



Fort Knox Mixed-Use Redevelopment Kentucky TIF Incentive Impact Study

Radcliff, Kentucky

Hunden Strategic Partners evaluated Radcliff City Finance Office's application for the Kentucky TIF incentive program to construct a mixed-use redevelopment project at Fort Knox. The City intended to redevelop the 51-acre project site, located in front of the Fort Knox Wilson Gate, into a vibrant mixed-use development. The purpose of the Project was to provide individuals and businesses the option to live and work closer to Fort Knox, as well as the ability to enjoy a variety of amenities, including:

- 81,601 square feet of new office space,
- 241 new hotel rooms,
- 10,000 square feet of new retail,
- 100 new residential units,
- 18,000 new square feet of restaurant space, and
- Public infrastructure.

Hunden prepared a report that included estimated approved public infrastructure costs, project feasibility, estimated amount of local tax revenues and state tax revenues that would be generated up to 20 years, estimated tax that would be displaced within the Commonwealth, estimated tax revenues that would be generated in the footprint of the project in the absence of the project, and projected economic impact.

Client: Cabinet of Economic Development

Time Period: 2021