

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



Meeting Minutes

November 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
- Marc Abrams
- Stephanie Bell
- Raymond Daniels
- Emily Downey
- Sherry Murphy
- Sharon Potter
- Michael Robison

Members Absent

- Chadwick Peach

Guests and Staff

Triangle Park Property Owner I

- Pete Ziegler
- Ron Van Haaren
- Mark Bacon

Hunden Partners

- Alexandra Chopson
- Lucas Neuteufel

TAH

- Deputy Secretary Kitchen
- Sarah Cronan
- Anita Hatchett
- Jacob Lilly
- Liz Roach-Smith

KDT

- Deputy Commissioner Turner
- Kimberly Clay
- Kimberly Gester
- Charlotte Gunsauley
- Kristie Woodridge

Called to Order

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

KT DFA Meeting Minutes

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Minutes

Chairman Huston asked for a motion to approve the minutes from the June 18, 2025 meeting. Ms. Bell made a motion, seconded by Ms. Murphy. Motion carried with all in favor.

Request for Final Approval – Triangle Park Property Owner I, LLC (Fayette County)

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

Triangle Park Property Owner I, LLC received preliminary approval in May 2025 to renovate the Hyatt Regency Lexington. This project qualified as a lodging facility that is an integral part of a major convention or sports facility. The total investment is estimated at \$58.5 million with project costs estimated at \$25.1 million.

The Office of State Budget Director and the Finance and Administration Cabinet approved the consultant’s findings and determined that the total incentives to the project granted over the ten-year duration of the agreement shall not exceed \$3,996,000.

Ms. Potter made a motion to grant final approval to Triangle Park Property Owner I, LLC. The motion was seconded by Ms. Bell. Motion carried with all in favor.

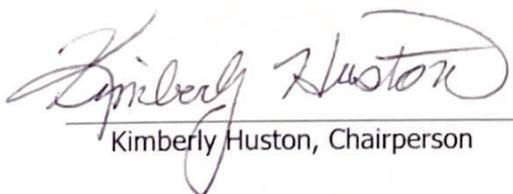
Other Business

The next regularly scheduled meeting is December 17th 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 Mr. Abrams and seconded by Mr. Daniels. Motion carried with all in favor by a roll call vote.

Meeting adjourned at 2:04 PM.



Kimberly Huston, Chairperson



Kimberly Gester, KDT