



**AGENDA**  
**CAMPBELLSVILLE-TAYLOR COUNTY ECONOMIC DEVELOPMENT AUTHORITY**  
**FRIDAY, FEBRUARY 18, 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 (January 14, 2022)
  - B. Financial Reports (as of January 31, 2022)
4. Executive Director's Report: Ron McMahan
5. Next Meeting: March 11, 2022, 8:00 AM; Campbellsville Civic Center
6. Adjourn

**Campbellsville-Taylor County Economic Development Authority**  
**Minutes of Board Meeting held January 14, 2022**

Member present: Mark Johnson. Members present by Zoom: Angie Call, Jane Wheatley, John Chowning, David Chewning, and Barry Blevins. Also, present was Ron McMahan, and Faye Howell.

Chairman Mark Johnson called the meeting to order, and David Chewning 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 December 17th, monthly meeting were reviewed. Minutes were approved by unanimous vote following motion by Jane Wheatley and seconded by John Chowning.

The December 2021 financials were presented by Ron McMahan. Motion made by John Chowning, seconded by David Chewning to approve the December financials, passed by unanimous vote.

Executive Director Ron McMahan's report:

- The next board meeting is scheduled for Friday, February 18th, 2022.
- Potential Prospect – 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.
- At the EDA boards request, the Judge/Executive Smith has been asked for a site plan of the potential project, to include traffic ingress/egress, and building renderings. The County has asked about 3 – 4 acres for a new recycling center location in HCTP.

- Taylor County's unemployment rate for November 2021 was 2.3%. Kentucky was 3.0% and the US was 3.9%.
- Workforce Development Committee – The second meeting will be Tuesday, January 18<sup>th</sup>.
- Several local employers have asked about an inmate reentry training programs to reach untapped labor markets. The Workforce Development Committee and I will be investigating the options.
- I spoke at the Chamber Luncheon on Thursday, January 13<sup>th</sup>.
- I will be speaking at Fiscal Court in February.
- Several local industries have asked about available warehouse/distribution center space in Taylor County. They have been directed to the Stratford Group who has available space now.
- 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 January 31, 2022

	<b>Jan 31, 22</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
100 · Petty Cash - Exec Director	150.00
100.2 · Citizens Bank & Trust	109,408.18
100.3 · Citizens - HCTP Development	104,506.46
<b>Total Checking/Savings</b>	214,064.64
<b>Accounts Receivable</b>	
110 · Accounts Receivable	0.26
<b>Total Accounts Receivable</b>	0.26
<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>	215,160.42
<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>3,036,760.31</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Credit Cards</b>	
210.2 · Chase 4461	630.28
<b>Total Credit Cards</b>	630.28
<b>Other Current Liabilities</b>	
<b>230 · Payroll Liabilities</b>	
230.1 · FICA W/H Payable	1,190.98
230.2 · Federal W/H Payable	1,092.00
230.3 · KY Withholding Payable	685.85
230.4 · Occupational W/H	113.35
230.5 · KY Unemployment Payable	109.10
230.6 · Retirement W/H Liability	-3,757.55
230.7 · KY State Retirement W/H	2,511.30
230 · Payroll Liabilities - Other	275.17
<b>Total 230 · Payroll Liabilities</b>	2,220.20
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>	54,660.20
<b>Total Current Liabilities</b>	55,290.48
<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>	348,620.48
<b>Equity</b>	
291 · Retained Earnings	2,669,634.85
Net Income	18,504.98
<b>Total Equity</b>	2,688,139.83
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,036,760.31</b>

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

	<u>Jan-22</u>	<u>Jul - Jan 22</u>	<u>21/22 Budget</u>
<b>Income</b>			
Support-City of Campbellsville	\$7,083	\$49,583	\$85,000
Support-Taylor County Fiscal Ct	\$21,250	\$63,750	\$85,000
Other Income	\$1,280	\$1,345	\$0
<b>Interest</b>			
Interest-Citizens Checking	\$13	\$96	\$225
Interest - Citizens HCTP	\$14	\$87	\$225
<b>Total Interest</b>	<u>\$27</u>	<u>\$183</u>	<u>\$450</u>
Heartland Commerce Park Income	\$0	\$10,501	\$10,001
<b>Total Income</b>	<u>\$29,641</u>	<u>\$125,363</u>	<u>\$180,451</u>
<b>Gross Profit</b>	\$29,641	\$125,363	\$180,451
<b>Expense</b>			
Accounting/Audit Expenses	\$225	\$7,075	\$9,200
Auto Expenses	\$500	\$3,500	\$6,000
Conference and Seminars	\$0	\$367	\$2,000
Dues/Memberships/Subscriptions	\$53	\$1,658	\$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	\$9,816	\$18,784
<b>Total Insurance Expense</b>	<u>\$1,470</u>	<u>\$11,445</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	\$0	\$410	\$500
<b>Office Expense</b>			
Computer Equipment Expense	\$0	\$0	\$500
Other Equipment Expense	\$0	\$0	\$500
Office Supplies	\$186	\$506	\$500
<b>Total Office Expense</b>	<u>\$186</u>	<u>\$506</u>	<u>\$1,500</u>
<b>Salaries &amp; Wages</b>			
Director Salary	\$7,668	\$55,173	\$92,009
Director Retirement	\$2,066	\$14,762	\$24,797
Payroll Expenses	\$4	\$25	\$60
<b>Total Salaries &amp; Wages</b>	<u>\$9,737</u>	<u>\$69,959</u>	<u>\$116,866</u>
Payroll Taxes Expense	\$620	\$4,302	\$7,854
Prospect Visits	\$0	\$1,280	\$1,000
<b>Telephone Expenses</b>			
Cellular Phone Expenses	\$0	\$462	\$800
<b>Total Telephone Expenses</b>	<u>\$0</u>	<u>\$462</u>	<u>\$800</u>
Travel Expenses	\$0	\$620	\$1,000
Legal Expenses	\$0	\$456	\$1,644
<b>Heartland Commerce Park Expense</b>			
Heartland Commerce Park Mowing	\$0	\$1,660	\$3,000
Heartland Commerce Park Expense - Other	\$0	\$2,510	\$3,000
<b>Total Heartland Commerce Park Expense</b>	<u>\$0</u>	<u>\$4,170</u>	<u>\$6,000</u>
<b>Total Expense</b>	<u>\$12,791</u>	<u>\$106,857</u>	<u>\$180,451</u>