Tax Increment Financing Projects with State Participation

TEAM KENTUCKY
CABINET FOR ECONOMIC DEVELOPMENT

Project	Status	Type of TIF [1]	Location	Preliminary Approval	Final Approval	Activation Date	TIF Term	Taxes Pledged	Estimated Project Costs[2]	Eligible to Claim	Eligible Incentive Amount
Projects with Final Approval											
Downtown Marriott	Inactive	Project Specific	Jefferson	N/A	7/11/2002	1/1/2003	20	Withholding Tax. Sales Tax.	$ 100,000,000	Y	$ 32,486,781
Churchill Downs	Inactive	Project Specific	Jefferson	N/A	7/12/2002	1/1/2005	20	Corporate Income Tax Credit. Sales Tax.	$ 127,000,000		$ 25,000,000
Renaissance Zone	Inactive	Pilot Program	Jefferson	N/A	12/8/2003	1/1/2004	20	Withholding Tax. Sales Tax. Property Tax.	$ 81,944,325	Y	$ 80,804,554
Louisville Arena	Active	Pilot Program	Jefferson	N/A	12/19/2006	1/1/2009	45	Withholding Tax (Arena Only) Sales Tax. Property Tax.	$ 435,000,000	Y	$ 250,000,000
WKU Gateway	Active	Signature	Warren	N/A	10/19/2007	1/1/2008	30	Withholding Tax. Sales Tax. Property Tax.	$ 531,125,818	Y	$ 285,533,316
Museum Plaza	Inactive	Signature	Jefferson	N/A	10/30/2007		30	Withholding Tax. Corporate Income Tax Credit. Sales Tax. Individual Income Tax Credit. Property Tax.	$ 490,000,000		$ 340,687,618
Ovation	Active	Signature	Campbell	N/A	11/28/2007	11/28/2017	30	Withholding Tax. Corporate Income Tax Credit. Sales Tax. Property Tax.	$ 762,670,066	Y	$ 311,426,623
Nucleus	Active	Signature	Jefferson	N/A	11/30/2007	1/1/2011	30	Withholding Tax. Corporate Income Tax Credit. Individual Income Tax Credit.	$ 1,090,951,981	Y	$ 601,620,351
Center City/Omni	Active	Signature	Jefferson	N/A	12/27/2007	12/27/2017	30	Withholding Tax. Sales Tax. Property Tax.	$ 706,000,000	Y	$ 204,000,000
Phoenix Park/CentrePointe/City Center	Active	Signature	Fayette	2/5/2009	9/24/2009	1/1/2013	30	Withholding Tax. Sales Tax. Property Tax.	$ 455,294,792	Y	$ 48,833,000
Distillery District	Inactive	Mixed-use blighted Urban	Fayette	2/5/2009	10/29/2009		20	Sales Tax. Individual Income Tax Credit. Property Tax.	$ 190,871,069		$ 45,804,000
Manhattan Harbour	Active	Real Property	Campbell	3/26/2009	12/10/2009	12/10/2011	20	Property Tax.	$ 473,148,299	Y	$ 8,000,000
ShowProp Lexington	Inactive	Mixed Use	Fayette	2/25/2010	9/30/2010		20	Withholding Tax. Sales Tax. Property Tax.	$ 17,500,000		$ 17,500,000
The Red Mile Project	Active	Mixed-use blighted Urban	Fayette	5/27/2010	8/25/2011	8/25/2015	20	Withholding Tax. Sales Tax. Property Tax.	$ 186,891,071	Y	$ 13,786,000
The UofL Research Park/Belknap	Active	Signature	Jefferson	12/9/2010	6/28/2012	6/28/2016	30	Withholding Tax. Sales Tax. Property Tax.	$ 1,113,303,500	Y	$ 709,414,000
21c Museum Hotel	Inactive	Real Property	Fayette		12/31/2012	12/31/2015	20	Property Tax.	$ 36,556,250	Y	$ 500,000
Oak Grove Village at Fort Campbell	Inactive	Mixed use near Military installation	Ohio	2/23/2012	2/28/2013	2/28/2017	20	Withholding Tax. Sales Tax. Property Tax.	$ 199,000,000		$ 54,000,000
The Summit	Active	Mixed Use	Fayette	10/31/2013	9/25/2014	1/1/2015	20	Withholding Tax. Sales Tax. Property Tax.	$ 155,000,000	Y	$ 24,109,000
Turfland Town Center Mixed Use	Active	Real Property	Fayette	8/29/2013	10/30/2014	9/28/2015	20	Property Tax.	$ 38,600,000	Y	$ 793,600
ShelbyHurst Research and Technology Park	Inactive	Signature	Jefferson	8/29/2013	12/11/2014	12/11/2016	30	Withholding Tax. Sales Tax. Property Tax.	$ 831,517,378		$ 253,938,000

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

[2] Estimated Project Costs for Real Property and Mixed-Use TIF projects do NOT include financing costs.

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Hotel NuLu	Inactive	Mixed-use blighted Urban	Jefferson	10/30/2014	6/25/2015	1/1/2017	20	Withholding Tax. Sales Tax. Property Tax.	$ 72,998,230	Y	$ 4,312,000
Gateway Commons	Active	Mixed-use blighted Urban	Daviess	7/30/2015	10/27/2016	1/1/2018	20	Withholding Tax. Sales Tax. Property Tax.	$ 198,857,200	Y	$ 20,571,000
Downtown Owensboro Riverfront	Active	Mixed-use blighted Urban	Daviess	1/28/2016	12/8/2016	1/1/2018	20	Withholding Tax. Sales Tax. Property Tax.	$ 153,898,990	Y	$ 24,500,000
Midland Ave Redevelopment Project	Active	Mixed-use blighted Urban	Fayette	6/25/2015	1/26/2017	2/1/2017	20	Withholding Tax. Sales Tax. Property Tax.	$ 167,269,239	Y	$ 4,000,000
Butchertown Stadium District	Active	Mixed-use blighted Urban	Jefferson	1/25/2018	5/31/2018	1/1/2019	20	Withholding Tax. Sales Tax. Property Tax.	$ 193,100,000	Y	$ 21,700,000
Fort Mitchell Gateway	Active	Mixed-use blighted Urban	Kenton	2/26/2015	6/28/2018	6/28/2022	20	Withholding Tax. Sales Tax. Property Tax.	$ 134,900,440	Y	$ 13,674,000
Coldstream Research Campus Project	Active	Mixed-use blighted Urban	Fayette	3/29/2018	5/30/2019	5/30/2023	20	Withholding Tax. Sales Tax. Property Tax.	$ 199,025,029	Y	$ 4,634,000
Lexington Center Project	Active	Signature	Fayette	12/13/2018	10/31/2019	1/1/2023	30	Withholding Tax. Sales Tax. Property Tax.	$ 679,283,821		$ 41,000,000
Fountains at Palomar	Active	Real Property	Fayette	N/A	10/31/2019	12/31/2022	20	Property Tax.	$ 46,877,436	Y	$ 634,000
Northern Kentucky University Campus Gateway	Active	Mixed-use blighted Urban	Campbell	8/30/2018	12/12/2019	12/12/2023	20	Withholding Tax. Sales Tax. Property Tax.	$ 112,672,500	Y	$ 14,216,000
Ashland Plaza Redevelopment Project	Active	Mixed Use	Boyd	8/31/2017	1/30/2020	12/31/2020	20	Sales Tax. Property Tax.	$ 43,450,000	Y	$ 6,800,000
Paducah Downtown Riverfront Redevelopment Project	Active	Mixed Use	McCracken	8/29/2019	3/25/2021	3/25/2025	20	Withholding Tax. Sales Tax. Property Tax.	$ 156,344,483	Y	$ 21,400,000
World Peace Hospitality Mixed-Use Redevelopment Project	Active	Mixed-use blighted Urban	Campbell	5/28/2020	10/28/2021	10/28/2025	20	Withholding Tax. Sales Tax. Property Tax.	$ 45,595,751		$ 4,000,000
Logistics Air Park Development Project (LAP 2)	Inactive	Real Property	Jefferson	N/A	12/9/2021	12/9/2023	20	Property Tax.	$ 48,862,998		$ 800,000
Shelby Street Redevelopment Project	Active	Real Property	Jefferson	N/A	3/31/2022	1/1/2025	20	Property Tax.	$ 114,725,000		$ 1,000,000
Covington Central Riverfront	Active	Mixed-use blighted Urban	Kenton	12/10/2020	5/26/2022	5/26/2026	20	Withholding Tax. Sales Tax. Property Tax.	$ 308,331,063		$ 30,085,000
Radcliff Mixed-Use Redevelopment Project at Fort Knox - 2022	Inactive	Mixed-use blighted Urban	Hardin	1/28/2021	8/25/2022	8/25/2026	20	Withholding Tax. Sales Tax. Property Tax.	$ 94,824,969		$ 12,000,000
One Park Development Project	Active	Signature	Jefferson	2/29/2024	6/25/2026	6/25/2030	30	Withholding Tax. Sales Tax. Property Tax.	$ 1,407,117,925		$ 62,000,000

Real Property TIF Projects and projects approved prior to January 1, 2009 do NOT require an independent consultant analysis and do NOT require preliminary approval.

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Projects with Preliminary Approval											
Georgetown Events & Commerce Center	Active	Signature	Scott	3/25/2010			30		$ -		$ 1,000,951,225
The Paddocks of Woodford	Active	Mixed Use	Woodford	10/28/2010			20		$ -		$ 33,426,109
WKT Technology Park Project	Inactive	Mixed Use	Graves	1/26/2017			20		$ -		$ 430,987,816
NuLu Crossing	Active	Signature	Jefferson	9/25/2025			30		$ -		$ 621,151,970
Radcliff Mixed-Use Redevelopment Project at Fort Knox - 2026	Active	Mixed-use blighted Urban	Hardin	6/26/2026			20		$ -		$ 94,824,969
Harbor Greene Redevelopment Project	Active	Mixed-use blighted Urban	Campbell	6/26/2026			20		$ -		$ 80,012,000

To see each State Participation TIF project click here for map

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