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**City of Knoxville
Tennessee**

**Resolution
R-249-2022**

Approved
Aug 23, 2022 6:00 PM

A Resolution approving an amendment to the Magnolia Avenue Warehouse District Redevelopment Plan relating to terms of Tax Increment Financing and delegating to the Industrial Development Board of the City of Knoxville the authority to negotiate and accept payments in lieu of taxes with respect to certain projects within the plan area.

Information

Department:	Economic & Community Development	Sponsors:
Category:	Tax Increment Financing (TIF)	

Attachments

[Printout](#)
[Resolution](#)
[Exhibit A](#)
[2022 TIF Amendment to Magnolia Plan FINAL 1.27.22](#)
[Magnolia_Avenue_Redevelopment_Plan.sflb_](#)

Body

COUNCIL DISTRICT(S) AFFECTED

Sixth

BACKGROUND

In 2011, KCDC prepared the Magnolia Avenue Warehouse District Redevelopment Plan (the "Plan"), which was subsequently approved by Knoxville City Council and Knox County Commission. The Redevelopment Area defined by the Plan consists primarily of commercial properties and other income-producing properties such as warehousing, office, and industrial uses, along with a significant number of vacant properties and blight. The Plan identified the need for redevelopment to diversify land uses, eliminate blight and beautify the area, improve transportation options and public utilities, and facilitate improvements to recreation and community facilities.

In February 2022, an amendment to the Plan was approved by the City, County and KCDC. The amendment (the "Stadium Amendment") included tax increment financing provisions to support redevelopment goals of the Plan and a transformational redevelopment project within the Plan area that would include a multi-use stadium, mixed-use private development and related public infrastructure.

This resolution approves an amendment to the Stadium Amendment expanding the boundaries of the TIF district, and authorizes the Industrial Development Board to negotiate Payment in Lieu of Taxes agreements for the mixed-use development that will be undertaken in connection with the stadium.

OPTIONS

Approve or Deny

RECOMMENDATION

Approve

ESTIMATED PROJECT SCHEDULE

Construction of the multi-use stadium is scheduled to begin in late 2022 or early 2023.

PRIOR ACTION/REVIEW

2011: Magnolia Avenue Warehouse District Redevelopment and Urban Renewal Plan approved

February 2022: Amendment to the Magnolia Avenue Warehouse District Redevelopment and Urban Renewal Plan approved

FISCAL INFORMATION

It is anticipated that combined new City and County tax increment revenues not to exceed \$50,000,000 (present value) will be allocated from the expanded TIF district to support the Redevelopment Project and related public infrastructure.

Meeting History

Aug 23, 2022 6:00 PM **City Council** **Regular Meeting**

Discussion:

Mayor Kincannon

Speaking in favor of the resolution:

Brandon Bruce, 9532 Clingmans Dome Dr

Catrin Latham, 9310 Aldergate Way

Cohl Morgan, 445 W Blount Ave

Speaking in opposition to the resolution:

Kent Minault, 311 W Glenwood Ave

Cassie Walters, 1424 Cornelia St

Helen De Haven, 6428 Strawberry Plains Pike

The Mayor announced there was a fourth speaker signed up to speak in opposition.

Council Member Parker moved to suspend the rules to allow the additional speaker, and Council Member Singh seconded the motion. Upon unanimous voice-vote, the motion carried.

Gary Loe, PO Box 50444 Knoxville, Tennessee

Discussion:

Council Members Parker, Testerman, Stephanie Welch, Chief Economic and Community Development Officer and Deputy to the Mayor; Vice-Mayor Roberto, Mark Mamantov, Bass, Berry & Sims; Council Member McKenzie, Council Members Singh and Fugate, Mr. Bentley, Council Members Thomas and Smith, Doug Kirchhofer, Boyd Sports, Inc.; Council Member Rider, Mayor Kincannon

Council Member Testerman moved the previous question, and Council Member Fugate seconded the motion. Upon roll-call vote, the motion carried five to four with Council Members Testerman, Fugate, McKenzie, Rider, and Roberto voting "aye" and Council Members Thomas, Parker, Singh, and Smith voting "nay." Debate was closed.

Upon roll-call vote, the motion to approve the resolution carried six to three.

RESULT: **APPROVED [6 TO 3]**

MOVER: Gwen McKenzie, Sixth District

SECONDER: Janet Testerman, At-Large Seat B

AYES: Lynne Fugate, Gwen McKenzie, Lauren Rider, Andrew Roberto, Tommy Smith, Janet Testerman

NAYS: Amelia Parker, Seema Singh, Charles Thomas

RESOLUTION

A RESOLUTION OF THE COUNCIL
OF THE CITY OF KNOXVILLE
APPROVING AN AMENDMENT TO
THE MAGNOLIA AVENUE
WAREHOUSE DISTRICT
REDEVELOPMENT PLAN
RELATING TO TERMS OF TAX
INCREMENT FINANCING AND
DELEGATING TO THE INDUSTRIAL
DEVELOPMENT BOARD OF THE
CITY OF KNOXVILLE THE
AUTHORITY TO NEGOTIATE AND
ACCEPT PAYMENTS IN LIEU OF
TAXES WITH RESPECT TO
CERTAIN PROJECTS WITHIN THE
PLAN AREA.

RESOLUTION NO: R-249-2022

REQUESTED BY: Economic and
Community Development

PREPARED BY: Bass, Berry and Sims,
PLC

APPROVED: 8-23-2022

APPROVED AS AN EMERGENCY
MEASURE: _____

MINUTE BOOK: 86 PAGE _____

WHEREAS, the City Council of the City of Knoxville has previously approved a redevelopment and urban renewal plan designated as the Magnolia Avenue Warehouse District Redevelopment and Urban Renewal Plan (as amended, the “Plan”); and

WHEREAS, Knoxville's Community Development Corporation (“KCDC”) has prepared an amendment to the Plan, attached hereto as Exhibit A and incorporated herein by reference (the “Amendment”), the purpose of which is to amend certain tax increment financing provisions in order to support the development of a multi-use stadium (the “Stadium”) within the area covered by the Plan; and

WHEREAS, KCDC conducted a public hearing on Monday, August 15, 2022, as required by Tennessee Code Annotated Sections 13-20-203(b) and 13-20-205(c), relating to the Amendment; and

WHEREAS, a summary of the public hearing was presented to the City by KCDC; and

WHEREAS, the proposed Amendment to the Plan has been submitted by KCDC to the City; and

WHEREAS, it is expected that certain mixed-use developments will be undertaken adjacent to the Stadium in connection with the development of the Stadium that have been identified to KCDC, the City and Knox County as Building A, Building B/C and Building G (the “Buildings”); and

WHEREAS, such Buildings are within the area covered by the Plan, and the development of any or all of such Buildings, for federal tax purposes, may benefit from receiving an incentive through an agreement relating to payments in lieu of taxes instead of a tax increment financing incentive; and

WHEREAS, the City desires to delegate to The Industrial Development Board of the City of Knoxville (the “Board”) the authority to negotiate and accept payments in lieu of taxes with respect to any or all of the Buildings.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KNOXVILLE:

SECTION 1: The Amendment to the Plan, as presented to City Council on the date hereof, is hereby approved, and the City Recorder is hereby directed to include a copy of the Amendment with the minutes of this meeting.

SECTION 2: City Council hereby finds that the negotiation and acceptance by the Board of payments in lieu of ad valorem taxes consistent with this resolution with respect to any or all Buildings are deemed to be in furtherance of the public purposes of the Board as defined in Tennessee Code Annotated Section 7-53-305, and City Council hereby delegates to the Board the right to negotiate and accept such payments.

SECTION 3: The terms of the agreement between the Board and any lessee of the Board concerning payments in lieu of ad valorem taxes shall be determined by the Board, provided, however, any lessee from the Board of a Building shall agree to make payments in lieu of taxes to the Board of not less than 50% of the property taxes that otherwise would be payable with respect to property subject to such agreement relating to payments in lieu of taxes (which payments may be paid by the Board to The Sports Authority of the County of Knox and the City of Knoxville, Tennessee to be applied to pay debt service on bonds of such Sports Authority issued to finance the Stadium).

SECTION 4: The Mayor and all other appropriate officers of the City are hereby authorized to execute any and all documents, and take such other actions as may be necessary or appropriate to carry out the intent of this resolution.

SECTION 5: If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of

such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

SECTION 6: This resolution shall take effect from and after its passage, the welfare of the City requiring it.

Presiding Officer of the Council

Recorder

AMENDMENT TO MAGNOLIA AVENUE WAREHOUSE DISTRICT REDEVELOPMENT AND URBAN RENEWAL PLAN RELATING TO TERMS OF TAX INCREMENT FINANCING

In 2011, Knoxville's Community Development Corporation ("KCDC") prepared and submitted, and the City Council of the City of Knoxville (the "City") and the County Commission of Knox County, Tennessee (the "County") approved, the Magnolia Avenue Warehouse District Redevelopment and Urban Renewal Plan (the "Plan"). In February, 2022, KCDC prepared and submitted, and the City and the County approved, an Amendment to the Magnolia Avenue Warehouse District Redevelopment and Urban Renewal Plan (the "Stadium Amendment") to include certain tax increment financing provisions and to expand the area subject to the Plan. The area subject to the Plan as amended by the Stadium Amendment is referred to in this Amendment as the "Plan Area." This amendment amends the Plan, as previously amended, to modify certain terms relating to the tax increment financing provisions that have previously been included in the Plan.

As was provided in the Stadium Amendment, the Plan, as amended, is intended to support, in addition to the redevelopment goals stated in the Plan as originally adopted, a transformational redevelopment project within the Plan Area that would include a multi-use sports and entertainment stadium (the "Stadium"), complementary residential, retail and commercial developments (the "Mixed-Use Project") and related public infrastructure, including street improvements and utilities (the "Public Infrastructure"). The undertaking of the Stadium, the Mixed-Use Project and the Public Infrastructure have been and are hereby recognized as necessary actions to further the goals and objectives articulated in the Plan by serving as a catalyst for the redevelopment of the Plan Area and are collectively a redevelopment project for purposes of applicable law (the "Redevelopment Project").

AMENDMENT TO INCREASE THE BOUNDARY OF THE TIF DISTRICT

In the Stadium Amendment, the City and the County approved tax increment financing provisions pursuant to which any excess of taxes levied by the City and County over the base taxes and dedicated taxes, as further described in the Stadium Amendment, shall be paid to KCDC for the purpose of paying principal of and interest on bonds, loans, or other indebtedness incurred or to be incurred by KCDC to finance or refinance, in whole or in part, the Redevelopment Project or as otherwise provided in applicable law or reserved for purposes permitted by applicable law, provided that a portion of the excess taxes may be allocated for administrative purposes.

Under applicable law, the City and the County may allocate less of the incremental tax revenues than all tax increment revenues from the entire Plan Area, and pursuant to the Stadium Amendment, only the tax increment revenues from an area identified in the Stadium Amendment as the TIF District are to be allocated to KCDC pursuant to the Plan, as amended by the Stadium Amendment. Pursuant to this Amendment, the City and the County desire to amend the boundaries of the TIF District to expand the size of the TIF District. Accordingly, the Plan, as previously amended by the Stadium Amendment, is hereby amended to provide that TIF District shall include the area marked with a red boundary as shown on Exhibit A to this Amendment. A list of the parcels, and base taxes for each such parcel, within the TIF District, as expanded, is attached here as Exhibit B. As to any parcel in the TIF District that is already subject to a tax increment allocation, the maximum allocation period as to such parcel shall include any prior allocation period.

ADDITIONAL INFORMATION RELATING TO TAX INCREMENT FINANCING

The following information is provided as required by Section 13-20-205 of the Tennessee Code Annotated, with respect to this amendment:

- The estimated cost of the Redevelopment Project described above, including the Stadium, Mixed-Use Project and Public Infrastructure, is approximately \$275 million.
- The sources of revenue that are expected to finance the costs of the Redevelopment Project include proceeds of bonds to be issued by The Sports Authority of the County of Knox and the City of Knoxville, Tennessee (the “Sports Authority”), tax increment financing undertaken by KCDC pursuant to the Plan, as amended, financing incurred and equity contributed by the private developers of the Mixed-Use Project, funds contributed by the owner of the minor-league baseball team that is expected to lease the Stadium (the “Team”), and funds contributed by the City of Knoxville and the Knoxville Utilities Board for public infrastructure costs.
- The estimated amount of all debt to be incurred by KCDC as tax increment financing is not expected to exceed \$50 million, of which approximately \$14 million is to be incurred for the cost of Public Infrastructure, \$8 million for redevelopment costs relating to the Mixed-Use Project and \$28 million for costs relating to the Stadium (of which approximately \$8 million is expected to support the financing of the Sports Authority and \$20 million is expected to be initially borrowed from an entity or person affiliated with the Team). It is presently expected that portions of the Mixed-Use Project will be subject to agreements relating to payments-in-lieu-of-tax agreements, and if such agreements are not entered into, the amount of debt described in this paragraph could increase.
- The estimated impact on the City and the County, on a present value basis, is the estimated amount of the debt described above, with approximately 60% of such impact being borne by the City and approximately 40% of such impact being borne by the County based upon current tax rates. This impact will be offset, to a large extent, by additional tax revenues, including local sales tax revenues and hotel tax revenues, to be realized from the redevelopment of the Plan Area, as well as additional property taxes available to pay debt service on debt of the City and the County.

EXHIBIT A
TIF District

The boundary of the TIF District is depicted below and includes the “Original TIF District Boundary” outlined in blue and the “Expanded TIF District Boundary” outlined in red.

EXHIBIT A: SITE MAP – PROJECT AREA

MAGNOLIA AVENUE WAREHOUSE DISTRICT REDEVELOPMENT & URBAN RENEWAL PLAN

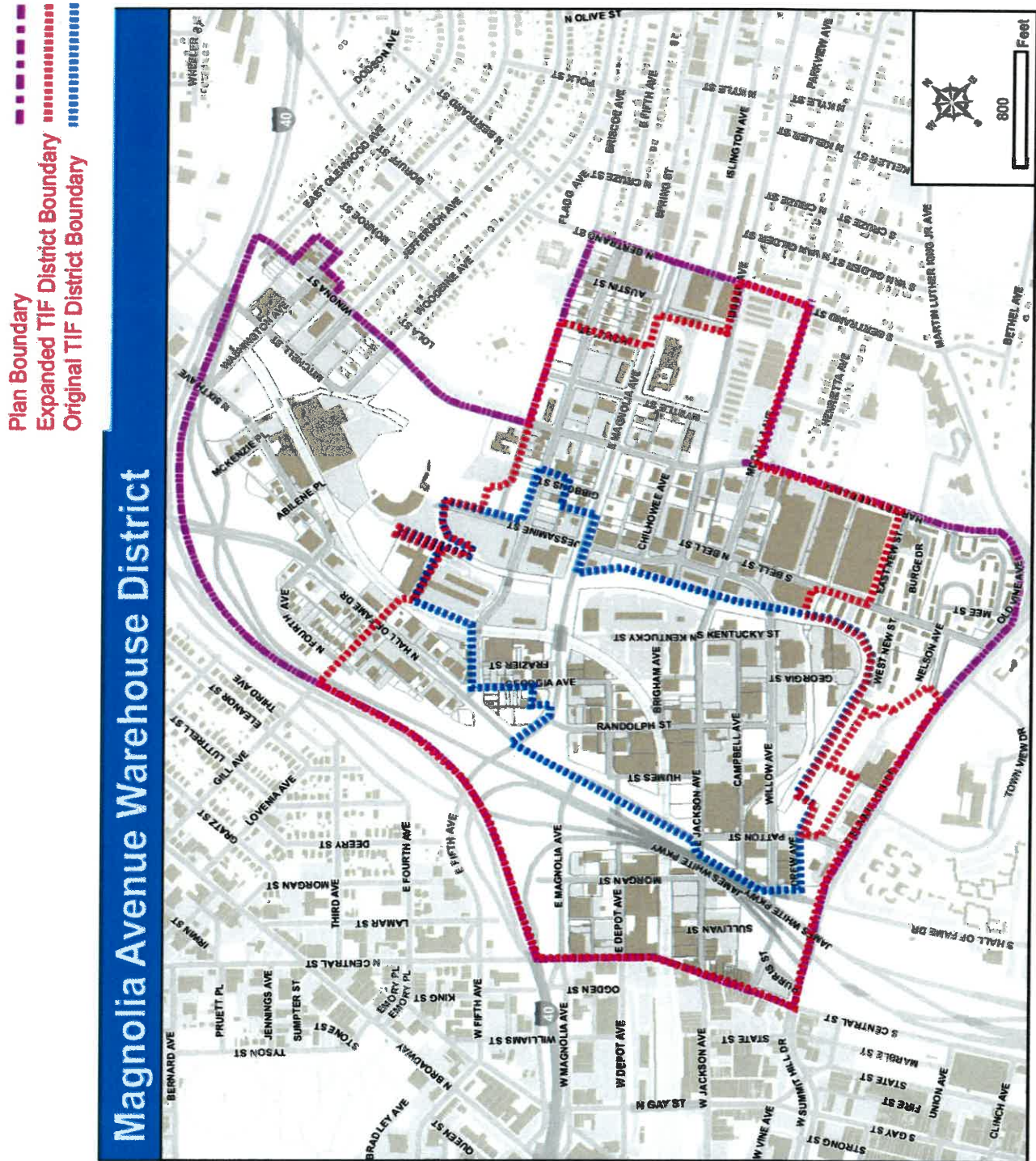


EXHIBIT B
Parcels in TIF District and Base Taxes

Magnolia Avenue TIF District - 2021 Tax Summary

Parcel	Appraisal '21	Assessment '21	County Tax	City Tax	Total Tax
095HB00801	\$62,500	\$25,000	\$530.00	\$615.95	\$1,145.95
095HC010	\$34,400	\$13,760	\$291.71	\$339.02	\$630.73
095HB005	\$119,600	\$47,840	\$1,014.21	\$1,178.68	\$2,192.89
095HB001	\$8,000	\$3,200	\$67.84	\$78.84	\$146.68
095HB004	\$164,600	\$65,840	\$1,395.81	\$1,622.17	\$3,017.97
095HC012	\$350,000	\$140,000	\$2,968.00	\$3,449.32	\$6,417.32
095HC013	\$427,200	\$170,880	\$3,622.66	\$4,210.14	\$7,832.80
095HC015	\$281,400	\$112,560	\$2,386.27	\$2,773.25	\$5,159.53
095HC016	\$438,800	\$175,520	\$3,721.02	\$4,324.46	\$8,045.49
095HC017	\$277,700	\$111,080	\$2,354.90	\$2,736.79	\$5,091.69
095HC021	\$0	\$0	\$0.00	\$0.00	\$0.00
095HC018	\$352,800	\$141,120	\$2,991.74	\$3,476.91	\$6,468.66
095AK023	\$291,400	\$116,560	\$2,471.07	\$2,871.81	\$5,342.88
095AK02201	\$264,900	\$105,720	\$2,241.26	\$2,604.73	\$4,845.99
095AK020	\$0	\$0	\$0.00	\$0.00	\$0.00
095AK019	\$0	\$0	\$0.00	\$0.00	\$0.00
095AK018	\$0	\$0	\$0.00	\$0.00	\$0.00
095AK01802	\$0	\$0	\$0.00	\$0.00	\$0.00
095AK01801	\$365,400	\$146,160	\$3,098.59	\$3,601.09	\$6,699.68
095HB002	\$3,342,300	\$1,336,920	\$28,342.70	\$32,939.03	\$61,281.74
095HB003	\$74,700	\$29,880	\$633.46	\$736.18	\$1,369.64
095AM021	\$51,200	\$20,480	\$434.18	\$504.59	\$938.76
095AM018	\$103,200	\$41,280	\$875.14	\$1,017.06	\$1,892.19
095AM017	\$14,100	\$5,640	\$119.57	\$138.96	\$258.53
095AM016	\$374,200	\$149,680	\$3,173.22	\$3,687.82	\$6,861.03
095AM015	\$256,900	\$102,760	\$2,178.51	\$2,531.80	\$4,710.31
095AM010	\$8,800	\$3,520	\$74.62	\$86.73	\$161.35
095AM011	\$302,100	\$120,840	\$2,561.81	\$2,977.26	\$5,539.06
095AM014	\$342,900	\$135,975	\$2,882.67	\$3,350.15	\$6,232.82
095AM012	\$103,500	\$41,400	\$877.68	\$1,020.01	\$1,897.69
095AM013	\$15,300	\$6,120	\$129.74	\$150.78	\$280.53
095AM00402	\$346,900	\$138,760	\$2,941.71	\$3,418.77	\$6,360.48
095AM008	\$72,300	\$28,920	\$613.10	\$712.53	\$1,325.63
095AM00401	\$493,100	\$197,240	\$4,181.49	\$4,859.60	\$9,041.09
095AK008	\$0	\$0	\$0.00	\$0.00	\$0.00
095AK016	\$8,600	\$3,440	\$72.93	\$84.75	\$157.68
095AK017	\$13,300	\$5,320	\$112.78	\$131.07	\$243.86
095AK003	\$10,800	\$4,320	\$91.58	\$106.44	\$198.02
095AK002	\$29,700	\$11,880	\$251.86	\$292.70	\$544.56
095AK001	\$134,800	\$53,920	\$1,143.10	\$1,328.48	\$2,471.58
095AL010	\$0	\$0	\$0.00	\$0.00	\$0.00
095AL011	\$329,300	\$131,720	\$2,792.46	\$3,245.32	\$6,037.78
095AL012	\$419,000	\$167,600	\$3,553.12	\$4,129.33	\$7,682.45
095AL014	\$95,500	\$38,200	\$809.84	\$941.17	\$1,751.01
095AL015	\$2,100	\$840	\$17.81	\$20.70	\$38.50
095AL016	\$7,800	\$3,120	\$66.14	\$76.87	\$143.01
095AL017	\$131,800	\$52,720	\$1,117.66	\$1,298.92	\$2,416.58
095AL004	\$180,300	\$72,120	\$1,528.94	\$1,776.89	\$3,305.84
095AL003	\$82,900	\$33,160	\$702.99	\$817.00	\$1,519.99
095AL018	\$28,600	\$11,440	\$242.53	\$281.86	\$524.39
095AL019	\$141,800	\$56,720	\$1,202.46	\$1,397.47	\$2,599.93
095AL002	\$101,600	\$40,640	\$861.57	\$1,001.29	\$1,862.86
095AL001	\$78,400	\$31,360	\$664.83	\$772.65	\$1,437.48
095AL021	\$248,500	\$99,400	\$2,107.28	\$2,449.02	\$4,556.30
095AL020	\$113,300	\$45,320	\$960.78	\$1,116.59	\$2,077.38
095AB020	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB021	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB032	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB025	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB031	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB026	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB027	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB030	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB029	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB028	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB035	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB036	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB037	\$0	\$0	\$0.00	\$0.00	\$0.00
095AB038	\$0	\$0	\$0.00	\$0.00	\$0.00
095AC001	\$0	\$0	\$0.00	\$0.00	\$0.00
082PD017	\$0	\$0	\$0.00	\$0.00	\$0.00
095AC003	\$0	\$0	\$0.00	\$0.00	\$0.00
082PD015	\$0	\$0	\$0.00	\$0.00	\$0.00
082PD00401	\$0	\$0	\$0.00	\$0.00	\$0.00
095AC021	\$0	\$0	\$0.00	\$0.00	\$0.00

095AC004	\$0	\$0	\$0.00	\$0.00	\$0.00
095AC005	\$0	\$0	\$0.00	\$0.00	\$0.00
095AC006	\$0	\$0	\$0.00	\$0.00	\$0.00
095AC007	\$0	\$0	\$0.00	\$0.00	\$0.00
095AC008	\$0	\$0	\$0.00	\$0.00	\$0.00
095AF001	\$0	\$0	\$0.00	\$0.00	\$0.00
095AF002	\$0	\$0	\$0.00	\$0.00	\$0.00
095AF003	\$0	\$0	\$0.00	\$0.00	\$0.00
095AF004	\$0	\$0	\$0.00	\$0.00	\$0.00
095AF005	\$0	\$0	\$0.00	\$0.00	\$0.00
095AF006	\$648,500	\$259,400	\$5,499.28	\$6,391.10	\$11,890.38
095AF020	\$54,500	\$21,800	\$462.16	\$537.11	\$999.27
095AF022	\$371,500	\$148,600	\$3,150.32	\$3,661.21	\$6,811.53
095AF02201	\$140,700	\$56,280	\$1,193.14	\$1,386.63	\$2,579.76
095AF033	\$76,500	\$30,600	\$648.72	\$753.92	\$1,402.64
095AF035	\$39,800	\$15,920	\$337.50	\$392.24	\$729.74
095AF036	\$23,000	\$8,270	\$175.32	\$203.76	\$379.08
095AF037	\$16,500	\$6,600	\$139.92	\$162.61	\$302.53
095AF038	\$19,800	\$7,920	\$167.90	\$195.13	\$363.04
095AF039	\$16,500	\$6,600	\$139.92	\$162.61	\$302.53
095AF040	\$1,082,000	\$432,800	\$9,175.36	\$10,663.33	\$19,838.69
095AF050	\$50,300	\$20,120	\$426.54	\$495.72	\$922.26
095AF051	\$0	\$0	\$0.00	\$0.00	\$0.00
095AF052	\$0	\$0	\$0.00	\$0.00	\$0.00
095AF053	\$0	\$0	\$0.00	\$0.00	\$0.00
095AF054	\$0	\$0	\$0.00	\$0.00	\$0.00
095AF055	\$0	\$0	\$0.00	\$0.00	\$0.00
095AF056	\$0	\$0	\$0.00	\$0.00	\$0.00
095AH002	\$89,300	\$35,720	\$757.26	\$880.07	\$1,637.33
095AH007	\$0	\$0	\$0.00	\$0.00	\$0.00
095AH008	\$0	\$0	\$0.00	\$0.00	\$0.00
095AH010	\$556,700	\$222,680	\$4,720.82	\$5,486.39	\$10,207.21
095AH01401	\$148,900	\$59,560	\$1,262.67	\$1,467.44	\$2,730.11
095AH01402	\$0	\$0	\$0.00	\$0.00	\$0.00
095AH015	\$266,500	\$106,600	\$2,259.92	\$2,626.41	\$4,886.33
095AH016	\$18,100	\$7,240	\$153.49	\$178.38	\$331.87
095AH017	\$169,900	\$67,960	\$1,440.75	\$1,674.40	\$3,115.15
095AH018	\$70,700	\$28,280	\$599.54	\$696.76	\$1,296.30
095AH019	\$370,700	\$148,280	\$3,143.54	\$3,653.32	\$6,796.86
095AH020	\$306,700	\$122,680	\$2,600.82	\$3,022.59	\$5,623.41
095AH023	\$0	\$0	\$0.00	\$0.00	\$0.00
095AH024	\$1,232,600	\$493,040	\$10,452.45	\$12,147.52	\$22,599.97
095AH02401	\$979,000	\$391,600	\$8,301.92	\$9,648.24	\$17,950.16
095AJ001	\$216,500	\$86,600	\$1,835.92	\$2,133.65	\$3,969.57
095AJ002	\$224,500	\$89,800	\$1,903.76	\$2,212.49	\$4,116.25
095AJ003	\$0	\$0	\$0.00	\$0.00	\$0.00
095AJ004	\$239,000	\$95,600	\$2,026.72	\$2,355.39	\$4,382.11
095AJ005	\$91,800	\$36,720	\$778.46	\$904.71	\$1,683.17
095AJ006	\$700,200	\$280,080	\$5,937.70	\$6,900.61	\$12,838.31
095AB005	\$43,500	\$17,400	\$368.88	\$428.70	\$797.58
095AB006	\$28,000	\$11,200	\$237.44	\$275.95	\$513.39
095AB009	\$1,100	\$440	\$9.33	\$10.84	\$20.17
095AB010	\$4,300	\$1,720	\$36.46	\$42.38	\$78.84
095AB011	\$9,600	\$3,840	\$81.41	\$94.61	\$176.02
095AB012	\$8,600	\$3,440	\$72.93	\$84.75	\$157.68
095AB013	\$9,000	\$3,600	\$76.32	\$88.70	\$165.02
095AB014	\$9,600	\$3,840	\$81.41	\$94.61	\$176.02
095AB015	\$3,600	\$1,440	\$30.53	\$35.48	\$66.01
095AB016	\$4,900	\$1,960	\$41.55	\$48.29	\$89.84
095AB017	\$4,900	\$1,960	\$41.55	\$48.29	\$89.84
095AB018	\$3,800	\$1,520	\$32.22	\$37.45	\$69.67
095AB019	\$47,900	\$19,160	\$406.19	\$472.06	\$878.26
095AA001	\$126,400	\$50,560	\$1,071.87	\$1,245.70	\$2,317.57
095AA002	\$670,100	\$268,040	\$5,682.45	\$6,603.97	\$12,286.42
095AA004	\$111,800	\$44,720	\$948.06	\$1,101.81	\$2,049.88
095AA005	\$224,600	\$89,840	\$1,904.61	\$2,213.48	\$4,118.09
095AA008	\$433,900	\$173,560	\$3,679.47	\$4,276.17	\$7,955.64
095AA009	\$203,000	\$81,200	\$1,721.44	\$2,000.61	\$3,722.05
095AA010	\$493,900	\$197,560	\$4,188.27	\$4,867.48	\$9,055.76
095AA016	\$269,700	\$67,425	\$1,429.41	\$1,661.22	\$3,090.63
095AA017	\$146,800	\$36,700	\$778.04	\$904.21	\$1,682.25
095AA018	\$799,700	\$319,880	\$6,781.46	\$7,881.20	\$14,662.66
095AA019	\$108,200	\$43,280	\$917.54	\$1,066.33	\$1,983.87
095AA020	\$31,500	\$12,600	\$267.12	\$310.44	\$577.56
095AA023	\$7,400	\$2,960	\$62.75	\$72.93	\$135.68
095AA030	\$2,300	\$575	\$12.19	\$14.17	\$26.36
095AA031	\$8,300	\$3,320	\$70.38	\$81.80	\$152.18

095AA032	\$9,400	\$3,760	\$79.71	\$92.64	\$172.35
095AA033	\$7,300	\$1,825	\$38.69	\$44.96	\$83.65
095AA03501	\$70,500	\$28,200	\$597.84	\$694.79	\$1,292.63
095AA037	\$131,400	\$52,560	\$1,114.27	\$1,294.97	\$2,409.25
095AA039	\$300	\$120	\$2.54	\$2.96	\$5.50
094D009	\$29,700	\$11,880	\$251.86	\$292.70	\$544.56
094EE001	\$0	\$0	\$0.00	\$0.00	\$0.00
094EE002	\$46,300	\$18,520	\$392.62	\$456.30	\$848.92
094EE003	\$70,100	\$28,040	\$594.45	\$690.85	\$1,285.30
094EE004	\$342,200	\$136,880	\$2,901.86	\$3,372.45	\$6,274.31
094EE005	\$128,000	\$51,200	\$1,085.44	\$1,261.47	\$2,346.91
094EE006	\$310,400	\$124,160	\$2,632.19	\$3,059.05	\$5,691.25
094EE007	\$158,000	\$42,620	\$903.54	\$1,050.07	\$1,953.62
094EE008	\$200,600	\$80,240	\$1,701.09	\$1,976.95	\$3,678.04
094EE009	\$109,400	\$43,760	\$927.71	\$1,078.16	\$2,005.87
094EE010	\$93,700	\$37,480	\$794.58	\$923.43	\$1,718.01
094EE01101	\$0	\$0	\$0.00	\$0.00	\$0.00
094EE01102	\$395,400	\$158,160	\$3,352.99	\$3,896.75	\$7,249.74
094EE012	\$260,200	\$104,080	\$2,206.50	\$2,564.32	\$4,770.82
094EE013	\$148,500	\$59,400	\$1,259.28	\$1,463.50	\$2,722.78
094EE014	\$17,100	\$6,840	\$145.01	\$168.52	\$313.53
094EE01401	\$132,000	\$52,800	\$1,119.36	\$1,300.89	\$2,420.25
094EE015	\$135,900	\$54,360	\$1,152.43	\$1,339.32	\$2,491.75
095HA001	\$156,700	\$62,680	\$1,328.82	\$1,544.31	\$2,873.13
095HA002	\$0	\$0	\$0.00	\$0.00	\$0.00
095HA00401	\$0	\$0	\$0.00	\$0.00	\$0.00
095HA00401A	\$402,600	\$100,650	\$2,133.78	\$2,479.81	\$4,613.59
095HA00401B	\$405,200	\$101,300	\$2,147.56	\$2,495.83	\$4,643.39
095HA00401C	\$250,800	\$62,700	\$1,329.24	\$1,544.80	\$2,874.04
095HA00401D	\$402,600	\$100,650	\$2,133.78	\$2,479.81	\$4,613.59
095HA00401E	\$402,600	\$100,650	\$2,133.78	\$2,479.81	\$4,613.59
095HA00401F	\$747,100	\$186,775	\$3,959.63	\$4,601.76	\$8,561.39
095HA00401G	\$394,500	\$98,625	\$2,090.85	\$2,429.92	\$4,520.77
095HA00401H	\$417,500	\$104,375	\$2,212.75	\$2,571.59	\$4,784.34
095HA00401J	\$417,500	\$104,375	\$2,212.75	\$2,571.59	\$4,784.34
095HA00401K	\$433,300	\$108,325	\$2,296.49	\$2,668.91	\$4,965.40
095HA00401L	\$405,200	\$101,300	\$2,147.56	\$2,495.83	\$4,643.39
095HA00401M	\$410,200	\$102,550	\$2,174.06	\$2,526.63	\$4,700.69
095HA00401N	\$419,200	\$104,800	\$2,221.76	\$2,582.06	\$4,803.82
095HA00401P	\$250,800	\$62,700	\$1,329.24	\$1,544.80	\$2,874.04
095HA00401Q	\$273,100	\$68,275	\$1,447.43	\$1,682.16	\$3,129.59
095HA00401R	\$273,100	\$68,275	\$1,447.43	\$1,682.16	\$3,129.59
095HA00401S	\$424,500	\$106,125	\$2,249.85	\$2,614.71	\$4,864.56
095HA00401T	\$419,200	\$104,800	\$2,221.76	\$2,582.06	\$4,803.82
095HA00401U	\$419,200	\$104,800	\$2,221.76	\$2,582.06	\$4,803.82
095HA00401V	\$185,300	\$74,120	\$1,571.34	\$1,826.17	\$3,397.51
095HA00401W	\$85,300	\$34,120	\$723.34	\$840.65	\$1,563.99
095HA00401X	\$268,200	\$107,280	\$2,274.34	\$2,643.16	\$4,917.50
095HA00401Y	\$376,300	\$150,520	\$3,191.02	\$3,708.51	\$6,899.54
095HA00401Z	\$595,100	\$238,040	\$5,046.45	\$5,864.83	\$10,911.28
095HA007	\$845,600	\$338,240	\$7,170.69	\$8,333.56	\$15,504.25
095HA00701	\$227,900	\$91,160	\$1,932.59	\$2,246.00	\$4,178.59
095HA00701A	\$214,500	\$85,800	\$1,818.96	\$2,113.94	\$3,932.90
095HA00701B	\$214,500	\$85,800	\$1,818.96	\$2,113.94	\$3,932.90
095HA008	\$254,000	\$101,600	\$2,153.92	\$2,503.22	\$4,657.14
095HA009	\$926,100	\$370,440	\$7,853.33	\$9,126.90	\$16,980.23
095HA010	\$403,100	\$161,240	\$3,418.29	\$3,972.63	\$7,390.92
095HA011	\$78,800	\$30,950	\$656.14	\$762.55	\$1,418.69
095HA012	\$168,400	\$67,360	\$1,428.03	\$1,659.62	\$3,087.65
095HA013	\$426,500	\$170,600	\$3,616.72	\$4,203.24	\$7,819.96
095HA014	\$288,000	\$115,200	\$2,442.24	\$2,838.30	\$5,280.54
095HA01401	\$788,300	\$315,320	\$6,684.78	\$7,768.85	\$14,453.64
095HA016	\$1,537,600	\$615,040	\$13,038.85	\$15,153.36	\$28,192.20
095HA019	\$246,600	\$98,640	\$2,091.17	\$2,430.29	\$4,521.46
095HA020	\$27,000	\$10,800	\$228.96	\$266.09	\$495.05
095HA021	\$531,300	\$212,520	\$4,505.42	\$5,236.07	\$9,741.49
095HA022	\$636,800	\$254,720	\$5,400.06	\$6,275.79	\$11,675.86
095HA023	\$0	\$0	\$0.00	\$0.00	\$0.00
095HA02300A	\$294,400	\$117,760	\$2,496.51	\$2,901.37	\$5,397.88
095HA02300B	\$175,100	\$70,040	\$1,484.85	\$1,725.65	\$3,210.49
095HA02300C	\$121,700	\$48,680	\$1,032.02	\$1,199.38	\$2,231.39
095HA02300D	\$188,000	\$75,200	\$1,594.24	\$1,852.78	\$3,447.02
095HA02300E	\$204,900	\$81,960	\$1,737.55	\$2,019.33	\$3,756.88
095HA02300F	\$245,400	\$98,160	\$2,080.99	\$2,418.47	\$4,499.46
095HA02300G	\$141,300	\$56,520	\$1,198.22	\$1,392.54	\$2,590.76
095HA02300H	\$12,900	\$5,160	\$109.39	\$127.13	\$236.52
095HA024	\$1,903,500	\$761,400	\$16,141.68	\$18,759.37	\$34,901.05

095HA025	\$813,200	\$325,280	\$6,895.94	\$8,014.25	\$14,910.18
095HA026	\$2,677,900	\$1,071,160	\$22,708.59	\$26,391.24	\$49,099.83
095HA027	\$1,515,500	\$606,200	\$12,851.44	\$14,935.56	\$27,787.00
095HB012	\$445,100	\$178,040	\$3,774.45	\$4,386.55	\$8,161.00
095HC00801	\$0	\$0	\$0.00	\$0.00	\$0.00
095HC00803	\$839,000	\$335,600	\$7,114.72	\$8,268.51	\$15,383.23
082PD005	\$149,700	\$59,880	\$1,269.46	\$1,475.32	\$2,744.78
082PD006	\$210,400	\$84,160	\$1,784.19	\$2,073.53	\$3,857.73
082PD007	\$105,500	\$42,200	\$894.64	\$1,039.72	\$1,934.36
082PD008	\$246,900	\$98,175	\$2,081.31	\$2,418.84	\$4,500.15
082PD009	\$0	\$0	\$0.00	\$0.00	\$0.00
082PD010	\$0	\$0	\$0.00	\$0.00	\$0.00
082PD011	\$0	\$0	\$0.00	\$0.00	\$0.00
082PD013	\$0	\$0	\$0.00	\$0.00	\$0.00
082PK034	\$0	\$0	\$0.00	\$0.00	\$0.00
082PK035	\$0	\$0	\$0.00	\$0.00	\$0.00
082PK038	\$0	\$0	\$0.00	\$0.00	\$0.00
082PK039	\$0	\$0	\$0.00	\$0.00	\$0.00
082PL001	\$48,100	\$19,240	\$407.89	\$474.04	\$881.92
082PL002	\$0	\$0	\$0.00	\$0.00	\$0.00
082PL003	\$0	\$0	\$0.00	\$0.00	\$0.00
082PL005	\$134,100	\$53,640	\$1,137.17	\$1,321.58	\$2,458.75
082PL018	\$240,500	\$96,200	\$2,039.44	\$2,370.18	\$4,409.62
082PL020	\$0	\$0	\$0.00	\$0.00	\$0.00
082PL021	\$0	\$0	\$0.00	\$0.00	\$0.00
082PL022	\$379,000	\$151,600	\$3,213.92	\$3,735.12	\$6,949.04
095AC012	\$0	\$0	\$0.00	\$0.00	\$0.00
095AC014	\$364,000	\$145,600	\$3,086.72	\$3,587.29	\$6,674.01
095AC015	\$142,200	\$56,880	\$1,205.86	\$1,401.41	\$2,607.27
095AC016	\$90,900	\$36,360	\$770.83	\$895.84	\$1,666.67
095AC017	\$67,300	\$26,920	\$570.70	\$663.25	\$1,233.96
095AC018	\$105,700	\$42,280	\$896.34	\$1,041.69	\$1,938.03
095AC019	\$149,500	\$59,800	\$1,267.76	\$1,473.35	\$2,741.11
095AC020	\$55,500	\$22,200	\$470.64	\$546.96	\$1,017.60
095AC009	\$0	\$0	\$0.00	\$0.00	\$0.00
095AD001	\$154,300	\$61,720	\$1,308.46	\$1,520.66	\$2,829.12
095AD002	\$232,500	\$93,000	\$1,971.60	\$2,291.33	\$4,262.93
095AD003	\$58,800	\$23,520	\$498.62	\$579.49	\$1,078.11
095AD004	\$75,800	\$30,320	\$642.78	\$747.02	\$1,389.81
095AD005	\$87,700	\$35,080	\$743.70	\$864.30	\$1,608.00
095AD00502	\$0	\$0	\$0.00	\$0.00	\$0.00
095AD006	\$266,800	\$106,720	\$2,262.46	\$2,629.37	\$4,891.83
095AD007	\$89,900	\$35,960	\$762.35	\$885.98	\$1,648.33
095AD008	\$196,100	\$78,440	\$1,662.93	\$1,932.60	\$3,595.53
095AD010	\$194,000	\$77,600	\$1,645.12	\$1,911.91	\$3,557.03
095AD013	\$172,500	\$69,000	\$1,462.80	\$1,700.02	\$3,162.82
095AD014	\$62,200	\$24,880	\$527.46	\$612.99	\$1,140.45
095AD015	\$13,200	\$5,280	\$111.94	\$130.09	\$242.02
095AD016	\$106,800	\$42,720	\$905.66	\$1,052.54	\$1,958.20
095AD017	\$88,700	\$35,480	\$752.18	\$874.16	\$1,626.33
095AD018	\$21,800	\$8,720	\$184.86	\$214.84	\$399.71
095AD019	\$21,200	\$8,480	\$179.78	\$208.93	\$388.71
095AD020	\$172,800	\$69,120	\$1,465.34	\$1,702.98	\$3,168.32
095AD021	\$141,100	\$56,440	\$1,196.53	\$1,390.57	\$2,587.10
095AD02101	\$444,100	\$177,640	\$3,765.97	\$4,376.69	\$8,142.66
095AD027	\$127,300	\$50,920	\$1,079.50	\$1,254.57	\$2,334.07
095AD028	\$190,700	\$76,280	\$1,617.14	\$1,879.39	\$3,496.52
095AE001	\$80,200	\$32,080	\$680.10	\$790.39	\$1,470.48
095AE002	\$78,400	\$31,360	\$664.83	\$772.65	\$1,437.48
095AE003	\$10,600	\$4,240	\$89.89	\$104.47	\$194.35
095AE004	\$13,200	\$5,280	\$111.94	\$130.09	\$242.02
095AE005	\$87,900	\$35,160	\$745.39	\$866.27	\$1,611.66
095AE006	\$0	\$0	\$0.00	\$0.00	\$0.00
095AE01001	\$213,000	\$85,200	\$1,806.24	\$2,099.16	\$3,905.40
095AE01002	\$0	\$0	\$0.00	\$0.00	\$0.00
095AE011	\$1,280,900	\$512,360	\$10,862.03	\$12,623.53	\$23,485.56
095AE017	\$0	\$0	\$0.00	\$0.00	\$0.00
095AE018	\$0	\$0	\$0.00	\$0.00	\$0.00
095AE01801	\$0	\$0	\$0.00	\$0.00	\$0.00
Total	\$60,131,600.00	\$22,829,405.00	\$483,983.39	\$562,470.88	\$1,046,454.27

AMENDMENT TO MAGNOLIA AVENUE WAREHOUSE DISTRICT REDEVELOPMENT AND URBAN RENEWAL PLAN RELATING TO TAX INCREMENT FINANCING

Knoxville's Community Development Corporation ("KCDC") has previously prepared the Magnolia Avenue Warehouse District Redevelopment and Urban Renewal Plan (the "Plan") for the Redevelopment Area defined in the Plan (the "Original Redevelopment Area"). After a public hearing held by KCDC, the Plan was approved by the City Council ("City Council") of the City of Knoxville (the "City") and the County Commission ("County Commission") of Knox County, Tennessee (the "County").

The City, the County and KCDC desire to provide for and/or encourage a transformational redevelopment project within the Original Redevelopment Area and certain adjacent parcels, which project is expected to include a multi-use sports and entertainment stadium, complementary residential, retail and commercial developments and related infrastructure, utilities and other facilities (the "Stadium Project"). In connection with the Stadium Project, it is expected that two different redevelopment projects will require financial assistance through the issuance of tax increment financing by KCDC. The first such redevelopment project is the public infrastructure, including the construction of street improvements and public spaces (the "Public Infrastructure Project") needed to support the Stadium Project. The second such redevelopment project is a mixed-use project, including residential condominiums, that is expected to be constructed immediately adjacent to the stadium described above (the "Mixed-Use Project"). The Public Infrastructure Project and the Mixed-Use Project are collectively referred to herein as the "Redevelopment Project."

In connection with evaluating the Original Redevelopment Area in preparing this Amendment, KCDC recommended that the boundaries of the Original Redevelopment Area be adjusted and, at the request of the City, determined that tax increment financing for the Redevelopment Project was appropriate.

1. AMENDMENT OF THE AREA SUBJECT TO THE PLAN

Currently, there is one commercial block adjacent to the Original Redevelopment Area (bounded by Linden Avenue, N. Bertrand Street, McCalla Avenue and Harriet Tubman Street) that was not included in the Original Redevelopment Area subject to the Plan. The City, the County and KCDC desire to add the parcels in such block to the area subject to the Plan. Accordingly, the Plan is hereby amended to provide that such parcels are added to the area subject to the Plan, and Exhibit A to the Plan is hereby replaced with the Exhibit A attached to this Amendment. The term "Redevelopment Area" (as used in the Plan and this Amendment) shall mean the area depicted on Exhibit A attached to this Amendment.

2. AMENDMENT TO PROVIDE FOR TAX INCREMENT FINANCING

The Plan is hereby amended to provide that, subject to the limitations herein:

(a) Property taxes, if any, that were levied by the City and/or the County (the City and the County are hereinafter referred to collectively or sometimes individually, as a "taxing agency") and payable with respect to the property within the Redevelopment Area (other than any portion of such taxes that is a debt service amount) for the year prior to the date the amendment of this redevelopment plan was approved ("base taxes") and that portion of property taxes, if any, designated by a taxing agency to pay debt service on the taxing agency's debt ("dedicated taxes") shall be allocated to and shall be paid to the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, that in any year in which the taxes on any property are less than the base and dedicated taxes, there shall be allocated and paid to the respective taxing agencies only those taxes actually imposed and collected; and

(b) Subject to the specific constraints of applicable law, any excess of taxes levied by a

participating taxing agency, over the base taxes and dedicated taxes, shall be allocated to and shall be paid to KCDC (a "tax increment agency") for the purpose of paying principal of and interest on bonds, loans or other indebtedness incurred or to be incurred by KCDC to finance or refinance, in whole or in part, the Redevelopment Project or as otherwise provided in applicable law or reserved for purposes permitted by applicable law, provided that a portion of the excess taxes may be allocated for administrative purposes as described below. Notwithstanding the foregoing, any excess taxes beyond amounts necessary to fund or reserve the payment of debt service on tax increment financing authorized herein or to pay administrative expenses shall revert to the City's and County's general fund.

Pursuant to applicable law and this redevelopment plan, up to five percent (5%) of incremental tax revenues allocated to KCDC may be set aside for administrative expenses of KCDC, the City or the County as provided by KCDC's policies.

By approving this Amendment, KCDC, the City and the County confirm that the Uniformity in Tax Increment Financing Act of 2012 (the "Tax Increment Act") shall apply to any financing authorized by this Amendment. KCDC is hereby authorized to make all calculations of tax increment revenues on the basis of each parcel within in the Redevelopment Area instead of on an aggregate basis as permitted by the Tax Increment Act. If KCDC opts to have such calculations made based upon each parcel, KCDC shall give notice to the City and the County that such methodology will be used prior to the first allocation date of any tax increment revenues. KCDC is also authorized to separately group one (1) or more parcels within the Redevelopment Area for purposes of calculating and allocating the tax increment revenues under this Plan and applicable law, and in such cases, the allocation of tax increment revenues shall be calculated and made based upon each such parcel or group of parcels, and not the entire area subject to the Plan. KCDC shall give notice of any such grouping of parcels to the City and the County. KCDC is also authorized to designate that the allocation of tax increment revenues with respect to a parcel or group of parcels within the Redevelopment Area may begin in subsequent or different years in order to match tax increment revenues with the purposes for which such revenues will be applied as determined by KCDC. KCDC shall give notice of any such designation to the City and the County.

Notwithstanding the foregoing, pursuant to Section 9-23-103(b) of the Tax Increment Act, all tax revenues, including incremental property tax revenues, shall be retained by the City and County as to all parcels within the Redevelopment Area other than the parcels located within the "TIF District" designated in Exhibit B attached hereto unless any additional parcels to be included in the TIF District are approved by City Council and County Commission pursuant to a subsequent amendment. A list of the parcels, and base taxes for each such parcel, within the TIF District is attached here as Exhibit C

Tax Increment Financing to Support the Redevelopment Project

The estimated cost of the Public Infrastructure Project is approximately \$15,000,000, and the estimated cost of the Mixed-Used Project is approximately \$46,750,000. The entire cost of the Public Infrastructure Project is expected to be initially paid from funds contributed from the City's capital improvement fund, and then such cost will be financed as a redevelopment project by KCDC, with debt service being payable from tax increment revenues from the TIF District. Of the cost of the Mixed-Used Project, only approximately \$4,000,000 to \$8,000,000 is expected to be paid with the proceeds of tax increment financing with the remainder being paid with loans and equity obtained by the private developer of the Mixed-Use Project. The maximum maturity of any tax increment financing will be not later than forty (40) years from the date the financing, including any refinancing, is issued, but in no event shall the allocation of tax revenues with respect to any parcel in the TIF District to pay debt service with respect to the tax increment financing described in this Section exceed thirty (30) years.

The estimated impact of the tax increment financing provisions contained herein is expected to have

a financial impact of not in excess of \$23,000,000 on a present value basis. However, the undertaking of the redevelopment is expected to have a positive financial impact on the City and County. Not only will both entities receive additional sales taxes from economic activity in the TIF District due to the Stadium Project, but as incremental property taxes are created, property taxes that are allocable to paying debt service on the City's and the County's general obligation debt shall be retained by the City and County. These additional taxes, as created, will immediately benefit the City and the County. After the tax increment financing is fully paid, the entire increased property tax revenues will be payable to the City and the County.

Redevelopment Area

The boundary of the Redevelopment Area is depicted below and includes both the existing “Original Boundary” outlined in purple and the new “Expanded Boundary Area” outlined in red.

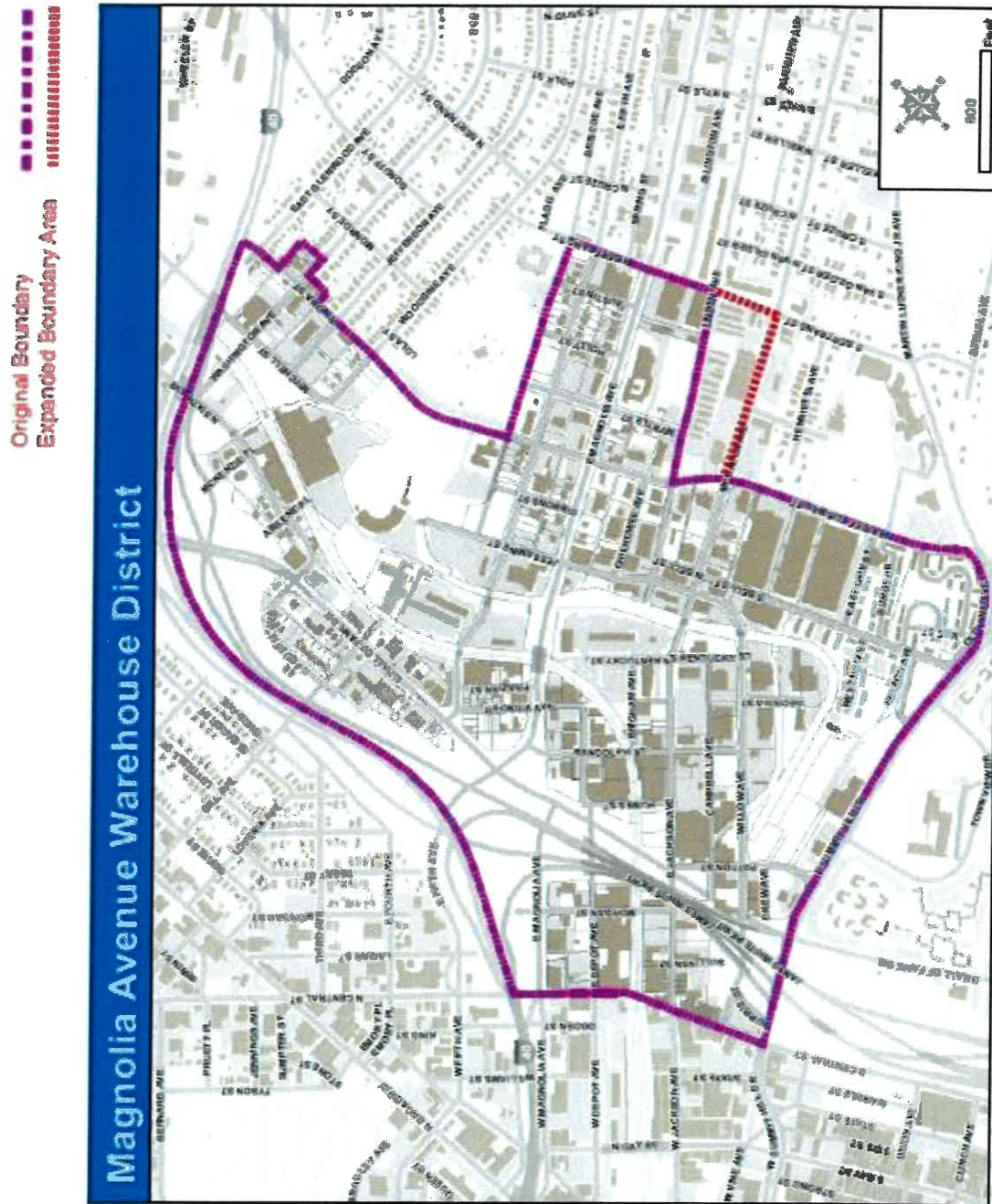


EXHIBIT B

TIF District

The boundary of the TIF District is depicted below and includes the “TIF District” outlined in blue.

MAGNOLIA AVENUE WAREHOUSE DISTRICT REDEVELOPMENT & URBAN RENEWAL PLAN

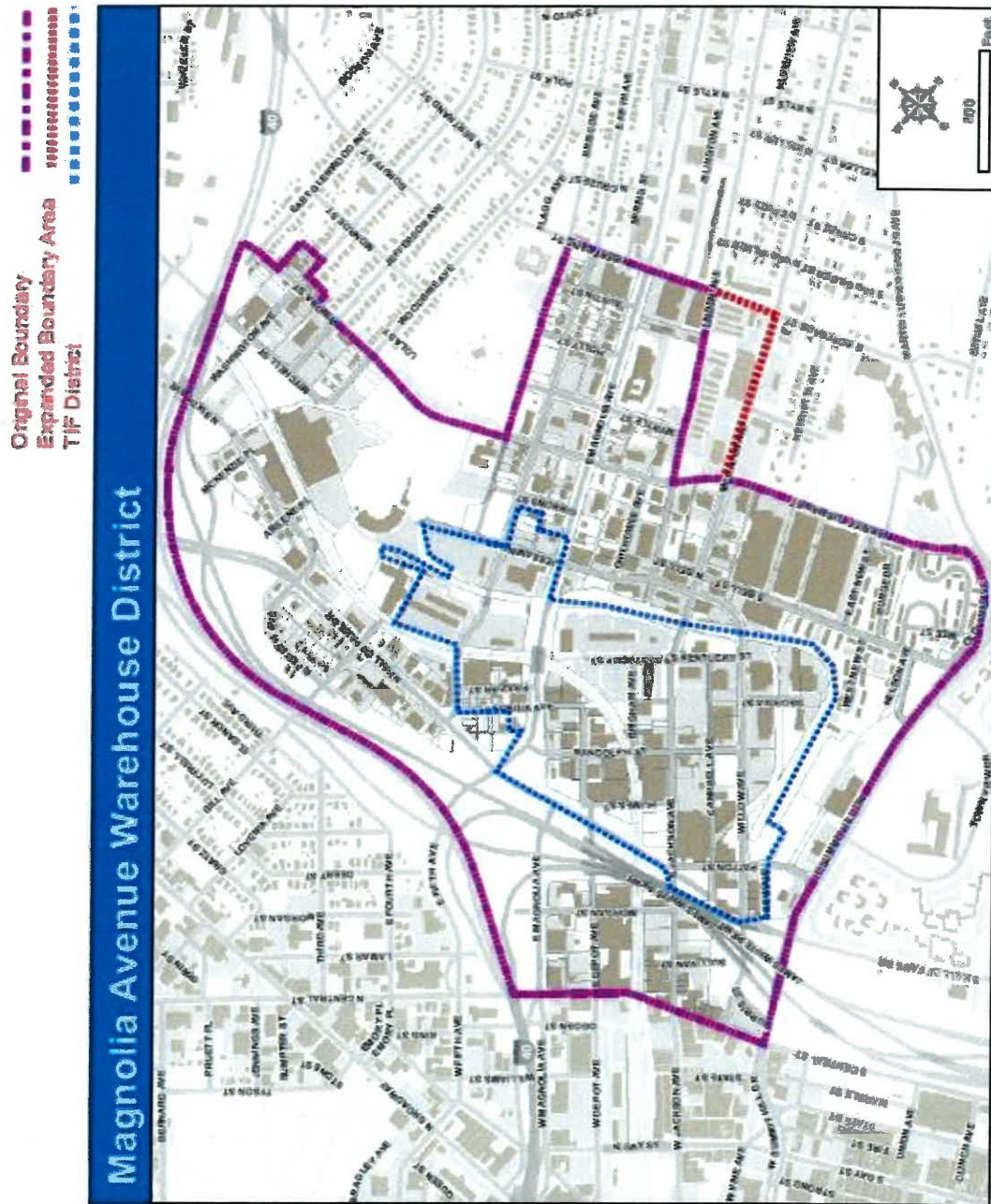


EXHIBIT C

Parcels in TIF District and Base Taxes

Parcel ID	County Tax	City Tax	Total Tax
095HB00801	\$530.00	\$615.95	\$1,145.95
095HC010	\$291.71	\$339.02	\$630.73
095HB005	\$1,014.21	\$1,178.68	\$2,192.89
095HB001	\$67.84	\$78.84	\$146.68
095HB004	\$1,395.81	\$1,622.17	\$3,017.97
095HC012	\$2,968.00	\$3,449.32	\$6,417.32
095HC013	\$3,622.66	\$4,210.14	\$7,832.80
095HC015	\$2,386.27	\$2,773.25	\$5,159.53
095HC016	\$3,721.02	\$4,324.46	\$8,045.49
095HC017	\$2,354.90	\$2,736.79	\$5,091.69
095HC021	\$0.00	\$0.00	\$0.00
095HC018	\$2,991.74	\$3,476.91	\$6,468.66
095AK023	\$2,471.07	\$2,871.81	\$5,342.88
095AK02201	\$2,241.26	\$2,604.73	\$4,845.99
095AK020	\$0.00	\$0.00	\$0.00
095AK019	\$0.00	\$0.00	\$0.00
095AK018	\$0.00	\$0.00	\$0.00
095AK01802	\$0.00	\$0.00	\$0.00
095AK01801	\$3,098.59	\$3,601.09	\$6,699.68
095HB002	\$28,342.70	\$32,939.03	\$61,281.74
095HB003	\$633.46	\$736.18	\$1,369.64
095AM021	\$434.18	\$504.59	\$938.76
095AM018	\$875.14	\$1,017.06	\$1,892.19
095AM017	\$119.57	\$138.96	\$258.53
095AM016	\$3,173.22	\$3,687.82	\$6,861.03
095AM015	\$2,178.51	\$2,531.80	\$4,710.31
095AM010	\$74.62	\$86.73	\$161.35
095AM011	\$2,561.81	\$2,977.26	\$5,539.06
095AM014	\$2,882.67	\$3,350.15	\$6,232.82
095AM012	\$877.68	\$1,020.01	\$1,897.69
095AM013	\$129.74	\$150.78	\$280.53
095AM00402	\$2,941.71	\$3,418.77	\$6,360.48
095AM008	\$613.10	\$712.53	\$1,325.63
095AM00401	\$4,181.49	\$4,859.60	\$9,041.09
095AK008	\$0.00	\$0.00	\$0.00
095AK016	\$72.93	\$84.75	\$157.68
095AK017	\$112.78	\$131.07	\$243.86
095AK003	\$91.58	\$106.44	\$198.02
095AK002	\$251.86	\$292.70	\$544.56
095AK001	\$1,143.10	\$1,328.48	\$2,471.58
095AL010	\$0.00	\$0.00	\$0.00
095AL011	\$2,792.46	\$3,245.32	\$6,037.78
095AL012	\$3,553.12	\$4,129.33	\$7,682.45
095AL014	\$809.84	\$941.17	\$1,751.01
095AL015	\$17.81	\$20.70	\$38.50
095AL016	\$66.14	\$76.87	\$143.01

Parcel ID	County Tax	City Tax	Total Tax
095AL017	\$1,117.66	\$1,298.92	\$2,416.58
095AL004	\$1,528.94	\$1,776.89	\$3,305.84
095AL003	\$702.99	\$817.00	\$1,519.99
095AL018	\$242.53	\$281.86	\$524.39
095AL019	\$1,202.46	\$1,397.47	\$2,599.93
095AL002	\$861.57	\$1,001.29	\$1,862.86
095AL001	\$664.83	\$772.65	\$1,437.48
095AL021	\$2,107.28	\$2,449.02	\$4,556.30
095AL020	\$960.78	\$1,116.59	\$2,077.38
095AB020	\$0.00	\$0.00	\$0.00
095AB021	\$0.00	\$0.00	\$0.00
095AB032	\$0.00	\$0.00	\$0.00
095AB025	\$0.00	\$0.00	\$0.00
095AB031	\$0.00	\$0.00	\$0.00
095AB026	\$0.00	\$0.00	\$0.00
095AB027	\$0.00	\$0.00	\$0.00
095AB030	\$0.00	\$0.00	\$0.00
095AB029	\$0.00	\$0.00	\$0.00
095AB028	\$0.00	\$0.00	\$0.00
095AB035	\$0.00	\$0.00	\$0.00
095AB036	\$0.00	\$0.00	\$0.00
095AB037	\$0.00	\$0.00	\$0.00
095AB038	\$0.00	\$0.00	\$0.00
095AC001	\$0.00	\$0.00	\$0.00
082PD017	\$0.00	\$0.00	\$0.00
095AC003	\$0.00	\$0.00	\$0.00
082PD015	\$0.00	\$0.00	\$0.00
082PD00401	\$0.00	\$0.00	\$0.00
095AC021	\$0.00	\$0.00	\$0.00
095AC004	\$0.00	\$0.00	\$0.00
095AC005	\$0.00	\$0.00	\$0.00
095AC006	\$0.00	\$0.00	\$0.00
095AC007	\$0.00	\$0.00	\$0.00
095AC008	\$0.00	\$0.00	\$0.00
<i>Total</i>	\$97,475.37	\$113,282.94	\$210,758.31