



Lexington-Fayette Urban County Government
OFFICE OF THE MAYOR

Jim Gray
Mayor

To: Mayor Jim Gray
Lexington-Fayette Urban County Council

From: Kevin Atkins 
Chief Development Officer

Date: August 22, 2104

Subject: Amend Turfland Town Center TIF Ordinance 78-210

This is a request to amend Ordinance 78-210 relating to the Turfland Town Center Development Area. The amended ordinance also includes the Master Development Agreement and Local Participation Agreement for the TIF project.

Turfland Town Center Development requested to amend their TIF application for the mixed-use development at the former Turfland Mall on Harrodsburg Road. The total capital investment for the project is estimated to be approximately \$41.1 million. Public infrastructure cost supported by TIF revenues is estimated to be approximately \$8.5 million. Public infrastructure for the project will include: land preparation, demolition and clearance, site preparation, remediation, utilities, sanitary sewers, storm sewers, parking, landscaping, fencing, water lines, meter, hydrants, sidewalk replacement, survey and geotechnical services, street lighting, as well as soft costs and contingency.

We are requesting approval to submit the amended Turfland Town Center TIF application to the Kentucky Economic Development Finance Authority for the project. This request also includes approval of the Master Development Agreement and the Local Participation Agreement for the Turfland Town Center TIF.

During the last several weeks representatives from LFUCG and the developer have been working through the development agreement. That working group consisted of:

- Jim Parsons, Attorney, Taft Law Firm
- Janet Graham, Commissioner of Law, LFUCG
- David Barberie, Managing Attorney, LFUCG
- Kevin Atkins, Chief Development Officer, LFUCG
- John Farris, President, Commonwealth Economics (representing the developer)
- Ron Switzer, Partner, Switzer, McGaughey & Company (developer)

FOLLOW MAYOR GRAY:

www.facebook.com/JimGrayLexKY www.twitter.com/JimGrayLexKY

The project will include:

1. 85,000 square feet of office space
 2. 85,000 square foot medical clinic
 3. 117,400 square feet of retail and restaurant space
- Parties agree that the private financing for the project shall not constitute a debt of the LFUCG or a pledge of the full faith and credit of the LFUCG and that LFUCG shall have no obligation toward the payment of any developer's costs for the project beyond the pledge of incremental revenues.
 - Project TIF would be activated January 1, 2015 with reimbursements from the incremental revenues generated by the TIF to begin in calendar year 2016.
 - Local and state TIF incremental revenues would be used to pay costs in order as follows:
 1. \$8,200 yearly reimbursement to LFUCG for administering the TIF.
 2. Public infrastructure cost incurred by the developer not to exceed \$8.5 million.
 - LFUCG will not reimburse the developer above the incremental revenues generated by the project.