



## **AGENDA**

**CAMPBELLSVILLE-TAYLOR COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
FRIDAY, DECEMBER 10, 2021 • 8:00 AM  
CAMPBELLSVILLE CIVIC CENTER**

1. Welcome, Quorum Determination, Media Notification: Mark Johnson, Chairman
2. Opening Prayer: EDA Board Member
3. Minutes & Financial Reports
  - A. Previous Meeting Minutes (November 12, 2021)
  - B. Financial Reports (as of November 30, 2021)
4. Executive Director's Report: Ron McMahan
5. Next Meeting: January 14, 2022, 8:00 AM; Campbellsville Civic Center
6. Adjourn

**Campbellsville-Taylor County Economic Development Authority**  
**Minutes of Board Meeting held December 17, 2021**

Members present by Zoom: Angie Call, Jane Wheatley, John Chowning, David Chewning, and Barry Blevins. Also, present was Ron McMahan, Faye Howell and Nick Van der Meer.

Secretary-Treasurer Jane Wheatley called the meeting to order, and John Chowning opened the meeting with prayer. Ron McMahan recited that the media had been properly notified of the meeting. Media notification was sent to the CKNJ, Q-104, WGRK, and 99.9 the Big Dawg.

Minutes from the October 15th, monthly meeting were reviewed. Minutes were approved by unanimous vote following motion by John Chowning and seconded by David Chewning.

The October 2021 financials were presented by Ron McMahan. Motion made by David Chewning, seconded by Barry Blevins to approve the October financials, passed by unanimous vote.

The Fiscal Year 2020-21 EDA Audit was presented by Shirley Buckner, with Wise, Buckner and Spowles. Buckner once again reported a good, clean audit. A review of the sick leave policy was recommended and an executive summary will be provided for the boards review. Audit was approved by unanimous vote following motion by Barry Blevins, seconded by John Chowning.

Executive Director Ron McMahan's report:

- The next board meeting is scheduled for Friday, December 10, 2021.
- Potential Prospect – An international prospect that will be a direct supplier to the Ford project is looking for 50-acre, shovel-ready sites as close to Glendale as they can get. I took a call from the KCED to verify we have at least a 50-acre site. They are locating all the available sites nearest Glendale for the prospect and will be in touch if our site is of interest. There would be 50 jobs created.
- Speaking engagements – I have recently spoken to the Rotary and Kiwanis clubs and the Taylor County Historical Society on economic development updates and the new Ford project in Glendale.

- Taylor County PVA Annual Report – The average sale price of residential property in the county increased 20% in 2020 (\$143,231) over 2019 (\$114,413).
- The need for additional industrial park land and infrastructure was discussed.
- The County has asked about 3 acres for a new recycling center location in HCTP.
- Taylor County’s unemployment rate for September 2021 was 3.2%. Kentucky was 3.9% and the US was 4.6%.
- Workforce Development Committee – The first meeting will be Tuesday, November 16<sup>th</sup>. A local committee is being formed that includes local employers, education, and other community stakeholders.
- RAISE Grant Application – Grant recipients will be announced by November 22.
- Motion to adjourn was made by Barry Blevins, seconded by Jane Wheatley and approved by unanimous vote.

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Mark Johnson, Chairman

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Jane Wheatley, Secretary

**Campbellsville-Taylor County Economic Development Authority**  
**Balance Sheet**  
As of November 30, 2021

	<b>Nov 30, 21</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
100 · Petty Cash - Exec Director	150.00
100.2 · Citizens Bank & Trust	112,909.52
100.3 · Citizens - HCTP Development	96,989.37
<b>Total Checking/Savings</b>	210,048.89
<b>Accounts Receivable</b>	
110 · Accounts Receivable	0.20
<b>Total Accounts Receivable</b>	0.20
<b>Other Current Assets</b>	
120.2 · Prepaid Expense	1,095.52
<b>Total Other Current Assets</b>	1,095.52
<b>Total Current Assets</b>	211,144.61
<b>Fixed Assets</b>	
130 · Equipment	5,609.83
135 · Accum Depreciation	-4,302.02
<b>Total Fixed Assets</b>	1,307.81
<b>Other Assets</b>	
140.1 · Land - HCTP	1,507,771.21
140.4 · Land Improvements - HCTP	1,241,181.87
150.1 · Deferred Outflow - Pension C	48,768.00
150.2 · Deferred Outflow - OPEB Liab	22,571.00
<b>Total Other Assets</b>	2,820,292.08
<b>TOTAL ASSETS</b>	<b>3,032,744.50</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Credit Cards</b>	
210.2 · Chase 4461	578.93
<b>Total Credit Cards</b>	578.93
<b>Other Current Liabilities</b>	
230 · Payroll Liabilities	
230.1 · FICA W/H Payable	1,190.98
230.2 · Federal W/H Payable	1,102.00
230.3 · KY Withholding Payable	686.02
230.4 · Occupational W/H	276.69
230.5 · KY Unemployment Payable	84.60
230.7 · KY State Retirement W/H	2,511.28
230 · Payroll Liabilities - Other	275.17
<b>Total 230 · Payroll Liabilities</b>	6,126.74
231 · Sick Leave Liability	19,625.00
232.10 · Deferred Inflows - Pension	11,587.00
232.20 · Deferred Inflows - OPEB	21,228.00
<b>Total Other Current Liabilities</b>	58,566.74
<b>Total Current Liabilities</b>	59,145.67
<b>Long Term Liabilities</b>	
220.1 · Net Pension Liability	236,732.00
220.2 · OPEB Liability	56,598.00
<b>Total Long Term Liabilities</b>	293,330.00
<b>Total Liabilities</b>	352,475.67
<b>Equity</b>	
291 · Retained Earnings	2,669,634.85
Net Income	10,633.98
<b>Total Equity</b>	2,680,268.83
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,032,744.50</b>

**Campbellsville-Taylor County Economic Development Authority**  
**Profit & Loss**  
November 2021

	<u>Nov 21</u>	<u>Jul - Nov 21</u>	<u>21/22 Budget</u>
<b>Income</b>			
Support-City of Campbellsville	\$7,083	\$35,417	\$85,000
Support-Taylor County Fiscal Ct	\$0	\$42,500	\$85,000
Other Income	\$0	\$65	\$0
<b>Interest</b>			
Interest-Citizens Checking	\$14	\$69	\$225
Interest - Citizens HCTP	\$12	\$61	\$225
<b>Total Interest</b>	<u>\$26</u>	<u>\$130</u>	<u>\$450</u>
Heartland Commerce Park Income	\$0	\$0	\$10,001
<b>Total Income</b>	<u>\$7,109</u>	<u>\$78,111</u>	<u>\$180,451</u>
<b>Gross Profit</b>	\$7,109	\$78,111	\$180,451
<b>Expense</b>			
Accounting/Audit Expenses	\$225	\$1,125	\$9,200
Auto Expenses	\$500	\$2,500	\$6,000
Conference and Seminars	\$367	\$367	\$2,000
Dues/Memberships/Subscriptions	\$53	\$817	\$2,000
Existing Ind. Program Expense	\$0	\$0	\$1,000
<b>Insurance Expense</b>			
Property & Liability Insurance	\$0	\$1,083	\$1,083
Workmans Comp Insurance	\$0	\$546	\$720
Health Insurance Expense	\$1,391	\$6,955	\$18,784
<b>Total Insurance Expense</b>	<u>\$1,391</u>	<u>\$8,584</u>	<u>\$20,587</u>
<b>Marketing Expenses</b>			
Web Site Support Expense	\$0	\$137	\$1,000
Advertising Expense	\$0	\$0	\$1,000
<b>Total Marketing Expenses</b>	<u>\$0</u>	<u>\$137</u>	<u>\$2,000</u>
Miscellaneous Expense	\$0	\$510	\$500
Meetings Expense	\$13	\$162	\$500
<b>Office Expense</b>			
Computer Equipment Expense	\$0	\$0	\$500
Other Equipment Expense	\$0	\$0	\$500
Office Supplies	\$16	\$206	\$500
<b>Total Office Expense</b>	<u>\$16</u>	<u>\$206</u>	<u>\$1,500</u>
<b>Salaries &amp; Wages</b>			
Director Salary	\$7,668	\$38,338	\$92,009
Director Retirement	\$2,067	\$10,225	\$24,797
Payroll Expenses	\$4	\$18	\$60
<b>Total Salaries &amp; Wages</b>	<u>\$9,738</u>	<u>\$48,580</u>	<u>\$116,866</u>
Payroll Taxes Expense	\$595	\$2,977	\$7,854
Prospect Visits	\$0	\$0	\$1,000
<b>Telephone Expenses</b>			
Cellular Phone Expenses	\$66	\$328	\$800
<b>Total Telephone Expenses</b>	<u>\$66</u>	<u>\$328</u>	<u>\$800</u>
Travel Expenses	\$22	\$22	\$1,000
Legal Expenses	\$0	\$0	\$1,644
<b>Heartland Commerce Park Expense</b>			
Heartland Commerce Park Mowing	\$0	\$1,160	\$3,000
Heartland Commerce Park Expense - Other	\$0	\$0	\$3,000
<b>Total Heartland Commerce Park Expense</b>	<u>\$0</u>	<u>\$1,160</u>	<u>\$6,000</u>
<b>Total Expense</b>	<u>\$12,986</u>	<u>\$67,477</u>	<u>\$180,451</u>