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**Tax Increment Financing Development Plan**

**For The**

**Expanded Red Mile Development Area**

**Lexington-Fayette Urban County Government  
January 2012**

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The Red Mile Development Plan was created to provide a mechanism to facilitate economic growth in an area that qualifies under state statutes for tax increment financing as a mixed-use redevelopment in a blighted area. Tax increment financing will spur the development of the Red Mile mixed-use entertainment district, which will revitalize this area and encourage additional commercial and residential development at a location that is planned and zoned for this purpose. This project has been approved by state government to receive up to \$25.3 million in tax increment financing and additional local incremental tax revenues, all the proceeds of which will help finance the significant public infrastructure costs within the Development Area. Without tax increment financing, it is unlikely that redevelopment will occur.

As the Red Mile Mixed-Use Development Project has continued to move towards ground-breaking, the opportunity to redevelop a portion of land adjacent to the original border of the Development Area known as the “Tattersalls Property,” which fronts on South Broadway between the Speedway gas station and Casanova’s Restaurant, has presented itself in the form of a modern student housing development.

The purpose of amending the Development Plan as proposed is to enlarge the Development Area in order to include the Tattersalls Property. This extension of the Development Area will not affect the amount of tax revenue allowed for reimbursement by either the State or the Lexington-Fayette Urban County Government in regards to the Red Mile Mixed-Use Development Project. This extension will simply allow the tax revenues that have already been committed by both the State and the Lexington-Fayette Urban County Government, with regards to the Red Mile Mixed-Use Development Project, to be used for Approved Public

Infrastructure expenditures related to the Project within the full boundary of the newly extended Development Area.