



## **AGENDA**

### **CAMPBELLSVILLE-TAYLOR COUNTY ECONOMIC DEVELOPMENT AUTHORITY DECEMBER 12, 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 (November 18, 2025)
  - B. Financial Reports (as of November 30, 2025)
4. Executive Director's Report: Ron McMahan
5. Next Meeting: January 9, 2026, 8:00 AM; Campbellsville Civic Center
6. Adjourn

**Campbellsville-Taylor County Economic Development Authority**  
**Minutes of Board Meeting held November 18, 2025**

Members present: Mark Johnson, Jane Wheatley, Barry Blevins, and David Chewning. Member present by Zoom: John Chowning. Also present was Ron McMahan and the Chamber of Commerce Leadership group.

Chairman Mark Johnson called the meeting to order, and David Chewning 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 October 10th monthly meeting were reviewed. Minutes were approved by unanimous vote following motion by Barry Blevins and seconded by David Chewning.

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

Executive Director Ron McMahan's report:

- The next board meeting is scheduled for Friday, December 12, 2025.
- EDA FY 2024/2025 Board Review – Wise Buckner and Sprowles may present the review at the December meeting.
- Kentucky PDI 2024 (Product Development Initiative) – Ron McMahan stated the due diligence studies on the land will began several weeks ago after the crops were harvested.
- Project Legacy Apparel – A cut and sew operating in leased space has been bought out and outgrown their current space. Several available locations were discussed. Prospect is to reach out when they are in town in December or January.
- Project Cent – An RFI was submitted on an international auto supplier prospect looking for 40-50 acres. \$50 – 60 million cap ex, 200 jobs within 5 years. 250,000 – 300,000 SF new building needed with 40' ceiling height minimum.

- Project Speak – An international auto supplier prospect was looking for 75,000 + SF available/speculative building, expandable, for a project in the southeast states. I submitted an available 65,000 SF available warehouse in case several preferred buildings in western KY do not work out.
- 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 28<sup>th</sup> KEDFA Board meeting. No timeline for an announcement has been announced.
- Ron McMahan shared statistics on the labor supply and demand.
- Ron McMahan will be attended 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**  
**November 2025**

	<b>Oct-25</b>	<b>Nov-25</b>	<b>July 25 - Nov 25</b>	<b>25/26 Budget</b>
<b>Income</b>				
Support-City of Campbellsville	\$8,333	\$8,333	\$41,666.65	\$100,000
Support-Taylor County Fiscal Ct	\$25,000		\$50,000	\$100,000
Other Income			\$0	\$0
<b>Interest</b>				
Interest-Citizens Checking	\$13	\$12	\$57	\$150
Interest - Citizens HCTP	\$12	\$13	\$62	\$150
<b>Total Interest</b>	<b>\$25</b>	<b>\$25</b>	<b>\$119</b>	<b>\$300</b>
Heartland Commerce Park Income	\$0	\$0	\$0	\$11,600
<b>Total Income</b>	<b>\$33,358</b>	<b>\$8,359</b>	<b>\$91,786</b>	<b>\$211,900</b>
<b>Gross Profit</b>	<b>\$33,358</b>	<b>\$8,359</b>	<b>\$91,786</b>	<b>\$211,900</b>
<b>Expense</b>				
Accounting/Audit Expenses	\$225	\$325	\$1,225	\$7,000
Auto Expenses	\$500	\$500	\$2,500	\$6,000
Conference and Seminars		\$492	\$492	\$6,000
Dues/Memberships/Subscriptions	\$1,583	\$0	\$3,517	\$6,000
Existing Ind. Program Expense			\$0.00	\$0
<b>Insurance Expense</b>				
Property & Liability Insurance			\$0	\$1,161
Workmans Comp Insurance			\$0	\$561
Health Insurance Expense	\$1,874	\$1,874	\$9,371	\$22,488
<b>Total Insurance Expense</b>	<b>\$1,874</b>	<b>\$1,874</b>	<b>\$9,371</b>	<b>\$24,210</b>
<b>Marketing Expenses</b>				
Web Site Support Expense	\$165		\$642	\$3,000
Advertising Expense			\$0	\$3,000
<b>Total Marketing Expenses</b>	<b>\$165</b>	<b>\$0</b>	<b>\$642</b>	<b>\$6,000</b>
Miscellaneous Expense			\$1,500	\$2,000
Meetings Expense	\$153	\$133	\$414	\$2,000
Office Rent			\$0	\$2,400
<b>Office Expense</b>				
Computer Equipment Expense			\$0	\$500
Other Equipment Expense				\$1,000
Office Supplies	\$120		\$385	\$500
<b>Total Office Expense</b>	<b>\$120</b>	<b>\$0</b>	<b>\$385</b>	<b>\$2,000</b>
<b>Salaries &amp; Wages</b>				
Director Salary	\$8,667	\$8,667	\$43,333	\$104,000
Director Retirement	\$1,614	\$1,614	\$8,250	\$19,365
Payroll Expenses	\$10	\$10	\$55	\$125
<b>Total Salaries &amp; Wages</b>	<b>\$10,290</b>	<b>\$10,290</b>	<b>\$51,639</b>	<b>\$123,490</b>
Payroll Taxes Expense	\$668	\$668	\$3,343	\$8,500
Prospect Visits	\$0		\$0	\$0
Telephone/Cell/Internet	\$192	\$192	\$961	\$2,500
Travel Expenses	\$656	\$665	\$2,992	\$5,000
Legal Expenses	\$0		\$0	\$1,300
<b>Heartland Commerce Park Expense</b>				
Heartland Commerce Park Mowing	\$795	\$0	\$1,607	\$4,500
Heartland Commerce Park Expense - Other			\$0	\$3,000
<b>Total Heartland Commerce Park Expense</b>	<b>\$795</b>	<b>\$0</b>	<b>\$1,607</b>	<b>\$7,500</b>
<b>Total Expense</b>	<b>\$17,222</b>	<b>\$15,138</b>	<b>\$80,588</b>	<b>\$211,900</b>

# Campbellsville-Taylor County Economic Development Authority

## Balance Sheet

As of November 30, 2025

Nov 30, 25

### ASSETS

#### Current Assets

##### Checking/Savings

100 · Petty Cash - Exec Director 150.00

100.2 · Citizens Bank & Trust 93,215.43

100.3 · Citizens - HCTP Development 96,867.29

**Total Checking/Savings 190,232.72**

##### Other Current Assets

120.3 · Prepaid Insurance 2,350.46

**Total Other Current Assets 2,350.46**

**Total Current Assets 192,583.18**

#### 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 47,634.00

150.2 · Deferred Outflow - OPEB Liab 27,637.00

**Total Other Assets 2,824,224.08**

**TOTAL ASSETS 3,018,820.75**

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

##### Accounts Payable

210 · Accounts Payable 750.00

**Total Accounts Payable 750.00**

##### Credit Cards

210.2 · Chase 4461 1,144.88

**Total Credit Cards 1,144.88**

##### Other Current Liabilities

##### 230 · Payroll Liabilities

230.1 · FICA W/H Payable 1,336.18

230.2 · Federal W/H Payable 1,360.00

230.3 · KY Withholding Payable 646.46

230.4 · Occupational W/H 264.88

230.5 · KY Unemployment Payable 8.78

230.6 · Retirement W/H Liability -416.67

230.7 · KY State Retirement W/H 1,237.29

**Total 230 · Payroll Liabilities 4,436.92**

231 · Sick Leave Liability 23,688.00

232.10 · Deferred Inflows - Pension 50,891.00

232.20 · Deferred Inflows - OPEB 85,310.00

**Total Other Current Liabilities 164,325.92**

**Campbellsville-Taylor County Economic Development Authority**  
**Balance Sheet**

**As of November 30, 2025**

	<b>Nov 30, 25</b>
<b>Total Current Liabilities</b>	166,220.80
<b>Long Term Liabilities</b>	
220.1 · Net Pension Liability	218,354.00
220.2 · OPEB Liability	-4,698.00
<b>Total Long Term Liabilities</b>	213,656.00
<b>Total Liabilities</b>	379,876.80
<b>Equity</b>	
291 · Retained Earnings	2,627,746.56
Net Income	11,197.39
<b>Total Equity</b>	2,638,943.95
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,018,820.75</b>