

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: INDIANOLA  
 Local Government Number: 91G873

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
INDIANOLA EAST HWY 92 URBAN RENEWAL	91008	6
INDIANOLA UNIFIED URBAN RENEWAL	91012	16
INDIANOLA EMERALD BAY URBAN RENEWAL	91992	0
INDIANOLA KENTUCKY RIDGE URBAN RENEWAL	91993	0

**TIF Debt Outstanding: 45,893,135**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 6,004,918      0      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,565,749	
TIF Sp. Revenue Fund Interest:	113,014	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>1,678,763</b>	

Rebate Expenditures:	59,205	
Non-Rebate Expenditures:	1,376,613	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>1,435,818</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 6,247,863      0      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 38,209,454**

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**Urban Renewal Area Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL  
 UR Area Number: 91008

UR Area Creation Date: 07/2004

This URA was developed to help local officials promote economic development in the city. The primary goal of the plan is to stimulate economic development and extend sewer and water services to a new business park.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
INDIANOLA CITY/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM	910259	910260	0
INDIANOLA CITY AG/INDIANOLA SCH/EAST HWY92 UR TIF INCREM	910261	910262	0
INDIANOLA CIYT/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM/CITY EXEMPT	910263	910264	0
INDIANOLA CITY AG/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM/CITY EXEMPT	910265	910266	0
INDIANOLA CITY/INDIANOLA SCH/AMEND EAST HWY 92 UR TIF INCRE	910277	910278	0
INDIANOLA CITY AG/INDIANOLA SCH/AMEND EAST HWY 92 UR TIF INCREM	910279	910280	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
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

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

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**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910260  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2004

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: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/EAST HWY92 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910262  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2004

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	32,200	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)  
 TIF Taxing District Name: INDIANOLA CIYT/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM/CITY EXEMPT  
 TIF Taxing District Inc. Number: 910264  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2004

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: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM/CITY EXEMPT  
 TIF Taxing District Inc. Number: 910266  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

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	9,300	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/AMEND EAST HWY 92 UR TIF INCRE  
 TIF Taxing District Inc. Number: 910278  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

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	168,820	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/AMEND EAST HWY 92 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910280  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

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	24,700	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL  
 UR Area Number: 91012

UR Area Creation Date: 06/1994

This URA has been developed to help local officials promote economic development in the city. The primary goal of the plan is to stimulate, through public involvement and commitment, private investments and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
INDIANOLA CITY/INDIANOLA SCH/HILLCREST UR TIF INCREM	910200	910201	7,501,156
INDIANOLA CITY/INDIANOLA SCH/HILLCREST 2 TIF INCREM	910202	910203	0
INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 2 UR TIF INCREM	910204	910205	0
INDIANOLA CITY/INDIANOLA SCH/DOWNTOWN UR TIF INCREM	910226	910227	7,426,965
INDIANAOLA CITY AG/INDIANOLA SCH/HILLCREST 3 UR TIF INCREM	910228	910229	0
INDIANOLA CITY/INDIANOLA SCH/HILLCREST 4 UR TIF INCREM	910269	910270	11,177,120
INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 4 TIF INCREM	910271	910272	13,331
INDIANOLA CITY/INDIANOLA SCH/AMEND DOWNTOWN UR TIF INCREM	910281	910282	5,970,292
INDIANOLA CITY/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCRE	910297	910298	16,657,336
INDIANOLA CITY AG/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCRE	910299	910300	35,535
W LINCOLN TWP/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCREM	910301	910302	0
INDIANOLA CITY/INDIANOLA SCH/HILLCREST 3 UR TIF INCREM	910307	910308	0
INDIANOLA CITY/INDIANOLA SCH/HILLCREST 5 UR TIF INCREM	910311	910312	0
INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 5 UR TIF INCREM	910313	910314	0
INDIANOLA CITY/INDIANOLA SCH/AMEND DT2 W92 TIF INCREM	910323	910324	0
INDIANOLA CITY AG/INDIANOLA SCH/AMEND DT2 W92 TIF INCREM	910325	910326	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	291,000	114,379,829	70,564,353	10,525,500	0	-140,000	195,331,432	0	195,331,432
Taxable	209,046	53,006,815	51,704,389	9,276,493	0	-140,000	113,767,493	0	113,767,493
Homestead Credits									222

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>6,004,918</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	1,565,749		
TIF Sp. Revenue Fund Interest:	113,014		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>1,678,763</b>		
Rebate Expenditures:	59,205		
Non-Rebate Expenditures:	1,376,613		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>1,435,818</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>6,247,863</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For INDIANOLA UNIFIED URBAN RENEWAL

### Indianola Wellness Facility

Description:	Building of a 60,000 plus sq ft wellness facility
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### Square Streetscape Project

Description:	Utility and Street Improvements around downtown Square
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### DeYarman Ford

Description:	New Construction of Sales Building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### CemenTech

Description:	New Addition to Assembly Buidling
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### Industrial Park Improvements

Description:	Industrial Park Water/Sewer Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For INDIANOLA UNIFIED URBAN RENEWAL

### Series 2019 G.O.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,030,000
Interest:	206,600
Total:	2,236,600
Annual Appropriation?:	No
Date Incurred:	04/29/2012
FY of Last Payment:	2031

### Series 2020A G.O.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	38,350,000
Interest:	221,010
Total:	38,571,010
Annual Appropriation?:	No
Date Incurred:	12/07/2020
FY of Last Payment:	2031

### Series 2020B G.O.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,435,000
Interest:	94,350
Total:	1,529,350
Annual Appropriation?:	No
Date Incurred:	12/07/2020
FY of Last Payment:	2028

### DeYarmen Ford

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	12/06/2021
FY of Last Payment:	2032

### CemenTech

Debt/Obligation Type:	Rebates
Principal:	427,500
Interest:	0
Total:	427,500
Annual Appropriation?:	Yes
Date Incurred:	10/12/2021
FY of Last Payment:	2040

### Series 2022 GO Industrial Park

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,990,000
Interest:	1,088,675
Total:	3,078,675
Annual Appropriation?:	No
Date Incurred:	10/03/2022
FY of Last Payment:	2042

## Non-Rebates For INDIANOLA UNIFIED URBAN RENEWAL

TIF Expenditure Amount:	401,000
Tied To Debt:	Series 2019 G.O.
Tied To Project:	Indianola Wellness Facility
TIF Expenditure Amount:	501,938
Tied To Debt:	Series 2020A G.O.
Tied To Project:	Square Streetscape Project
TIF Expenditure Amount:	379,750
Tied To Debt:	Series 2020B G.O.
Tied To Project:	Indianola Wellness Facility
TIF Expenditure Amount:	93,925
Tied To Debt:	Series 2022 GO Industrial Park
Tied To Project:	Industrial Park Improvements

## Rebates For INDIANOLA UNIFIED URBAN RENEWAL

### 2406 N Jefferson Way

TIF Expenditure Amount:	59,205
Rebate Paid To:	DeYarman Ford
Tied To Debt:	DeYarmen Ford
Tied To Project:	DeYarman Ford
Projected Final FY of Rebate:	2032

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In FY23, the interest payment for the 2022 GO Bond was not included in the non-rebate payment section. The amount excluded was \$57,920.42. There was extra transferred from the TIF fund in FY24 and the extra was applied to the 2022 GO Bond on this report.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

0

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**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/HILLCREST UR TIF INCREM  
 TIF Taxing District Inc. Number: 910201  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

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	1,426,800	10,525,500	0	0	11,952,300	0	11,952,300
Taxable	0	0	1,087,663	9,276,493	0	0	10,364,156	0	10,364,156
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	34,776	10,364,156	7,501,156	2,863,000	87,172

FY 2025 TIF Revenue Received: 280,820

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/HILLCREST 2 TIF INCREM  
 TIF Taxing District Inc. Number: 910203  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1998

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	7,510,876	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 2 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910205  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1998

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	50,975	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/DOWNTOWN UR TIF INCREM  
 TIF Taxing District Inc. Number: 910227  
 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2001

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	11,919,145	25,511,737	0	0	-28,000	37,354,132	0	37,354,132
Taxable	0	5,523,672	16,487,016	0	0	-28,000	21,933,938	0	21,933,938
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,059,815	16,322,317	7,426,965	8,895,352	270,843

FY 2025 TIF Revenue Received: 226,291

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**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDINAOLA CITY AG/INDIANOLA SCH/HILLCREST 3 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910229  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2001

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	13,000	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/HILLCREST 4 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910270  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

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	25,526,700	15,085,500	0	0	-16,000	40,557,200	0	40,557,200
Taxable	0	11,829,787	12,871,808	0	0	-16,000	24,646,595	0	24,646,595
Homestead Credits									56

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,920,800	24,646,595	11,177,120	13,469,475	410,115

FY 2025 TIF Revenue Received: 340,604

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**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 4 TIF INCREM  
 TIF Taxing District Inc. Number: 910272  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	55,500	0	0	0	0	0	55,500	0	55,500
Taxable	39,870	0	0	0	0	0	39,870	0	39,870
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	26,200	29,300	13,331	15,969	341

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/AMEND DOWNTOWN UR TIF INCREM  
 TIF Taxing District Inc. Number: 910282  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

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	10,993,400	13,118,500	0	0	-16,000	24,040,650	0	24,040,650
Taxable	0	5,094,643	9,860,394	0	0	-16,000	14,883,787	0	14,883,787
Homestead Credits									34

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,862,920	8,193,730	5,970,292	2,223,438	67,699

FY 2025 TIF Revenue Received: 179,763

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCRE  
 TIF Taxing District Inc. Number: 910298  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2007

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	65,940,584	15,421,816	0	0	-80,000	81,136,150	0	81,136,150
Taxable	0	30,558,713	11,397,508	0	0	-80,000	41,729,971	0	41,729,971
Homestead Credits									109

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	44,645,200	36,570,950	16,657,336	19,913,614	606,325

FY 2025 TIF Revenue Received: 538,271

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCRE  
 TIF Taxing District Inc. Number: 910300  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	194,500	0	0	0	0	0	194,500	0	194,500
Taxable	139,723	0	0	0	0	0	139,723	0	139,723
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	116,100	78,400	35,535	42,865	916

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: W LINCOLN TWP/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910302  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	41,000	0	0	0	0	0	41,000	0	41,000
Taxable	29,453	0	0	0	0	0	29,453	0	29,453
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	360,400	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/HILLCREST 3 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910308  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2001

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	7,602	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/HILLCREST 5 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910312  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2009

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	34,901,700	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 5 UR TIF INCREM  
 TIF Taxing District Inc. Number: 910314  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2009

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	116,500	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/AMEND DT2 W92 TIF INCREM  
 TIF Taxing District Inc. Number: 910324  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received:  
 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	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	344,900	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)  
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/AMEND DT2 W92 TIF INCREM  
 TIF Taxing District Inc. Number: 910326  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received:  
 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	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	15,500	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: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA EMERALD BAY URBAN RENEWAL  
 UR Area Number: 91992

UR Area Creation Date:

UR Area Purpose: To develop vacant land with gas station, retail and homes.

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base</b>	<b>Increment</b>	<b>Increment</b>
	<b>No.</b>	<b>No.</b>	<b>Value</b>
			<b>Used</b>

**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

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For INDIANOLA EMERALD BAY URBAN RENEWAL

### Emerald Bay

Description:	Gas station and residential
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: INDIANOLA (91G873)  
 Urban Renewal Area: INDIANOLA KENTUCKY RIDGE URBAN RENEWAL  
 UR Area Number: 91993

UR Area Creation Date: 12/2024

UR Area Purpose: To create retail and homes in a blighted area.

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base</b>	<b>Increment</b>	<b>Increment</b>
	<b>No.</b>	<b>No.</b>	<b>Value</b>
			<b>Used</b>

**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

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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# Projects For INDIANOLA KENTUCKY RIDGE URBAN RENEWAL

## Kentucky Ridge

Description:	Retail
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No