

NOTICE OF SALE

\$4,952,000

CITY OF UNION CITY

County of Hudson, New Jersey

GENERAL OBLIGATION BONDS, SERIES 2026

(Qualified Pursuant to the Provisions of the Municipal Qualified Bond Act,

P.L. 1976, c.38, as amended)

(Book-Entry-Only) (Callable)

ELECTRONIC PROPOSALS will be received by the City of Union City, County of Hudson, New Jersey ("City"), via the BiDCOMP®/Parity® Electronic Bid Submission System ("PARITY") of i-Deal LLC ("i-Deal") in the manner described below, until **11:00 A.M.** (Eastern), on

February 12, 2026

at which time they will be publicly announced for the purchase of the following bonds ("Bonds"), due on March 1, as follows:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Maturity Date</u>	<u>Principal Amount</u>
2027	\$265,000	2034	\$355,000
2028	275,000	2035	370,000
2029	290,000	2036	390,000
2030	300,000	2037	405,000
2031	315,000	2038	420,000
2032	325,000	2039	440,000
2033	340,000	2040	462,000

The Bonds will be dated their date of delivery and bear interest at the rates per annum specified by the successful bidder therefor, in accordance herewith, payable semiannually on March 1 and September 1, commencing September 1, 2026, in each year until maturity or earlier redemption. The Bonds are subject to redemption prior to their stated maturity dates as set forth in the Preliminary Official Statement prepared in connection with the issuance and sale of the Bonds ("Preliminary Official Statement").

Upon initial issuance, the Bonds will be issued in book-entry-only form and registered in the name of Cede & Co., as nominee of The Depository Trust Company, Brooklyn, New York ("DTC"). DTC will act as securities depository for the Bonds and be responsible for maintaining a book-entry system for recording the interests of its participants or the transfers of interests among its participants. Individual purchases may be made in the principal amount of \$5,000, or integral multiples thereof, and in integral multiples of \$1,000 in excess thereof, or in such amount necessary to issue the principal amount of the Bonds, through book entries made on the books and records of DTC and its participants. Individual purchasers of the Bonds will not receive certificates representing their beneficial ownership interest in the Bonds, but each book-entry bondholder will receive a credit balance on the books of its nominee. For additional information, see "THE BONDS -- Book-Entry-Only System" in the Preliminary Official Statement.

The City has prepared a Preliminary Official Statement, in connection with the sale of the Bonds which it has deemed "final" as of its date for purposes of paragraph (b)(1) of Rule 15c2-12, as amended ("Rule 15c2-12") promulgated by the Securities and Exchange Commission pursuant

to the Securities Exchange Act of 1934, as amended, except for certain omissions permitted thereunder. Within seven (7) business days of the sale of the Bonds, and in sufficient time to accompany any confirmation that requests payment from a customer, the City will deliver a sufficient number of copies of the final official statement ("Official Statement") to the purchaser in order for the same to comply with Paragraph (b)(4) of Rule 15c2-12.

The Preliminary Official Statement is available for viewing in electronic format through the internet facilities of McElwee & Quinn, L.L.C. The McElwee & Quinn web address is **www.mcelweequinn.com** ("Site"). In addition, broker dealers registered with the Financial Industry Regulatory Authority ("FINRA") and dealer banks with DTC clearing arrangements may either: (i) print out a copy of the Preliminary Official Statement by their own means; or (ii) at any time prior to February 12, 2026, elect to receive a printed copy of the Preliminary Official Statement in the mail by requesting the same on the Site from McElwee & Quinn, L.L.C. or by calling the City's Bond Counsel, Parker McCay P.A. ("Bond Counsel"), 9000 Midlantic Drive, Suite 300, P.O. Box 5054, Mount Laurel, New Jersey 08054, attention Jeffrey D. Winitsky, Esquire at (856) 985-4086 or (ii) Municipal Advisor, NW Financial Group, LLC ("Municipal Advisor"), 522 Broad Street, Bloomfield, New Jersey 07003, attention Timothy S. Eismeier at (551) 655-7595. In order to view, print a copy or request a copy of the Preliminary Official Statement, please visit the Site. Bidders may log-in to access electronic viewing and delivery. Once logged-in to the Site, bidders must follow the applicable instructions and prompts to access the Preliminary Official Statement. All bidders must review the Preliminary Official Statement and certify that they have done so prior to participating in the bidding.

In accordance with the requirements of Rule 15c2-12, the City will, prior to the issuance of the Bonds, enter into an agreement substantially in the form set forth in Appendix "D" to the Preliminary Official Statement ("Disclosure Agreement").

The City will not designate the Bonds as "qualified tax-exempt obligations" pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986, as amended ("Code").

BID SPECIFICATIONS

Each **ELECTRONIC PROPOSAL** for the Bonds must be submitted to PARITY in accordance with this notice, but no bid will be received after the time for receiving bids specified above. To the extent any instructions or directions set forth in PARITY conflict with this Notice of Sale, the terms of this Notice of Sale shall control. For further information about PARITY, including any fee charged, potential bidders may contact i-Deal LLC, 1359 Broadway, Second Floor, New York, New York 10018, (212) 849-5021. The City may, but is not obligated to, acknowledge its acceptance in writing of any bid submitted electronically via PARITY. In the event that a bid for the Bonds is submitted via PARITY, the bidder further agrees that:

1. If a bid submitted electronically by PARITY is accepted by the City, the terms of this Notice of Sale and the information that is electronically transmitted through PARITY shall form a contract, and the successful bidder shall be bound by the terms of such contract.

2. PARITY is not an agent of the City, and the City shall have no liability whatsoever based on any bidder's use of PARITY, including but not limited to any failure by PARITY to correctly or timely transmit information provided by the City or information provided by the bidder.

3. The City may choose to discontinue use of electronic bidding via PARITY by issuing a notification to such effect via TM3 News Services, or by other available means, no later than 3:00 p.m. (Eastern Time) on the last business date prior to the bid date set forth above.

4. Once the bids are communicated electronically via PARITY to the City as described above, each bid will constitute an official "Proposal for Bonds" and shall be deemed to be an irrevocable offer to purchase the Bonds on the terms provided in this Notice of Sale. For purposes of submitting electronic bids, the time as maintained on PARITY shall constitute the official time.

5. Each bidder shall be solely responsible to make necessary arrangements to access PARITY for purposes of submitting its bid in a timely manner and in compliance with the requirements of this Notice of Sale. Neither the City nor i-Deal shall have any duty or obligation to provide or assure to any bidder, and neither the City nor i-Deal shall be responsible for the proper operation of, or have any liability for any delays or interruptions of, or any damages caused by PARITY. The City is using PARITY as a communication mechanism, and not as the City's agent, to conduct the electronic bidding for the Bonds. By using PARITY, each bidder agrees to hold the City harmless for any harm or damages caused to such bidder in connection with its use of PARITY for bidding on the Bonds.

Each proposal must specify in a multiple of 1/8th or 1/20th of 1%, a single rate of interest which each maturity of the Bonds are to bear. Not more than one rate of interest may be named for Bonds of the same maturity. There is no limitation on the number of rates that may be named, provided however, the difference between the highest and the lowest rates of interest named in the proposal shall not exceed two percent (2%). No proposal shall be considered that offers to pay an amount less than the principal amount of Bonds offered for sale or under which the total loan is made at an interest cost higher than the lowest true interest cost to the City under any legally acceptable proposal. **Term Bonds are not permitted.**

The Bonds will be sold to the bidder who, after having complied with the terms of this Notice of Sale, offers the lowest true interest cost for the Bonds. The true interest cost shall be computed in each instance by determining the interest rate, compounded semiannually, necessary to discount the debt service payments to the date of the bonds and to the price bid, excluding interest accrued to the delivery date. **Bidders may bid to purchase Bonds from the City with a bid premium in an amount not in excess of five percent (5%) of the par amount of the Bonds, representing a bid premium of not in excess of \$247,600.** The City reserves the right to adjust the principal amount of the Bonds after pricing if necessary to comply with the requirements of the Internal Revenue Code of 1986, as amended. No bid will be considered if the bid is to purchase Bonds at a price less than 100% of the principal amount thereof. If two (2) or more bidders specify the same lowest true interest cost, then to one of such bidders selected by the undersigned by lot. The purchaser must pay an amount equal to the interest on the Bonds accrued to the date of delivery. The City reserves the right to reject all bids and any bid not complying with the terms of this Notice of Sale.

Each bidder is required to make a good faith deposit ("Deposit") in the form of a cash wire, or certified, cashier's or treasurer's check in the amount of **\$99,040**, payable to the order of the "City of Union City, County of Hudson, New Jersey". Bidders submitting cash wires must: (i) notify the City of its intent to use such cash wire prior to **10:00 A.M. on THURSDAY, FEBRUARY 12, 2026**; (ii) provide proof of electronic transfer of such cash wire prior to **11:00 A.M., on THURSDAY, FEBRUARY 12, 2026**; and (iii) also enclose return wiring instructions for use by the City. Wiring instructions may be obtained by contacting the City's Municipal

Advisor. Calls should be directed to Timothy S. Eismeier at (551) 655-7595 or emails to teismeier@nwfinancial.com. If a check is used, the check must be certified or cashier's or treasurer's check drawn upon a bank or trust company and must be delivered to the City by no later than **11:00 A.M. on THURSDAY, FEBRUARY 12, 2026**. Bidders submitting good faith checks should also enclose a return envelope for use by the City. Each bidder accepts responsibility for delivering such cash wire or check on time and the City is not responsible for any cash wire or check that is not received on time. No interest on the Deposit will accrue to the successful bidder. When the successful bidder has been ascertained, all such Deposits shall be returned to the persons making the same within a reasonable period of time, except the cash wire or check of the successful bidder which shall be applied as partial payment for the Bonds or to secure the City from any loss resulting from the failure of the successful bidder to comply with the terms of its bid. Award of the Bonds to the successful bidder or rejection of all bids is expected to be made promptly after opening of the bids. The successful bidder may not withdraw its proposal until after **5:30 P.M.** (Eastern Time) on the day of such bid opening and then only if such award has not been made prior to the withdrawal.

AT THE TIME OF DELIVERY OF THE BONDS, PAYMENT FOR THE BONDS SHALL BE IN IMMEDIATELY AVAILABLE FUNDS.

The successful bidder may refuse to accept the Bonds, if prior to their delivery, any income tax law of the United States of America shall provide that the interest thereon is taxable, or shall be taxable at a future date, for federal income tax purposes and, in such case, the deposit made by such bidder will be returned and the successful bidder will be relieved of its contractual obligations arising from the acceptance of its proposal.

RATINGS

Moody's Investors Service has assigned its rating of "Baa3" to the Bonds based upon the underlying creditworthiness of the City and has assigned its rating of "A1" to the Bonds based upon the provision of the security provided by the New Jersey Municipal Qualified Bond Act, P.L. 1976, c.38, as amended.

OPTIONAL PURCHASE OF MUNICIPAL BOND INSURANCE

Information concerning the City has been furnished to certain companies for the purpose of qualifying the Bonds for municipal bond insurance. Any purchase of said insurance will be at the sole option and expense of the bidder and increased costs of issuance including, without limitation, any additional rating agency fees, resulting by reason of such insurance will be paid by such bidder. Notice of qualification of the Bonds for municipal bond insurance will be communicated via TM3 News Services. If the Bonds qualify for municipal bond insurance, each bidder shall be required to specify whether municipal bond insurance will be purchased.

POSTPONEMENT

The City reserves the right to postpone, from time to time, the date and time established for receipt of Bids. **ANY SUCH POSTPONEMENT WILL BE ANNOUNCED BY TM3 NEWS SERVICES, OR ANY OTHER AVAILABLE MEANS, NOT LATER THAN 10:00 A.M. (EASTERN TIME) ON THE BID DATE SET FORTH ABOVE UPON WHICH THE CITY WILL RECEIVE PROPOSALS.** Any such alternative bid date and the time at which proposals are due will be announced via the TM3 News Services, or any other available means, at least forty-eight (48) hours before proposals are due. On any such alternative bid date,

proposers shall submit proposals for the Bonds in conformity in all respects with all of the provisions of this Notice of Sale, other than the date of submission and sale and any further or contrary provisions set forth in such announcement, including a revised Closing Date, which further or contrary provisions must be complied with by all proposers.

DELIVERY OF THE BONDS

It is anticipated that delivery of the Bonds will occur on or about Monday, March 2, 2026.

CUSIPS:

It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for a failure or a refusal by the purchaser thereof to accept delivery of and to pay for the Bonds in accordance with the terms hereof. In accordance with Municipal Securities Rulemaking Board Rule G-34, as amended, the Municipal Advisor, will request CUSIP identification numbers and will advise CUSIP Global Services of the details related to the sale of the Bonds, including the identity of the winning purchaser of the Bonds. All expenses in relation to the printing of CUSIP numbers on the Bonds shall be paid for by the City; provided, however, that the CUSIP Service Bureau charge for the assignment of the numbers shall be the responsibility of and shall be paid for by the purchaser.

Closing Certificates:

Unless a bidder is purchasing the Bonds for its own account and not with a view to distribution or resale to the public, a bidder by submitting its bid represents that it is an underwriter of municipal bonds and notes that has an established industry reputation for underwriting new issuances of municipal bonds and notes. Simultaneously with the delivery of the Bonds, the purchaser shall assist the City in establishing the issue price and yield of the Bonds and shall execute and deliver to the City at closing an "issue price" and "yield" or similar certificate setting forth the reasonably expected initial offering price to the public or the sale price or prices of the Bonds and yield, together with the supporting pricing wires or equivalent communications ("Issue Price Certificate"). The Issue Price Certificate shall be executed in a form prepared by Bond Counsel, attached hereto as Exhibit "A".

The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) ("Regulation") defining "competitive sale" for purposes of establishing the issue price of the Bonds will apply to the initial sale of the Bonds ("Competitive Sale Requirements"). Capitalized terms, not otherwise defined in this section, shall have the meanings ascribed thereto in the Regulation. If the successful firm is a bank, local government unit or other entity purchasing for its own account, the provisions of the Competitive Sale Requirements do not apply.

In the event the Competitive Sale Requirements are not satisfied, the City shall so advise the successful firm. The City shall treat the first price at which 10% of the Bonds ("10% Test") is sold to the public as the issue price of the Bonds. The successful firm shall advise the City if the Bonds satisfy the 10% Test as of the date and time of the award of the Bonds. The City will permit, but will not require, firms to comply with the "hold-the-offering-price rule". Proposals will not be subject to cancellation in the event that the Competitive Sale Requirements are not satisfied. Firms should prepare their proposals on the assumption that the Bonds will be subject to the 10% Test or the "hold-the offering-price-rule" in order to establish the issue price of the Bonds.

If the Competitive Sale Requirements are not satisfied and the successful firm is not relying on the "hold-the-offering-price rule", then until the 10% Test has been satisfied as to the Bonds, the successful firm agrees to promptly report to the City the prices at which the unsold Bonds have been sold to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until the 10% Test has been satisfied as to the Bonds. If the 10% Test is not met by the closing date, a supplemental issue price certificate must be provided.

By submitting a proposal, each firm confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the firm is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to report the prices at which it sells to the public the unsold Bonds allotted to it until it is notified by the successful firm that either the 10% Test has been satisfied as to the Bonds, if and for so long as directed by the successful firm and as set forth in the related pricing wires; and (ii) any agreement among underwriters relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to report the prices at which it sells to the public the unsold Bonds allotted to it until it is notified by the successful firm or such underwriter that either the 10% Test has been satisfied as to the Bonds, if and for so long as directed by the successful firm or such underwriter and as set forth in the related pricing wires.

The obligation of the purchaser to purchase and pay for the Bonds is conditioned on the delivery, at the time of settlement of the Bonds, of the following: (i) approving legal opinion of Parker McCay P.A., Mount Laurel, New Jersey, Bond Counsel, a form of which can be found in Appendix "C" to the Preliminary Official Statement; (ii) the delivery of certificates in form and tenor satisfactory to Bond Counsel evidencing the proper execution and delivery of the Bonds and receipt of payment therefor, including a statement of the City, dated as of the date of such delivery, to the effect that there is no litigation pending or, to the knowledge of the signer or signers thereof, threatened relating to the issuance, sale and delivery of the Bonds; and (iii) an executed copy of the Disclosure Agreement.

COMPLIANCE WITH P.L. 2005, c.271, s.3

The purchaser is advised of its responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission ("ELEC") pursuant to *N.J.S.A.* 19:44A-20.13 (P.L. 2005, c.271, s.3) if the purchaser enters into agreements or contracts, such as its agreement to purchase the Bonds, with a public entity, such as the City and receives compensation or fees in excess of \$50,000 in the aggregate from public entities, such as the City, in a calendar year. It is the purchaser's responsibility to determine if filing is necessary. Failure to do so can result in the imposition of financial penalties by ELEC. Additional information about this requirement is available from ELEC at (609) 292-8700 or at www.elec.state.nj.us.

TAMMY ZUCCA, Chief Financial Officer

Dated: February 5, 2026

EXHIBIT "A"

\$4,952,000
CITY OF UNION CITY
County of Hudson, New Jersey
GENERAL OBLIGATION BONDS, SERIES 2026
(Qualified Pursuant to the Provisions of the Municipal Qualified Bond Act,
P.L. 1976, c.38, as amended)

CERTIFICATE OF UNDERWRITER
REGARDING YIELD AND ISSUE PRICE

The undersigned, an authorized representative of _____, as underwriter ("Underwriter") for the above-captioned bonds ("Bonds"), hereby certifies as follows:

1. This certificate is delivered to the City of Union City, County of Hudson, New Jersey ("City") and may be relied upon in establishing the reasonable expectations of the City as to the matters stated herein as may be necessary or appropriate in the preparation by the City of a certificate relating to arbitrage matters in connection with the issuance of the Bonds and in complying with the requirements of the Internal Revenue Code of 1986, as amended ("Code"), and the regulations promulgated thereunder with respect to arbitrage.

2. This certificate is based on facts and estimates in existence on the date hereof and, to the best of the undersigned's knowledge and belief, the matters set forth herein are reasonable in light of such facts and estimates.

3. On February 12, 2026 ("Sale Date"), the Underwriter submitted and the City accepted its competitive proposal to purchase the Bonds.

[4. As of the Sale Date, the reasonably expected aggregate offering price of the Bonds to the Public by the Underwriter is \$ _____ ("Expected Offering Price"). The

Expected Offering Price is the price for the Bonds used by the Underwriter in formulating its bid to purchase the Bonds.

5. The Underwriter was not given the opportunity to review other bids prior to submitting its bid. The bid submitted by the Underwriter constituted a firm bid to purchase the Bonds.]

[4. As of the date of this certificate, the Underwriter has not sold at least 10% of the Bonds at a single price and agrees once it has sold at least 10% of the Bonds at a single price, it will provide a Supplemental Issue Price Certificate to the City and Bond Counsel, which date will be not later than thirty (30) days after the last day of the calendar quarter next ending after the date of closing of the Bonds.]

[4. The Underwriter has offered the Bonds to the Public for purchase at the initial aggregate offering price of City on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule A.

5. As set forth in the Notice of Sale and bid award, the Underwriter has agreed in writing that: (i) it would neither offer nor sell any of the Bonds to any person at a price that is higher than the Initial Offering Price during the Holding Period (as defined below) ("hold-the-offering-price rule"); and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply

with the hold-the-offering-price rule. Pursuant to such agreement, no underwriter (as defined below) has offered or sold the Bonds at a price that is higher than the respective Initial Offering Price during the Holding Period.]

[5/6]. The Yield (as defined below) on the Bonds to maturity is not less than _____ %

[6/7]. Capitalized terms utilized herein and not otherwise defined shall have the meanings ascribed thereto below:

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

(ii) "Underwriter" shall mean: (a) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public; and (b) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (a) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public). The representations set forth in this certificate are limited to factual matters only.

(iii) "Yield" shall mean that discount rate, determined on the basis of semi-annual interest compounding (based on a 360 day year consisting of twelve (12) months of thirty (30)

days each), which, when used in computing the present value of all unconditionally payable payments of principal of an interest (including original issue discount, if any), paid or to be paid on the Bonds to maturity [or, in the case of the Bonds that are subject to optional redemption and are issued with an original issue premium in excess of twenty-five one-hundredths percent (0.25%) times the number of years to the first optional call date (the "Yield-to-Call Bonds"), to the optional call date that produces the lowest yield on each maturity of the Yield-to-Call Bonds,] [and the payment of a premium ("Premium") in respect of a municipal bond insurance policy ("Municipal Bond Insurance") issued by _____ ("___"),] produces an amount equal to the aggregate issue price thereof.

[(iv) "Holding Period" means the period starting on the Sale Date and ending on the earlier of: (i) the close of the fifth business day after the Sale Date; or (ii) the date on which the Underwriter has sold at least 10% of the Bonds to the Public at a price that is no higher than the Initial Offering Price.]

[[7/8]. The Premium is to be paid on the date hereof by the Underwriter. The Premium (other than any amount paid separately to a rating agency in connection with issuance of the Municipal Bond Insurance by ___) is treated as additional interest on the Bonds. Such fee results in a savings when compared to the present value of the interest to be saved. As determined by the Underwriter, present value is computed by using the yield-to-maturity on the Bonds (taking such fee into account) as the discount rate.

[8/9]. The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Underwriter's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the City with respect to certain of the representations set forth in the Certificate as to Nonarbitrage and Other Tax Matters and with respect to compliance with the federal income tax rules affecting the Bonds, and by Parker McCay P.A. in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the City from time to time relating to the Bonds.

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IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of March, 2026.

_____,
as Underwriter

By: _____
[NAME], [Title]

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