



Andy Beshear
GOVERNOR

**FINANCE AND ADMINISTRATION CABINET
DEPARTMENT OF REVENUE
OFFICE OF TAX POLICY AND REGULATION**

501 High Street, Station 1
Frankfort, Kentucky 40601
Phone: (502) 564-3226
Fax: (502) 564-9565

Holly M. Johnson
SECRETARY

Thomas B. Miller
COMMISSIONER

Gary Morris
EXECUTIVE DIRECTOR

October 29, 2025

VIA U.S. POST, FIRST CLASS MAIL

Erin Hensley, Commissioner
Lexington-Fayette Urban County Government
Department of Finance
200 East Main Street
Lexington, KY 40507

Re: Red Mile Tax Increment Financing Project - 2024 Preliminary Increment Calculation

Dear Ms. Hensley:

This letter is in response to the Lexington-Fayette Urban County Government's request for Tax Increment Financing ("TIF") amounts arising from the Red Mile Mixed-Use Redevelopment TIF Project for the 2024 calendar year (the "Request").

The Department of Revenue ("DOR") has reviewed the Request. DOR was unable to verify the increment amount of \$541,501.41 that was requested. The following is DOR's preliminary calculation of the 2024 increment broken down by tax:

Property Tax

2024 New Revenues (Real Property Tax)	\$	48,932.32
Minus Old Revenues (CPI adjusted)	-	15,196.79
Receipts Available for Increment	\$	33,735.53
80% Adjustment		.80
2024 Increment	\$	26,988.42

Please note, KRS 154.30-010(24) defines "New Revenues" to include a modified new revenues income tax calculation for projects approved prior to January 1, 2023. The modified calculation is determined by multiplying the income tax new revenues by the "modifier". The "modifier" is calculated by dividing the 5% income tax rate of calendar year 2022 by the income tax rate of the increment year being calculated.

Modifier Calculation

2022 Individual Income Tax Rate	.05
Divide 2024 Individual Income Tax Rate	<u>.04</u>
2024 Modifier	1.25

Individual Income Tax – Withholding

2024 New Revenues	\$ 485,797.70
Multiply 2023 Modifier	<u>1.25</u>
2024 Modified New Revenues	\$ 607,247.13
Minus Old Revenues (CPI adjusted)	<u>- 106,799.70</u>
Receipts Available for Increment	\$ 500,447.43
80% Adjustment	<u>.80</u>
2024 Increment	\$ 400,357.94

Sales Tax

2024 New Revenues	\$ 383,193.64
Minus Old Revenues (CPI adjusted)	<u>- 138,082.92</u>
Receipts Available for Increment	\$ 245,110.72
80% Adjustment	<u>.80</u>
2024 Increment	\$ 196,088.57

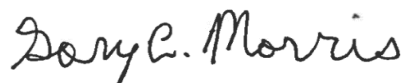
Combined Increment Calculation

Property Tax	\$ 26,988.42
Individual Income Tax – Withholding	\$ 400,357.94
Sales Tax	<u>\$ 196,088.57</u>
Net Increment Due	\$ 623,434.93

If you agree with DOR's preliminary increment calculation, please let us know as soon as possible in writing so we can issue a final increment letter and payments for Individual Income Tax – Withholding, Sales Tax, and Property Tax.

Please let me know if you have any questions.

Sincerely,



Gary C. Morris, Executive Director
Office of Tax Policy & Regulation
(502) 564-0424

cc: Richard Dobson
Lowell Manning
Barbara Quackenboss
Christy Kinney
David Gordon
B. Leigh Powers