



## **AGENDA**

**CAMPBELLSVILLE-TAYLOR COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
FRIDAY, APRIL 8, 2022 • 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 (March 18, 2022)
  - B. Financial Reports (as of March 31, 2022)
4. Executive Director's Report: Ron McMahan
5. Next Meeting: May 13, 2022, 8:00 AM; Campbellsville Civic Center
6. Adjourn

## **Campbellsville-Taylor County Economic Development Authority**

### **Minutes of Board Meeting held March 18, 2022**

Members present by video conference: Angie Call, Jane Wheatley, John Chowning, Barry Blevins and David Chewning. Also, present was Ron McMahan. Jon Hieneman was present by video conference.

Chairman 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 February 18th, monthly meeting were reviewed. Minutes were approved by unanimous vote following motion by David Chewning and seconded by Barry Blevins.

The February 2022 financials were presented by Ron McMahan. Motion made by John Chowning, seconded by David Chewning to approve the February financials, passed by unanimous vote.

Executive Director Ron McMahan's report:

- The next board meeting is scheduled for Friday, April 8th, 2022.
- Potential Prospect – No update this month. Taylor County is on a secondary list for a potential visit. The prospect is looking for parcels as close to Glendale and on I-65 as possible. If they decide to look further out, hopefully we will get a site visit. I did verify at the prospects request, with our four local utilities, that we could accommodate their required water, sewer, gas, and electricity demands. 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.
- Taylor County's unemployment rate for December 2021 was 2.7%. Kentucky was 3.4% and the US was 3.7%.
- Workforce Development Committee –Next meeting is Tuesday, April 19, 2022.
- I will be speaking at Fiscal Court March 21<sup>st</sup> for an update.

- EDA 2022 City and County Board of Director Appointments – The board appointments of John Chowning (City) and David Chewning (County) were approved.
- Motion made by John Chowning, seconded by Jane Wheatley, unanimously approved by the board to remove the language of and “at the time of retirement apply this leave (sick) to his retirement” from the EDA Employment Manual, Leave of Absence policy.
- Motion made by David Chewning, seconded by Barry Blevins, unanimously approved by the board to offer to pay 50% of the cost of removing 4 trees on the industrial park/Ricky Marcum property line. The EDA is to seek bids.
- New Prospect Activity – Ron McMahan had completed 5 RFI’s (request for information) Since January 2022. There was a site visit on 3/11 and 3/16 from two prospects interested in the BUILD-Ready site in HCTP.
- Motion to adjourn was made by David Chewning, seconded by Angie Call and approved by unanimous vote.

---

Mark Johnson, Chairman

---

Jane Wheatley, Secretary

**Campbellsville-Taylor County Economic Development Authority**

**Balance Sheet**

As of March 31, 2022

Mar 31, 22

**ASSETS**

**Current Assets**

**Checking/Savings**

100 - Petty Cash - Exec Director 150.00

100.2 - Citizens Bank & Trust 88,249.20

100.3 - Citizens - HCTP Development 103,462.78

**Total Checking/Savings 191,861.98**

**Accounts Receivable**

110 - Accounts Receivable 7,083.59

**Total Accounts Receivable 7,083.59**

**Other Current Assets**

120.2 - Prepaid Expense 1,095.52

**Total Other Current Assets 1,095.52**

**Total Current Assets 200,041.09**

**Fixed Assets**

130 - Equipment 5,609.83

135 - Accum Depreciation -4,302.02

**Total Fixed Assets 1,307.81**

**Other Assets**

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

**Total Other Assets 2,820,292.08**

**TOTAL ASSETS 3,021,640.98**

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Credit Cards**

210.2 - Chase 4461 1,107.11

**Total Credit Cards 1,107.11**

**Other Current Liabilities**

**230 - Payroll Liabilities**

230.1 - FICA W/H Payable 1,190.98

230.2 - Federal W/H Payable 1,092.00

230.3 - KY Withholding Payable 685.68

230.4 - Occupational W/H 440.07

230.5 - KY Unemployment Payable 140.10

230.6 - Retirement W/H Liability -3,757.55

230.7 - KY State Retirement W/H 2,032.07

230 - Payroll Liabilities - Other 275.17

**Total 230 - Payroll Liabilities 2,098.52**

231 - Sick Leave Liability 19,625.00

232.10 - Deferred Inflows - Pension 11,587.00

232.20 - Deferred Inflows - OPEB 21,228.00

**No Assurance Provided**

**Restricted Use Report**

**Campbellsville-Taylor County Economic Development Authority**

**Balance Sheet**

As of March 31, 2022

	<u>Mar 31, 22</u>
Total Other Current Liabilities	54,538.52
Total Current Liabilities	55,645.63
Long Term Liabilities	
220.1 - Net Pension Liability	236,732.00
220.2 - OPEB Liability	56,598.00
Total Long Term Liabilities	293,330.00
Total Liabilities	348,975.63
Equity	
291 - Retained Earnings	2,669,634.85
Net Income	3,030.50
Total Equity	2,672,665.35
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>3,021,640.98</u></b>

**Campbellsville-Taylor County Economic Development Authority**  
**Profit & Loss**  
 March 2022

	<u>Mar-22</u>	<u>Jul - Mar 22</u>	<u>21/22 Budget</u>
<b>Income</b>			
Support-City of Campbellsville	\$7,083	\$63,750	\$85,000
Support-Taylor County Fiscal Ct	\$0	\$63,750	\$85,000
Other Income	\$211	\$1,943	\$0
<b>Interest</b>			
Interest-Citizens Checking	\$13	\$120	\$225
Interest - Citizens HCTP	\$12	\$112	\$225
<b>Total Interest</b>	<u>\$25</u>	<u>\$232</u>	<u>\$450</u>
Heartland Commerce Park Income	\$0	\$10,501	\$10,001
<b>Total Income</b>	<u>\$7,320</u>	<u>\$140,176</u>	<u>\$180,451</u>
<b>Gross Profit</b>	\$7,320	\$140,176	\$180,451
<b>Expense</b>			
Accounting/Audit Expenses	\$225	\$7,525	\$9,200
Auto Expenses	\$500	\$4,500	\$6,000
Conference and Seminars	\$0	\$367	\$2,000
Dues/Memberships/Subscriptions	\$53	\$3,414	\$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	\$1,470	\$12,755	\$18,784
<b>Total Insurance Expense</b>	<u>\$1,470</u>	<u>\$14,384</u>	<u>\$20,587</u>
<b>Marketing Expenses</b>			
Web Site Support Expense	\$0	\$137	\$1,000
Advertising Expense	\$0	\$106	\$1,000
<b>Total Marketing Expenses</b>	<u>\$0</u>	<u>\$243</u>	<u>\$2,000</u>
Miscellaneous Expense	\$0	\$520	\$500
Meetings Expense	\$413	\$916	\$500
<b>Office Expense</b>			
Computer Equipment Expense	\$0	\$0	\$500
Other Equipment Expense	\$0	\$74	\$500
Office Supplies	\$50	\$521	\$500
<b>Total Office Expense</b>	<u>\$50</u>	<u>\$595</u>	<u>\$1,500</u>
<b>Salaries &amp; Wages</b>			
Director Salary	\$7,668	\$70,508	\$92,009
Director Retirement	\$2,066	\$18,895	\$24,797
Payroll Expenses	\$4	\$32	\$60
<b>Total Salaries &amp; Wages</b>	<u>\$9,737</u>	<u>\$89,434</u>	<u>\$116,866</u>
Payroll Taxes Expense	\$595	\$5,524	\$7,854
Prospect Visits	\$0	\$1,280	\$1,000
<b>Telephone Expenses</b>			
Cellular Phone Expenses	\$72	\$605	\$800
<b>Total Telephone Expenses</b>	<u>\$72</u>	<u>\$605</u>	<u>\$800</u>
Travel Expenses	\$295	\$1,688	\$1,000
Legal Expenses	\$0	\$912	\$1,644
<b>Heartland Commerce Park Expense</b>			
Heartland Commerce Park Mowing	\$0	\$2,278	\$3,000
Heartland Commerce Park Expense - Other	\$450	\$2,960	\$3,000
<b>Total Heartland Commerce Park Expense</b>	<u>\$450</u>	<u>\$5,238</u>	<u>\$6,000</u>
<b>Total Expense</b>	<u>\$13,860</u>	<u>\$137,145</u>	<u>\$180,451</u>