

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



Meeting Minutes

March 19, 2025
1:30 PM Eastern

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

Also via Zoom

Members Present

- Chairman Kim Huston
- Stephanie Bell
- Emily Downey
- Sharon Potter
- Michael Robison

Members Absent

- Marc Abrams
- Raymond Daniels
- Sherry Murphy
- Chadwick Peach

Guests and Staff

The Appalachian Wildlife Foundation, Inc.

- Frank Allen
- Casey Bolton

Kentucky Kingdom Theme Park, LLC

- John Fitzgibbons
- Sarah Worrell
- Carol Monheimer

TS Entertainment, LLC

- Tony Yager
- John Yager
- Matt Hayden
- Crystal Patterson

Hunden Partners

- Alexandra Chopson
- Hugh Hawes
- Ashton Hayes
- Ryan Sheridan
- Micah White

TAH

- Deputy Secretary Kitchen
- Anita Hatchett
- Jacob Lilly
- Donna Schneider
- Liz Roach-Smith

KDT

- Commissioner Mangeot
- Deputy Commissioner Turner
- Kimberly Gester
- Kristie Woodridge

Other

- Johnny
- Keith Lawrence
- Travis Ragsdale
- Ryan Richardson
- Brandi Utle

Called to Order

The press was notified of the meeting. Chairman Huston called the Kentucky Tourism Finance Development Authority meeting to order at 1:32 PM.

Minutes

Chairman Huston asked for a motion to approve the minutes from the February 19, 2025 meeting. Ms. Potter made a motion, seconded by Mr. Robison. Motion carried with all in favor.

Request for Preliminary Approval – The Appalachian Wildlife Foundation, Inc. (Bell County)

A motion was made by Mr. Robison and seconded by Ms. Bell 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. Bell and seconded by Ms. Downey. All members voted in favor by roll call vote.

The Appalachian Wildlife Foundation, Inc. received final approval for this project in January 2023. They have withdrawn that project and have re-applied with an updated budget and timeline for construction.

This project applied as a tourism attraction with a lodging facility. The tourism attraction is a recreational facility.

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.

Ms. Potter made a motion to grant preliminary approval to The Appalachian Wildlife Foundation, Inc.. The motion was seconded by Ms. Bell. Motion carried with all in favor.

Request for Preliminary Approval – Kentucky Kingdom Theme Park, LLC (Jefferson County)

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

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

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.

Mr. Robison made a motion to grant preliminary approval to Kentucky Kingdom Theme Park, LLC. The motion was seconded by Ms. Bell. Motion carried with all in favor.

Request for Final Approval – TS Entertainment, LLC (Davies County)

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

TS Entertainment LLC received preliminary approval in October 2024 for a tourism attraction project, specifically an entertainment facility. They are proposing to develop a family entertainment facility in Owensboro. The total cost of the project is estimated at nearly \$18.3 million.

The Office of State Budget Director and the Finance and Administration Cabinet approved the consultant's recommendations and determined that the total incentives to the project granted over the ten-year duration of the agreement shall not exceed \$2,007,000.

Ms. Bell made a motion to grant final approval to TS Entertainment, LLC. The motion was seconded by Ms. Potter. Motion carried with all in favor.

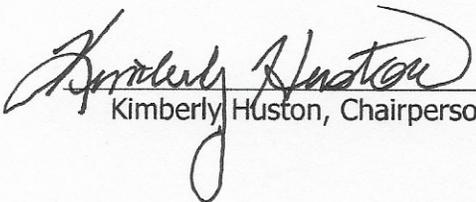
Other Business

The next regularly scheduled meeting is April 16th at 1:30 PM Eastern.

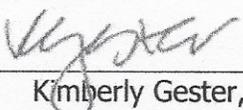
Adjourn

With no further business to conduct, Chairman Huston asked for a motion to adjourn. The Motion was made by Ms. Potter and seconded by Ms. Downey. Motion carried with all in favor by a roll call vote.

Meeting adjourned at 2:27 PM.



Kimberly Huston, Chairperson



Kimberly Gester, KDT