City of Neenah
Finance & Personnel Committee Special Agenda
Wednesday, August 5, 2026 at 5:30 PM
Neenah City Hall – 211 Walnut Street
Hauser Room

I. Call to Order

II. Roll Call

III. Approval of Minutes

A. Approval of Minutes from June 22, 2026 Regular meeting and July 15, 2026 Special meeting.

IV. Unfinished Business

V. New Business

A. Recommend Council retitle the Traffic Maintenance Worker position as Traffic Technician and to place the position in Grade 9 of the City's salary plan.

B. Recommend Council approve entering into a service contract with Keeper for an Enterprise Password Management System at a cost not-to-exceed $16,000, with funding primarily coming from Information Systems capital equipment budget.

C. Recommend Council approve the purchase of new Palo Alto firewall devices and services from Heartland Business Systems at a cost of $57,717.59, with funding coming from Information Systems capital equipment budget.

D. Recommend Common Council approve the Alta Alley License Agreement with Future Neenah Inc. and Alta Resources

VI. Financial Report

A. June Vouchers

B. Quarterly Financial Statements

VII. City Attorney Report

A. No Report

VIII. Announcements and Future Agenda Items

IX. Adjournment

Notice: Pursuant to the requirements of Wis. Stats. Sec. 19.84 (Open Meeting Notice Law), a majority of the Neenah Common Council may be present at this meeting. Common Council members may be present to gather information about a subject on which they have decision-making responsibility. This may constitute a meeting of the Neenah Common Council and must be noticed as such. The Council will not take any formal action at this meeting.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Clerk's Office (920) 886-6100 or e-mail clerk@neenahwi.gov at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Memorandum

Date:	August 5, 2026
To:	Chairperson Erickson and Members of the Finance & Personnel Committee
From:	Travis Beyer and Stephanie Schott
RE:	Recommend Council retitle the Traffic Maintenance Worker position as Traffic Technician and to place the position in Grade 9 of the City's salary plan.

The Traffic Engineer position has been vacant since 11/1/2024. With this vacancy, the Traffic Maintenance Worker position has taken on additional duties and responsibilities that go beyond the original job description. These duties have been necessary to keep things moving in our traffic operations. As we look at the future of the Public Works Department, we are confident that the duties placed on this position with the absence of the Traffic Engineer will remain moving forward.

The updated job description for the Traffic Technician position (attached) was submitted to our classification consultant, Cottingham & Butler, who evaluated the role based on the increased responsibilities assumed since the Traffic Engineer position became vacant. This review considered the higher level of independent decision-making, expanded technical duties, and the overall complexity now required of the position. Their analysis resulted in a recommendation to place the position in Grade 9 (attached).

Because the 2026 budget includes savings resulting from the unfilled Traffic Engineer position, the increased cost associated with reclassifying the position from Grade 8 to Grade 9, approximately $2,079.00 for the remainder of the year, can be fully absorbed within the current budget.

Staff request a recommendation to Council to retitle the Traffic Maintenance Worker position as Traffic Technician and to place the position in Grade 9 of the City's salary plan.

Attachments:
1. 06.22.2026_Classification Review_Traffic Technician
2. Traffic Technician 2026

COTTINGHAM & BUTLER
Total Rewards
Consulting

June 22, 2026

MEMORANDUM

TO: Heather Barber, Director of Human Resources and Safety, City of Neenah
FR: Ashley McCluskey, Compensation Analyst

RE: Classification Review: Traffic Technician

The city has submitted job documentation and has requested a classification review for the Traffic Technician, previously titled Traffic Maintenance Worker, located in the Public Works Department. Based on our evaluation, the following recommendation is provided:

Traffic Technician Classification Review: The Traffic Technician performs and oversees tasks involving City traffic operations and other public works related tasks. Examples of essential job duties that have been added to this role include designing, analyzing, and modifying traffic signal programming; performing basic electrical repairs; and organizing, assigning, and supervising the work tasked to the traffic division. Minimum requirements of the position include a high school diploma or equivalent; five years' experience in traffic operations, including two years of experience working with electrical equipment, installation, and troubleshooting; and a valid WI CDL with class B and Class N endorsements. Following evaluation through our point-factor job classification system, we recommend placement in **Grade 9** of the current pay scale.

Please contact me with any questions on this review.

Ashley McCluskey
amccluskey@cottinghambuttler.com

City of Neenah
Position Description

Position:	Traffic Technician	**Grade:**	9
Department:	Public Works	**FLSA:**	Non-Exempt
Reporting Supervisor:	Superintendent of Public Works	**Date:**	June 2026

The City of Neenah is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

JOB SUMMARY:

The purpose of this position is to perform and oversee tasks involving City traffic operations and other public works related tasks. The Traffic Technician will be responsible for other duties as assigned by the Public Works management.

ESSENTIAL JOB DUTIES

- Operates sign-making equipment.
- Installs, maintains, and removes traffic signs.
- Constructs/rebuilds, installs, and maintains streetlights, traffic signals, and controls.
- Maintains an inventory and available supply of traffic signs, barricades, and traffic signal equipment.
- Documents and maintains city-owned sign placement and inventory.
- Maintains various traffic and pedestrian pavement markings.
- Operates, repairs, and maintains paint machines and equipment.
- Maintains records and prepare reports.
- Reads and interprets technical manuals, specifications, diagrams, schematics, operator manuals, parts books, and repair manuals to make repairs or modifications to various traffic equipment.
- Operates snowplows and applies salt and other materials to streets when required.
- Performs minor equipment maintenance, cleaning, and repairs.
- Operates vehicles, machinery, and equipment (including heaving equipment) to complete street-related or traffic-related daily assignments.
- Performs basic electrical repairs.
- Administers routine maintenance of traffic infrastructure (signs, traffic signals, beacons, street lighting, and pavement markings) and of sidewalk/trails.
- Prepares work orders for traffic and repairs city infrastructure.
- Prepares traffic control plans and oversees traffic control operations for city public works activities and events. Organizes, assigns, and supervises the work tasked to the traffic division.
- Communicates with supervisors, co-workers, citizens, vendors, and contractors as needed.
- Responds to questions, complaints and suggestions regarding traffic and parking regulations, operations, and safety from the public.
- Regular attendance, punctuality, and on-call response to emergencies are required.
- Other duties as assigned.

EDUCATION AND EXPERIENCE:

- High School diploma or equivalent
- 5 year’s experience in general traffic maintenance and or operations

- 2 years of experience working with electrical equipment, installation, and troubleshooting. A valid Wisconsin commercial driver's license is required with minimum class B and Class N (tanker) endorsement. MSA level 1 certification preferred

KNOWLEDGE/SKILLS/ABILITIES:

- Knowledge of City and Department policies and procedures
- Knowledge of State and Federal safety regulations (MUTCD)
- Knowledge of basic mathematics
- Knowledge of operation, methods, materials, machines, tools, and equipment commonly used in public works traffic operations, construction, and maintenance work.
- Knowledge and ability to perform daily maintenance and servicing of vehicles and equipment.
- Skill in interpersonal relations
- Skill in oral and written communication
- Ability to work autonomously and as part of a team
- Ability and skill to safely and effectively operate a variety of maintenance vehicles, machinery, tools, and equipment.

SUPERVISORY CONTROLS:

PHYSICAL REQUIREMENTS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform essential functions.

- Ability to operate equipment and machinery requiring simple but continuous adjustments.
- Ability to operate modern office equipment.
- Ability to exert moderate physical effort in sedentary to light work.
- Ability to lift and carry up to 50 pounds regularly and up to 100 pounds on occasion

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform essential functions.

- The work is typically performed in the City of Neenah
- Exposure to a variety of weather elements will occur, varying from high heat and humidity to bitter cold temperatures, snow, ice, and heavy rain
- Exposure to moderate to loud noises or equipment may occur
- Exposure to dirt, grit, fumes, or airborne particles will occur
- Exposure to moving mechanical parts and traffic hazards will occur
- Exposure to toxic or caustic chemicals may occur

SUPERVISORY AND MANAGEMENT RESPONSIBILITY:

- None

To perform this job successfully, an individual must be able to perform each essential job function satisfactorily. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential job functions herein described. Since every duty connected with this position may not be described herein, employees may be required to perform duties not specifically spelled out in the job description, but which may be reasonably considered to be incidental in the performing of their duties just as though they were actually written out in the job description sheet. AT ANY TIME, AN EMPLOYEE MAY BE ASKED TO ASSIST ANOTHER DEPARTMENT WHERE NEEDED AND IN PERIODS OF DOWN TIME.

Memorandum

Date: August 5, 2026

To: Chairperson Erickson and Members of the Finance and Personnel Committee

From: Matthew Schroeder, Director of Information Systems

RE: Recommend Council approve entering into a service contract with Keeper for an Enterprise Password Management System at a cost not-to-exceed $16,000, with funding primarily coming from Information Systems capital equipment budget.

Information Systems staff have been searching for an enterprise password management solution for all city staff to use. A password manager works similar to the built-in browser tools that remember and autofill your passwords for you, with added capabilities. The solution we looked for had to include the ability to follow users between computers and browsers, detect and alert on weak and compromised passwords, manage sharing between staff for securely sharing codes and accounts when needed, and allow IS staff the ability to transfer password lists to supervisors when employees leave. Additionally, a recent Criminal Justice Information System (CJIS) audit found we were missing some required capabilities, such as auto-detecting compromised passwords and providing automated tools to help users select strong passwords. These findings will be resolved with the implementation of this password manager system.

IS staff looked at what solutions were out there that complied with CJIS laws, and worked natively with our existing multi-factor authentication system — Duo. After finding two solutions that fit those qualifications and appeared to have all the features we needed, we worked with a small team of city staff to trial two different enterprise password management systems. We tested both Bitwarden and Keeper. Both solutions were user-friendly, but staff felt Keeper had more back-end functionality that would benefit IS staff, had better organization options, and provided a smoother experience when moving between computers, which Police and Fire staff do quite often.

After looking at whom all we would include in the implementation, some of the pricing shifted due to different quantity discounts. At this time, we are still waiting to hear a response if Keeper pricing will change with the change in quantity, and we are still working with the Fire department to determine how many staff members will be included in the initial rollout due to budget constraints. We are likely looking at somewhere between 160 and 220 licenses. Bitwarden offered a one-year 10% discount for the 220 user level, for a total of $14,256, or standard no-discount pricing at the 160 user level, for $11,520. Our 250 user estimate from Keeper came in at $66.60 per user per year, a discount from retail price of $92.40 per user per year. This would equate to $14,652 for 220 users or $10,656 for 160 users.

Since we are still waiting for final pricing and license counts, we are requesting approval to purchase at a not-to-exceed total cost of $16,000. As with other software we purchase, costs will be split into other department's budgets that are funded differently — Fire, Water, Municipal Court, and Fleet. This should leave a total of about $9,790.20 for the majority of users that will come from the IS capital budget for Cybersecurity. IS planned $10,000 in that budget account for this project in 2026. IS also recommended amounts in each department's operating budget for 2026 in their maintenance of software accounts for this project.

Attachments:
None

Memorandum

Date:	August 5, 2026
To:	Chairperson Erickson and Members of the Finance and Personnel Committee
From:	Matthew Schroeder, Director of Information Systems
RE:	Recommend Council approve the purchase of new Palo Alto firewall devices and services from Heartland Business Systems at a cost of $57,717.59, with funding coming from Information Systems capital equipment budget.

In September 2020, we purchased our existing Palo Alto PA820 firewalls that we are currently operating. These devices are what control the internet connection for all city facilities, and are one of our major cyber defense barriers to the city's network. The two devices are configured in High Availability, meaning if we experience a hardware failure, or upgrade the system on one device, the second will seamlessly take over. These firewalls have worked great for us over the years, and we have built up the needed experience to manage them in-house.

Palo Alto has announced the end of standard support for our current hardware will be May 2027. Due to the age of the hardware, we are also unable to upgrade to the latest major release of the software that runs the devices. Couple these with the 6-year-old hardware, and our department feels we need to replace these with newer models so we can stay up to date and continue to enhance our permitter cyber defenses.

We've received a quote from our existing firewall vendor for a replacement pair, and they have provided pricing for the PA560 model, which was released in late 2025. We did not look at other options, as Palo Alto is continuously ranked one of the top firewall vendors, has performed well for us for quite a number of years, and staff already possesses detailed knowledge of the platform.

In evaluating our options, we also requested pricing for their Panorama product, which provides centralized management and configuration of Palo Alto products. Since eliminating firewalls with fiber projects last year, we are currently only operating one pair. However, we are budgeting for additional units in 2027 for our disaster recovery (DR) site at Fire Station 31, and the Police Station. Both have a backup internet connection, and should fiber be cut, it would not be usable until we could get a firewall device in place. By including the Panorama product now, we will have additional logging and reporting capabilities, along with the ability to seamlessly add the additional firewalls next year. This will lower our management time for these devices, as configuration will be centralized and changes will apply to all devices instead of just one.

Pricing for hardware and installation comes to $27,682.02. The addition of the Panorama management software adds $11,126.64, for a total one-time cost of $38,808.66. Support costs and the security subscription bundle are budgeted for in the IS Cybersecurity capital equipment budget, and will be $18,908.93 annually. Funding in that budget has already been set aside for these costs. IS budgeted $30,000 in the 2026 capital equipment budget for the firewall replacement project, leaving us with a one-time overage of $8,808.66. We propose covering this overage with funding from the IS capital equipment item for fiber builds.

Attachments:
None

Memorandum

Date:	August 5, 2026
To:	Finance and Personnel Committee
From:	David Rashid, City Attorney, Kelly Nieforth, Director of Community Development & Assessment
RE:	Recommend Common Council approve the Alta Alley License Agreement with Future Neenah Inc. and Alta Resources

In September of 2024, Future Neenah Inc. (FNI) approached the City about applying for a Vibrant Spaces Grant administered by the Wisconsin Economic Development Corporation (WEDC). The grant is intended to create community spaces where residents can gather in downtowns across the state. WEDC requires that the grant must be applied for by a municipality and a 50% match is required. FNI believed that the former Mutual Savings Bank drive-thru, owned by Alta Resources (Alta),at 101 W. Wisconsin Avenue, could be used as a community space just off W. Wisconsin Avenue and would complement FNI's vision for enhancing downtown Neenah's public spaces.

Plans for Alta Alley include fresh coats of paint and seal coating, new overhead lighting, a community mural, patio tables and chairs, rocking chairs, interactive children's play boards, and other amenities. The total cost for the improvements is $66,551.

The City agreed to apply for the grant of $33,000 and at the request of and through the initial drafting by the City Attorney, a legal formal license agreement was entered into between the City, FNI, and Alta Resources to determine the roles and responsibilities for each party. The agreement provided that the City was a sponsor of the grant, that the space would be used by way of license from Alta Resources, and that FNI would be responsible for providing the grant match funds of $33,000, installing the alley improvements, and maintaining the property. Also, through this agreement, the City agreed to include Alta Alley as part of the DORA.

Additionally, the agreement specifies the limitation of liability on the part of the City as well as a limit on investment of funds. FNI will maintain a sufficient insurance policy to ensure that the City and Alta's liability is minimized as FNI will be the primarily responsible party. Any potential liability of the City will be secondary to FNI's (through coordinated insurance coverages) and also shielded through statutory, recreational immunity protections.

Recommendation

Appropriate action is to recommend Common Council approve the Alta Alley License Agreement with Future Neenah Inc. and Alta Resources.

Attachments:
1. 260701 Alta Alley License Agreement

LICENSE AGREEMENT BETWEEN
ALTA REALTY LLC,
CITY OF NEENAH and FUTURE NEENAH INCORPORATED

ALTA ALLEY

This License Agreement ("**Agreement**") is entered into as of July 1, 2026 ("**Effective Date**") by and between Alta Realty, LLC, a Wisconsin limited liability company, with a mailing address of 120 N. Commercial Street, Neenah, WI 54956 ("**Alta**"), the City of Neenah, a Wisconsin municipal corporation, with its offices at 211 Walnut Street, Neenah, WI 54956 ("**City**"), and Future Neenah Incorporated, a Wisconsin non-stock corporation with its principal office at 135 W. Wisconsin Avenue, Neenah, WI 544956 ("**FNI**"). (**Alta**, **City** and **FNI** being collectively referred to as the "**Parties**", and City and FNI together at times referred to as "**Licensees**").

RECITALS

A. WHEREAS, Alta owns certain real property, located at 101 W. Wisconsin Avenue, in the City of Neenah, Winnebago County, Wisconsin, as more particularly described in **Exhibit A** (the "**Property**");
B. WHEREAS, Alta retains ownership and operational oversight concerning the Property upon a portion of which is located and includes the former drive-through to a bank formerly located thereon ("**Alta Alley**") at the Property;
C. WHEREAS, Licensees believe that the portion of the Property which constitutes the Premises (as defined below) is suitable for development of and use as an open-to-the-public gathering space, for use by FNI as a grant facility, the subject site for one certain WEDC improvements grant awarded thereto;
D. WHEREAS, City and FNI desire to have a definite-term agreement for renovation and maintenance of the space for use by the public through its community partners, including FNI, at the alley way;
E. WHEREAS, Alta desires to provide the Premises (as defined below) to the City, FNI and their other designated parties for said use, all pursuant to the terms, conditions, limitations and restrictions set forth in greater detail herein; and
F. WHEREAS, Alta, the City and FNI wish to enter into a license agreement to memorialize the permission granted by Alta and the terms and conditions upon which the Premises (as defined below) is permitted to be modified and used by Licensees.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, each intending to be legally bound hereby, agree as follows:

1. Recitals. The above recitals and attached exhibits are true and correct and incorporated into and form a part of this Agreement.

2. Grant of License.
    a. Alta hereby grants City and FNI a limited, joint, exclusive, non-transferrable, non-sublicensable, non-assignable license to maintain and operate a gathering space that will be known to the public during the Term as "Alta Alley", and which is herein referred to as the Premises, as defined below. The Premises is located on a portion of the Property and consists of approximately 1,700 square feet of ground space,

including the air space extending twenty feet (20') above the ground space (collectively, the "**Land Space**"), and the exterior wall spaces. The exterior wall spaces include the following: (i) an area approximately eighteen feet (18') long and nine feet (9') high located on the west boundary of the Premises, which area is limited to the portion of the wall which was a former drive-through addition and the portion of the wall which is bumped out from the building and extends onto the Property; and (ii) the area located on the east side of the Premises, which runs along the length of the west side of the building located on the Property (collectively, the "**Wall Space**"). For the avoidance of doubt, the Wall Space expressly excludes any portion of the property or building located on Parcel No. 81003920000, which is adjacent immediately to the west of the Property and is not owned or controlled by Alta.

b. The Land Space and Wall Space together comprise what is referred to herein as the "**Premises**," together with any outdoor furniture, fixtures or other features may be referred to herein as the "**Grant Facilities**". The Land Space, Wall Space and Premises are more particularly described and depicted in **Exhibit B**.

c. Alta hereby also grants City and FNI a limited, joint, exclusive, non-transferrable, non-sublicensable, non-assignable license to use the right and permission to use the word "Alta", strictly as it relates to the Licensees' use of the Premises and strictly in conjunction with the phrase "Alta Alley." This grant of right includes allowing Licensees to use the word "Alta" in conjunction with the phrase "Alta Alley" for the purpose of advertising, publicizing and promoting Licensees' use of the Premises.

3. City's and FNI's Acknowledgements.
   a. Licensees respectively acknowledge and agree that, in accepting this Agreement, Alta has made no representations or warranties, express or implied, regarding: (i) the physical condition of the Property or Premises; (ii) the suitability of the Premises for the Licensees' desired purposes; or (iii) the state of title of the Property.
   b. Licensees respectively acknowledge and agree that: (i) Licensees are experienced in land acquisition and premises development or have consulted with someone that is so experienced before signing this Agreement; (ii) that Licensees have conducted or will conduct all necessary and appropriate inspections of the Property; and (iii) that Licensees accept the Premises in "**as-is, where-is and with all faults**" condition.
   c. Licensees respectively acknowledge and agree that, only excepting the permission granted by Alta to the Licensees to use the Premises during the Term as specified herein, Alta is the owner of all right, title and interest in the Property and Premises and, upon the expiration or termination of this Agreement, all rights granted to Licensees pursuant to this Agreement shall cease.

4. Term. The "**Term**" of this Agreement shall be for a period of five (5) years, commencing on the Effective Date and ending on the fifth anniversary of the Effective Date, unless earlier terminated as set forth herein or extended thereinafter, in writing, by mutual agreement of the Parties.

5. License Fees.
   a. Licensees' license fee obligation commences on the Effective Date. FNI shall pay Alta an annual license fee of **One Dollar ($1.00),** which must be paid in one installment (the "**License Fee**") within thirty (30) days of the Effective Date and continuing on each anniversary of the Effective Date thereafter for the duration of the Term of the Agreement.
   b. All consideration to be provided by Licensees to Alta must be paid or provided to Alta without offset.

6. Compliance with Laws. Throughout the Term of this Agreement, Licensees must use the

Premises and Grant Facilities only for the purpose of maintaining and operating facilities for grant purposes. FNI, at its expense, must diligently, faithfully, promptly and fully obey and comply with all federal, state, and local orders, rules, regulations, and laws. FNI must pay, as they become due and payable, any and all fees, charges, taxes, and expenses required for licenses and permits required for Licensees' use of the Premises.

7. Maintenance of the Premises and Grant Facilities.
   a. FNI must, at its sole cost and expense, operate and maintain the Premises and Grant Facilities.
   b. FNI, at its expense, must immediately repair any damage done to the Property during maintenance or operation of the Premises and Grant Facilities, and restore and return the Property to its condition that it was in immediately prior to the Effective Date, reasonable wear and tear excepted, to Alta's reasonable satisfaction. Notwithstanding anything to the contrary contained herein, FNI's repair and restoration obligations shall not include the replacement and reinstallation of the concrete, curbed island if removed, which is the City's obligation pursuant to Section 22(b).
   c. FNI, at its expense, shall have sole responsibility for the maintenance, repair, and security of the Premises and Grant Facilities and must keep the same in good repair and neat, sanitary condition during the Term of this Agreement.

8. Modifications. Licensees shall not update or add to the Premises or Grant Facilities, except as hereinafter provided, nor shall it make, or allow a third party to make, any additions, alterations, modifications, or improvements (collectively, "**Modifications**") to the Premises without Alta's prior written approval. If Licensees desire to make Modifications, Licensees must submit required detailed construction plans or drawings ("**Construction Plans**") for all improvements to Alta for Alta's written approval, which shall not be unreasonably withheld or delayed. Such approval must be obtained before Licensees may commence any installation or construction on the Premises. Licensees shall pay Alta's reasonable costs for reviewing Construction Plans within thirty (30) days of the invoice date. Any Construction Plans for the Premises will be attached to this Agreement as **Exhibit C**. If approved, such Modifications shall be made at Licensees' sole expense and only upon it first obtaining all necessary governmental approvals and permits for such modifications.
   a. FNI may, at its sole cost and expense and subject to not causing any damage, or negatively impacting, any adjacent structures or fixtures, remove the presently existing concrete, curbed island (formerly demarking the bank drive-up lanes), and must hard-surface finish the removal site in a commercially reasonable manner, subject to approval by the City and Alta.
   b. FNI may, at its sole cost and expense, paint with murals or other words, logos or designs on the easterly most exterior wall of the building at 109 W. Wisconsin Avenue, subject to all applicable local codes and Alta's approval.
   c. FNI may, at its sole cost and expense, install flower planters, chairs and tables and other public infrastructure within the Land Space, subject to all applicable local codes and Alta's approval.
   d. FNI may, at its sole cost and expense, install and maintain string lights above the Land Space, subject to all applicable local codes and Alta's approval.
   e. Any Modifications must keep negative aesthetic impact held to a minimum practical level.
   f. Any Modifications must be completed in a neat and workmanlike manner in accordance with sound architectural and engineering practices, applicable rules, regulations, and laws and in strict compliance with the approved Construction Plans in **Exhibit C** or amended Construction Plans submitted to and approved by Alta. All work shall be performed either by Licensees or by a fully qualified independent contractor who carries

all insurance required under paragraph 13 and who has been approved in writing by Alta before such contractor has done any work on the Premises. Regarding any independent contractor employed to work on the Premises, certificates of all insurance coverages and endorsements required under this Agreement shall be provided to Alta by Licensees prior to the commencement of any work upon the Premises by such contractor.

g. Notwithstanding any provision in this paragraph to the contrary, without obtaining Alta's prior consent, FNI shall have the right to (a) modify, replace or add to any features housed within the Grant Facilities and (b) replace, for repair and maintenance purposes, furniture, equipment and other features installed on the Premises with substantially similar replacement items.

9. Use. FNI may only sell food and beverages during the Premises' operating hours, and then only with the express permission of and in accordance with the ordinances and rules of the City. FNI may not sell or serve alcoholic or intoxicating beverages, goods or products without the prior approval of Alta and then only in compliance with all applicable permits, licenses, ordinances and laws.

10. Access.

a. Alta shall provide Licensees with emergency contact information. Licensees shall provide Alta with its emergency contact information along with a list of all authorized service personnel's information, including contractors and subcontractors, employee names, addresses, and phone numbers. Licensees shall keep the list up-to-date and provide notice of changes in writing to Alta within ten (10) days of such change. All employees, agents and subcontractors of Licensees must carry photo identification while on the Property and show the identification to Alta upon request.

b. Alta and its employees, agents and representatives shall have the right of reasonable access, without advance notice required, to any part of the Grant Facilities for purposes of inspection, for determining whether the terms and conditions of this Agreement are being met and for any other legitimate business purpose. Alta shall further have the right to enter upon and access any part of the Grant Facilities without advance notice in the event of an emergency. Licensees shall promptly correct any condition or code violation that Alta observes or that Licensees are made aware of or should reasonably be aware of.

11. Interference. The Grant Facilities and the installation, operation, and maintenance of the Premises must not interfere with the business operations of Alta or Alta Resources Corp., which has a principal place of business located at 120 N. Commercial St., Neenah, WI 54956 and is located proximate to the Property.

12. WEDC Vibrant Spaces Grant

a. FNI and Alta shall comply with the requirements listed in the Agreement between the Wisconsin Economic Development Corporation (WEDC) and the City for the Community Development Investment Vibrant Spaces (CDI-VS) grant which is attached hereto as **Exhibit D**.

b. FNI shall be responsible for the Match Investment identified in the WEDC CDI-VS Grant Agreement between the City and WEDC of $33,000 cash.

c. FNI shall use the grant funds received in connection with the WEDC CDI-VS pursuant to the terms of the activities outlined in **Exhibit C**.

d. FNI and Alta shall reasonably cooperate with the City, the City's attorneys, the City's auditors or other representatives of the City in connection with any internal or governmental audit, with respect to the CDI-VS Agreement, strictly as it relates to the Grant Facilities.

13. Insurance.

a. General. At all times during the Term of this Agreement, FNI must keep in full force and effect, at its sole expense, all occurrence-based insurance policies as outlined below, which shall name the City, Alta, and each of their respective officers, directors, employees, subsidiaries and affiliates (and additionally, as to the City, its respective council members and authorized volunteers) as additional insureds on ISO Forms CG 20 10 (ongoing operations) and CG 20 37 (completed operations) or their equivalent, provide primary insurance coverage, a waiver of subrogation and a 30 day notice of cancellation. The insurer must be approved by Alta or authorized to do business under the laws of the State of Wisconsin and have an "A-" or better rating in Best's Guide. All vendors, contractors and all of their subcontractors who perform work on the Property must carry, in full force and effect, worker's compensation, commercial general liability, and automobile liability insurance coverages of the type FNI is required to obtain under this paragraph with the same minimum limits and the same endorsements. In the event that any vendor, contractor or subcontractor does not obtain the requisite insurance, FNI will indemnify, release, defend, and hold harmless the Indemnified Parties against Claims attributable to FNI's negligence or willful misconduct in failing to enforce such requirement.

i. Commercial General Liability Insurance ("**CGLI**"). The policy must be written to provide coverage for, but not limited to, the following: premises and operations, products and completed operations, personal injury, blanket contractual coverage, broad form property damage, liquor liability, independent contractor's coverage, joint negligence coverage, and coverage for property damage from perils of explosion, collapse, or damage to underground utilities (commonly known as XCU coverage). Limits of liability must be not less than $2,000,000 general aggregate, $2,000,000 products/completed operations aggregate, $2,000,000 personal injury, $4,000,000 each occurrence. Coverage must not contain standard form pollution exclusion. To the extent such coverage cannot be obtained through CGLI, Licensees must obtain equivalent insurance to insure the Property against environmental hazards. Such coverage shall be maintained for a minimum of three (3) years following acceptance of this Agreement.

ii. Automobile Liability Insurance. Licensees must have a business automobile policy covering all owned, hired and non-owned private passenger autos and commercial vehicles, and include joint negligence coverage. Limits of liability must be not less than $1,000,000 each occurrence.

iii. Workers' Compensation and Employer's Liability. Workers' Compensation insurance that conforms to applicable statutory requirements and employer's liability insurance with a minimum coverage limit of not less than $1,000,000.00.

b. Certificates of Insurance. Prior to the execution of this Agreement and prior to each insurance policy expiration date during the term of this Agreement, FNI must furnish Alta with a certificate of insurance (Acord Form or equivalent for coverages) signed by the insurer's authorized representative evidencing coverage and all endorsements required by this Agreement, including the Additional Insured and notice of cancellation endorsements; such endorsements may be covered by a blanket endorsement. The certificate of insurance must reference this Agreement. FNI shall also communicate any deductibles or self-insured retentions applicable to such policies. Both the City and Alta must be given thirty (30) days advance notice of cancellation or non-renewal of insurance from FNI's insurers through an endorsement during the term of this Agreement unless cancellation is due to the non-payment of premiums, in which event, 10-days prior written notice shall be provided. Any language relieving insurer of its obligation to provide such cancellation notice shall be deleted.

c. The insurance requirements under this Agreement shall be the greater of: (i) the minimum limits and coverage specified herein, or (ii) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the Named Insured. It is agreed that these insurance requirements shall not in any way act to reduce coverage that is broader or that includes higher limits. No representation is made that the minimum insurance requirements stated hereinabove are sufficient to cover the obligations under this Agreement.

d. If any coverage is maintained on a claims-made basis, the following shall apply:

   i. The retroactive date must be shown and must be before the date of the Agreement.

   ii. Insurance must be maintained, and evidence of insurance must be provided for a minimum of three years after completion of the Agreement.

   iii. If coverage is cancelled or non-renewed and not replaced with another claims-made policy form with a retroactive date prior to the effective date of the Agreement, FNI must purchase an extended reporting period for a minimum of three years after expiration of the Agreement.

14. Indemnification.

a. The City and FNI as Licensees shall each, jointly and severally, defend, release, indemnify, and hold harmless Alta and each of their respective representatives, agents, employees, contractors, subsidiaries and affiliates (collectively, the "Indemnified Parties") from and against any and all liabilities, claims, fines, penalties, costs, damages, expenses, demands, lawsuits, or disputes (including reasonable attorney fees of counsel selected by Alta and all other costs and expenses of litigation) (collectively "Claims") related to or arising out of, in any way, from any injury or damage to any person (including death) or property: (i) resulting from the negligence or willful act or omission of Licensees or their respective representatives, agents, employees, contractors, subcontractors, suppliers, customers, guests or invitees; (ii) relating to any condition, occurrence, or accident upon the Property which causes injury or illness to any person or persons whomsoever or to any property whatsoever ; (iii), arising in any way from the installation, presence, operation, maintenance, or removal of the Grant Facilities; (iv) relating to work, labor, material, or supplies provided or supplied by Licensees, its vendors, contractors or subcontractors, for the installation construction, operation, maintenance, or use of the Property or Grant Facilities, including any claim or lien arising therefrom; (v) resulting from Licensees' breach of any warranty, representation, obligation, or other provision of this Agreement; (vi) relating to Licensees' use of, or Licensees' grant of permission of third-parties to use, the Property, the Grant Facility or the performance of this Agreement; or (vii) resulting from any vendors, contractors or subcontractors not having obtained the insurance coverage required by Section 13(a) of this Agreement. Notwithstanding anything to the contrary contained herein, Licensees' aforesaid indemnity and hold harmless agreement shall not be applicable to any liability to the extent caused by the negligence, or willful misconduct of Alta or its representatives, agents, employees, contractors, subsidiaries and affiliates.

b. Indemnification Procedures. Promptly after receipt of a notice of any third-party claim or the commencement of any action that is the subject of Licensees' indemnification obligation as described herein, Alta will: (i) notify Licensees in writing of any such claim or action; (ii) provide the Licensees with reasonable assistance to settle or defend such claim or action, at Licensees' own expense; and (iii) grant to the Licensees the right to control the defense and/or settlement of such claim, at Licensees' own expense; provided, that the Licensees will not, without the Alta's consent, agree to any settlement which makes any admission on behalf of the Alta.

15. Taxes; No Liens. FNI must pay and be responsible for all personal and real estate taxes and assessments, general and special, levied and assessed against, or with respect to, or measured by, the Premises and all Grant Facilities. If any sales, use, income, or other tax is ever assessed or levied against the License Fee, charges payable by Licensees under this Agreement, or that otherwise relates in any way to this Agreement, Licensees must pay that tax upon demand by Alta. Licensees must not do anything that might cause or result in and shall not permit the filing of a lien against any part of the Property, whether filed against Alta or Licensees. Payment for any such taxes shall be made by FNI to Alta within thirty (30) days of the date of invoice from Alta.

16. Limitations.
    a. Excluded Damages. NO PARTY SHALL BE LIABLE TO ANOTHER PARTY FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES, OR FOR ANY LOSS OF PROFITS ARISING OUT OF OR RELATED TO THIS AGREEMENT, REGARDLESS OF THE FORM OF ACTION AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE FOREGOING LIMITATION SHALL NOT APPLY TO: (i) A PARTY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT; OR (ii) CLAIMS THAT ARISE FROM, OR DAMAGES THAT ARE INCURRED PURSUANT TO, THE INDEMNIFICATION OBLIGATIONS OF THE LICENSEES UNDER THIS AGREEMENT.
    b. FNI undertakes and assumes for its officers, agents, affiliates, contractors and subcontractors, and employees, collectively, all risk of dangerous conditions, if any, on or about the Property.
    c. No provision of this Agreement is intended, nor shall it be construed, to be a waiver for any purpose by City of the provisions of Wis. Stat. §§ 893.80, 895.52, or 345.05 or any other notice requirements, governmental immunities, or damages limitations that may apply to City or on behalf of any of the Indemnified Parties. City shall not be liable to any others in indemnification or contribution for an amount greater than the recoverable limits for claims against municipalities established by Wis. Stat. §§ 893.80, 895.52, or 345.05 or any other applicable limits on municipal liability.

17. Default. A default hereunder shall occur upon any of the following events: (i) FNI defaults in the payment of the License Fee or any other sums to Alta when due and does not cure that default within fifteen (15) days after Receipt (as defined below) by FNI of written notice; (ii) either party defaults in the performance of any other term of this Agreement and does not cure that default within thirty (30) days after written notice by the non-defaulting party, provided that such period shall be extended as reasonably necessary in the event that the non-defaulting party is proceeding in good faith with due diligence to cure such default but is unable to do so within thirty (30) days; or (iii) Licensees abandon or vacate the Premises. For the purposes of this Agreement, "Receipt" shall be deemed to have occurred upon the earlier of (1) actual receipt; or (2) the second business day after the date posted if sent by certified mail, return receipt requested, and addressed as set forth in Section 27 of this Agreement.

18. Remedies for Default. In the event of any default, as defined in paragraph 17, the non-defaulting party may, in addition to any other remedy it may have under law, serve a written notice upon the defaulting party that it elects to terminate this Agreement upon a specified date no fewer than thirty (30) calendar days after the date of serving such notice, and this Agreement shall expire on the date so specified as if that date had been originally fixed as the expiration date of the Term. In the event this Agreement is so terminated by Alta, Licensees must immediately pay Alta a sum equal to the total of the unpaid License Fee for one (1) year.

19. Nuisances and Sanitation.
    a. Licensees must not knowingly perform any acts or carry on any practices upon the Premises that may endanger or injure the Premises, Property, or any person, be a nuisance or menace to adjoining property owners or that will decrease the Property value.
    b. FNI must keep the Land Space free and clear of debris, rubbish, junk and garbage and must pick up all trash and garbage on a daily basis. FNI is responsible for disposal of food waste, packaging containers, eating utensils, and other waste directly attributable to its use within the Grant Facilities and is also responsible for waste and litter directly attributable to its use the Property. FNI must use City's dumpsters at or nearest the Property to dispose of waste and litter created by its use. If the use generates more waste and refuse then can be contained within the dumpsters furnished, then the Licensees are responsible for removing, at FNI's sole expense, the extra waste and refuse off-site to its own dumpsters or other waste receptacles.
    c. FNI must keep the Wall Space free and clear of any graffiti, writing, unauthorized murals and other similar defacements.

20. Assignability. Licensees must not assign, sell, or transfer their respective interests under this Agreement, unless they first receive the written consent or approval of Alta. Upon assignment, the Licensees will be released from any liability occurring after the date of such assignment, and the assignee will be responsible for all future obligations of Licensees under the Agreement.

21. Utilities. Alta shall provide electricity to the Premises as available through the existing infrastructure from existing outlets, if any, as of the Effective Date of this Agreement. No Modifications to the existing infrastructure are permitted, or shall be undertaken, without Alta's advance written approval of the specific plans (including project detail and renderings if applicable) and, in the event Modifications are needed and approved, all work must be undertaken by Alta authorized and approved contractors, at Licensees' sole cost. FNI shall be solely responsible for payment of the usage fees associated with the usage of said utilities. FNI must separately meter charges for the consumption of electricity and any other utilities associated with its use of the Premises. FNI shall ensure that all such utilities are transferred into FNI's name as of the Effective Date.

22. Termination of License.
    a. Upon termination or expiration of this Agreement, Licensees must remove all of Licensees' personal property, equipment, trash, and non-fixtures from the Premises. If Licensees fails to surrender the Premises in accordance with this Agreement, which failure continues for a period of thirty (30) days after written notice from Alta to Licensees, then Alta may (but is not obligated to) perform such removal and restoration, at FNI's expense. FNI must reimburse Alta for Alta's actual costs of removal (including Alta's own internal labor costs, charged at a reasonable rate based upon the nature of the services provided), increased by Twenty Percent (20%) for Alta's oversight and administrative expense. FNI must pay any invoice for such removal, disposal, and restoration within thirty (30) days of receipt.
    b. At Alta's request, the City shall in its original location and to its original specifications, replace and reinstall the concrete, curbed island if removed pursuant to paragraph 8a hereinabove.
    c. At Alta's request and to its satisfaction, FNI shall repaint the Easterly most exterior wall if the option was exercised by FNI pursuant to paragraph 8b hereinabove.
    d. If Licensees should hold over after the expiration or any earlier termination of this Agreement, Licensees shall be deemed a tenant at sufferance without claim of right. Such occupancy shall, however, be upon all the terms and conditions of this Agreement, on a

month-to-month basis, but the License Fee shall be Five Thousand Dollars ($5,000.00) per month, regardless of whether the Grant Facilities are in use or not. Licensees' obligations under this paragraph shall survive the expiration or an earlier termination of this Agreement.

e. If, at any point following the one (1) year anniversary of the Effective Date of this Agreement, Alta determines that the Property or Premises, or any portion thereof, is needed for any corporate purpose or benefit by Alta, by Alta Resources Corp. or any of its subsidiaries or affiliates, which purpose would exclude Licensees' Grant Facilities and all other similar uses by any party other than Alta itself, this Agreement, and any extension thereof, shall be subject to cancellation and termination by Alta upon one hundred twenty (120) days prior written notice to Licensees ("Notice Period"). Following receipt of such notice, Licensees and Alta will mutually agree, in writing, to a timeline and plan to restore the Premises pursuant to Section 22(a), with the Parties acknowledging that restoration may take longer than the Notice Period and be subject to work performed by third parties. Notwithstanding the foregoing, Licensees shall use commercially reasonable efforts to complete such work within the Notice Period. In the event of such termination, Licensees shall not be obligated to pay any License Fee during the period between the date of Alta's notice of termination and Licensees' vacation of the Premises. For purposes of this provision, any corporate purpose or benefit includes, without limitation, the sale, lease or other transfer of the Property or Premises, in whole or in part, to a third-party.

f. In the event of the damage, destruction or partial destruction of the Grant Facilities, Licensees shall have the right for a period of ninety (90) days commencing on the date Licensees notify Alta of such destruction to terminate this Agreement by giving notice of its election to terminate in writing to Alta. Regardless of whether or not the Licensees choose to terminate this Agreement, the Licensees must, at FNI's own expense, repair and restore the Grant Facilities.

23. Operations. FNI is solely responsible for staffing and operating the Grant Facilities. The persons who sell and/or serve food and beverages must be appropriately licensed and trained and must be professional in appearance, manner, and attitude.

24. No Partnership/Agency. The Licensees' use of the Grant Facilities is not intended to create a partnership, employer/employee, or principal/agent relationship between the Alta and Licensees. Licensees shall be independent contractors.

25. Survival of Provision. All indemnification obligations of the parties under this Agreement, including Paragraphs 13 and 14, shall survive the expiration or earlier termination of this Agreement.

26. Applicable Law and Severability. This Agreement shall be interpreted under the laws and in the courts of the State of Wisconsin. If one or more of the terms are found to be void or invalid, those terms shall be deemed inoperative and null and void and shall be deemed modified to conform to such rule of law, all without invalidating any of the remaining provisions of this Agreement or the enforceability thereof, which shall continue in full force and effect. Any suit, proceeding, or other action arising out of or related to this Agreement shall be commenced and maintained only in a court of competent jurisdiction in the state court located in Winnebago County, Wisconsin or the United States District Court for the eastern district of Wisconsin. Each party irrevocably consents to submit to the exclusive jurisdiction of such courts.

27. Notices. All notices hereunder must be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, to the following address:

If to Alta, to:	Alta Realty, LLC Attn: James Beré, Jr. 120 N. Commercial Street Neenah, WI 54956
With a copy to:	Alta Realty, LLC Attn: Heather Owen Nigl 120 N. Commercial Street Neenah, WI 54956
If to FNI, to:	Future Neenah Incorporated Attn: Brent Bowman 135 W Wisconsin Ave Neenah, WI 54956
With a copy to:	City of Neenah Attn: City Attorney 211 Walnut Street Neenah, WI 54956

28. Miscellaneous.

a. This Agreement constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations, and other agreements of any kind. There are no representations or understandings of any kind not set forth herein.

b. Any modification of or amendment to this Agreement must be in writing and executed by all parties.

c. Licensees and Alta represent that each has full right, power, and authority to sign this Agreement.

d. Time is of the essence to this Agreement.

e. This Agreement is intended for the mutual benefit of the parties hereto and no third-party rights are intended or implied.

SIGNATURE AND EXHIBIT PAGES FOLLOW

ALTA REALTY LLC:

By: Date:

James F. Beré, Jr.

Title: Manager

CITY OF NEENAH:

By: Date:

Brian Borchardt,

Mayor

By:

Charlotte K. Nagel, City Clerk Date:

FUTURE NEENAH INCORPORATED

By:

Brent Bowman, Executive Director Date:

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Parcel Identification Numbers: 81003900000 and 81003840000

Parcel I:

That part of Lots One (1) and Two (2) of Block "A" in Warner's Addition to Neenah, in the Tenth Ward (formerly Second Ward), City of Neenah, Winnebago County, Wisconsin, described as follows, viz:-

Commencing on the Northeasterly line of Wisconsin Avenue at a point Twenty (20) feet Northwesterly of the point of intersection of the Northeasterly line of said Avenue with the Northwesterly line of North Commercial Street (formerly known as Cedar Street in said City, as per Palmer's Map thereof recorded in Winnebago County, Wisconsin, Registry in Volume 3 of Plats on Pages 28 to 31, inclusive); thence Northwesterly along the Northeasterly line of Wisconsin Avenue Forty (40) feet to the most Westerly corner of said Lot Two (2); thence Northeasterly along the Northwesterly line of said Lot Two (2) Ninety-seven (97) feet; thence Southeasterly parallel with the Northeasterly line of Wisconsin Avenue Sixty (60) feet to the Northwesterly line of North Commercial Street; thence Southwesterly along the Northwesterly line of North Commercial Street Twenty (20) feet; thence Northwesterly parallel with the Northeasterly line of Wisconsin Avenue Twenty (20) feet; thence Southwesterly parallel with the Northwesterly line of North Commercial Street Seventy-seven (77) feet to the place of beginning.

Parcel II:

Lot Three (3) of Block "A" in Warner's Addition to Neenah, in the Fourth Ward, City of Neenah, Winnebago County, Wisconsin.
The Northerly Ten (10) feet of Lots One (1) and Two (2) of Block "A" in Warner's Addition to Neenah, in the Fourth Ward, City of Neenah, Winnebago County, Wisconsin.

Parcel III:

That certain real estate described as bounded on the Easterly side by Commercial Street, Southerly by Wisconsin Avenue, Westerly by a line parallel to Commercial Street and Twenty (20) feet distant Westerly from the West side of the same, and Northerly by a line parallel to Wisconsin Avenue and Seventy-seven (77) feet distant Northerly, from the Northerly line of the same, being Twenty (20) feet on Wisconsin Avenue, and Seventy-seven (77) feet on Commercial Street in a parallelogram exclusive of streets, being located on the Northwest corner of said streets, and a part of Lot One (1) of Block "A" in Warner's Addition, in the Tenth (formerly Second) Ward, in the City of Neenah, Winnebago County, Wisconsin.

Parcel IV:

That certain real estate described as: commencing on the West line of Commercial Street, One Hundred Seventeen (117) feet North from the Northwest intersection of said North Commercial Street with Wisconsin Avenue, thence running West parallel to Wisconsin Avenue, Sixty (60) feet, thence North parallel to North Commercial Street Twenty-two (22) feet, thence East parallel to the South line Sixty (60) feet to North Commercial Street, thence running South Twenty-two (22) feet to the place of beginning, being a part of Lots One (1) and Two (2) of Block "A" of Warner's Addition to Neenah, in the Tenth (formerly Second) Ward, City of Neenah, Winnebago County, Wisconsin.

Parcel V:

That portion of Lots One (1) and Two (2), of Block "A" in Warner's Addition, now in the Third Ward, City of Neenah, Winnebago County, Wisconsin, bounded and described as follows:

Beginning at a point on the West line of North Commercial Street 97 feet North from the North West corner of the intersection of North Commercial Street with Wisconsin Avenue, thence running West parallel with Wisconsin Avenue, 60 feet, thence North parallel with North Commercial Street, 20 feet, thence East parallel with the South line thereof 60 feet to North Commercial Street and thence South 20 feet to the place of beginning.

Parcel VI:

Block Three (3) in the Second Ward, City of Neenah, Winnebago County, Wisconsin, per Palmer's Map, and now in the Tenth Ward of said City.

Note:

Parcels I through VI taken as a whole are also described as follows:

All of Block Three (3) Palmer's Map of the City of Neenah, Second Ward, presently in the Tenth ward of said City, and Lots One (1), Two (2) and Three (3), Block "A", Warner's Addition to Neenah, all in Winnebago County, Wisconsin, and being more particularly described as follows:

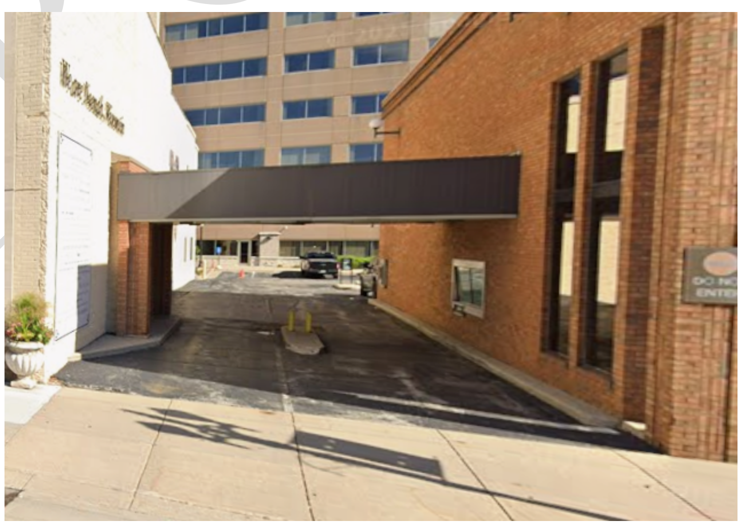
Commencing at a chiseled cross set at the Southeast corner of Block "A", Warner's Addition to Neenah, City of Neenah, Winnebago County, Wisconsin, said point being the true point of beginning:

Thence from said point of beginning, N31°08'30"E, along the West line of Commercial Street, 189.12 feet (recorded as 188.00 feet) to a chiseled cross found at the Northeast corner of Block Three (3) of Palmer's Map of the City of Neenah; thence N58°25'25"W, along the south line of Canal Street, 120.04 feet to a one-half inch rebar found at the Northwest corner of Block Three (3) of Palmer's Map of the City of Neenah; thence S31°07'30"W 40.25 feet to a chiseled cross set at the Southwest corner of said Block Three (3); thence S58°26'42"E 30.01 feet to a one inch iron pipe set at the Northwest corner of Lot 3, Block "A", Warner's Addition to Neenah; thence S31°08'06"W 149.00 feet to the Southwest corner of said Lot 3; thence S58°30'00"E, along the North line of Wisconsin Avenue, 90.00 feet to the point of beginning.

EXHIBIT B
DESCRIPTION OF ALTA ALLEY SPACE

The Premises is located on a portion of the Property owned by Alta Realty LLC at 101 West Wisconsin Avenue, Neenah, Wisconsin. The Premises, formerly a bank drive-through area, will be redeveloped by Licensees for public use as an open-to-the-public, pedestrian gathering and community event area pursuant to the terms of the License Agreement entered into by the Parties effective July 1, 2026. The Premises encompasses approximately 1,700 square feet of improved ground space, together with the air space above and the adjacent exterior wall space on the western boundary of the Premises comprising of the interior of the former drive-through addition on the Property and the portion of the wall which is bumped out from the building to the west and extends onto the Property and, on the eastern boundary of the Premises comprising of the wall space which runs along the length of the building located on the Property to the east of the alleyway, all as further described in this Agreement. The Premises is the area contained within the yellow box depicted below:

As of the Effective Date, the Premises, from the street view, appears generally as follows:



The Wall Space, as generally depicted in the image above, does not include any portion of the property or building located on Parcel No. 81003920000, which is adjacent immediately to the west of the Property and is not owned or controlled by Alta.

During the Term, the Premises will be enhanced by Modifications funded through the Wisconsin Economic Development Corporation (WEDC) Community Development Investment – Vibrant Spaces Grant, administered in partnership with the City of Neenah and Future Neenah Incorporated. Modifications funded through the grant include decorative paving, site lighting, landscaping, public art, planters, seating, string lighting, and other public amenities designed to create an attractive, functional, and welcoming environment for pedestrian activity and community gatherings.

During the Term, and as a result of Modifications made in accordance with this Agreement, it is intended that the Premises will support community vitality and downtown activation by providing a safe, accessible, and flexible outdoor area for special events, art installations, performances, and casual public use.

During the Term, and as a result of the Modifications made in accordance with this Agreement, it is intended that the Premises will generally appear as depicted in the following:

Alta Realty LLC retains ownership of the Property, including without limitation the Premises located thereupon, and provides the City of Neenah and Future Neenah Incorporated (the "Licensees") with the right to maintain and operate the Premises during the Term, all in accordance with the terms and conditions of this License Agreement and all applicable grant requirements.

EXHIBIT C
CONSTRUCTION PLANS FOR THE PREMISES

The following generally summarizes the planned improvements and site Modifications to be completed on the Premises, located on Property owned by Alta Realty LLC at 101 West Wisconsin Avenue, Neenah, Wisconsin. All work shall be performed in a neat and workmanlike manner, consistent with approved design documents and applicable local codes and regulations, and all work contemplated herein subject to Alta's written approval of specific plans prior to commencement.

Scope of Work:

1. Center Median Removal and Surface Restoration
   - The existing concrete center median, formerly part of the drive-through lanes, will be removed in its entirety.
   - The removal area will be filled and resurfaced with a continuous concrete slab to match adjacent grades and finishes, providing a uniform and level walking surface.
2. Overhang Painting
   - The existing canopy overhang (including the sides and underside) will be prepped and repainted in a matte black finish using durable exterior-grade paint suitable for metal and concrete surfaces.
3. Fence Installation
   - A new fence will be installed along the back (north) edge of the space, consisting of four vertical posts supporting three panels, one of which will serve as an operable gate panel.
   - The fence will have a finished height of five (5) feet, positioned approximately five (5) to six (6) inches above ground level to allow for drainage and cleaning.
   - All materials shall be weather-resistant and of commercial-grade quality, with finishes in black or other colors approved by Alta.
4. Lighting and Electrical Modifications
   - Existing light fixtures located under the overhang will be removed and replaced with new outdoor-rated fixtures designed for appropriate illumination and aesthetic consistency.
   - Eye bolts and anchor points will be installed in the designated wall or overhead areas to support string lighting suspended across the alleyway. For the avoidance of doubt, no eye bolts, anchor points or other fixtures will be installed on the wall of the building located on Parcel No. 81003920000, which is adjacent immediately to the west of the Property and is not owned or controlled by Alta to immediately adjacent to the west of the Premises.
   - Additional drilled anchor holes may be installed as necessary for the secure attachment of lighting hardware and other approved features.
5. Anchoring of Site Features
   - Various anchoring points will be installed in the ground, concrete surface for the placement and secure attachment of public furnishings, planters, or art installations.
   - All drilled holes and fasteners shall be installed in accordance with manufacturer specifications and sealed to prevent water infiltration.

General Notes:

- All construction activities shall be coordinated to minimize disruption to adjacent businesses and access points.
- All debris and construction materials will be promptly removed from the site upon completion.
- Work shall comply with all applicable building codes, safety standards, and City of Neenah ordinances.
- In addition to written approval from Alta needing to be obtained once specific plans of the above summarized plan improvements are finalized, any Modifications beyond the scope listed herein shall require written approval from Alta prior to commencement.

EXHIBIT D
COMMUNITY DEVELOPMENT INVESTMENT VIBRANT SPACES GRANT AGREEMENT BETWEEN THE WISCONSIN ECONOMIC DEVELOPMENT CORPORATION AND CITY OF NEENAH

CONTRACT # CDI-VS FY25-54348

COMMUNITY DEVELOPMENT INVESTMENT VIBRANT SPACES GRANT AGREEMENT

BETWEEN

THE WISCONSIN ECONOMIC DEVELOPMENT CORPORATION

AND

CITY OF NEENAH

This Agreement is entered into pursuant to Chapter 238 of the Wisconsin Statutes between the Wisconsin Economic Development Corporation ("WEDC"), a public body corporate and politic authorized to grant funds for the purpose of economic development pursuant to Chapter 238 of the Wisconsin Statutes, and City of Neenah ("Recipient"). Certain capitalized terms are defined in Section 1 of this Agreement.

WITNESSETH

WHEREAS, the Recipient has submitted an Application to WEDC, requesting funds from WEDC's Community Development Investment Vibrant Spaces Grant Program ("CDI-VS Funds");

WHEREAS, WEDC has determined that the Recipient is an eligible recipient of CDI-VS Funds; and

WHEREAS, in reliance upon the Application, WEDC has approved the Recipient for up to Thirty-Three Thousand Dollars ($33,000) in CDI-VS Funds.

NOW, THEREFORE, for valid consideration, the receipt of which is hereby acknowledged, and in consideration for the promises and covenants in this Agreement, WEDC and the Recipient agree as follows:

1. Definitions. For purposes of this Agreement, the following terms have the following meanings:

(a) "Agreement" means this agreement, to include all documents required to be delivered contemporaneously with the execution and delivery of this Agreement, and the attached Exhibits, together with any future amendments executed in compliance with Section 21 of this Agreement.

(b) "Application" means the materials submitted by the Recipient to WEDC relating to this allocation of CDI-VS Funds.

(c) "CDI-VS Funds" means the grant monies the Recipient is eligible to receive from WEDC's Community Development Investment Vibrant Spaces Grant Program in accordance with this Agreement.

(d) "Effective Date" means the date on which this Agreement is fully executed by both parties.

(e) "Eligible Project Costs" means costs for which CDI-VS Funds and Matching Funds may be used, as outlined in Section 3(b) of this Agreement, which the Recipient incurs between the Project Start Date and the Project End Date.

(f) "Ineligible Costs" means costs for which CDI-VS Funds and Matching Funds may not be used including: costs incurred prior to the Project Start Date; costs for acquisition; costs related to grant applications or bid preparation; costs for events; costs for private spaces that are not open to the public; indirect expenses or soft costs; in-kind contributions; costs which may be covered by other grant or statutory programs; permits; Phase I and II environmental studies; Lien claims of the Department of Natural Resources and Environmental Protection Agency; performance and payment bonds; contingencies; developer fees; insurance premiums; signage (except for wayfinding, interpretive signage, a single entrance or gateway sign and kiosks); financing fees, interest payments, or the assumption of debt; relocation fees; accounting, legal, appraisal, and architectural fees; mergers and acquisitions; project administration fees, including costs associated with WEDC compliance reporting, schedules of expenditures, and payment requests, interior renovations (except for restrooms), district or community-wide improvement projects, staffing, programming, ongoing maintenance, lease costs, and demolition costs.

(g) "Leverage" means funding provided for the Project other than CDI-VS Funds, including Matching Funds.

(h) "Matching Funds" means non-WEDC funds secured by the Recipient to meet the match requirement of CDI-VS Funds under this Agreement. Eligible Matching Funds must be incurred between the Project Start Date and Project End Date. In order to receive the full amount of CDI-VS Funds contemplated under this Agreement, Matching Funds must be at least Thirty-Three Thousand Dollars ($33,000). No more than Fifty Percent (50%) of the Matching Funds may consist of other state and/or federal grants. Matching Funds must be cash and may not be in-kind.

(i) "Program Guidelines" means the WEDC approved rules and eligibility requirements for the Community Development Investment Vibrant Spaces Grant Program in force as of the Effective Date.

U) "Project" means the Recipient assisting in the creation of a pocket park, in accordance with the Application and the terms of this Agreement.

(k) "Project End Date" means December 31, 2026, the date by which the Project will be complete and the last day which the Recipient may incur costs against CDI-VS Funds and Matching Funds.

(I) "Project Location" means the site or sites at which the Project will take place, specifically I01 West Wisconsin Avenue, Neenah, Wisconsin.

(m) "Project Start Date" means February I0, 2025, the date on which the Project begins and the Recipient may start incurring costs against CDJ-VS Funds and Matching Funds.

(n) "Recipient" means City of Neenah.

(o) "WEDC" means the Wisconsin Economic Development Corporation, together with its successors and assigns.

2. CDJ-VS Funds. Subject to the terms and conditions set forth in this Agreement, Program Guidelines, and in Wisconsin law, WEDC shall provide to the Recipient a grant of up to Thirty-Three Thousand Dollars ($33,000) in CDI-VS Funds.

3. **Recipient's Obligations.** The Recipient will or will ensure that:

(a) The Project is completed as it is contemplated in the Application and in accordance with the terms of this Agreement,

(b) CDI-VS Funds and Matching Funds are used for Eligible Project Costs, incurred between the Project Start Date and Project End Date, as outlined in the following budget:

USES		SOURCES			TOTAL
Budget Code	**Eligible Project Costs**	**CDI-VS Funds**	**Private Funds**	**Public Funds**	
0330	Public Facilities	$33,000	$33,051	$500	$66,551

(i) Eligible Project Costs to be applied to CDI-VS Funds for public facilities include specifically public alley improvement, wayfinding signage associated with the Project, public infrastructure, site preparation, and seasonal furniture, fixtures, and equipment.

(ii) Eligible Project Costs *to* be applied to Matching Funds for public facilities include specifically public alley improvement, wayfinding signage associated with the Project, public infrastructure, site preparation, and seasonal furniture, fixtures, and equipment.

(c) CDI-VS Funds or Matching Funds are not used for Ineligible Costs.

(d) Matching Funds from non-WEDC sources are secured sufficient to achieve the match requirement of the CDI-VS Funds under this Agreement. Matching Funds must equal at least Thirty-Three Thousand Dollars ($33,000) in order for the Recipient to obtain the maximum amount of the CDI-VS Funds, and must be documented prior to the final reimbursement.

(e) WEDC's logo is prominently displayed on any signage at the Project Location.

(t) Repo1ts are provided to WEDC as further described in Section *5* of this Agreement, in such form as required by WEDC.

4. Release of Funds. WEDC will release the CDI-VS Funds contemplated by this Agreement to the Recipient on a reimbursement basis. The Recipient may request CDI-VS Funds in up to Two
(2) reimbursements and each reimbursement will be contingent on the following:

(a) The Recipient submitting to WEDC a request for payment of funds in such form as required by WEDC, a sample of which is attached to this Agreement as Exhibit A.

(b) Recipient creating a Bill.com account unless Recipient has an existing account with Bill.com. Instructions for creating a Bill.com account wilt be provided by WEDC under separate cover. Recipient shall provide their Payment Network ID to WEDC with each request for payment.

(c) The Recipient submitting to WEDC a summary report of the Eligible Project Costs incurred against both the COI-VS Funds and Matching Funds. The amount of Matching Funds incurred for any request must be in an amount pro rata with the amount incurred against the COI-VS Funds being requested.

(d) [fan Eligible Project Cost is more than Two Thousand Five Hundred Dollars ($2,500), the Recipient submitting to WEDC proof of payment documentation evidencing that the Eligible

Project Cost incurred at the Project Location against the CDJ-VS Funds and the Matching Funds covered by the request have been paid. Proof of payment documentation may include the following:

(i) Receipt showing payment;
(ii) Statement from the vendor showing the payment has been applied to a particular invoice;
(iii) Subsequent invoices showing the first payment was applied;
(iv) Copy of a cancelled check;
(v) Image of original check with check number, accompanied by a bank statement showing check number clearing;
(vi) Credit card statement showing purchase amount and vendor which match the invoice;
(vii) Bank statement showing wire or ACH purchase that matches the invoice;
(viii) Letter from vendor, on vendor letterhead, specifying the invoice number was paid; or
(ix) Lien waivers for construction including the dollar amount which matches the invoice or invoice totals.

(e) Ifan Eligible Project Cost is Two Thousand Five Hundred Dollars ($2,500) or less, the Recipient submitting documentation evidencing that the Eligible Project Cost incurred at the Project Location against both the CD!-VS Funds and the Matching Funds covered by the request has been purchased or will be purchased through an invoice, receipt, registration form, or other third-party documentation that contains the following information:

(i) Vendor name and contact information;
(ii) Description of the item(s) purchased;
(iii) Cost of purchase;
(iv) Date of purchase (invoice date or date received, not date ordered unless it is the same); and
(v) Project Location.

(f) The Recipient submitting to WEDC a copy of an executed agreement with Alta Resources, granting the Recipient permission to carry out the Project on Alta Resources property.

(g) The Recipient being in compliance with this Agreement, and with any other agreements by and between the Recipient and WEDC.

(h) The Recipient requesting all CDI-YS Funds no later than February 28, 2027.

5. Reporting. The Recipient shall provide reports and information to WEDC according to the following requirements:

(a) A performance report, due according to the Schedule of Reporting set forth in Section S(b) below, in such form as required by WEDC. The report must include information required by WEDC to determine Project performance which must include, at a minimum, photos of the completed Project, which may be used for marketing purposes, a financial overview and narrative summary of the Project including the impact that the Project had on the number and type of audiences using the space, nearby businesses, and the number of events held at the Project Location, Project expenditures, and the Recipient's progress on achieving the goals related to the following Project-specific metrics:

Metric	Goal•
Site Work- Construction	SO
Levera e - Total	$42,104

* These goals represent anticipated Project outcomes and failure to achieve these goals will not constitute an Event of Default, unless they are noted as a requirement elsewhere in the Agreement.

(b) Schedule of Reporting:

PERIOD COVERED	DOCUMENTATION	DUE DATE
February 10, 2024 - December 31, 2025	Performance Report	March I, 2026
February 10, 2024 - December 31, 2026	Performance Report	March I, 2027

(c) Within Thirty (30) days, notify WEDC in writing of any event or occurrence that may adversely impact the completion of the Project as represented in Recipient's Application. Adverse impacts include, but are not limited to, lawsuits, regulatory intervention, and inadequate capital to complete the Project.

6. Event of Default. The occurrence of any one or more of the following events constitute an "Event of Default" for the purposes of this Agreement:

(a) The Recipient ceases the Project within Five (5) years of the Effective Date of this Agreement and commences substantially the same economic activity outside of Wisconsin.

(b) The Recipient supplies false or misleading information to WEDC in connection with this Agreement, without providing a satisfactory explanation, in WEDC's sole discretion, for the false or misleading information.

(c) The Recipient fails to comply with or perform, in any material respect, any of its obligations under this Agreement, without providing a satisfactory explanation, in WEDC's sole discretion, for the noncompliance.

(d) The Recipient is in default under any other agreement between WEDC and the Recipient.

7. **Remedies in Event of Default.**

(a) Upon the occurrence of any Event of Default, WEDC shall send a written notice of default to the Recipient, setting forth with reasonable specificity the nature of the default. If the Recipient fails to cure any such Event of Default to the reasonable satisfaction of WEDC within Thirty (30) calendar days, WEDC may extend the cure period if WEDC determines, in its sole discretion, that the Recipient has begun to cure the Event of-Default and diligently pursues such cure, or, without further written notice to the Recipient, declare the Recipient in default. The cure period will in no event be extended more than Ninety (90) days. In the Event of Default, WEDC shall terminate the Agreement and recover from the Recipient:

(i) One Hundred Percent (I00%) of the funds disbursed to the Recipient under this Agreement;

(ii) All court costs and attorneys' fees incurred by WEDC in terminating this Agreement and recovering the amounts owed by the Recipient under this provision; and

(iii) A financial penalty of up to One Percent (1%) of the COI-VS Funds.

(b) These amounts must be paid to WEDC within Thirty (30) calendar days of demand by WEDC hereunder. If the Recipient fails to pay these amounts to WEDC as and when due, the Recipient will be liable for the full unpaid balance plus interest at the annual rate of up to Twelve Percent (12%) from the date of the notice of Event of Default.

(c) Upon an Event of Default, WEDC shall, without further notice, withhold remaining disbursements of the CDI-VS Funds.

8. Recipient's Warranties and Representations. In addition to the other provisions of this Agreement, the Recipient hereby warrants and represents to the best of its knowledge that as of the Effective Date and as long as Recipient has obligations under this Agreement:

(a) The Recipient is in compliance with all laws, regulations, ordinances and orders of public authorities applicable to it, the violation of which would have a material adverse effect on the Recipient's ability to perform its obligations under this Agreement or to otherwise engage in its business.

(b) The Recipient is not in default under the terms of any loan, lease or financing agreements with any creditor where such default would have a material adverse effect on the Recipient's ability *to* fulfill its obligations under this Agreement.

(c) The financial statements and other information provided by the Recipient to WEDC are complete and accurate in accordance in all material respects with Generally Accepted Accounting Principles where applicable and have been relied on by WEDC in deciding whether to enter into this Agreement with the Recipient.

(d) There are no actions, suits or proceedings, whether litigation, arbitration, or administrative, pending or threatened against or affecting the Recipient or the Project which, if adversely determined, would individually or in the aggregate materially impair the ability of the Recipient to perform any of its obligations under this Agreement or adversely affect the financial condition or the assets of the Recipient.

(e) The Recipient is unaware of any conditions which could subject it to any damages, penalties or clean-up costs under any federal or state environmental Jaws which would have a material adverse effect on the Recipient's ability to comply with this Agreement.

(t) The Recipient has or will acquire before commencing any work for which they are required, all necessary permits, licenses, certificates or other approval, governmental or otherwise, necessary to operate its business and own and operate its assets, all of which are in full force and effect and not subject to proceedings to revoke, suspend, forfeit or modify.

{g) The Recipient has filed when due all federal and state income and other tax returns required to be filed by the Recipient and has paid all taxes shown thereon to be due. The Recipient has no knowledge of any uncompleted audit of the returns or assessment of additional taxes thereon.

(h) The Recipient and the undersigned officer there.of has all necessary or requisite power and authority to execute and deliver this Agreement.

(i) The execution and delivery by the Recipient of this Agreement has been duly authorized by all necessary action of the Recipient and no other proceedings on the part of the Recipient are necessary to authorize this Agreement or to consummate the transactions contemplated hereby.

(j) The Recipient has available or has the capacity to secure funds necessary to cover, as and when incurred, the costs and expenditures necessary for the completion of the Project, as identified in the Application and this Agreement.

(k) The Recipient is not making these representations and warranties specifically based upon information furnished by WEDC.

(I) These warranties and representations herein are true and accurate as of the Effective Date of this Agreement, and survive the execution thereof.

(m) The information disclosed to WEDC in the course of WEDC's evaluation of the Recipient's eligibility for the Program does not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements contained therein, taken as a whole and in light of the circumstances under which they were made, not misleading.

9. Wisconsin Public Records Law. The Recipient understands that this Agreement and other materials submitted *to* WEDC may constitute public records subject to disclosure under Wisconsin's Public Records Law, Wis. Stats. *§§* 19.31-.39, and any successor statutes and regulations.

10. Additional Requirements.

(a) Project Records and Financial Records. The Recipient shall prepare, keep and maintain such records as may be reasonably required by WEDC to validate the Recipient's performance under this Agreement, whether held by the Recipient or by a third party conducting Project-related activities on behalf of the Recipient, and the performance report provided to WEDC. All of the Recipient's financial records must be complete and accurate, and prepared, kept, and maintained in accordance with Generally Accepted Accounting Principles. The Recipient shall provide such records to WEDC during the term of this Agreement as may be requested by WEDC. Such materials must be retained by the Recipient for a period of at least Three (3) years after March I, 2027.

(b) Inspection.

(i) WEDC and its respective agents, shall, upon Forty-Eight (48) hours advance written notice to the Recipient, have the right to enter the Recipient's premises, during normal business hours, to inspect the Recipient's operations documentation relating to this Agreement, provided, however, that such access does not unreasonably disrupt the normal operations of the Recipient.

(ii) The Recipient shall produce for inspection, examination, auditing and copying, upon reasonable advance notice, any and all records which relate to this Agreement, whether held by the Recipient or by a third-party conducting Project-related activities on behalf of the Recipient.

(iii) WEDC reserves the right to conduct physical site visits of the Project during the term of this Agreement.

(c} Authorization to Receive Confidential Information. The Recipient hereby authorizes WEDC to request and receive confidential information that the Recipient has submitted to, including any adjustments to such information by, the Wisconsin Department of Revenue ("DOR") and the Wisconsin Department of Workforce Development ("DWD"), and to use such information solely for the purposes of assessing the Recipient's performance for the duration of the Project and ensuring that WEDC is properly administering or evaluating economic development programs. With regard to the information contained in the DWD unemployment insurance files, WEDC may access the following for the Eight (8) most recent quarters: the quarterly gross wages paid to the Recipient's employees; the monthly employee count; and the Recipient's FEIN, NAICS code, and legal and trade names. The Recipient also authorizes WEDC to share information submitted to WEDC by the Recipient with the DOR and DWD and to redisclose to the public the information received from the DOR and DWD used to evaluate the Recipient's performance under their specific economic development program and the impact of WEDC economic development programs. Records exempted from the public records law by Wis. Stat. § 19.36(1) will be handled by WEDC in accordance with that law.

(d) Consolidation or Merger. During the term of this Agreement, the Recipient shall provide written notice to WEDC within Thirty (30) days of any consolidation or merger with or into any other unrelated corporation or business entity.

(e) Public Announcement. The Recipient agrees to cooperate with WEDC in making a public announcement of this Agreement.

(f) Insurance. The Recipient covenants that it will maintain insurance in such amounts and against such liabilities and hazards as customarily is maintained by other companies operating similar businesses.

(g) Online Portal and Document Delivery. Recipient agrees to respond timely to any invitation sent by WEDC to create an online account for use with WEDC's online customer portal ("Portal"). Upon opening the account, Recipient hereby agrees to use the Portal to submit any required performance reports, schedule of expenditures and supporting documentation, unless WEDC directs otherwise. Recipient further agrees to identify appropriate assigned users, duly authorized by Recipient, to serve as contacts, to execute necessary documents, and to support specific tasks Recipient must complete in the Portal. WEDC may, in its sole discretion, rely on any document, performance report, schedule of expenditures, financial statement, tax return, agreement or other communication ("Document") physically delivered to WEDC by mail, hand delivery, delivery service, email, facsimile, the Portal or other electronic means which WEDC in good faith believes was sent by Recipient or any representatives or employees of Recipient. WEDC may treat any Document as genuine and authorized to the same extent as if it was an original document validly executed or authenticated as genuine by Recipient. WEDC may from time to time in its sole discretion reject any such Document and require a signed original or require Recipient to provide acceptable authentication of any such Document before accepting or relying on the same. Recipient understands and acknowledges that there is a risk that Documents sent by electronic means may be viewed or received by unauthorized persons and Recipient agrees by sending Documents by electronic means that Recipient shall be deemed to have accepted this risk and the consequences of any such unauthorized disclosure. Recipient also agrees to create an account with Bill.com and provide a Payment Network ID in order to receive any payments from

WEDC. Recipient accepts any risk associated with creating an account with Bill.com and releases WEDC from any liability related thereto.

I1. **Notice.** Notice under this Agreement must be in writing and delivered by email. Notice will be considered received when sent. If a party sending a notice via email receives a machine- generated message that delivery has failed, the sender must, no later than five (5) business days after sending the email message, mail a tangible copy of that notice by a nationally recognized overnight courier service with end-to-end tracking and all fees prepaid or by certified mail, postage prepaid, return receipt requested. The mailing address and regularly monitored email address(es) for the parties are as follows:

To Recipient:

City of Neenah
211 Walnut St.
Neenah, WI 54956
Attn: David Rashid
Email: drashid@neenahwi.gov

To WEDC:

Wisconsin Economic Development Corporation
2352 South Park Street, Suite 303
Madison, WI 53713
Attn: Community Development Investment
Contract# CDI-VS FY25-54348
Email: legal@wedc.org

12. Conflicts. In the event of any conflict between the provisions of this Agreement and any accompanying documents, the terms of this Agreement control.

13. Choice of Law. THIS AGREEMENT AND ALL MATTERS RELATIN G TO IT OR ARISING FROM IT - WHETHER SOUNDING IN CONTRACT LAW OR OTHERWISE - WILL BE GOVERNED BY, AND CONSTRUED AND ENFORCED PURS ANT TO, THE LAWS OF THE STATE OF WISCONSIN.

14. Venue, Jurisdiction. Any judicial action relating to the construction, interpretation, or enforcement of this Agreement, or the recovery of any principal, accrued interest, court costs, attorney's fees and other amounts owed hereunder, must be brought and venued in the U.S. District Court for the Western District of Wisconsin or the Dane County Circuit Court in Madison, Wisconsin. **EACH PARTY HEREBY CON SENTS AND AGREES TO JURISDICTION IN THOSE WISCON SIN COURTS, AND WAIVES ANY DEFENSES OR OBJECTIONS THAT IT MAY HAVE ON PERSONAL JURISDICTION, IMPROPER VENUE OR FORUM NON CONVENIENS.**

15. Waiver of Right to Jury Trial. EACH PARTY WAIVES ITS RIGHT TO A JURY TRIAL IN CONNECTION WITH ANY JUDICIAL ACTION OR PROCEEDING THAT MAY ARISE BY AND BETWEEN WEDC AND THE RECIPIENT CONCERNING OR RELATING TO THE CONSTRUCTIO , INTERPRETATION OR ENFORCEME T OF THIS AGREEMENT, OR THE RECOVERY OF ANY PRINCIPAL, ACCRUED INTEREST, COURT COSTS, ATTORNEYS' FEES AND OTHER AMOUNTS THAT MAY BE OWED BY THE RECIPIENT HEREUNDER. THIS JURY TRIAL WAIVER CONSTITUTES A SUBSTANTIAL CO SIDERATION FOR AND INDUCEMENT TO THE PARTIES TO ENTER INTO THIS AGREEME T.

16. LIMITATION OF LIABILITY. RECIPIENT HEREBY WAIVES ANY RIGHT IT MAY HAVE TO CLAIM OR RECOVER FROM WEDC ANY SPECIAL, EXEMPLARY, PUNITIVE, CONSEQUENTIAL, OR DAMAGES OF ANY OTHER NATURE OTHER THAN ACTUAL DAMAGES INCURRED OR SUFFERED BY RECIPIENT.

17. Severability. If any provision of this Agreement is held invalid or unenforceable by any Governmental Body of competent jurisdiction, such invalidity or unenforceability will not invalidate the entire Agreement. Instead, this Agreement will be construed as if it did not contain the particular provision or provisions held to be invalid or unenforceable, and an equitable adjustment will be made and necessary provisions added so as to give effect to the intention of the parties as expressed in this Agreement at the time of the execution of this Agreement and of any amendments to this Agreement. In furtherance of and not in limitation of the foregoing, the parties expressly stipulate that this Agreement will be construed in a manner which renders its provisions valid and enforceable to the maximum extent (not exceeding its express terms) possible under applicable law. "Governmental Body" means any federal, state, local, municipal, foreign or other government; courts, arbitration commission, governmental or quasi-governmental authority of any nature; or an official of any of the foregoing.

18. WEDC is Not a Joint Venturer or Partner. WEDC shall not, under any circumstances, be considered or represented to be a partner or joint venturer of the Recipient or any beneficiary thereof.

19. Captions. The captions in this Agreement are for convenience of reference only and not define or limit any of the terms and conditions set forth herein.

20. No Waiver. No failure or delay on the part of WEDC in exercising any power or right under this Agreement will operate as a waiver, nor will any single or partial exercise of any such power or right preclude any other exercise of any other power or right.

21. Entire Agreement. This Agreement embodies the entire agreement of the parties concerning WEDC's and the Recipient's obligations related to the subject of this Agreement. This Agreement may not be amended, modified or altered except in writing signed by the Recipient and WEDC. This Agreement supersedes all prior agreements and understandings between the parties related to the subject matter of this agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, WEDC and the Recipient have executed and delivered this Agreement effective the date set forth next to WEDC's signature below.

WISCONSIN ECONOMIC DEVELOPMENT CORPORATION

By: ______________________ 04/17/2025
Melissa L. Hughes, Date
Secretary and CEO

CITY OF NEENAH

By: ______________________ 4-14-2025
Brad Schmidt, Date
Deputy Director

EXHIBIT A
REQUEST FOR WEDC PAYMENT

Award Number: CDI-VS FY25-54348	Rep:	Recipient: City of Neenah
FE! #	Bill.com Payment Network ID (PNI):	Request Number:
Program: Community Development Investment Grant		Award Type: Grant
Funding Period Covered by this Request From: To		

PROJECT EXPENSES INCURRED/PAID DURING THIS PERIOD (see attachment)

Budget Code	Description Line Item	WEDC Funding This Period	+	Matching Funding This Period	=	Total This Period
0330	Public Facilities					

TOTAL:

o Check here if this is the Final Request for Payment. If there is a balance remaining on the Project it may lapse.

PAYMENT PROJECT EXPENSE MATCH DESCRIPTION - Reimbursement

Prior to U1e release of funds, the following requirements must be met (to be initialed by WEDC staff):

Recipient creating a Bill.com account unless Recipient has an existing account with Bill.com. Instructions for creating a Bill.com account will be provided by WEDC under separate cover. Recipient shall provide their Payment Network ID to WEDC with each request for payment. ___

The Recipient submitting to WEDC a summary report of the Eligible Project Costs incurred against both the COI-VS Funds and Matching Funds. The amount of Matching Funds incurred for any request must be in an amount pro rata with the amount incurred against the COI-VS Funds being requested.___ _

If an Eligible Project Cost is more than Two Thousand Five Hundred Dollars ($2,500), the Recipient submitting to WEDC proof of payment documentation evidencing that the Eligible Project Cost incurred at the Project Location against the CDI-VS Funds and the Matching Funds covered by the request has been paid. Proof of payment documentation may include the following: Receipt showing payment; Statement from the vendor showing the payment has been applied to a particular invoice; Subsequent invoices showing the first payment was applied; Copy of a cancelled check; Image of original check with check number, accompanied by a bank statement showing check number clearing; Credit card statement showing purchase amount and vendor which match the invoice; Bank statement showing wire or ACH purchase which match the invoice; Letter from vendor, on vendor letterhead, specifying the invoice number was paid; or, Lien waivers for construction including the dollar amount which matches the invoice or invoice totals.

If an Eligible Project Cost is Two Thousand Five Hundred Dollars ($2,500) or less, the Recipient submitting documentation evidencing that the Eligible Project Cost incurred at the Project Location against both the COi-VS Funds and the Matching Funds covered by the request has been purchased or will be purchased through an invoice, receipt, registration form, or other third-party documentation that contains the following information: Vendor name and contact information; Description of the item(s) purchased; Cost of purchase; Date of purchase (invoice date or date received, not date ordered unless it is the same). __ _

The Recipient submitting to WEDC a copy of an executed agreement with Alta Resources, granting the Recipient permission to carry out the Project on Alta Resources property. __ _

- The Recipient being in compliance with this Agreement, and with any other agreements by and between the Recipient and WEDC. __ _

The Recipient requesting all CDI-VS Funds no later than February 28, 2027. __ _

I hereby certify that the expenses reported on this form are in accordance with the terms of the Agreement and that complete and accurate records are being kept to substantiate such expenses.

Authorized Reci ient nature	**Date**

WEDC Division VP or Designee — Date

WEDC Servicing — Date

WEDC Controller or Finance Department — Date

Retain a copy of the completed form for your records and email a copy of the original and documentation to: di5b11rsc111cn1stiilwcdc.or!!. The hard copy may be required to be sent upon request.

Memorandum

Date: August 5, 2026

To: Members of the Finance and Personnel Committee

From: Chairman Erickson

RE: June Vouchers

On behalf of the Committee and Common Council, I have reviewed expenditure abstracts and other Finance Department records supporting:

1. June General Expenditure Voucher Nos. 4319 through 4405 ($197,744.17) and 4250 through 4376 and 61670 through 61799 ($2,731,806.04) and June payroll ($1,155.48) for a combined total of $2,375,095.02.

2. June Automated Transfers totaling $4,583,845.15.

I recommend their approval.

Attached are schedules of June Automated Fund Transfers and Non-Payroll Expenditure Vouchers over $2,000.

Attachments:
1. Automated Fund Transfers
2. Non-Payroll Expenditure Vouchers over $2,000

EXPENDITURE ABSTRACT FOR PERIOD JUNE 1 THROUGH JUNE 30, 2026
EXPLANATION OF AUTOMATED TRANSFERS

Transfer Date	Amount	Vendor	Description
6/1/26	$33,104.94	WI DEPT OF REVENUE	EE State Withholding
6/1/26	$1,443.28	CAREPLUS DENTAL PLANS	Dental Premiums
6/1/26	$1,507.86	DELTA DENTAL	Vision Premium
6/2/26	$2,887.23	USPS	Neenah Notes Newsletter
6/2/26	$6,647.07	BANCORP	FSA/HRA Debit Card Prefund
6/2/26	$4,487.35	CATILIZE HEALTH	FSP Service Claims 5/26/26
6/3/26	$8,089.09	DIVERSIFIED BENEFIT SERVICES	2026 Employee HRA Plan
6/3/26	$1,835.78	DIVERSIFIED BENEFIT SERVICES	2026 Employee FSA Plan
6/3/26	$5,295.35	DELTA DENTAL	Dental Claims
6/4/26	$39,275.03	UMR	5/27 - 6/2 Health Insurance Disbursements
6/4/26	$23,606.30	MISSIONSQUARE	457 Deferred Comp. Contributions
6/4/26	$3,426.25	MISSIONSQUARE	Employee IRA Contributions
6/4/26	$3,131.42	MIDAMERICA	FICA Alternative Plan #3121
6/4/26	$38.00	COMMUNITY FIRST CU	FD Local 275 Conduit
6/4/26	$6,485.84	COMMUNITY FIRST CU	FD Union Dues
6/4/26	$322.00	SIMPLICITY CREDIT UNION	Police Benevolent
6/4/26	$775.50	SIMPLICITY CREDIT UNION	Police Officers
6/4/26	$117.50	SIMPLICITY CREDIT UNION	Police Supervisors
6/4/26	$1,212.42	ASSOCIATED BANK	Child Support
6/4/26	$663,327.78	EMPLOYEE PAYROLL	ACH Direct Deposit
6/4/26	$1,395.00	NATIONWIDE	457 Deferred Comp. Contributions
6/4/26	$850.00	NATIONWIDE	Employee IRA Contributions
6/5/26	$2,258.21	DIVERSIFIED BENEFIT SERVICES	2026 Employee FSA Plan
6/5/26	$73,075.88	DEPARTMENT OF THE TREASURY	Employer/Employee Social Security Federal Withholding
6/5/26	$27,757.40	DEPARTMENT OF THE TREASURY	Employer/Employee Medicare Withholding
6/5/26	$91,965.44	DEPARTMENT OF THE TREASURY	Employee Federal Withholding
6/9/26	$1,124.00	CVMIC	Water Workers Compensation
6/10/26	$4,517.18	DIVERSIFIED BENEFIT SERVICES	2026 Employee HRA Plan
6/10/26	$341.42	DIVERSIFIED BENEFIT SERVICES	2026 Employee FSA Plan
6/10/26	$8,813.40	DELTA DENTAL	Dental Claims
6/10/26	$2,108.82	QUADIENT	Postage
6/11/26	$86,428.27	UMR	6/3 - 6/9 Health Insurance Disbursements
6/11/26	$4,836.56	BANCORP	FSA/HRA Debit Card Prefund
6/12/26	$57,683.00	UMR	Admin Fee and Stop Loss
6/12/26	$1,174.46	DIVERSIFIED BENEFIT SERVICES	2026 Employee FSA Plan
6/12/26	$174.00	DIVERSIFIED BENEFIT SERVICES	2026 Employee HRA Plan
6/12/26	$2,511.27	ASSOCIATED BANK	May Bank Service Fee
6/15/26	$32,925.02	WI DEPT OF REVENUE	EE State Withholding
6/15/26	$133,865.39	FOX VALLEY TECHNICAL COLLEGE	June Tax Settlement
6/15/26	$1,101,165.70	NJSD	June Tax Settlement
6/15/26	$639,008.66	WINNEBAGO COUNTY TREASURER	June Tax Settlement
6/16/26	$324.69	DIVERSIFIED BENEFIT SERVICES	2026 Employee HRA Plan
6/16/26	$1,990.56	BANCORP	FSA/HRA Debit Card Prefund
6/17/26	$5,547.80	DELTA DENTAL	Dental Claims
6/17/26	$646.27	DIVERSIFIED BENEFIT SERVICES	2026 Employee FSA Plan
6/18/26	$1,172.21	CATILIZE HEALTH	FSP Service Claims 6/11/2026
6/18/26	$17,265.45	UMR	6/10 - 6/16 Health Insurance Disbursements
6/18/26	$63,464.34	DEPARTMENT OF THE TREASURY	Employer/Employee Social Security Federal Withholding
6/18/26	$24,068.49	DEPARTMENT OF THE TREASURY	Employer/Employee Medicare Withholding
6/18/26	$64,735.19	DEPARTMENT OF THE TREASURY	Employee Federal Withholding
6/18/26	$23,071.30	MISSIONSQUARE	457 Deferred Comp. Contributions
6/18/26	$3,426.25	MISSIONSQUARE	Employee IRA Contributions
6/18/26	$5,778.69	PELION/PRECISION PRIME	RHS Employee Benefit
6/18/26	$6,402.79	MIDAMERICA	FICA Alternative Plan #3121
6/18/26	$38.00	COMMUNITY FIRST CU	FD Local 275 Conduit
6/18/26	$322.00	SIMPLICITY CREDIT UNION	Police Benevolent
6/18/26	$775.50	SIMPLICITY CREDIT UNION	Police Officers
6/18/26	$117.50	SIMPLICITY CREDIT UNION	Police Supervisors
6/18/26	$1,212.42	ASSOCIATED BANK	Child Support
6/18/26	$593,422.18	EMPLOYEE PAYROLL	ACH Direct Deposit
6/18/26	$1,395.00	NATIONWIDE	457 Deferred Comp. Contributions
6/18/26	$850.00	NATIONWIDE	Employee IRA Contributions
6/22/26	$103.76	DIVERSIFIED BENEFIT SERVICES	2026 Employee HRA Plan
6/22/26	$2,026.86	WI DEPT OF REVENUE	May Sales Tax
6/23/26	$4,736.38	BANCORP	FSA/HRA Debit Card Prefund
6/24/26	$4,900.65	DELTA DENTAL	Dental Claims
6/24/26	$224.41	DIVERSIFIED BENEFIT SERVICES	2026 Employee FSA Plan
6/24/26	$204.77	DIVERSIFIED BENEFIT SERVICES	2026 Employee HRA Plan
6/25/26	$53,264.38	UMR	6/17 - 6/23 Health Insurance Disbursements
6/26/26	$315.00	DIVERSIFIED BENEFIT SERVICES	2026 Employee FSA Plan
6/26/26	$479.00	DIVERSIFIED BENEFIT SERVICES	2026 Employee HRA Plan
6/30/26	$5,799.08	BANCORP	FSA/HRA Debit Card Prefund
6/30/26	$197,744.17	US BANK	5/25-6/25 P-Card Statement
6/30/26	$41,619.39	WI DEPT OF REVENUE	EE State Withholding
6/30/26	$142,210.84	WI EMPLOYEE TRUST FUNDS	Retirement Contribution - ER Contribution
6/30/26	$109,093.68	WI EMPLOYEE TRUST FUNDS	Retirement Contribution - EE Contribution
6/30/26	$4,546.91	MERCHANT SERVICES	Debit Card/Credit Card Service Fee
6/30/26	$119,554.17	WE Energies & WPS	Invoices
JUNE TOTAL	**$4,583,845.15**		

Pymt Date	Pymt #	Vendor	Invoice #	Trans. Amount	AP Description 01	AP Description 02	Fund Description	Department Description
06/04/2026	4252	BROWN, JACQUELINE	01/12-05/21	2,777.60	ZUMBA FITNESS		General Fund	Contracted Programs
06/04/2026	4254	CHEMTRADE CHEMICALS US LLC	90394608	8,517.73	FERRIC SULFATE		Water	Other
06/04/2026	4255	CIVIC PLUS LLC	374293	13,000.00	2026 CIVICPLUS REC		Capital Equipment Fund	Information Systems
06/04/2026	4256	CUMMINS SALES AND SERVICE	F4260516342	2,729.70	GEN MAINT CITY HALL		General Fund	Municipal Building
06/04/2026	4257	EDGEWATER RESOURCES LLC	6367	18,476.00	APR KP SHORELINE IMPROVEM	ENTS	Facility Improvement Fund	Parks
06/04/2026	4260	HORST DISTRIBUTING INC	118401000	2,019.20	CHALK,SEED		General Fund	Parks
06/04/2026	4262	MCC INC	CN12-25 PAY #3	385,200.49	PAY REQUEST NO 3_CONTRACT	12-25	Storm Water Management	Sewer Repair/Replacement
06/04/2026	4265	MENASHA, CITY OF	MAY 2026 COURT	3,638.42	MAY COURT FINES		Joint Municipal Court Fd	Administration Exp
06/04/2026	4269	MISSISSIPPI LIME COMPANY LLC	CD200476	5,653.44	HYDRATED LIME		Water	Other
06/04/2026	4271	NEENAH ANIMAL SHELTER INC	JUN 2026	2,333.33	JUN 2026 MONTHLY AGREEMEN	T FEE	General Fund	Police
06/04/2026	4272	NEENAH MENASHA SEWERAGE COMMISSION	2026074	285,105.58	JUN PLANT EXPENSE		Sewer Operating Utility	Sewer Operations
		NEENAH MENASHA SEWERAGE COMMISSION	2026080	41,715.00	JUN PRINCIPAL PYMT_CW LOA	N	Sewer Capital Fund	Sewer Capital Costs
		NEENAH MENASHA SEWERAGE COMMISSION	2026080	2,835.00	JUN INTEREST PYMT-RE LOAN		Sewer Operating Utility	Sewer Operations
		NEENAH MENASHA SEWERAGE COMMISSION	2026080	8,504.00	JUN INTEREST PYMT-CW LOAN		Sewer Capital Fund	Sewer Capital Costs
		NEENAH MENASHA SEWERAGE COMMISSION	2026080	7,732.00	JUN PRINCIPAL PYMT-RE LOA	N	Sewer Operating Utility	Sewer Operations
06/04/2026	4275	POLYDYNE INC	2027818	17,175.00	C-308P POLYMER		Water	Other
06/04/2026	4277	PRIMADATA LLC	75233	2,465.01	MAY UTILITY BILL POSTAGE		Water	Other
06/04/2026	4278	QUALITY TRUCK CARE CENTER INC	R10103354901	2,492.20	Q32 REPAIR		Neenah Menasha Fire	Fire Department
06/04/2026	4279	RED POWER DIESEL SERVICE INC	6971	5,211.72	Q32 SUSPENSION REPAIR		Neenah Menasha Fire	Fire Department
06/04/2026	4280	SEH INC	507678	7,076.82	ST 31 REMODEL THRU 4/30		Facility Improvement Fund	Fire Department
06/04/2026	4282	WINNEBAGO COUNTY TREASURER	MAY 2026 COURT	3,107.62	MAY COURT FINES		Joint Municipal Court Fd	Administration Exp
06/11/2026	4286	AXON ENTERPRISE INC	INUS446072	43,517.83	AXON BODY WORN CAMERAS &	STORAGE	Capital Equipment Fund	Police
06/11/2026	4289	CUSTOFOAM CORPORATION	CN3-26 FINAL	55,696.50	FINAL PAY REQUEST_CONTRAC	T 3-26	Facility Improvement Fund	Public Works
06/11/2026	4291	ECS MIDWEST LLC	2165999	30,085.00	ARROWHEAD SUBSURFACE EXPL	ORATION THRU 5/30	Facility Improvement Fund	Other
06/11/2026	4292	ENERGY CONTROL & DESIGN INC	107350IN	5,256.23	ST 32 BOILER REPAIRS IN 2	025	General Fund	Fire Department
		ENERGY CONTROL & DESIGN INC	107354IN	2,333.41	CHILLER ISSUE		General Fund	Public Library
		ENERGY CONTROL & DESIGN INC	107298IN	62,585.00	ST 32 BOILER REPLACEMENT		Facility Improvement Fund	Fire Department
06/11/2026	4296	GRIES ARCHITECTURAL GROUP INC	26051380	21,778.05	PRELIMINARY DESIGN		Facility Improvement Fund	Parks
06/11/2026	4297	HEARTLAND BUSINESS SYSTEMS LLC	884375H	5,112.00	2026 MS LICENSES		Water	Other
		HEARTLAND BUSINESS SYSTEMS LLC	884375H	57,252.00	2026 MS LICENSES		Capital Equipment Fund	Information Systems
		HEARTLAND BUSINESS SYSTEMS LLC	884375H	27,048.00	2026 MS LICENSES		Neenah Menasha Fire	Fire Department
06/11/2026	4298	J D OGDEN PLUMBING & HEATING INC	105779	3,498.42	MIXER VALVE REPAIR		General Fund	Independent Programs
06/11/2026	4301	MENASHA, CITY OF	MAY 2026 WRS	47,507.65	MAY RETIREMENT-MENASHA		Benefit Accrual Fund	Retirement & Taxes
06/11/2026	4304	MISSISSIPPI LIME COMPANY LLC	CD202630	5,679.18	HYDRATED LIME		Water	Other
06/11/2026	4311	SPEEDY CLEAN INC	91130	8,820.00	HENRY ST SANITARY SEWER C	LEANOUT	Sewer Operating Utility	Sanitation
		SPEEDY CLEAN INC	91128	16,397.96	TELEVISE HENRY ST SANITAR	Y SEWER FOR INFILTRATION	Sewer Operating Utility	Sanitation
		SPEEDY CLEAN INC	91129	6,085.00	HENRY ST SANITARY SEWER C	LEANOUT	Sewer Operating Utility	Sanitation
06/11/2026	4314	TROJAN TECHNOLOGIES CORP	20050014661	3,663.96	UV REACTOR PARTS		Water	Other
06/11/2026	4316	WILLIAM P SCOTT ATTORNEY AT LAW INC	20260401	6,440.00	APR INVOICE		Facility Improvement Fund	Other
06/11/2026	4317	WINNEBAGO COUNTY TREASURER	33920	2,158.03	BALLOTS/PROGRAMMING		General Fund	Legal & Adm. Services
06/30/2026	4319	U S BANK	06-15-26	2,546.62	GFL - ENV	MAY RECYCLING/U4000013998	Recycling Fund	Recycling Program
		U S BANK	06-15-26	3,000.00	TCAW OCC HEALTH	MAY LABS	Benefit Accrual Fund	Insurance
		U S BANK	06-15-26	3,000.00	JONES LAKE MANAGEMENT	POND MAINT. @ NATURE TRAI	Storm Water Management	Storm Sewer Management
		U S BANK	06-15-26	7,215.00	GFL - ENV	APR-MAY DUMPSTER PICKUP/U	General Fund	Sanitation
		U S BANK	06-15-26	3,575.00	SQ *SUBURBAN WILDLIFE SOL	WILDLIFE CONTROL @ PONDS	Storm Water Management	Storm Sewer Management
		U S BANK	06-15-26	2,750.00	FVTC FINANCIAL SERVICES	CONTINUED POND BURNS	Storm Water Management	Storm Sewer Management
		U S BANK	06-15-26	5,293.45	GFL - ENV	MAY COMM COLLECTIONS/U400	General Fund	Sanitation
		U S BANK	06-15-26	14,560.00	TCAW OCC HEALTH	MAY PRACTITIONER SERVICES	Benefit Accrual Fund	Insurance
06/18/2026	4320	BADGER LABORATORIES INC	26008779	4,340.00	WELL TESTING		General Fund	Parks
06/18/2026	4323	DAVID TENOR CORPORATION	CN2-26 PAY #2	66,652.72	PAY REQUEST NO 2_CONTRACT	2-26	Streets,Utility,Sidewalks	Upgrades-City Initiated
		DAVID TENOR CORPORATION	CN2-26 PAY #2	65,937.60	PAY REQUEST NO.2_CONTRACT	2-26	Sewer Capital Fund	Sewer Repair/Replacement
		DAVID TENOR CORPORATION	CN2-26 PAY #2	154,122.11	PAY REQUEST NO.2_CONTRACT	2-26	Water	Other
		DAVID TENOR CORPORATION	CN2-26 PAY #2	5,158.50	PAY REQUEST NO.2_CONTRACT	2-26	Storm Water Management	Sewer Repair/Replacement
06/18/2026	4324	DE GROOT INC	CN1-26 PAY #2	5,980.34	PAY REQUEST NO.2_CONTRACT	1-26	Storm Water Management	Sewer Repair/Replacement
		DE GROOT INC	CN1-26 PAY #2	331,442.38	PAY REQUEST NO 2_CONTRACT	1-26	Sewer Capital Fund	Sewer Repair/Replacement
		DE GROOT INC	CN1-26 PAY #2	108,690.69	PAY REQUEST NO 2_CONTRACT	1-26	Water	Other
		DE GROOT INC	CN1-26 PAY #2	3,610.00	PAY REQUEST NO.2_CONTRACT	1-26	Streets,Utility,Sidewalks	Sidewalks / Trials
		DE GROOT INC	CN1-26 PAY #2	16,241.94	PAY REQUEST NO.2_CONTRACT	1-26	Streets,Utility,Sidewalks	Upgrades-City Initiated
06/18/2026	4325	DONALD HIETPAS & SONS INC	1120	5,020.00	YARD DRAIN INSTALL HONOR	AND LIBERTY	Streets,Utility,Sidewalks	Street Maintenance
06/18/2026	4326	ENERGY CONTROL & DESIGN INC	107414IN	21,750.00	HVAC UPGRADE CITY HALL		Facility Improvement Fund	Municipal Building
06/18/2026	4334	MISSISSIPPI LIME COMPANY LLC	CD204809	5,489.64	HYDRATED LIME		Water	Other
06/18/2026	4339	SECURIAN FINANCIAL GROUP INC	JUL 2026 2832L	5,594.53	JUL INSURANCE		Benefit Accrual Fund	Insurance
06/25/2026	4346	ASSOCIATED APPRAISAL CONSULTANTS	187133	3,333.33	JUL ASSOC APPRAISAL		General Fund	Community Development

Jun 2026 Check Register-Over $2,000

Pymt Date	Pymt #	Vendor	Invoice #	Trans. Amount	AP Description 01	AP Description 02	Fund Description	Department Description
06/25/2026	4350	E H WOLF & SONS INC	494729	4,381.93	HYDRAULIC FLUID - 212.2 G	ALLONS	Fleet Management	
		E H WOLF & SONS INC	495397	19,912.96	DIESEL GAS - 4998 GALLONS		Fleet Management	
		E H WOLF & SONS INC	495545	19,894.97	DIESEL GAS - 4998 GALLONS		Fleet Management	
		E H WOLF & SONS INC	495397	9,333.84	UNLEADED GAS - 2998 GALLO	NS	Fleet Management	
		E H WOLF & SONS INC	495545	9,328.74	UNLEADED GAS - 2998 GALLO	NS	Fleet Management	
06/25/2026	4351	EDGEWATER RESOURCES LLC	6443	13,076.75	MAY KP SHORELINE IMPROVEM	ENTS	Facility Improvement Fund	Parks
06/25/2026	4358	J D OGDEN PLUMBING & HEATING INC	105880	5,085.53	PUMP DISCHARGE PIPE REPAI	R	General Fund	Independent Programs
06/25/2026	4361	MIDWEST TAPE	509021902	6,000.00	HOOPLA		Library Fd/ Misc. Trusts	Public Library
		MIDWEST TAPE	509021801	15,000.00	HOOPLA		General Fund	Public Library
06/25/2026	4362	MISSISSIPPI LIME COMPANY LLC	CD206773	5,763.42	HYDRATED LIME		Water	Other
06/25/2026	4363	M3 INSURANCE	135516	2,854.13	JUL CONSULTING FEES		Benefit Accrual Fund	Insurance
06/25/2026	4364	NEENAH ANIMAL SHELTER INC	JUL 2026	2,333.33	MONTHLY AGREEMENT FEE JUL	2026	General Fund	Police
06/25/2026	4367	ONE SOURCE TECHNOLOGIES INC	17439	16,310.00	PD DOOR AXIS UPGRADE		Capital Equipment Fund	Information Systems
06/25/2026	4369	PREMIER PROMOTIONS LLC	36144	2,436.55	UNIFORMS		General Fund	Independent Programs
06/25/2026	4373	STANDARD INSURANCE COMPANY	392237	2,245.15	JUL ANCILLARY BENEFITS		Benefit Accrual Fund	Insurance
06/25/2026	4376	WINNEBAGO COUNTY TREASURER	135899	41,926.12	MAY LANDFILL CHARGES		General Fund	Sanitation
		WINNEBAGO COUNTY TREASURER	135899	3,752.30	MAY LANDFILL CHARGES		Recycling Fund	Recycling Program
		WINNEBAGO COUNTY TREASURER	135899	2,765.28	MAY LANDFILL CHARGES		Storm Water Management	Storm Sewer Management
06/30/2026	4378	U S BANK	06-15-26	3,728.23	LANDIS+GYR TECHNOLOGY,	METER READS MAY 2026	Water	Other
		U S BANK	06-15-26	9,732.86	HAWKINS INC	SODIUM PERMANGANATE	Water	Other
		U S BANK	06-15-26	7,838.40	USABLUEBOOK	NO LEAD FILTERS/PITCHERS	Water	Other
		U S BANK	06-15-26	3,857.93	BEST BUY 00000273	TV/MOUNTS/SOUND BARS	Facility Improvement Fund	Fire Department
		U S BANK	06-15-26	2,024.00	MICHAELS STORES 8783	SWAT SHADOWBOXES X6	Public Safety Trust	Police
		U S BANK	06-15-26	6,433.02	HAWKINS INC	LPC-31	Water	Other
06/30/2026	4380	U S BANK	06-25-26	2,900.90	ENVIROTECH EQUIPMENT COMP	JOYSTICK, CAP, ROLLERS	Fleet Management	Municipal Facilities
		U S BANK	06-25-26	5,003.45	AMERICAN TRAFFIC SAFETY	SIGN MAKING SUPPLIES	General Fund	Street Signal & Light
06/30/2026	4405	U S BANK	06-25-26	2,496.20	FLYWIRE*KNOWBE4	KSATD/PHISHER	Neenah Menasha Fire	Fire Department
		U S BANK	06-25-26	5,242.02	FLYWIRE*KNOWBE4	KSATD/PHISHER	Capital Equipment Fund	Information Systems
06/04/2026	61670	BERNIE'S EQUIPMENT CO INC	375260	73,051.80	LOCKER ROOM RENOVATIONS -	30% DOWN PAYMENT	Facility Improvement Fund	Police
06/04/2026	61688	PROGRESSIVE UNIVERSAL INSURANCE CO	CLAIM 26-01	3,628.71	26-01 PRO CLAIM		Liability Insurance	Liability Insurance
06/04/2026	61689	RIESTERER & SCHNELL INC	9282416	2,814.49	GEAR CASE		Fleet Management	Municipal Facilities
06/04/2026	61691	STATE OF WISCONSIN	MAY 2026 COURT	7,848.14	MAY COURT FINES		Joint Municipal Court Fd	Administration Exp
06/04/2026	61697	WILL ENTERPRISES	428554	3,397.00	SUMMER STAFF UNIFORMS		General Fund	Youth Programs
06/11/2026	61706	CONGER INDUSTRIES INC	SIE1110	37,814.00	RIDER SWEEPER		Capital Equipment Fund	Public Works
06/11/2026	61713	JOE'S POWER CENTER	209574	11,578.95	NEW MOWER		Capital Equipment Fund	Oak Hill Cemetery
06/11/2026	61718	PACKERLAND GLASS PRODUCTS	81249	21,530.00	GLASS PARTITION		Water	Other
06/11/2026	61724	VAN SISTINE HOMES LLC	4TH ADD/FM 6-9-	47,501.82	SIDEWALK ESCROW REIMB THR	U 6/9/2026	Streets,Utility,Sidewalks	
		VAN SISTINE HOMES LLC	1ST ADD/FA 6-9-	5,795.42	SIDEWALK ESCROW REIMBURSE	MENT	Streets,Utility,Sidewalks	
06/18/2026	61731	GALLATINWEB LLC	NEENAH5	2,802.36	NET DUTY RENEWAL 5/1/26 -	4/30/27	Neenah Menasha Fire	Fire Department
06/18/2026	61739	NEENAH GIRLS BASKETBALL CLUB INC	06/09-06/11	2,480.00	YOUTH BASKETBALL CAMP		General Fund	Contracted Programs
06/18/2026	61745	WISCONSIN DEPT OF NATURAL RESOURCES	WU118816	7,370.00	2026 LAKE WITHDRAWAL FEE		Water	Other
06/25/2026	61746	APPLETON, CITY OF	20413	43,374.00	JUN 2026 TRANSIT		General Fund	Community Development
06/25/2026	61747	BERGSTROM CHEVROLET BUICK	2615027	43,797.81	TRUCK 1K - BUILDING MANAG	ER	Capital Equipment Fund	Public Works
06/25/2026	61750	CADENA ENTERTAINMENT	07-04-26	6,000.00	STUNT SHOWS - RIVERSIDE P	ARK 7/4	Sundry Civic Trusts	Civic
06/25/2026	61753	EMERGENCY VEHICLE SERVICES	711	8,500.00	EMS SKID UNIT FOR UTV		Neenah Menasha Fire	Other
06/25/2026	61761	GREAT LAKES TV SEAL INC	24126	4,580.95	SANITARY SEWER TV-COMMERC	IAL ST	Sewer Operating Utility	Sanitation
06/25/2026	61772	LAKESIDE PLASTICS INC	T182030IN	2,729.44	TRAFFIC CONES, PEDESTRIAN	SIGNS	General Fund	Street Signal & Light
06/25/2026	61775	LEITERMANN, NATHAN	06/15-06/18	2,226.00	VOLLEYBALL CAMP		General Fund	Contracted Programs
06/25/2026	61778	MOTTO & SONS ROOFING & CONSTRUCTION	716 CONGRESS PL	14,368.50	HIH 716 CONGRESS PL PROJE	CT	TIF Affordable Housing	
06/25/2026	61779	NEENAH GIRLS VOLLEYBALL	06/15-06/18	3,710.00	VOLLEYBALL CAMP		General Fund	Contracted Programs
06/25/2026	61788	TEPOLT, ANDREW	07-03-26	2,200.00	STAGE SHOW - JEFFERSON 7/	3	Sundry Civic Trusts	Civic
06/25/2026	61789	T2 SYSTEMS INC	1005945	24,841.00	T2 PARKING HARDWARE		Capital Equipment Fund	Police
06/25/2026	61797	WISCONSIN SINGERS	07-04-26	3,700.00	STAGE SHOW 7/4		Sundry Civic Trusts	Civic
06/25/2026	61798	YMCA OF THE FOX CITIES	3109	17,487.00	YMCA SENIOR GRANT		General Fund	Community Development
				2,720,769.33				

Department of Finance
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M E M O R A N D U M

TO: Chairman Erickson and Members of the Finance and Personnel Committee

FROM: Vicky Rasmussen, Director of Finance

DATE: July 27, 2026

RE: 2nd Quarter 2026 Financial Statements

Included with this memo are the second quarter financial statements for the City of Neenah, covering the period January 1 through June 30, 2026. At the midpoint of the fiscal year, the City has completed approximately **50%** of its budget year. Overall, the General Fund is performing well, with the projected year-end surplus tracking closely to the same period in 2025.

General Fund (pages 1 – 2)

Expenditures (page 1)

- Overall General Fund expenditures total **$14,559,295** representing **45.82%** of the total adopted budget of **$31,771,930.** This is below the anticipated **50%** benchmark through June 30 and indicates expenditures are tracking favorably overall. Notable variances include:

  - **Finance Department:** expenditures are currently at **57.7%** of the department's budget. This is primarily due to the annual auditing services, which are paid for in the first quarter.

  - **Land Maintenance:** expenditures are currently at **67.67%** of the department's budget. These expenditures include seasonal costs associated with snow removal and weed cutting. As of June 30, snow removal expenditures alone account for approximately **71%** of the annual snow removal budget.

Revenues (page 2)

- Overall General Fund revenues are at **$21,886,091**, representing **68.8**8% of the total adopted revised budget of **$31,771,930**. This is coming in higher than the anticipated **50%** benchmark through June 30. A few notable variances include:

  - **Property Tax** is fully accounted for at **100%**, as it is recognized in full at the beginning of the fiscal year.

  - **License Revenues** are **103.1%** of the annual budget, due to timing of when licenses are due for renewal.

  - **Weights and Measures** revenues are **86.2%** of the annual budget, due to the full amount of revenue for the year being received in the first quarter.

- o **Public Library** revenues are **95.87%** of the annual budget. This is due to the timing of receipt of funding from the various counties.

- o **Community Fest** revenues are at **103.27%** of the annual budget. This is due to the timing of the event, which takes place in summer, with sponsorships received in advance.

- o **Parks and Recreation** revenues have exceeded the **50%** benchmark, primarily due to the seasonal timing of receiving payments ahead of time for programs and activities that occur in the summer months.

Net Surplus (Deficit) (page 2)

- ➢ The net surplus year-to-date for 2026 is **$7,326,796**, which is slightly higher by **$249,849**, compared to the same period last year at **$7,076,947**. This indicates a consistent financial position compared to the prior year.

Capital Project Funds (pages 3 – 7)

- ➢ Capital Project Funds are used to account for the construction, rehabilitation, and acquisition of capital assets such as buildings, equipment, and streets. The City utilizes these funds to support Capital Equipment, Public Infrastructure, Facilities, Redevelopment, and Tax Increment Financing (TIF) projects.

- ➢ These pages present capital projects by fund and department. For each project, the actual expenditures through June 30, 2026, the adopted budget for 2026, and the percentage of budget spent are provided to show how each project is progressing.

Internal Service Funds (Page 8)

- ➢ An Internal Service Fund is used to provide benefits or services to other departments or funds within the government on a cost-reimbursement basis, with the objective of breaking even rather than generating a profit. The City utilizes these funds to account for Information Systems, Fleet Services, Liability Insurance, and Benefit Accrual.

- ➢ All of these funds are performing on track, or near track of the **50%** benchmark, consistent with expectations for the second quarter of the fiscal year.

Enterprise Funds (page 9)

- ➢ Enterprise Funds are used to account for operations that are financed and operated similarly to private business enterprises, where the intent is for the costs of providing goods and services to the public on an ongoing basis to be primarily covered through user charges. The City utilizes these funds to account for the Sanitary Sewer, Storm Water, and Water Utilities.

- ➢ **Storm Water Utility's** principal repayment is at **100%,** as debt principal payments are made on March 1 each year.

- ➢ **Sanitary Sewer's** principal repayment is at **100%,** as debt principal payments are made on March 1 each year.

Tax Incremental Financing District (TIF) Special Revenue Funds (pages 10-11)

- ➢ Special Revenue Funds are used to report specific revenue sources that are restricted or committed for particular purposes. Each Tax Increment Financing (TIF) district is structured with both a Special Revenue Fund and a Capital Project Fund. The TIF Special Revenue Fund accounts for the accumulation of revenues such as incremental property taxes, land sales, and other district-specific income. These funds are designated for program and administrative expenditures within the district, including debt service repayments (both principal and interest).

- **Property Tax** on all TIFs are fully accounted for at **101.44%**, as it is recognized in full at the beginning of the fiscal year.

Custodial Funds (page 12)

- Custodial Funds are used to account for assets held by the City in a fiduciary capacity as an agent for individuals, private organizations, or other governmental entities. The City utilizes these funds to manage financial activity for the Joint Municipal Court and Neenah-Menasha Fire Rescue (NMFR).

- **Municipal Court** expenditures are at **50.9%** of the adopted budget and are currently tracking a **$6,296** surplus year-to-date.

- **NMFR** expenditures are slightly higher at **53.23%** of the adopted budget. The variance is primarily due to the annual clothing allowance, which the majority has been paid out and is currently at **70%** of the budget.

Other Funds (pages 13 - 14)

- Debt Service Fund is used to account for the repayment of debt, including both principal and interest. It also serves as the repository for debt levy revenue collected to fund these obligations. The majority of the debt principal payments are made on March 1 each year.

- The remainder of the funds are Special Revenue funds; some are for grants and others are for miscellaneous purposes.

Expendable Trust Funds (page 15)

- Trust Funds are used to account for assets held by the City in a trustee capacity for specific purposes. The City maintains trust funds for the Cemetery, Parks and Recreation, Library, Civic and Social Programs, Police Department, and Dial-a-Ride services.

- Trust Funds total **$5,973,479** in 2026 versus **$5,289,872** in 2025, an increase of **$683,607** or **12.9%.** This main reasons for the increase are due to the Kimberly Point Lighthouse donations of approximately $227,110 and the Public Library fund increasing by $221,850.

Investments (pages 16 – 22)

- Interest rates have continued to trend downward. The Local Government Investment Pool (LGIP) rate is currently **3.67%**, compared to **4.36%** at the same time last year. Because many local financial institutions use the LGIP rate as a benchmark, this decline reflects the broader interest rate environment. As a result, investment earnings are trending below budget expectations.

- On page 16, the Total General City investment balance was **$40,430,423** as of the second quarter of 2026, compared to **$44,047,321** during the same period in 2025 - a decrease of **$3,616,898**. The lower investment balance is primarily attributable to cash being used to fund major capital expenditures, including the purchase of the Millview Street warehouse and the renovation of Fire Station #31 and the Fire Department training grounds.

CITY OF NEENAH
FINANCIAL STATEMENTS
JUNE 30, 2026

Neenah
WISCONSIN®

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CITY OF NEENAH
GENERAL FUND
6/30/2026

	THRU 6/30/2025	THRU 6/30/2026	2026 BUDGET	% OF BUDGET
Council	35,519	29,258	69,250	42.25%
Mayors	131,535	108,941	259,330	42.01%
Finance	803,231	682,354	1,182,490	57.70%
Legal & Adm. Services	279,661	253,762	592,640	42.82%
Human Resources & Safety	145,905	167,926	407,960	41.16%
Information Systems	-	340,133	820,910	41.43%
Municipal Building	156,025	165,964	366,330	45.30%
Police	3,838,224	3,717,621	8,507,410	43.70%
Fire Department	3,225,406	3,335,324	6,687,030	49.88%
Other Public Safety	5,855	508	9,400	5.40%
Sundry and Reserves	5,006	96	(75,000)	-0.13%
Public Works Admin	338,309	335,853	860,220	39.04%
Municipal Facilities	294,382	243,260	577,450	42.13%
Sanitation	433,859	432,402	1,060,060	40.79%
Street Maintenance	233,668	159,604	503,670	31.69%
Land Maintenance	377,038	433,118	640,020	67.67%
Street Signal & Light	372,785	382,404	904,380	42.28%
Public Works	2,940	2,079	6,000	34.65%
Parking Services	89,123	109,669	202,460	54.17%
Interdepartmental Service	6,344	14,422	3,390	425.43%
Park & Rec Administration	379,493	387,858	820,620	47.26%
Adult Programs	444	1,143	3,300	34.64%
Contracted Programs	29,445	26,554	53,000	50.10%
Aquatics	79,030	88,087	347,050	25.38%
Youth Programs	37,215	44,119	237,450	18.58%
Other Pk & Rec Activities	4,761	6,931	16,100	43.05%
Riverside Players	7,341	9,514	33,180	28.67%
Parks	469,778	454,112	1,129,510	40.20%
City Wide Forestry Progrm	166,595	183,382	338,980	54.10%
Assistance Programs	-	-	250	0.00%
Community Development	938,004	889,539	2,034,550	43.72%
Celebration/Commemoration	17,844	21,941	95,180	23.05%
Public Library	1,413,344	1,393,081	2,742,090	50.80%
Commissions	1,172	274	10,300	2.66%
Oak Hill Cemetery	158,728	138,062	314,970	43.83%
Transfers	-	-	10,000	0.00%
	14,478,009	14,559,295	31,771,930	45.82%

CITY OF NEENAH
GENERAL FUND
6/30/2026

	THRU 6/30/2025	THRU 6/30/2026	2026 BUDGET	% OF BUDGET
Property Taxes	14,972,767	15,282,864	15,282,870	100.00%
Payment in lieu	15,481	18,477	917,440	2.01%
Other Taxes	18,826	18,874	100,000	18.87%
State Revenues	493,869	493,869	3,555,420	13.89%
State & Federal Aids	763,468	823,645	2,211,230	37.25%
Special Financing	-	-	319,000	0.00%
License Revenue	51,461	60,839	59,010	103.10%
Permits Revenue	161,954	160,136	300,760	53.24%
Weights & Measures Fees	31,460	27,160	31,500	86.22%
General Gov't Revenues	83,991	69,618	270,550	25.73%
Special Charges	555	2,110	5,500	38.36%
Public Library	1,202,898	1,227,031	1,279,860	95.87%
Police Revenue	86,860	89,054	197,810	45.02%
General Gov't Services	267,215	321,160	637,920	50.34%
Public Works	75,899	78,985	157,950	50.01%
Oak Hill Cemetery Revenue	104,090	93,906	170,250	55.16%
Investment Income	629,314	557,175	1,142,470	48.77%
Fines & Forfeitures	42,517	44,337	88,000	50.38%
Property Damage Recovery	11,275	4,525	15,000	30.17%
Reimbursements	12,470	11,080	125,460	8.83%
Lease/Rental Revenue	53,949	57,118	63,400	90.09%
Sale of City Properties	18,190	72,450	79,130	91.56%
Other Revenue	(3,149)	761	1,520	50.07%
Parking	128,446	113,571	374,580	30.32%
Community Fest	19,570	21,170	20,500	103.27%
General Receipts	(4,291)	(4,498)	(15,070)	29.85%
Adult Program Revenue	5,775	6,708	10,000	67.08%
Contracted Progrm Revenue	54,317	53,575	72,000	74.41%
Municipal Pool Revenue	134,762	150,691	269,850	55.84%
Youth Program Revenue	231,768	211,885	262,700	80.66%
Other Park & Rec Revenue	930	998	2,300	43.39%
Riverside Players	14,269	8,410	39,000	21.56%
Parks Revenue	96,598	91,363	121,230	75.36%
Fund Transfers	1,777,452	1,717,044	3,602,790	47.66%
	21,554,956	21,886,091	31,771,930	68.88%
EXPENDITURES	14,478,009	14,559,295	31,771,930	
NET SURPLUS (DEFICIT)	**7,076,947**	**7,326,796**	**-**	

CITY OF NEENAH
CAPITAL EQUIPMENT
6/30/2026

		THRU 6/30/2026	2026 BUDGET	VARIANCE	% OF BUDGET
CLERK	VOTING BOOTHS	-	1,770	1,770	0.00%
	AGENDA SOFTWARE	30,887	50,000	19,113	61.77%
		30,887	51,770	20,883	59.66%
IS	ERP	91,839	250,525	158,686	36.66%
	MULTI-YR MAINT CONTRACTS	336,008	651,575	315,567	51.57%
	CYBERSECURITY	49,707	128,360	78,653	38.72%
	REDUNDANT DATA STORAGE	209,843	71,555	(138,288)	293.26%
	FIBER BUILDS	24,233	389,435	365,202	6.22%
	CITY COMPUTER EQUIPMENT	22,474	30,000	7,526	74.91%
	TECHNOLOGY REPLACEMENT	50,164	96,540	46,376	51.96%
	DATA CENTER A/C	18,310	50,000	31,690	36.62%
	FIBER AUDIT	-	25,000	25,000	0.00%
	PHONE SYSTEM REPLACEMENT	-	150,000	150,000	0.00%
	PRIMARY FIREWALL RPL	-	30,000	30,000	0.00%
		802,579	1,872,990	1,070,411	42.85%
POLICE	VEHICLE PURCHASES	62,488	175,000	112,512	35.71%
	AXON BODY CAM CONTRACT	43,518	43,520	2	100.00%
	AXON TASER CONTRACT	21,162	30,000	8,838	70.54%
	UTV WINDSHIELD	735	2,500	1,765	29.41%
	IN CAR VIDEO SYSTEM	26,227	30,000	3,773	87.42%
	SWAT TACTICAL VESTS	-	12,000	12,000	0.00%
	PHONE EXTRACTION PROGRAM	12,943	13,000	57	99.56%
	ALPR-PARKING	29,491	45,000	15,509	65.53%
	ALPR-SQUADS	8,442	9,250	808	91.26%
		205,006	360,270	155,264	56.90%
NMFR	MAJOR EQUIPMENT	718	33,450	32,732	2.15%
	LIGHT DUTY VEHICLE	39,342	40,750	1,408	96.55%
	TRAINING TOWER	-	372,840	372,840	0.00%
	ENGINE 32	257,267	532,180	274,913	48.34%
	PHONE SYSTEM UPGRADE	-	18,250	18,250	0.00%
	PPE	4,631	252,410	247,779	1.83%
	SPECIAL OPS EQUIP	-	39,530	39,530	0.00%
	EXTRICATION EQUIP	-	136,850	136,850	0.00%
		301,958	1,426,260	1,124,302	21.17%
PW	TANDEM PLOW TRUCK-RPL 11A	879	-	(879)	0.00%
	PLOW TRUCK-RPL 6A	879	-	(879)	0.00%
	RPL #8-SINGLE AXLE TRUCK	-	131,500	131,500	0.00%
	25 YD GARBAGE TRUCK	1,245	-	(1,245)	0.00%
	AUTO SOLID WASTE TRUCK	392,797	485,000	92,203	80.99%
	RPL #20-3/4 TON TRUCK	71,502	71,500	(2)	100.00%
	RPL #1B-SUPERVISOR TRUCK	45,305	65,000	19,695	69.70%
	RPL #18-1-TON DUMP TRUCK	68,461	80,000	11,539	85.58%
	RPL #10A-14 YD TRUCK	-	188,460	188,460	0.00%
	REFUSE/RECYCLING CARTS	-	-	-	0.00%
	TRUCK #13	879	285,000	284,121	0.31%
	PICKUP TRUCK #21	879	60,000	59,121	1.47%
	FORKLIFT	49,382	65,000	15,618	75.97%
	SHOP FLOOR SCRUBBER #68A	37,814	120,000	82,186	31.51%
	TRUCK #1K	44,047	50,000	5,953	88.09%
	TRUCK #1JJ	-	50,000	50,000	0.00%
	VEHICLE PROGRAMS	-	25,000	25,000	0.00%
	A/C SERVICING MACHINE	-	12,500	12,500	0.00%
	MISC FLEET EQUIP	3,112	30,000	26,888	10.37%
	TV CAMERA	-	3,000	3,000	0.00%
		717,183	1,721,960	1,004,777	41.65%
P&R	EXCAVATOR	83,363	135,000	51,637	61.75%
	HYDRAULIC DECK	12,835	15,000	2,165	85.57%
		96,198	150,000	53,802	64.13%
CEMETERY	MOWER	25,151	25,000	(151)	100.60%
	EXPENDITURES	2,178,962	5,608,250	3,429,288	38.85%
	BORROWING	-	4,250,700	(4,250,700)	0.00%
	CARRY FORWARDS	-	1,357,550	(1,357,550)	0.00%
	OTHER CONTRIBUTIONS	40,614	-	40,614	0.00%
	FUNDING SOURCES	40,614	5,608,250	(5,567,636)	0.72%
	NET SURPLUS (DEFICIT)	**(2,138,348)**	**-**	**(2,138,348)**	

CITY OF NEENAH
PUBLIC INFRASTRUCTURE
6/30/2026

		THRU 6/30/2026	2026 BUDGET	VARIANCE	% OF BUDGET
STREETS	COMM/WINN CONSTRUCTION	900	148,310	147,410	0.61%
	S. COMMERCIAL ST.	344	70,000	69,656	0.49%
	WISCONSIN AVE DESIGN	-	25,000	25,000	0.00%
	ELM ST	16,396	1,100,000	1,083,604	1.49%
	REED ST	12,164	1,250,000	1,237,836	0.97%
	LAUDAN BLVD (ELM-REED)	-	300,000	300,000	0.00%
	STERLING AVE	66,811	241,000	174,189	27.72%
	HENRY (DOUGLAS-WINN)	78	770,000	769,922	0.01%
	WINNECONNE AVE	-	308,000	308,000	0.00%
	LAUDAN (REED-CONGRESS)	-	70,000	70,000	0.00%
	HENRY (WINN-MONROE)	-	30,000	30,000	0.00%
	MISC STREET REPAIR	50,087	264,510	214,423	18.94%
	PAVEMENT MARKINGS	-	120,000	120,000	0.00%
	BRIDGE REPAIRS	-	66,685	66,685	0.00%
	FREEDOM ACRES/MEADOWS	16,735	-	(16,735)	0.00%
		163,516	4,763,505	4,599,989	3.43%
TRAFFIC	TRAFFIC SIGNAL SUPPLIES	-	30,000	30,000	0.00%
	EQUIP MAINT SUPPLIES	113	4,000	3,887	2.83%
	MISC TRAFFIC SIGNALS	-	25,000	25,000	0.00%
	TULLAR/GAY BEACON	-	25,000	25,000	0.00%
		113	84,000	83,887	0.13%
SIDEWALKS	MISC SIDEWALK REPAIR	43,059	275,000	231,941	15.66%
	ELM ST	3,610	90,000	86,390	4.01%
		46,669	365,000	318,331	12.79%
ENGINEERING	CIP PROJECTS ENGINEERING	81,250	162,500	81,250	50.00%
	EXPENDITURES	291,549	5,375,005	5,083,457	5.42%
	BORROWING	-	4,910,500	(4,910,500)	0.00%
	CARRY FORWARDS	-	464,505	(464,505)	0.00%
	FUNDING SOURCES	-	5,375,005	(5,375,005)	0.00%
	NET SURPLUS (DEFICIT)	**(291,549)**	**-**	**(291,549)**	

CITY OF NEENAH
CAPITAL FACILITIES
6/30/2026

		THRU 6/30/2026	2026 BUDGET	VARIANCE	% OF BUDGET
ADMIN	HVAC SYSTEM	65,234	75,000	9,766	86.98%
	WINDOW REPLACEMENT	189,493	198,530	9,037	0.00%
	WINDOW SILL REPLACEMENT	30,000	30,000	-	100.00%
	FIRE ALARM UPDATE	33,948	40,000	6,052	84.87%
		318,675	343,530	24,855	92.76%
POLICE	LOCKER ROOM UPGRADES	73,052	500,000	426,948	14.61%
	CONCRETE PARKING LOT	-	100,000	100,000	0.00%
		73,052	600,000	526,948	12.18%
NMFR	REMODEL STATION 31	2,021,226	5,864,200	3,842,974	34.47%
	SIGNAGE-ST 32	-	35,000	35,000	0.00%
	BOILERS-ST 32	132,947	135,000	2,053	98.48%
		2,154,174	6,034,200	3,880,026	35.70%
ARROWHEAD	ARROWHEAD DIST DESIGN	181,658	463,910	282,252	39.16%
BERGSTROM	BERGSTROM MAHLER MUSEUM	35,000	35,000	-	100.00%
PW	TULLAR ROOF	209,884	330,000	120,116	63.60%
	TULLAR OVH DOOR MAINT	7,065	18,030	10,965	39.19%
	TRAFFIC SHOP KEY FOBS	19,480	20,000	520	97.40%
	TULLAR HVAC UPGRADES	-	25,000	25,000	0.00%
	CECIL REPAIRS	22,992	40,000	17,008	57.48%
	RAMP MISC REPAIRS	-	65,000	65,000	0.00%
	TULLAR HEATERS	-	25,000	25,000	0.00%
		259,422	523,030	263,608	49.60%
P&R	DOTY/KP SEAWALL	137,428	203,000	65,572	67.70%
	BLDG ADA UPGRADES	19,779	37,470	17,691	52.79%
	KIMB PT LIGHTHOUSE ADA	21,778	17,210	(4,568)	126.54%
	MISC ASPHALT TRAILS/LOTS	-	63,780	63,780	0.00%
	CARPENTER PRESERVE	19,003	114,880	95,877	16.54%
	COMP REC PLAN	3,010	35,000	31,990	8.60%
	RIVERSIDE PARK LIGHTING	-	75,000	75,000	0.00%
	LIGHTHOUSE RENOVATIONS	1,484	565,000	563,516	0.26%
	BOAT RENTAL ANALYSIS	-	7,500	7,500	0.00%
	BOAT HOUSE ROOF	-	40,000	40,000	0.00%
	DOTY CABIN REPAIRS	-	25,000	25,000	0.00%
	LLBM WEED CONTROL	9,308	30,000	20,693	31.03%
	WASH PARK SIGN	27,866	30,000	2,134	92.89%
	QUARRY PARK PLAY EQUIP	-	225,000	225,000	0.00%
		239,656	1,468,840	1,229,184	16.32%
LIBRARY	REFINISH WOOD TABLES	-	10,000	10,000	0.00%
	ADULT SVCS ROOM FURNITURE	-	15,000	15,000	0.00%
		-	25,000	25,000	0.00%
	EXPENDITURES	3,261,636	9,493,510	6,231,874	34.36%
	BORROWING	-	5,862,500	(5,862,500)	0.00%
	CARRY FORWARDS	-	3,171,010	(3,171,010)	0.00%
	USE OF FUND BALANCE	-	180,000	(180,000)	0.00%
	CONTRIBUTIONS	2,371	280,000	(277,629)	0.85%
	FUNDING SOURCES	2,371	9,493,510	(9,491,139)	0.02%
	NET SURPLUS (DEFICIT)	**(3,259,265)**	**-**	**(3,259,265)**	

CITY OF NEENAH
REDEVELOPMENT
6/30/2026

	THRU 6/30/2026	2026 BUDGET	VARIANCE	% OF BUDGET
NON-TIF REDEVELOPMENT	1,607	204,370	202,763	0.00%
CARRY FORWARD	-	204,370	(204,370)	0.00%
FUNDING SOURCES	-	204,370	(204,370)	0.00%
NET SURPLUS (DEFICIT)	**(1,607)**	**-**	**(1,607)**	

CITY OF NEENAH
TIF-CAPITAL
6/30/2026

		THRU 6/30/2026	2026 BUDGET	VARIANCE	% OF BUDGET
TIF 9	PROMOTION	1,050	-	(1,050)	0.00%
		1,050	-	(1,050)	0.00%
	CARRY FORWARDS	-	-	-	0.00%
	NET SURPLUS (DEFICIT)	**(1,050)**	**-**	**(1,050)**	
TIF 10	PROMOTION	830	-	(830)	0.00%
	LAND ACQUISITIONS	2,200,430	2,200,000	(430)	100.00%
	PARKING LOT CONSTRUCTION	-	682,500	682,500	0.00%
	SITE PREP	1,775	100,000	98,225	1.78%
		2,203,035	2,982,500	779,465	73.87%
	CAPITAL BORROWING	-	2,300,000	(2,300,000)	0.00%
	CARRY FORWARDS	-	682,500	(682,500)	0.00%
		-	2,982,500	(2,982,500)	0.00%
	NET SURPLUS (DEFICIT)	**(2,203,035)**	**-**	**(3,079,465)**	

CITY OF NEENAH
INTERNAL SERVICE FUNDS
6/30/2026

		THRU 6/30/2025	THRU 6/30/2026	2026 BUDGET	% OF BUDGET
FLEET	Expenses	380,484	378,912	822,520	46.07%
	Transfers In	410,966	419,575	840,000	49.95%
	NET SURPLUS (DEFICIT)	**30,482**	**40,663**	**17,480**	
LIABILITY INSURANCE	Expenses	6,709	4,971	80,000	6.21%
	Transfers In	35,000	32,500	65,000	50.00%
	NET SURPLUS (DEFICIT)	**28,291**	**27,529**	**(15,000)**	
BENEFIT ACCRUAL	Expenses	4,635,730	4,779,883	10,260,800	46.58%
	Transfers In	5,716,883	5,484,143	10,275,000	53.37%
	NET SURPLUS (DEFICIT)	**1,081,153**	**704,260**	**14,200**	

CITY OF NEENAH
ENTERPRISE FUNDS
6/30/2026

		THRU 6/30/2025	THRU 6/30/2026	2026 BUDGET	% OF BUDGET
STORM	Storm Operation	419,799	431,965	1,026,720	42.07%
WATER	General Fund	286,320	294,535	589,070	50.00%
	Capital	765,060	1,066,279	1,737,000	61.39%
	Principal Repayment	866,943	863,803	863,800	100.00%
		2,338,122	2,656,582	4,216,590	63.00%
	Revenue	1,170,445	1,100,375	2,235,000	49.23%
	Borrowing	-	-	1,762,000	0.00%
		1,170,445	1,100,375	3,997,000	27.53%
	NET SURPLUS (DEFICIT)	**(1,167,677)**	**(1,556,207)**	**(219,590)**	
SANITARY	Sewer Operation	2,031,886	1,937,531	4,095,160	47.31%
SEWER	General Fund	383,785	394,360	788,720	50.00%
	Capital	567,127	729,295	2,308,000	31.60%
	Principal Repayment	1,263,522	1,235,518	1,235,510	100.00%
		4,246,320	4,296,704	8,427,390	50.98%
	Revenue	2,514,491	2,732,149	6,220,000	43.93%
	Borrowing	-	-	2,370,500	0.00%
		2,514,491	2,732,149	8,590,500	31.80%
	NET SURPLUS (DEFICIT)	**(1,731,829)**	**(1,564,555)**	**163,110**	
WATER	Expenses	3,529,253	3,109,513	7,260,320	42.83%
	Revenue	4,396,066	4,493,531	8,655,740	51.91%
	NET SURPLUS (DEFICIT)	**866,813**	**1,384,018**	**1,395,420**	

CITY OF NEENAH
TIF-SPECIAL REVENUE
6/30/2026

		THRU 6/30/2025	THRU 6/30/2026	2026 BUDGET	% OF BUDGET
TIF 7	Program Expenditures	1,300	150	81,500	0.18%
	General Fund	73,680	75,000	150,000	50.00%
	Transfer to Debt Service	573,355	452,387	471,490	95.95%
	Special Revenue TIF # 8	-	-	1,723,260	0.00%
		648,335	527,537	2,426,250	21.74%
	Property Taxes	1,985,108	2,203,982	2,172,730	101.44%
	State Revenues	134,966	134,966	193,520	69.74%
	Investment Income	27,807	25,771	60,000	42.95%
		2,147,881	2,364,719	2,426,250	97.46%
	NET SURPLUS (DEFICIT)	**1,499,546**	**1,837,182**	**-**	
TIF 8	Program Expenditures	1,912	9,992	376,500	2.65%
	Capital Lease	-	-	130,000	0.00%
	General Fund	161,588	144,553	300,000	48.18%
	Transfer to Debt Service	752,101	691,025	2,597,610	26.60%
	CDA	42,718	42,341	84,680	50.00%
		958,319	887,911	3,488,790	25.45%
	Property Taxes	1,459,708	1,571,427	1,549,140	101.44%
	State Revenues	71,345	71,345	298,740	23.88%
	Investment Income	184	8,482	20,000	42.41%
	Lease/Rental Revenue	-	-	35,000	0.00%
	Fund Transfers	-	-	1,723,260	0.00%
		1,531,237	1,651,254	3,626,140	45.54%
	NET SURPLUS (DEFICIT)	**572,918**	**763,343**	**137,350**	
TIF 9	Program Expenditures	1,300	150	21,300	0.70%
	General Fund	67,782	69,113	137,000	50.45%
	Transfer to Debt Service	122,185	100,126	167,920	59.63%
		191,267	169,389	326,220	51.92%
	Property Taxes	172,484	244,048	240,590	101.44%
	State Revenues	49,683	49,683	97,530	50.94%
	Special Financing	-	-	3,000	0.00%
	Investment Income	-	-	2,000	0.00%
		222,167	293,731	343,120	85.61%
	NET SURPLUS (DEFICIT)	**30,900**	**124,342**	**16,900**	

CITY OF NEENAH
TIF-SPECIAL REVENUE
6/30/2026

		THRU 6/30/2025	THRU 6/30/2026	2026 BUDGET	% OF BUDGET
TIF 10	Program Expenditures	1,300	150	11,500	1.30%
	General Fund	24,560	33,386	50,000	66.77%
	Transfer to Debt Service	244,270	394,199	509,360	77.39%
		270,130	427,735	570,860	74.93%
	Property Taxes	238,968	275,209	271,310	101.44%
	State Revenues	29,805	29,805	29,840	99.88%
	Special Financing	-	-	800	0.00%
	Investment Income	24,081	-	50,000	0.00%
		292,854	305,014	351,950	86.66%
	NET SURPLUS (DEFICIT)	**22,724**	**(122,721)**	**(218,910)**	
TIF 11	Program Expenditures	1,300	150	245,780	0.06%
	General Fund	24,560	25,000	50,000	50.00%
	Transfer to Debt Service	19,931	19,908	38,040	52.33%
		45,791	45,058	333,820	13.50%
	Property Taxes	529,090	431,778	425,660	101.44%
	Special Financing	-	-	500	0.00%
	Investment Income	19,161	16,401	34,000	48.24%
		548,251	448,179	460,160	97.40%
	NET SURPLUS (DEFICIT)	**502,460**	**403,121**	**126,340**	
TIF 12	Program Expenditures	1,300	150	82,000	0.18%
	General Fund	24,560	25,000	51,000	49.02%
	Transfer to Debt Service	36,675	36,875	73,750	50.00%
		62,535	62,025	206,750	30.00%
	Property Taxes	39,409	122,863	121,120	101.44%
	State Revenues	16,076	16,076	16,080	99.98%
	Investment Income	5,249	3,315	10,500	31.57%
		60,734	142,254	147,700	96.31%
	NET SURPLUS (DEFICIT)	**(1,801)**	**80,229**	**(59,050)**	
TIF 13	Program Expenditures	1,250	150	251,500	0.06%
	General Fund	24,560	25,000	52,000	48.08%
	Transfer to Debt Service	25,810	26,100	52,200	0.00%
		51,620	51,250	355,700	14.41%
	Property Taxes	-	377,184	371,840	101.44%
	Special Financing	-	-	2,000	0.00%
	Investment Income	1,064	5,024	3,000	167.47%
		1,064	382,208	376,840	101.42%
	NET SURPLUS (DEFICIT)	**(50,556)**	**330,958**	**21,140**	

CITY OF NEENAH
CUSTODIAL FUNDS
6/30/2026

		THRU 6/30/2025	THRU 6/30/2026	2026 BUDGET	% OF BUDGET
COURT	Expenses	210,435	206,549	418,180	49.39%
	Revenue	230,185	212,845	418,180	50.90%
	NET SURPLUS (DEFICIT)	**19,750**	**6,296**	**-**	
NMFR	Expenses	5,698,887	5,834,492	10,961,040	53.23%
	Revenue	6,144,788	6,353,483	10,961,040	57.96%
	NET SURPLUS (DEFICIT)	**445,901**	**518,991**	**-**	

CITY OF NEENAH
OTHER FUNDS
6/30/2026

		THRU 6/30/2025	THRU 6/30/2026	2026 BUDGET	% OF BUDGET
DEBT SERVICE	Expenditures	7,481,029	9,113,099	12,340,180	73.85%
	Revenue	6,615,279	7,533,601	11,499,370	65.51%
	NET SURPLUS (DEFICIT)	**(865,750)**	**(1,579,498)**	**(840,810)**	
INDUST. DEVELOPMENT	Expenditures	13,190	28,388	40,000	70.97%
	Revenue	32,194	32,233	32,200	100.10%
	NET SURPLUS (DEFICIT)	**19,004**	**3,845**	**(7,800)**	
RECYCLING	Expenditures	309,308	267,736	725,040	36.93%
	Revenue	645,514	722,861	735,740	98.25%
	NET SURPLUS (DEFICIT)	**336,206**	**455,125**	**10,700**	
SMALL BUS./ HOUSING LOANS	Expenditures	18,231	18,303	39,200	46.69%
	Revenue	76,000	21	31,100	0.07%
	NET SURPLUS (DEFICIT)	**57,769**	**(18,282)**	**(8,100)**	
DEV. LAND SALES	Expenditures	150,000	120,275	275,000	43.74%
	Revenue	-	400,000	-	0.00%
	NET SURPLUS (DEFICIT)	**(150,000)**	**279,725**	**(275,000)**	

CITY OF NEENAH
OTHER FUNDS
6/30/2026

		THRU 6/30/2025	THRU 6/30/2026	2026 BUDGET	% OF BUDGET
ALLIANT PILOT	Expenditures	150,000	200,000	647,270	30.90%
	Revenue	-	-	494,380	0.00%
	NET SURPLUS (DEFICIT)	**(150,000)**	**(200,000)**	**(152,890)**	
ARPA	Expenditures	138,034	36,634	-	0.00%
	Revenue	-	-	494,380	0.00%
	NET SURPLUS (DEFICIT)	**(138,034)**	**(36,634)**	**494,380**	
TIF AFFORD. HOUSING	Expenditures	355	5,107	10,000	51.07%
	Revenue	900	300	500	60.00%
	NET SURPLUS (DEFICIT)	**545**	**(4,807)**	**(9,500)**	
SURPLUS TID INCREMENT	Expenditures	50,000	25,000	50,000	50.00%
	Revenue	-	-	-	0.00%
	NET SURPLUS (DEFICIT)	**(50,000)**	**(25,000)**	**(50,000)**	

CITY OF NEENAH
EXPENDABLE TRUST FUNDS
As of June 30, 2026

CEMETERY		
Perpetual Care	$1,809,189	
Flower Fund	154,590	
Gus Toepel Burial Fund	5,293	
GD Barnes Cemetery Trust	10,075	
Total Cemetery		$1,979,147
PARKS & RECREATION		
Park Development - Arrowhead	134	
Park Development - Minergy	127,507	
Alice Jean-Arrowhead	7,227	
Trees for the Living	58,665	
Park Benches	25,707	
Babcock Memorial/Kimberly Point	49,738	
Riverside (Nielsen)	6,682	
Riverside Players	6,145	
Neenah Community Band	34,125	
German Band	5,085	
Brent Peppert Scholarship	0	
Abendschein	60,192	
Dance Band	3,614	
Park Land Acquisition	5,202	
Park & Playground Equipment	7,135	
Soccer	2,228	
Doty Cabin	16,314	
Fun Run	16,470	
All Other Contributions	24,979	
Shattuck Park Live Music	5,653	
Carpenter Preserve	4,939	
Nickolas Band Scholarship	0	
Archery Range	725	
Sunshine Program	4,919	
Park Kart	8,106	
Dog Park	10,654	
Tennis	31,741	
Kim	11,584	
Cemetery	635	
Shattuck Flag Memorial	8,304	
Kayak	3,998	
Lighthouse	219,120	
Lighthouse Perpetual Care	7,992	
Total Park and Recreation		$775,519
NEENAH PUBLIC LIBRARY		$2,369,142
CIVIC & SOCIAL		
Miscellaneous/Other	2,718	
Health/Emergency Government-Other	5	
Marigen Carpenter Tree Fund	117,392	
Sale of Compost	66,786	
City Wear	1,955	
CommunityFest	37,869	
Neenah Time Capsule	(1,204)	
Power Up Project	1,330	
Neenah Arts Council	1,205	
Community Amenity	124,675	
Total Civic and Social		$352,731
POLICE DEPARTMENT		
Drug Education	291	
Crime Prevention	2,484	
Court Ordered	3,740	
Program for Kids	634	
Good Samaritan	1,964	
Police Equipment	(38)	
Choices	1,066	
Grant Reimbursement	18,175	
Wellness Dog	1,259	
Great	898	
Other Training	47,876	
Training Grant-SWAT	46,231	
All Other Contributions	115	
Forensic	2,018	
K-9 Project	38,032	
Bike Patrol	5,237	
Neighborhood District	10,239	
Police Awards	9,041	
Citizens Police Academy	253	
Total Police		$189,515
DIAL-A-RIDE		$307,425
TOTAL TRUST FUNDS		$5,973,479

CITY OF NEENAH
SCHEDULE OF CITY INVESTMENTS
AS OF JUNE 30, 2026

GENERAL CITY

	Type	Institution	Amount	Current Int. Rate
	Checking/Repurchase Agreements	Associated Bank	$7,577,226.02	2.75%
	Local Gov't Investment Pool-City	State of WI/U.S. Bank	357,528.31	3.67%
	Tax Collection	BMO Harris	3,298,146.50	3.69%
	Ultimate Money Market	Community First CU	451,373.61	1.045%
	Extended FDIC Sweep	First Business Bank	2,855,876.07	3.65%
	Extended FDIC Sweep - ARPA	First Business Bank	225,243.02	2.78%
	Limited Volitility Strategy Portfolio	Dana/TD Ameritrade	5,110,659.99	various
*	Federal Securities	Various	4,207,830.44	various
*	Corporate Securities	Various	4,290,392.50	various
*	State/Municipal Taxable Securities	Various	4,100,551.50	various
*	Certificates of Deposit	Various	7,955,595.36	various
	Total General City		**$40,430,423.32**	

* See Attached

** **$2,161,512.88 of City's portion of pooled cash is advanced to the Water Utility, repaid at a rate of 2%**

CITY OF NEENAH
SCHEDULE OF CITY INVESTMENTS (con't)

Type	Institution	Amount	Current Int. Rate
LIBRARY			
Trust Fund (06/30/26)	Associated Trust	2,594,231.30	various
Total Library		**2,594,231.30**	
CEMETERY			
Trust Fund (06/30/26)	Associated Trust	1,860,773.48	various
Total Cemetery		**1,860,773.48**	
CDA			
Debt Service Reserve - 2008/16 Bond:	Associated Trust	406,216.40	various
Total CDA		**406,216.40**	
STORM WATER UTILITY			
Local Gov't Investment Pool	State of WI/U.S. Bank	22,340.31	3.67%
Total Storm Water Utility		**22,340.31**	
WATER UTILITY			
Local Gov't Investment Pool	State of WI/U.S. Bank	3,096,794.17	3.67%
* Federal/State/Muni/Corp Securities	Various	970,387.50	various
Total Water Utility		**4,067,181.67**	
B.I.D.			
Local Gov't Investment Pool	State of WI/U.S. Bank	22,459.44	3.67%
Total B.I.D.		**22,459.44**	
TOTAL CASH & INVESTMENTS		**$ 49,403,625.92**	

* See Attached

CITY OF NEENAH
INVESTMENT PORTFOLIO
6/30/2026

General City

Federal Securities

Purchase Date	Estimated Pre Pay or next Call Date	Final Maturity Date	Security	Description	Cost	Par Value	12/31/2025 or "At Purchase" Market Value	Coupon Rate	Yield to Call/Date	Yield to Maturity	Cusip #	Vendor	Interest Dates
Mortgage Backed				***4.65%***	***of City Portfolio***								
07/09/12	05/20/22	07/20/39	GNMA	20% CPR ave 4.26yr	$46,834.61	$12,188.62	$12,591.66	5.00%	n/a	1.99%	38374VC98	Stifel	20th each mo.
01/23/14	05/01/22	05/01/43	FNMA (ARM)	12% CPR ave 4.10 yr	$13,342.85	$10,638.91	$10,908.23	2.18%	n/a	2.04%	3138WXXY8	Stifel	25th each mo.
12/26/17	08/01/23	05/25/42	FNMA (Loans)	20% CPR ave 3.32yr	$17,708.06	$33,467.12	$30,942.19	1.50%	n/a	3.12%	3136AAW35	1st Horiz	25th each mo.
10/11/12	10/11/23	06/01/32	FNMA (Loans)	12% CPR ave 5.45yr	$33,036.86	$11,384.99	$11,329.50	4.00%	n/a	2.15%	31418AF78	1st Horiz	25th each mo.
02/08/17	02/15/24	02/15/42	FHLMC	20% CPR ave 7.0 yr	$20,627.47	$26,054.34	$24,237.63	2.00%	n/a	2.73%	3137AW3Y9	1st Horiz	15th each mo.
05/12/16	06/01/24	11/01/30	FHLMC	15% CPR ave 3.98 yr	$25,234.24	$13,262.70	$13,089.10	3.50%	n/a	1.81%	3128P7P56	1st Horiz	15th each mo.
05/12/16	06/15/24	12/01/30	FHLMC	15% CPR ave 4.01 yr	$28,057.85	$15,400.87	$15,204.12	3.50%	n/a	1.82%	3128P7P80	1st Horiz	15th each mo.
12/27/17	08/01/24	06/25/43	FNMA (Loans)	20% CPR ave 3.83yr	$10,863.96	$28,376.62	$24,576.13	1.50%	n/a	3.96%	3136AEVE4	1st Horiz	25th each mo.
07/12/18	08/01/24	03/20/40	GNMA	15% CPR ave 3.03yr	$13,511.36	$14,151.93	$13,971.90	3.00%	n/a	3.06%	38377DBC9	1st Horiz	20th each mo.
12/26/12	02/01/25	05/01/37	FNMA (ARM)	12% CPR ave 5.58yr	$50,557.76	$16,510.05	$17,015.14	2.72%	n/a	1.12%	3138EKC29	1st Horiz	25th each mo.
12/20/16	04/20/25	11/01/44	FNMA (ARM)	20% CPR ave 4.09yr	$26,287.15	$19,370.81	$18,239.73	4.00%	n/a	3.19%	31418BKD7	1st Horiz	25th each mo.
06/18/20	08/01/25	10/16/45	GNMA	15% CPR ave 2.54yr	$5,735.10	$4,671.31	$4,523.48	1.77%	n/a	1.34%	38378KAB5	1st Horiz	15th each mo.
02/28/20	03/31/26	03/31/26	FNMA (Loans)	25% CPR ave 3.03yr	$42,428.37	$31,341.28	$30,831.19	4.00%	n/a	1.81%	31418CVC5	1st Horiz	25th each mo.
07/18/22	08/01/27	12/16/57	GNMA	30% CPR ave 2.43yr	$187,064.20	$208,554.02	$173,530.11	2.50%	n/a	6.30%	38379RMX8	1st Horiz	16th each mo.
04/28/20	07/31/28	03/15/42	FHLMC	15% CPR ave 4.11yr	$89,538.94	$79,376.39	$73,510.43	2.25%	n/a	1.51%	3137ANNS0	1st Horiz	15th each mo.
07/23/18	08/01/28	08/20/42	GNMA	15% CPR ave 5.05yr	$17,725.52	$15,612.77	$15,958.61	2.75%	n/a	3.70%	36179MLX6	1st Horiz	20th each mo.
07/23/18	08/01/28	07/20/42	GNMA	15% CPR ave 5.05yr	$15,626.55	$13,641.03	$13,945.59	2.75%	n/a	3.70%	36179MHU7	1st Horiz	20th each mo.
12/05/19	12/01/28	11/25/57	FHLMC	8% CPR ave 4.35 yr	$50,124.04	$43,016.70	$42,222.22	3.50%	n/a	2.53%	35563PFG9	1st Horiz	25th each mo.
07/26/22	07/01/29	03/01/34	FNMA (Loans)	15% CPR ave 3.50yr	$6,392.40	$6,487.09	$6,683.13	3.01%	n/a	4.36%	31403DPE3	1st Horiz	25th each mo.
07/26/22	10/01/29	11/01/34	FNMA (Loans)	15% CPR ave 3.59yr	$51,825.08	$30,844.74	$32,507.32	2.93%	n/a	4.21%	31407UMR5	1st Horiz	1st each mo.
07/26/22	01/26/29	10/01/34	FHLMC	15% CPR ave 3.75 yr	$16,312.40	$15,623.11	$16,211.16	2.65%	n/a	4.03%	31300L2T1	1st Horiz	1st each mo.
07/26/22	02/26/29	01/01/35	FNMA (Loans)	15% CPR ave 3.80yr	$18,785.74	$18,368.70	$19,126.38	3.35%	n/a	4.02%	31406NYU2	1st Horiz	25th each mo.
07/26/22	03/26/29	09/01/38	FNMA (Loans)	15% CPR ave 3.85yr	$40,812.21	$39,145.69	$40,475.54	2.51%	n/a	4.19%	3138EK6B6	1st Horiz	25th each mo.
07/26/22	01/26/30	09/01/35	FNMA (Loans)	15% CPR ave 3.91yr	$47,732.86	$25,244.40	$26,086.67	3.98%	n/a	4.27%	31415VYE9	1st Horiz	1st each mo.
07/26/22	04/30/30	10/20/35	GNMA	15% CPR ave 3.86yr	$38,020.57	$39,695.68	$40,716.83	1.75%	n/a	4.22%	36225DUX0	1st Horiz	20th each mo.
07/26/22	06/26/30	09/01/37	Freddie Mac	15% CPR ave 3.96yr	$31,368.12	$30,238.14	$31,441.47	2.30%	n/a	4.07%	31416L3X2	1st Horiz	25th each mo.
07/26/22	09/01/30	07/01/36	Freddie Mac	15% CPR ave 4.12yr	$13,370.59	$13,062.58	$13,607.02	2.29%	n/a	4.01%	3128QGFJ6	1st Horiz	1st each mo.
07/26/22	12/01/32	09/01/46	Freddie Mac	15% CPR ave 5.20yr	$18,140.36	$18,140.36	$18,863.02	1.89%	n/a	4.86%	31326LGE9	1st Horiz	1st each mo.
Total Mortgage Backed				4.65%	$977,065.22	$833,870.95	$792,345.50						

CITY OF NEENAH
INVESTMENT PORTFOLIO
6/30/2026

Purchase Date	Estimated Pre Pay or next Call Date	Final Maturity Date	Security	Description	Cost	Par Value	12/31/2025 or "At Purchase" Market Value	Coupon Rate	Yield to Call/Date	Yield to Maturity	Cusip #	Vendor	Interest Dates
Agency Bonds				***15.62%***	***of City Portfolio***								
Federal Agricultural Mortgage Corp				***4.76%***	***of City Portfolio***								
1/28/2025	1/28/2027	1/28/2030	Farmer Mac	5yr / 2yr call	$1,000,000.00	$1,000,000.00	$1,008,880.00	4.79%	n/a	4.79%	31424WUD2	Stifel	1/28, 7/28
Total Federal Agricultural Mortgage Corp				4.76%	$1,000,000.00	$1,000,000.00	$1,008,880.00						
Federal Farm Credit Bank				***5.88%***	***of City Portfolio***								
09/04/20	05/01/22	08/13/26	FFCBNK	5.9 yr,3 mo no call	$245,157.50	$250,000.00	$245,535.00	0.70%	n/a	0.71%	3133EL3X0	Stifel	2/13, 8/13
09/04/20	05/01/22	08/13/26	FFCBNK	5.9 yr, 11 mo no call	$249,812.00	$250,000.00	$245,502.50	0.67%	n/a	0.68%	3133EL3Y8	Stifel	2/13, 8/13
03/16/21	05/01/22	02/16/27	FFCBNK	6 yr, 11mo no call	$245,499.90	$250,000.00	$242,525.00	0.78%	2.78%	1.10%	3133EMQW5	Stifel	2/16, 8/16
04/05/21	05/12/22	08/13/26	FFCBNK	5.45 yr w/2 call dates	$245,157.50	$250,000.00	$245,535.00	0.70%	2.80%	1.73%	3133EL3X0	Stifel	2/13, 8/13
02/03/22	01/26/23	01/26/27	FFCBNK	5 yr 1yr no call.	$249,643.96	$250,000.00	$245,330.00	1.78%	1.93%	1.81%	3133ENLZ1	Stifel	1/26, 7/26
Total Federal Farm Credit Bank				5.88%	$1,235,270.86	$1,250,000.00	$1,224,427.50						
Federal Home Loan Bank				***3.55%***	***of City Portfolio***								
06/30/21	05/10/22	02/10/27	FHLBNK	5.5yr, 2mo no call	$247,278.75	$250,000.00	$242,065.00	0.83%	3.90%	1.03%	3130AKYH3	Stifel	2/10, 8/10
02/22/22	08/02/22	02/02/27	FHLBNK	5 yr, 6 mo no call	$250,000.00	$250,000.00	$245,280.00	1.87%	1.870%	1.87%	3130AQU92	Stifel	2/22, 8/22
02/11/21	02/10/23	02/10/28	FHLBNK	7 yr, 2 yr no call	$248,890.00	$250,000.00	$235,635.00	0.78%	1.00%	0.85%	3130AKVG8	Stifel	2/10, 8/10
Total Federal Home Loan Bank				3.55%	$746,168.75	$750,000.00	$722,980.00						
Federal Home Loan Mortgage Corp.				***1.41%***	***of City Portfolio***								
06/14/21	05/13/22	10/13/27	Freddie Mac	6.3yr, 2mo no call	$247,401.36	$250,000.00	$238,745.00	0.90%	4.08%	1.07%	3134GWYB6	Stifel	4/13, 10/13
07/26/21	05/26/22	11/26/29	Freddie Mac	8.3yr, 4mo no call	$49,253.72	$50,000.00	$45,406.00	1.17%	5.72%	1.36%	3134GXET7	Stifel	5/26, 11/26
Total Federal Home Loan Mtg. Corp.				1.41%	$296,655.08	$300,000.00	$284,151.00						
Total Agency Bonds				15.62%	$3,278,094.69	$3,300,000.00	$3,240,438.50						
SBA Backed				***1.09%***	***of City Portfolio***								
06/28/16	05/01/22	09/01/34	SBA	5% CPR ave 5.68yr	$44,224.58	$35,239.37	$33,426.40	2.92%	n/a	2.26%	83162CWN9	1st Horiz	3/1, 9/1
11/04/16	05/01/22	01/01/30	SBA	15% CPR ave 3.82yr	$49,582.92	$25,497.35	$25,576.41	4.38%	n/a	2.00%	83162CTA1	1st Horiz	1/1, 7/1
10/19/17	07/01/22	04/25/37	SBA	12% CPR ave 5.2yr	$30,330.92	$30,906.36	$30,689.92	1.60%	n/a	2.35%	83164LFD8	1st Horiz	25th each mo.
10/19/17	07/01/22	04/25/37	SBA	12% CPR ave 5.2yr	$3,559.07	$3,851.66	$3,850.10	1.60%	n/a	2.35%	83164LGR6	1st Horiz	25th each mo.
03/06/15	01/06/25	05/01/32	SBA	12% CPR ave 4.82yr	$54,739.44	$54,888.83	$51,961.88	2.38%	n/a	2.37%	83162CUU5	1st Horiz	5/1, 11/1
04/03/20	07/01/25	02/01/28	SBA	20% CPR ave 5.2yr	$46,910.69	$29,234.64	$29,541.73	5.16%	n/a	2.32%	83162CRP0	1st Horiz	2/1, 8/1
Total SBA Backed				1.09%	$229,347.62	$179,618.21	$175,046.44						
Total Federal Securities - City				21.36%	**$4,484,507.53**	**$4,313,489.16**	**$4,207,830.44**						

CITY OF NEENAH
INVESTMENT PORTFOLIO
6/30/2026

Purchase Date	Estimated Pre Pay or next Call Date	Final Maturity Date	Security	Description	Cost	Par Value	12/31/2025 or "At Purchase" Market Value	Coupon Rate	Yield to Call/Date	Yield to Maturity	Cusip #	Vendor	Interest Dates
Corporate Securities				***20.81%***	***of City Portfolio***								
07/30/21	07/30/22	07/30/26	Bank of America	5yr corp A-/A2	$250,000.00	$250,000.00	$245,422.50	1.20%	1.200%	1.20%	06048WM72	Stifel	1/30,7/30
07/14/21	07/14/26	07/14/26	Royal Bank CN	5yr corp AA-/A2	$250,606.50	$250,000.00	$246,475.00	1.15%	1.100%	1.10%	78016EZT7	Stifel	1/14,7/14
02/07/22	02/02/27	02/02/27	Bank of Nova Sc	5 yr corp A-/A2	$247,060.26	$250,000.00	$245,070.00	1.95%	2.200%	2.20%	06417XAD3	Stifel	2/2, 8/2
10/15/25	04/29/30	05/29/30	Citibank NA	4.65 Yr Aa3/A+	$530,515.36	$500,000.00	$514,695.00	4.91%	n/a	3.90%	17325FBP2	Stifel	5/29, 11/29
10/21/25	03/15/30	05/15/30	Meta Platforms Inc	4.65 Yr Aa3/AA-	$532,552.85	$500,000.00	$515,255.00	4.80%	n/a	3.70%	30303M8M7	Stifel	5/15, 11/15
11/06/25	10/15/30	11/15/30	Alphabet Inc GOOGL	5 yr Aa2/AA+	$504,461.66	$500,000.00	$502,100.00	4.10%	n/a	3.90%	02079KAW7	Stifel	5/15, 11/15
11/13/25	03/17/30	03/17/30	Merck & Co	4.5 yr Aa3/A+	$518,050.87	$500,000.00	$505,455.00	4.30%	n/a	3.93%	58933YBJ3	Stifel	5/17, 11/17
11/20/25	10/20/30	11/20/30	Amazon Inc	5 yr AA	$504,000.81	$500,000.00	$501,000.00	4.10%	n/a	3.92%	023135CT1	Stifel	5/20, 11/20
12/04/25	09/15/30	10/15/30	Chevron USA Inc	4.9Y AA2/AA-	$515,215.25	$500,000.00	$505,275.00	4.30%	n/a	3.90%	166756BJ4	Stifel	4/15, 10/15
12/31/25	06/13/30	06/13/30	National Australia BK/NY	4.5Y Aa2/AA-	$515,194.57	$500,000.00	$509,645.00	4.53%	n/a	3.84%	632525CK5	Stifel	6/13, 12/13
Total Corporate Securities - City				20.81%	**$4,367,658.13**	**$4,250,000.00**	**$4,290,392.50**						
Certificates of Deposit				***37.93%***	***of City Portfolio***								
09/06/23	11/06/27	11/06/27	CFCU	36 Mo CD	$250,000.00	$250,000.00	$250,000.00	4.025%	4.100%	4.10%	40123286649	CFCU	Monthly
09/06/23	09/05/28	09/05/28	CFCU	60 Mo CD	$250,000.00	$250,000.00	$250,000.00	3.93%	4.000%	4.00%	40122647452	CFCU	Monthly
01/12/23	12/12/27	12/12/27	BMO	59 Mo CD	$250,000.00	$250,000.00	$250,000.00	4.40%	4.500%	4.50%	6900740343	BMO	Quarterly
01/12/23	10/12/26	10/12/26	BMO	45 Mo CD	$250,000.00	$250,000.00	$250,000.00	4.31%	4.400%	4.40%	6900740342	BMO	Quarterly
08/01/23	07/01/26	07/01/26	BMO	35 Mo CD	$404,462.62	$404,462.62	$404,462.62	4.402%	4.500%	4.50%	6900847261	BMO	Quarterly
08/01/23	05/01/27	05/01/27	BMO	45 Mo CD	$404,462.62	$404,462.62	$404,462.62	4.402%	4.500%	4.50%	6900847263	BMO	Quarterly
08/01/23	07/01/28	07/01/28	BMO	59 Mo CD	$404,462.62	$404,462.62	$404,462.62	4.402%	4.500%	4.50%	6900847264	BMO	Quarterly
09/03/24	09/03/29	09/03/29	CFCU	5 Year CD	$500,000.00	$500,000.00	$500,000.00	4.30%	4.218%	4.22%	40124199619	CFCU	Monthly
09/03/24	09/03/29	09/03/29	CFCU	5 Year CD	$500,000.00	$500,000.00	$500,000.00	4.30%	4.218%	4.22%	40124199627	CFCU	Monthly
03/14/25	03/14/30	03/14/30	CFCU	60 Month	$500,000.00	$500,000.00	$500,000.00	4.03%	4.100%	4.10%	40124708997	CFCU	Monthly
03/14/25	03/14/30	03/14/30	CFCU	60 Month	$500,000.00	$500,000.00	$500,000.00	4.03%	4.100%	4.10%	40124709037	CFCU	Monthly
06/11/25	06/11/30	06/11/30	CFCU	60 Mo CD	$250,000.00	$250,000.00	$250,000.00	3.98%	4.050%	4.05%	40123286656	CFCU	Monthly
07/08/21	07/08/26	07/08/26	Sallie Mae Bnk	60 mo CD	$250,000.00	$250,000.00	$246,607.50	1.00%	1.000%	1.00%	7954506Y6	Stifel	1/8, 7/8
09/28/21	09/28/26	09/28/26	St Bank India	60 mo CD	$250,000.00	$250,000.00	$245,600.00	1.15%	1.150%	1.15%	856285XL0	Stifel	3/28, 9/28
11/03/25	11/03/30	11/03/30	CFCU	5 yr CD	$1,500,000.00	$1,500,000.00	$1,500,000.00	4.05%	3.977%	3.98%	40124199585	CFCU	Monthly
01/05/26	01/05/31	01/05/31	CFCU	60 Month CD	$1,500,000.00	$1,500,000.00	$1,500,000.00	3.98%	4.050%	4.05%	40125501557	CFCU	Monthly
Total Certificates of Deposit - City				37.93%	**$7,963,387.86**	**$7,963,387.86**	**$7,955,595.36**						

CITY OF NEENAH
INVESTMENT PORTFOLIO
6/30/2026

Purchase Date	Estimated Pre Pay or next Call Date	Final Maturity Date	Security	Description	Cost	Par Value	12/31/2025 or "At Purchase" Market Value	Coupon Rate	Yield to Call/Date	Yield to Maturity	Cusip #	Vendor	Interest Dates
State/Municipal Taxable Securities				**19.90%**	***of City Portfolio***								
11/17/20	08/01/26	08/01/26	Cranston RI	5.75 yr Muni AA-/Aa2	$253,040.00	$250,000.00	$246,920.00	1.50%	n/a	1.28%	224562HR2	Stifel	2/1, 8/1
11/04/21	11/15/26	11/15/26	Connlsvl PA SchD	5-yr Muni AA/Aa	$313,093.80	$310,000.00	$303,614.00	1.39%	n/a	1.18%	207889UG9	Stifel	5/15, 11/15
11/17/21	01/01/27	01/01/27	Peoria IL Tax GO	5.15 yr MuniA+/A+	$252,355.00	$250,000.00	$244,545.00	1.69%	n/a	1.50%	713178DZ1	Stifel	1/1, 7/1
05/03/22	05/01/27	05/01/27	Ecorse MI Schls	5yr Mun Aa1	$236,052.50	$250,000.00	$245,647.50	2.03%	n/a	3.53%	279196CU1	Stifel	5/1, 11/1
09/24/20	08/01/27	08/01/27	San Bernadino CA	6.85-yr Muni AA/A1	$254,410.00	$250,000.00	$242,227.50	1.64%	n/a	1.37%	796711H36	Stifel	2/1, 8/1
11/24/21	08/01/27	08/01/27	Tigard OR Wtr	5.65yrMuni AA/Aa3	$255,957.50	$250,000.00	$243,670.00	2.00%	n/a	1.56%	88675ABU9	Stifel	2/1, 8/1
01/28/22	01/01/28	01/01/28	Boone IL SchDist	5.9yr Muni AA/Aa	$257,542.50	$250,000.00	$243,582.50	2.48%	n/a	1.94%	099032GS7	Stifel	1/1, 7/1
02/15/23	08/01/23	02/01/28	Milwaukee WI Txbl	5-yr Muni Non-Call	$251,095.00	$250,000.00	$253,625.00	4.60%	n/a	4.58%	602366U79	Stifel	2/1, 8/1
10/10/25	03/01/31	03/01/31	City of Miami FL	5.45 Yr Aa2/AA	$537,883.42	$500,000.00	$532,095.00	5.43%	n/a	3.98%	593490MP7	Stifel	3/1, 9/1
11/06/25	08/01/30	08/01/30	Santa Clara Co - C Txbl	4.75 yr txbl no-call	$533,237.22	$500,000.00	$522,010.00	5.00%	n/a	3.76%	801546SP8	Stifel	2/1, 8/1
12/31/25	08/15/28	08/15/28	El Paso TX ISD	2.65Y Aaa/AAA	$527,044.44	$500,000.00	$517,375.00	5.00%	n/a	3.58%	283770NW1	Stifel	2/15, 8/15
2/12/2026	5/15/2033	5/15/2033	Connecticut Stae CT	7.25 Yr Non-callable	$505,240.00	$500,000.00	$505,240.00	4.521%	4.350%	4.350%	20775JGF0	Stifel	5/15, 11/15
State/Municipal Taxable Securities-City				19.90%	**$4,176,951.38**	**$4,060,000.00**	**$4,100,551.50**						
Total Securities - City				100.00%	**$20,992,504.90**	**$20,586,877.02**	**$20,554,369.80**						

CITY OF NEENAH
INVESTMENT PORTFOLIO
6/30/2026

Purchase Date	Estimated Pre Pay or next Call Date	Final Maturity Date	Security	Description	Cost	Par Value	12/31/2025 or "At Purchase" Market Value	Coupon Rate	Yield to Call/Date	Yield to Maturity	Cusip #	Vendor	Interest Dates
Water (Operating)													
Federal Securities													
06/14/21	05/13/22	10/13/27	FNMA	6.3yr, 2mo no call	$247,401.36	$250,000.00	$238,745.00	0.90%	4.08%	1.07%	3134GWYB6	Stifel	4/13, 10/13
03/16/21	05/16/22	02/16/27	FFCBNK	6 yr, 11mo no call	$245,499.90	$250,000.00	$242,525.00	0.78%	2.78%	1.10%	3133EMQW5	Stifel	2/16, 8/16
04/05/21	04/12/23	08/13/26	FFCBNK	5.45 yr w/2 call dates	$245,157.50	$250,000.00	$245,535.00	0.70%	2.80%	1.73%	3133EL3X0	Stifel	2/13, 8/13
Total Federal Securities					**$738,058.76**	**$750,000.00**	**$726,805.00**						
State/Municipal Taxable Securities													
01/28/22	01/01/28	01/01/28	Boone IL SchDist	5.9yr Muni AA/Aa	$257,542.50	$250,000.00	$243,582.50	2.48%	n/a	1.94%	099032GS7	Stifel	1/1, 7/1
Total State/Municipal Taxable Securities					**$257,542.50**	**$250,000.00**	**$243,582.50**						
Total Water (Operating)					**$995,601.26**	**$1,000,000.00**	**$970,387.50**						
Total Water All Securities					**$995,601.26**	**$1,000,000.00**	**$970,387.50**						
Total All City/Water Securities					**$21,988,106.16**	**$21,586,877.02**	**$21,524,757.30**						