

Kentucky Tourism Development Finance Authority



Agenda

March 20, 2024
1:30 PM Eastern

In person at
500 Mero Street, 5th Floor
Frankfort, Kentucky

and via Zoom

Welcome

Call to Order

Roll Call

Approval of Minutes

Request for Final Approval

- Louisville Pickleball, LLC (2) (Jefferson County)

Application Review and Request for Preliminary Approval

- Maker's Mark Distillery, PBC (Marion County)

Application Review and Request for Preliminary Approval

- Rabbit Hole Spirits, LLC (Jefferson County)

Other Business

Adjourn

The public can view the meeting at the link below and passcode 052 547:
<https://us06web.zoom.us/j/85798231721?pwd=nG7bcjHqIdOykoGf56HjtknZQwVloa.1>

The KT DFA may move into closed session per KRS 61.810(1)(g) for the purpose of discussions between a public agency and a representative of a business entity and discussions concerning a specific proposal, if open discussions would jeopardize the siting, retention, expansion, or upgrading of the business. Following a closed session, the Authority will return to open session where action may be taken.

Request for KT DFA Final Approval Louisville Pickleball, LLC (2)

Date March 20, 2024
Location Lyndon (Jefferson County)

Project Description

The applicant is proposing a tourism attraction project, specifically an entertainment facility in Lyndon, a Louisville suburb.

The total estimated project cost is nearly \$22.7 million. The maximum sales tax rebate, up to 25 percent of project costs, is estimated at \$5.7 million.

Type of Tourism Development Project

As indicated by the Applicant and confirmed with the consultant report, the project will meet the following criteria:

- Total eligible costs shall exceed \$1 million.
- In any year, including the first year of operation, the tourism development project shall be open to the public at least 100 days.
- In any year following the third year of operation, the tourism attraction project shall attract at least 25 percent of its visitors from among persons who are not residents of the Commonwealth.

Consultant Report

The project was reviewed by an independent consultant and determined to have a net positive fiscal impact on the Commonwealth. The Office of State Budget Director and the Finance and Administration Cabinet approved the consultant's recommendations and have certified the report and the findings with a Certification of Net Positive Economic Impact to the Commonwealth. The total incentives to the project granted over the ten-year duration of the agreement shall not exceed \$4,012,000.

Final Approval

By granting final approval, KT DFA will enter into a tourism development agreement with Louisville Pickleball, LLC which will include, but not be limited to, the estimated project costs, maximum amount of recovery, term of the agreement, and the date by which the project will be substantially completed.

**Request for KT DFA Preliminary Approval
Maker's Mark Distillery, PBC**

Date March 20, 2024
Location Loretto (Marion County)

Project Description

Maker's Mark Distillery in Loretto is proposing to develop a tourism attraction project, specifically an entertainment facility, on its campus.

The total estimated project cost is \$18.5 million. The maximum potential sales tax rebate, up to 25 percent of project costs, is estimated at \$4.625 million.

Type of Tourism Development Project

The Applicant indicated that the project will meet the following criteria:

- Total eligible costs shall exceed \$1 million.
- In any year, including the first year of operation, the tourism development project shall be open to the public at least 100 days.
- In any year following the third year of operation, the tourism attraction project shall attract at least 25 percent of its visitors from among persons who are not residents of the Commonwealth.

Preliminary Approval

By granting preliminary approval, the KT DFA would enable staff to engage the consultant to develop a proposal to estimate the net positive fiscal impact to the Commonwealth and the expected amount of incremental state revenues generated by the tourism development project. The consultant will work with staff as well as the Office of the State Budget Director and the Finance and Administration Cabinet to set the methodology and assumptions to be used in the report.

**Request for KTDFFA Preliminary Approval
Rabbit Hole Spirits, LLC**

Date March 20, 2024
Location Louisville (Jefferson County)

Project Description

Rabbit Hole Spirits, LLC in Louisville, is proposing to develop a tourism attraction project, specifically an entertainment facility, on its campus.

The total estimated project cost is nearly \$32.7 million. The maximum potential sales tax rebate, up to 25 percent of project costs, is estimated at \$8.2 million.

Type of Tourism Development Project

The Applicant indicated that the project will meet the following criteria:

- Total eligible costs shall exceed \$1 million.
- In any year, including the first year of operation, the tourism development project shall be open to the public at least 100 days.
- In any year following the third year of operation, the tourism attraction project shall attract at least 25 percent of its visitors from among persons who are not residents of the Commonwealth.

Preliminary Approval

By granting preliminary approval, the KTDFFA would enable staff to engage the consultant to develop a proposal to estimate the net positive fiscal impact to the Commonwealth and the expected amount of incremental state revenues generated by the tourism development project. The consultant will work with staff as well as the Office of the State Budget Director and the Finance and Administration Cabinet to set the methodology and assumptions to be used in the report.