



AGENDA
CAMPBELLSVILLE-TAYLOR COUNTY ECONOMIC DEVELOPMENT AUTHORITY
FEBRUARY 24, 2026 • 4:00 PM
CAMPBELLSVILLE CIVIC CENTER

1. Welcome, Quorum Determination, Media Notification: Mark Johnson, Chairman
2. Opening Prayer: EDA Board Member
3. Chairman's Report: Mark Johnson
4. Executive Session: Discuss personnel and land acquisition issues.
5. Next Meeting: March 13, 2026, 8:00 AM; Campbellsville Civic Center
6. Adjourn

Campbellsville-Taylor County Economic Development Authority
Minutes of Board Meeting held January 9, 2026

Members present: Mark Johnson, David Chewning, Barry Blevins, and John Chowning. Member present by Zoom: Jeff Williams. 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 December 12th monthly meeting were reviewed. Minutes were approved by unanimous vote following motion by David Chewning and seconded by John Chowning.

The December financials were presented by Ron McMahan. Motion made by John Chowning, seconded by Barry Blevins to approve the December financials pending review of the Green River Meats CDBG loan repayment data for the financials, by Shirley Buckner of Wise Buckner and Sprowles, passed by unanimous vote.

Executive Director Ron McMahan's report:

- The next board meeting is scheduled for Friday, February 13, 2026.
- EDA FY 2024/2025 Board Review – Wise Buckner and Sprowles may present the review at the February meeting.
- Project Gate – There will be a virtual site visit on Tuesday, January 13th with the consultant and company. Ron McMahan completed and submitted a new RFI (Request for Information) for a US manufacturing company looking for 100-acre sites for a new location. \$500 million capital expenditure with 100 jobs.
- KYPDI Grant – Palmer Engineering will have a contract ready for the board to review within a week.
- HCTP Farm Lease and the Mowing Contract is up for bid for 2026-2027. Motion made by John Chowning, seconded by Barry Blevins to have Ron McMahan advertise for bids on the leases.
- Ron McMahan will be attending the Site Selectors Guild Spring Conference in Atlanta March 23-25, and Cleveland in September.

- An affordable multi-family housing prospect has inquired about local housing needs.
- 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
January 2026**

| | <u>Dec-25</u> | <u>Jan-26</u> | <u>July 25 - January 26</u> | <u>25/26 Budget</u> |
|--|-----------------|-----------------|-----------------------------|---------------------|
| Income | | | | |
| Support-City of Campbellsville | \$8,333 | \$8,333 | \$58,333.31 | \$100,000 |
| Support-Taylor County Fiscal Ct | | \$25,000 | \$75,000 | \$100,000 |
| Other Income | | | \$0 | \$0 |
| Interest | | | | |
| Interest-Citizens Checking | \$12 | \$12 | \$93 | \$150 |
| Interest - Citizens HCTP | \$11 | \$11 | \$84 | \$150 |
| Total Interest | \$23 | \$23 | \$177 | \$300 |
| Heartland Commerce Park Income | \$0 | \$0 | \$0 | \$11,600 |
| Total Income | \$8,356 | \$33,356 | \$133,510 | \$211,900 |
| Gross Profit | \$8,356 | \$33,356 | \$133,510 | \$211,900 |
| Expense | | | | |
| Accounting/Audit Expenses | \$325 | \$345 | \$1,895 | \$7,000 |
| Auto Expenses | \$500 | \$500 | \$3,500 | \$6,000 |
| Conference and Seminars | | | \$492 | \$6,000 |
| Dues/Memberships/Subscriptions | \$270 | \$895 | \$7,671 | \$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 | \$2,152 | \$13,398 | \$22,488 |
| Total Insurance Expense | \$1,874 | \$2,152 | \$13,398 | \$24,210 |
| Marketing Expenses | | | | |
| Web Site Support Expense | | \$1,725 | \$2,367 | \$3,000 |
| Advertising Expense | | | \$0 | \$3,000 |
| Total Marketing Expenses | \$0 | \$1,725 | \$2,367 | \$6,000 |
| Miscellaneous Expense | | \$115 | \$1,615 | \$2,000 |
| Meetings Expense | | | \$414 | \$2,000 |
| Office Rent | | \$2,400 | \$2,400 | \$2,400 |
| Office Expense | | | | |
| Computer Equipment Expense | | | \$165 | \$500 |
| Other Equipment Expense | | \$234 | \$234 | \$1,000 |
| Office Supplies | | \$74 | \$529 | \$500 |
| Total Office Expense | \$0 | \$308 | \$928 | \$2,000 |
| Salaries & Wages | | | | |
| Director Salary | \$8,667 | \$14,167 | \$66,167 | \$104,000 |
| Director Retirement | \$1,614 | \$2,638 | \$12,502 | \$19,365 |
| Payroll Expenses | \$10 | \$15 | \$80 | \$125 |
| Total Salaries & Wages | \$10,290 | \$16,820 | \$78,749 | \$123,490 |
| Payroll Taxes Expense | \$668 | \$1,104 | \$5,115 | \$8,500 |
| Prospect Visits | | | \$0 | \$0 |
| Telephone/Cell/Internet | \$191 | \$191 | \$1,344 | \$2,500 |
| Travel Expenses | \$780 | | \$3,773 | \$5,000 |
| Legal Expenses | | | \$0 | \$1,300 |
| Heartland Commerce Park Expense | | | | |
| Heartland Commerce Park Mowing | \$0 | \$318 | \$1,925 | \$4,500 |
| Heartland Commerce Park Expense - Other | | | \$0 | \$3,000 |
| Total Heartland Commerce Park Expense | \$0 | \$318 | \$1,925 | \$7,500 |
| Total Expense | \$14,899 | \$26,873 | \$125,584 | \$211,900 |

Campbellsville-Taylor County Economic Development Authority

Balance Sheet

As of January 31, 2026

Jan 31, 26

ASSETS

Current Assets

Checking/Savings

| | |
|-------------------------------------|-----------|
| 100 · Petty Cash - Exec Director | 150.00 |
| 100.2 · Citizens Bank & Trust | 93,832.67 |
| 100.3 · Citizens - HCTP Development | 92,675.66 |

Total Checking/Savings 186,658.33

Other Current Assets

| | |
|---------------------------|----------|
| 120.3 · Prepaid Insurance | 2,350.46 |
|---------------------------|----------|

Total Other Current Assets 2,350.46

Total Current Assets 189,008.79

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 3,015,246.36

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

| | |
|------------------------|--------|
| 210 · Accounts Payable | 750.00 |
|------------------------|--------|

Total Accounts Payable 750.00

Credit Cards

| | |
|--------------------|-----------|
| 210.2 · Chase 4461 | -2,203.56 |
|--------------------|-----------|

Total Credit Cards -2,203.56

Other Current Liabilities

230 · Payroll Liabilities

| | |
|----------------------------------|----------|
| 230.1 · FICA W/H Payable | 2,135.64 |
| 230.2 · Federal W/H Payable | 2,107.00 |
| 230.3 · KY Withholding Payable | 781.86 |
| 230.4 · Occupational W/H | 214.44 |
| 230.5 · KY Unemployment Payable | 44.78 |
| 230.6 · Retirement W/H Liability | -416.67 |
| 230.7 · KY State Retirement W/H | 2,615.14 |

Total 230 · Payroll Liabilities 7,482.19

231 · Sick Leave Liability 23,688.00

232.10 · Deferred Inflows - Pension 50,891.00

Campbellsville-Taylor County Economic Development Authority

Balance Sheet

As of January 31, 2026

| | <u>Jan 31, 26</u> |
|--|----------------------------|
| 232.20 · Deferred Inflows - OPEB | 85,310.00 |
| Total Other Current Liabilities | <u>167,371.19</u> |
| Total Current Liabilities | 165,917.63 |
| Long Term Liabilities | |
| 220.1 · Net Pension Liability | 218,354.00 |
| 220.2 · OPEB Liability | -4,698.00 |
| Total Long Term Liabilities | <u>213,656.00</u> |
| Total Liabilities | 379,573.63 |
| Equity | |
| 291 · Retained Earnings | 2,627,746.56 |
| Net Income | 7,926.17 |
| Total Equity | <u>2,635,672.73</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>3,015,246.36</u></u> |