

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: KNOXVILLE
 Local Government Number: 63G597

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
KNOXVILLE WESTRIDGE URBAN RENEWAL	63005	2
KNOXVILLE HWY 14 SOUTH URBAN RENEWAL	63007	1
KNOXVILLE URBAN RENEWAL	63012	2
KNOXVILLE FIVE STAR URBAN RENEWAL	63015	1
KNOXVILLE PARK LANE URBAN RENEWAL	63016	2
KNOXVILLE ERIC DRIVE URBAN RENEWAL	63024	1
KNOXVILLE AFFORDABLE HOUSING (FOX POINTE) URBAN RENEWAL	63026	1
KNOXVILLE 2015 INDUSTRIAL (3M) URBAN RENEWAL	63027	1

TIF Debt Outstanding: 41,483

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	29,270			
TIF Sp. Revenue Fund Interest:	0			
Property Tax Replacement Claims	0			
Asset Sales & Loan Repayments:	0			
Total Revenue:	29,270			
Rebate Expenditures:	29,270			
Non-Rebate Expenditures:	0			
Returned to County Treasurer:	0			
Total Expenditures:	29,270			
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:		0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 12,213

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE WESTRIDGE URBAN RENEWAL
 UR Area Number: 63005
 UR Area Creation Date: 11/1997
 UR Area Purpose: See Westridge Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KNOXVILLE CITY AG/KNOX SCH/WESTRIDGE UR INCREM	630088	630092	0
KNOXVILLE CITY/KVILLE SCH/WESTRIDGE UR TIF INCREM	630110	630111	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI						
TIF Revenue:	0								
TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	0								
Rebate Expenditures:	0								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	0								
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI						

Projects For KNOXVILLE WESTRIDGE URBAN RENEWAL

Westridge Urban Renewal Area

Description:	Westridge Residential Housing Area
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For KNOXVILLE WESTRIDGE URBAN RENEWAL

LMI Balance from TIF

	Outstanding LMI Housing Obligations
Debt/Obligation Type:	
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/14/2010
FY of Last Payment:	2010

Non-Rebates For KNOXVILLE WESTRIDGE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	LMI Balance from TIF
Tied To Project:	Westridge Urban Renewal Area

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE WESTRIDGE URBAN RENEWAL (63005)
 TIF Taxing District Name: KNOXVILLE CITY AG/KNOX SCH/WESTRIDGE UR INCREM
 TIF Taxing District Inc. Number: 630092
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2010

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1997

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE WESTRIDGE URBAN RENEWAL (63005)
 TIF Taxing District Name: KNOXVILLE CITY/KVILLE SCH/WESTRIDGE UR TIF INCREM
 TIF Taxing District Inc. Number: 630111
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2010

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1997

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE HWY 14 SOUTH URBAN RENEWAL
 UR Area Number: 63007
 UR Area Creation Date: 03/1997
 UR Area Purpose: See Hwy 14 Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KNOXVILLE CTY/KVILLE SCH/HWY 14 S UR TIF INCREM	630104	630105	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI						
TIF Revenue:	0								
TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	0								
Rebate Expenditures:	0								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	0								
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI						

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE HWY 14 SOUTH URBAN RENEWAL (63007)
 TIF Taxing District Name: KNOXVILLE CTY/KVILLE SCH/HWY 14 S UR TIF INCREM
 TIF Taxing District Inc. Number: 630105
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1997

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE URBAN RENEWAL
 UR Area Number: 63012

 UR Area Creation Date: 11/1991

 UR Area Purpose: See UR Area Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KNOXVILLE CITY/KNOXVILLE SCH/KNOXVILLE UR TIF INCREM	630112	630113	0
KNOXVILLE CITY AG/KNOXVILLE SCH/KNOXVILLE UR TIF INCREM	630114	630115	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI	
TIF Revenue:	0			
TIF Sp. Revenue Fund Interest:	0			
Property Tax Replacement Claims	0			
Asset Sales & Loan Repayments:	0			
Total Revenue:	0			
Rebate Expenditures:	0			
Non-Rebate Expenditures:	0			
Returned to County Treasurer:	0			
Total Expenditures:	0			
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI	

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE URBAN RENEWAL (63012)
 TIF Taxing District Name: KNOXVILLE CITY/KNOXVILLE SCH/KNOXVILLE UR TIF INCREM
 TIF Taxing District Inc. Number: 630113
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE URBAN RENEWAL (63012)
 TIF Taxing District Name: KNOXVILLE CITY AG/KNOXVILLE SCH/KNOXVILLE UR TIF INCREM
 TIF Taxing District Inc. Number: 630115
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE FIVE STAR URBAN RENEWAL
 UR Area Number: 63015
 UR Area Creation Date: 11/1991
 UR Area Purpose: See Urban Renewal Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KNOXVILLE CITY/KNOXVILLE SCH/FIVE STAR INCREMENT	630122	630123	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	10,655,830	0	0	10,655,830	0	10,655,830
Taxable	0	0	0	9,525,293	0	0	9,525,293	0	9,525,293
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI						
TIF Revenue:	0								
TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	0								
Rebate Expenditures:	0								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	0								
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0			0			Amount of 06-30-2025 Cash Balance Restricted for LMI		

Projects For KNOXVILLE FIVE STAR URBAN RENEWAL

Weiler (Five Star) Agreement (2011)

Description:	Expansion of Manufacturing Facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Weiler (Five Star) TIF Agreement (2012)

Description:	Expansion of Office Space
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Airport/Bingo Building Sewer Line

Description:	Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For KNOXVILLE FIVE STAR URBAN RENEWAL

Weiler (Five Star) TIF Agreement (2011)

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/16/2011
FY of Last Payment:	2019

Weiler (Five Star) TIF Agreement (2012)

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/01/2012
FY of Last Payment:	2029

Airport/Bingo Building

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/17/2012
FY of Last Payment:	2025

Non-Rebates For KNOXVILLE FIVE STAR URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Weiler (Five Star) TIF Agreement (2012)
Tied To Project:	Weiler (Five Star) TIF Agreement (2012)
TIF Expenditure Amount:	0
Tied To Debt:	Weiler (Five Star) TIF Agreement (2012)
Tied To Project:	Weiler (Five Star) TIF Agreement (2012)
TIF Expenditure Amount:	0
Tied To Debt:	Airport/Bingo Building
Tied To Project:	Weiler (Five Star) Agreement (2011)
TIF Expenditure Amount:	0
Tied To Debt:	Weiler (Five Star) TIF Agreement (2011)
Tied To Project:	Weiler (Five Star) Agreement (2011)

Rebates For KNOXVILLE FIVE STAR URBAN RENEWAL

815 Newbold Drive, Knoxville, Iowa

TIF Expenditure Amount:	0
Rebate Paid To:	Weiler, Inc
Tied To Debt:	Weiler (Five Star) TIF Agreement (2011)
Tied To Project:	Weiler (Five Star) Agreement (2011)
Projected Final FY of Rebate:	2018

Jobs For KNOXVILLE FIVE STAR URBAN RENEWAL

Project:	Weiler (Five Star) TIF Agreement (2012)
Company Name:	Weiler, INC.
Date Agreement Began:	05/16/2011
Date Agreement Ends:	06/01/2018
Number of Jobs Created or Retained:	16
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,700,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE FIVE STAR URBAN RENEWAL (63015)
 TIF Taxing District Name: KNOXVILLE CITY/KNOXVILLE SCH/FIVE STAR INCREMENT
 TIF Taxing District Inc. Number: 630123
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	10,655,830	0	0	10,655,830	0	10,655,830
Taxable	0	0	0	9,525,293	0	0	9,525,293	0	9,525,293
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,526	9,525,293	0	9,525,293	310,398

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE PARK LANE URBAN RENEWAL
 UR Area Number: 63016
 UR Area Creation Date: 11/2001
 UR Area Purpose: See Park Lane Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KNOXVILLE CITY/KNOXVILLE SCH/PARK LANE INCREMENT	630124	630125	0
KNOXVILLE CITY AG/KNOXVILLE SCH/PARK LANE INCREMENT	630130	630131	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI						
TIF Revenue:	0								
TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	0								
Rebate Expenditures:	0								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	0								
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI						

Projects For KNOXVILLE PARK LANE URBAN RENEWAL

Park Lane Development Street Improvements

Description:	Park Lane, Howard Street, McKay Drive, McKay Court, Willets Drive, Cul-de-sac, and Townhouse/Apartment Complex street installation
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For KNOXVILLE PARK LANE URBAN RENEWAL

2011 Park Lane TIF Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/27/2001
FY of Last Payment:	2023

Rebates For KNOXVILLE PARK LANE URBAN RENEWAL

18025 Oak Street, Suite B, Omaha, NE

TIF Expenditure Amount:	0
Rebate Paid To:	Park Lane Development, LLC
Tied To Debt:	2011 Park Lane TIF Rebate Agreement
Tied To Project:	Park Lane Development Street Improvements
Projected Final FY of Rebate:	2023

Veteran's District Capital Project

TIF Expenditure Amount:	0
Rebate Paid To:	Marion County Bank
Tied To Debt:	2011 Park Lane TIF Rebate Agreement
Tied To Project:	Park Lane Development Street Improvements
Projected Final FY of Rebate:	2023

Income Housing For KNOXVILLE PARK LANE URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	25,000
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	25,000
Other low and moderate income housing assistance:	0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE PARK LANE URBAN RENEWAL (63016)
 TIF Taxing District Name: KNOXVILLE CITY/KNOXVILLE SCH/PARK LANE INCREMENT
 TIF Taxing District Inc. Number: 630125
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE PARK LANE URBAN RENEWAL (63016)
 TIF Taxing District Name: KNOXVILLE CITY AG/KNOXVILLE SCH/PARK LANE INCREMENT
 TIF Taxing District Inc. Number: 630131
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE ERIC DRIVE URBAN RENEWAL
 UR Area Number: 63024

UR Area Creation Date: 01/2012

UR Area Purpose: Economic Development of commercial property, property tax rebate requested by hotel developer

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
KNOXVILLE CITY/KNOXVILLE SCH/ERIC DR TIF INCREM	630162	630163	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,740,000	0	0	0	1,740,000	0	1,740,000
Taxable	0	0	1,500,514	0	0	0	1,500,514	0	1,500,514
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **0** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **0** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For KNOXVILLE ERIC DRIVE URBAN RENEWAL

Cobblestone Hotel (2012)

Description:	Construction of new hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For KNOXVILLE ERIC DRIVE URBAN RENEWAL

Cobblestone Hotel TIF (2012)

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/06/2012
FY of Last Payment:	2029

Rebates For KNOXVILLE ERIC DRIVE URBAN RENEWAL

1212 Eric Drive Knoxville, IA 50138

TIF Expenditure Amount:	0
Rebate Paid To:	Cobblestone Hotel & Suites
Tied To Debt:	Cobblestone Hotel TIF (2012)
Tied To Project:	Cobblestone Hotel (2012)
Projected Final FY of Rebate:	2029

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE ERIC DRIVE URBAN RENEWAL (63024)
 TIF Taxing District Name: KNOXVILLE CITY/KNOXVILLE SCH/ERIC DR TIF INCREM
 TIF Taxing District Inc. Number: 630163
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2012

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,740,000	0	0	0	1,740,000	0	1,740,000
Taxable	0	0	1,500,514	0	0	0	1,500,514	0	1,500,514
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,490	1,500,514	0	1,500,514	48,897

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE AFFORDABLE HOUSING (FOX POINTE) URBAN RENEWAL
 UR Area Number: 63026

UR Area Creation Date: 05/2014

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
KNOXVILLE CITY/KNOXVILLE SCH/FOX POINTE INCREMENT	630166	630167	898,240

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,150,650	0	0	0	1,150,650	0	1,150,650
Taxable	0	0	970,099	0	0	0	970,099	0	970,099
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	29,270
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	29,270

Rebate Expenditures:	29,270
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	29,270

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For KNOXVILLE AFFORDABLE HOUSING (FOX POINTE) URBAN RENEWAL

Housing Project

Description:	Section 42 Low-Income Housing
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For KNOXVILLE AFFORDABLE HOUSING (FOX POINTE) URBAN RENEWAL

Section 42 Housing Project

Debt/Obligation Type:	Rebates
Principal:	41,483
Interest:	0
Total:	41,483
Annual Appropriation?:	Yes
Date Incurred:	10/15/2015
FY of Last Payment:	2026

Rebates For KNOXVILLE AFFORDABLE HOUSING (FOX POINTE) URBAN RENEWAL

2110 Madelyn Drive

TIF Expenditure Amount:	29,270
Rebate Paid To:	JNB Villas at Fox Pointe
Tied To Debt:	Section 42 Housing Project
Tied To Project:	Housing Project
Projected Final FY of Rebate:	2026

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE AFFORDABLE HOUSING (FOX POINTE) URBAN RENEWAL (63026)
 TIF Taxing District Name: KNOXVILLE CITY/KNOXVILLE SCH/FOX POINTE INCREMENT
 TIF Taxing District Inc. Number: 630167

	UR Designation
TIF Taxing District Base Year: 2015	Slum No
FY TIF Revenue First Received: 2017	Blighted No
Subject to a Statutory end date? No	Economic Development No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,150,650	0	0	0	1,150,650	0	1,150,650
Taxable	0	0	970,099	0	0	0	970,099	0	970,099
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	252,410	898,240	898,240	0	0

FY 2025 TIF Revenue Received: 29,270

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE 2015 INDUSTRIAL (3M) URBAN RENEWAL
 UR Area Number: 63027

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
KNOXVILLE CITY/KNOX SCH/3M UR INCREMENT	630168	630169	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	14,718,390	0	0	14,718,390	0	14,718,390
Taxable	0	0	0	13,181,762	0	0	13,181,762	0	13,181,762
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI** 0

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

Projects For KNOXVILLE 2015 INDUSTRIAL (3M) URBAN RENEWAL

3M New Certification of Debt

Description:	2015 Industrial Urban Renewal Area
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For KNOXVILLE 2015 INDUSTRIAL (3M) URBAN RENEWAL

3M

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/15/2021
FY of Last Payment:	2023

Rebates For KNOXVILLE 2015 INDUSTRIAL (3M) URBAN RENEWAL

3M Center, Bldg 224-5N-40 St Paul, MN 55144

TIF Expenditure Amount:	0
Rebate Paid To:	3M
Tied To Debt:	3M
Tied To Project:	3M New Certification of Debt
Projected Final FY of Rebate:	2023

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: KNOXVILLE (63G597)
 Urban Renewal Area: KNOXVILLE 2015 INDUSTRIAL (3M) URBAN RENEWAL (63027)
 TIF Taxing District Name: KNOXVILLE CITY/KNOX SCH/3M UR INCREMENT
 TIF Taxing District Inc. Number: 630169
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	14,718,390	0	0	14,718,390	0	14,718,390
Taxable	0	0	0	13,181,762	0	0	13,181,762	0	13,181,762
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,441,950	7,276,440	0	7,276,440	237,115

FY 2025 TIF Revenue Received: 0