

CONFIDENTIAL
APPLICATION FOR:
KENTUCKY TAX INCREMENT FINANCING (TIF) PROGRAM



Rev 11/2025

INSTRUCTIONS

All applicants should familiarize themselves with the information regarding the incentive programs for which the application is being submitted as well as other applicable program statutory requirements. Fact sheets regarding the incentive programs are located at:

https://newkentuckyhome.ky.gov/Locating_Expanding/kybizince

Prior to completing this application, please review the TIF Fact Sheet and applicable Kentucky Revised Statutes (KRS chapters 65 and 154.30).

The application consists of the following worksheets:

- Project Info
- Development Area
- Tax History
- State Tax Increment Estimates
- Local Tax Increment Estimates
- Net Impact (Mixed Use or Signature TIF Only)
- Certification
- Disclosure

Except where noted, all worksheets need to be completed and submitted with original signatures to the following address:

Kentucky Cabinet for Economic Development
Department for Financial Services
Mayo-Underwood Bldg
500 Mero Street, 5th Floor
Frankfort, KY 40601
(502) 564-7670

REQUIRED ATTACHMENTS

The following items must be submitted in addition to the completed application:

- 1) An application fee payable to the Kentucky Economic Development Finance Authority (KEDFA) for the following:

<u>TIF Incentive Program</u>	<u>Application Fee</u>
Proposed project residential use does NOT comprise at least 50% of total finished square footage	\$5,000
Proposed project residential use does comprise at least 50% of total finished square footage	\$30,000

The application fee may be paid via credit card or ACH at the following website:

<https://newkentuckyhome.ky.gov/epayments>

Please note: Prior to final approval, applicant shall submit the TIF administrative fee.

Project with residential use that does **NOT** comprise at least 50% of total finished square footage is equal to one-quarter of one percent (0.25%) of the final incentive amount authorized in the tax incentive agreement, up to a maximum of \$75,000.

Project with residential use that does comprise at least 50% of total finished square footage is equal to one-quarter of one percent (0.25%) of the final incentive amount authorized in the tax incentive agreement, up to a maximum of \$50,000.

Applicant is also responsible for additional fees for legal, consultant and administrative costs that will be incurred for TIF projects.

The administrative fee may be paid via ACH at the following website: <https://ced.ky.gov/epayments>.

- 2) Letter including a brief history and description of the project.
- 3) An itemized list of anticipated capital investments (including specific estimated costs by each line item) to be made within the footprint of the development area.
- 4) A business plan for the development area or specific project therein, including identification of the management teams for the area and the project within the area.
- 5) Copy of the Local Ordinance establishing TIF Development Area.
- 6) Copy of the Local Participation or Local Development Agreement.
- 7) Copy of the Interlocal Agreement (if required).
- 8) A letter endorsing the project from the appropriate local elected official (e.g., Mayor, County Judge).
- 9) Two Maps - Existing Site vs. Future Project
 - i) Existing Site - a map with attached detail/listing of the geographic coordinates for the project's proposed footprint, including current uses.
 - ii) Future Project - a map with the development area and footprint divided into zones. Within each zone, please provide a description of the project as well as what is the public infrastructure investment in zone.
*** Please make sure the development area and footprint align with current property tax parcels.
- 10) A detailed listing of all taxpayers located within the TIF Development Area prior to the announcement of the project. See tab "Tax History" for more details.

CONFIDENTIAL

**APPLICATION FOR TAX INCREMENT FINANCING
(TIF) PROGRAM PROJECT INFORMATION**



CABINET FOR
ECONOMIC DEVELOPMENT

Date:

Rev 11/2025

Is this an amendment to the initial application for incentives?

Project Name

Type of TIF Program (Select From Picklist)

APPLICANT INFORMATION (Entity applying for incentives)

Local Agency Name

Street Address City County State Zip

Mailing Address City State Zip Code

Salutation Contact Person Title Telephone

Email Address Website

Local Agency is organized as (select one):

[Is the applicant registered and in good standing with the Kentucky Secretary of State?](#)

Has the applicant, or any owner or affiliate of the applicant, ever been convicted of any criminal offenses, been in receivership or adjudicated a bankruptcy, or been denied a business related license or had a business related license suspended or revoked by any administrative, governmental or regulatory agency?

If yes, please list the violation and explain (attach additional explanation if needed):

COUNTY INFORMATION

County Name County Judge Executive

Street Address City County State Zip Code

Salutation Contact Person Title Telephone

Email Address Website

CITY INFORMATION

City Name Mayor

Street Address City County State Zip Code

Salutation Contact Person Title Telephone

Email Address Website

DEVELOPER INFORMATION

Developer Name

Street Address City County State Zip Code

Salutation Contact Person Title Telephone

Email Address Website

PROJECT INFORMATIONDoes the project represent new economic activity in the Commonwealth? Will the amount of property within the TIF development area exceed 20% of the total assessed value of taxable real property within the jurisdiction(s)?

Describe why this project cannot occur without the benefit of TIF:

Explain how the proposed TIF will create a net new positive impact for Kentucky:

Describe the business activity to occur at project site.

Provide the size of the proposed Development Area:

Acres: Square miles:

Provide the size of the proposed Footprint:

Acres: Square miles:

List any businesses included within the proposed Footprint that currently receive incentives under any state or local incentive programs, including approved tourism attraction projects, as defined in KRS 148.851, economic development projects as defined in KRS 154.30-010(14), or other economic development incentives or financial assistance from the state, such as grants, loans or appropriations from the state. As part of your response, provide the name of the business, the location of the business within the proposed Footprint, the program in which the business is participating, and the terms of the economic incentives:

Name of Business

Address

Type of Incentive and Terms

Is the proposed Footprint contained within another Tax Increment Financing Development Area?

If yes, please provide details to which TIF Development Area this project is located, and what types of taxes, both local and state, are pledged:

Is the proposed Footprint contained within a Tourism Development Act project?

If yes, please provide details regarding which Tourism Development Act project, and what types of taxes, both local and state, are pledged:

Will the proposed project create any adverse impact on any existing Kentucky business?
Please explain your response:

Provide the percentage of finished square footage in the proposed Footprint of the project that will be devoted to the support or development of assets that will be utilized for the retail sale of tangible personal property:

Total Square Feet:

Square Feet Used for Retail:

Retail %:

Amount of finished square footage in the proposed Footprint of the project that will be dedicated for commercial office space:

Amount of finished square footage in the proposed Footprint of the project that will be dedicated for residential use:

BLIGHTED AREA PROJECTS

For Blighted Area projects, identify conditions below that exist within the development area and supply documentation supporting these findings (identify all that apply):

☐	Substantial loss of residential, commercial, or industrial activity or use
☐	Forty percent (40%) or more of the households are low-income households
☐	More than fifty percent (50%) of residential, commercial, or industrial structures are deteriorating or deteriorated

	Substantial abandonment of residential, commercial, or industrial structures
	Substantial presence of environmentally contaminated land
	Inadequate public improvements or substantial deterioration in public infrastructure
	Any combination of factors that substantially impairs or arrests the growth and adequate housing; impedes the development of commercial or industrial property; or adversely affects public health, safety, or general welfare due to the development area's present condition and use

VACANT LAND PROJECTS

For Vacant Land (non-blighted area) projects, identify the criteria below that exist within the development area (identify all that apply):

	Development of previously undeveloped land including a 5,000 seat arena as part of the proposed development
	Project is a mixed-use development located in a university research park
	Mixed-use development located within three miles of a military base that houses, deploys, or employs any combination of at least 25,000 military personnel, their families, military retirees or civilian employees
	Mixed-use development which includes either or both significant public water and/or sanitary sewer facilities designed to comply with a community-wide court decree mandating corrective action by the local government or agency thereof
	Mixed-use development which includes a tract of previously undeveloped land, owned by a liberal arts educational institution within four years prior to April 1, 2017, and the undeveloped land is bound on one side by a four lane US Highway. No more than 20% of the previously undeveloped land shall be used for qualified mixed uses

MIXED-USE REDEVELOPMENT IN BLIGHTED AREA PROJECT ONLY:

Will any retail establishment exceed 20,000 square feet of finished square footage?

Will the proposed project's residential use comprise at least 50% of total finished square footage?

Does the project include pedestrian amenities and public space?

Which of the following Qualified Uses comprise at least 20% of the total finished square footage of the proposed project or represent 20% of the total capital investment?

	Retail		Office		Hospitality
	Residential		Restaurant		

If the previous question only has one Qualified Use with a "Yes" response, please answer the following:

Does the project include at least three of the Qualified Uses?

Does at least one of the Qualified Uses meet the 20% requirement?

When the other Qualified Uses are combined, will they jointly comprise of at least 20% of the total finished square footage of the proposed project or represent 20% of the total capital investment?

PROPOSED PROJECT TIMELINE

	Date	Estimated?
Acquisition of all property within the Development Area		
Demolition of existing structures		
Construction begins		

	Construction ends		
	TIF begins		
	TIF ends		

PROPOSED FINANCING

Equity or Cash		0.0%
Proceeds from Debt Issuance:		
Supported by State TIF Participation		0.0%
Supported by Local TIF Participation		0.0%
Supported by Private Sources		0.0%
Total Estimated Sources of Funds	\$0	0.0%

Describe the financing method proposed to complete the TIF portion of the project (i.e., bond issue, bank financing, internal loan), the terms, and the estimated annual debt service.

CONFIDENTIAL
APPLICATION FOR TAX INCREMENT FINANCING
(TIF) PROGRAM DEVELOPMENT AREA



Rev 11/2025

TOTAL DEVELOPMENT AREA

Estimate capital investment for the Development Area in each zone. Include only capital investment associated with the proposed project as defined in KRS 154.30-010.

Zone	Public Infrastructure Costs	Other Capital Costs	Signature Costs	Financing Costs (excluding principal)	TOTAL
Zone 1					\$0
Zone 2					\$0
Zone 3					\$0
Zone 4					\$0
Zone 5					\$0
Zone 6					\$0
Zone 7					\$0
Zone 8					\$0
Zone 9					\$0
Zone 10					\$0
Zone 11					\$0
Zone 12					\$0
Zone 13					\$0
Zone 14					\$0
Zone 15					\$0
Zone 16					\$0
Zone 17					\$0
Zone 18					\$0
Zone 19					\$0
Zone 20					\$0
Zone 21					\$0
Zone 22					\$0
Zone 23					\$0
Zone 24					\$0
Zone 25					\$0
Total from any additional pages					\$0
TOTAL	\$0	\$0	\$0	\$0	\$0

Please attach more pages if additional space is needed.

Identify the zones from above that are included in the Footprint:		
Total financing costs for the project are estimated to be:		\$0
What portion of the estimated financing costs pertains to financing the public infrastructure?		
Provide the percentage of total capital investment that will be devoted to the support or development of assets that will be utilized for the retail sale of tangible personal property:		
Total capital investment		\$0
Capital investment used for retail		
Retail %		0%
PUBLIC INFRASTRUCTURE COSTS		
Please provide a breakdown of the estimated public infrastructure costs included above:		
Land preparation costs attributable to preparing the public infrastructure portion of the Footprint for development and do not include land acquisition costs		
Public buildings/structures		
Sewers/storm drainage		
Curbs, sidewalks, promenades and pedways		
Roads		
Street lighting		
Provision of utilities		
Environmental remediation		
Floodwalls and floodgates		
Public spaces or parks		
Parking		
Easements and right-of-way		
Transportation facilities		
Public landings		
Amenities such as fountains, benches and sculptures		
River bank modification/improvements		
Other (provide listing)		
TOTAL		\$0
RECOVERY REQUEST		
Amount of State TIF incentives requested		
Recovery methods being requested (select all that apply):		
☐	Ad Valorem/Real Estate/Property Tax	<i>* If these are included for a TIF project that includes office space, the applicant should consider the impact of pledging these taxes on the ability to attract/locate other economic development projects at a later date.</i>
☐	Sales Tax	
☐	Withholding Tax *	
☐	Corporation Income Tax *	
☐	Limited Liability Entity Tax	

CONFIDENTIAL
APPLICATION FOR TAX INCREMENT FINANCING
(TIF) PROGRAM TAX HISTORY



Rev 11/2025

Tax History (Tax information for the **three** preceding tax years prior to announcement of the project):

Tax Year	Property Tax	Withholding Tax	Corporation Tax	Sales Tax	Other	Total
						\$0
						\$0
						\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0

Attachment

Attach a detailed listing of all taxpayers located within the TIF Development Area prior to the announcement of the project. The following data fields should be used in providing this supplemental information:

- Business name including dba
- Tax Identification Number for all taxes
- Business address
- Contact information including:
 - Name
 - Address
 - E-mail address
 - Telephone number
- Detailed tax information (see above table) for three years prior to announcement of TIF project
- Number of employees in the Development Area
- Property tax parcel ID number(s)

CONFIDENTIAL

**APPLICATION FOR TAX INCREMENT FINANCING
(TIF) PROGRAM STATE TAX INCREMENT ESTIMATES**



**CABINET FOR
ECONOMIC DEVELOPMENT**

Rev 11/2025

State Tax Increment Estimates

Year	Ad Valorem Real Estate Property Tax	Sales Tax	Withholding Tax	Corporation Income Tax	Limited Liability Entity Tax	Total
1						\$0
2						\$0
3						\$0
4						\$0
5						\$0
6						\$0
7						\$0
8						\$0
9						\$0
10						\$0
11						\$0
12						\$0
13						\$0
14						\$0
15						\$0
16						\$0
17						\$0
18						\$0
19						\$0
20						\$0
21						\$0
22						\$0
23						\$0
24						\$0
25						\$0
26						\$0
27						\$0
28						\$0
29						\$0
30						\$0
Total		\$0	\$0	\$0	\$0	\$0

Assumptions:

TEAM KENTUCKY.

Rev 11/2025

Year	Ad Valorem Real Estate Property Tax	Sales Tax	Withholding Tax	Corporation Income Tax	Limited Liability Entity Tax	Total
1						\$0
2						\$0
3						\$0
4						\$0
5						\$0
6						\$0
7						\$0
8						\$0
9						\$0
10						\$0
11						\$0
12						\$0
13						\$0
14						\$0
15						\$0
16						\$0
17						\$0
18						\$0
19						\$0
20						\$0
21						\$0
22						\$0
23						\$0
24						\$0
25						\$0
26						\$0
27						\$0
28						\$0
29						\$0
Total	\$0	\$0	\$0	\$0	\$0	\$0

assumptions including percentage of local TIF participation:

CONFIDENTIAL

**APPLICATION FOR TAX INCREMENT FINANCING (TIF)
PROGRAM NET POSITIVE ECONOMIC/FISCAL IMPACT**



Rev 11/2025

Estimated Net Positive Economic/Fiscal Impact

This worksheet is for Mixed Use and Signature TIF applications only. If you are submitting a Mixed Use TIF application or a Signature TIF application, fill in cells E9, E10, F9 and F10 below. For all other applications, leave blank.	STATE (amounts resulting from the proposed footprint)	LOCAL (amounts resulting from the development area)
Estimated amount of state/local tax revenues generated by the project over the applicable term from the activation date	\$0	\$0
LESS: Estimated amount of state/local tax revenues that would be displaced (includes revenue that would be lost as a result of the project and economic activity that is diverted to the project that previously took place at existing establishments within the Commonwealth [transfer spending])		
LESS: Estimated amount of state/local old revenues that would have been generated over the applicable term from the activation date		
ESTIMATED NET POSITIVE ECONOMIC/FISCAL IMPACT	\$0	\$0

CONFIDENTIAL

**APPLICATION FOR TAX INCREMENT FINANCING
(TIF) PROGRAM CERTIFICATION OF APPLICATION**



Project Name

County Where Project will be Located

CERTIFICATION

Eligibility for financial assistance is determined by the information presented in this application and in the required attachments.

I, the undersigned on behalf of the applicant, hereby represent and certify that the foregoing application and attachments, including all attachments, to the best of my knowledge, is (a) true, complete and accurate with respect to the information concerning the proposed project for which financial incentives are sought; and (b) does not contain any information for which any entity competing with the applicant may claim a proprietary interest. I represent and certify that the project as set forth in this application will not occur if not for the designation of the development area and the granting of incremental revenues by the taxing district or districts, other than the Commonwealth, and the granting of the state tax incremental revenues.

The undersigned, on behalf of the applicant, acknowledges that information contained within the application and attachments may be subject to public disclosure to the extent required by law pursuant to any request made under the Kentucky Open Records Act contained in Chapter 61 of the Kentucky Revised Statutes. Notwithstanding the above, except as otherwise agreed to by the applicant in writing, no confidential or proprietary information shall be disclosed if properly excluded from disclosure under KRS 61.878 (as determined by the Attorney General, the Kentucky Attorney General or court of competent jurisdiction).

The applicant shall make the Cabinet aware if, subsequent to the filing of this application, including during the term of any agreement entered into between the applicant and the Cabinet or KEEDA, the applicant, or any owner or affiliate of the applicant, is convicted of any criminal offenses, is placed in receivership or adjudicates a bankruptcy, or is denied a business related license or has a business related license suspended or revoked by any administrative, governmental or regulatory agency.

The undersigned, on behalf of the applicant, acknowledges that the applicant will be required to provide a number of reports during the term of the incentive agreement and agree to provide this information as required and as requested. Failure to provide the information may result in suspension of incentives.

In addition, the undersigned, on behalf of the applicant, acknowledges and grants permission to the Authority to share any and all information contained within the application and its attachments with appropriate state and federal agencies, local authorities and contracted consultants to determine the feasibility and potential impacts associated with the project for which incentives are sought.

Local Agency/ Authority Signature	Title
Print Name	Date

Council/ Board Executive's Signature (if applicable)	Mayor's Signature (if applicable)
Print Name	Print Name

For Electronic Signature: The person responsible for signing the document may type his/her name in the signature field, but the name must be preceded by a "/s/" (e.g., /s Jim Smith). An email is also required from the signer providing a statement certifying/authenticating the typed signature on the document is his/her signature.

CONFIDENTIAL

**APPLICATION FOR TAX INCREMENT FINANCING
ATTACHMENT A - INCENTIVE DISCLOSURE
STATEMENT**



Project Name

County Where Project will be Located

INSTRUCTIONS: In accordance with the Executive Branch Code of Ethics, Chapter 11A of the Kentucky Revised Statutes ("KRS"), before any board or authority within or attached to the Cabinet for Economic Development ("CED") takes final action on any contract or agreement by which a bond, grant, lease, loan, assessment, incentive, inducement, or tax credit is awarded (the "incentive package"), the beneficiary of the incentive package must file with the approving board or authority a disclosure statement stating: (i) the identity of the beneficiary of the incentive package, (ii) the identity of any person employed or acting on behalf of the beneficiary with respect to the incentive package, (iii) the details of any financial transaction (as defined in KRS 11A.201(6)(a), see below) between the beneficiary (or any other person listed in (i) above) and any agent or public servant of the CED, any member of any board or authority within or attached to that Cabinet, or any other public servant involved in the negotiation of the economic incentive package.

Your application or request will not be processed until this form is filed. CED will file copies of this form with the Executive Branch Ethics Commission pursuant to KRS 11A.233(2).

NOTE: For purposes of KRS 11A.201(6)(a), the definition of "financial transaction" is activity conducted or undertaken for profit, not available to the general public on the same terms, that arises from the joint ownership, the ownership, or part ownership in common of any real or personal property or any commercial or business enterprise of whatever form between:

- 1) Beneficiary, agent or employee of the beneficiary, and
- 2) CED agent, employee, member of board or authority attached to CED, or other public servant involved in the negotiation of any incentive package

Beneficiary's Legal Name

Beneficiary is the: Applicant

Type(s) of Economic Incentive Tax Increment Financing (TIF)
package

Please identify any employees or agents of the Beneficiary who have acted on behalf of the Beneficiary in its dealings with the CED or any board or authority within or attached to the CED in regard to the above incentive package:

Name	Title	Organization

Please attach additional listing if more space is needed.

Have any of the employees or agents of the Beneficiary had any "financial transactions" (as defined above) with a CED agent, employee, or a board or agency attached to CED or any other public servant involved in the negotiation of any economic incentive package?

If yes, please detail any "financial transactions" (as defined above) between the Beneficiary (or any other person listed as an employee or agent of the Beneficiary) and (i) any agent or public servant of the CED, (ii) any member of any board or authority within or attached to that Cabinet, or (iii) any other public servant involved in the negotiation of the economic incentive package:

TRANSACTION 1

Name of Beneficiary (agent or employee)	Name of CED (agent, employee, or board/authority member)
Name of Other Public Servant	
Description of Financial Transaction	

TRANSACTION 2

Name of Beneficiary (agent or employee)	Name of CED (agent, employee, or board/authority member)
Name of Other Public Servant	
Description of Financial Transaction	

TRANSACTION 3

Name of Beneficiary (agent or employee)	Name of CED (agent, employee, or board/authority member)
Name of Other Public Servant	
Description of Financial Transaction	

Please attach additional listing if more space is needed.

The undersigned, a duly authorized representative of the Beneficiary listed above, hereby certifies that the information set forth in this Economic Incentive Disclosure Statement has been reviewed, and is true and correct to the best of the knowledge of the undersigned.

Local Agency's Authorized Signature _____ Date _____

For Electronic Signature: The person responsible for signing the document may type his/her name in the signature field, but the name must be preceded by a "/s/" (e.g., /s Jim Smith). An email is also required from the signer providing a statement certifying/authenticating the typed signature on the document is his/her signature.