

**Regular Meeting of the  
Kentucky Tourism Development  
Finance Authority**



Agenda

March 19, 2025  
1:30 PM Eastern

Primary Location

*Where all members can be seen and heard and the public  
may attend in accordance with KRS 61.826 and 61.840*

500 Mero Street, 5<sup>th</sup> Floor  
Frankfort, Kentucky

Also available via Zoom

**Welcome**

**Call to Order**

**Roll Call**

**Approval of Minutes**

**Request for Preliminary Approval**

- The Appalachian Wildlife Foundation, Inc. (Bell County)

**Request for Preliminary Approval**

- Kentucky Kingdom Theme Park, LLC (Jefferson County)

**Request for Final Approval**

- TS Entertainment, LLC (Daviess County)

**Other Business**

**Adjourn**

Media and members of the public can join the  
meeting virtually via Zoom:  
[https://us06web.zoom.us/j/81633737355?pwd=  
bBUzaTghxgWuvGInTSYbQrKKbaqtKG.1](https://us06web.zoom.us/j/81633737355?pwd=bBUzaTghxgWuvGInTSYbQrKKbaqtKG.1)

Passcode: 768 008

To join the meeting by phone, dial  
(888) 822 7517; conference code 609 603.

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 Preliminary Approval  
The Appalachian Wildlife Foundation, Inc.**



Date March 19, 2025  
Location Miracle (Bell County)

**Project Description**

The Appalachian Wildlife Foundation, Inc. is proposing to develop a gondola, hotel and a shopping village known as the Trading Post.

The total estimated project cost is nearly \$61.4 million. The maximum potential sales tax rebate, up to 25 percent of project costs, is estimated at \$15,342,500.

Development is slated to begin in August 2025 and target completion is September 2027.

Upon completion, the venue anticipates hiring 63 full-time and 47 part-time employees when fully operational.

**Type of Tourism Development Project**

This project applied as a tourism attraction, specifically as a recreational facility with a lodging facility.

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

- Total eligible costs shall exceed \$500,000 since it is located in an enhanced incentive county.
- The lodging facility represents less than 50 percent of the total eligible costs.
- 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 Preliminary Approval**  
Kentucky Kingdom Theme Park, LLC



Date March 19, 2025  
Location Louisville (Jefferson County)

**Project Description**

Kentucky Kingdom is expanding. This project will add new attractions, updated theming and show production. Existing rides and buildings will also be refurbished.

The total estimated project cost is \$27.5 million. The maximum potential sales tax rebate, up to 25 percent of project costs, is estimated at \$6,875,000.

Development is slated to begin in July 2025 and target completion is June 2027.

Upon completion, the venue anticipates hiring 5 full-time and 100 part-time employees when fully operational.

**Type of Tourism Development Project**

This project applied as a tourism attraction, specifically as a recreational facility.

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 Final Approval  
TS Entertainment, LLC**



Date March 19, 2025  
Location Owensboro (Daviness County)

**Project Description**

The Applicant is proposing a multi-concept entertainment destination. The family entertainment center includes indoor golf, laser tag, bowling, an arcade, go cart track, kids' playground and a variety of lawn games. With an indoor lawn and stage area, they can host special events and concerts.

The total estimated project cost is \$18,297,000. Upon completion, the venue anticipates hiring 75 full-time and 50 part-time employees when fully operational.

The project received preliminary approval at the October 30, 2024 KT DFA meeting.

**Type of Tourism Development Project**

This project applied as a tourism attraction, specifically as an entertainment facility.

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

- Total eligible costs for the tourism attraction 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 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 \$2,007,000.

**Final Approval**

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