

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



Meeting Minutes

February 19, 2025
1:30 PM Eastern

Primary location
500 Mero Street, 5th Floor Conference Room
Frankfort, Kentucky

Also via Zoom

Members Present

- Marc Abrams
- Stephanie Bell
- Emily Downey
- Sherry Murphy
- Chadwick Peach
- Sharon Potter
- Michael Robison

Members Absent

- Raymond Daniels
- Chairman Kim Huston

Guests and Staff

Atrium TRS II, LP

- Bob Yow
- Olivier Gompel
- David Joseph

GN Event Hospitality, LLC

- Jay Shelton
- Gary Holland
- Wayne Cunningham

Hunden Partners

- Alexandra Chopson
- Lexi Cuff

TAH

- Deputy Secretary Kitchen
- Anita Hatchett
- Donna Schneiter
- Kim Woolridge
- Liz Roach-Smith

KDT

- Deputy Commissioner Turner
- Jordan Berry
- Kimberly Clay
- Kimberly Gester
- Kristie Woodridge

Mr. Abrams was nominated by Ms. Potter to serve as Chairperson pro tem. The nomination was seconded by Mr. Robison. All members voted in favor by roll call vote.

Called to Order

The press was notified of the meeting. Chairman pro tem Abrams called the Kentucky Tourism Finance Development Authority meeting to order at 1:33 PM.

Minutes

Chairman pro tem Abrams asked for a motion to approve the minutes from the December 18, 20, 2024 meeting. Mr. Peach made a motion, seconded by Ms. Potter. Motion carried with all in favor.

Request for Preliminary Approval – Atrium TRS II, LP (Warren County)

A motion was made by Ms. Potter and seconded by Mr. Abrams to go 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. All members voted in favor by roll call vote.

A motion to return to open session was made by Ms. Downey and seconded by Ms. Bell. All members voted in favor by roll call vote.

Atrium TRS II, LP is proposing to renovate a hotel in Bowling Green. The total estimated project cost is \$8.0 million. The maximum potential sales tax rebate, up to 25 percent of project costs, is estimated at \$2.0 million.

The project applied as a lodging facility that is an integral part of a major convention facility, the Sloan Convention Center.

Ms. Potter made a motion to grant preliminary approval to Atrium TRS II, LP. The motion was seconded by Ms. Bell. Ms. Murphy abstained from the vote. All other members voted in favor and the motion carried.

Request for Preliminary Approval – GN Event Hospitality, LLC (Kenton County)

The Grande Nicholson Event Center will be an event and convention venue located on the Downs of Nicholson development, a 30 acre mixed-use project in southern Kenton County.

This project applied as a tourism attraction, specifically as an entertainment facility. The total estimated project cost is \$6.3 million. The maximum potential sales tax rebate, up to 25 percent of project costs, is estimated at \$1.575 million.

Ms. Murphy made a motion to grant preliminary approval to GN Event Hospitality, LLC. The motion was seconded by Ms. Potter. Motion carried with all in favor.

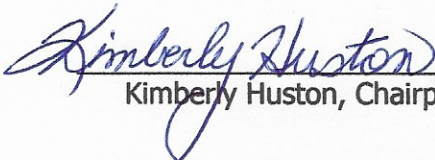
Other Business

The next regularly scheduled meeting is March 19th at 1:30 PM Eastern.

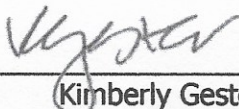
Adjourn

With no further business to conduct, Chairman pro tem Abrams made a motion to adjourn, seconded by Ms. Downey. Motion carried with all in favor by a roll call vote.

Meeting adjourned at 2:53 PM.



Kimberly Huston, Chairperson



Kimberly Gester, KDT