



AGENDA

**CAMPBELLVILLE-TAYLOR COUNTY ECONOMIC DEVELOPMENT AUTHORITY
MAY 13, 2025 • 8:00 AM
CAMPBELLVILLE 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 (April 17, 2025)
 - B. Financial Reports (as of April 30, 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 May 13, 2025

Members present: Mark Johnson, Jane Wheatley, John Chowning, and Barry Blevins.
Members present by Zoom: Angie Call 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 April 17th monthly meeting were reviewed. Minutes were approved by unanimous vote following motion by John Chowning and seconded by Barry Blevins.

The April financials were presented by Ron McMahan. Motion made by John Chowning, seconded by Jane Wheatley to approve the April financials, passed by unanimous vote.

FY 2025-2026 EDA Draft Budget Review – Motion made by John Chowning, seconded by David Chewning to accept the first reading of the draft budget, passed by unanimous vote.

Executive Director Ron McMahan's report:

- The next board meeting is scheduled for Friday, June 13, 2025.
- March 2025 unemployment rate for Taylor County was 6.1%, KY 5.5%, and US 4.2%.
- Kentucky PDI 2024 (Product Development Initiative) – Taylor County received a PDI grant. Ron McMahan has a Zoom call later this morning to find out the approved amount and next steps.
- Project W – W is a residential products manufacturing prospect looking for 40-100,000SF existing buildings. 150 jobs are to be created.
- Project BEV – A site selection consultant contacted Ron McMahan asking if we can supply 3 MGD water for a prospect within 2 years. I confirmed we could and an RFI will be forthcoming.

- Project Dyna – This was a prospect in 2002 and 2023. It is back looking in KY again on a scaled down project size. They need 500,000 GPD water.
- Project L – No update
- Project K – No update.
- Project P – No update
- Project Y – No update.
- Project BRT – No update.
- Project GD – No update.
- SSG REDI Site Program – Notice of approval should be received within the next 2 weeks.
- Project D – The prospect has been introduced to the private property owner for discussion towards a Non-Binding Letter of Intent, in order for due diligence studies to take place to see if the property passes and is buyable. 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 spoke at the April 21st city council meeting for an update.
- Ron McMahan participated as a coach at the Kentucky League of Cities ED 101 training in Somerset on May 7th.
- 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.
- Motion made to adjourn was made by David Chewning, seconded by Jane Wheatley, and approved by unanimous vote.

Mark Johnson, Chairman

Jane Wheatley, Secretary

Campbellsville-Taylor County Economic Development Authority
April 2025

	Apr-25	Jul 24 - Apr 25	23/24 Budget
Income			
Support-City of Campbellsville	\$8,333	\$83,333	\$100,000
Support-Taylor County Fiscal Ct	\$25,000	\$100,000	\$100,000
Other Income	\$0	\$0	\$0
Interest			
Interest-Citizens Checking	\$10	\$110	\$150
Interest - Citizens HCTP	\$12	\$125	\$150
Total Interest	\$22	\$235	\$300
Heartland Commerce Park Income	\$0	\$11,600	\$11,600
Total Income	\$33,355	\$195,168	\$211,900
Gross Profit	\$33,355	\$195,168	\$211,900
Expense			
Accounting/Audit Expenses	\$225	\$8,750	\$8,000
Auto Expenses	\$500	\$5,000	\$6,000
Conference and Seminars	\$2,230	\$10,753	\$6,000
Dues/Memberships/Subscriptions	\$116	\$8,930	\$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	\$18,742	\$20,991
Total Insurance Expense	\$1,874	\$20,451	\$22,710
Marketing Expenses			
Web Site Support Expense	\$465	\$2,367	\$5,000
Advertising Expense	\$0	\$80	\$4,000
Total Marketing Expenses	\$465	\$2,447	\$9,000
Miscellaneous Expense	\$0	\$1,569	\$2,000
Meetings Expense	\$513	\$1,013	\$3,000
Office Rent	\$1,200	\$2,400	\$2,400
Office Expense			
Computer Equipment Expense	\$0	\$317	\$600
Other Equipment Expense	\$0	\$0	\$1,000
Office Supplies	\$372	\$642	\$600
Total Office Expense	\$372	\$959	\$2,200
Salaries & Wages			
Director Salary	\$8,333	\$88,333	\$100,000
Director Retirement	\$1,643	\$17,411	\$19,710
Payroll Expenses	\$10	\$92	\$80
Total Salaries & Wages	\$9,986	\$105,836	\$119,790
Payroll Taxes Expense	\$644	\$6,837	\$8,500
Prospect Visits	\$0	\$0	\$0
Telephone/Cell/Internet	\$191	\$1,943	\$2,500
Travel Expenses	\$353	\$3,001	\$5,000
Legal Expenses	\$0	\$0	\$1,300
Heartland Commerce Park Expense			
Heartland Commerce Park Mowing	\$550	\$2,691	\$4,500
Heartland Commerce Park Expense - Other	\$0	\$11,327	\$3,000
Total Heartland Commerce Park Expense	\$550	\$14,018	\$7,500
Total Expense	\$19,218	\$193,907	\$211,900

Campbellsville-Taylor County Economic Development Authority

Balance Sheet

As of April 30, 2025

Apr 30, 25

ASSETS

Current Assets

Checking/Savings

100 · Petty Cash - Exec Director 150.00

100.2 · Citizens Bank & Trust 100,428.19

100.3 · Citizens - HCTP Development 100,983.88

Total Checking/Savings 201,562.07

Other Current Assets

120.3 · Prepaid Insurance 554.48

Total Other Current Assets 554.48

Total Current Assets 202,116.55

Fixed Assets

130 · Equipment 5,166.44

135 · Accum Depreciation -3,152.95

Total Fixed Assets 2,013.49

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 2,848,496.08

TOTAL ASSETS 3,052,626.12

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

210 · Accounts Payable 130.00

Total Accounts Payable 130.00

Credit Cards

210.2 · Chase 4461 4,851.50

Total Credit Cards 4,851.50

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 74.86

230.5 · KY Unemployment Payable 8.78

230.7 · KY State Retirement W/H 369.50

Total 230 · Payroll Liabilities 3,696.68

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 April 30, 2025

	Apr 30, 25
	<u>97,582.68</u>
Total Other Current Liabilities	
Total Current Liabilities	102,564.18
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	418,743.18
Equity	
291 - Retained Earnings	2,632,622.13
Net Income	<u>1,260.81</u>
Total Equity	<u>2,633,882.94</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,052,626.12</u></u>

No Assurance Provided
Restricted Use Report