

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



Meeting Minutes

November 20, 2024  
1:30 PM Eastern

Primary location  
500 Mero Street, 5<sup>th</sup> Floor Conference Room  
Frankfort, Kentucky

Also via Zoom

**Members Present**

- Chairman Kim Huston
- Marc Abrams
- Sherry Murphy
- Chadwick Peach
- Sharon Potter
- Michael Robison

**Members Absent**

- Raymond Daniels
- Emily Downey
- Stephanie Bell

**Guests and Staff**

*Jellystone Meadows LLC*

- Buddy Tatum
- Amy Rue
- Tina Hatcher
- Eric Chaney
- Andrew Steele

*TAH*

- Anita Hatchett
- Jacob Lilly
- Kim Woolridge
- Liz Roach-Smith
- Sarah Cronan

*Hunden Partners*

- Alexandra Chopson
- Nick Faircy

*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 1:36 PM.

**Minutes**

Chairman Huston asked for a motion to approve the minutes from the October 30, 2024 special called meeting. Ms. Murphy made a motion, seconded by Mr. Abrams. Motion carried with all but Ms. Potter and Mr. Robison in favor. Ms. Potter and Mr. Robison abstained due to being absent from the meeting.

**Request for Preliminary Approval – Jellystone Meadows LLC (Boyd County)**

Jellystone Meadows LLC is proposing a Jellystone Campground Resort and full-scale water park outside of Ashland. The campground will have 300 camping sites, including full-service sites, glamping cabins and tent sites. In addition to traditional campground amenities and recreational opportunities, the project includes a water park with water slides, lazy river, swimming pools, splash pads and an adult swim-up bar.

The total estimated project cost is \$24.5 million. The maximum potential sales tax rebate, up to 25 percent of project costs, is estimated at \$6.1 million.

The project is applying as a tourism attraction, specifically a recreational facility, similar to other campground and RV park projects.

Ms. Murphy made a motion to grant preliminary approval to Jellystone Meadows LLC. The motion was seconded by Ms. Potter. Motion carried with all in favor.

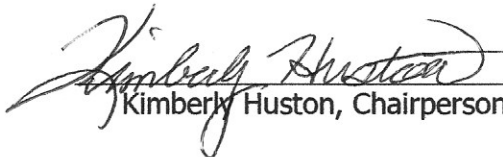
**Other Business**

The next regularly scheduled meeting is December 18<sup>th</sup> at 1:30 PM Eastern.

**Adjourn**

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

Meeting adjourned at 2:07 PM.

  
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Kimberly Huston, Chairperson

  
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Kimberly Gester, KDT