



Tax Increment Financing (TIF)

Statutorily Required Annual Reports

FY 2021-2022



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 | 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.

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 |
|---|--------|--------------------------|-----------|----------------------|----------------|-----------------|----------|---|--------------------------------------|-------------------|---------------------------|
| 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 |
| 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 | | \$ 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 | 10/31/2023 | 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 | 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 | 12/12/2023 | 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 | Y | \$ 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 |
| World Peace Hospitality Mixed-Use Redevelopment Project | Active | Mixed-use blighted Urban | Campbell | 5/28/2020 | 10/28/2021 | 10/28/2023 | 20 | Withholding Tax. Sales Tax. Property Tax. | \$ 45,595,751 | | \$ 4,000,000 |
| Logistics Air Park Development Project (LAP 2) | Active | 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 | 3/31/2024 | 20 | Property Tax. | \$ 114,725,000 | | \$ 1,000,000 |
| Covington Central Riverfront | Active | Signature | Kenton | 12/10/2020 | 5/26/2022 | 5/26/2024 | 30 | Withholding Tax. Sales Tax. Property Tax. | \$ 394,377,667 | | \$ 45,500,000 |

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 | | |
| 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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