**What inspired the story?**

The city created a new tax increment financing district surrounding the Magnolia Avenue Warehouse District.

The expansion of the TIF district reflects a robust pace and scale for the expected private investment, and it will leverage those investments as part of a plan to address anticipated higher construction and labor costs for the stadium— [city’s press release.](https://www.knoxvilletn.gov/news/2022/mayors__enlarging_stadium_tax_district_will_benefi)

An independent analysis projected the total economic impact of the stadium will be $480 million over 30 years, with more than 400 full-time jobs created.

**Ideas**

* Go back to 2016 to see people making bets on future growth
* Real estate agents? – Hansen Sale, government affairs and policy?
* Will Sims (sp??), real estate broker with Oliver Smith.
* Peter Ahrens for building permits -- 865-215-3669, plans review and inspections
* Old City and East Magnolia Warehouse District

**Data needed:**

|  |  |  |
| --- | --- | --- |
| What’s needed and why | Who might have it? | Status |
| Parcels of properties falling in the TIF district to then scrape data from registrar of deeds on property sales and to connect with property owners | KGIS, Knox County Planning, City’s finance department, Nick McBride (registrar of deeds) | KGIS not very helpful, setting up a meeting with Nick McBride |
| Building permit requests to see what new developments have gone in? |  |  |
| Any data on the other TIF district in the city (along the South Waterfront) – to maybe compare how that district performed? |  |  |
| TIF revenue generated so far? |  |  |

**Initial facts:**

This is the second TIF district in the city and county.

**What makes the story weak?**

**Maximum story:**

XYZ properties have exchanged hands since the stadium was announced. The economic impact of this happening is \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. Something similar happened in TKTK (comparable) city and how that city changed as a result. This growth in tandem with the stadium’s development means \_\_\_\_\_\_\_\_\_\_\_\_ for the city, particularly for West Knoxville.

**Minimum story:**

XYZ properties have been sold since the stadium was announced.

**Realistic deadline:**

**DEADLINE:**