



Tax Increment Financing (TIF)

Statutorily Required Annual Reports

FY 2016-2017



Tax Increment Financing Projects with State Participation

Project	Status	Type of TIF	Location	Receiving Increments	Preliminary Approval	Consultant's Report Req	Final Approval	Approved By	Amendment Date(s)	TIF Term	Size of Dev Area	Base Established	Size of Footprint	Taxes Pledged	Estimated Project Costs	Eligible Costs	Total Incentive Amount	Eligible to Claim
Downtown Marmot	Final	Project Specific	Louisville	Yes	N/A	N/A	7/11/2002	Governor Patton	N/A	20 Years	3 Acres	2001		S, W	\$122,000,000	\$122,000,000	\$22,000,000	Yes
Churchill Downs	Final	Project Specific	Louisville	Yes	N/A	N/A	7/12/2002	Governor Patton	N/A	20 Years	147 Acres	2001		S, C	\$125,000,000	\$125,000,000	\$25,000,000	Yes
Renaissance Zone	Final	Pilot Program	Louisville	Yes	N/A	N/A	12/8/2003	Governor Patton, KEDFA	5/8/2007 & 6/30/2010	20 Years	800 Acres	2002		P, S, W	Undetermined	Undetermined	Undetermined	Yes
Louisville Arena	Final	Pilot Program	Louisville	Yes	N/A	N/A	12/19/2006	Governor Fletcher, TIF	N/A	20 Years	3,840 Acres	Yes		W (immediate arena area only)	\$435,000,000	\$435,000,000	\$265,000,000	Yes
Museum Plaza	Inactive	Signature	Louisville	No	N/A	N/A	10/19/2007	Commission	10/19/2007 & 10/30/2008	30 Years	3.7 Acres	No		P, S, W, I, C	\$498,753,170	\$498,753,170	\$344,287,618	No
WKU Gateway	Final	Signature	Bowling Green	Yes	N/A	N/A	10/19/2007	Commission KEDFA, TIF	1/28/2010, 10/30/2014, 10/27/2016	30 Years	106 Acres, 277 Acres	2006		P, S, W, I	\$404,169,198	\$404,169,198	\$285,533,316	Yes
Ovation	Final	Signature	Newport	No	N/A	N/A	11/28/2007	Commission	N/A	30 Years	65 Acres	No		P, S, W, I, C	\$885,700,000	\$885,700,000	\$311,426,623	No
Nucleus	Final	Signature	Louisville	Yes	N/A	N/A	11/30/2007	Commission TIF	1/28/2010	30 Years	210 Acres	2006	82 Acres	W, I, C	\$1,090,951,981	\$1,090,951,981	\$601,620,351	Yes
Center City	Final	Signature	Louisville	No	N/A	N/A	12/27/2007	Commission/ KEDFA	9/30/2010 & 2/26/2015, 7/25/2013	30 Years	12.9 Acres	No		P, S, W	\$706,000,000	\$706,000,000	\$204,000,000	No
Phoenix Park (CentrePointe)	Final	Signature	Lexington	No	2/5/2009	Yes	9/24/2009	KEDFA	12/12/2013	30 Years	14.23 Acres	2008	14.23 Acres	P, S, W	\$455,294,792	\$455,294,792	\$48,833,000	No
Distillery District	Inactive	Mixed-Use	Lexington	No	2/5/2009	Yes	10/29/2009	KEDFA	10/29/2009	20 Years	25 Acres	No	25 Acres	P, S, W	\$190,871,069	\$190,871,069	\$45,804,000	No
Manhattan Harbour	Final	Real Property	Dayton	No	3/26/2009	Yes	12/10/2009	KEDFA	1/28/2016	20 Years	159 Acres	No	143 Acres	P	\$789,808,085	\$473,148,299	\$8,000,000	No
ShowPropp Lexington	Inactive	Mixed-Use	Lexington	No	2/25/2010	Yes	9/30/2010	KEDFA	9/30/2010	20 Years	31.56 Acres	No		P, S, W	\$91,688,800	\$91,688,800	\$17,500,000	No



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The Red Mile Project The University of Louisville Research Park (Bellnap)	Final	Mixed-Use	Lexington	No	5/27/2010	Yes	8/25/2011	KEDFA	4/26/2012 & 9/26/2013	20 Years	92.98 Acres	2009		P, S, W	\$186,891,071	\$186,891,071	\$25,321,000	Yes
21c Museum Hotel Lexington	Final	Signature	Louisville	No	12/9/2010	Yes	6/28/2012	KEDFA	1/29/2015	30 Years	826 Acres	No		P, S, W	\$11,113,303,500	\$1,113,303,500	\$709,414,000	Yes
Oak Grove Village at Fort Campbell, LLC	Final	Real Property	Lexington	No	N/A	No	12/13/2012	KEDFA	7/31/2014	20 Years	0.28 Acres	2011		P	\$36,556,250	\$36,556,250	\$500,000	Yes
Georgetown Events & Commerce Center	Final	Mixed-Use	Oak Grove	No	2/23/2012	Yes	2/28/2013	KEDFA	6/29/2017	20 Years	110 Acres	2011	110 Acres	P, S, W	\$199,000,000	\$385,124,643	\$54,000,000	No
The Paddock of Woodford	Prelim	Signature	Georgetown	No	3/25/2010	Yes	TBD	KEDFA	N/A	30 Years	556 Acres	No		TBD	\$327,496,487	\$327,496,487	TBD	TBD
ShelbyHurst Research and Technology Park	Prelim	Mixed-Use	Versailles	No	10/28/2010	Yes	TBD	KEDFA	N/A	20 Years	46.57 Acres	No		TBD	\$33,426,109	\$33,426,109	TBD	TBD
Turkland Town Center	Final	Signature	Louisville	No	8/29/2013	Yes	12/11/2014	KEDFA	N/A	30 Years	253 Acres	No		P, S, W	\$831,517,378	\$831,517,378	\$253,938,000	No
The Summit Lexington	Final	Real Property	Lexington	No	8/29/2013	No	10/30/2014	KEDFA	12/10/2015	20 Years	41.3 Acres	No		P	\$38,600,000	\$38,600,000	\$793,600	No
Hotel Nola Lexington	Final	Mixed-Use	Lexington	No	10/31/2013	Yes	9/25/2014	KEDFA	N/A	20 Years	60.29 Acres	No		P, S, W	\$155,600,000	\$155,600,000	\$24,109,000	Yes
Rt. Mitchell Gateway Midland Avenue Redevelopment Project	Final	Mixed-Use	Louisville	No	10/30/2014	Yes	6/25/2015	KEDFA	N/A	20 Years	1.48 Acres	2014		P, S, W	\$72,998,230	\$38,669,370	\$4,321,000	No
Gateway Commons Downtown Owensboro	Final	Mixed-Use	PL Mitchell	No	2/26/2015	Yes	TBD	KEDFA	N/A	20 Years	127 Acres	No	22 acres	TBD	\$134,900,440	\$134,900,440	TBD	TBD
WKT Technology Park	Final	Mixed-Use	Lexington	No	6/25/2015	Yes	1/26/2017	KEDFA	N/A	20 years	31.7 Acres	No	31.7 acres	P, S, W	\$72,076,357	\$72,076,357	\$4,000,000	TBD
	Final	Mixed-Use	Owensboro	No	7/30/2015	Yes	10/27/2016	KEDFA	N/A	20 years	262 Acres	No	170 acres	P, S, W	\$198,857,200	\$62,087,200	\$20,571,000	TBD
	Final	Mixed-Use	Owensboro	No	1/28/2016	Yes	12/8/2016	KEDFA	N/A	20 years	392 Acres	No	111.43 acres	P, S, W	\$151,898,990	\$142,698,990	\$34,500,000	TBD
	Prelim	Mixed-Use	Mayfield	No	1/26/2017	Yes	TBD	KEDFA	N/A	20 years	53 Acres	No	53 acres	TBD	\$115,196,267	\$61,809,399	TBD	TBD

¹ Applicable statutes are as follows: KRS 65.7075 - repealed in 2008, KRS 65.490, KRS 65.6972 and KRS 154.30

² Prelim - Project has received preliminary approval (this status only applies to Signature and Mixed-Use); Final - Project has received either the only approval or final approval (when two approvals are required) and then begins the monitoring period; Inactive - Agreement has concluded and the project is no longer eligible for incentives

³ Taxes Pledged: P = Property Tax, S = Sales Tax, W = Withholding Tax, I = Individual Income, C = Corporation Income and/or LLET

⁴ Eligible Costs - all reported costs minus financing unless it is a signature project



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