



AGENDA

**CAMPBELLVILLE-TAYLOR COUNTY ECONOMIC DEVELOPMENT AUTHORITY
AUGUST 8, 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 (July 11, 2025)
 - B. Financial Reports (as of July 31, 2025)
4. Executive Director's Report: Ron McMahan
5. Next Meeting: September 12, 2025, 8:00 AM; Campbellsville Civic Center
6. Adjourn

Campbellsville-Taylor County Economic Development Authority
Minutes of Board Meeting held July 11, 2025

Members present: Mark Johnson, Jane Wheatley, John Chowning, Barry Blevins, and Jeff Williams. Member present by Zoom: 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 June 13th monthly meeting were reviewed. Minutes were approved by unanimous vote following motion by Barry Blevins and seconded by John Chowning.

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

Motion made by Mark Johnson, seconded by Barry Blevins, to nominate David Chewning as Vice Chairperson for a one-year term, passed by unanimous vote.

Executive Director Ron McMahan's report:

- The next board meeting is scheduled for Friday, August 8, 2025.
- May 2025 unemployment rate for Taylor County was 4.8%, KY 4.4%, and US 4.0%.
- Kentucky PDI 2024 (Product Development Initiative) – Ron McMahan has a call with Palmer Engineering next week to begin the process to get the project ready to go to bid.
- Project Dyna – No update this month as per KCED project manager. A HCTP site visit was made by the prospective company representatives on June 11th. They were visiting three counties in KY.
- Existing Business Expansion Project – A local existing business will be on the July 31st KEDFA agenda seeking review and approval of their application for state tax incentives. They will create 35 new jobs and have \$635,000 in capital investment for new equipment.

- Project Bev – No update available this month.
- Project Wolf – As per KCED project manager, they eliminated Taylor County because the available, existing building was not what they needed.
- Project Leonardo – As per KCED project manager, they eliminated Kentucky because the buildings were not what they needed.
- Project Kraken – As per KCED project manager, their consultant stated the project is on hold over the current economic and political climate.
- Project P – KCED has not heard back from their consultant with an update.
- Project Yogi – As per KCED project manager, the sites data and information is in the client's hands, and deliberations are underway.
- Project D – Several due-diligence studies are still ongoing. The project plans to go before the KEDFA board in July or August for review of state tax incentives.
- Project BTR – As per KCED project manager, their consultant said it's unlikely the project will ramp back up.
- Project Gen Dry – As per KCED project manager, they have eliminated Kentucky.
- Ron McMahan will be attending the Site Selectors Guild Forum in Santa Fe June 25-26, where 8 SSG consultants were in attendance. McMahan will be attending their Fall meeting in Indianapolis in October.
- Motion made by John Chowning, seconded by Barry Blevins to go into executive session to discuss Project D, passed by unanimous vote.
- Motion made by Jane Wheatley, seconded by John Chowning to return to regular session, passed by unanimous vote. No action taken.
- Motion made to adjourn was made by Barry Blevins, seconded by John Chowning, and approved by unanimous vote.

Mark Johnson, Chairman

Jane Wheatley, Secretary

Campbellsville-Taylor County Economic Development Authority
July 2025

	<u>Jul-25</u>	<u>Jul 25 - Jul 25</u>	<u>25/26 Budget</u>
Income			
Support-City of Campbellsville	\$8,333	\$8,333	\$100,000
Support-Taylor County Fiscal Ct	\$25,000	\$25,000	\$100,000
Other Income	\$0	\$0	\$0
Interest			
Interest-Citizens Checking	\$10	\$10	\$150
Interest - Citizens HCTP	\$12	\$12	\$150
Total Interest	<u>\$22</u>	<u>\$22</u>	<u>\$300</u>
Heartland Commerce Park Income	\$0	\$0	\$11,600
Total Income	<u>\$33,355</u>	<u>\$33,355</u>	<u>\$211,900</u>
Gross Profit	\$33,355	\$33,355	\$211,900
Expense			
Accounting/Audit Expenses	\$225	\$225	\$7,000
Auto Expenses	\$500	\$500	\$6,000
Conference and Seminars	\$0	\$0	\$6,000
Dues/Memberships/Subscriptions	\$0	\$0	\$6,000
Existing Ind. Program Expense	\$0	\$0	\$0
Insurance Expense			
Property & Liability Insurance	\$0	\$0	\$1,161
Workmans Comp Insurance	\$0	\$0	\$561
Health Insurance Expense	\$1,874	\$1,874	\$22,488
Total Insurance Expense	<u>\$1,874</u>	<u>\$1,874</u>	<u>\$24,210</u>
Marketing Expenses			
Web Site Support Expense	\$0	\$0	\$3,000
Advertising Expense	\$0	\$0	\$3,000
Total Marketing Expenses	<u>\$0</u>	<u>\$0</u>	<u>\$6,000</u>
Miscellaneous Expense	\$1,500	\$1,500	\$2,000
Meetings Expense	\$23	\$23	\$2,000
Office Rent	\$0	\$0	\$2,400
Office Expense			
Computer Equipment Expense	\$0	\$0	\$500
Other Equipment Expense	\$0	\$0	\$1,000
Office Supplies	\$26	\$26	\$500
Total Office Expense	<u>\$26</u>	<u>\$26</u>	<u>\$2,000</u>
Salaries & Wages			
Director Salary	\$8,333	\$8,333	\$104,000
Director Retirement	\$1,643	\$1,643	\$19,365
Payroll Expenses	\$10	\$10	\$125
Total Salaries & Wages	<u>\$9,986</u>	<u>\$9,986</u>	<u>\$123,490</u>
Payroll Taxes Expense	\$644	\$644	\$8,500
Prospect Visits	\$0	\$0	\$0
Telephone/Cell/Internet	\$191	\$191	\$2,500
Travel Expenses	\$209	\$209	\$5,000
Legal Expenses	\$0	\$0	\$1,300
Heartland Commerce Park Expense			
Heartland Commerce Park Mowing	\$0	\$0	\$4,500
Heartland Commerce Park Expense - Other	\$0	\$0	\$3,000
Total Heartland Commerce Park Expense	<u>\$0</u>	<u>\$0</u>	<u>\$7,500</u>
Total Expense	\$15,178	\$15,178	\$211,900

Campbellsville-Taylor County Economic Development Authority
Balance Sheet
As of July 31, 2025

	<u>Jul 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
100 · Petty Cash - Exec Director	150.00
100.2 · Citizens Bank & Trust	96,987.50
100.3 · Citizens - HCTP Development	99,923.80
Total Checking/Savings	<u>197,061.30</u>
Other Current Assets	
120.3 · Prepaid Insurance	2,350.46
Total Other Current Assets	<u>2,350.46</u>
Total Current Assets	199,411.76
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	47,634.00
150.2 · Deferred Outflow - OPEB Liab	27,637.00
Total Other Assets	<u>2,824,224.08</u>
TOTAL ASSETS	<u><u>3,025,649.33</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
210 · Accounts Payable	4,921.55
Total Accounts Payable	<u>4,921.55</u>
Credit Cards	
210.2 · Chase 4461	-2,278.48
Total Credit Cards	<u>-2,278.48</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	74.90
230.5 · KY Unemployment Payable	8.78
230.6 · Retirement W/H Liability	-416.67
230.7 · KY State Retirement W/H	786.14
Total 230 · Payroll Liabilities	<u>3,696.69</u>
231 · Sick Leave Liability	23,688.00
232.10 · Deferred Inflows - Pension	50,891.00

No Assurance Provided
Restricted Use Report

Campbellsville-Taylor County Economic Development Authority

Balance Sheet

As of July 31, 2025

	Jul 31, 25
232.20 · Deferred Inflows - OPEB	85,310.00
Total Other Current Liabilities	163,585.69
Total Current Liabilities	166,228.76
Long Term Liabilities	
220.1 · Net Pension Liability	218,354.00
220.2 · OPEB Liability	-4,698.00
Total Long Term Liabilities	213,656.00
Total Liabilities	379,884.76
Equity	
291 · Retained Earnings	2,627,587.56
Net Income	18,177.01
Total Equity	2,645,764.57
TOTAL LIABILITIES & EQUITY	3,025,649.33