



## **AGENDA**

**CAMPBELLSVILLE-TAYLOR COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
THURSDAY, APRIL 6, 2023 • 12:00 PM  
CAMPBELLSVILLE CIVIC CENTER**

1. Welcome, Quorum Determination, Media Notification: Mark Johnson, Chairman
2. Opening Prayer: EDA Board Member
3. New Substation Location in Heartland Commerce and Technology Park
4. Kentucky Product Development Initiative Program (KPDI)
5. Adjourn

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

### **Minutes of Board Meeting held March 17, 2023**

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

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 February 2023, monthly meeting were reviewed. Minutes were approved by unanimous vote following motion by John Chowning and seconded by David Chewning.

The February 2023 financials were presented by Ron McMahan. Motion made by David Chewning, seconded by John Chowning to approve the February financials, passed by unanimous vote.

Executive Director Ron McMahan's report:

- The next board meeting is scheduled for Friday, April 14, 2023.
- Taylor County's unemployment rate for 1/23 was 3.7% Kentucky was 4.2% and the US was 3.9%.
- INFAC – Items discussed were a parking lot variance, overhead distribution lines and a possible substation location within the park.
- Project Charcoal – A site visit took place on 3/14/23. Prospect will be in touch soon if our site makes their short list for consideration.
- Campbellsville Public Works Prospect Inquiry – An engineer from Austin, TX called asking if they had 1 MGD excess water capacity for a potential manufacturing prospect.
- Project Costa – A 75-acre parcel in HCTP was submitted to KCED, for a prospect needing 80+ acres, 3.1 MGD water and 2 MGD affluent. If they're interested in our site, a site visit might take place in the next several weeks.
- Waterline Project – The water company needs a \$12 million, 20" raw intake water line from Green River Lake to the treatment facility for excess capacity

for several possible industrial prospects and community growth for the next 20-30 years.

- FRUIT Property – Updated the board on a meeting with the property owners discussing development plans
- Motion to adjourn was made by Jane Wheatley, seconded by Mark Johnson, 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 March 31, 2023

	<b>Mar 31, 23</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
100 - Petty Cash - Exec Director	150.00
100.2 - Citizens Bank & Trust	89,069.56
100.3 - Citizens - HCTP Development	105,520.49
<b>Total Checking/Savings</b>	194,740.05
<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>	195,835.83
<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>3,017,435.72</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Credit Cards</b>	
210.2 - Chase 4461	328.43
<b>Total Credit Cards</b>	328.43
<b>Other Current Liabilities</b>	
230 - Payroll Liabilities	
230.1 - FICA W/H Payable	1,224.38
230.2 - Federal W/H Payable	1,298.00
230.3 - KY Withholding Payable	656.96
230.4 - Occupational W/H	453.94
230.5 - KY Unemployment Payable	140.10
230.7 - KY State Retirement W/H	2,092.87
230 - Payroll Liabilities - Other	275.17
<b>Total 230 - Payroll Liabilities</b>	6,141.42
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>	58,581.42
<b>Total Current Liabilities</b>	58,909.85
<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>	352,239.85
<b>Equity</b>	
291 - Retained Earnings	2,664,403.35
Net Income	792.52
<b>Total Equity</b>	2,665,195.87
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,017,435.72</b>

**No Assurance Provided**  
**Restricted Use Report**

**Campbellsville-Taylor County Economic Development Authority**  
**Profit & Loss**  
**March 2023**

	<u>Mar-23</u>	<u>Jul - Mar 2023</u>	<u>22/23 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	\$0	\$203	\$0
<b>Interest</b>			
Interest-Citizens Checking	\$12	\$111	\$150
Interest - Citizens HCTP	\$12	\$110	\$150
<b>Total Interest</b>	<u>\$24</u>	<u>\$221</u>	<u>\$300</u>
Heartland Commerce Park Income	\$0	\$12,605	\$12,605
<b>Total Income</b>	<u>\$7,107</u>	<u>\$140,530</u>	<u>\$182,905</u>
<b>Gross Profit</b>	\$7,107	\$140,530	\$182,905
<b>Expense</b>			
Accounting/Audit Expenses	\$225	\$5,025	\$5,400
Auto Expenses	\$500	\$4,500	\$6,000
Conference and Seminars	\$0	\$1,351	\$2,000
Dues/Memberships/Subscriptions	\$404	\$2,276	\$3,000
Existing Ind. Program Expense	\$0	\$0	\$1,000
<b>Insurance Expense</b>			
Property & Liability Insurance	\$0	\$1,102	\$1,150
Workmans Comp Insurance	\$0	\$540	\$540
Health Insurance Expense	\$1,616	\$13,275	\$19,300
<b>Total Insurance Expense</b>	<u>\$1,616</u>	<u>\$14,917</u>	<u>\$20,990</u>
<b>Marketing Expenses</b>			
Web Site Support Expense	\$0	\$138	\$1,000
Advertising Expense	\$0	\$127	\$400
<b>Total Marketing Expenses</b>	<u>\$0</u>	<u>\$265</u>	<u>\$1,400</u>
Miscellaneous Expense	\$0	\$500	\$600
Meetings Expense	\$0	\$633	\$1,000
<b>Office Expense</b>			
Computer Equipment Expense	\$0	\$324	\$500
Other Equipment Expense	\$0	\$0	\$500
Office Supplies	\$0	\$690	\$500
<b>Total Office Expense</b>	<u>\$0</u>	<u>\$1,015</u>	<u>\$1,500</u>
<b>Salaries &amp; Wages</b>			
Director Salary	\$7,898	\$75,078	\$94,770
Director Retirement	\$2,116	\$20,113	\$25,389
Payroll Expenses	\$4	\$33	\$60
<b>Total Salaries &amp; Wages</b>	<u>\$10,017</u>	<u>\$95,224</u>	<u>\$120,219</u>
Payroll Taxes Expense	\$612	\$5,834	\$8,056
Prospect Visits	\$0	\$0	\$1,000
Internet			\$1,000
<b>Telephone Expenses</b>			
Cellular Phone Expenses	\$147	\$1,229	\$800
<b>Total Telephone Expenses</b>	<u>\$147</u>	<u>\$1,229</u>	<u>\$800</u>
Travel Expenses	\$0	\$646	\$1,640
Legal Expenses	\$0	\$0	\$1,300
<b>Heartland Commerce Park Expense</b>			
Heartland Commerce Park Mowing	\$0	\$3,612	\$3,000
Heartland Commerce Park Expense - Other	\$0	\$2,709	\$3,000
<b>Total Heartland Commerce Park Expense</b>	<u>\$0</u>	<u>\$6,321</u>	<u>\$6,000</u>
<b>Total Expense</b>	<u>\$13,521</u>	<u>\$139,737</u>	<u>\$182,905</u>