
<u>DEDUCTIONS</u>			
Salaries and Benefits		\$ 1,021	\$ 1,021
Services	\$ 5,432,470	149,978	5,582,448
Materials and Supplies		146,265	146,265
Travel		120,904	120,904
Other		15,841	15,841
	<u>\$ 5,432,470</u>	<u>\$ 434,009</u>	<u>\$ 5,866,479</u>
Changes in Net Position	\$ -	\$ 99,250	\$ 99,250
Balance Beginning of Year	-	126,349	126,349
Balance End of Year	<u>\$ -</u>	<u>\$ 225,599</u>	<u>\$ 225,599</u>

SCHEDULE OF CREDIT AND CONTACT HOURSFOR THE ACADEMIC YEAR ENDED AUGUST 15, 2023

Category	Credit Hours			Contact Hours		
	Eligible for Aid	Not Eligible For Aid	Total	Eligible for Aid	Not Eligible For Aid	Total
Arts and Sciences	38,385		38,385	699,120		699,120
Vocational Education	50,432		50,432	1,024,616		1,024,616
Adult Education/ Continuing Education			-	401,751	30,418	432,169
Cooperative Programs/ Services			-			-
Related Services and Activities			-			-
Total	<u>88,817</u>	<u>-</u>	<u>88,817</u>	<u>2,125,487</u>	<u>30,418</u>	<u>2,155,905</u>

WESTERN IOWA TECH COMMUNITY COLLEGE
SCHEDULE OF TAX AND INTERGOVERNMENTAL REVENUES
FOR THE LAST TEN YEARS

	YEARS ENDED JUNE 30,			
	2023	2022	2021	2020
Local (Property Tax)	\$ 9,731,923	\$ 9,319,899	\$ 8,803,149	\$ 8,272,271
State	17,086,914	16,856,281	15,844,406	13,858,479
Federal	<u>10,423,043</u>	<u>17,886,048</u>	<u>15,551,010</u>	<u>10,984,340</u>
Total	<u>\$ 37,241,880</u>	<u>\$ 44,062,228</u>	<u>\$ 40,198,565</u>	<u>\$ 33,115,090</u>

SCHEDULE 10

<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
\$ 8,523,582	\$ 6,774,838	\$ 6,102,258	\$ 5,936,594	\$ 5,866,373	\$ 5,524,254
13,600,508	13,601,560	13,587,117	13,983,572	13,554,384	13,179,506
<u>10,184,908</u>	<u>10,814,757</u>	<u>11,002,330</u>	<u>12,533,736</u>	<u>13,429,298</u>	<u>13,039,049</u>
<u>\$ 32,308,998</u>	<u>\$ 31,191,155</u>	<u>\$ 30,691,705</u>	<u>\$ 32,453,902</u>	<u>\$ 32,850,055</u>	<u>\$ 31,742,809</u>

WESTERN IOWA TECH COMMUNITY COLLEGE

SCHEDULE OF CURRENT FUND REVENUES BY SOURCE AND EXPENDITURES BY FUNCTION

FOR THE LAST TEN YEARS

	YEARS ENDED JUNE 30,			
	2023	2022	2021	2020
<u>REVENUES</u>				
State Appropriations	\$ 17,046,803	\$ 16,810,459	\$ 15,799,335	\$ 13,818,138
Tuition and Fees	17,692,804	16,890,109	17,066,444	17,330,974
Property Tax	7,585,089	7,263,995	6,788,973	6,416,752
Federal Appropriations	10,423,043	17,886,048	15,551,010	10,984,340
Sales and Services	164,730	209,089	202,237	204,761
Earnings on Investments	569,802	114,882	86,048	365,455
Iowa Industrial New Jobs				
Training Program	1,762,595	2,781,052	2,052,649	1,939,933
Auxiliary Enterprises	5,021,567	4,992,902	4,651,865	4,277,193
Miscellaneous	4,080,996	5,057,228	5,084,618	4,084,842
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Revenues	<u>\$ 64,347,429</u>	<u>\$ 72,005,764</u>	<u>\$ 67,283,179</u>	<u>\$ 59,422,388</u>
 <u>EXPENDITURES</u>				
Liberal Arts and Sciences	\$ 3,051,315	\$ 2,964,703	\$ 3,010,044	\$ 3,319,034
Vocational Technical	12,059,845	11,895,448	11,942,588	11,257,895
Adult Education	3,018,898	3,033,656	2,547,180	3,038,168
Cooperative Services	3,027,547	4,601,385	3,610,657	2,624,374
Administration	3,209,704	4,433,947	4,325,889	2,567,617
Student Services	3,566,527	8,095,763	3,875,666	3,905,143
Learning Resources	220,002	228,066	234,923	241,420
Physical Plant	10,114,662	9,866,790	8,503,101	7,989,482
General Institution	9,012,109	9,083,749	8,754,423	9,068,191
Auxiliary Enterprises	4,312,235	3,825,224	3,286,587	3,431,134
Scholarships and Grants	8,499,176	8,369,044	8,514,245	6,807,113
Workforce Investment Act				406,588
Interest on Indebtedness	392,630	369,513	401,925	458,659
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Expenditures	<u>\$ 60,484,650</u>	<u>\$ 66,767,288</u>	<u>\$ 59,007,228</u>	<u>\$ 55,114,818</u>

2019	2018	2017	2016	2015	2014
\$ 13,564,689	\$ 13,557,957	\$ 13,550,508	\$ 13,471,913	\$ 13,533,155	\$ 13,179,506
17,458,788	17,355,831	16,712,243	17,837,435	16,045,460	15,797,833
6,728,468	5,053,201	4,450,539	4,381,902	4,342,310	4,058,867
10,184,908	10,814,757	11,002,330	12,533,736	13,429,298	13,039,049
183,550	145,320	108,925	137,110	137,712	132,312
368,084	134,597	62,247	47,985	39,802	47,737
3,928,584	3,024,090	1,559,675	1,105,550	3,411,647	3,389,613
4,865,049	5,343,548	5,598,213	6,284,926	6,488,299	5,816,281
3,645,675	4,174,287	3,430,301	3,123,892	3,888,225	5,348,426
<u>\$ 60,927,795</u>	<u>\$ 59,603,588</u>	<u>\$ 56,474,981</u>	<u>\$ 58,924,449</u>	<u>\$ 61,315,908</u>	<u>\$ 60,809,624</u>
\$ 3,320,215	\$ 3,578,580	\$ 3,859,657	\$ 4,113,812	\$ 4,354,363	\$ 4,341,449
11,103,650	10,220,988	10,141,441	10,546,761	11,043,416	9,732,433
3,291,644	3,322,614	3,122,724	3,270,481	3,143,635	2,707,034
4,563,943	4,573,894	2,411,561	1,644,816	5,078,735	6,369,802
2,194,269	2,209,098	2,105,454	2,056,873	2,023,250	1,985,641
2,609,377	2,483,269	2,350,665	2,505,792	2,646,296	2,317,397
243,233	243,140	249,098	245,528	267,903	287,538
8,003,267	7,287,733	7,048,647	6,097,785	4,895,768	5,202,221
7,937,173	7,856,812	8,134,167	9,004,882	8,590,622	8,098,744
3,654,177	3,801,489	4,079,358	5,200,175	5,213,149	4,864,556
6,974,878	6,976,109	7,036,538	8,276,505	9,090,163	9,524,686
466,961	552,688	801,136	675,990	538,130	488,786
506,867	354,646	254,765	256,407	277,843	396,825
<u>\$ 54,869,654</u>	<u>\$ 53,461,060</u>	<u>\$ 51,595,211</u>	<u>\$ 53,895,807</u>	<u>\$ 57,163,273</u>	<u>\$ 56,317,112</u>

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED JUNE 30, 2023

Grantor/Program	Agency or Pass-Through Number	Federal CFDA Number	Program Expenditures	New Loans and New Loan Guarantees
Direct:				
U.S. Department of Education:				
Student Financial Assistance Cluster:				
Federal Supplemental Educational				
Opportunity Grant (FSEOG)	N/A	84.007	\$ 155,330	
Federal Direct Student Loans	N/A	84.268		\$ 5,432,470
Federal Work Study Program (FWS)	N/A	84.033	77,583	
Federal Pell Grant Program	N/A	84.063(a)	6,132,459	
Federal Pell Grant Program-Administration	N/A	84.063(a)	8,255	
Total Student Financial Assistance Cluster			<u>\$ 6,373,627</u>	<u>\$ 5,432,470</u>
Higher Education - Institutional Aid - Title III	N/A	84.031A	\$ 222,069	
Title VIII Coronavirus Aid, Relief, and Economic				
Security (CARES) Act				
Education Stabilization Fund Cluster:				
Higher Education Emergency Relief Fund (HEERF) -				
Supplemental Support Under the American Rescue Plan		84.425T (c)	\$ 838,113	
Higher Education Emergency Relief Fund (HEERF) -				
Strengthening Institutions Portion		84.425M (c)	366,141	
Subtotal Education Stabilization Fund Cluster			<u>\$ 1,204,254</u>	
TRIO Cluster:				
Student Support Services	N/A	84.042	\$ 591,310	
Talent Search	N/A	84.044	329,487	
Upward Bound	N/A	84.047	256,795	
Total TRIO Cluster			<u>\$ 1,177,592</u>	
Occupational Safety and Health Administration:				
Susan Harwood Training Grant Program				
	SH37190SH1	17.502 (b)	\$ 25,173	
	SH39185SH2	17.502 (b)	86,309	
			<u>\$ 111,482</u>	
Total Direct			<u>\$ 9,089,024</u>	<u>\$ 5,432,470</u>
Indirect:				
U.S. Department of Education:				
Indirect Through the Iowa Department				
of Education:				
COVID-19 Governor's Emergency Education				
Relief (GEER) Fund				
	G-GEER-C2-21-WITCC	84.425C (c)	\$ 186,755	
	G-GEER-GAP-21-WITCC	84.425C (c)	4,548	
Subtotal Education Stabilization Fund Cluster			<u>\$ 191,303</u>	

See Accompanying Independent Auditor's Report
See Accompanying Notes to Schedule of Expenditures of Federal Awards

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED JUNE 30, 2023

Grantor/Program	Agency or Pass-Through Number	Federal CFDA Number	Program Expenditures	New Loans and New Loan Guarantees
Indirect (Cont.):				
U.S. Department of Education:				
Indirect Through the Iowa Department of Education:				
Adult Education - Basic Grants to States	G21028	84.002	\$ 264,716	
Career and Technical Education - Basic Grants to States	G-PER-22-190 G-CCTC-21-WITCC	84.048 (d) 84.048A (d)	\$ 604,115 2,500	
			\$ 606,615	
Indirect Through Iowa Vocational Rehabilitation Services - Vocational Rehabilitation Grants to States	17-VRIN-14/23-COORD-14	84.126	\$ 88,871	
Indirect Through the State Library of Iowa and Institute of Museum and Library Services American Rescue Plan Act (ARPA) Grant for Community College Libraries	CC ARPA 2022 10	45.310	\$ 4,670	
Indirect Through University of Kansas Center for Research, Inc.: College Assistance Migrant Program (CAMP Grant)	FY2022-084	84.149A	\$ 92,340	
Small Business Administration:				
Indirect Through Iowa State University: Small Business Development Centers	025754M/026829M	59.037	\$ 85,504	
Total Indirect			\$ 1,334,019	\$ -
Total			\$ 10,423,043	\$ 5,432,470

Program Totals for Programs with Multiple Funding Sources (Memo Only):

- (a) Total expenditures for CFDA Number 84.063 were \$6,140,714
- (b) Total expenditures for CFDA Number 17.502 were \$111,482
- (c) Total expenditures for Education Stabilization Cluster were \$1,395,557
- (d) Total expenditures for CFDA Number 84.048 were \$606,615

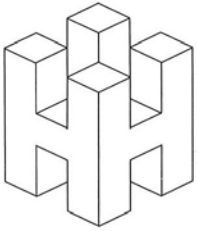
See Accompanying Independent Auditor's Report
See Accompanying Notes to Schedule of Expenditures of Federal Awards

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDSFOR THE YEAR ENDED JUNE 30, 2023

Basis of Presentation - The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the Federal award activity of Western Iowa Tech Community College under programs of the federal government for the year ended June 30, 2023. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations*, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Community College, it is not intended to and does not present the financial position, changes in financial position or cash flows of the Community College.

Summary of Significant Accounting Policies - Expenditures reported in the Schedule are presented on the modified accrual basis of accounting. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Indirect Cost Rate - The Community College has elected not to use the 10 percent de minimis indirect cost rate allowed under and the Uniform Guidance.



**HENJES, CONNER &
WILLIAMS, P.C.**

CERTIFIED PUBLIC ACCOUNTANTS

PO BOX 1937
801 STEVENS PORT DR
DAKOTA DUNES, SD 57049

P: (605) 242-3900
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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Western Iowa Tech Community College
Sioux City, Iowa

We have audited in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Controller General of the United States the financial statements of the business-type activities and the discretely presented component unit of WESTERN IOWA TECH COMMUNITY COLLEGE, Sioux City, Iowa, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise Western Iowa Tech Community College's basic financial statements, and have issued our report thereon dated November 7, 2023. The financial statements of Western Iowa Tech Community College Foundation, a discretely presented component unit, were not audited in accordance with *Government Auditing Standards*, and accordingly, this report does not include reporting on internal control over financial reporting or instances of reportable noncompliance associated with Western Iowa Tech Community College Foundation.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Western Iowa Tech Community College's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Western Iowa Tech Community College's internal control. Accordingly, we do not express an opinion on the effectiveness of Western Iowa Tech Community College's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Community College's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Western Iowa Tech Community College's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.


Comments involving statutory and other legal matters about the Community College's operations for the year ended June 30, 2023 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the Community College. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

We noted certain matters that we reported to management of Western Iowa Tech Community College in a separate communication dated November 7, 2023.

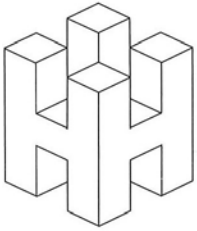
Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing and not to provide an opinion on the effectiveness of the Community College's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Community College's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

We would like to acknowledge the many courtesies and assistance extended to us by personnel of Western Iowa Tech Community College during the course of our audit. Should you have any questions concerning any of the above matters, we shall be pleased to discuss them with you at your convenience.


Certified Public Accountants

Dakota Dunes, South Dakota
November 7, 2023



**HENJES, CONNER &
WILLIAMS, P.C.**

CERTIFIED PUBLIC ACCOUNTANTS

PO BOX 1937
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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR
EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY
THE UNIFORM GUIDANCE

To the Board of Directors
Western Iowa Tech Community College
Sioux City, Iowa

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited WESTERN IOWA TECH COMMUNITY COLLEGE's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of Western Iowa Tech Community College's major federal programs for the year ended June 30, 2023. Western Iowa Tech Community College's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Western Iowa Tech Community College complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Western Iowa Tech Community College and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Western Iowa Tech Community College's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statues, regulations, rules, and provisions of contracts or grant agreements applicable to Western Iowa Tech Community College's federal programs.

Auditor's Responsibility for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Western Iowa Tech Community College's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Western Iowa Tech Community College's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Western Iowa Tech Community College's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Western Iowa Tech Community College's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Western Iowa Tech Community College's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Henry Conner + Williams P.C.

Certified Public Accountants

Dakota Dunes, South Dakota
November 7, 2023

WESTERN IOWA TECH COMMUNITY COLLEGE
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2023

Part I: Summary of the Independent Auditor's Results:

Financial Statements

Type of Auditor's Report Issued: Unmodified

Internal Control Over Financial Reporting:

Material Weakness(es) Identified? Yes No
 Significant Deficiencies Identified? Yes None

Reported

Noncompliance Material to Financial Statements Noted? Yes No

Federal Awards

Internal Control Over Major Programs:

Material Weakness(es) Identified? Yes No
 Significant Deficiencies Identified? Yes None

Reported

Type of Auditor's Report Issued on Compliance for Major Programs: Unmodified

Any Audit Findings Disclosed That are Required to be Reported
 in Accordance With Section 200.516 of the Uniform Guidance? Yes No

Major Programs

- Student Financial Assistance Cluster
- Adult Education
- Education Stabilization Fund Cluster

Dollar threshold used to distinguish between Type A and Type B programs: \$ 750,000

Auditee Qualified as Low-Risk Auditee? Yes No

Part II: Findings Related to the Financial Statements:

None reported.

Part III: Findings and Questioned Costs for Federal Awards:

None reported.

WESTERN IOWA TECH COMMUNITY COLLEGE
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2023

Part IV: Other Findings Related to Required Statutory Reporting:

- IV-A-23 Certified Budget - Expenditures in total for the year ended June 30, 2023 did not exceed the amount budgeted.
- IV-B-23 Questionable Disbursements - No expenditures we believe did not meet the requirements of public purpose as defined in the Attorney General's opinion dated April 25, 1979 were noted.
- IV-C-23 Travel Expense - No expenditures of Community College money for travel expenses of spouses of Community College officials or employees were noted. No travel advances to Community College officials or employees were noted.
- IV-D-23 Business Transactions - No business transactions between the Community College and Community College officials or employees were noted.
- IV-E-23 Restricted Donor Activity - No transactions were noted between the Community College, Community College officials, Community College employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.
- IV-F-23 Bond Coverage - Surety bond coverage of Community College officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure the coverage is adequate for current operations.
- IV-G-23 Board Minutes - No transactions were found that we believe should have been approved in the Board minutes but were not.
- IV-H-23 Publication - The Community College published a statement showing the receipts and disbursements of all funds, including the names of all persons, firms or corporations to which disbursements were made, as required by Section 260C.14(12) of the Code of Iowa.
- IV-I-23 Deposits and Investments - No instances of noncompliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the Community College's investment policy were noted.
- IV-J-23 Credit and Contact Hours - Eligible credit and contact hours reported to the Iowa Department of Education by the Community College were supported by detailed records maintained by the Community College.

APPENDIX B

DESCRIBING BOOK-ENTRY-ONLY ISSUANCE

The Depository Trust Company, New York, New York (“DTC”), will act as securities depository for the Certificates (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.

1. 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 (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has an S&P Global Ratings rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

2. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each Security (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered 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.

3. 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.

4. 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.

5. 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.

6. 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 College 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).

7. 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 College or the Paying 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, the Paying Agent, or the College, 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 College or the Paying 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.

8. A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to any Tender/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 any Tender/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 any Tender/Remarketing Agent's DTC account.

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

10. The College 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.

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

APPENDIX C

DRAFT FORM OF BOND COUNSEL OPINION

DRAFT

We hereby certify that we have examined a certified transcript of the proceedings of the Board of Directors and acts of administrative officers of the Western Iowa Tech Community College (Merged Area XII), in the Counties of Buena Vista, Carroll, Cherokee, Crawford, Harrison, Ida, Monona, Plymouth, Sac, Shelby, Sioux and Woodbury, State of Iowa (the "Issuer"), relating to the issuance of its \$ _____ principal amount of Taxable Industrial New Jobs Training Certificates (2024-1 Multiple Project), Series 2024-1, dated June 5, 2024 (the "Certificates"). We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion as bond counsel.

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

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

1. The Issuer is duly created and validly existing as a body corporate and politic and political subdivision of the State of Iowa with the corporate power to adopt and perform the Resolution and issue the Certificates.

2. The Certificates are lawfully issued and constitute a valid and binding obligation of the Issuer payable from revenues of the 2024-1 Multiple Project including Industrial New Jobs Training Agreements with certain employers. In the event that project revenues, including new jobs credit from withholding and supplemental new jobs credit from withholding held by the College in connection with the Project are not available and appropriated in any year, as provided in the Agreements and Chapter 260E, Code of Iowa, all taxable property in the territory of the Issuer is subject to ad valorem taxation without limitation as to rate or amount to pay the Certificates. Taxes have been levied by the Resolution for the payment of the Certificates and the Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Certificates to the extent the necessary funds are not provided from other sources.

3. The interest on the Certificates is not excluded from gross income for federal income tax purposes under Section 103(a) of the Internal Revenue Code of 1986, as amended. **THE HOLDERS OF THE CERTIFICATES SHOULD TREAT THE INTEREST THEREON AS SUBJECT TO FEDERAL INCOME TAXATION.** We express no other opinion regarding any other federal or state income tax consequences caused by the receipt or accrual of interest on the Certificates.

We express no opinion regarding the accuracy, adequacy, or completeness of the Official Statement or other offering material relating to the Certificates. Further, we express no opinion

DRAFT

Page 2

regarding tax consequences arising with respect to the Certificates other than as expressly set forth herein.

The rights of the owners of the Certificates and the enforceability of the Certificates are limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights generally, and by equitable principles, whether considered at law or in equity.

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

Respectfully submitted,

02328766\13026-265

APPENDIX D

DRAFT CONTINUING DISCLOSURE CERTIFICATE

DRAFT

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by Western Iowa Tech Community College (the "Issuer"), in connection with the issuance of \$_____ Taxable Industrial New Jobs Training Certificates, Series 2024-1 (the "Certificates") dated June 5, 2024. The Certificates are being issued pursuant to a Resolution of the Issuer approved on May 13, 2024 (the "Resolution"). The Issuer covenants and agrees as follows:

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

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

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

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

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

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

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

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

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

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

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

"Official Statement" shall mean the Issuer's Official Statement for the Certificates, dated _____, 2024.

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

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

"State" shall mean the State of Iowa.

Section 3. Provision of Annual Financial Information.

a) The Issuer shall, or shall cause the Dissemination Agent to, not later than the 15th day of April each year, commencing with information for the 2023/2024 fiscal year, provide to the National Repository an Annual Financial Information filing consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Financial Information filing must be submitted in such format as is required by the MSRB (currently in "searchable PDF" format). The Annual Financial Information filing may be submitted as a single document or as separate documents comprising a package. The Annual Financial Information filing may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Financial Information filing and later than the date required above for the filing of the Annual Financial Information if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c).

b) If the Issuer is unable to provide to the National Repository the Annual Financial Information by the date required in subsection (a), the Issuer shall send a notice to the Municipal Securities Rulemaking Board, if any, in substantially the form attached as Exhibit A.

c) The Dissemination Agent shall:

i. each year file Annual Financial Information with the National Repository;
and

ii. (if the Dissemination Agent is other than the Issuer), file a report with the Issuer certifying that the Annual Financial Information has been filed pursuant to this Disclosure Certificate, stating the date it was filed.

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

a) The last available audited financial statements of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements for the preceding years are not available by the time Annual Financial Information is required to be filed pursuant to Section 3(a), the Annual Financial Information filing shall contain unaudited financial statements of the type included in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Financial Information when they become available.

b) A table, schedule or other information prepared as of the end of the preceding fiscal year, of the type contained in the final Official Statement under the captions "The College: Enrollment History"; "Debt Information"; "Property Assessment and Tax Information: Property Tax Assessment, and Property Tax Collection"; and "Financial Information".

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

Section 5. Reporting of Significant Events.

a) Pursuant to the provisions of this Section, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Certificates in a timely manner not later than 10 Business Days after the day of the occurrence of the event:

- i. Principal and interest payment delinquencies;
- ii. Non-payment related defaults, if material;
- iii. Unscheduled draws on debt service reserves reflecting financial difficulties;
- iv. Unscheduled draws on credit enhancements relating to the Certificates reflecting financial difficulties;
- v. Substitution of credit or liquidity providers, or their failure to perform;

vi. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Series Certificates, or material events affecting the tax-exempt status of the Certificates;

vii. Modifications to rights of Holders of the Certificates, if material;

viii. Certificate calls (excluding sinking fund mandatory redemptions), if material, and tender offers;

ix. Defeasances of the Certificates;

x. Release, substitution, or sale of property securing repayment of the Certificates, if material;

xi. Rating changes on the Certificates;

xii. Bankruptcy, insolvency, receivership or similar event of the Issuer;

xiii. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

xiv. Appointment of a successor or additional trustee or the change of name of a trustee, if material;

xv. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and

xvi. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

b) Whenever the Issuer obtains the knowledge of the occurrence of a Listed Event, the Issuer shall determine if the occurrence is subject to notice only if material, and if so shall as soon as possible determine if such event would be material under applicable federal securities laws.

c) If the Issuer determines that knowledge of the occurrence of a Listed Event is not subject to materiality, or determines such occurrence is subject to materiality and would be material under applicable federal securities laws, the Issuer shall promptly, but not later than 10 Business Days after the occurrence of the event, file a notice of such occurrence

with the Municipal Securities Rulemaking Board through the filing with the National Repository.

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

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

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

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

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

comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

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

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

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

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

Section 13. Rescission Rights. The Issuer hereby reserves the right to rescind this Disclosure Certificate without the consent of the Holders in the event the Rule is repealed by the S.E.C. or is ruled invalid by a federal court and the time to appeal from such decision has expired. In the event of a partial repeal or invalidation of the Rule, the Issuer hereby reserves the right to rescind those provisions of this Disclosure Certificate that were required by those parts of the Rule that are so repealed or invalidated.

Date: 13th day of May, 2024.

WESTERN IOWA TECH COMMUNITY
COLLEGE

By: _____
President of the Board of Directors

ATTEST:

By: _____
Secretary of the Board of Directors

EXHIBIT A

NOTICE TO NATIONAL REPOSITORY OF FAILURE TO FILE ANNUAL FINANCIAL INFORMATION

Name of Issuer: Western Iowa Tech Community College.

Name of Certificate Issue: \$_____ Taxable Industrial New Jobs Training Certificates, Series 2024-1

Dated Date of Issue: June 5, 2024

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

Dated: _____ day of _____, 20____.

WESTERN IOWA TECH COMMUNITY COLLEGE

By: _____
Its: _____

OFFICIAL BID FORM

Western Iowa Tech Community College
 4647 Stone Avenue
 Sioux City, IA 51106

May 13, 2024
Speer Financial, Inc.
 Facsimile: (319) 291-8628

Members of the Board of Directors:

For the \$2,095,000* Taxable Industrial New Jobs Training Certificates, Series 2024-1 (the "Certificates"), of Western Iowa Tech Community College (Merged Area XII), Iowa (the "College"), as described in the annexed Official Terms of Offering, which is expressly made a part of this bid, we will pay you \$ _____ (no less than \$2,078,240). The Certificates are to bear interest at the following respective rates (each a multiple of 1/8 or 1/100 of 1%) for the Certificates of each designated maturity.

AMOUNTS* AND MATURITIES – JUNE 1

\$190,0002025 _____%	\$215,0002028 _____%	\$205,0002032 _____%
220,0002026 _____%	215,0002029 _____%	205,0002033 _____%
220,0002027 _____%	210,0002030 _____%	205,0002034 _____%
	210,0002031 _____%	

Any consecutive maturities may be aggregated into term certificates at the option of the bidder, in which case the mandatory redemption provisions shall be on the same schedule as above.

Maturities: _____ Term Maturity _____ Maturities: _____ Term Maturity _____
Maturities: _____ Term Maturity _____ Maturities: _____ Term Maturity _____

**Subject to principal adjustment in accordance with the Official Terms of Offering.*

The Certificates are to be executed and delivered to us in accordance with the terms of this bid accompanied by the approving legal opinion of Ahlers & Cooney, P.C., Des Moines, Iowa. The College will pay for the legal opinion. **The Purchaser agrees to pay the fee charged by the CUSIP Service Bureau and will accept the Certificates with the CUSIP numbers as entered on the Certificates.**

As evidence of our good faith, if we are the winning bidder, we will wire transfer the amount of **TWO PERCENT OF PAR** (the "Deposit") **WITHIN TWO HOURS** after the bid opening time to the College's good faith bank and under the terms provided in the Official Terms of Offering for the Certificates. Alternatively, we have wire transferred or enclosed herewith a check payable to the College in the amount of the Deposit under the terms provided in the Official Terms of Offering for the Certificates.

Attached hereto is a list of members of our account on whose behalf this bid is made.

Form of Deposit (Check One)

Prior to Bid Opening:
 Certified/Cashier's Check
 Wire Transfer
 Within TWO Hours of Bid Opening:
 Wire Transfer

Amount: \$41,900

Account Manager Information

Underwriter/Bank _____
 Address _____
 Authorized Rep _____
 City _____ State/Zip _____
 Direct Phone (____) _____
 FAX Number (____) _____
 E-Mail Address _____

Bidders Option Insurance

We have purchased insurance from: <u>Name of Insurer</u> (Please fill in) _____ Premium: _____ Maturities: (Check One) <input type="checkbox"/> _____ Years <input type="checkbox"/> All
--

The foregoing bid was accepted and the Certificates sold by Resolution of the College on May 13, 2024, and receipt is hereby acknowledged of the good faith Deposit which is being held in accordance with the terms of the annexed Official Terms of Offering.

ATTEST:

WESTERN IOWA TECH COMMUNITY COLLEGE, IOWA

 Board Secretary

 Board President

-----NOT PART OF THE BID-----
 (Calculation of true interest cost)

Gross Interest	\$
Less Premium/Plus Discount	\$
True Interest Cost	\$
True Interest Rate	%
TOTAL BOND YEARS	11,466.72
AVERAGE LIFE	5.473 Years

OFFICIAL TERMS OF OFFERING

\$2,095,000*

WESTERN IOWA TECH COMMUNITY COLLEGE, IOWA (MERGED AREA XII)

Taxable Industrial New Jobs Training Certificates, Series 2024-1

Western Iowa Tech Community College (Merged Area XII), Iowa, (the “College” or “Merged Area”), will receive electronic bids on the SpeerAuction (“SpeerAuction”) website address “www.SpeerAuction.com” for its \$2,095,000* Taxable Industrial New Jobs Training Certificates, Series 2024-1 (the “Certificates”), on an all or none basis between 10:00 A.M. and 10:30 A.M., C.D.T., Monday, May 13, 2024. To bid electronically, bidders must have: (1) completed the registration form on the SpeerAuction website, and (2) requested and received admission to the College’s sale (as described below). The College will also receive sealed bids for the Certificates, on an all or none basis, at the Board Secretary’s office, 4647 Stone Avenue, Sioux City, Iowa, before 10:30 A.M., C.D.T., Monday, May 13, 2024. The College will also receive facsimile bids at (319) 291-8628 for the Certificates, on an all or none basis, before 10:30 A.M., C.D.T., Monday, May 13, 2024. Upon receipt, facsimile bids will be sealed and treated as sealed bids, and along with all other sealed bids will be publicly opened and, together with any electronic bids, read.

Award will be made or all bids rejected at a meeting of the College on that date. The College reserves the right to reject all bids, to reject any bid proposal not conforming to this Official Terms of Offering, and to waive any irregularity or informality with respect to any bid. Additionally, the College reserves the right to modify or amend this Official Terms of Offering; however, any such modification or amendment shall not be made less than twenty-four (24) hours prior to the date and time for receipt of bids on the Certificates and any such modification or amendment will be announced on the Amendments Page of the SpeerAuction webpage and through *Thomson Municipal News*.

The Certificates will constitute valid and legally binding obligations of the College and the Certificates are payable from the Net Revenues as more fully described herein under “**DESCRIPTION OF THE CERTIFICATES - Security**”. In the event such Net Revenues are insufficient, the Certificates are payable from a special standby tax levied upon all taxable real property within the Merged Area without limitation as to rate or amount, all except as limited by bankruptcy, insolvency, moratorium, reorganization and other similar laws relating to the enforcement of creditors’ rights generally and except that enforcement by equitable and similar remedies, such as mandamus, is subject to the exercise of judicial discretion. Additional security for the Certificates is provided by a Debt Service Reserve Fund (the “Reserve Fund”) to be applied, until depleted, to pay interest and principal payments due on the Certificates.

**ADJUSTMENTS TO PRINCIPAL AMOUNT AFTER DETERMINATION OF BEST BID. The aggregate principal amount of the Certificates, and each scheduled maturity thereof, are subject to increase or reduction by the College or its designee after the determination of the Winning Bidder. The College may increase or decrease each maturity in increments of \$5,000, but the total amount to be issued will not exceed \$2,200,000. Interest rates specified by the Winning Bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the College.*

The dollar amount of the purchase price proposed by the Winning Bidder will be changed if the aggregate principal amount of the Certificates is adjusted as described above. Any change in the principal amount of any maturity of the Certificates will be made while maintaining, as closely as possible, the Winning Bidder’s net compensation, calculated as a percentage of bond principal. The Winning 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 Winning Bidder.

Certificate Details

The Certificates will be in fully registered form in the denominations of \$5,000 and integral multiples thereof in the name of Cede & Co. as nominee of The Depository Trust Company (“DTC”), New York, New York, to which principal and interest payments on the Certificates will be paid. Individual purchases will be in book-entry form only. Interest on each Certificate shall be paid by check or draft of the Registrar to the person in whose name such Certificate is registered at the close of business on the fifteenth day of the month next preceding an interest payment date on such Certificate. The principal of the Certificates shall be payable in lawful money of the United States of America at the principal office maintained for the purpose by the Registrar in Sioux City, Iowa. Semiannual interest is due June 1 and December 1 of each year, commencing December 1, 2024 and is payable by the Office of the President, Western Iowa Tech Community College, Sioux City, Iowa (the “Registrar”). The Certificates are dated the date of delivery (expected to be on or about June 5, 2024).

AMOUNTS* AND MATURITIES – JUNE 1

\$190,000	2025	\$215,000	2028	\$205,000	2032
220,000	2026	215,000	2029	205,000	2033
220,000	2027	210,000	2030	205,000	2034
		210,000	2031		

Any consecutive maturities may be aggregated into term certificates at the option of the bidder, in which case the mandatory redemption provisions shall be on the same schedule as above.

The Certificates due June 1, 2025 - 2030, inclusive, are non-callable. The Certificates due June 1, 2031 - 2034, inclusive, are callable in whole or in part and on any date on or after June 1, 2030, at a price of par and accrued interest. If less than all the Certificates are called, they shall be redeemed in any order of maturity as determined by the College and within any maturity by lot.

Method of Bidding Electronically

Notwithstanding the fact that the College permits receiving bids electronically using SpeerAuction, all bidders must have a signed, but uncompleted, Official Bid Form delivered to Speer Financial, Inc., Suite 608, 531 Commercial Street, Waterloo, Iowa, (319) 291-8628 facsimile, prior to the close of bidding to which a printout of the electronic bid will be attached and delivered to the College.

If bidding electronically, all-or-none bids must be submitted via the internet address www.SpeerAuction.com. The use of SpeerAuction shall be at the bidder’s risk and expense and the College shall have no liability with respect thereto, including (without limitation) liability with respect to incomplete, late arriving and non-arriving bids.

To bid via the SpeerAuction webpage, bidders must first visit the SpeerAuction webpage where, if they have not previously registered with either SpeerAuction, Grant Street Group (the “Auction Administrator”) or any other website administered by the Auction Administrator, they may register and then request admission to bid on the Certificates. Bidders will be notified prior to the scheduled bidding time of their eligibility to bid. Only registered broker-dealers and dealer banks with DTC clearing arrangements will be eligible to bid electronically.

The “Rules” of the SpeerAuction bidding process may be viewed on the SpeerAuction webpage and are incorporated herein by reference. Bidders must comply with the Rules of SpeerAuction in addition to the requirements of the College’s Official Terms of Offering. In the event the Rules of SpeerAuction and this Official Terms of Offering conflict, this Official Terms of Offering shall be controlling.

All electronic bids must be submitted on the SpeerAuction webpage. Electronic bidders may change and submit bids as many times as they choose during the sale period but may not delete a submitted bid. The last bid submitted by an electronic bidder before the deadline for receipt of bids will be compared to all other final bids to determine the winning bidder. During the bidding, no bidder will see any other bidder’s bid nor the status of their bid relative to other bids (e.g., whether their bid is a leading bid). The electronic bidder bears all risk of transmission failure. Any questions regarding bidding on the SpeerAuction website should be directed to Grant Street Group at (412) 391-5555 x 370.

Each bidder shall be solely responsible for making necessary arrangements to access SpeerAuction for purposes of submitting its internet bid in a timely manner and in compliance with the requirements of the Terms of Offering. The College is permitting bidders to use the services of the SpeerAuction solely as a communication mechanism to conduct the internet bidding and the SpeerAuction is not an agent of the College. Provisions of the Terms of Offering and Official Bid Form shall control in the event of conflict with information provided by the Internet Bid System.

Electronic Facsimile Bidding: Bids may be submitted via facsimile at (319) 291-8628. Electronic facsimile bids will be sealed and treated as sealed bids. Neither the College nor its agents will assume liability for the inability of the bidder to reach the above named fax numbers prior to the time of sale specified above. Transmissions received after the deadline will be rejected. Bidders electing to submit bids via facsimile transmission bear full and complete responsibility for the transmission of such bid. Neither the College nor its agents will assume responsibility for the inability of the bidder to reach the above specified fax number prior to the time of sale. Time of receipt shall be the time recorded by the person receiving the facsimile and shall be conclusive.

Bidding Parameters and Award of the Certificates

All interest rates must be in multiples of one-eighth or one one-hundredth of one percent (1/8 or 1/100 of 1%), and not more than one rate for a single maturity shall be specified. The rates bid shall be in non-descending order. The differential between the highest rate bid and the lowest rate bid shall not exceed six percent (6%). All bids must be for all of the Certificates and must be for not less than \$2,078,240.

Award of the Certificates: The Certificates will be awarded on the basis of true interest cost, determined in the following manner. True interest cost shall be computed by determining the annual interest rate (compounded semi-annually) necessary to discount the debt service payments on the Certificates from the payment dates thereof to the dated date and to the bid price. For the purpose of calculating true interest cost, the Certificates shall be deemed to become due in the principal amounts and at the times set forth in the table of maturities set forth above. In the event two or more qualifying bids produce the identical lowest true interest cost, the winning bid shall be the bid that was submitted first in time on the SpeerAuction webpage or if all such bids are not submitted electronically, the winning bid shall be determined by lot.

The Certificates will be awarded to the bidder complying with the terms of this Official Terms of Offering whose bid produces the lowest true interest cost rate to the College as determined by the College's Registered Municipal Advisor, which determination shall be conclusive and binding on all bidders; provided, that the College reserves the right to reject all bids or any non-conforming bid and reserves the right to waive any informality in any bid. Electronic bidders should verify the accuracy of their final bids and compare them to the winning bids reported on the SpeerAuction Observation Page immediately after the bidding.

The premium or discount, if any, is subject to pro rata adjustment if the maturity amounts of the Certificates are changed, maintaining, as close as possible, the same dollar amount of profit per \$1,000 bond as bid.

The true interest cost of each electronic bid will be computed by SpeerAuction and reported on the Observation Page of the SpeerAuction webpage immediately following the date and time for receipt of bids. These true interest costs are subject to verification by the College's Municipal Advisor, will be posted for information purposes only and will not signify an actual award of any bid or an official declaration of the winning bid. The College or its Municipal Advisor will notify the bidder to whom the Certificates will be awarded, if and when such award is made.

The winning bidder will be required to make the standard filings and maintain the appropriate records routinely required pursuant to MSRB Rules G-8, G-11 and G-36. The winning bidder will be required to pay the standard MSRB charge for Certificates purchased. In addition, the winning bidder who is a member of the Securities Industry and Financial Markets Association ("SIFMA") will be required to pay SIFMA's standard charge per Certificate.

Good Faith Deposit and Other Matters

The winning bidder is required to a wire transfer from a solvent bank or trust company to the College's good faith bank the amount of **TWO PERCENT OF PAR** (the "Deposit") **WITHIN TWO HOURS** after the bid opening time as evidence of the good faith of the bidder. Alternatively, a bidder may submit its Deposit upon or prior to the submission of its bid in the form of a certified or cashier's check on, or a wire transfer from, a solvent bank or trust company for **TWO PERCENT OF PAR** payable to the Treasurer of the College. The College reserves the right to award the Certificates to a winning bidder whose wire transfer is initiated but not received within such two hour time period provided that such winning bidder's federal wire reference number has been received. In the event the Deposit is not received as provided above, the College may award the Certificates to the bidder submitting the next best bid provided such bidder agrees to such award.

If a wire transfer is used for the Deposit, it must be sent according to the following wire instructions:

Amalgamated Bank of Chicago
Corporate Trust
30 North LaSalle Street
38th Floor
Chicago, IL 60602
ABA # 071003405
Credit To: 3281 Speer Bidding Escrow
RE: Western Iowa Tech Community College, Iowa, bid for
\$2,095,000* Taxable Industrial New Jobs Training Certificates, Series 2024-1

If the wire shall arrive in such account prior to the date and time of the sale of the Certificates. Contemporaneously with such wire transfer, the prospective purchaser shall send an email to biddingscrow@aboc.com with the following information: (1) indication that a wire transfer has been made, (2) the amount of the wire transfer, (3) the issue to which it applies, and (4) the return wire instructions if such prospective purchaser is not awarded the Certificates. The College and any prospective purchaser who chooses to wire the Deposit hereby agree irrevocably that Speer Financial, Inc. (“Speer”) shall be the escrow holder of the Deposit wired to such account subject only to these conditions and duties: (i) if the bid is not accepted, Speer shall, at its expense, promptly return the Deposit amount to the unsuccessful prospective purchaser; (ii) if the bid is accepted, the Deposit shall be forwarded to the College, (iii) Speer shall bear all costs of maintaining the escrow account and returning the funds to the prospective purchaser; (iv) Speer shall not be an insurer of the Deposit amount and shall have no liability except if it willfully fails to perform, or recklessly disregards, its duties specified herein; and (v) income earned on the Deposit, if any, shall be retained by Speer.

The College covenants and agrees to enter into a written agreement, certificate or contract, constituting an undertaking (the “Undertaking”) to provide ongoing disclosure about the College for the benefit of the beneficial owners of the Certificates on or before the date of delivery of the Certificates as required under Section (b)(5) of Rule 15c2-12 (the “Rule”) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934. The Undertaking shall be as described in the Official Statement, with such changes as may be agreed in writing by the Underwriter.

The Underwriter’s obligation to purchase the Certificates shall be conditioned upon the College delivering the Undertaking on or before the date of delivery of the Certificates.

The Certificates will be delivered to the successful purchaser against full payment in immediately available funds as soon as they can be prepared and executed, which is expected to be on or about June 5, 2024. Should delivery be delayed beyond sixty (60) days from the date of sale for any reason beyond the control of the College except failure of performance by the purchaser, the College may cancel the award or the purchaser may withdraw the good faith deposit and thereafter the purchaser’s interest in and liability for the Certificates will cease.

The Official Statement, when further supplemented by an addendum or addenda specifying the maturity dates, principal amounts, and interest rates of the Certificates, and any other information required by law or deemed appropriate by the College, shall constitute a “Final Official Statement” of the College with respect to the Certificates, as that term is defined in the Rule. By awarding the Certificates to any underwriter or underwriting syndicate, the College agrees that, no more than seven (7) business days after the date of such award, it shall provide, without cost to the senior managing underwriter of the syndicate to which the Certificates are awarded, up to 50 copies of the Final Official Statement to permit each “Participating Underwriter” (as that term is defined in the Rule) to comply with the provisions of such Rule. The College shall treat the senior managing underwriter of the syndicate to which the Certificates are awarded as its designated agent for purposes of distributing copies of the Final Official Statement to each Participating Underwriter. Any underwriter executing and delivering an Official Bid Form with respect to the Certificates agrees thereby that if its bid is accepted by the College it shall enter into a contractual relationship with all Participating Underwriters of the Certificates for purposes of assuring the receipt by each such Participating Underwriter of the Final Official Statement.

By submission of its bid, the senior managing underwriter of the successful purchaser agrees to supply all necessary pricing information and any Participating Underwriter identification necessary to complete the Official Statement within 24 hours after award of the Certificates. Additional copies of the Final Official Statement may be obtained by Participating Underwriters from the printer at cost.

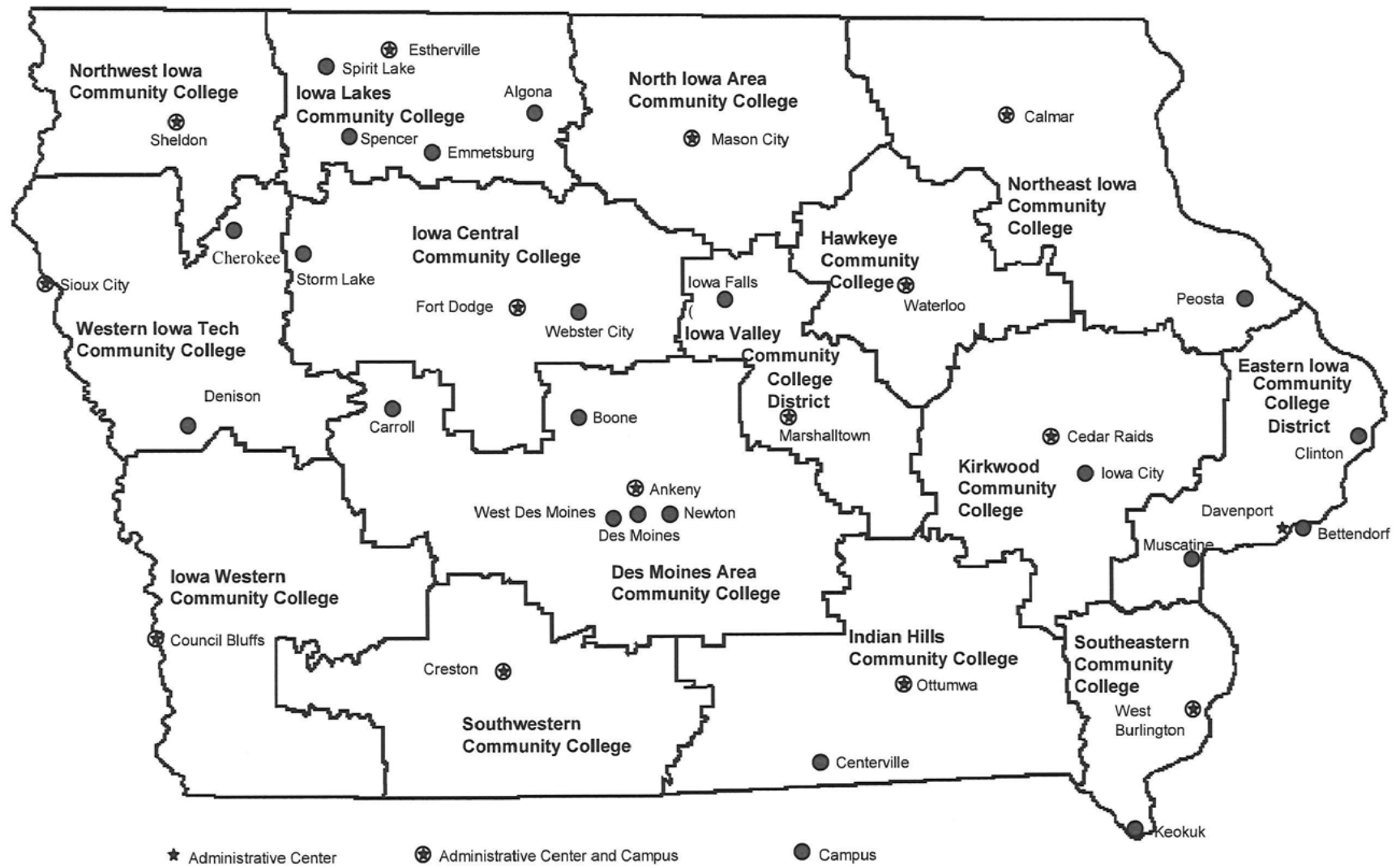
The College will, at its expense, deliver the Certificates to the purchaser in New York, New York (or arrange for "FAST" delivery) through the facilities of DTC and will pay for the bond attorney's opinion. At the time of closing, the College will also furnish to the purchaser the following documents, each dated as of the date of delivery of the Certificates: (1) the legal opinion of Ahlers & Cooney, P.C., Des Moines, Iowa, that the Certificates are lawful and enforceable obligations of the College in accordance with their terms; and (2) a no litigation certificate by the College.

Purchaser consents to the receipt of electronic transcripts and acknowledges the College's intended use of electronically executed documents. Iowa Code Chapter 554D establishes electronic signatures have the full weight and legal authority as manual signatures.

The College has authorized the printing and distribution of an Official Statement containing pertinent information relative to the College and the Certificates. Copies of such Official Statement or additional information may be obtained from Troy Jasman, Vice President of Finance and Administrative Services, Western Iowa Tech Community College, 4647 Stone Avenue, Sioux City, Iowa, 51106 or an electronic copy of this Official Statement is available from the www.speerfinancial.com website under "Official Statement Sales/Competitive Calendar" or from the Registered Municipal Advisor to the College, Speer Financial, Inc., 531 Commercial Street, Suite 608, Waterloo, Iowa 50701 (telephone (319) 291-2077), and 230 West Monroe Street, Suite 2630, Chicago, Illinois 60606 (telephone (312) 346-3700).

/s/ **TROY JASMAN**
Vice President Finance and Administrative Services
WESTERN IOWA TECH COMMUNITY COLLEGE
(Merged Area XII)
Sioux City, Iowa

IOWA COMMUNITY COLLEGES



IOWA COMMUNITY COLLEGE MAP

EXHIBIT E

CERTIFICATE

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Secretary of the Board of Directors of the Western Iowa Tech Community College in the Counties of Buena Vista, Carroll, Cherokee, Crawford, Harrison, Ida, Monona, Plymouth, Sac, Shelby, Sioux and Woodbury, State of Iowa, and that as such Secretary of said Board of Directors and by full authority from said Board of Directors, I caused a

NOTICE OF MEETING OF THE BOARD OF DIRECTORS OF WESTERN IOWA TECH COMMUNITY COLLEGE ON THE PROPOSED ISSUANCE OF NOT TO EXCEED \$2,200,000 PRINCIPAL AMOUNT OF WESTERN IOWA TECH COMMUNITY COLLEGE INDUSTRIAL NEW JOBS TRAINING CERTIFICATES (2024-1 MULTIPLE PROJECT)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the Sioux City Journal, a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation within the Merged Area, and that the Notice was published in all of the issues thereof published and circulated on the following date:

_____, 2024.

WITNESS my official signature this _____ day of _____, 2024.

Secretary of the Board of Directors of Western Iowa Tech Community College

ITEMS TO INCLUDE ON AGENDA

WESTERN IOWA TECH COMMUNITY COLLEGE

Not to exceed \$2,200,000 Industrial New Jobs Training Program (2024-1 Multiple Project).

- Resolution directing the publication of notice on the proposition of the issuance of not to exceed \$2,200,000 Industrial New Jobs Training Certificates.
- Resolution approving preliminary Official Statement and approving electronic bidding procedures.

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

April 8, 2024

The Board of Directors of Western Iowa Tech Community College, met in _____ session, at Western Iowa Tech Community College, 38491 Highway 175, Mapleton, Iowa, at 4:00 P.M., on the above date. There were present President Russell Wray in the chair, and the following named Board Members:

Absent: _____

Vacant: _____

* * * * *

Board Member _____ introduced the following Resolution entitled "RESOLUTION DIRECTING THE PUBLICATION OF NOTICE ON THE PROPOSITION OF THE ISSUANCE OF NOT TO EXCEED \$2,200,000 INDUSTRIAL NEW JOBS TRAINING CERTIFICATES," and moved that the same be adopted. Board Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the President declared the resolution duly adopted as follows:

RESOLUTION DIRECTING THE PUBLICATION OF NOTICE
ON THE PROPOSITION OF THE ISSUANCE OF NOT TO
EXCEED \$2,200,000 INDUSTRIAL NEW JOBS TRAINING
CERTIFICATES

WHEREAS, the Community College is in need of funds to carry out one or more proposed new job training Project(s), as defined in Iowa Code Chapter 260E as hereinafter described; and, it is deemed necessary that it should issue Industrial New Jobs Training Certificates to the amount of not to exceed \$2,200,000, as authorized by Chapter 260E, Code of Iowa, as amended (the "Act"), for the purpose of providing funds to pay costs thereof; and

WHEREAS, Industrial New Jobs Training Agreements have been or will be negotiated which Agreements establish a new jobs training program to educate and train certain persons employed by certain employers in new jobs within the Merged Area, as defined in Iowa Code Chapter 260C.2 and such Agreements are deemed to be beneficial to the Community College and to employers and employees; and

WHEREAS, before Industrial New Jobs Training Certificates may be issued to fund the Project(s) contemplated by the Agreements, it is necessary to publish a notice on the matter of the proposal to issue the New Jobs Training Certificates and the right to appeal the decision of the Board of Directors in proposing to issue the Certificates.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WESTERN IOWA TECH COMMUNITY COLLEGE:

Section 1. That this governing body shall meet in the Board Room, Western Iowa Tech Community College, 4647 Stone Avenue, Sioux City, Iowa, at 4:00 P.M., on the 13th day of May,

2024, for the purpose of taking action on the matter of the issuance of not to exceed \$2,200,000 Industrial New Jobs Training Certificates of said Merged Area, the proceeds of which Certificates will be used to provide funds to pay costs of new jobs training by providing education and training of workers for new jobs within the Merged Area.

Section 2. That the Secretary is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the Merged Area, said publication to be not less than fifteen (15) clear days before the date of the public meeting on the issuance of the Certificates.

Section 3. The notice of the proposed action to issue the Certificates shall be in substantially the following form:

NOTICE OF MEETING AND ACTION OF THE BOARD OF DIRECTORS OF WESTERN IOWA TECH COMMUNITY COLLEGE ON THE MATTER OF THE PROPOSED ISSUANCE OF NOT TO EXCEED \$2,200,000 PRINCIPAL AMOUNT OF WESTERN IOWA TECH COMMUNITY COLLEGE INDUSTRIAL NEW JOBS TRAINING CERTIFICATES (2024-1 MULTIPLE PROJECT) IN ONE OR MORE SERIES

Public Notice is hereby given that the Board of Directors of Western Iowa Tech Community College will meet on the 13th day of May, 2024, at 4:00 P.M., in the Board Room, Western Iowa Tech Community College, 4647 Stone Avenue, Sioux City, Iowa, at which meeting the Board proposes to institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$2,200,000 of Western Iowa Tech Community College Industrial New Jobs Training Certificates (2024-1 Multiple Project) to be issued for the purpose of providing education and training of workers for new jobs at the following facilities located at the following locations within the Merged Area:

Cold-Link Logistics Sioux City, LLC
7601 Alicia Avenue
Sioux City, Iowa 51111

Knife River Midwest, LLC
2220 Hawkeye Drive
Sioux City, Iowa 51105

Seaboard Triumph Foods, LLC
5555 Seaboard Triumph Parkway
Sioux City, Iowa 51111

TEC Equipment, Inc.
4535 Harbor Drive
Sioux City, Iowa 51111

At the above meeting, the Board of Directors shall take additional action for the issuance of the industrial new jobs training certificates or will abandon the proposal to issue the certificates.

At any time within fifteen days after the publication of this notice a person may by action in the District Court of a County in the area within which the Community College is located, appeal the decision of the Board of Directors in proposing to issue the certificates. The action of the Board of Directors in determining to issue the certificates is final and conclusive unless the district court finds that the Board of Directors has exceeded its legal authority. An action shall not be brought which questions the legality of the certificates, the power of the Board of Directors to issue the certificates, the effectiveness of any proceedings relating to the authorization of the Project(s), or the authorization and issuance of the certificates from and after fifteen (15) days from the publication of this notice of intention to issue.

This Notice is given by order of the Board of Directors of Western Iowa Tech Community College as provided in Section 260E.6(5), Code of Iowa, as amended.

Dated at Sioux City, Iowa, this _____ day of _____, 2024.

Secretary of the Board of Directors of Western
Iowa Tech Community College

(End of Notice)

PASSED AND APPROVED this 8th day of April, 2024.

President of the Board of Directors

ATTEST:

Secretary of the Board of Directors

Board Member _____ introduced the following resolution entitled "RESOLUTION APPROVING PRELIMINARY OFFICIAL STATEMENT AND APPROVING ELECTRONIC BIDDING PROCEDURES" and moved that the resolution be adopted. Board Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the President declared the resolution duly adopted as follows:

RESOLUTION APPROVING PRELIMINARY OFFICIAL STATEMENT AND APPROVING ELECTRONIC BIDDING PROCEDURES

WHEREAS, it is deemed necessary and advisable that Western Iowa Tech Community College, State of Iowa, should issue its Industrial New Jobs Training Certificates, Series 2024-1, to the amount of not to exceed \$2,200,000, as authorized by Chapter 260E, Code of Iowa, as amended, for the purpose of providing funds to pay costs of providing education and training of workers for new jobs within the Merged Area; and

WHEREAS, in conjunction with its Municipal Advisor, Speer Financial, the College has caused a preliminary Official Statement to be prepared outlining the details of the proposed sale of the Certificates; and

WHEREAS, the Board has received information from its Municipal Advisor evaluating and recommending the procedure hereinafter described for electronic, facsimile and internet bidding to maintain the integrity and security of the competitive bidding process and to facilitate the delivery of bids by interested parties; and

WHEREAS, the Board deems it in the best interests of the College and the residents of the Merged Area to receive bids to purchase such Certificates by means of both sealed and electronic internet communication.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WESTERN IOWA TECH COMMUNITY COLLEGE, STATE OF IOWA:

Section 1. Bids shall be received on the 13th day of May, 2024, until 10:30 A.M., in the manner outlined in the preliminary Official Statement.

Section 2. That the preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the President and Secretary, upon the advice of bond counsel and the Community College's Municipal Advisor, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Certificates for sale.

Section 3. That the receipt of electronic bids through the SPEERAUCTION Competitive Bidding System described in the Official Statement is hereby found and determined to provide reasonable security and to maintain the integrity of the competitive bidding process, and to facilitate the delivery of bids by interested parties in connection with the offering at public sale.

PASSED AND APPROVED this 8th day of April, 2024.

President of the Board of Directors

ATTEST:

Secretary of the Board of Directors

NOTICE OF MEETING AND ACTION OF THE BOARD OF DIRECTORS OF WESTERN IOWA TECH COMMUNITY COLLEGE ON THE MATTER OF THE PROPOSED ISSUANCE OF NOT TO EXCEED \$2,200,000 PRINCIPAL AMOUNT OF WESTERN IOWA TECH COMMUNITY COLLEGE INDUSTRIAL NEW JOBS TRAINING CERTIFICATES (2024-1 MULTIPLE PROJECT) IN ONE OR MORE SERIES

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Dated at Sioux City, Iowa, this _____ day of _____, 2024.

Secretary of the Board of Directors of Western
Iowa Tech Community College