



## **AGENDA**

### **CAMPBELLSVILLE-TAYLOR COUNTY ECONOMIC DEVELOPMENT AUTHORITY JUNE 13, 2025 • 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 (May 9, 2025)
  - B. Financial Reports (as of May 31, 2025)
4. Executive Director's Report: Ron McMahan
5. Next Meeting: July 11, 2025, 8:00 AM; Campbellsville Civic Center
6. Adjourn

**Campbellsville-Taylor County Economic Development Authority**  
**Minutes of Board Meeting held June 13, 2025**

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

Chairman Mark Johnson 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 May 9th monthly meeting were reviewed. Minutes were approved by unanimous vote following motion by David Chewning and seconded by John Chowning.

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

FY 2025-2026 EDA Final Draft Budget Review and Second Reading – Motion made by Jane wheatley, seconded by Barry Blevins to accept the second reading of the final draft budget, passed by unanimous vote.

Executive Director Ron McMahan's report:

- The next board meeting is scheduled for Friday, July 11, 2025.
- April 2025 unemployment rate for Taylor County was 4.2%, KY 4.4%, and US 3.9%.
- Kentucky PDI 2024 (Product Development Initiative) – Taylor County received a PDI grant, and the final approval will be on the June 26<sup>th</sup> KEDFA Board Agenda. 2025/26 PDI grant process will be released in July, with LOI's due by August 1<sup>st</sup>, and site visits in October 2025.
- Project Dyna – A HCTP site visit was made by the prospective company representatives on June 11<sup>th</sup>. They were visiting three counties in KY.

- SSG REDI Site Program – I was asked to provide proof of property ownership and confirmation of the electrical service capacity for the final certification application. Notice of approval should be received within the next 2 weeks.
- Project D – Several due-diligence studies are still ongoing. The project will be going before the KEDFA board for review of state tax incentives.
- Ron McMahan will be attending the Site Selectors Guild Forum in Santa Fe June 25-26, and Indianapolis in October.
- Motion made to adjourn was made by Barry Blevins, seconded by John Chowning, 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**  
**April 2025**

	<u>May-25</u>	<u>Jul 24 - May 25</u>	<u>23/24 Budget</u>
<b>Income</b>			
Support-City of Campbellsville	\$8,333	\$91,667	\$100,000
Support-Taylor County Fiscal Ct	\$0	\$100,000	\$100,000
Other Income	\$0	\$0	\$0
<b>Interest</b>			
Interest-Citizens Checking	\$10	\$122	\$150
Interest - Citizens HCTP	\$12	\$137	\$150
<b>Total Interest</b>	<u>\$22</u>	<u>\$259</u>	<u>\$300</u>
Heartland Commerce Park Income	\$0	\$11,600	\$11,600
<b>Total Income</b>	<u>\$8,355</u>	<u>\$203,526</u>	<u>\$211,900</u>
<b>Gross Profit</b>	\$8,355	\$203,526	\$211,900
<b>Expense</b>			
Accounting/Audit Expenses	\$225	\$8,975	\$8,000
Auto Expenses	\$500	\$5,500	\$6,000
Conference and Seminars	\$0	\$10,753	\$6,000
Dues/Memberships/Subscriptions	\$334	\$9,365	\$6,000
Existing Ind. Program Expense	\$0	\$0	\$0
<b>Insurance Expense</b>			
Property & Liability Insurance	\$0	\$1,151	\$1,161
Workmans Comp Insurance	\$0	\$558	\$558
Health Insurance Expense	\$1,874	\$20,617	\$20,991
<b>Total Insurance Expense</b>	<u>\$1,874</u>	<u>\$22,326</u>	<u>\$22,710</u>
<b>Marketing Expenses</b>			
Web Site Support Expense	\$0	\$2,367	\$5,000
Advertising Expense	\$0	\$80	\$4,000
<b>Total Marketing Expenses</b>	<u>\$0</u>	<u>\$2,447</u>	<u>\$9,000</u>
Miscellaneous Expense	\$0	\$1,569	\$2,000
Meetings Expense	\$0	\$1,056	\$3,000
Office Rent	\$0	\$2,400	\$2,400
<b>Office Expense</b>			
Computer Equipment Expense	\$0	\$317	\$600
Other Equipment Expense	\$0	\$0	\$1,000
Office Supplies	-\$17	\$733	\$600
<b>Total Office Expense</b>	<u>-\$17</u>	<u>\$1,050</u>	<u>\$2,200</u>
<b>Salaries &amp; Wages</b>			
Director Salary	\$8,333	\$96,664	\$100,000
Director Retirement	\$1,643	\$19,053	\$19,710
Payroll Expenses	\$10	\$102	\$80
<b>Total Salaries &amp; Wages</b>	<u>\$9,986</u>	<u>\$115,819</u>	<u>\$119,790</u>
Payroll Taxes Expense	\$644	\$7,481	\$8,500
Prospect Visits	\$0	\$0	\$0
Telephone/Cell/Internet	\$191	\$2,135	\$2,500
Travel Expenses	\$1,166	\$4,435	\$5,000
Legal Expenses	\$0	\$0	\$1,300
<b>Heartland Commerce Park Expense</b>			
Heartland Commerce Park Mowing	\$700	\$2,691	\$4,500
Heartland Commerce Park Expense - Other	\$0	\$12,027	\$3,000
<b>Total Heartland Commerce Park Expense</b>	<u>\$700</u>	<u>\$14,718</u>	<u>\$7,500</u>
<b>Total Expense</b>	\$15,603	\$210,028	\$211,900

# Campbellsville-Taylor County Economic Development Authority

## Balance Sheet

As of May 31, 2025

	<u>May 31, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
100 · Petty Cash - Exec Director	150.00
100.2 · Citizens Bank & Trust	90,565.94
100.3 · Citizens - HCTP Development	100,283.88
<b>Total Checking/Savings</b>	<u>190,999.82</u>
<b>Other Current Assets</b>	
120.3 · Prepaid Insurance	554.48
<b>Total Other Current Assets</b>	<u>554.48</u>
<b>Total Current Assets</b>	191,554.30
<b>Fixed Assets</b>	
130 · Equipment	5,166.44
135 · Accum Depreciation	-3,152.95
<b>Total Fixed Assets</b>	<u>2,013.49</u>
<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	61,027.00
150.2 · Deferred Outflow - OPEB Liab	38,516.00
<b>Total Other Assets</b>	<u>2,848,496.08</u>
<b>TOTAL ASSETS</b>	<u><u>3,042,063.87</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Credit Cards</b>	
210.2 · Chase 4461	2,018.27
<b>Total Credit Cards</b>	<u>2,018.27</u>
<b>Other Current Liabilities</b>	
<b>230 · Payroll Liabilities</b>	
230.1 · FICA W/H Payable	1,287.74
230.2 · Federal W/H Payable	1,322.00
230.3 · KY Withholding Payable	633.78
230.4 · Occupational W/H	251.54
230.5 · KY Unemployment Payable	8.78
230.6 · Retirement W/H Liability	-416.67
230.7 · KY State Retirement W/H	786.16
<b>Total 230 · Payroll Liabilities</b>	<u>3,873.33</u>
231 · Sick Leave Liability	23,688.00
232.10 · Deferred Inflows - Pension	33,520.00
232.20 · Deferred Inflows - OPEB	36,678.00
<b>Total Other Current Liabilities</b>	<u>97,759.33</u>
<b>Total Current Liabilities</b>	<u>99,777.60</u>

**No Assurance Provided  
Restricted Use Report**

# Campbellsville-Taylor County Economic Development Authority

## Balance Sheet

As of May 31, 2025

	<u>May 31, 25</u>
Long Term Liabilities	
220.1 • Net Pension Liability	248,389.00
220.2 • OPEB Liability	<u>67,790.00</u>
Total Long Term Liabilities	<u>316,179.00</u>
Total Liabilities	415,956.60
Equity	
291 • Retained Earnings	2,632,622.13
Net Income	<u>-6,514.86</u>
Total Equity	<u>2,626,107.27</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,042,063.87</u></u>