



# Wauwatosa, WI

## Board of Public Debt Commissioners

### Meeting Agenda - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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**Monday, September 29, 2025**

**9:00 AM**

**Committee Room #2**

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#### **CALL TO ORDER**

#### **ROLL CALL**

#### **NEW BUSINESS**

1. Consideration of recommendation by Finance Director for approval of 2025 General Obligation Notes [25-1663](#)
2. Update on the 12/31/2024 Amortization Fund Balance [25-1664](#)
3. Information on anticipated future borrowings [25-1665](#)

#### **ADJOURNMENT**

#### **NOTICE TO PERSONS WITH A DISABILITY**

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to [tclerk@wauwatosa.net](mailto:tclerk@wauwatosa.net), with as much advance notice as possible.



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-1663

**Agenda Date:** 9/29/2025

**Agenda #:** 1.

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Consideration of recommendation by Finance Director for approval of 2025 General Obligation Notes

**Submitted by:**

John Ruggini

**Department:**

Finance Department

**A. Issue**

As part of the 2025-2029 Capital Improvement Plan, bond proceeds are required to fund approved capital projects. As a result, it is necessary to authorize the issuance of these general obligation and water revenue bonds. It is important to consider the impact of these bonds on the City's total debt capacity, tax and utility rates.

**B. Background/Options**

Capital Budget

The 2025-2029 Capital Improvement Budget included \$35.3 million in general obligation note proceeds for approved projects as shown in Figure 1. The total amount to be borrowed is \$26.6 million. This is a not-to-exceed amount although we don't anticipate the amount to change.

Levy-backed bonds are \$5.2 million less than budgeted due largely to better than budgeted contract results for the Watertown Plank paving project and delaying real estate acquisition for the State Highway 181 project.

The Storm borrowing is \$3.1 million less than budgeted due also to better than budgeted contract figures for the Watertown Plank project inclusive of the 70<sup>th</sup> Storm Sewer project. This was slightly offset by requiring additional funds for the 2024 paving program.

The bond amortization schedules have been adjusted so that the same impact on the 2026 Budget is maintained and sufficient funds are included in the 2026 Budget to cover the debt service associated with this bond offering. Within that issuance, the levy funded portion will be repaid over 15 years, sanitary and storm over 10 and water over 20 years. As was the case in previous years, General Obligation Notes are proposed instead of Revenue Bonds for the water projects. This is recommended to reduce interest costs, eliminate the need for a debt reserve and provide debt coverage relief

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*Figure 1*

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Revenue Source	2025	Bond Amount	Variance
Levy-backed Bonds	\$ 17,402,769	\$ 12,239,000	\$ (5,163,769)
Rate-backed Bonds - Sanitary	\$ 1,966,165	\$ 1,366,000	\$ (600,165)
Rate-backed Bonds - Storm	\$ 14,389,104	\$ 11,320,720	\$ (3,068,384)
Rate-backed Bonds - Water	\$ 1,573,350	\$ 1,705,000	\$ 131,650
TIF supported Bonds	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 35,331,388</b>	<b>\$ 26,630,720</b>	<b>\$ (8,700,668)</b>

The specific projects included in these totals are shown in Attachment 1 which were all part of the approved 2024-2028 capital budget. That document can be found here:

<https://www.wauwatosa.net/home/showpublisheddocument/5944/638739074520430000>

### Debt Capacity

An important component of assessing a debt issuance is measuring its impact on debt capacity as governed by the Debt Management Policy (Attachment 2). Figure 2 compares the City of Wauwatosa's debt profile (assuming issuance of this debt) to its policy goals and to the Aaa average.

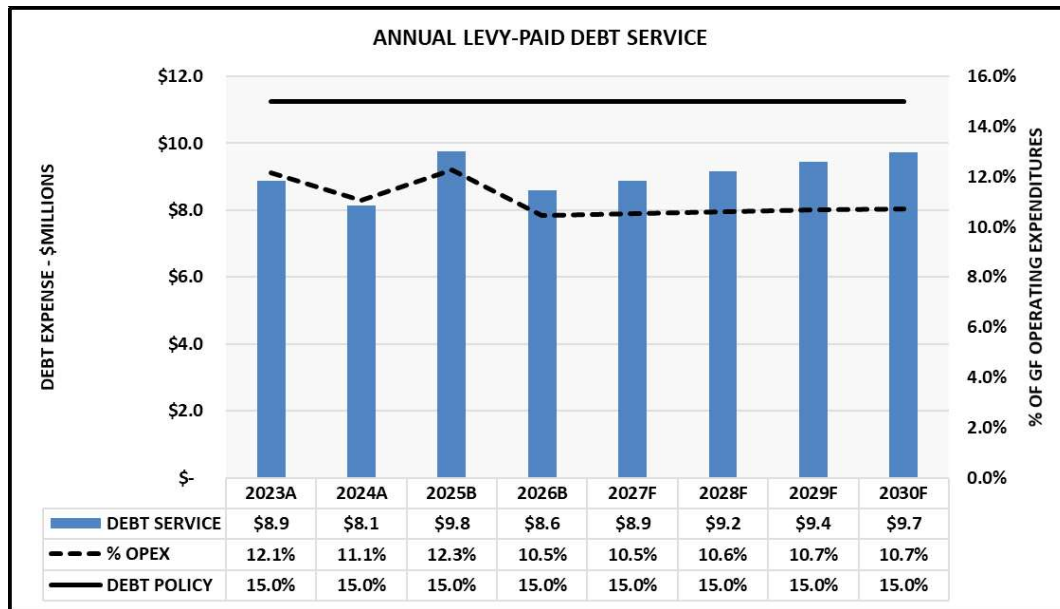
Assuming this debt issuance, the City will have \$147,650,000 in outstanding General Obligation debt; an increase of \$10,735,000, or 8%, from the prior year. This includes all debt backed by property taxes, but does not include water revenue bonds. The amount of debt actually paid for with general fund property taxes (net debt) is \$56,495,000; an increase of \$6,238,491 or 12%. This does not include general obligation debt paid for by the utilities or debt paid for by TIF Districts.

The City is below its stated debt policy goal for total debt as a percentage of full value - 1.44% compared to 4.0% per the City policy and below the 5.0% allowable under state statute. The City also remains below its policy goal of net debt service as a percentage of expenditures to not exceed 15%. It is estimated to be 12.3% in Figure 2 and remain relatively flat over the next 5 years. This is shown in Figure 3.

Figure 2 - Debt Profile Comparisons

Leverage					
Metric	Definition	2024	2023	2022	Debt Policy Goal
Total Debt as a % of Value	Total General Obligation Debt as a % of equalized value. Aaa number includes other long term liabilities.	1.44%	1.4%	1.5%	4.0%
Total Net Levy Debt (\$000)	General Obligation notes and bonds paid for by property tax levy assuming the current borrowing rate.	\$ 63,845	\$ 50,945	\$ 52,675	
Total Net Levy Debt as a % of Full Value		0.62%	0.53%	0.59%	
Debt Burden as a % of Value	Outstanding long-term bonds issued by all taxing jurisdictions proportional to Wauwatosa as a percentage of full value - TIF in.	3.66%	3.56%	3.93%	
General Fund Debt Service Expenditures		12.3%	11.37%	13.02%	15%
Total Debt per Capita	Outstanding long-term bonds and all other fixed term debt across the governmental and business activities per capita.	\$ 3,605	\$ 3,705	\$ 3,740	\$ 2,010

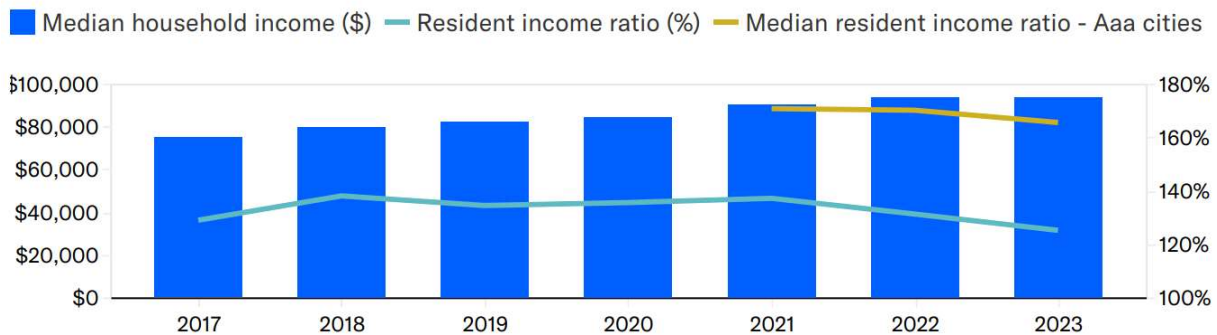
Figure 3 - Projected Annual Levy Debt Service



The debt profile is just one measure used for determining a bond rating. Figures 4 and 5 present several other measures used to assess financial and economic strength. These figures are based on the 2024 financial results and also are compared to the most recent available Moody's Aaa medians. While the City's financial and economic profiles are strong, some of the benchmarks come in lower than Aaa peers.

*Figure 4 - Economic Comparisons*

Resident incomes are stable but are lower than peers



Source: US Census Bureau - American Community Survey 5-Year Estimates; US Bureau of Economic Analysis; Moody's Ratings

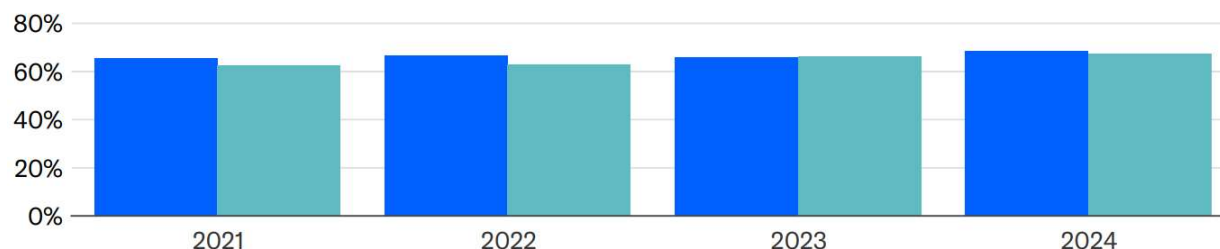
*Figure 5- Financial Operations*

## Financial operations

Exhibit 3

Reserves have been very stable since 2021

■ Available fund balance ratio ■ Median available fund balance ratio - Aaa cities



Source: Audited financial statements; Moody's Ratings

Figure 6 presents the analysis from the City's bond rating agency, Moody's, as of the last full rating in September 2025 which demonstrates how the strength of our finances and growing tax base help overcome other weaknesses and maintain our Aaa rating.

Figure 6- Moody's Rating Scorecard

Exhibit 1

Wauwatosa (City of) WI

	2021	2022	2023	2024	Aaa Medians
<b>Economy</b>					
Resident income ratio (%)	137.1%	131.2%	125.1%	N/A	168.9%
Full Value (\$000)	\$7,545,982	\$9,006,577	\$9,618,351	\$10,284,775	\$9,011,663
Population	48,072	47,919	47,718	N/A	36,103
Full value per capita (\$)	\$156,972	\$187,954	\$201,567	N/A	\$218,941
Annual Growth in Real GDP	4.3%	2.7%	1.4%	N/A	2.4%
<b>Financial Performance</b>					
Revenue (\$000)	\$104,234	\$108,259	\$121,613	\$135,044	\$108,194
Available fund balance (\$000)	\$68,420	\$72,130	\$80,172	\$92,514	\$68,159
Net unrestricted cash (\$000)	\$115,425	\$127,498	\$137,083	\$145,857	\$99,090
Available fund balance ratio (%)	65.6%	66.6%	65.9%	68.5%	62.6%
Liquidity ratio (%)	110.7%	117.8%	112.7%	108.0%	95.0%
<b>Leverage</b>					
Debt (\$000)	\$170,778	\$179,197	\$176,890	\$177,970	\$72,678
Adjusted net pension liabilities (\$000)	\$182,066	\$173,642	\$87,995	\$88,645	\$89,696
Adjusted net OPEB liabilities (\$000)	\$35,532	\$39,532	\$33,544	\$35,170	\$10,915
Other long-term liabilities (\$000)	\$2,898	\$3,436	\$3,379	\$12,197	\$4,029
Long-term liabilities ratio (%)	375.4%	365.6%	248.2%	232.5%	217.2%
<b>Fixed costs</b>					
Implied debt service (\$000)	\$12,528	\$11,978	\$12,515	\$12,288	\$4,949
Pension tread water contribution (\$000)	\$1,521	\$1,707	\$4,546	N/A	\$2,629
OPEB contributions (\$000)	\$2,836	\$3,314	\$3,694	\$2,703	\$594
Implied cost of other long-term liabilities (\$000)	\$201	\$203	\$240	\$235	\$274
Fixed-costs ratio (%)	16.4%	15.9%	17.3%	14.6%	10.0%

Finally, it is important to examine the sanitary, storm and water coverage ratios and cash surplus. It is recommended to maintain a 1.10 coverage ratio and 25% cash surplus. A coverage ratio is the net operating income divided by the debt service amount.

## Sanitary

Assuming the debt necessary to finance the 2025-2029 capital budget, the sanitary sewer fund maintains a 1.40 average coverage ratio through 2030. (Figure 7). With this coverage ratio, the cash balance will continue to grow through 2030 at which point it assumed to drop as a significant portion is used for the Schoonmaker Creek project but it will remain above

the 25% policy requirement. (Figure 8)

For 2026, we are considering a 3% rate increase. Rate increases are assumed for 2026-2030 to offset rising debt service. (Figure 9)

Figure 7

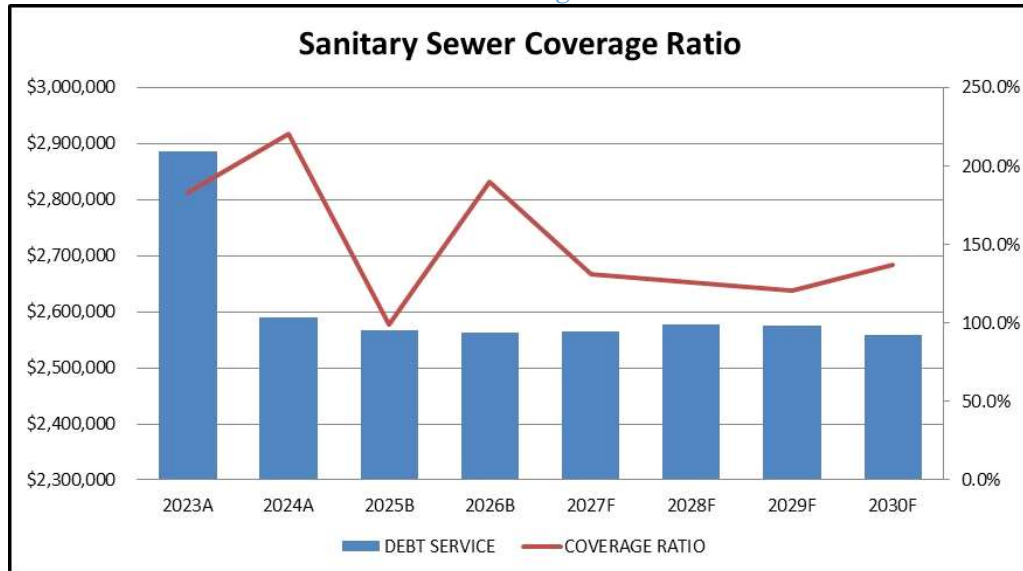


Figure 8

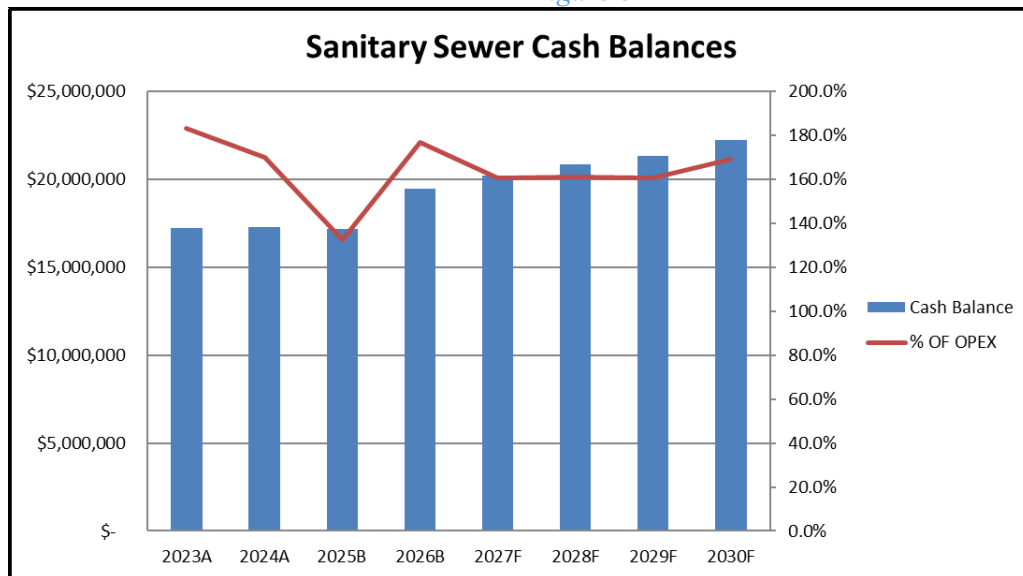
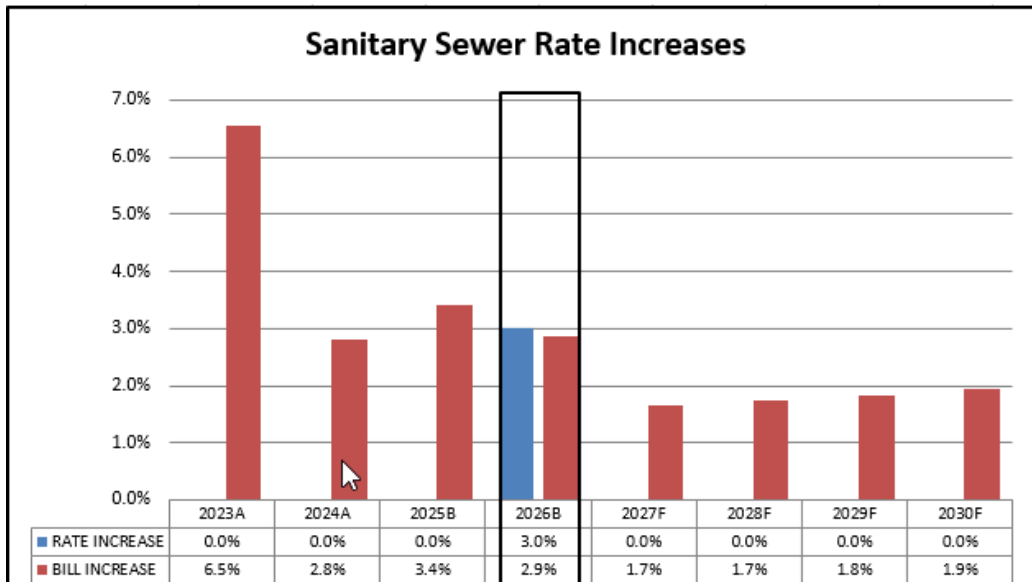


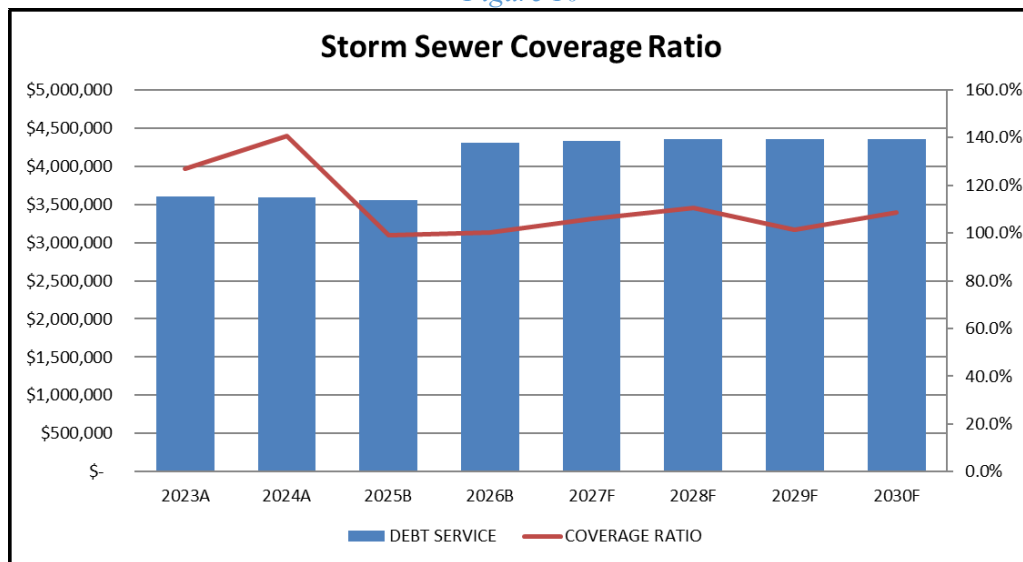
Figure 9



### Storm

Assuming the issuance of the 2025 bonds as well as the debt necessary to finance the 2026-2030 capital budget, the storm sewer will maintain a 1.05 coverage ratio through 2030 (Figure 10). The Storm Sewer cash balance is forecasted to be 35% of operating expenditures in 2026 (Figure 11) and remain constant until a planned reduction in for the Schoonmaker Creek project. A 5% increase is considered in 2026. The necessary rate increases to support the 2025-2029 capital budget and coverage ratio are shown below in figure 12.

*Figure 10*



*Figure 11*

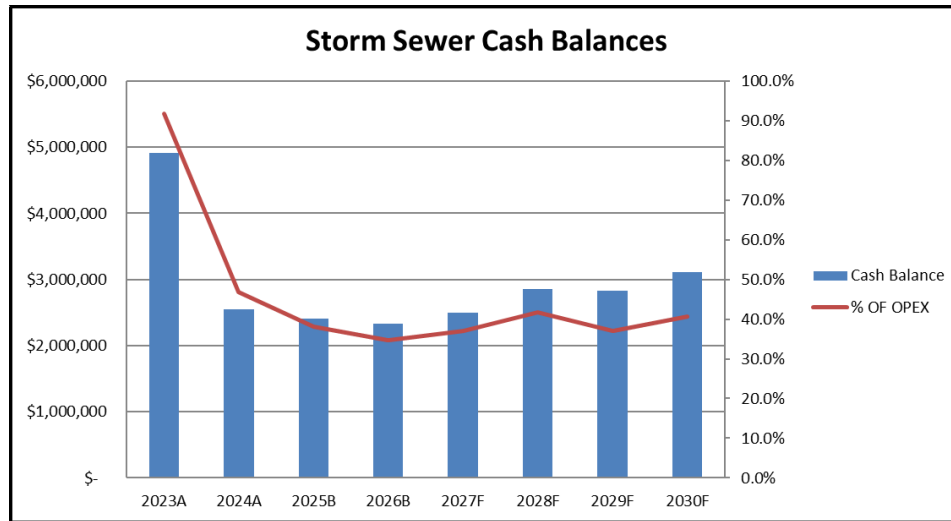
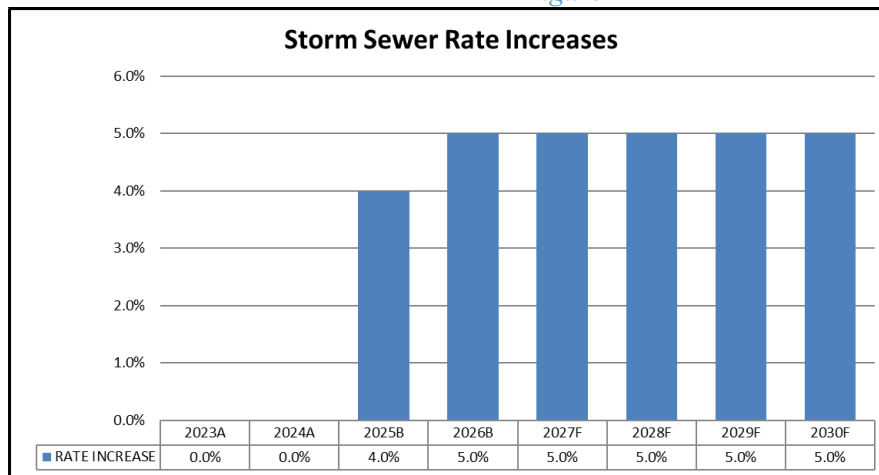


Figure 12



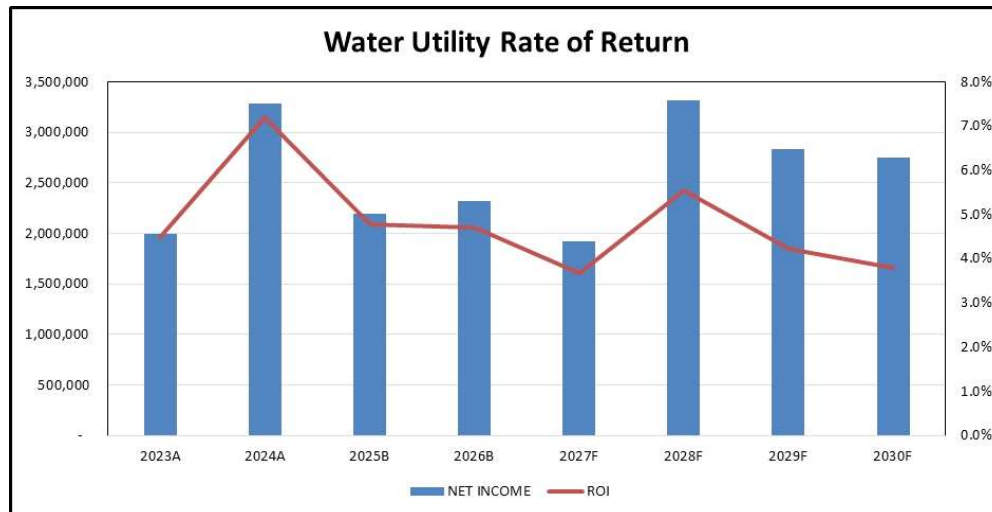
## Water

Like Storm and Sanitary, it is important to understand the impact of borrowing funds on the Water Utility's coverage ratio, surplus and rate projections. In addition, the impact on the rate of return must also be considered as displayed in Figure 13. For all of these projections, the 2025-29 borrowing is assumed.

The rate of return is calculated by dividing the net operating income by the net value of the Water Utility's physical infrastructure. The Public Service Commission sets a cap, currently 6.25% and typically a rate increase is required if the rate of return falls below 2.0%. As shown below, the rate of return is anticipated to drop to approximately 4.5% from the current 7% requiring a conventional rate increase in 2027 due largely to annual net cash as shown in Figure 13.

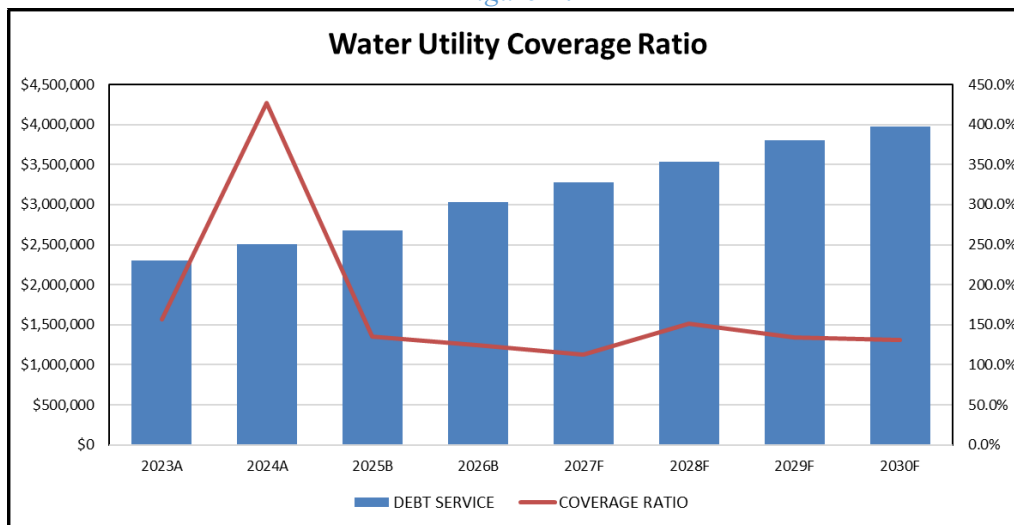
Figure 13





By bond covenant, the Water Utility coverage ratio must remain above 1.25. Figure 14 shows that the coverage ratio will remain at approximately 1.3 through 2030. With the transition to General Obligation Bonding; however, the coverage ratio minimum can decrease to 1.10 with fewer restrictions.

Figure 14



Due to increasing to total debt service (including general obligation debt not included above), and increased operating spending on infrastructure repairs and the use of fund balance for tank paintings cash balance is projected to decrease through 2027 as shown in Figure 15 and then begin to rise in 2028 assuming a conventional rate case in 2027. The policy minimum is 25%.

Figure 15

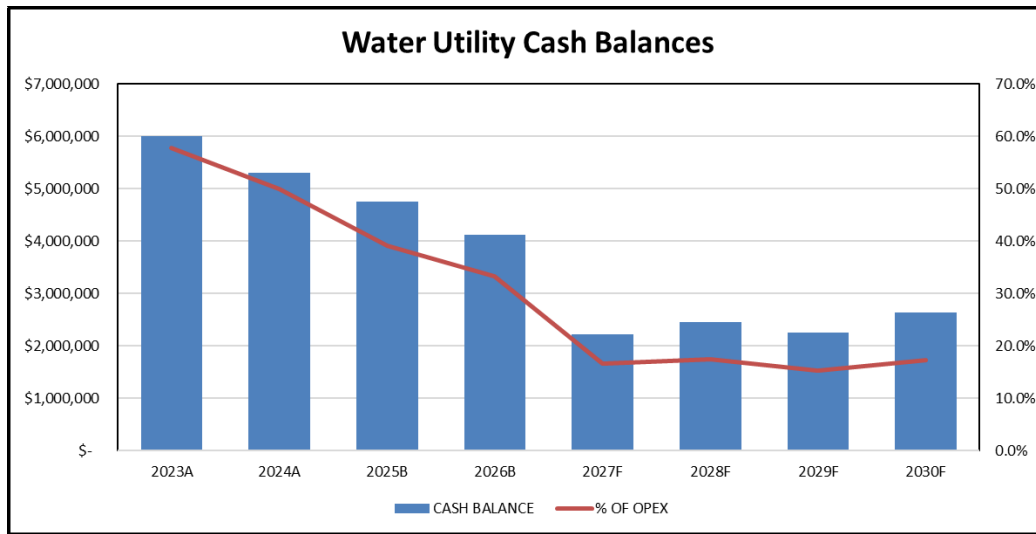
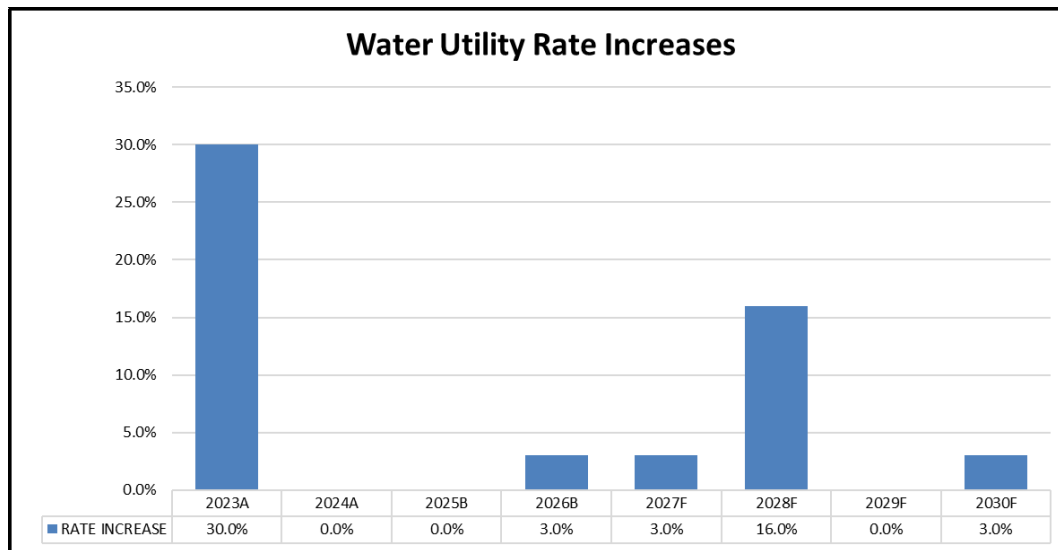


Figure 16 shows the planned rate increases necessary to fund the borrowing assumed in the 2025-2029 Capital Budget.

*Figure 16*



### Debt Issuance Process

Due to a positive change in state legislation, the City no longer has to issue bonds but can exclusively issue promissory notes. This simplifies the borrowing process. As a result, the Council must only approve the Parameters Resolution included with this report. The actual sale date for the 2025 general obligation bonds is scheduled to be the week of October 6th as a competitive sale. Moody's reviewed the sale with City staff and reaffirmed our Aaa rating which is attached. The credit strengths and challenges are noted below.

**Credit strengths**

- » Very strong and stable reserve position that is expected to hold in the near-term
- » Robust local economy with strong resident incomes

**Credit challenges**

- » Ongoing capital needs
- » Levy constrained by state-imposed limits on growth

**Rating outlook**

We do not assign outlooks to local government issuers with this amount of debt outstanding.

**Factors that could lead to an upgrade**

- » Not applicable

**Factors that could lead to a downgrade**

- » A long-term liabilities ratio consistently approaching 350% of revenues
- » An available fund balance ratio below 40%

**C. Strategic Plan (Area of Focus)**

Priority Area Three: Infrastructure

**D. Fiscal Impact**

Annual debt service costs are included in the 2026 Budget.

**E. Recommendation**

I recommend the approval of the debt issuance not to exceed the amounts and terms shown below.

Category	Type of Bond	Tax Status	Term	Funding Source	Total Principal
Transportation	GO Note	Tax Exempt	15	Levy	\$ 10,762.00
Parks and public grounds	GO Note	Tax Exempt	15	Levy	\$ -
General	GO Note	Tax Exempt	10	Levy	\$ 1,282.00
Fire Protection	GO Note	Tax Exempt	15	Levy	\$ 195,000
Police	GO Note	Tax Exempt	15	Levy	\$ -
Sanitary	GO Note	Tax Exempt	10	Rates	\$ 1,366.00
Storm	GO Note	Tax Exempt	10	Rates	\$ 11,321.00
Water	GO Note	Tax Exempt	20	Rates	\$ 1,705.00
				<b>TOTAL</b>	<b>26,631.00</b>

**Project Budgets and Bond Amounts**

Project	Project Title	Levy-backed bonds		Rate-backed bonds Sanitary		Rate-backed bonds Storm		Water	
		Budget	Bond	Budget	Bond	Budget	Bond	Budget	Bond
1024	2024 PAVING PROGRAM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410,000	\$ -	\$ -
1025	2025 PAVING PROGRAM	\$ 9,510,261	\$ 6,695,000	\$ 824,605	\$ 821,000	\$ 10,634,750	\$ 9,430,720	\$ 931,250	\$ 925,000
1026	2026 PAVING PROGRAM	\$ 430,008	\$ 430,000	\$ 96,560	\$ 100,000	\$ 200,984	\$ 200,000	\$ 89,600	\$ 90,000
1121	STH 181 WISCONSIN AVE TO CENTER ST	\$ 2,000,000	\$ -		\$ -		\$ -		\$ -
1127	NORTH AVE FROM 73RD TO 95TH	\$ 37,500	\$ 40,000	37,500.00	\$ 40,000	37,500.00	\$ 40,000	\$ 37,500	\$ 40,000
2025	2025 SIDEWALK PROGRAM	\$ 230,550	\$ 187,000		\$ -		\$ 35,000		\$ -
2302	TOSA TRAILS - COUNTY GROUNDS PARK C	\$ 11,700	\$ 10,000		\$ -	\$ 650	\$ -		\$ -
2303	WISCONSIN AVE BRIDGE OVER HONEY CRE	\$ 2,884,000	\$ 3,200,000	\$ 309,000	\$ 405,000	\$ 1,648,000	\$ 1,205,000	\$ 515,000	\$ 650,000
2308	112TH ST GREENWAY CONNECTION TO	\$ 75,000	\$ -		\$ -		\$ -		\$ -
2403	STREET LIGHT CONVERSION	\$ 116,000	\$ -		\$ -		\$ -		\$ -
2404	STREET LIGHTING CABINET REPLACEMENT	\$ 172,750	\$ -		\$ -		\$ -		\$ -
2625	2025 SIGNALIZED INTERSECTION IMPROV	\$ 184,500	\$ 200,000		\$ -		\$ -		\$ -
3011	WA4004 SANITARY SEWER LINING	\$ -	\$ -	\$ 200,000	\$ -		\$ -		\$ -
3100	SAN LINING INDEPENDENT OF PAVING	\$ -	\$ -	\$ 277,500	\$ -		\$ -		\$ -
4101	70TH ST STORM SEWER	\$ -	\$ -	\$ 221,000	\$ -	\$ 1,815,720	\$ -		\$ -
6217	REPLACEMENT OF SAND & GRAVEL STORGE	\$ 250,000	\$ 250,000		\$ -		\$ -		\$ -
6226	AUTOMATED VEHICLE WASH STATION	\$ 650,000	\$ 650,000		\$ -		\$ -		\$ -
6229	JOHN DEERE 624 WHEEL LOADER	\$ 365,000	\$ 342,000		\$ -		\$ -		\$ -
6232	RESIDENTIAL DROP OFF CENTER EFF	\$ 40,000	\$ 40,000		\$ -		\$ -		\$ -
6608	SELF CONTAINED BREATHING APPARATUS	\$ 85,000	\$ 110,000		\$ -		\$ -		\$ -
6626	FIRE STATION 53 CONCRETE PAVEMENT	\$ 217,500	\$ -		\$ -	\$ 51,500	\$ -		\$ -
6627	FIRE STATION 51 NORTH PARKING LOT	\$ 8,000	\$ -		\$ -		\$ -		\$ -

**Project Budgets and Bond Amounts**

Project	Project Title	Levy-backed bonds		Rate-backed bonds Sanitary		Rate-backed bonds Storm		Water	
		Budget	Bond	Budget	Bond	Budget	Bond	Budget	Bond
6634	STATION 51 FIRE ALARM SYSTEM	\$ 30,000	\$ -		\$ -		\$ -		\$ -
6685	REPLACEMENT STAFF AUTOMOBILE	\$ 105,000	\$ 85,000		\$ -		\$ -		\$ -
8053	PICKLEBALL COURTS SIX	\$ -	\$ -						
TOTAL		\$ 17,402,769	\$ 12,239,000	\$ 1,966,165	\$ 1,366,000	\$ 14,389,104	\$ 11,320,720	\$ 1,573,350	\$ 1,705,000
		\$ -		\$ -		\$ -		\$ -	
Cash Financing									
Net Bonding Amount		17,402,769	12,239,000	1,966,165	1,366,000	14,389,104	11,320,720	1,573,350	1,705,000

# CITY OF WAUWATOSA

## PRELIMINARY 2025 FINANCING ILLUSTRATION

<div><div>\$26,635,000</div><div>G.O. PROMISSORY NOTES, SERIES 2025A</div><div>Dated: November 3, 2025</div><div>(First Interest: May 1, 2026)</div></div>											
YEAR DUE	EXISTING DEBT SERVICE	EXISTING DEBT SERVICE	PRINCIPAL (11/1)	INTEREST <sup>(B)</sup> (5/1 & 11/1) AIC= 4.38%	TOTAL	New Money	New Money	New Money	New Money	COMBINED DEBT SERVICE	YEAR DUE
						\$12,240,000 Levy	\$1,370,000 Sanitary	\$11,320,000 Storm	\$1,705,000 Water		
		Levy Supported				TOTAL	TOTAL	TOTAL	TOTAL		
2025	\$19,867,623 <sup>(A)</sup>	\$8,360,460 <sup>(A)</sup>								\$8,360,460	2025
2026	\$17,371,418	\$6,910,281	\$2,270,000	\$1,324,351	\$3,594,351	\$1,708,600	\$388,119	\$1,227,856	\$269,776	\$8,618,881	2026
2027	\$16,201,898	\$5,624,081	\$1,260,000	\$1,218,250	\$2,478,250	\$1,172,000	\$297,500	\$882,750	\$126,000	\$6,796,081	2027
2028	\$15,859,398	\$5,627,606	\$1,315,000	\$1,155,250	\$2,470,250	\$1,171,250	\$295,250	\$880,250	\$123,500	\$6,798,856	2028
2029	\$14,893,390	\$5,528,281	\$1,390,000	\$1,089,500	\$2,479,500	\$1,174,000	\$297,500	\$882,000	\$126,000	\$6,702,281	2029
2030	\$14,254,741	\$5,581,169	\$1,455,000	\$1,020,000	\$2,475,000	\$1,175,000	\$294,000	\$882,750	\$123,250	\$6,756,169	2030
2031	\$12,071,769	\$4,704,488	\$1,230,000	\$947,250	\$2,177,250	\$1,169,250		\$882,500	\$125,500	\$5,873,738	2031
2032	\$11,766,949	\$4,513,456	\$1,295,000	\$885,750	\$2,180,750	\$1,172,000		\$881,250	\$127,500	\$5,685,456	2032
2033	\$10,845,413	\$3,788,838	\$1,360,000	\$821,000	\$2,181,000	\$1,172,750		\$884,000	\$124,250	\$4,961,588	2033
2034	\$8,730,518	\$2,683,919	\$1,425,000	\$753,000	\$2,178,000	\$1,171,500		\$880,500	\$126,000	\$3,855,419	2034
2035	\$6,432,375	\$2,209,025	\$1,500,000	\$681,750	\$2,181,750	\$1,173,250		\$881,000	\$127,500	\$3,382,275	2035
2036	\$5,579,271	\$1,884,088	\$1,405,000	\$606,750	\$2,011,750	\$1,007,750		\$880,250	\$123,750	\$2,891,838	2036
2037	\$4,504,599	\$1,391,150	\$1,475,000	\$536,500	\$2,011,500	\$1,003,250		\$883,250	\$125,000	\$2,394,400	2037
2038	\$3,533,730	\$1,118,550	\$1,550,000	\$462,750	\$2,012,750	\$1,007,000		\$879,750	\$126,000	\$2,125,550	2038
2039	\$1,502,425	\$369,200	\$1,625,000	\$385,250	\$2,010,250	\$1,003,500		\$880,000	\$126,750	\$1,372,700	2039
2040	\$949,013		\$1,715,000	\$304,000	\$2,019,000	\$1,008,000		\$883,750	\$127,250	\$1,008,000	2040
2041	\$724,344		\$790,000	\$218,250	\$1,008,250			\$880,750	\$127,500		2041
2042	\$608,525		\$830,000	\$178,750	\$1,008,750			\$881,250	\$127,500		2042
2043	\$614,194		\$870,000	\$137,250	\$1,007,250			\$880,000	\$127,250		2043
2044	\$228,525		\$915,000	\$93,750	\$1,008,750			\$882,000	\$126,750		2044
2045			\$960,000	\$48,000	\$1,008,000			\$882,000	\$126,000		2045
	\$166,540,115	\$60,294,591	\$26,635,000	\$12,867,351	\$39,502,351	\$17,289,100	\$1,572,369	\$17,977,856	\$2,663,026	\$77,583,691	

(A) Excludes the 12/18/2023 State Trust Fund Loan.

(B) The 2025A G.O. Promissory Notes are projected to generate approximately \$1,224,535.25 in bid premium which should be used to offset interest due on 5/1/2026 and a portion of interest due on 11/1/2026.

This illustration represents a mathematical calculation of potential debt service, assuming hypothetical rates based on current market rates +25bps.

Interest and costs of issuance are only estimates for illustrative purposes and are based on Baird's experience with comparable transactions.

Actual interest and costs of issuance will vary. This illustration provides information and is not intended to be a recommendation, proposal or otherwise considered advice.

## CREDIT OPINION

19 September 2025



Send Your Feedback

### Contacts

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# City of Wauwatosa, WI

## Update to credit analysis

### Summary

[Wauwatosa \(City of\) WI's](#) (Aaa) credit profile is characterized by a healthy local economy near Milwaukee, strong financial performance, and long-term leverage that will remain near current levels because of additional borrowing plans.

### Credit strengths

- » Very strong and stable reserve position that is expected to hold in the near-term
- » Robust local economy with strong resident incomes

### Credit challenges

- » Ongoing capital needs
- » Levy constrained by state-imposed limits on growth

### Rating outlook

We do not assign outlooks to local government issuers with this amount of debt outstanding.

### Factors that could lead to an upgrade

- » Not applicable

### Factors that could lead to a downgrade

- » A long-term liabilities ratio consistently approaching 350% of revenues
- » An available fund balance ratio below 40%

## Key indicators

Exhibit 1

### Wauwatosa (City of) WI

	2021	2022	2023	2024	Aaa Medians
<b>Economy</b>					
Resident income ratio (%)	137.1%	131.2%	125.1%	N/A	168.9%
Full Value (\$000)	\$7,545,982	\$9,006,577	\$9,618,351	\$10,284,775	\$9,011,663
Population	48,072	47,919	47,718	N/A	36,103
Full value per capita (\$)	\$156,972	\$187,954	\$201,567	N/A	\$218,941
Annual Growth in Real GDP	4.3%	2.7%	1.4%	N/A	2.4%
<b>Financial Performance</b>					
Revenue (\$000)	\$104,234	\$108,259	\$121,613	\$135,044	\$108,194
Available fund balance (\$000)	\$68,420	\$72,130	\$80,172	\$92,514	\$68,159
Net unrestricted cash (\$000)	\$115,425	\$127,498	\$137,083	\$145,857	\$99,090
Available fund balance ratio (%)	65.6%	66.6%	65.9%	68.5%	62.6%
Liquidity ratio (%)	110.7%	117.8%	112.7%	108.0%	95.0%
<b>Leverage</b>					
Debt (\$000)	\$170,778	\$179,197	\$176,890	\$177,970	\$72,678
Adjusted net pension liabilities (\$000)	\$182,066	\$173,642	\$87,995	\$88,645	\$89,696
Adjusted net OPEB liabilities (\$000)	\$35,532	\$39,532	\$33,544	\$35,170	\$10,915
Other long-term liabilities (\$000)	\$2,898	\$3,436	\$3,379	\$12,197	\$4,029
Long-term liabilities ratio (%)	375.4%	365.6%	248.2%	232.5%	217.2%
<b>Fixed costs</b>					
Implied debt service (\$000)	\$12,528	\$11,978	\$12,515	\$12,288	\$4,949
Pension tread water contribution (\$000)	\$1,521	\$1,707	\$4,546	N/A	\$2,629
OPEB contributions (\$000)	\$2,836	\$3,314	\$3,694	\$2,703	\$594
Implied cost of other long-term liabilities (\$000)	\$201	\$203	\$240	\$235	\$274
Fixed-costs ratio (%)	16.4%	15.9%	17.3%	14.6%	10.0%

For definitions of the metrics in the table above please refer to the [US Cities and Counties Methodology](#) or see the Glossary in the Appendix below. Metrics represented as N/A indicate the data were not available at the time of publication. The medians come from our most recently published [US Cities and Counties Median Report](#).

The real GDP annual growth metric cited above is for the Milwaukee-Waukesha, WI Metropolitan Statistical Area.

Sources: US Census Bureau, Wauwatosa (City of) WI's financial statements and Moody's Ratings, US Bureau of Economic Analysis

## Profile

Wauwatosa, WI is located just west of the city of Milwaukee. The city provides basic municipal services including police, fire, streets and utilities to a population of about 48,000 residents.

## Detailed credit considerations

Wauwatosa benefits from a growing tax base near Milwaukee and strong institutional presence led by the Milwaukee Regional Medical Center. Developments around the medical campus are ongoing along with other residential and commercial developments throughout the city. While the city's economic indicators are strong, they lag the medians for Aaa rated cities nationally. The city's financial position has remained strong for several years with reserves over 65% of revenues across governmental and business type funds (water, sewer, stormwater).

In August 2025, a large flooding event caused around \$7 million in damages within the city. The city is currently waiting to see if FEMA will reimburse costs associated with the damages. If FEMA does not provide the reimbursement, the city will be allowed by state law to temporarily increase the property tax levy for one year to cover the costs. In addition to this, the city settled a property tax appeal by a hospital and will have to pay \$10 million, \$6.6 million of which will be reimbursed by other taxing districts in fiscal 2026. Assuming the city uses reserves and does not receive any reimbursement in fiscal 2025 (year-end Dec. 31), the available fund balance will remain strong at around 60% of revenue. The city also has some unused levy capacity which can add some budget flexibility over the next few years. Currently, the city is issuing around \$26.6 million for various capital projects and will continue to issue bonds annually to address needs outlined in their long-term capital plan. Long-term leverage will remain near current levels through the rest of the decade.

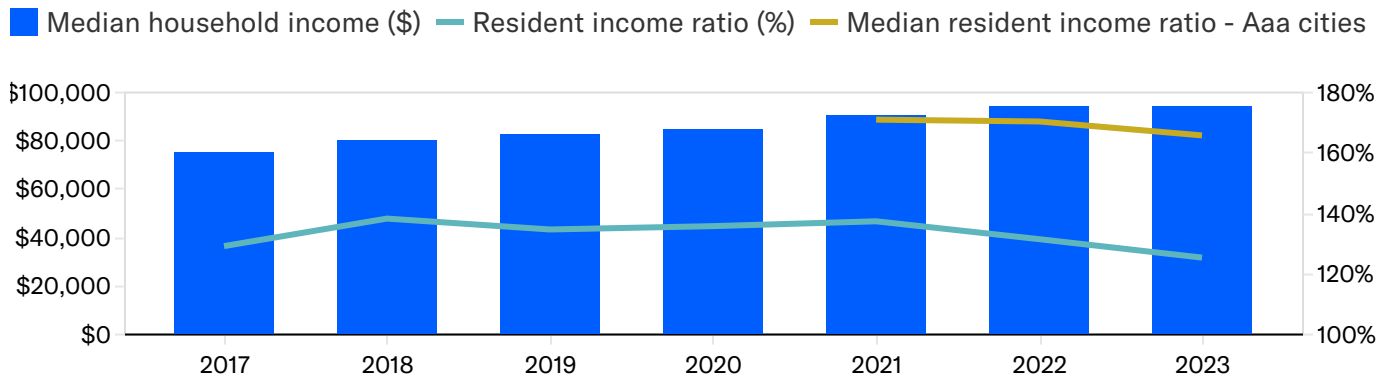
This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the issuer/deal page on <https://ratings.moody.com> for the most updated credit rating action information and rating history.



## Economy

Exhibit 2

Resident incomes are stable but are lower than peers



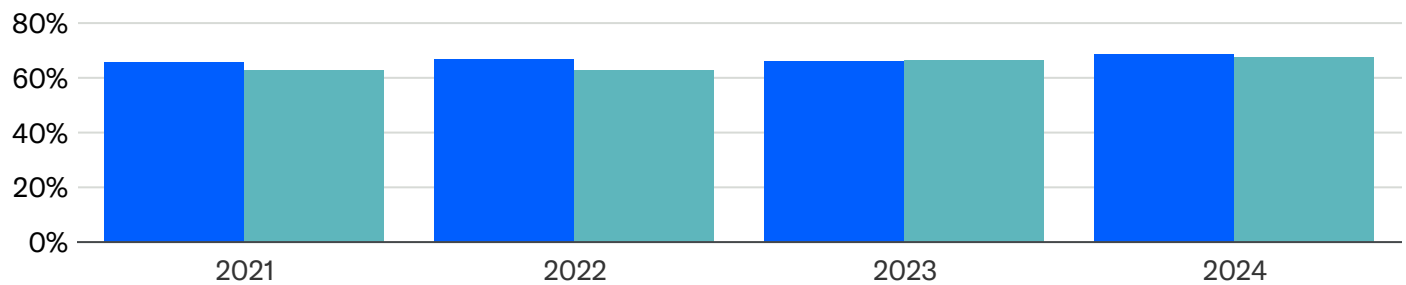
Source: US Census Bureau - American Community Survey 5-Year Estimates; US Bureau of Economic Analysis; Moody's Ratings

## Financial operations

Exhibit 3

Reserves have been very stable since 2021

■ Available fund balance ratio ■ Median available fund balance ratio - Aaa cities

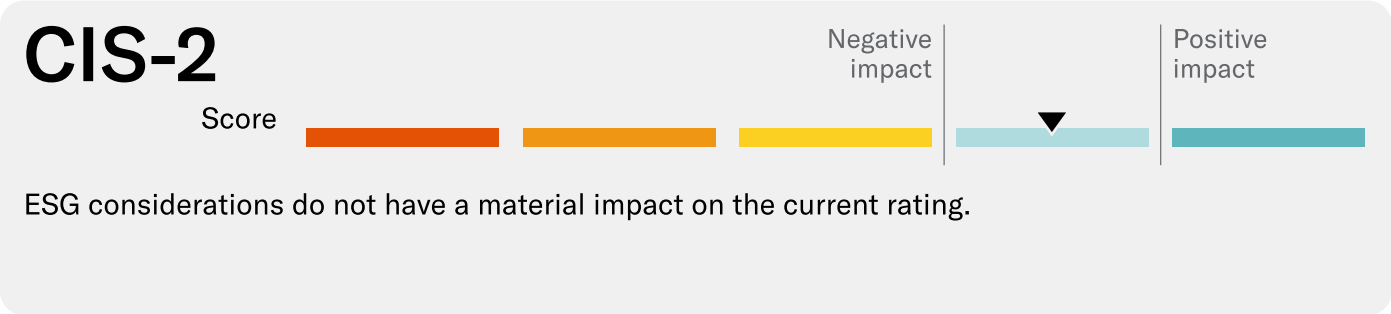


Source: Audited financial statements; Moody's Ratings

ESG considerations

Wauwatosa (City of) WI's ESG credit impact score is CIS-2

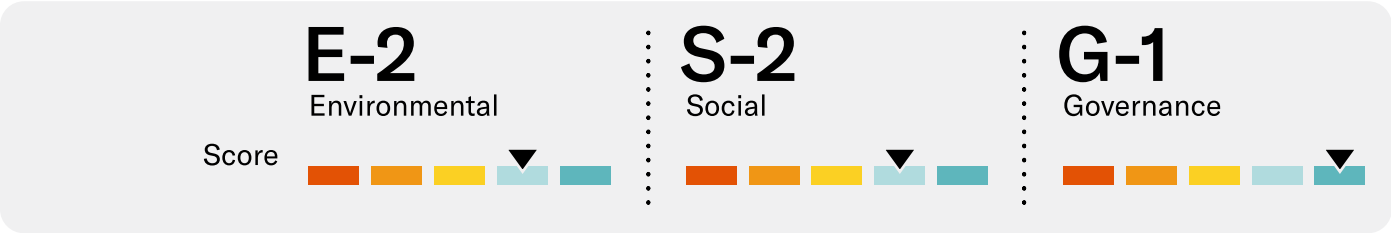
Exhibit 4  
ESG credit impact score



Source: Moody's Ratings

Wauwatosa, WI's overall ESG Credit Impact Score of **CIS-2** reflects moderate exposure to environmental and social risks, and positive exposure to governance risks.

Exhibit 5  
ESG issuer profile scores



Source: Moody's Ratings

Environmental

Wauwatosa's **E-2** issuer profile score reflects moderate exposure to environmental risks across all categories, including physical climate risk, carbon transition, natural resources management, waste and pollution. In the event of a disaster, Milwaukee County, where Wauwatosa is located, maintains a comprehensive plan for mitigation and response. In August 2025, a major flooding event occurred which caused around \$7 million in damages. The flooding mainly occurred in the city's floodplain but the rainfall was more than anticipated. The city will likely be reimbursed for the costs of the damages by FEMA and/or a temporary increase in the levy limit.

Social

Wauwatosa's **S-2** issuer profile score reflects minimal exposure to social risks. Demographic trends are solid as the population has grown modestly over the last decade. The city benefits from above average labor force participation and resident income, as well as educational attainment. Risk associated with housing, health and safety and access to basic services are similar to peers.

Governance

Wauwatosa's **G-1** issuer profile score is positive and reflects the city's good budgetary management balanced against a relatively restrictive institutional structure. The city's largest revenue source is property taxes, which are subject to a cap that limits increases to growth in net new construction. The city has an informal fund balance policy of maintaining two months of operating expenses in the general fund as unrestricted and unreserved and provides regular variance updates to the board that are posted on the city's website.

ESG Issuer Profile Scores and Credit Impact Scores for the rated entity/transaction are available on Moodys.com. In order to view the latest scores, please click [here](#) to go to the landing page for the entity/transaction on MDC and view the ESG Scores section.

## Rating methodology and scorecard factors

The US Cities and Counties Methodology includes a scorecard, which summarizes the rating factors generally most important to city and county credit profiles. Because the scorecard is a summary, and may not include every consideration in the credit analysis for a specific issuer, a scorecard-indicated outcome may or may not map closely to the actual rating assigned.

The assigned rating is higher than the scorecard-indicated outcome because of the city's long history of strong reserves despite levy limits and institutional presence that anchors the economy.

Exhibit 6

### Wauwatosa (City of) WI

	Measure	Weight	Score
<b>Economy</b>			
Resident income ratio	125.1%	10.0%	Aaa
Full value per capita	212,127	10.0%	Aaa
Economic growth metric	-1.2%	10.0%	A
<b>Financial Performance</b>			
Available fund balance ratio	68.5%	20.0%	Aaa
Liquidity ratio	108.0%	10.0%	Aaa
<b>Institutional Framework</b>			
Institutional Framework	A	10.0%	A
<b>Leverage</b>			
Long-term liabilities ratio	232.5%	20.0%	A
Fixed-costs ratio	14.6%	10.0%	Aa
<b>Notching factors</b>			
No notchings applied			
Scorecard-Indicated Outcome			Aa2
<b>Assigned Rating</b>			<b>Aaa</b>

The Economic Growth metric cited above compares the five-year CAGR of real GDP for Milwaukee-Waukesha, WI Metropolitan Statistical Area Metropolitan Statistical Area to the five-year CAGR of real GDP for the US.

Sources: US Census Bureau, Wauwatosa (City of) WI's financial statements and Moody's Ratings

## Appendix

Exhibit 7

### Key Indicators Glossary

	Definition	Typical Source*
<b>Economy</b>		
Resident income ratio	Median Household Income (MHI) for the city or county, adjusted for Regional Price Parity (RPP), as a % of the US MHI	MHI: US Census Bureau - American Community Survey 5-Year Estimates RPP: US Bureau of Economic Analysis
Full value	Estimated market value of taxable property in the city or county	State repositories; audited financial statements; continuing disclosures
Population	Population of the city or county	US Census Bureau - American Community Survey 5-Year Estimates
Full value per capita	Full value / population	
Economic growth metric	Five year CAGR of real GDP for Metropolitan Statistical Area or county minus the five-year CAGR of real GDP for the US	Real GDP: US Bureau of Economic Analysis
<b>Financial performance</b>		
Revenue	Sum of revenue from total governmental funds, operating and non-operating revenue from total business-type activities, and non-operating revenue from internal services funds, excluding transfers and one-time revenue, e.g., bond proceeds or capital contributions	Audited financial statements
Available fund balance	Sum of all fund balances that are classified as unassigned, assigned or committed in the total governmental funds, plus unrestricted current assets minus current liabilities from the city's or county's business-type activities and internal services funds	Audited financial statements
Net unrestricted cash	Sum of unrestricted cash in governmental activities, business type activities and internal services fund, net of short-term debt	Audited financial statements
Available fund balance ratio	Available fund balance (including net current assets from business-type activities and internal services funds) / Revenue	
Liquidity ratio	Net unrestricted cash / Revenue	
<b>Leverage</b>		
Debt	Outstanding long-term bonds and all other forms of long-term debt across the governmental and business-type activities, including debt of another entity for which it has provided a guarantee disclosed in its financial statements	Audited financial statements; official statements
Adjusted net pension liabilities (ANPL)	Total primary government's pension liabilities adjusted by Moody's to standardize the discount rate used to compute the present value of accrued benefits	Audited financial statements; Moody's Ratings
Adjusted net OPEB liabilities (ANOL)	Total primary government's net other post-employment benefit (OPEB) liabilities adjusted by Moody's to standardize the discount rate used to compute the present value of accrued benefits	Audited financial statements; Moody's Ratings
Other long-term liabilities (OLTL)	Miscellaneous long-term liabilities reported under the governmental and business-type activities entries	Audited financial statements
Long-term liabilities ratio	Debt + ANPL + ANOL + OLTL / Revenue	
<b>Fixed costs</b>		
Implied debt service	Annual cost to amortize city or county's long-term debt over 20 years with level payments	Audited financial statements; official statements; Moody's Ratings
Pension tread water contribution	Pension contribution necessary to prevent reported unfunded pension liabilities from growing, year over year, in nominal dollars, if all actuarial assumptions are met	Audited financial statements; Moody's Ratings
OPEB contribution	City or county's actual contribution in a given period	Audited financial statements
Implied cost of OLTL	Annual cost to amortize city or county's other long-term liabilities over 20 years with level payments	Audited financial statements; Moody's Ratings
Fixed-costs ratio	Implied debt service + Pension tread water + OPEB contributions + Implied cost of OLTL / Revenue	

\*Note: If typical data source is not available then alternative sources or proxy data may be considered. For more detailed definitions of the metrics listed above please refer to the [US Cities and Counties Methodology](#).

Source: Moody's Ratings

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**NEW ISSUE**

Not Bank Qualified

Moody's Rated "Aaa"

See "RATING" herein

*In the opinion of Quarles & Brady LLP, Bond Counsel, assuming continued compliance with the requirements of the Internal Revenue Code of 1986, as amended (the "Code") under existing law interest on the Notes is excludable from gross income and is not an item of tax preference for federal income tax purposes; however, interest on the Notes is taken into account in determining "adjusted financial statement income" for purposes of computing the federal alternative minimum tax imposed on Applicable Corporations (as defined in Section 59(k) of the Code). See "TAX EXEMPTION" herein for a more detailed discussion of some of the federal income tax consequences of owning the Notes. The interest on the Notes is not exempt from present Wisconsin income or franchise taxes. The Notes shall NOT be "Qualified Tax-Exempt Obligations" for purposes of Section 265(b)(3) of the Code.*

**\$26,635,000**  
**CITY OF WAUWATOSA**  
**MILWAUKEE COUNTY, WISCONSIN**  
**General Obligation Promissory Notes, Series 2025A**

Dated: November 3, 2025

Due: November 1, 2026-2045

The General Obligation Promissory Notes, Series 2025A (the "Notes") will be dated November 3, 2025, and will be in the denomination of \$5,000 each or any multiple thereof. The Notes mature serially on November 1 of the years 2026 through 2045. Interest on the Notes shall be payable commencing on May 1, 2026 and semi-annually thereafter on November 1 and May 1 of each year.

(November 1)	Amount*	Rate	Yield	CUSIP No. 943505 <sup>(1)</sup>	(November 1)	Amount*	Rate	Yield	CUSIP No. 943505 <sup>(1)</sup>
2026	\$2,270,000				2036	\$1,405,000			
2027	1,260,000				2037	1,475,000			
2028	1,315,000				2038	1,550,000			
2029	1,390,000				2039	1,625,000			
2030	1,455,000				2040	1,715,000			
2031	1,230,000				2041	790,000			
2032	1,295,000				2042	830,000			
2033	1,360,000				2043	870,000			
2034	1,425,000				2044	915,000			
2035	1,500,000				2045	960,000			

The Notes are being issued pursuant to Section 67.12(12) of the Wisconsin Statutes. The Notes will be general obligations of the City for which its full faith and credit and taxing powers are pledged which taxes may, under current law, be levied without limitation as to rate or amount. The Notes will be issued for public purposes, including paying the cost of projects included in the City's Capital Improvement Plan.

The Notes maturing on November 1, 2034 and thereafter are subject to call and prior redemption, at the option of the City, on November 1, 2033 or on any date thereafter, in whole or in part, and if in part, from maturities selected by the City and by lot within each maturity at a price of par plus accrued interest to the date of redemption. All or a portion of the Notes may be issued as one or more term bonds, upon election by the successful bidder of the Notes. (See "REDEMPTION PROVISIONS" herein.)

The Financial Advisor to the City is:



The Notes will be issued only as fully registered obligations in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository of the Notes. Individual purchases may be made in book entry form only in denominations of \$5,000 principal amount or any integral multiple thereof. Purchasers will not receive certificates representing their interest in the Notes purchased. (See "BOOK-ENTRY-ONLY SYSTEM" herein.)

***The Notes are offered when, as and if issued, subject to the receipt of the approving opinion of Quarles & Brady LLP, Milwaukee, Wisconsin, Bond Counsel. Quarles & Brady LLP will also serve as Disclosure Counsel to the City. The anticipated settlement date for the Notes is on or about November 3, 2025.***

**SALE DATE: OCTOBER 7, 2025****SALE TIME: 10:00 A.M. (CT)**

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\*Preliminary, subject to change.



**CITY OF WAUWATOSA  
(Milwaukee County, Wisconsin)**

**MAYOR**

Dennis McBride

**COMMON COUNCIL**

Jason G. Wilke, President  
Margaret Arney, Alderperson  
Robin Brannin, Alderperson  
Aletha Champine, Alderperson  
Melissa Dolan, Alderperson  
Brad Foley, Alderperson  
Ernst Franzen, Alderperson  
Amanda Fuerst, Alderperson  
Rob Gustafson, Alderperson  
David R. Lewis, Alderperson  
Sean Lowe, Alderperson  
Joseph Makhlouf II, Alderperson  
Andrew Meindl, Alderperson  
James Moldenhauer, Alderperson  
Mike Morgan, Alderperson  
Joe Phillips, Alderperson

**ADMINISTRATIVE STAFF**

James Archambo, City Administrator  
John Ruggini, Finance Director  
Zachary Kessler, Interim City Clerk\*  
Jennifer Tate, City Attorney

**PROFESSIONAL SERVICES**

Financial Advisor:	Robert W. Baird & Co. Incorporated, Milwaukee, Wisconsin
Bond Counsel:	Quarles & Brady LLP, Milwaukee, Wisconsin
Disclosure Counsel:	Quarles & Brady LLP, Milwaukee, Wisconsin
Paying Agent:	Officers of the City **

\*The hiring process is underway for a new City Clerk, and the City anticipates having the position filled by fall 2025.

\*\*The contact person for fiscal agent matters is John Ruggini, Finance Director.

## REGARDING USE OF THIS OFFICIAL STATEMENT

This Official Statement is being distributed in connection with the sale of the Notes referred to in this Official Statement and may not be used, in whole or in part, for any other purpose. No dealer, broker, salesman or other person is authorized to make any representations concerning the Notes other than those contained in this Official Statement, and if given or made, such other information or representations may not be relied upon as statements of the City of Wauwatosa, Wisconsin (the "City"). This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Notes by any person in any jurisdiction in which it is unlawful to make such an offer, solicitation or sale.

For purposes of compliance with Rule 15c2-12 of the Securities and Exchange Commission, this document, as the same may be supplemented or amended by the City, from time to time (collectively, the "Official Statement"), may be treated as a final Official Statement with respect to the Notes described herein that is deemed final by the City as of the date hereof (or of any such supplement or amendment).

Unless otherwise indicated, the City is the source of the information contained in this Official Statement. Certain information in this Official Statement has been obtained by the City or on its behalf from The Depository Trust Company and other non-City sources that the City believes to be reliable. No representation or warranty is made, however, as to the accuracy or completeness of such information. Nothing contained in this Official Statement is a promise of or representation by Robert W. Baird & Co. Incorporated (the "Financial Advisor"). The Financial Advisor has provided the following sentence for inclusion in this Official Statement. The Financial Advisor has reviewed and the Underwriter will review the information in this Official Statement in accordance with, and as part of, their responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor and the Underwriter do not guarantee the accuracy or completeness of such information. The information and opinions expressed in this Official Statement are subject to change without notice. Neither the delivery of this Official Statement nor any sale made under this Official Statement shall, under any circumstances, create any implication that there has been no change in the financial condition or operations of the City or other information in this Official Statement, since the date of this Official Statement.

This Official Statement contains statements that are "forward-looking statements" as that term is defined in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. When used in this Official Statement, the words "estimate," "intend," "project" or "projection," "expect" and similar expressions are intended to identify forward-looking statements. Forward-looking statements are subject to risks and uncertainties, some of which are discussed herein, that could cause actual results to differ materially from those contemplated in such forward-looking statements. Investors and prospective investors are cautioned not to place undue reliance on forward-looking statements, which speak only as of the date of this Official Statement.

This Official Statement should be considered in its entirety. No one factor should be considered more or less important than any other by reason of its position in this Official Statement. Where statutes, ordinances, reports or other documents are referred to in this Official Statement, reference should be made to those documents for more complete information regarding their subject matter.

The Notes will not be registered under the Securities Act of 1933, as amended, or the securities laws of any state of the United States, and will not be listed on any stock or other securities exchange. Neither the Securities and Exchange Commission nor any other federal, state, municipal or other governmental entity shall have passed upon the accuracy or adequacy of this Official Statement.

IN CONNECTION WITH THE OFFERING OF THE NOTES, THE UNDERWRITER MAY OR MAY NOT OVERALLOT OR EFFECT TRANSACTIONS THAT STABILIZE OR MAINTAIN THE MARKET PRICES OF THE NOTES AT LEVELS ABOVE THOSE WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME WITHOUT NOTICE. THE PRICES AND OTHER TERMS RESPECTING THE OFFERING AND SALE OF THE NOTES MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER AFTER THE NOTES ARE RELEASED FOR SALE AND THE NOTES MAY BE OFFERED AND SOLD AT PRICES OTHER THAN THE INITIAL OFFERING PRICES, INCLUDING SALES TO DEALERS WHO MAY SELL THE NOTES INTO INVESTMENT ACCOUNTS.

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## SUMMARY

<b>Issuer:</b>	City of Wauwatosa, Milwaukee County, Wisconsin (the "City").
<b>Issue:</b>	\$26,635,000 General Obligation Promissory Notes, Series 2025A (the "Notes")
<b>Dated Date:</b>	November 3, 2025
<b>Interest Due:</b>	Commencing May 1, 2026 and on each November 1 and May 1 thereafter. Interest on the Notes shall be computed upon the basis of a 360-day year of twelve 30-day months.
<b>Principal Due:</b>	November 1, 2026 through 2045.
<b>Redemption Provision:</b>	<p>The Notes maturing on and after November 1, 2034 shall be subject to call and prior payment, at the option of the City, on November 1, 2033 or on any date thereafter at a price of par plus accrued interest. The amounts and maturities of the Notes to be redeemed shall be selected by the City. If less than the entire principal amount of any maturity is to be redeemed, the Notes of that maturity which are to be redeemed shall be selected by lot. Notice of such call shall be given by sending a notice thereof by registered or certified mail, facsimile or electronic transmission, overnight express delivery, or in any other manner required by DTC not less than thirty (30) days nor more than sixty (60) days prior to the date fixed for redemption to the registered owner of each Note to be redeemed at the address shown on the registration books.</p> <p>All or a portion of the Notes may be issued as one or more term bonds, upon election by the successful bidder of the Notes. (See "REDEMPTION PROVISIONS" herein.)</p>
<b>Security:</b>	The full faith, credit and resources of the City are pledged to the payment of the principal of and the interest on the Notes as the same become due and, for said purposes, there are levied on all the taxable property in the City, direct, annual irrepealable taxes in each year and in such amounts which will be sufficient to meet such principal and interest payments when due. Under current law, such taxes may be levied without limitation as to rate or amount.
<b>Purpose:</b>	The Notes will be issued for public purposes, including paying the cost of projects included in the City's Capital Improvement Plan.
<b>Tax Exemption:</b>	Interest on the Notes is excludable from gross income for present Federal income tax purposes. (See "TAX EXEMPTION" herein.)
<b>Not Bank Qualified:</b>	The Notes shall NOT be "qualified tax-exempt obligations".
<b>Credit Rating:</b>	The Notes have been assigned a "Aaa" rating by Moody's Investors Service, Inc. (See "RATINGS" herein.)
<b>Bond Years:</b>	257,347.03 years.
<b>Average Life:</b>	9.662 years.
<b>Record Date:</b>	The 15 <sup>th</sup> day of the calendar month next preceding each interest payment date.

*Information set forth on this page is qualified by the entire Official Statement. A full review of the entire Official Statement should be made by potential investors.*

## INTRODUCTORY STATEMENT

This Official Statement presents certain information relating to the City of Wauwatosa, Wisconsin (the "City" and the "State," respectively) in connection with the sale of the City's \$26,635,000 General Obligation Promissory Notes, Series 2025A (the "Notes"). The Notes are issued pursuant to the Constitution and laws of the State and the parameters resolution (the "Parameters Resolution") adopted by the Common Council and other proceedings and determinations related thereto.

All summaries of statutes, documents and the Parameters Resolution contained in this Official Statement are subject to all the provisions of, and are qualified in their entirety by reference to such statutes, documents and the Parameters Resolution, and references herein to the Notes are qualified in their entirety by reference to the form thereof included in the Parameters Resolution. Copies of the Parameters Resolution may be obtained from the Financial Advisor (defined herein) upon request.

## THE FINANCING PLAN

The Notes will be issued for public purposes, including paying the cost of projects included in the City's Capital Improvement Plan.

## REDEMPTION PROVISIONS

### Optional Redemption

At the option of the City, the Notes maturing on November 1, 2034 and thereafter shall be subject to redemption prior to maturity on November 1, 2033 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity, by lot, at the principal amount thereof, plus accrued interest to the date of redemption. If less than all of the Notes of a maturity are to be redeemed, selection of the Notes to be so redeemed shall be by lot conducted by DTC in accordance with its rules and practices (see "BOOK-ENTRY-ONLY SYSTEM" herein).

### Mandatory Redemption

All or a portion of the Notes may be issued as one or more term bonds, upon election by the successful bidders as provided in the Official Notice of Sale.

Such term bonds shall be subject to mandatory sinking fund redemption. Such term bonds shall have a stated maturity or maturities of November 1 for the Notes, in such years as determined by the successful bidders. The term bonds shall be subject to mandatory sinking fund redemption and final payment(s) at maturity of 100% of the principal amount thereof, plus accrued interest to the redemption date or dates and in amounts consistent with the maturity schedule on the cover of this Official Statement.

## ESTIMATED SOURCES AND USES\*

### The Notes

#### **Sources of Funds**

Par Amount of Notes	\$
Reoffering Premium	
Total Sources of Funds:	<u>\$</u>

#### **Uses of Funds**

Deposit to Project Fund	\$
Deposit to Debt Service Fund (Capitalized Interest)	
Underwriter's Discount	
Total Uses of Funds:	<u>\$</u>

\*Preliminary, subject to change.

## **CONSTITUTIONAL AND STATUTORY CONSIDERATIONS AND LIMITATIONS CONCERNING THE CITY'S POWER TO INCUR INDEBTEDNESS**

The Constitution and laws of the State limit the power of the City (and other municipalities of the State) to issue obligations and to contract indebtedness. Such constitutional and legislative limitations include the following, in summary form and as generally applicable to the City.

### **Purpose**

The City may not borrow money or issue notes or bonds therefore for any purpose except those specified by statute, which include among others the purposes for which the Notes are being issued.

### **General Obligation Bonds**

The principal amount of every sum borrowed by the City and secured by an issue of bonds may be payable at one time in a single payment or at several times in two or more installments; however, no installment may be made payable later than the termination of twenty years immediately following the date of the bonds. The Common Council of the City is required to levy a direct, annual, irrevocable tax sufficient in amount to pay the interest on such bonds as it falls due and also to pay and discharge the principal thereof at maturity. Bonds issued by the City to refinance or refund outstanding notes or bonds issued by the City may be payable no later than twenty years following the original date of such notes or bonds.

### **Refunding Bonds**

In addition to being authorized to issue bonds, the City is authorized to borrow money using refunding bonds for refunding existing debt. To evidence such indebtedness, the City must issue its refunding bonds (with interest) payable within a period not exceeding twenty years following the initial date of the debt to be refunded. Such refunding bonds constitute a general obligation of the City. Refunding bonds are not subject to referendum.

### **Bond or Note Anticipation Notes**

In anticipation of issuing general obligation bonds or notes, the City is authorized to borrow money using bond or note anticipation notes. The bond or note anticipation notes shall in no event be general obligations of the City, and do not constitute an indebtedness of the City, nor a charge against its general credit or taxing power. The bond or note anticipation notes are payable only from (a) proceeds of the bond or note anticipation notes set aside for payment of interest on the bond or note anticipation notes as they become due, and, (b) proceeds to be derived from the issuance and sale of general obligation bonds or notes which proceeds are pledged for the payment of the principal of and interest on the bond or note anticipation notes. The maximum term of any bond or note anticipation notes (including any refunding) is five years.

### **Promissory Notes**

In addition to being authorized to issue bonds, the City is authorized to borrow money using promissory notes for any public purpose. To evidence such indebtedness, the City must issue to the lender its promissory notes (with interest) payable within a period not exceeding twenty years following the date of said notes. Such notes constitute a general obligation of the City. Notes may be issued to refinance or refund outstanding notes. However, such notes must be payable within 10 years and not later than twenty years following the original date of such notes.

### **Debt Limit**

The City has the power to contract indebtedness for purposes specified by statute so long as the principal amount thereof does not exceed five percent of the equalized value of taxable property within the City. For information with respect to the City's percent of legal debt incurred, see the caption "Debt Limit," herein.

## THE PARAMETERS RESOLUTION

The following is a summary of the Parameters Resolution adopted by the Common Council pursuant to the procedures prescribed by Wisconsin Statutes. Reference is made to the Parameters Resolution for a complete recital of its terms.

### **The Parameters Resolution**

By way of the Parameters Resolution to be adopted on September 30, 2025, the Common Council will delegate authority to its Finance Director and City Attorney (collectively, the "Authorized Officers") to accept the bid for the Notes that results in the lowest true interest cost for the Notes (the "Proposal"), provided the Proposal meets the parameters set forth in the Parameters Resolution, by executing an Approving Certificate (the "Approving Certificate"). The Common Council will pledge the full faith, credit and resources of the City to the payment of the principal of and interest on the Notes pursuant to the Parameters Resolution. Pursuant to the Parameters Resolution, a direct annual irrevocable tax will be levied for collection in the years 2026 through 2045 in the amount which will be sufficient to meet the principal and interest payments on the Notes when due (or monies to pay such debt service will otherwise be appropriated). The Parameters Resolution establishes separate and distinct from all other funds of the City a separate debt service fund with respect to payment of principal and interest on the Notes.

### **Approving Certificate**

On \_\_\_\_\_, 2025, the Authorized Officers executed the Approving Certificate, approving the Preliminary Official Statement, accepting the Proposal, setting forth the details of the Notes, and specifying the amount of the direct annual irrevocable tax levied to pay the principal of and interest on the Notes.

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## THE CITY

### **The Common Council**

The City has a mayor/alderpersons form of government with the 16 members of the Common Council elected to serve alternating four-year terms. In April 2022, voters approved a referendum that will reduce the size of the Common Council to 12 members beginning in 2026. Therefore, the terms of all current members end in 2026, but alternating four-year terms will begin again thereafter. In addition, term limits will be put into place so that no person can serve more than two consecutive four-year terms. The Council President is elected to that position by the Council members. The Mayor is also elected for a four-year term and is responsible for conducting the Council meetings.

Dennis McBride, Mayor  
(Term Expires April 2028)

<u>Name</u>	<u>Aldermanic District</u>	<u>Term Expiration</u>
James Moldenhauer	1	April 2026
Andrew Meindl	1	April 2026
Margaret Arney	2	April 2026
Brad Foley	2	April 2026
Joseph Makhoul II	3	April 2026
Robin Brannin	3	April 2026
Ernst Franzen	4	April 2026
David R. Lewis	4	April 2026
Sean Lowe	5	April 2026
Rob Gustafson	5	April 2026
Joe Phillips	6	April 2026
Aletha Champine	6	April 2026
Mike Morgan	7	April 2026
Amanda Fuerst	7	April 2026
Jason G. Wilke (President)	8	April 2026
Melissa Dolan	8	April 2026

Source: The City.

### **Board of Public Debt Commissioners**

The City created a Board of Public Debt Commissioners (the "Board") in May 1938. The Board consists of three resident citizens, the City Finance Director and Assistant Finance Director, three of whom shall constitute a quorum. The Mayor appoints, subject to the approval of a majority of the Common Council, three members for rotating three-year terms. The members receive no compensation, and the Board maintains its own records of proceedings, makes its own rules and provides for its own meetings, except when ordered by the Mayor. The Board oversees the issuance and retirement of municipal obligations issued by the City.

The current Board members are:

John Ruggini, Finance Director  
Derik Summerfield, Assistant Finance Director  
Laura Hyland  
Steven Kreklow  
Steven Mares

Source: The City.



## **Administration**

The City Administrator has the responsibility of administering the day-to-day operations of the City and executing the policy decisions of the Common Council. The Finance Director is responsible for the financial operations of the City and has responsibility for the formulation and enforcement of the budget for all departments. The present members of the administration and their years of service are listed below.

<u>Name</u>	<u>Position</u>	<u>Years of Service</u>
James Archambo	City Administrator	20
John Ruggini	Finance Director	15
Zachary Kessler	Interim City Clerk	*
Jennifer Tate	City Attorney	**

\* Zachary Kessler was appointed Interim City Clerk on July 24, 2025. Mr. Kessler has served as the City's Deputy Clerk for one year. The hiring process is underway for a new City Clerk, and the City anticipates having the position filled by fall 2025.

\*\*Jennifer Tate was appointed City Attorney, effective June 9, 2025, and previously worked as a criminal attorney, in both defense and prosecution, for the past nine years.

Source: The City.

## **Employment Relations**

<u>Department</u>	<u>Number of Employees*</u>
Administrative Services	14.03
Assessor	5.60
City Clerk/Elections	4.82
Development	14.00
Engineering	24.74
Finance	10.05
Fire	105.58
Fleet Maintenance	10.00
Health	19.50
Information Systems	7.00
Library	26.98
Mayor	1.00
Municipal Complex	4.00
Municipal Court	1.89
Police	132.82
Public Works	63.98
Traffic Electrical Maintenance	6.29
Tourism	1.55
Water	19.38
Total	<u>473.21</u>

\*Full-time equivalent ("FTE").

Source: The City. 2025 Adopted Budget

The following two bargaining units represent the respective number of City employees:

<u>Union/Association</u>	<u>Contract Term</u>	<u>Number of Members</u>
Wauwatosa Professional Firefighter's Association	1/1/21 – 12/31/23*	93
Wauwatosa Peace Officers Association	1/1/22 – 12/31/25	78

\*Having reached an impasse with the union in the mediation phase, a new agreement is currently proceeding to binding arbitration.

Source: The City.

According to the City, relations between the City and the bargaining units are termed satisfactory.

All eligible City personnel are covered by the Municipal Employment Relations Act ("MERA") of the Wisconsin Statutes. Pursuant to that law, employees have rights to organize and, after significant changes were made to the law in 2011, very limited rights to collectively bargain with municipal employers. MERA was amended by 2011 Wisconsin Act 10 (the "Act") and by 2011 Wisconsin Act 32.

As a result of the 2011 amendments to MERA, the City is prohibited from bargaining collectively with municipal employees, other than public safety employees and transit employees, with respect to any factor or condition of employment except total base wages. Even then, the City is limited to increasing total base wages beyond any increase in the consumer price index since 180 days before the expiration of the previous collective bargaining agreement (unless the City were to seek approval for a higher increase through a referendum). Ultimately, the City can unilaterally implement the wages for a collective bargaining unit.\*

Under the changes to MERA, impasse resolution procedures were removed from the law for municipal employees of the type employed by the City, other than public safety employees and transit employees, including binding interest arbitration. Strikes by any municipal employee or labor organization are expressly prohibited. Furthermore, if strikes do occur, they may be enjoined by the courts. Additionally, because the only legal subject of bargaining is total base wages, all bargaining over items such as just cause, benefits, and terms of conditions of employment are prohibited and cannot be included in a collective bargaining agreement. Impasse resolution for public safety employees and transit employees is subject to final and binding arbitration procedures, which do not include a right to strike. Interest arbitration is available for transit employees if certain conditions are met.

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\* On July 3, 2024, a Wisconsin circuit court judge issued a decision in the case *Abbotsford Education Association vs. Wisconsin Employment Relations Commission*, Case No. 2023CV3152, denying the Wisconsin State Legislature's intervening motion to dismiss the plaintiffs' challenge to the different classifications the Act created regarding collective bargaining rights. The court's order denying the motion to dismiss stated that the Act violates the equal protection clause of the Wisconsin Constitution and declared those provisions of the Act relating to collective bargaining modifications unconstitutional and void. The decision further instructed the parties to make additional filings to the court as to whether the court should issue judgment on the pleadings in light of the court's order or take some other action to bring the case to a final judgment. On December 2, 2024, the court issued an order granting the plaintiffs' motion for judgment on the pleadings and striking down substantial portions of the Act. The court's decision has been appealed to the Wisconsin Court of Appeals. On January 23, 2025, the court granted a motion to stay the decision pending outcome of the appeal. No guarantee can be made regarding the outcome of the matter.

## **Pension Plan**

All eligible employees in the City are covered under the Wisconsin Retirement System ("WRS") established under Chapter 40 of the Wisconsin Statutes. The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes ("Chapter 40"). The Department of Employee Trust Funds ("ETF") administers the WRS. Required contributions to the WRS are determined by the ETF Board pursuant to an annual actuarial valuation in accordance with Chapter 40 and the ETF's funding policies. The ETF Board has stated that its funding policy is to (i) ensure funds are adequate to pay benefits; (ii) maintain stable and predictable contribution rates for employers and employees; and (iii) maintain inter-generational equity to ensure the cost of the benefits is paid for by the generation that receives the benefits.

City employees are generally required to contribute half of the actuarially determined contributions, and the City may not pay the employees' required contribution. During the fiscal years ended December 31, 2022, December 31, 2023, and the fiscal year ended December 31, 2024 ("Fiscal Year 2024"), the City's portion of contributions to WRS (not including any employee contributions) totaled \$3,778,369, \$4,310,763 and \$4,789,427, respectively.

Governmental Accounting Standards Board Statement No. 68 ("GASB 68") requires calculation of a net pension liability for the pension plan. The net pension liability is calculated as the difference between the pension plan's total pension liability and the pension plan's fiduciary net position. The pension plan's total pension liability is the present value of the amounts needed to pay pension benefits earned by each participant in the pension plan based on the service provided as of the date of the actuarial valuation. In other words, it is a measure of the present value of benefits owed as of a particular date based on what has been earned only up to that date, without taking into account any benefits earned after that date. The pension plan's fiduciary net position is the market value of plan assets formally set aside in a trust and restricted to paying pension plan benefits. If the pension plan's total pension liability exceeds the pension plan's fiduciary net position, then a net pension liability results. If the pension plan's fiduciary net position exceeds the pension plan's total pension liability, then a net pension asset results.

As of December 31, 2023, the total pension liability of the WRS was calculated as \$129.2 billion and the fiduciary net position of the WRS was calculated as \$127.7 billion, resulting in a net pension liability of \$1.5 billion.

Under GASB 68, each participating employer in a cost-sharing pension plan must report the employer's proportionate share of the net pension liability or net pension asset of the pension plan. Accordingly, for Fiscal Year 2024, the City reported a liability of \$4,734,657 for its proportionate share of the net pension liability of the WRS. The net pension liability was measured as of December 31, 2023 based on the City's share of contributions to the pension plan relative to the contributions of all participating employers. The City's proportion was 0.31844486% of the aggregate WRS net pension liability as of December 31, 2023.

The calculation of the total pension liability and fiduciary net position are subject to a number of actuarial assumptions, which may change in future actuarial valuations. Such changes may have a significant impact on the calculation of the net pension liability of the WRS, which may also cause the ETF Board to change the contribution requirements for employers and employees. For more detailed information regarding the WRS and such actuarial assumptions, see Note 5. A. in "Appendix A - Annual Comprehensive Financial Report for the year ended December 31, 2024" attached hereto.

### **Other Post-Employment Benefits**

The City provides "other post-employment benefits" ("OPEB") (i.e., post-employment benefits, other than pension benefits, owed to its employees and former employees) to employees who have terminated their employment with the City and have satisfied specified eligibility standards through a single-employer defined benefit plan. Membership of the plan consisted of 91 retirees receiving benefits and 286 active eligible plan members as of December 31, 2024, the date of the latest actuarial valuation. Such benefits are no longer offered to employees hired on or after January 1, 2015, other than public safety employees. Police represented employees and police supervisors hired after March 1, 2024 must have 15 years of service to be eligible. Under both the latest police union contract and firefighters union contract, certain eligible employees will receive a defined contribution benefit instead of the defined benefit OPEB.

OPEB calculations are required to be updated every two years and be prepared in accordance with Statements No. 74 and 75 of the Governmental Accounting Standards Board ("GASB 74/75"). An actuarial study for the plan was most recently completed pursuant to GASB 74/75 by Milliman, Inc. in March 2025 with an actuarial valuation date of December 31, 2024.

For Fiscal Year 2024, benefit payments to the plan totaled \$3,352,787. The City's current funding practice is to make annual contributions to the plan in the amounts at least equal to the benefits paid to retirees in a particular year on a "pay-as-you-go" basis.

Under GASB 74/75, a net OPEB liability (or asset) is calculated as the difference between the plan's total OPEB liability and the plan's fiduciary net position, which terms have similar meanings as under GASB 68 and GASB 73 for pension plans.

As of December 31, 2024, the total OPEB liability was \$39,361,560 and the plan fiduciary net position was \$0, resulting in a net OPEB liability of \$39,361,560.

The calculation of the total OPEB liability and fiduciary net position are subject to a number of actuarial assumptions, which may change in future actuarial valuations. For more detailed information regarding such actuarial assumptions, see Note 5.C. in "Appendix A - Annual Comprehensive Financial Report for the year ended December 31, 2024" attached hereto.

## **GENERAL INFORMATION**

### **Location**

The City is adjacent to the City of Milwaukee in Milwaukee County (the "County"). The City has been a municipal corporation since 1897. It encompasses 13.07 square miles and has a 2025 preliminary population estimate of 49,589.

### **Transportation**

The City is located along two interstate highways, three U.S. highways, and several state highways. The City is also served by passenger and freight railroads and Milwaukee Mitchell International Airport in the City of Milwaukee.

### **Services**

The City provides the full range of municipal services, including police and fire protection, parks, public works operations, parking, water and sewer utilities, community development, health services and general administrative services.

### **Public Safety**

The City has a police force of 132.82 FTE positions providing public safety and protection for the City's residents and a fire department of 105.58 FTEs providing fire protection and ambulance service.

### **Education**

The Wauwatosa School District serves the City and offers a comprehensive program for students in prekindergarten through the twelfth grade. The District currently has eleven elementary schools (including one STEM school and one Montessori school), two middle schools, two high schools and the Wauwatosa Virtual Academy. The District enrollment is approximately 6,700 students, and the District has 953.75 FTE employees.

Opportunities for post-secondary education may be obtained at the University of Wisconsin – Milwaukee, and various other colleges located within the Milwaukee metropolitan area. Milwaukee Area Technical College District, a two-year technical college, Wisconsin Lutheran College, which campus lies partially within the corporate boundaries of the City, and many others are within commuting distance, including Marquette University, Milwaukee School of Engineering, Concordia University Wisconsin, Mount Mary University, Alverno College and Carroll University.

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## DEMOGRAPHIC AND ECONOMIC INFORMATION

### **Population**

	<u>Milwaukee County</u>	<u>City of Wauwatosa</u>
Preliminary Estimate, 2025	945,292	49,589
Estimate, 2024	941,139	49,363
Estimate, 2023	937,259	48,836
Estimate, 2022	939,487	48,638
Census, 2020	939,489	48,387

Source: Wisconsin Department of Administration, Demographic Services Center

### **Per Return Adjusted Gross Income**

<u>Year</u>	<u>State of Wisconsin</u>	<u>Milwaukee County</u>	<u>City of Wauwatosa</u>
2024	\$76,638	\$68,473	\$109,649
2023	73,001	65,614	104,600
2022	70,548	63,901	98,829
2021	66,369	57,444	95,512
2020	61,518	52,751	87,379

Source: Wisconsin Department of Revenue, Division of Research & Policy

### **Unemployment Rate**

	<u>State of Wisconsin</u>	<u>Milwaukee County</u>	<u>City of Wauwatosa</u>
July, 2025	3.2%	4.2% <sup>(1)</sup>	2.8% <sup>(1)</sup>
July, 2024	3.2	4.2	3.0
Average, 2024 <sup>(1)</sup>	3.0%	3.7%	2.7%
Average, 2023	2.8	3.5	2.5
Average, 2022	2.8	3.5	2.5
Average, 2021	3.8	5.3	3.3
Average, 2020	6.4	8.3	6.2

<sup>(1)</sup> Preliminary.

Source: Wisconsin Department of Workforce Development.

### **Building Permits**

<u>Year</u>	<u>Construction Value of Building Permits</u>
2025 <sup>(1)</sup>	\$ 71,479,822
2024	169,059,266
2023	89,947,295
2022	164,484,932
2021	100,478,928
2020	158,138,733

<sup>(1)</sup>Through July 31, 2025.

Source: City of Wauwatosa Energov Permitting and Licensing System.

### **Largest Employers**

Listed below are the largest employers in the City.

<u>Employer</u>	<u>Product/Business</u>	<u>Approximate Employment</u>
Milwaukee Regional Medical Center	Medical facilities, education and research	19,000
Wauwatosa School District	Education	953.75 <sup>(1)</sup>
Briggs & Stratton Corporation	Small engine manufacturer	800 <sup>(2)</sup>
Harley-Davidson Inc. ("Harley")	Motorcycle manufacturer	650 <sup>(3)</sup>
St. Camillus	Nursing homes, assisted living	555
The City	Municipal government	473.21 <sup>(1)</sup>
Luther Manor, A Life Plan Community	Nursing home; assisted living	350
Bostik, Inc.	Adhesives manufacturer/company headquarters	270
Zywave	Custom software programming	204
Grede, Inc.	Foundry – ductile iron castings	200

<sup>(1)</sup> FTE.

<sup>(2)</sup> Includes locations in the Milwaukee metropolitan area. Briggs & Stratton Corporation previously announced plans to cease its production lines in the City, which phase-out has now begun, including the sale of the plant to a third party. In fall 2022, the company ceased lawn tractor and snow thrower production in the City. In January 2023, the company announced it would shut down two production lines at the plant in the City and lay off 160 employees by early 2024. In March 2024, the company confirmed additional workforce reductions but did not specify the number of employees, functions or locations. It is unknown how many employees remain in the location in the City.

<sup>(3)</sup> Harley-Davidson Inc. local employee count is 2,280 at its Milwaukee-area locations. In March 2024, it was announced that employees in Harley's location in the City's product development center would move to Milwaukee. R&D employees remain in the location in the City, but it is unknown how many employees remain in Harley's location in the City.

Source: D&B Finance Analytics, Industry Select-MNI, Milwaukee Business Journal "Largest Manufacturers in the Milwaukee Seven-County Area" (April 18, 2025), "Largest Milwaukee-Area Retirement Communities" (July 11, 2025), and "Milwaukee-Area Software Product Companies" (June 27, 2025), Wisconsin Department of Public Instruction, employer websites and the City, August, 2025.

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## **Largest Taxpayers**

Listed below are the largest taxpayers in the City:

<u>Taxpayer</u>	<u>Type of Business</u>	2024 <sup>(1)</sup> <u>Assessed</u> <u>Valuation</u>	2024 <sup>(2)</sup> <u>Equalized</u> <u>Valuation</u>
Froedtert Memorial Lutheran Hospital <sup>(3)</sup>	Hospital, Clinics & Medical Office Buildings	\$ 356,203,100	\$ 509,662,470
Mayfair Mall LLC <sup>(4)</sup>	Mayfair Shopping Center	345,418,800	494,232,079
Children's Hospital Wisconsin <sup>(3)</sup>	Hospital, Clinics & Medical Office Buildings	191,668,700	274,243,382
Irgens Development Partners	Office buildings	156,372,800	223,741,308
HSA Commercial Real Estate	Mayfair Collection Shopping Center	122,462,100	175,221,205
H S I	State Street Station, Apartment Complexes	79,840,700	114,237,659
Wheaton Franciscan Healthcare <sup>(3)</sup>	Medical Office Buildings & Clinics	78,127,200	111,785,949
Gateway Tosa HC LLC	Medical Office Building	53,805,000	76,985,263
Phoenix Wauwatosa Investors	Industrial Buildings	53,683,600	76,811,561
Wangard Partners LLC	Office Buildings	51,330,100	73,444,126
		<u>\$1,488,912,100</u>	<u>\$2,130,365,002</u>

The above taxpayers represent 20.71% of the City's 2024 Equalized Value (TID IN) (\$10,284,774,700).

<sup>(1)</sup>The level of assessment is only estimated and has not been finalized by the Wisconsin Department of Revenue.

<sup>(2)</sup>Fair Market Values are only estimates--no finalized level of assessment from the Wisconsin Department of Revenue.

<sup>(3)</sup>Significant property value for certain medical campus taxpayers became taxable upon the sale of land from the County to the individual taxpayers in April 2020. These taxpayers disputed the taxability of all, or significant portions, of their taxable value. See "LITIGATION" herein. The City and Froedtert reached a settlement in June 2025, and the City will refund Froedtert \$10 million related to property taxes for the years 2021 through 2024. The City expects to recoup approximately 70% of such amount from other taxing jurisdictions in 2026.

<sup>(4)</sup>Assessment under appeal by taxpayer. The City is involved in litigation with General Growth Properties, the owner of Mayfair Mall, involving a dispute over the taxable value of Mayfair Mall of approximately \$100,000,000 over several years. See "LITIGATION" herein.

Source: City of Wauwatosa. Taxpayer valuations for 2025 are not yet available.

## **TAX LEVIES AND COLLECTIONS**

Personal property taxes, special assessments, special charges and special taxes must be paid to the town, city or village treasurer in full by January 31. Real property taxes may be paid in full by January 31 or in two equal installments payable by January 31 and July 31. Municipalities also have the option of adopting payment plans which allow taxpayers to pay their real property taxes and special assessments in three or more installments, provided that the first installment is paid by January 31, one-half of the taxes are paid by April 30 and the remainder is paid by July 31. Amounts paid on or before January 31 are paid to the town, city or village treasurer. Amounts paid after January 31 are paid to the county treasurer unless the municipality has authorized payment in three or more installments in which case payment is made to the town, city or village treasurer. Any amounts paid after July 31 are paid to the county treasurer. For municipalities which have not adopted an installment payment plan, the town, city or village treasurer settles with other taxing jurisdictions for collections through the preceding month on January 15 and February 20. For municipalities which have adopted an installment payment plan, the town, city or village treasurer settles with other taxing jurisdictions for collections through the preceding month on January 15, February 15 and the 15th day of each month following a month in which an installment payment is due. On or before August 20, the county treasurer must settle in full with the underlying taxing districts for all real property taxes and special taxes. The County Board may authorize its County Treasurer to also settle in full with the underlying taxing districts for all special assessments and special charges. The county may then recover any tax delinquencies by enforcing the lien on the property and retain any penalties or interest on the delinquencies for which it has settled. Uncollected personal property taxes owed by an entity that had ceased operations or filed a petition for bankruptcy, or were due on personal property that had been removed from the next assessment role are collected from each taxing entity in the year following the levy year. The personal property tax has been repealed, starting with the property tax assessments as of January 1, 2024. Beginning in 2025, the personal property tax has been replaced with a payment from the State

intended to replace the amount of property taxes imposed on personal property for the property tax assessments as of January 1, 2023. Since, in practice, all delinquent real property taxes are withheld from the county's share of taxes, the City receives 100 percent of the real property taxes it levies for real property taxes. See "Levy Limits" herein for information on additional limitations on City tax levies.

Set forth below are tax levies for City purposes and the tax rate per \$1,000 assessed valuation on all taxable property in the City for collection years 2021 through 2025:

<u>Levy/Collection Year</u>	<u>City Tax Rate</u>	<u>City Levy</u>	<u>Uncollected Personal Property Taxes as of May 31* of Each Year</u>	<u>Percent of Levy Collected</u>
2024/2025	\$7.82	\$52,081,627	\$ 0	100.00%
2023/2024	7.39	51,475,377	146,813	99.71
2022/2023	7.19	49,978,616	142,143	99.72
2021/2022	7.00	48,693,938	98,211	99.80
2020/2021	7.17	45,461,749	84,388	99.81

\* Due to accounting changes, beginning in 2020/2021, the uncollected personal property taxes are shown as of May 31 of the collection year and are not updated in subsequent years despite collections being on-going. As of May 31, 2025, \$86,889 in prior year delinquent property taxes remained uncollected and not written off. The personal property tax has been repealed, starting with the property tax assessments as of January 1, 2024.

Source: The City.

## REVENUE FROM THE STATE

In addition to local property taxes described above, a number of state programs exist which provide revenue to the City. One such program is commonly known as shared revenue which, pursuant to sec. 79.036, Wis. Stats., provides funding to the City that can be used for any public purpose. Chapter 79, Wis. Stats. includes other revenue sharing programs, which each have their own requirements. 2023 Wisconsin Act 12 ("Act 12") created a supplement to shared revenue, with payments to the City beginning in 2024. This supplemental shared revenue may be used only for the purposes specified in section 79.037, Wis. Stats. In 2024, the City received approximately \$2,518,000 in shared revenue under Chapter 79, Wis. Stats., an increase from the approximately \$1,770,000 received in 2023. The City is currently estimated to receive approximately \$2,556,000 in shared revenue under Chapter 79, Wis. Stats., in 2025. In future years, the amount of supplemental shared revenue could grow if State sales tax collections grow.

## ASSESSED TAX RATES

The following are the mill rates per \$1,000 of assessed value for the City for the last five collection years.

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
County	\$6.07	\$ 5.70	\$ 6.00	\$ 5.50	\$ 5.77
Sewer District	1.80	1.67	1.67	1.53	1.63
Technical College District	1.16	1.09	1.10	1.04	1.18
School District	9.08	8.69	8.48	8.20	8.69
City	7.82	7.39	7.19	7.00	7.17
School and County Tax Credits	<u>(3.41)</u>	<u>(3.14)</u>	<u>(2.64)</u>	<u>(2.40)</u>	<u>(2.43)</u>
Net Tax Rate	\$22.52	\$21.40	\$21.79	\$20.87	\$22.01
Ratio of Assessed to Equalized Value	68.71%	76.62%	84.38%	97.43%	97.37%

Source: The City.

## LEVY LIMITS

Section 66.0602 of the Wisconsin Statutes, imposes a limit on property tax levies by cities, villages, towns and counties. No city, village, town or county is permitted to increase its tax levy by a percentage that exceeds its valuation factor (which is defined as a percentage equal to the greater of either the percentage change in the political subdivision's January 1 equalized value due to new construction less improvements removed between the previous year and the current or zero percent; for a tax incremental district created after December 31, 2024, the valuation



factor includes 90% of the equalized value increase due to new construction that is located in a tax incremental district, but does not include any improvements removed in a tax incremental district). The base amount in any year to which the levy limit applies is the actual levy for the immediately preceding year. In 2018, and in each year thereafter, the base amount is the actual levy for the immediately preceding year plus the amount of the payment from the State under Section 79.096 of the Wisconsin Statutes (an amount equal to the property taxes formerly levied on certain items of personal property), and the levy limit is the base amount multiplied by the valuation factor, minus the amount of the payment from the State under Section 79.096 of the Wisconsin Statutes. This levy limitation is an overall limit, applying to levies for operations as well as for other purposes.

A political subdivision that did not levy its full allowable levy in the prior year can carry forward the difference between the allowable levy and the actual levy, up to a maximum of 1.5% of the prior year's actual levy. The use of the carry forward levy adjustment needs to be approved by a majority vote of the political subdivision's governing body (except in the case of towns) if the amount of carry forward levy adjustment is less than or equal to 0.5% and by a super majority vote of the political subdivision's governing body (three-quarters vote if the governing body is comprised of five or more members, two-thirds vote if the governing body is comprised of fewer than five members) (except in the case of towns) if the amount of the carry forward levy adjustment is greater than 0.5% up to the maximum increase of 1.5%. For towns, the use of the carry forward levy adjustment needs to be approved by a majority vote of the annual town meeting or special town meeting after the town board has adopted a resolution in favor of the adjustment by a majority vote if the amount of carry forward levy adjustment is less than or equal to 0.5% or by two-thirds vote or more if the amount of carry forward levy adjustment is greater than 0.5% up to the maximum of 1.5%.

Beginning with levies imposed in 2015, if a political subdivision does not make an adjustment in its levy as described in the above paragraph in the current year, the political subdivision may increase its levy by the aggregate amount of the differences between the political subdivision's valuation factor in the previous year and the actual percent increase in a political subdivision's levy attributable to the political subdivision's valuation factor in the previous year, for the five years before the current year, less any amount of such aggregate amount already claimed as an adjustment in any of the previous five years. The calculation of the aggregate amount available for such adjustment may not include any year before 2014, and the maximum adjustment allowed may not exceed 5%. The use of the adjustment described in this paragraph requires approval by a two-thirds vote of the political subdivision's governing body, and the adjustment may only be used if the political subdivision's level of outstanding general obligation debt in the current year is less than or equal to the political subdivision's level of outstanding general obligation debt in the previous year.

Special provisions are made with respect to property taxes levied to pay general obligation debt service. Those are described below. In addition, the statute provides for certain other adjustments to and exclusions from the tax levy limit. Among the exclusions, Section 66.0602(3)(e)5. of the Wisconsin Statutes provides that the levy limit does not apply to "the amount that a political subdivision levies in that year to make up any revenue shortfall for the debt service on a revenue bond issued under Section 66.0621 by that political subdivision." Recent positions taken by the Wisconsin Department of Revenue ("DOR") call into question the availability of this exception if the revenue shortfall is planned or ongoing. To date, such DOR positions have not been expressed formally in a declaratory ruling under Section 227.41(5)(a) of the Wisconsin Statutes, nor have they been the subject of any court challenge or resulting court ruling.

With respect to general obligation debt service, the following provisions are made:

(a) If a political subdivision's levy for the payment of general obligation debt service, including debt service on debt issued or reissued to fund or refund outstanding obligations of the political subdivision and interest on outstanding obligations of the political subdivision, on debt originally issued before July 1, 2005, is less in the current year than in the previous year, the political subdivision is required to reduce its levy limit in the current year by the amount of the difference between the previous year's levy and the current year's levy.

(b) For obligations authorized before July 1, 2005, if the amount of debt service in the preceding year is less than the amount of debt service needed in the current year, the levy limit is increased by the difference between the two amounts. This adjustment is based on scheduled debt service rather than the amount actually levied for debt service (after taking into account offsetting revenues such as sales tax revenues, special assessments, utility revenues, tax increment revenues or surplus funds). Therefore, the levy limit could negatively impact political subdivisions that experience a reduction in offsetting revenues.

(c) The levy limits do not apply to property taxes levied to pay debt service on general obligation debt authorized on or after July 1, 2005.

The Notes were authorized after July 1, 2005 and therefore the levy limits do not apply to taxes levied to pay debt service on the Notes.

## ASSESSED AND EQUALIZED VALUATIONS

All equalized valuations of property in the State of Wisconsin are determined by the State of Wisconsin, Department of Revenue, Supervisor of Assessments Office. Equalized valuations are the State's estimate of full market value. The State determines assessed valuations of all manufacturing property in the State. Assessed valuations of residential and commercial property are determined by local assessors.

Set forth in the table below are the assessed and equalized valuations of property located within the City for the years 2021 through 2025. The City's equalized valuation (TID IN) has increased by 34.14 percent since 2021 with an average annual increase of 7.62 percent.

Year	Assessed Valuation	Equalized Valuation (TID IN)	Equalized Valuation (TID OUT)
2025	Not Available	\$ 10,122,294,400	\$9,492,444,900
2024	\$7,072,729,800	10,284,774,700	9,689,981,800
2023	7,393,482,500	9,618,350,900	9,058,010,700
2022	7,351,154,700	9,006,577,400	8,519,107,200
2021	7,354,644,800	7,545,981,900	7,139,586,600

<sup>(1)</sup>The City believes that its equalized valuation in 2025 is understated due to the ongoing City-wide assessment, which understated net new construction by approximately \$600 million. The City has been in contact with the Wisconsin Department of Revenue (the "Department") to address the understatement, which is expected to be corrected in 2026 per Department procedures.

Source: Wisconsin Department of Revenue.

The equalized valuation by class in the City for 2025 (TID IN) is as follows:

	2025 Equalized Value	Percent of Total
Real Estate		
Residential	\$ 6,206,169,900	61.31%
Commercial	3,856,549,700	38.10
Manufacturing	59,574,800	0.59
Total	<u>\$10,122,294,400</u>	<u>100.00%</u>

Source: Wisconsin Department of Revenue.

### **Tax Incremental Districts**

The City has Tax Incremental Districts ("TIDs") created under Wisconsin Statutes Section 66.1105. TID valuations totaling \$629,849,500 have been excluded from the City's tax base for 2025.

TID #	TID Creation Date	Base Value	2025 Current Value	Increment
006	2010	\$26,768,400	\$137,375,400	\$110,607,000
007	2013	20,811,900	214,740,400	193,928,500
008	2014	21,009,000	122,248,900	101,239,900
009	2015	4,878,000	30,808,800	25,930,800
010	2015	3,911,600	55,005,400	51,093,800
011	2015	10,779,000	81,773,400	70,994,400
012	2018	31,990,100	70,356,000	38,365,900
013	2020	2,985,200	40,035,700	37,050,500
014	2022	2,932,500	3,035,100	102,600
015	2023	16,950,900	17,487,000	536,100
Total				<u>\$629,849,500</u>

Source: Wisconsin Department of Revenue.

## CITY DEBT STRUCTURE

### Total Outstanding General Obligation Debt Summary (As of November 3, 2025)

<u>Type of Obligation</u>	<u>Date of Issue</u>	<u>Original Amount Issued</u>	<u>Final Maturity Dates</u>	<u>Current Amount Outstanding</u>
General Obligation Community Development Bonds, Series 2015A	4/01/15	\$ 6,200,000	4/01/35	\$ 4,325,000
General Obligation Corporate Purpose Bonds, Series 2015B	12/01/15	26,375,000	12/01/30	7,650,000
Taxable General Obligation Community Development Bonds, Series 2015C	12/01/15	7,400,000	12/01/30	2,275,000
General Obligation Corporate Purpose Bonds, Series 2016B	12/20/16	15,190,000	12/01/36	8,230,000
General Obligation Corporate Purpose Bonds, Series 2017A	11/03/17	14,280,000	11/01/32	6,640,000
Taxable General Obligation Community Development Bonds, Series 2018A	11/20/18	3,690,000	11/01/34	2,355,000
General Obligation Corporate Purpose Bonds, Series 2018B	11/20/18	10,020,000	11/01/33	4,820,000
General Obligation Promissory Notes, Series 2018C	11/20/18	6,350,000	11/01/28	2,700,000
General Obligation Corporate Purpose Bonds, Series 2019A	12/02/19	12,765,000	12/01/39	9,060,000
Taxable General Obligation Community Development Bonds, Series 2019B	12/02/19	1,260,000	12/01/34	900,000
General Obligation Corporate Purpose Bonds, Series 2020A	12/01/20	8,600,000	12/01/40	6,695,000
General Obligation Promissory Notes, Series 2020B	12/01/20	5,335,000	12/01/30	3,115,000
General Obligation Corporate Purpose Bonds, Series 2021A	12/01/21	8,300,000	12/01/41	6,680,000
General Obligation Promissory Notes, Series 2021B	12/01/21	2,970,000	12/01/31	2,150,000
Taxable General Obligation Refunding Bonds, Series 2021C	12/01/21	12,235,000	11/01/34	8,080,000
Taxable General Obligation Community Development Bonds, Series 2022A	04/28/22	12,030,000	12/01/38	12,030,000
General Obligation Corporate Purpose Bonds, Series 2022B	12/01/22	3,660,000	12/01/37	3,240,000
General Obligation Promissory Notes, Series 2022C	12/01/22	4,270,000	12/01/32	3,180,000
Taxable General Obligation Community Development Bonds, Series 2022D	12/01/22	5,520,000	12/01/37	5,520,000
General Obligation Corporate Purpose Bonds, Series 2023A	12/04/23	12,440,000	12/01/43	11,870,000
General Obligation Promissory Notes, Series 2023B	12/04/23	3,935,000	12/01/33	3,150,000
General Obligation Promissory Notes, Series 2024A	11/04/24	17,440,000	11/01/44	15,400,000
General Obligation Promissory Notes, Series 2025A	11/03/25	26,635,000	11/01/45	<u>26,635,000</u> <sup>1</sup>
Total General Obligation Debt				\$156,700,000
Less Remaining 2025 Principal Payments				( 9,050,000)
Net General Obligation Debt				<u>\$147,650,000</u>

<sup>1</sup> New issue. Preliminary, subject to change.

### Direct Indebtedness

Set forth below is the direct general obligation indebtedness of the City, including principal and interest payments due on existing debt, as well as debt service on the Notes. Interest on the Notes has been estimated using an average rate of 5.00 percent. The bond years for the Notes are 257,347.03, and the average life is 9.662 years.

Year	Outstanding Bonds & Notes		The Notes*		Total*	Less: Projected Offsetting Revenues**			Total Projected Net Debt Service Requirements*
	Principal	Interest	Principal*	Interest*		Enterprise	TID	MADACC	
2025	\$ 15,900,000	\$ 4,680,079			\$ 20,580,079	(\$ 8,078,223)	(\$ 3,213,909)	(\$ 215,031)	\$ 9,072,917
2026	13,235,000	4,136,418	\$ 2,270,000	\$ 1,324,351	20,965,769	(9,184,210)	(2,954,646)	(208,031)	8,618,881
2027	12,490,000	3,711,898	1,260,000	1,218,250	18,680,148	(8,175,539)	(3,505,746)	(202,781)	6,796,081
2028	12,565,000	3,294,398	1,315,000	1,155,250	18,329,648	(7,462,739)	(3,870,521)	(197,531)	6,798,856
2029	12,005,000	2,888,390	1,390,000	1,089,500	17,372,890	(6,610,221)	(3,868,106)	(192,281)	6,702,281
2030	11,760,000	2,494,741	1,455,000	1,020,000	16,729,741	(5,924,064)	(3,862,696)	(186,813)	6,756,169
2031	9,955,000	2,116,769	1,230,000	947,250	14,249,019	(5,224,208)	(2,969,949)	(181,125)	5,873,738
2032	9,995,000	1,771,949	1,295,000	885,750	13,947,699	(5,161,336)	(3,100,906)	-	5,685,456
2033	9,430,000	1,415,413	1,360,000	821,000	13,026,413	(4,812,049)	(3,252,776)	-	4,961,588
2034	7,625,000	1,105,518	1,425,000	753,000	10,908,518	(3,829,253)	(3,223,847)	-	3,855,419
2035	5,585,000	847,375	1,500,000	681,750	8,614,125	(2,387,638)	(2,844,213)	-	3,382,275
2036	4,925,000	654,271	1,405,000	606,750	7,591,021	(2,377,269)	(2,321,915)	-	2,891,838
2037	4,040,000	464,599	1,475,000	536,500	6,516,099	(2,208,744)	(1,912,955)	-	2,394,400
2038	3,240,000	293,730	1,550,000	462,750	5,546,480	(2,131,950)	(1,288,980)	-	2,125,550
2039	1,340,000	162,425	1,625,000	385,250	3,512,675	(2,139,975)	-	-	1,372,700
2040	835,000	114,013	1,715,000	304,000	2,968,013	(1,960,013)	-	-	1,008,000
2041	640,000	84,344	790,000	218,250	1,732,594	(1,732,594)	-	-	-
2042	550,000	58,525	830,000	178,750	1,617,275	(1,617,275)	-	-	-
2043	580,000	34,194	870,000	137,250	1,621,444	(1,621,444)	-	-	-
2044	220,000	8,525	915,000	93,750	1,237,275	(1,237,275)	-	-	-
2045	-	-	960,000	48,000	1,008,000	(1,008,000)	-	-	-
	136,915,000	30,337,571	26,635,000	12,867,351	206,754,923	(84,884,015)	(42,191,166)	(1,383,594)	78,296,148
Less 2025 Payments	(15,900,000)	(4,680,079)	-	-	(20,580,079)	8,078,223	3,213,909	215,031	(9,072,917)
<b>TOTAL</b>	<b>\$121,015,000</b>	<b>\$25,657,492</b>	<b>\$26,635,000</b>	<b>\$12,867,351</b>	<b>\$186,174,843</b>	<b>(\$76,805,793)</b>	<b>(\$38,977,257)</b>	<b>(\$1,168,563)</b>	<b>\$69,223,231</b>

\*Preliminary, subject to change.

\*\*Offsetting revenues includes water, storm sewer, sanitary sewer and TID revenues and payments received from the Milwaukee Area Domestic Animal Control Commission. The actual amount of these offsetting revenues is not guaranteed. Under State law, the City is required to levy an amount sufficient to meet the debt service on its outstanding general obligation debt, but such levy may be abated by the use of such offsetting revenues, if and to the extent available.

**Total Outstanding Revenue Debt Summary (as of November 3, 2025)****Waterworks System**

Type of Obligation	Date of Issue	Original Amount	Final Maturity Dates	Current Amount Outstanding
Revenue Bonds, Series 2016A	6/21/16	\$ 4,225,000	1/01/36	\$ 2,525,000
Revenue Bonds, Series 2017B	11/03/17	3,000,000	1/01/37	2,225,000
Revenue Bonds, Series 2018D	11/20/18	3,620,000	1/01/38	<u>2,565,000</u>
Total Waterworks System Revenue Debt				<u>\$ 7,315,000</u>

**No Default on City Indebtedness**

The City has no record of default on any prior debt repayment obligations.

The City was responsible for the interest due on July 1, 2022 for the unrefunded portion of its Waterworks System Revenue Bonds, Series 2013, dated November 19, 2013 (the "2013 Bonds"). The City made the correct payment to DTC on time. Associated Trust Company, National Association, the escrow agent for the refunded portion of the 2013 Bonds (the "Escrow Agent"), was responsible for making payment to DTC for the interest due on July 1, 2022 for the refunded portion of the 2013 Bonds, but it failed to make timely payment. The Escrow Agent does not receive payment notifications from DTC because it does not serve as paying agent for the 2013 Bonds. The missed payment was caught in the Escrow Agent's manual end-of-day process, but payment was not made. Once the Escrow Agent became aware of the missed payment, payment was made to DTC on July 6, 2022. The Escrow Agent has amended its process to add a second check for its end-of-day process to prevent missed payments going forward.

**Future Financings**

The City borrows annually for its capital projects. The City expects to issue approximately \$10.6 million in general obligation debt in 2026 but this amount could be impacted by pending applications for federal infrastructure funding. The City also is in the process of applying for a State Trust Fund Loan in the amount of \$665,000 expected to close in late 2025 to avoid a negative levy limit consequence and increase cash financing in lieu of debt financing. (See "LEVY LIMITS" above). The City currently has tentative agreements with the owner of the Mayfair Mall, Brookfield Properties, and a residential developer for the redevelopment at and in the vicinity of the site of the former Boston Store at Mayfair Mall. A closing and property transfer between all three parties is anticipated by the end of 2025. If the project moves forward, the City expects it would include a general obligation debt issuance in the amount of approximately \$27 million in 2026 contingent upon the developer receiving United States Housing and Urban Development financing. The residential developer has met the conditions for a predevelopment loan of \$2.5 million from the City. Partial disbursement began in September 2024 using fund balance. The City also expects to make a \$500,000 loan to the Wauwatosa Curling Club by the end of 2025, which may be financed either through fund balance or through borrowing a State Trust Fund Loan. Other than the preceding, the City currently anticipates issuing no additional debt in the next 12 months.

**Debt Ratios**

Outstanding general obligation direct debt as a percentage of equalized value and on a per capita basis for the current year as of November 3, 2025, and for the past five years ended December 31 follows:

Ratios of General Obligation Debt to Equalized Valuation and Population					
Year	Outstanding General Obligation Debt	Equalized Valuation	Percent of Equalized Value	Population <sup>(1)</sup>	Per Capita
2025	\$ 156,700,000 <sup>(2)</sup>	\$ 10,122,294,400	1.55%	49,589	\$ 3,159.97
2024	137,580,000	10,284,774,700	1.34	49,363	2,787.11
2023	135,675,000	9,618,350,900	1.41	48,836	2,778.18
2022	135,305,000	9,006,577,400	1.50	48,638	2,781.88
2021	124,675,000	7,545,981,900	1.65	48,604	2,565.12
2020	124,330,000	6,863,838,600	1.81	48,387	2,569.49

<sup>1</sup> Estimated by the Wisconsin Department of Administration. The figure for 2025 is a preliminary estimate.

<sup>2</sup> Includes the Notes. Preliminary, subject to change. Unaudited.

### **Overlapping Indebtedness**

Set forth below is information relating to the outstanding overlapping and underlying indebtedness of the City.

<u>Name of Entity</u>	<u>Amount of Debt (Net of 2025 Principal Payments)</u>	<u>Percent Chargeable to City</u>	<u>Outstanding Debt Chargeable to City</u>
Wauwatosa School District <sup>(1)</sup>	\$ 97,020,000	100.00%	\$ 97,020,000
Milwaukee County <sup>(2)</sup>	327,850,000	10.10	33,112,850
Milwaukee Metropolitan Sewerage District <sup>(3)</sup>	877,487,564	10.29	90,293,470
Milwaukee Area Technical College <sup>(4)</sup>	99,225,000	8.15	8,086,838
<b>TOTAL</b>	<b>\$1,401,582,564</b>		<b>\$228,513,158</b>

<sup>1</sup> In November 2024, voters in the Wauwatosa School District (the "District") approved a \$60,000,000 capital referendum for school building and facilities projects. The District issued \$15,000,000 general obligation promissory notes in April 2025 and expects to issue the remaining \$45 million of referendum-approved debt in early 2026.

<sup>2</sup> Milwaukee County anticipates the issuance of approximately \$96.7 million of general obligation debt in November 2025. Such amount is preliminary, subject to change and is not included in the above table.

<sup>3</sup> The Milwaukee Metropolitan Sewerage District anticipates the issuance of an additional approximately \$23.0 million of general obligation debt through December 31, 2025. This amount is preliminary and subject to change. The amount included in the table above includes Clean Water Fund Program Loans totaling \$343,524,062 as of August 25, 2025.

<sup>4</sup> The Milwaukee Area Technical College District anticipates the issuance of an additional \$13.5 million of general obligation debt in fiscal year 2025-26. This amount is preliminary and subject to change.

NOTE: This summary may not reflect all of the City's outstanding overlapping and underlying indebtedness.

Source: Wisconsin Department of Revenue. Information provided by each municipal entity through publicly available disclosure documents available on [EMMA.msrb.org](http://EMMA.msrb.org) and direct inquiries.

### **Statistical Summary**

The table below reflects direct, overlapping and underlying bonded indebtedness net of all 2025 principal payments.

Equalized Valuation (2025) as certified by Wisconsin Department of Revenue	\$10,122,294,400
Direct Bonded Indebtedness Including the Notes <sup>(1)</sup>	\$147,650,000
Direct, Overlapping and Underlying Bonded Indebtedness Including the Notes <sup>(1)</sup>	\$376,163,158
Direct Bonded Indebtedness as a Percentage of Equalized Valuation <sup>(1)</sup>	1.46%
Direct, Overlapping and Underlying Bonded Indebtedness as a Percentage of Equalized Valuation <sup>(1)</sup>	3.72%
Population of City (2025 Preliminary Estimate)*	49,589
Direct Bonded Indebtedness Per Capita <sup>(1)</sup>	\$2,977.47
Direct, Overlapping and Underlying Bonded Indebtedness Per Capita <sup>(1)</sup>	\$7,585.62

<sup>(1)</sup> Preliminary, subject to change.

\*Source: Wisconsin Department of Administration, Demographic Services Center

### **Debt Limit**

As described under the caption "CONSTITUTIONAL AND STATUTORY CONSIDERATIONS AND LIMITATIONS CONCERNING THE CITY'S POWER TO INCUR INDEBTEDNESS—*Debt Limit*," the total indebtedness of the City may not exceed five percent of the equalized value of property in the City. Set forth in the table below is a comparison of the outstanding indebtedness of the City, as of the closing of the Notes, as a percentage of the applicable debt limit.

Equalized Valuation (2025) as certified by Wisconsin Department of Revenue	\$10,122,294,400
Legal Debt Percentage Allowed <sup>(1)</sup>	<u>5.00%</u>
Legal Debt Limit	\$506,114,720
General Obligation Debt Outstanding Including the Notes <sup>(2)</sup>	<u>\$156,700,000</u>
Unused Margin of Indebtedness	\$349,414,720
Percent of Legal Debt Incurred <sup>(2)</sup>	30.96%
Percentage of Legal Debt Available <sup>(2)</sup>	69.04%

<sup>(1)</sup> The City has established a Debt Management Policy that sets a guideline of limiting general obligation debt to no more than 4% of the equalized valuation of property in the City.

<sup>(2)</sup> Preliminary, subject to change.

### **FINANCIAL INFORMATION**

The financial operations of the City are accounted for primarily through its general fund. Most taxes and non-tax revenues (such as license fees, fines and costs and user's fees) are paid into the general fund and current operating expenditures are made from the general fund pursuant to appropriations made by the Common Council.

### **Budgeting Process**

The City is required by State law to annually formulate a budget and to hold public hearings thereon prior to the determination of the amounts to be financed, in whole or in part, by general property taxes, funds on hand or estimated revenues from other sources. The budget must list all existing indebtedness of the City and include anticipated revenues from all sources during the ensuing year, and must list all proposed appropriations for each department, activity and reserve account during the ensuing year. The budget must show actual revenues and expenditures for the preceding year, actual revenues and expenditures for not less than the first six months of the current year and estimated revenues and expenditures for the balance of the current year.

As part of the budgeting process, public hearings are held on the proposed budget, at which time any resident or taxpayer in the City may be heard. At an annual budget meeting in November or December of each year the Common Council adopts the final budget for the succeeding year and levies taxes based on assessed valuations of property less any increment attributable to Tax Increment Districts. The amounts of taxes so levied and the amounts of the various appropriations in the final budget (after any alterations made pursuant to public hearings) may not be changed unless authorized by a vote of two-thirds of the entire membership of the Common Council. Failure to publish notice of any such alteration within ten days thereafter shall preclude any change in the budget.

**GENERAL FUND SUMMARY  
FOR THE YEARS ENDED DECEMBER 31**

	2025 <u>Budget</u> <sup>(1)</sup>	2024 <u>Audit</u> <sup>(1)</sup>	2023 <u>Audit</u> <sup>(1)</sup>	2022 <u>Audit</u> <sup>(1)</sup>	2021 <u>Actual</u>
Revenues:					
Taxes	\$54,805,923	\$54,383,030	\$53,023,155	\$51,141,135	\$47,762,111
Intergovernmental revenues	8,407,450	7,825,278	7,125,630	6,944,401	7,006,006
Licenses and permits	1,777,950	2,212,093	1,807,748	2,484,896	1,767,638
Penalties and forfeitures	1,051,500	953,307	758,662	692,853	812,623
Public improvement revenues	20,000	32,105	16,043	11,695	23,360
Public charges for services	3,700,919	3,164,048	2,997,144	3,076,279	3,154,704
Intergovernmental charges for services	1,560,551	1,590,673	1,697,069	1,841,675	1,766,190
Commercial revenues	<u>2,573,824</u>	<u>5,733,853</u>	<u>5,318,592</u>	<u>( 3,032,976)</u> <sup>(2)</sup>	<u>346,371</u>
Total Revenues	\$73,898,117	\$75,894,387	\$72,744,043	63,159,958	62,639,003
Expenditures:					
Current:					
General government	7,667,628	7,290,545	7,760,221	6,710,934	5,773,970
Protection of persons and property <i>(Public Safety)</i>	37,921,878	38,269,551	36,949,103	35,069,839	33,492,900
Health and sanitation <i>(Health and Human Services)</i>	1,859,743	1,985,776	1,772,973	2,068,452	1,994,383
Highway and transportation <i>(Public Works)</i>	9,190,005	7,226,380	7,955,353	7,299,695	7,048,021
Conservation and development	2,705,881	2,858,036	2,895,953	2,412,736	2,362,921
Unclassified	0	0	0	0	0
Debt service	0	0	157,632	0	0
Capital outlay	<u>0</u>	<u>201,305</u>	<u>92,370</u>	<u>117,631</u>	<u>516,426</u>
Total Expenditures	<u>59,345,135</u>	<u>57,831,593</u>	<u>57,583,605</u>	<u>53,679,287</u>	<u>51,188,621</u>
Excess of Revenues Over (Under) Expenditures	<u>14,552,982</u>	<u>18,062,794</u>	<u>15,160,438</u>	<u>9,480,671</u>	<u>11,450,382</u>
Other Financing Sources (Uses)					
Subscription proceeds	0	99,715	0	0	0
Insurance Recoveries	0	0	17,144	15,551	0
Proceeds from sale of assets	0	3,714	347	1,174	150
Operating transfers in	5,755,520	1,046,115	1,326,252	1,843,782	1,573,317
Operating transfers out	<u>(20,308,502)</u>	<u>(16,001,777)</u>	<u>(15,407,683)</u>	<u>(14,261,840)</u>	<u>(12,898,086)</u>
Net change in fund balances	0	3,210,561	1,096,498	(2,920,662)	125,763
Fund Balances – Beginning of Year	<u>26,551,590</u>	<u>23,341,029</u>	<u>22,244,531</u>	<u>25,165,193</u>	<u>25,039,430</u>
Fund Balances - End of Year	<u>\$26,551,590</u>	<u>\$26,551,590</u>	<u>\$23,341,029</u>	<u>\$22,244,531</u>	<u>\$25,165,193</u>

<sup>(1)</sup> Expenditure categories starting in 2022 have been reclassified (shown in parentheses and italics) but prior years have not been restated. Southeastern Wisconsin experienced significant flooding in August 2025, including the City, which caused significant damage. The City expects to have uninsured expenses of approximately \$5,000,000 to \$7,000,000. The State of Wisconsin submitted a request for a damage assessment to FEMA, which process is ongoing. The City does not yet know whether or how much aid it may receive for such expenses. The City expects to use available fund balance for such expenses in the meantime, and the City may consider the need for future borrowing, if necessary.

<sup>(2)</sup> In 2022, the City had to record a large negative mark-to-market adjustment due to the rising interest rate environment resulting in a large commercial revenue deficit. It is the City's practice to hold its investments to maturity so no resulting cash reduction is anticipated. The City experienced in 2023, and anticipates for the next several years, positive mark-to-market adjustments to offset the 2022 loss.

The amounts shown for the years ended December 31, 2021 through 2024 are excerpts from the audit reports which have been examined by CliftonLarsonAllen LLP, Certified Public Accountants, Milwaukee, Wisconsin (the "Auditor"). The amounts shown for the year ending December 31, 2025 are shown on a budgetary basis as provided by the City. The comparative statement of revenues and expenditures should be read in conjunction with other financial statements and notes thereto appearing in Appendix A to this Official Statement.



## **Financial Information**

A copy of the City's Annual Comprehensive Financial Report for the fiscal year ended December 31, 2024, including the accompanying independent auditor's report, is included as Appendix A to this Official Statement. Potential purchasers should read such financial statements in their entirety for more complete information concerning the City's financial position. Such financial statements have been audited by the Auditor, to the extent and for the periods indicated thereon. The City has not requested or engaged the Auditor to perform, and the Auditor has not performed, any additional examination, assessment, procedures or evaluation with respect to such financial statements since the date thereof, or relating to this Official Statement, nor has the City requested that the Auditor consent to the use of such financial statements in this Official Statement. Although the inclusion of the financial statements in this Official Statement is not intended to demonstrate the fiscal condition of the City since the date of the financial statements, in connection with the issuance of the Notes, the City represents that there has been no material adverse change in the financial position or results of operations of the City, nor has the City incurred any material liabilities, which would make such financial statements misleading.

## **UNDERWRITING**

The Notes have been purchased at a public sale by a group of Underwriters for whom \_\_\_\_\_ is acting as Managing Underwriter (the "Underwriter"). The Underwriter intends to offer the Notes to the public initially at the prices which produce the yields set forth on the cover of this Official Statement plus accrued interest from November 3, 2025, if any, which prices may subsequently change without any requirement of prior notice. The Underwriter reserves the right to join with dealers and other underwriters in offering the Notes to the public. The Underwriter may offer and sell the Notes to certain dealers (including dealers depositing the Notes into investment trusts) at prices lower than the public offering prices. In connection with this offering, the Underwriter may over allocate or effect transactions which stabilize or maintain the market price of the Notes at a level above that which might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

## **RATING**

The Notes have been assigned a "Aaa" rating by Moody's Investors Service, Inc. ("Moody's"). Such rating reflects only the view of Moody's, and an explanation of the significance of such rating may be obtained therefrom. 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 remain in effect for any given period of time or that it will not be revised, either upward or downward, or withdrawn entirely, by Moody's if, in their judgment, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Notes.

Such rating is not to be construed as a recommendation of the rating agency to buy, sell or hold the Notes, and the rating assigned by the rating agency should be evaluated independently. Except as may be required by the Undertakings described under the heading "CONTINUING DISCLOSURE" neither the City nor the Underwriter undertake responsibility to bring to the attention of the owners of the Notes any proposed change in or withdrawal of such rating or to oppose any such revision or withdrawal.

## **TAX EXEMPTION**

Quarles & Brady LLP, Milwaukee, Wisconsin, Bond Counsel, will deliver a legal opinion with respect to the federal income tax exemption applicable to the interest on the Notes under existing law substantially in the following form:

"The interest on the Notes is excludable for federal income tax purposes from the gross income of the owners of the Notes. The interest on the Notes is not an item of tax preference for purposes of the federal alternative minimum tax imposed by Section 55 of the Internal Revenue Code of 1986, as amended (the "Code") on individuals; however, interest on the Notes is taken into account in determining "adjusted financial statement income" for purposes of computing the federal alternative minimum tax imposed on Applicable Corporations (as defined in Section 59(k) of the Code). The Code contains requirements that must be satisfied subsequent to the issuance of the Notes in order for interest on the Notes to be or continue

to be excludable from gross income for federal income tax purposes. Failure to comply with certain of those requirements could cause the interest on the Notes to be included in gross income retroactively to the date of issuance of the Notes. The City has agreed to comply with all of those requirements. The opinion set forth in the first sentence of this paragraph is subject to the condition that the City comply with those requirements. We express no opinion regarding other federal tax consequences arising with respect to the Notes."

The interest on the Notes is not exempt from present Wisconsin income or franchise taxes.

Prospective purchasers of the Notes should be aware that ownership of the Notes may result in collateral federal income tax consequences to certain taxpayers. Bond Counsel will not express any opinion as to such collateral tax consequences. Prospective purchasers of the Notes should consult their tax advisors as to collateral federal income tax consequences.

From time to time legislation is proposed, and there are or may be legislative proposals pending in the Congress of the United States that, if enacted, could alter or amend the federal tax matters referred to above or adversely affect the market value of the Notes. It cannot be predicted whether, or in what form, any proposal that could alter one or more of the federal tax matters referred to above or adversely affect the market value of the Notes may be enacted. Prospective purchasers of the Notes should consult their own tax advisors regarding any pending or proposed federal tax legislation. Bond Counsel expresses no opinion regarding any pending or proposed federal tax legislation.

See Appendix B "Form of Legal Opinion for the Notes".

### **Original Issue Discount**

To the extent that the initial public offering price of certain of the Notes is less than the principal amount payable at maturity, such Notes (collectively, "Discounted Bonds") will be considered to be issued with original issue discount. The original issue discount is the excess of the stated redemption price at maturity of a Discounted Bond over the initial offering price to the public, excluding underwriters or other intermediaries, at which price a substantial amount of such Discounted Bonds were sold (issue price). With respect to a taxpayer who purchases a Discounted Bond in the initial public offering at the issue price and who holds such Discounted Bond to maturity, the full amount of original issue discount will constitute interest that is not includible in the gross income of the owner of such Discounted Bond for federal income tax purposes and such owner will not, subject to the caveats and provisions herein described, realize taxable capital gain upon payment of such Discounted Bond upon maturity.

Original issue discount is treated as compounding semiannually, at a rate determined by reference to the yield to maturity of each individual Discounted Bond, on days that are determined by reference to the maturity date of such Discounted Bond. The amount treated as original issue discount on a Discounted Bond for a particular semiannual accrual period is generally equal to (a) the product of (i) the yield to maturity for such Discounted Bond (determined by compounding at the close of each accrual period) and (ii) the amount that would have been the tax basis of such Discounted Bond at the beginning of the particular accrual period if held by the original purchaser; and less (b) the amount of any interest payable for such Discounted Bond during the accrual period. The tax basis is determined by adding to the initial public offering price on such Discounted Bond the sum of the amounts that have been treated as original issue discount for such purposes during all prior periods. If a Discounted Bond is sold or exchanged between semiannual compounding dates, original issue discount that would have been accrued for that semiannual compounding period for federal income tax purposes is to be apportioned in equal amounts among the days in such compounding period.

For federal income tax purposes, the amount of original issue discount that is treated as having accrued with respect to such Discounted Bond is added to the cost basis of the owner in determining gain or loss upon disposition of a Discounted Bond (including its sale, exchange, redemption, or payment at maturity). Amounts received upon disposition of a Discounted Bond that are attributable to accrued original issue discount will be treated as tax-exempt interest, rather than as taxable gain.

The accrual or receipt of original issue discount on the Discounted Bonds may result in certain collateral federal income tax consequences for the owners of such Discounted Bonds. The extent of these collateral tax consequences will depend upon the owner's particular tax status and other items of income or deduction.

The Code contains additional provisions relating to the accrual of original issue discount. Owners who purchase Discounted Bonds at a price other than the issue price or who purchase such Discounted Bonds in the secondary market should consult their own tax advisors with respect to the tax consequences of owning the Discounted Bonds. Under the applicable provisions governing the determination of state and local taxes, accrued interest on the Discounted Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment until a later year. Owners of Discounted Bonds should consult their own tax advisors with respect to the state and local tax consequences of owning the Discounted Bonds.

### **Bond Premium**

To the extent that the initial offering price of certain of the Notes is more than the principal amount payable at maturity, such Notes ("Premium Bonds") will be considered to have bond premium.

Any Premium Bond purchased in the initial offering at the issue price will have "amortizable bond premium" within the meaning of Section 171 of the Code. The amortizable bond premium of each Premium Bond is calculated on a daily basis from the issue date of such Premium Bond until its stated maturity date (or call date, if any) on the basis of a constant interest rate compounded at each accrual period (with straight line interpolation between the compounding dates). An owner of a Premium Bond that has amortizable bond premium is not allowed any deduction for the amortizable bond premium; rather the amortizable bond premium attributable to a taxable year is applied against (and operates to reduce) the amount of tax-exempt interest payments on the Premium Bonds. During each taxable year, such an owner must reduce his or her tax basis in such Premium Bond by the amount of the amortizable bond premium that is allocable to the portion of such taxable year during which the holder held such Premium Bond. The adjusted tax basis in a Premium Bond will be used to determine taxable gain or loss upon a disposition (including the sale, exchange, redemption, or payment at maturity) of such Premium Bond.

Owners of Premium Bonds who did not purchase such Premium Bonds in the initial offering at the issue price should consult their own tax advisors with respect to the tax consequences of owning such Premium Bonds. Owners of Premium Bonds should consult their own tax advisors with respect to the state and local tax consequences of owning the Premium Bonds.

### **Not Qualified Tax-Exempt Obligations**

The Notes shall NOT be "qualified tax-exempt obligations" for purposes of Section 265 of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

## **CONTINUING DISCLOSURE**

In order to assist the Underwriter, which will reoffer the Notes, in complying with Rule 15c2-12 promulgated by the Securities and Exchange Commission, pursuant to the Securities Exchange Act of 1934 (the "Rule"), the City shall covenant pursuant to the Parameters Resolution adopted by the Common Council to enter into an undertaking (the "Undertaking") for the benefit of holders including beneficial holders of the Notes to provide certain financial information and operating data relating to the City annually to the Municipal Securities Rulemaking Board (the "MSRB"), and to provide notices of the occurrence of certain events enumerated in the Rule electronically or in the manner otherwise prescribed by the MSRB to the MSRB. **The Undertaking provides that the annual report will be filed not later than 270 days after the end of each fiscal year. The City's fiscal year ends December 31<sup>st</sup>.** The details and terms of the Undertaking, as well as the information to be contained in the annual report or the notices of material events, are set forth in the Continuing Disclosure Certificate to be executed and delivered by the City at the time the Notes are delivered. Such Certificate will be in substantially the form attached hereto as Appendix C. A failure by the City to comply with the Undertaking will not constitute an event of default on the Notes (although holders will have the right to obtain specific performance of the obligations under the Undertaking). Nevertheless, such a failure must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the Notes in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the Notes and their market price.

The City's audited financial statements and operating data for the year ended December 31, 2019 were timely filed but were inadvertently not associated with the CUSIP numbers of bonds issued in 2019 that had new base CUSIP numbers. The City has since made corrective filings. Except to the extent the preceding is deemed to be material, in

the previous five years the City has not failed to comply in all material respects with any previous undertakings under the Rule.

The City will file its continuing disclosure information using the Electronic Municipal Market Access (“EMMA”) system. Investors will be able to access continuing disclosure information filed with the MSRB at [www.emma.msrb.org](http://www.emma.msrb.org).

### **BOOK-ENTRY-ONLY SYSTEM**

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Notes. The Notes 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 Note certificate will be issued for each maturity of the Notes, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market 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 a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Notes under the DTC system must be made by or through Direct Participants, which will receive a credit for the Notes on DTC’s records. The ownership interest of each actual purchaser of each Note (“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 Notes 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 Notes, except in the event that use of the book-entry system for the Notes is discontinued.

To facilitate subsequent transfers, all Notes 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 Notes with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Notes; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Notes are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Notes may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Notes, such as redemptions, tenders, defaults, and proposed amendments to the Note documents. For example, Beneficial Owners of Notes may wish to ascertain that the nominee holding the Notes 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 the notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Notes within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Notes unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Notes are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Notes will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

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

DTC may discontinue providing its services as depository with respect to the Notes at any time by giving reasonable notice to the City or Registrar. Under such circumstances, in the event that a successor depository is not obtained, Note certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Note certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but City takes no responsibility for the accuracy thereof.

## **LITIGATION**

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

The City is in the midst of property tax litigation with the owner of Mayfair Mall. The matter is titled as Mayfair Mall LLC v. City of Wauwatosa. The case involves a dispute in the taxable value of one of the City's largest taxpayers, Mayfair Mall, and involves potential exposure of up to \$7.1 million of a tax refund. Following a trial and a reconsideration of certain issues, the matter involving the years 2013 to 2015 recently concluded with a finding in favor of the City, and the appeal window is closed. Similar disputes regarding the taxable value of Mayfair Mall for the years 2016 through 2024 have been stayed pending the outcome of the appeal and are currently being addressed by the courts. The City is currently in discussion in which Mayfair Mall may voluntarily dismiss their claims for refund for some of the earlier tax years and litigation will likely ultimately focus on claims for the later tax years, 2020 to 2024.

A significant property value for certain medical campus taxpayers became taxable upon the sale of land from the County to individual taxpayers in April 2020. These taxpayers are disputing the taxability of all, or significant portions, of that new taxable value. The City has ongoing litigation with Froedtert, Medical College of Wisconsin, and Children's

Hospital in which the medical entities are questioning the exempt status of some of their properties. The City recently entered into a settlement with Froedtert resolving litigation for the 2021 through 2024 tax years (see “DEMOGRAPHIC AND ECONOMIC INFORMATION – Largest Taxpayers” above). The City is also involved in litigation with the Ascension property on Mayfair Road in which they also claim exempt status.

Under Wisconsin Statutes, a disagreement regarding assessment cannot be made unless a property holder pays the assessment that is levied against them. As a result, the amounts have been assessed against Mayfair Mall and the medical campus taxpayers and have been paid by the property owners. The taxes have been paid and disputed since 2016 for Mayfair Mall and since 2021 for the medical campus entities. The claim for refund in taxes is approximately \$7.1 million for Mayfair Mall and \$7.1 million for the medical campus. The City cannot predict the outcome of these matters but is vigorously defending the assessments. If the property owner is successful, the taxing jurisdictions will have to reimburse the taxpayer for the excessive assessments that have been paid in prior years.

The City experienced significant civil unrest and protests periodically from July through October 2020, related to announcement of the District Attorney’s decision declining to bring charges against a former Wauwatosa Police Officer who fatally shot three people in 2015, 2016 and 2020, respectively, during active duty. The officer was not charged in connection with any of these shootings, but that decision resulted in civil unrest and protests in the City. The officer has been sued civilly by the family of the individual shot in 2020, and that case is going to be re-tried beginning on September 8, 2025, in federal court. The case was previously tried, and the jury could not reach a decision, but the City’s trial attorney learned that but for one hold out juror, the Verdict would have been in favor of the officer. The City believes it has a strong defense in each of these litigation matters and also expects that its insurance coverage will apply in all such matters to significantly reduce financial risk. The City has been fairly successful in addressing most of the outstanding issues being litigated in this regard, although some questions remain on appeal, and the City can never fully predict the outcome of any litigation.

## **LEGAL MATTERS**

Legal matters incident to the authorization and issuance of the Notes are subject to the unqualified approving legal opinion of Quarles & Brady LLP, Bond Counsel. Such opinion will be issued on the basis of the law existing at the time of the issuance of the Notes. A copy of such opinion will be available at the time of the delivery of the Notes.

Quarles & Brady LLP has also been retained by the City to serve as Disclosure Counsel to the City with respect to the Notes. Although, as Disclosure Counsel to the City, Quarles & Brady LLP has assisted the City with certain disclosure matters, Quarles & Brady LLP has not undertaken to independently verify the accuracy, completeness or sufficiency of this Official Statement or other offering material relating to the Notes and assumes no responsibility whatsoever nor shall have any liability to any other party for the statements or information contained or incorporated by reference in this Official Statement. Further, Quarles & Brady LLP makes no representation as to the suitability of the Notes for any investor.

Quarles & Brady LLP from time to time serves as counsel to the Financial Advisor with respect to issuers other than the City and transactions other than the issuance of the Notes.

## **MUNICIPAL BANKRUPTCY**

Municipalities are prohibited from filing for bankruptcy under Chapter 11 (reorganization) or Chapter 7 (liquidation) of the U.S. Bankruptcy Code (11 U.S.C. §§ 101-1532) (the “Bankruptcy Code”). Instead, the Bankruptcy Code permits municipalities to file a petition under Chapter 9 of the Bankruptcy Code, but only if certain requirements are met. These requirements include that the municipality must be “specifically authorized” under State law to file for relief under Chapter 9. For these purposes, “State law” may include, without limitation, statutes of general applicability enacted by the State legislature, special legislation applicable to a particular municipality, and/or executive orders issued by an appropriate officer of the State’s executive branch.

As of the date hereof, Wisconsin law contains no express authority for municipalities to file for bankruptcy relief under Chapter 9 of the Bankruptcy Code.

Nevertheless, there can be no assurance (a) that State law will not change in the future, while the Notes are outstanding, in a way that would allow the City to file for bankruptcy relief under Chapter 9 of the Bankruptcy Code; or (b) even absent such a change in State law, that an executive order or other executive action could not effectively

authorize the City to file for relief under Chapter 9. If, in the future, the City were to file a bankruptcy case under Chapter 9, the relevant bankruptcy court would need to consider whether the City could properly do so, which would involve questions regarding State law authority as well as other questions such as whether the City is a municipality for bankruptcy purposes. If the relevant bankruptcy court concluded that the City could properly file a bankruptcy case, and that determination was not reversed, vacated, or otherwise substantially altered on appeal, then the rights of holders of the Notes could be modified in bankruptcy proceedings. Such modifications could be adverse to holders of the Notes, and there could ultimately be no assurance that holders of the Notes would be paid in full or in part on the Notes. Further, under such circumstances, there could be no assurance that the Notes would not be treated as general, unsecured debt by a bankruptcy court, meaning that claims of holders of the Notes could be viewed as having no priority (a) over claims of other creditors of the City; (b) to any particular assets of the City, or (c) to revenues otherwise designated for payment to holders of the Notes.

Moreover, if the City were determined not to be a “municipality” for the purposes of the Bankruptcy Code, no representations can be made regarding whether it would still be eligible for voluntary or involuntary relief under Chapters of the Bankruptcy Code other than Chapter 9 or under similar federal or state law or equitable proceeding regarding insolvency or providing for protection from creditors. In any such case, there can be no assurance that the consequences described above for the holders of the Notes would not occur.

### **FINANCIAL ADVISOR**

Robert W. Baird & Co. Incorporated, Milwaukee, Wisconsin, has been retained as financial advisor (the “Financial Advisor” or “Baird”) in connection with the issuance of the Notes. To the best of the Financial Advisor’s knowledge, the information contained in this Official Statement is true and accurate. However, the Financial Advisor has not been engaged, nor has it undertaken, to independently verify the accuracy of such information.

The Financial Advisor’s duties, responsibilities, and fees in connection with this issuance arise solely from the services for which it is engaged to perform as financial advisor on the Notes. Baird’s compensation for serving as financial advisor on the Notes is conditional on the successful closing of the Notes.

### **MISCELLANEOUS**

Any statement made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

The execution and delivery of this Official Statement by its Interim City Clerk has been duly authorized by the City.

In accordance with the Rule, the Preliminary Official Statement is deemed final except for the omission of certain information described in the Rule.

### **AUTHORIZATION**

This Official Statement has been approved for distribution to prospective purchasers and the Underwriter of the Notes. The City, acting through its Mayor and Interim City Clerk will provide to the Underwriter of the Notes at the time of delivery of the Notes, a certificate confirming that, to the best of its knowledge and belief, the Official Statement with respect to the Notes, together with any supplements thereto, at the time of execution of the Approving Certificate and at the time of delivery of the Notes, was true and correct in all material respect and did not at any time contain an untrue statement of a material fact or omit to state a material fact required to be stated, where necessary to make the statements in light of the circumstances under which they were made, not misleading.

### **CITY OF WAUWATOSA**

By \_\_\_\_\_  
Interim City Clerk

## **APPENDIX A**

### **ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED DECEMBER 31, 2024**

**CITY OF WAUWATOSA  
MILWAUKEE COUNTY, WISCONSIN**

**CLIFTON LARSON ALLEN LLP  
MILWAUKEE, WISCONSIN**

A copy of the City's Annual Comprehensive Financial Report for the fiscal year ended December 31, 2024, including the accompanying independent auditor's report, is included as Appendix A to this Official Statement. Potential purchasers should read such financial statements in their entirety for more complete information concerning the City's financial position. Such financial statements have been audited by the Auditor, to the extent and for the periods indicated thereon. The City has not requested or engaged the Auditor to perform, and the Auditor has not performed, any additional examination, assessment, procedures or evaluation with respect to such financial statements since the date thereof, or relating to this Official Statement, nor has the City requested that the Auditor consent to the use of such financial statements in this Official Statement. Although the inclusion of the financial statements in this Official Statement is not intended to demonstrate the fiscal condition of the City since the date of the financial statements, in connection with the issuance of the Notes, the City represents that there has been no material adverse change in the financial position or results of operations of the City, nor has the City incurred any material liabilities, which would make such financial statements misleading.



## **APPENDIX B**

### **FORM OF LEGAL OPINION FOR THE NOTES**

Quarles & Brady LLP  
411 East Wisconsin Avenue  
Milwaukee, WI 53202

November 3, 2025

Re: City of Wauwatosa, Wisconsin ("Issuer")  
\$26,635,000 General Obligation Promissory Notes, Series 2025A,  
dated November 3, 2025 ("Notes")

We have acted as bond counsel to the Issuer in connection with the issuance of the Notes. In such capacity, we have examined such law and such certified proceedings, certifications, and other documents as we have deemed necessary to render this opinion.

Regarding questions of fact material to our opinion, we have relied on the certified proceedings and other certifications of public officials and others furnished to us without undertaking to verify the same by independent investigation.

The Notes are numbered from R-1 and upward; bear interest at the rates set forth below; and mature on November 1 of each year, in the years and principal amounts as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2026	\$2,270,000	____%
2027	1,260,000	____
2028	1,315,000	____
2029	1,390,000	____
2030	1,455,000	____
2031	1,230,000	____
2032	1,295,000	____
2033	1,360,000	____
2034	1,425,000	____
2035	1,500,000	____
2036	1,405,000	____
2037	1,475,000	____
2038	1,550,000	____
2039	1,625,000	____
2040	1,715,000	____
2041	790,000	____
2042	830,000	____
2043	870,000	____
2044	915,000	____
2045	960,000	____

Interest is payable semi-annually on May 1 and November 1 of each year commencing on May 1, 2026.

The Notes maturing on November 1, 2034 and thereafter are subject to redemption prior to maturity, at the option of the Issuer, on November 1, 2033 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the Issuer, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years \_\_\_\_\_ are subject to mandatory redemption by lot as provided in the Notes, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

We further certify that we have examined a sample of the Notes and find the same to be in proper form.

Based upon and subject to the foregoing, it is our opinion under existing law that:

1. The Notes have been duly authorized and executed by the Issuer and are valid and binding general obligations of the Issuer.

2. All the taxable property in the territory of the Issuer is subject to the levy of ad valorem taxes to pay principal of, and interest on, the Notes, without limitation as to rate or amount. The Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Notes except to the extent that necessary funds have been irrevocably deposited into the debt service fund account established for the payment of the principal of and interest on the Notes.

3. The interest on the Notes is excludable for federal income tax purposes from the gross income of the owners of the Notes. The interest on the Notes is not an item of tax preference for purposes of the federal alternative minimum tax imposed by Section 55 of the Internal Revenue Code of 1986, as amended (the "Code") on individuals; however, interest on the Notes is taken into account in determining "adjusted financial statement income" for purposes of computing the federal alternative minimum tax imposed on Applicable Corporations (as defined in Section 59(k) of the Code). The Code contains requirements that must be satisfied subsequent to the issuance of the Notes in order for interest on the Notes to be or continue to be excludable from gross income for federal income tax purposes. Failure to comply with certain of those requirements could cause the interest on the Notes to be included in gross income retroactively to the date of issuance of the Notes. The Issuer has agreed to comply with all of those requirements. The opinion set forth in the first sentence of this paragraph is subject to the condition that the Issuer comply with those requirements. We express no opinion regarding other federal tax consequences arising with respect to the Notes.

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

The rights of the owners of the Notes and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and similar laws affecting creditors' rights

and may be subject to the exercise of judicial discretion in accordance with general principles of equity, 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.

QUARLES & BRADY LLP

## **APPENDIX C**

### **FORM OF CONTINUING DISCLOSURE CERTIFICATE FOR THE NOTES**

## CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Wauwatosa, Milwaukee County, Wisconsin (the "Issuer") in connection with the issuance of \$26,635,000 General Obligation Promissory Notes, Series 2025A, dated November 3, 2025 (the "Securities"). The Securities are being issued pursuant to a resolution adopted on September 30, 2025, as supplemented by an Approving Certificate, dated \_\_\_\_\_, 2025 (collectively, the "Resolution") and delivered to \_\_\_\_\_ (the "Purchaser") on the date hereof. Pursuant to the Resolution, the Issuer has covenanted and agreed to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events. In addition, the Issuer hereby specifically covenants and agrees as follows:

Section 1(a). Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the holders of the Securities in order to assist the Participating Underwriters within the meaning of the Rule (defined herein) in complying with SEC Rule 15c2-12(b)(5). References in this Disclosure Certificate to holders of the Securities shall include the beneficial owners of the Securities. This Disclosure Certificate constitutes the written Undertaking required by the Rule.

Section 1(b). Filing Requirements. Any filing under this Disclosure Certificate must be made solely by transmitting such filing to the MSRB (defined herein) through the Electronic Municipal Market Access ("EMMA") System at [www.emma.msrb.org](http://www.emma.msrb.org) in the format prescribed by the MSRB. All documents provided to the MSRB shall be accompanied by the identifying information prescribed by the MSRB.

Section 2. Definitions. In addition to the defined terms 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 Report" means any annual report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Audited Financial Statements" means the Issuer's annual financial statements, which are currently prepared in accordance with generally accepted accounting principles (GAAP) for governmental units as prescribed by the Governmental Accounting Standards Board (GASB) and which the Issuer intends to continue to prepare in substantially the same form.

"Final Official Statement" means the Final Official Statement dated \_\_\_\_\_, 2025 delivered in connection with the Securities, which is available from the MSRB.

"Financial Obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" means the fiscal year of the Issuer.

"Governing Body" means the Common Council of the Issuer or such other body as may hereafter be the chief legislative body of the Issuer.

"Issuer" means the City of Wauwatosa, Milwaukee County, Wisconsin, which is the obligated person with respect to the Securities.

"Issuer Contact" means the Finance Director of the Issuer who can be contacted at 7725 West North Avenue, Wauwatosa, Wisconsin 53213, phone (414) 479-8962, fax (414) 479-8989.

"Listed Event" means any of the events listed in Section 5(a) of this Disclosure Certificate.

"MSRB" means the Municipal Securities Rulemaking Board.

"Participating Underwriter" means any of the original underwriter(s) of the Securities (including the Purchaser) required to comply with the Rule in connection with the offering of the Securities.

"Rule" means SEC Rule 15c2-12(b)(5) promulgated by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time, and official interpretations thereof.

"SEC" means the Securities and Exchange Commission.

### Section 3. Provision of Annual Report and Audited Financial Statements.

(a) The Issuer shall, not later than 270 days after the end of the Fiscal Year, commencing with the year ending December 31, 2025, provide the MSRB with an Annual Report filed in accordance with Section 1(b) of this Disclosure Certificate and which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may be submitted as a single document or as separate documents comprising a package, and 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 Report and that, if Audited Financial Statements are not available within 270 days after the end of the Fiscal Year, unaudited financial information will be provided, and Audited Financial Statements will be submitted to the MSRB when and if available.

(b) If the Issuer is unable or fails to provide to the MSRB an Annual Report by the date required in subsection (a), the Issuer shall send in a timely manner a notice of that fact to the MSRB in the format prescribed by the MSRB, as described in Section 1(b) of this Disclosure Certificate.

Section 4. Content of Annual Report. The Issuer's Annual Report shall contain or incorporate by reference the Audited Financial Statements, adopted annual budget and/or current general fund budget summary and updates of the following sections of the Final Official Statement to the extent such financial information and operating data are not included in the Audited Financial Statements:

1. TAX LEVIES, RATES AND COLLECTIONS
2. ASSESSED AND EQUALIZED VALUATIONS
3. INDEBTEDNESS OF THE CITY - Direct Indebtedness

Any or all of the items listed above may be incorporated by reference from other documents, including official statements of debt issues of the Issuer or related public entities, which are available to the public on the MSRB's Internet website or filed with the SEC. The Issuer shall clearly identify each such other document so incorporated by reference.

Section 5. Reporting of Listed Events.

(a) This Section 5 shall govern the giving of notices of the occurrence of any of the following events with respect to the Securities:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. 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 status of the Securities, or other material events affecting the tax status of the Securities;
7. Modification to rights of holders of the Securities, if material;
8. Securities calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution or sale of property securing repayment of the Securities, if material;
11. Rating changes;



12. Bankruptcy, insolvency, receivership or similar event of the Issuer;
13. 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;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect holders of the Securities, if material; and
16. 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.

For the purposes of the event identified in subsection (a)12. above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

(b) When a Listed Event occurs, the Issuer shall, in a timely manner not in excess of ten business days after the occurrence of the Listed Event, file a notice of such occurrence with the MSRB. Notwithstanding the foregoing, notice of Listed Events described in subsections (a) (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Securities pursuant to the Resolution.

(c) Unless otherwise required by law, the Issuer shall submit the information in the format prescribed by the MSRB, as described in Section 1(b) of this Disclosure Certificate.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under the Resolution and this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all the Securities.

Section 7. Issuer Contact; Agent. Information may be obtained from the Issuer Contact. Additionally, the Issuer may, from time to time, appoint or engage a dissemination agent to assist it in carrying out its obligations under the Resolution and this Disclosure Certificate, and may discharge any such agent, with or without appointing a successor dissemination agent.

Section 8. Amendment; Waiver. Notwithstanding any other provision of the Resolution or this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, if the following conditions are met:

(a)(i) The amendment or waiver is 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 the Issuer, or the type of business conducted; or

(ii) This Disclosure Certificate, as amended or waived, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(b) The amendment or waiver does not materially impair the interests of beneficial owners of the Securities, as determined and certified to the Issuer by an underwriter, financial advisor, bond counsel or trustee.

In the event this Disclosure Certificate is amended for any reason other than to cure any ambiguities, inconsistencies, or typographical errors that may be contained herein, the Issuer agrees the next Annual Report it submits after such amendment shall include an explanation of the reasons for the amendment and the impact of the change, if any, on the type of financial statements or operating data being provided.

If the amendment concerns the accounting principles to be followed in preparing financial statements, then the Issuer agrees that it will give an event notice and that the next Annual Report it submits after such amendment will include a comparison between financial statements or information 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 Report 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 Report 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 Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. (a) Except as described in the Final Official Statement, in the previous five years, the Issuer has not failed to comply in all material respects with any previous undertakings under the Rule to provide annual reports or notices of events.

(b) In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate any holder of the Securities 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 the Resolution and this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an event of default with respect to the Securities 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. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Participating Underwriters and holders from time to time of the Securities, and shall create no rights in any other person or entity.

IN WITNESS WHEREOF, we have executed this Certificate in our official capacities effective the 3rd day of November, 2025.

(SEAL)

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Dennis McBride  
Mayor

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Zachary Kessler  
Interim City Clerk

**APPENDIX D**  
**OFFICIAL NOTICE OF SALE**  
**FOR**  
**CITY OF WAUWATOSA**  
**Milwaukee County, Wisconsin**

**\$26,635,000 General Obligation Promissory Notes, Series 2025A**

**Sale Data:**

**DATE AND TIME:**

Tuesday, October 7, 2025  
10:00 a.m. (Central Time)

**PLACE:**

Robert W. Baird & Co.  
Public Finance Department  
777 East Wisconsin Avenue, 25th Floor  
Milwaukee, Wisconsin 53202

Attention: Kathy Voss  
Phone: (414) 765-3827  
Fax: (414) 298-7354

Bids will also be accepted electronically via PARITY.

OFFICIAL NOTICE OF SALE

\$26,635,000  
CITY OF WAUWATOSA  
MILWAUKEE COUNTY, WISCONSIN  
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2025A  
DATED NOVEMBER 3, 2025 (THE "NOTES")

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NOTICE IS HEREBY GIVEN that bids will be received by the City of Wauwatosa, Milwaukee County, Wisconsin (the "City") for the purchase of all but no part of its Notes electronically via PARITY (as described below) or at the offices of the City's financial advisor, Robert W. Baird & Co. Incorporated, Public Finance Department, 25th Floor, 777 East Wisconsin Avenue, Milwaukee, Wisconsin 53202 ("Baird"), Attention: Ms. Katherine Voss, (414) 298-7702, until 10:00 a.m. (Central Time) on:

October 7, 2025

at which time the bids will be publicly opened and read. Bids may be mailed or delivered to Baird at the address set forth above or submitted electronically via PARITY, as described below. Bid forms are available from Baird upon request. Signed bids, without final price or coupons, may be submitted to Baird prior to the time of sale. The bidder shall be responsible for submitting to Baird the final bid price and coupons, by telephone (414) 765-3827 for inclusion in the submitted bid. Bids which are mailed or delivered should be plainly marked "Bid for City of Wauwatosa General Obligation Promissory Notes, Series 2025A". An Approving Certificate will be executed on said date for the purpose of taking action on such bids as may be received. Bids will only be considered if the required good faith deposit has been received in accordance with the requirements set forth below.

Dates and Maturities: The Notes will be dated November 3, 2025 and will mature on November 1 of each year, in the years and principal amounts as follows:

<u>Year</u>	<u>Principal Amount*</u>
2026	\$2,270,000
2027	1,260,000
2028	1,315,000
2029	1,390,000
2030	1,455,000
2031	1,230,000
2032	1,295,000

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\* Preliminary, subject to change. The City reserves the right, after bids are opened and prior to the award, to increase or reduce the principal amount of the individual serial maturities of the Notes by up to \$1,500,000. Any such increase or reduction will be made in multiples of \$5,000 within any of the maturities. A maturity or mandatory redemption amount may be eliminated if the amount of such maturity or mandatory redemption amount is less than or equal to \$1,500,000. The aggregate principal amount of the Notes will remain the same.

<u>Year</u>	<u>Principal Amount*</u>
2033	\$1,360,000
2034	1,425,000
2035	1,500,000
2036	1,405,000
2037	1,475,000
2038	1,550,000
2039	1,625,000
2040	1,715,000
2041	790,000
2042	830,000
2043	870,000
2044	915,000
2045	960,000

Interest: Interest on the Notes will be payable semi-annually on May 1 and November 1 of each year, commencing on May 1, 2026 to the registered owners of the Notes appearing of record in the bond register as of the close of business on the 15th day of the calendar month next preceding each interest payment date. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the MSRB.

Optional Redemption: The Notes maturing on November 1, 2034 and thereafter will be subject to redemption prior to maturity, at the option of the City, on November 1, 2033 or on any date thereafter. Said Notes will be redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

Term Bonds at Bidder's Option: Bids for the Notes may contain a maturity schedule providing for any combination of serial bonds and term bonds, subject to mandatory redemption, so long as the amount of principal maturing or subject to mandatory redemption in each year conforms to the maturity schedule set forth above.

Mandatory Redemption: Any term bonds specified shall be subject to mandatory sinking fund redemption in part prior to their scheduled maturity dates on November 1 of certain years, as more fully described in the Dates and Maturities section herein, at a price of par plus accrued interest to the date of redemption.

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\* Preliminary, subject to change. The City reserves the right, after bids are opened and prior to the award, to increase or reduce the principal amount of the individual serial maturities of the Notes by up to \$1,500,000. Any such increase or reduction will be made in multiples of \$5,000 within any of the maturities. A maturity or mandatory redemption amount may be eliminated if the amount of such maturity or mandatory redemption amount is less than or equal to \$1,500,000. The aggregate principal amount of the Notes will remain the same.

Security and Purpose: The Notes are general obligations of the City. The principal of and interest on the Notes will be payable from ad valorem taxes, which may be levied without limitation as to rate or amount upon all of the taxable property located in the City. The Notes will be issued for the public purposes, including paying the cost of projects included in the City's Capital Improvement Plan.

Registration: The Notes will be issued as fully-registered Notes without coupons and, when issued, will be registered only in the name of CEDE & CO., as nominee for The Depository Trust Company, New York, New York ("DTC").

DTC Book Entry Only System: UTILIZATION OF DTC IS REQUIRED. BIDS FOR THE NOTES MAY NOT PROVIDE FOR THE NOTES TO BE ISSUED ON A NON-DTC BASIS. DTC will act as securities depository of the Notes. A single Note certificate for each maturity will be issued to DTC and immobilized in its custody. Individual purchases may be made in book-entry form only pursuant to the rules and procedures established between DTC and its participants, in the denomination of \$5,000 or any integral multiple thereof. Individual purchasers will not receive certificates evidencing their ownership of the Notes purchased. The successful bidder shall be required to deposit the Note certificates with DTC as a condition to delivery of the Notes. The City will make payments of principal and interest on the Notes to DTC or its nominee as registered owner of the Notes in same-day funds. Transfer of those payments to participants of DTC will be the responsibility of DTC; transfer of the payments to beneficial owners by DTC participants will be the responsibility of such participants and other nominees of beneficial owners all as required by DTC rules and procedures. No assurance can be given by the City that DTC, its participants and other nominees of beneficial owners will make prompt transfer of the payments as required by DTC rules and procedures. The City assumes no liability for failures of DTC, its participants or other nominees to promptly transfer payments to beneficial owners of the Notes.

Depository: In the event that the securities depository relationship with DTC for the Notes is terminated and the City does not appoint a successor depository, the City will prepare, authenticate and deliver, at its expense, fully-registered certificated Notes in the denomination of \$5,000 or any integral multiple thereof in the aggregate principal amount of Notes of the same maturities and with the same interest rate or rates then outstanding to the beneficial owners of the Notes.

Fiscal Agent: The Notes shall be distributed to the owners in fully-registered form in the denomination of \$5,000 or any integral multiple thereof by the fiscal agent for the City (the "Fiscal Agent"). Such Fiscal Agent may be the Finance Director and will be designated by the City at the time of the sale of the Notes. The Notes shall be payable as to interest by check or draft of the Fiscal Agent mailed to the registered owners whose names appear on the books of the Fiscal Agent at the close of business on the 15th day of the calendar month next preceding each interest payment date and as to principal by presentation of the Notes at the office of the Fiscal Agent. The City will pay all costs relating to the registration of the Notes.

Not Qualified Tax-Exempt Obligations: The Notes shall not be "qualified tax-exempt obligations" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

Bid Specifications: Bids will be received on an interest rate basis in integral multiples of One-Twentieth (1/20) or One-Eighth (1/8) of One Percent (1%). All Notes of the same maturity shall bear the same interest rate. No bid for less than One Hundred Percent (100%) of the principal amount of the Notes (\$26,635,000) nor more than One Hundred Six Percent (106%) of the principal amount of the Notes (\$28,233,100) plus accrued interest to the date of delivery will be considered. The Notes will be awarded to a responsible bidder whose proposal results in the lowest true interest cost to the City, as calculated prior to any adjustments as described above. The true interest cost on the Notes (computed by taking Purchaser's compensation into account) shall not exceed 5.00%.

**The underwriter shall be responsible for paying all costs of issuance on behalf of the City. These costs include the financial advisor fee, attorney fees, rating agency fee, and other miscellaneous expenses of the City incurred in connection with the offering and delivery of the Notes. The total of these costs is \$157,135.**

Type of Bid: Bids must be submitted either: (1) to Baird as set forth herein; or (2) electronically via PARITY, in accordance with this Official Notice of Sale, within a one hour period prior to the time of sale, but no bids will be received after the time established above for the opening of bids. If any provisions in this Notice are conflicting with any instructions or directions set forth in PARITY, this Official Notice of Sale shall control. The normal fee for use of PARITY may be obtained from PARITY, and such fee shall be the responsibility of the bidder. For further information about PARITY, potential bidders may contact Baird, 25th Floor, 777 East Wisconsin Avenue, Milwaukee, Wisconsin 53202 or PARITY, c/o i-Deal LLC, 1359 Broadway, 2nd Floor, New York, New York 10018, telephone (212) 849-5021. The City and Baird assume no responsibility or liability for bids submitted through PARITY. Each bidder shall be solely responsible for making necessary arrangements to access PARITY for purposes of submitting its electronic bid in a timely manner and in compliance with the requirements of the Official Notice of Sale. Neither the City, its agents nor PARITY shall have any duty or obligation to undertake registration to bid for any prospective bidder or to provide or ensure electronic access to any qualified prospective bidder, and neither the City, its agents nor PARITY shall be responsible for a bidder's failure to register to bid or for any failure in the proper operation of, or have any liability for any delays or interruptions of or any damages caused by the services of PARITY. The City is using the services of PARITY solely as a communication mechanism to conduct the electronic bidding for the Notes, and PARITY is not an agent of the City.

The City may regard the electronic transmission of the bid via the electronic service (including information about the purchase price for the Notes and interest rate or rates to be borne by the Notes and any other information included in such transmission) as though the same information were submitted and executed on behalf of the bidder by a duly authorized signatory. If the bid is accepted by the City, the terms of the bid, this Official Notice of Sale, and the



information transmitted through the electronic service shall form a contract, and the bidder shall be bound by the terms of such contract.

For information purposes only, bidders are requested to state in their electronic bids the true interest cost to the City, as described in this Official Notice of Sale and in the written form of bid form (if any). All electronic bids shall be deemed to incorporate the provisions of this Official Notice of Sale and the form of bid form (if any).

Good Faith Deposit: A cashier's check in the amount of \$532,700 may be submitted contemporaneously with the bid or, in the alternative, a deposit in the amount of \$532,700 shall be made by the winning bidder by federal wire transfer as directed by the Finance Director to be received by the City no later than 1:00 p.m. prevailing Central Time on the day of the bid opening (October 7, 2025) as a guarantee of good faith on the part of the bidder to be forfeited as liquidated damages if such bid be accepted and the bidder fails to take up and pay for the Notes. The good faith deposit will be applied to the purchase price of the Notes. In the event the successful bidder fails to honor its accepted bid, the good faith deposit will be retained by the City. No interest shall be allowed on the good faith deposit. Payment for the balance of the purchase price of the Notes shall be made at the closing. Good faith checks of unsuccessful bidders will be returned by overnight delivery for next day receipt sent not later than the first business day following the sale.

Bond Insurance at Bidder's Option: If the Notes qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the successful bidder. Each bidder shall indicate if it is obtaining bond insurance and shall list the name of the bond insurer on the bidder's electronic transmission of the bid or the bid form (if any). Any increased costs of issuance of the Notes resulting from such purchase of insurance shall be paid by the successful bidder. Any other rating agency fees shall be the responsibility of the successful bidder. Failure of the municipal bond insurer to issue the policy after the Notes have been awarded to the successful bidder shall not constitute cause for failure or refusal by the successful bidder to accept delivery on the Notes.

Delivery: The Notes will be delivered in printed form, one Note per maturity, registered in the name of CEDE & CO., as nominee of DTC, securities depository of the Notes for the establishment of book-entry accounts at the direction of the successful bidder, within approximately forty-five (45) days after the award. Payment at the time of delivery must be made in federal or other immediately available funds. In the event delivery is not made within forty-five (45) days after the date of the sale of the Notes, the successful bidder may, prior to tender of the Notes, at its option, be relieved of its obligation under the contract to purchase the Notes and its good faith deposit shall be returned, but no interest shall be allowed thereon.

Legality: The successful bidder will be furnished without cost, the unqualified approving legal opinion of Quarles & Brady LLP of Milwaukee, Wisconsin. A transcript of the proceedings relative to the issuance of the Notes (including an arbitrage certificate and a no-litigation certificate) will be furnished to the successful bidder without cost. A Continuing Disclosure Certificate will be delivered at closing setting forth the details and terms of the City's undertaking and such Certificate is a condition of closing.

CUSIP Numbers: The City will assume no obligation for the assignment of CUSIP numbers on the Notes or for the correctness of any numbers printed thereon. The City will permit such numbers to be assigned and printed at the expense of the successful bidder, but neither the failure to print such numbers on any Notes nor any error with respect thereto will constitute cause for failure or refusal by the successful bidder to accept delivery of the Notes.

Establishment of Issue Price: (a) The winning bidder shall assist the City in establishing the issue price of the Notes and shall execute and deliver to the City at closing an Underwriter's Certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Notes, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit A, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the City and Bond Counsel. All actions to be taken by the City under this Official Notice of Sale to establish the issue price of the Notes may be taken on behalf of the City by the City's municipal advisor identified herein and any notice or report to be provided to the City may be provided to the City's municipal advisor.

(b) The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Notes) will apply to the initial sale of the Notes (the "competitive sale requirements") because:

- (1) the City shall disseminate this Official Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the City may receive bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- (4) the City anticipates awarding the sale of the Notes to the bidder who submits a firm offer to purchase the Notes at the highest price (or lowest interest cost), as set forth in this Official Notice of Sale.

Any bid submitted pursuant to this Official Notice of Sale shall be considered a firm offer for the purchase of the Notes, as specified in the bid.

(c) If all of the requirements of a "competitive sale" are not satisfied, the City shall advise the winning bidder of such fact prior to the time of award of the sale of the Notes to the underwriter. In such event, any proposal submitted will not be subject to cancellation or withdrawal and the City agrees to use the rule selected by the underwriter on its bid form to determine the issue price for the Notes. On its bid form, each underwriter must specify one of the following two rules for determining the issue price of the Notes: (1) the first price at which 10% of a maturity of the Notes (the "10% test") is sold to the public as the issue price of that maturity or (2) the initial offering price to the public as of the sale date as the issue price of each maturity of the Notes (the "hold-the-offering-price rule"). The form of the Underwriter's Certificate will be modified to reflect compliance with the requirements of the rule selected by the underwriter.

(d) If all of the requirements of a "competitive sale" are not satisfied and the underwriter selects the hold-the-offering-price rule, the winning bidder shall (i) confirm that the underwriter has offered or will offer the Notes to the public on or before the date of award at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of the underwriter participating in the purchase of the Notes, that the underwriter will neither offer nor sell unsold Notes of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the sale date; or
- (2) the date on which the underwriter has sold at least 10% of that maturity of the Notes to the public at a price that is no higher than the initial offering price to the public.

The winning bidder shall promptly advise the City when the underwriter has sold 10% of that maturity of the Notes to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

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

(e) If all of the requirements of a "competitive sale" are not satisfied and the underwriter selects the 10% test, the underwriter agrees to promptly report to the City, Bond Counsel and Baird the prices at which the Notes have been sold to the public. That reporting obligation shall continue, whether or not the closing date has occurred, until the 10% test has been satisfied as to each maturity of the Notes or until all of the Notes of a certain maturity have been sold.

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

(g) Sales of any Notes to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Official Notice of Sale. Further, for purposes of this Official Notice of Sale:

(i) "public" means any person other than an underwriter or a related party,

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Notes to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Notes to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Notes to the public),

(iii) a purchaser of any of the Notes is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of

another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) "sale date" means the date that the Notes are awarded by the City to the winning bidder.

Official Statement: Bidders may obtain a copy of the Preliminary Official Statement by request to the City's financial advisor prior to the bid opening. By submitting a bid, the successful bidder agrees to supply to the City within 24 hours after the award of the Notes all necessary pricing information and any underwriter identification necessary to complete the Preliminary Official Statement. Within seven business days of the award of the Notes, the successful bidder will be provided with an electronic copy of the Official Statement in pdf format. If the successful bidder is the manager of an underwriting syndicate, the successful bidder shall be responsible for distributing copies of the Official Statement and any addenda to syndicate members.

Certification Regarding Official Statement: The City will deliver, at closing, a certificate, executed by appropriate officers of the City acting in their official capacities, to the effect that the facts contained in the Official Statement relating to the City and the Notes are true and correct in all material respects, and that the Official Statement does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading. The City also agrees to notify the successful bidder of any material developments impacting the City or the Notes of which the City becomes aware within 60 days after the delivery of the Notes.

Undertaking to Provide Continuing Disclosure: In order to assist bidders in complying with SEC Rule 15c2-12, as amended, the City will covenant to undertake (pursuant to a Resolution to be adopted by the Common Council), to provide annual reports and timely notice of certain events for the benefit of holders of the Notes. The details and terms of the undertaking are set forth in a Continuing Disclosure Certificate to be executed and delivered by the City, a form of which is included in the Preliminary Official Statement and in the Final Official Statement.

Irregularities: The City reserves the right to reject any and all bids and to waive any and all irregularities.

Information: Copies of the Preliminary Official Statement and additional information may be obtained by addressing inquiries to: Robert W. Baird & Co. Incorporated; Attention: Ms. Katherine Voss, Financial Analyst, 414-298-7702 or the undersigned.

John Ruggini  
Finance Director  
City of Wauwatosa  
7725 West North Avenue  
Wauwatosa, Wisconsin 53213  
Phone: (414) 479-8962

Exhibit A  
(to Official Notice of Sale)

City of Wauwatosa, Wisconsin ("City")  
\$26,635,000  
General Obligation Promissory Notes, Series 2025A,  
dated November 3, 2025

**UNDERWRITER'S CERTIFICATE**

The undersigned, on behalf of \_\_\_\_\_ (the "Underwriter"), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the "Notes").

1. ***Reasonably Expected Initial Offering Price.***

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

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

(c) The bid submitted by the Underwriter constituted a firm offer to purchase the Notes.

**[2. *Bond Insurance.***

(a) The Municipal Bond Insurance Policy (the "Bond Insurance Policy") issued by \_\_\_\_\_ (the "Bond Insurer") was essential in marketing the Notes at the rates and prices at which they were marketed and the absence of the Bond Insurance Policy would have had a material adverse effect on the interest rates at which the Notes were sold.

(b) In our opinion, the Bond Insurance Premium paid to the Bond Insurer for its Bond Insurance Policy is a reasonable arm's-length charge for the transfer of credit risk which the Bond Insurance Policy represents.

(c) In our opinion, the present value of the Bond Insurance Premium is less than the present value of the interest on the Notes reasonably expected to be saved as a result of the Bond Insurance Policy. In making this determination present values were computed by using the yield on the Notes (determined with regard to the Bond Insurance Premium) as the discount rate.]

3. ***Defined Terms.***

(a) "Maturity" means Notes with the same credit and payment terms. Notes with different maturity dates, or Notes with the same maturity date but different stated interest rates, are treated as separate Maturities.

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

(c) "Sale Date" means the first day on which there is a binding contract in writing for the sale of a Maturity of the Notes. The Sale Date of the Notes is October 7, 2025.

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

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

[UNDERWRITER]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Dated: November 3, 2025



SCHEDULE A  
TO  
UNDERWRITER'S CERTIFICATE

EXPECTED OFFERING PRICES

(See Attached)

SCHEDULE B  
TO  
UNDERWRITER'S CERTIFICATE

COPY OF UNDERWRITER'S BID

(See Attached)

# City of Wauwatosa

## Debt Management Policy

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Revised 10/1/2020

### I. Overview

Debt issuance is a useful tool for financing capital assets and other long term projects as well as providing a cost-effective source of funding for other purposes including economic development. It allows the City to continually invest in its infrastructure and accomplish other public purposes while more equitably spreading the tax burden over time. However, debt must be cautiously managed to ensure affordability, compliance and fiscal health.

### II. Policy Goal

To establish parameters and provide guidance governing the issuance and management of debt obligations so that the City of Wauwatosa:

- A. Maintains a high investment grade rating to minimize borrowing costs and to preserve ready access to capital;
- B. Minimizes financial risk;
- C. Achieves a balance between affordable debt levels and an appropriate amount of infrastructure and other investments;
- D. Organizes the City's debt mix (i.e., short term and long term; general obligation, revenue obligation and RDA) to maximize fiscal strength and flexibility.

### III. Policy Guidelines

- A. Purposes of Debt Issuance
  - 1. Debt proceeds should be limited to financing capital assets or long-term projects with a useful life of at least the term of the debt.
  - 2. Debt financing should not be used for any recurring purpose such as current operating expenditures.
  - 3. Priority should be given to using debt proceeds for maintaining existing infrastructure followed by investments that would provide for tax base expansion and economic development.
  - 4. Debt proceeds should only be used for projects approved by the Common Council as part of the 5-year Capital Improvement Plan unless there is an

emergency, extenuating circumstance or a compelling public purpose opportunity.

B. Allowable Types of Debt

1. Debt financing will include general obligation bonds and notes, revenue bonds, State Trust Fund loans and special assessment bonds. Other types of debt instruments can be used as appropriate if their use is necessary or advantageous to the City. All bond and note issues must be authorized under Wisconsin Statutes, Chapter 66 or 67. State Trust Fund Loans are authorized under Wisconsin Statutes Chapter 24.66.
2. Refunding debt issues are permitted provided that they either produce a positive present value savings or restructure debt service payments in a manner that would be advantageous to the City. In general, advance refundings for economic savings will be undertaken when the net present value savings of at least 3.0% of the refunded debt can be achieved. Current refundings that produce net present value savings of less than 3.0% may be considered when there is a compelling public policy objective.

C. Debt Limitations

1. Property-tax backed General Obligation Debt
  - a) *The State of Wisconsin limits total general-obligation debt to be no greater than five percent of equalized valuation of taxable property within the City. However, recognizing the important role of debt capacity in financial sustainability, the City will follow a stricter standard of no greater than 4.0%*
  - b) *To further ensure that annual debt service payments do not put unsustainable strain on the operating budget, total annual debt service for property-tax paid general obligation debt shall not exceed 15% of total general fund expenditure (including transfers) absent an emergency, extenuating circumstance or compelling public policy opportunity.*
  - c) *Staff will monitor Direct Net Debt as a percentage of equalized value as compared to the national median of Aaa communities. Direct net debt represents general obligation debt, including State Trust Fund loans, net of debt supported by non-property tax revenues. This does not include debt incurred by the Redevelopment Authority and the Water, Sanitary and Storm sewer systems.*

2. Rate revenue supported General Obligation Debt
    - a) *The City currently issues general obligation debt to finance storm and sewer utility projects. The debt service is funded through the sewer rates. Prior to issuing any general obligation debt to-be-paid for through utility rates, an analysis must be completed demonstrating the impact of the debt service on the fund balance. Should operating funds and the fund balance be insufficient to support the term of the debt, the likely impact on rates must be included in that analysis and communicated to policy makers.*
  3. Revenue Bonds
    - a) *The City currently issues bonds backed by revenue for the Water Utility. In order to ensure adequate revenues, a coverage ratio of debt to equity of 1.25 will be maintained as a minimum level with a goal of maintaining a ratio of 1.50.*
  4. Cash Financing
    - a) Recognizing the important role of cash financing in maintaining an appropriate balance between debt and capital infrastructure renewal, 40% of the capital budget, not including tax increment financing, will be cash financed (i.e. use funds on-hand instead of borrowing) by 2030.
- D. Structure of Debt
1. Debt schedules should be structured to minimize fluctuations in total debt service payments while achieving 75% of principal retirement of all general obligation debt within 10 years.
  2. In order to limit the amount of debt issued by the City, any cash balances in excess of the City's stated general fund balance target should be used for capital projects. One-time revenues should be used for capital projects to reduce borrowing or for debt elimination.
- E. Debt Issuance and Management Practices
1. The City may issue debt on either a negotiated or public sale basis at its sole discretion. If the issue is negotiated, a compelling business case must be documented as to the unique circumstances that make a negotiated sale preferable and a minimum of three similar issuances in size, ratings, and purpose on or near the sale date should be presented in order to evaluate the negotiated price.

2. The City may employ outside financial specialists to assist in developing a financing strategy, preparing bond documents and marketing the issue to investors. Independent bond counsel shall also be retained in order to ensure the bond sale complies with all state law and federal regulations and to assist in preparing legal documents.
3. Interfund borrowing will be considered to finance high priority needs on a case-by-case basis, only when planned expenditures in the fund making the loan would not be affected. Interfund borrowing may be used when it would reduce costs of interest, debt issuance, and/or administration. An interest rate based on that fund's expected investment earnings shall be charged.

F. Compliance

1. The City will seek to maintain its current bond rating and will ordinarily not consider long-term debt that, through its issuance, would likely cause the City's bond rating to be lowered.
2. The City will strive to maintain good relations with the rating agency and keep them informed of significant developments that could affect the City's credit rating.
3. The City will monitor compliance with bond covenants and adhere to state and federal law including IRS arbitrage regulations. The City has in place a compliance procedure and checklist to ensure adherence to IRS arbitrage regulations for each issuance of debt. To this end, bond proceeds will be kept in a segregated account at the State of Wisconsin Local Government Investment Pool. Interest earnings will be tracked quarterly and allocated to the capital project fund. The spending of proceeds will be tracked by issuance. Any instances of non-compliance will be reported to the Common Council.
4. All factual information submitted for official statements and other relevant disclosures shall be submitted to and reviewed by a Disclosure Group, which shall consist of representatives of the Finance Department, City Attorney, Human Resources, Economic Development and each department which will be utilizing the proceeds of that particular borrowing. The Disclosure Group shall determine and utilize best practices in order to ascertain and assure full compliance with all relevant disclosure requirements at the time of each borrowing.
5. The City is committed to full and complete financial disclosure, and to cooperating fully with rating agencies, institutional investors, other units of governments, and the general public to share clear comprehensible and accurate financial information. The Finance Department will provide continuing

disclosure in compliance with continuing certifications made at the time of each debt issue.

## Definitions

**Arbitrage** is the ability to obtain low-yielding tax-exempt bond proceeds and invest the funds in higher yielding taxable securities, resulting in a profit. In order to maintain tax-exempt bond status the IRS requires yield restrictions and that the bond proceeds be utilized in a specific duration of time.

A **bond** is a debt security issued by certain institutions such as companies and governments. A bond entitles the holder to repayment of the principal sum, plus interest. Bonds are issued to investors in a marketplace when an institution wishes to borrow money. Bonds have a fixed lifetime, usually a number of years; with long-term bonds, lasting over 30 years, being less common. At the end of the bond's life the money should be repaid in full. Interest may be added to the end payment, or can be paid in regular installments (known as coupons) during the life of the bond. Bonds may be traded in the bond markets, and are widely used as relatively safe investments in comparison to equity.

**Capital Assets** are any asset used in operations with an initial useful life extending beyond one reporting period. Typically capital assets are physical structures, larger pieces of equipment or land.

**Debt** is simply funds that have been borrowed and must be repaid with interest. In terms of municipal finance, debt typically refers to outstanding bonds which have been used to finance capital projects, typically infrastructure investments. Debt financing allows governments to spread the cost of a capital project over a period of time (typically 10-20 years). This has the advantage of allowing for the construction of public infrastructure such as roads, bridges and sewers on a more regular basis as opposed to waiting for sufficient funds to be set-aside. It also allows for the cost of projects to be paid for by a greater number of tax-payers who enjoy the project's benefit. This is often referred to as inter-generational equity.

**Debt Service** refers to annual principal and interest payments on outstanding debt.

**General Obligation Debt** represents debt that is backed by the full faith and credit of a governmental entity and its property tax base.

**Operating Expenditures** refers to the annual recurring costs associated with operating a government.

**Refunding Debt** is a type of debt used to refinance existing debt, typically to take advantage of lower interest rates.

**Revenue Obligation Debt** is debt which will be repaid using a non-property tax revenue such as water utility payments.





# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-1664

**Agenda Date:** 9/29/2025

**Agenda #:** 2.

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Update on the 12/31/2024 Amortization Fund Balance

**CITY OF WAUWATOSA**  
**Amortization Fund - Statement of Changes in Fund Balance**

**December 31, 2024**

<b>Fund Balance January 1, 2024.....</b>		<b>\$9,161,125.22</b>
Inflows.....	0.00	
Outflows.....	0.00	
Net Change.....		<u>0.00</u>
<b>Fund Balance December 31, 2024.....</b>		<b>\$9,161,125.22</b>

**Ending Fund Balance as a Percentage of  
Annual General Obligation Debt Service  
Paid with Property Tax Levy:**

**107%**



# Wauwatosa, WI

## Staff Report

7725 W. North Avenue  
Wauwatosa, WI 53213

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**File #:** 25-1665

**Agenda Date:** 9/29/2025

**Agenda #:** 3.

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Information on anticipated future borrowings