



AGENDA

**CAMPBELLSVILLE-TAYLOR COUNTY ECONOMIC DEVELOPMENT AUTHORITY
NOVEMBER 18, 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 (October 10, 2025)
 - B. Financial Reports (as of October 31, 2025)
4. Executive Director's Report: Ron McMahan
5. Next Meeting: December 12, 2025, 8:00 AM; Campbellsville Civic Center
6. Adjourn

Campbellsville-Taylor County Economic Development Authority
Minutes of Board Meeting held October 10, 2025

Members present: Jane Wheatley, Barry Blevins, and Jeff Williams. Members present by Zoom: John Chowning. Also present was Ron McMahan.

Secretary Treasurer Jane Wheatley called the meeting to order, and Barry Blevins 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 September 12th monthly meeting were reviewed. Minutes were approved by unanimous vote following motion by Barry Blevins and seconded by Jeff Williams.

The September financials were presented by Ron McMahan. Motion made by Barry Blevins, seconded by Jane Wheatley to approve the September financials, passed by unanimous vote.

Executive Director Ron McMahan's report:

- The next board meeting is scheduled for Tuesday, November 18, 2025.
- August 2025 unemployment rate for Taylor County was 5.0%, KY 4.3%, and US 4.5%.
- REDI Site Certification – HCTP certification approval will be announced by Gite Selectors Guild in the next month or so.
- EDA FY 2024/2025 Board Review – Wise Buckner and Sprowles may present the review at the November or December meeting.
- Kentucky PDI 2024 (Product Development Initiative) – Ron McMahan stated the due diligence studies on the land will begin the week the crops are harvested in late October/early November.
- Project Dyna – No update this month as per KCED project manager.
- Project Bev – No update available this month.
- Project P – KCED has not heard back from their consultant with an update.
- Project Yogi – As per KCED project manager, no update this month.

- Project WH – The project was approved for state tax incentives at the August 28th KEDFA Board meeting. No timeline for an announcement has been announced.
- Ron McMahan shared statistics on the labor supply and demand.
- Green River Meats – CDBG loan repayments were discussed. Waiting to hear back from DLG on the repayments.
- Ron McMahan attended the Site Selectors Guild Fall meeting and Private Partners meeting in Indianapolis in October 1-3. Twenty consultants were in attendance.
- Ron McMahan will be attending the KAED (Kentucky Association for Economic Development) in Covington November 5-7.
- Ron McMahan will be attending the Site Selectors Guild Annual Conference in Florida January 12-14.
- Motion made to adjourn was made by Barry Blevins, seconded by Jane Wheatley, and approved by unanimous vote.

Mark Johnson, Chairman

Jane Wheatley, Secretary

Campbellsville-Taylor County Economic Development Authority

Balance Sheet

As of October 31, 2025

Oct 31, 25

ASSETS

Current Assets

Checking/Savings

100 · Petty Cash - Exec Director	150.00
100.2 · Citizens Bank & Trust	99,862.31
100.3 · Citizens - HCTP Development	97,092.64

Total Checking/Savings	197,104.95
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Other Current Assets

120.3 · Prepaid Insurance	2,350.46
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Total Other Current Assets	2,350.46
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Total Current Assets	199,455.41
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Fixed Assets

130 · Equipment	5,166.44
135 · Accum Depreciation	-3,152.95

Total Fixed Assets	2,013.49
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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	2,824,224.08
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TOTAL ASSETS	3,025,692.98
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LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

210 · Accounts Payable	750.00
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Total Accounts Payable	750.00
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Credit Cards

210.2 · Chase 4461	1,150.99
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Total Credit Cards	1,150.99
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Other Current Liabilities

230 · Payroll Liabilities

230.1 · FICA W/H Payable	1,336.22
230.2 · Federal W/H Payable	1,360.00
230.3 · KY Withholding Payable	646.46
230.4 · Occupational W/H	81.56
230.5 · KY Unemployment Payable	8.78
230.6 · Retirement W/H Liability	-416.67
230.7 · KY State Retirement W/H	1,067.75

Total 230 · Payroll Liabilities	4,084.10
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231 · Sick Leave Liability	23,688.00
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232.10 · Deferred Inflows - Pension	50,891.00
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Campbellsville-Taylor County Economic Development Authority
Balance Sheet

As of October 31, 2025

	Oct 31, 25
232.20 · Deferred Inflows - OPEB	85,310.00
Total Other Current Liabilities	163,973.10
Total Current Liabilities	165,874.09
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	379,530.09
Equity	
291 · Retained Earnings	2,627,587.56
Net Income	18,575.33
Total Equity	2,646,162.89
TOTAL LIABILITIES & EQUITY	3,025,692.98

Campbellsville-Taylor County Economic Development Authority
October 2025

	Sep-25	Oct-25	July 25 - October 25	25/26 Budget
Income				
Support-City of Campbellsville	\$8,333	\$8,333	\$33,333.32	\$100,000
Support-Taylor County Fiscal Ct		\$25,000	\$50,000	\$100,000
Other Income			\$0	\$0
Interest				
Interest-Citizens Checking	\$10	\$13	\$44	\$150
Interest - Citizens HCTP	\$13	\$12	\$49	\$150
Total Interest	\$23	\$25	\$94	\$300
Heartland Commerce Park Income	\$0	\$0	\$0	\$11,600
Total Income	\$8,356	\$33,358	\$83,427	\$211,900
Gross Profit	\$8,356	\$33,358	\$83,427	\$211,900
Expense				
Accounting/Audit Expenses	\$225	\$225	\$900	\$7,000
Auto Expenses	\$500	\$500	\$2,000	\$6,000
Conference and Seminars			\$0	\$6,000
Dues/Memberships/Subscriptions	\$1,000	\$1,500	\$2,678	\$6,000
Existing Ind. Program Expense			\$0.00	\$0
Insurance Expense				
Property & Liability Insurance			\$0	\$1,161
Workmans Comp Insurance			\$0	\$561
Health Insurance Expense	\$1,874	\$1,874	\$7,497	\$22,488
Total Insurance Expense	\$1,874	\$1,874	\$7,497	\$24,210
Marketing Expenses				
Web Site Support Expense	\$435		\$435	\$3,000
Advertising Expense			\$0	\$3,000
Total Marketing Expenses	\$435	\$0	\$435	\$6,000
Miscellaneous Expense			\$1,500	\$2,000
Meetings Expense		\$153	\$177	\$2,000
Office Rent			\$0	\$2,400
Office Expense				
Computer Equipment Expense			\$0	\$500
Other Equipment Expense			\$0	\$1,000
Office Supplies	\$3	\$117	\$146	\$500
Total Office Expense	\$3	\$117	\$146	\$2,000
Salaries & Wages				
Director Salary	\$9,333	\$8,667	\$34,667	\$104,000
Director Retirement	\$1,738	\$1,614	\$6,637	\$19,365
Payroll Expenses	\$15	\$10	\$45	\$125
Total Salaries & Wages	\$11,086	\$10,290	\$41,348	\$123,490
Payroll Taxes Expense	\$719	\$668	\$2,675	\$8,500
Prospect Visits	\$0	\$0	\$0	\$0
Telephone/Cell/Internet	\$191	\$192	\$769	\$2,500
Travel Expenses	\$1,080	\$656	\$2,306	\$5,000
Legal Expenses	\$0	\$0	\$0	\$1,300
Heartland Commerce Park Expense				
Heartland Commerce Park Mowing	\$107	\$557	\$1,050	\$4,500
Heartland Commerce Park Expense - Other			\$0	\$3,000
Total Heartland Commerce Park Expense	\$107	\$557	\$1,050	\$7,500
Total Expense	\$17,221	\$16,732	\$63,481	\$211,900