

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



Meeting Minutes

December 18, 2024
1:30 PM Eastern

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

Also via Zoom

Members Present

- Chairman Kim Huston
- Marc Abrams
- Sherry Murphy
- Raymond Daniels
- Emily Downey
- Sharon Potter
- Michael Robison

Members Absent

- Stephanie Bell
- Chadwick Peach

Guests and Staff

Legacy Spirits, LLC

- Guinness McFadden
- Lucas Witt
- Audrey Grace Hacker

Dossey Vineyards, LLC

- Allen Dossey
- Steven Dossey

Hunden Partners

- Alexandra Chopson
- Dario Ciaciura
- Will Higgins
- Mary Lewis
- Lucas Neuteufel
- Ryan Sheridan

TAH

- Deputy Secretary Kitchen
- Mona Juett
- Anita Hatchett
- Jacob Lilly
- Donna Schneiter
- Liz Roach-Smith
- Kim Woolridge

KDT

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

Called to Order

The press was notified of the meeting. Chairman Huston welcomed the members and staff. She called the Kentucky Tourism Finance Development Authority meeting to order at 1:34 PM.

Minutes

Chairman Huston asked for a motion to approve the minutes from the November 20, 2024 meeting. Ms. Murphy made a motion, seconded by Ms. Potter. Motion carried with all in favor.

Request for Preliminary Approval – Legacy Spirits of Kentucky, LLC (Madison County)

A motion was made by Mr. Daniels 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. Potter. All members voted in favor by roll call vote.

Legacy Spirits of Kentucky, LLC is proposing a bourbon destination in Richmond with a distillery, farm-to-table restaurant and a visitor rickhouse.

The total estimated project cost for the tourism components is \$23.7 million. The maximum potential sales tax rebate, up to 25 percent of project costs, is estimated at \$5.9 million.

The project is applying as a tourism attraction, specifically an entertainment facility.

Ms. Potter made a motion to grant preliminary approval to Legacy Spirits of Kentucky, LLC. The motion was seconded by Mr. Abrams. Motion carried with all in favor.

Request for Final Approval – Dossey Vineyards, LLC (Warren County)

A motion was made by Mr. Daniels and seconded by Mr. Robison 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. Potter and seconded by Mr. Robison. All members voted in favor by roll call vote.

This project qualified as a tourism attraction project, specifically an entertainment facility. The total cost of the project is estimated at nearly \$4.5 million.

The Office of State Budget Director and the Finance and Administration Cabinet approved the consultant's recommendations and the findings and determined that the total incentives to the project granted over the ten-year duration of the agreement shall not exceed \$630,000.

Ms. Murphy made a motion to grant final approval to Dossey Vineyards, LLC. The motion was seconded by Mr. Daniels. Motion carried with all in favor.

Other Business

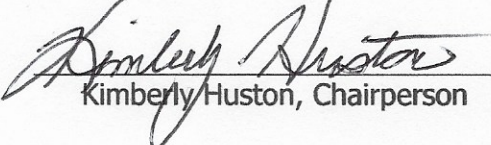
The Authority set a record with 9 final approvals in 2023. This year the Authority exceeded that with 10 final approvals.

The next regularly scheduled meeting is January 15th at 1:30 PM Eastern.

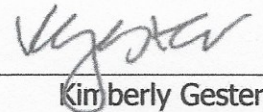
Adjourn

With no further business to conduct, Chairman Huston entertained a motion to adjourn. Ms. Potter made a motion to adjourn, seconded by Mr. Abrams. Motion carried with all in favor by a roll call vote.

Meeting adjourned at 2:39 PM.



Kimberly Huston, Chairperson



Kimberly Gester, KDT