



Tax Increment Financing (TIF)

Statutorily Required Annual Reports

FY 2020-2021



Tax Increment Financing Projects with State Participation

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	Active	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	Active	Project Specific	Jefferson	N/A	7/12/2002	1/1/2005	20	Corporate Income Tax Credit, Sales Tax	\$ 127,000,000	Y	\$ 25,000,000
Renaissance Zone	Active	Pilot Program	Jefferson	N/A	12/8/2003	1/1/2004	20	Withholding Tax, Sales Tax, Property Tax	\$ -	Y	
Louisville Arena	Active	Pilot Program	Jefferson	N/A	12/19/2006	1/1/2009	45	Withholding Tax (Arena facility 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		\$ 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	Active	Real Property	Fayette	N/A	12/31/2012	12/31/2015	20	Property Tax	\$ 36,556,250	Y	\$ 500,000
Oak Grove Village at Fort Campbell	Active	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
Hotel NuLu	Active	Mixed-use blighted Urban	Jefferson	10/30/2014	6/25/2015	6/25/2017	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

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.

Tax Increment Financing Projects with State Participation



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
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		\$ 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		\$ 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		\$ 13,674,000
Coldstream Research Campus Project	Active	Mixed-use blighted Urban	Fayette	3/29/2018	5/30/2019	5/31/2023	20	Withholding Tax, Sales Tax, Property Tax	\$ 199,025,029		\$ 4,634,000
Lexington Center Project	Active	Signature	Fayette	12/13/2018	10/31/2019	10/31/2021	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	10/31/2023	20	Property Tax	\$ 46,877,436		\$ 634,000
Northern Kentucky University Campus Gateway	Active	Mixed-use blighted Urban	Campbell	8/30/2018	12/12/2019	12/12/2021	20	Withholding Tax, Sales Tax, Property Tax	\$ 112,672,500		\$ 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		\$ 6,800,000
Paducah Downtown Riverfront Redevelopment Project	Active	Mixed Use	McCracken	8/29/2019	3/25/2021	3/25/2023	20	Withholding Tax, Sales Tax, Property Tax	\$ 156,344,483		\$ 21,400,000

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.

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		
World Peace Hospitality Mixed-Use Redevelopment Project	Active	Mixed-use blighted Urban	Campbell	5/28/2020			20		\$ 45,595,751		
Covington Central Riverfront	Active	Signature	Kenton	12/10/2020			30		\$ 394,377,667		
Radcliff Mixed-Use Redevelopment Project at Fort Knox	Active	Mixed-use blighted Urban	Hardin	1/28/2021			20		\$ 94,824,969		

To see each State Participation TIF project [click here for map](#)

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