



AGENDA
CAMPBELLSVILLE-TAYLOR COUNTY ECONOMIC DEVELOPMENT AUTHORITY
APRIL 17, 2025 • 5:30 PM
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 14, 2025)
 - B. Financial Reports (as of March 31, 2025)
4. Executive Director's Report: Ron McMahan
5. Next Meeting: May 9, 2025, 8:00 AM; Campbellsville Civic Center
6. Adjourn

Campbellsville-Taylor County Economic Development Authority
Minutes of Board Meeting held March 14, 2025

Members present: Mark Johnson, Jane Wheatley, Angie Call, Barry Blevins, and David Chewning. Also present was John Eastridge, Shirley Buckner, and Ron McMahan.

Chairman Mark Johnson called the meeting to order, and John Eastridge 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 21st monthly meeting were reviewed. Minutes were approved by unanimous vote following motion by David Chewning and seconded by Barry Blevins.

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

Shirley Buckner with Wise Buckner and Spowles presented the FY2023-2024 EDA Audit. Buckner stated all looks good for another clean audit. Motion made by Angie Call, seconded by Barry Blevins to accept the audit as presented. Passed by unanimous vote.

Motion made by David Chewning, seconded by Jane Wheatley to send a letter the Mayor Dennis Benningfield and the City Council requesting Angie Call be reappointed to the EDA Board of Directors for another four-year term. Passed by unanimous vote.

Executive Director Ron McMahan's report:

- The next board meeting is scheduled for Thursday, April 17, 2025.
- January 2025 unemployment rate data has not been released yet.
- Kentucky PDI 2024 (Product Development Initiative) – No update on grant recipients as of today.
- Project P – An inactive project from September 2024 has been reactivated. It is a large manufacturing prospect seeking 30-45 acres, for 201 jobs at full

buildout. Capex is \$235 million. An updated RFI has been submitted for a 50 acre site in HPTP.

- Project Y – As per KCED project manager, no decisions on site visits or elimination have been made by the prospect. Ron McMahan completed and submitted a new RFI for a manufacturing prospect needing 25+ acres for a \$50-70 million capex building project, having 75 – 100 employees at full buildout.
- SSG REDI Site Program – RFI application has been completed and submitted for review and approval.
- Project D – The prospect is still discussing site locations in Kentucky.
- Project BRT – As per KCED project manager, no decisions on site visits have been made by the prospect.
- Project DG – As per KCED project manager, no update currently.
- Ron McMahan will be speaking at the following events, March 17th city council meeting for an update, Rotary on April 9th, Chamber of Commerce luncheon on April 10th, and Kentucky League of Cities ED 101 training in Somerset on May 7th.
- Ron McMahan spoke at the Kentucky League of Cities ED 101 training in E-town on February 12th.
- Ron McMahan will be attending the following events to market Taylor County, Area Development Consultants Forum in Savanna in June, Site Selectors Guild Forum in Santa Fe in June, and Indianapolis in October.
- Three retail prospects have inquired with the EDA about available buildings and sites.
- ALTA Survey – Information was shared about the recent trend of prospects requesting if we have an ALTA Survey on the HCTP property. It is becoming a preferred due diligence item, but a required item yet.
- Motion made to adjourn was made by Angie Call, seconded by Jane Wheatley, and approved by unanimous vote.

Mark Johnson, Chairman

Jane Wheatley, Secretary

Campbellsville-Taylor County Economic Development Authority
March 2025

	Mar-25	Jul 24 - Mar 25	23/24 Budget
Income			
Support-City of Campbellsville	\$8,333	\$75,000	\$100,000
Support-Taylor County Fiscal Ct	\$0	\$75,000	\$100,000
Other Income	\$0	\$0	\$0
Interest			
Interest-Citizens Checking	\$11	\$100	\$150
Interest - Citizens HCTP	\$13	\$113	\$150
Total Interest	\$24	\$213	\$300
Heartland Commerce Park Income	\$0	\$11,600	\$11,600
Total Income	\$8,357	\$161,813	\$211,900
Gross Profit	\$8,357	\$161,813	\$211,900
Expense			
Accounting/Audit Expenses	\$6,725	\$8,525	\$8,000
Auto Expenses	\$500	\$4,500	\$6,000
Conference and Seminars	\$0	\$7,997	\$6,000
Dues/Memberships/Subscriptions	\$139	\$7,348	\$6,000
Existing Ind. Program Expense	\$0	\$0	\$0
Insurance Expense			
Property & Liability Insurance	\$0	\$1,151	\$1,161
Workmans Comp Insurance	\$0	\$558	\$558
Health Insurance Expense	\$1,874	\$16,868	\$20,991
Total Insurance Expense	\$1,874	\$18,577	\$22,710
Marketing Expenses			
Web Site Support Expense	\$0	\$1,902	\$5,000
Advertising Expense	\$0	\$80	\$4,000
Total Marketing Expenses	\$0	\$1,982	\$9,000
Miscellaneous Expense	\$0	\$1,569	\$2,000
Meetings Expense	\$0	\$500	\$3,000
Office Rent	\$0	\$1,200	\$2,400
Office Expense			
Computer Equipment Expense	\$1	\$317	\$600
Other Equipment Expense	\$0	\$0	\$1,000
Office Supplies	\$0	\$271	\$600
Total Office Expense	\$1	\$587	\$2,200
Salaries & Wages			
Director Salary	\$8,333	\$80,000	\$100,000
Director Retirement	\$1,643	\$15,768	\$19,710
Payroll Expenses	\$10	\$82	\$80
Total Salaries & Wages	\$9,986	\$95,850	\$119,790
Payroll Taxes Expense	\$644	\$6,193	\$8,500
Prospect Visits	\$0	\$0	\$0
Telephone/Cell/Internet	\$191	\$1,752	\$2,500
Travel Expenses	\$0	\$2,648	\$5,000
Legal Expenses	\$0	\$0	\$1,300
Heartland Commerce Park Expense			
Heartland Commerce Park Mowing	\$0	\$2,141	\$4,500
Heartland Commerce Park Expense - Other	\$0	\$11,327	\$3,000
Total Heartland Commerce Park Expense	\$0	\$13,468	\$7,500
Total Expense	\$20,060	\$172,697	\$211,900

Campbellsville-Taylor County Economic Development Authority

Balance Sheet

As of March 31, 2025

	<u>Mar 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash - Exec Director	150.00
100.2 · Citizens Bank & Trust	75,095.96
100.3 · Citizens - HCTP Development	101,521.81
Total Checking/Savings	<u>176,767.77</u>
Accounts Receivable	
110 · Accounts Receivable	8,333.33
Total Accounts Receivable	<u>8,333.33</u>
Other Current Assets	
120.3 · Prepaid Insurance	554.48
Total Other Current Assets	<u>554.48</u>
Total Current Assets	185,655.58
Fixed Assets	
130 · Equipment	5,166.44
135 · Accum Depreciation	-3,152.95
Total Fixed Assets	<u>2,013.49</u>
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	61,027.00
150.2 · Deferred Outflow - OPEB Liab	38,516.00
Total Other Assets	<u>2,848,496.08</u>
TOTAL ASSETS	<u><u>3,036,165.15</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
210.2 · Chase 4461	276.85
Total Credit Cards	<u>276.85</u>
Other Current Liabilities	
230 · Payroll Liabilities	
230.1 · FICA W/H Payable	1,287.76
230.2 · Federal W/H Payable	1,322.00
230.3 · KY Withholding Payable	633.78
230.4 · Occupational W/H	428.18
230.5 · KY Unemployment Payable	43.88
230.7 · KY State Retirement W/H	369.51
Total 230 · Payroll Liabilities	<u>4,085.11</u>
231 · Sick Leave Liability	23,688.00
232.10 · Deferred Inflows - Pension	33,520.00
232.20 · Deferred Inflows - OPEB	36,678.00

**No Assurance Provided
Restricted Use Report**

Campbellsville-Taylor County Economic Development Authority

Balance Sheet

As of March 31, 2025

	Mar 31, 25
Total Other Current Liabilities	97,971.11
Total Current Liabilities	98,247.96
Long Term Liabilities	
220.1 - Net Pension Liability	248,389.00
220.2 - OPEB Liability	67,790.00
Total Long Term Liabilities	316,179.00
Total Liabilities	414,426.96
Equity	
291 - Retained Earnings	2,632,622.13
Net Income	-10,883.94
Total Equity	2,621,738.19
TOTAL LIABILITIES & EQUITY	3,036,165.15