CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear
GOVERNOR

Old Capitol Annex
300 West Broadway
Frankfort, Kentucky 40601

Jeff Noel
SECRETARY

MEMORANDUM

TO: KEDFA Members

FROM: Katie Smith, Commissioner KS
Department for Financial Services

DATE: February 29, 2024

SUBJECT: **KEDFA Board Meeting**

The Kentucky Economic Development Finance Authority's next regular board meeting is scheduled for **February 29, 2024** at 10:00 a.m. (ET) through both in person attendance and video conference. The primary location for the meeting where all members can be seen and heard and the public may attend in accordance with KRS 61.826 and 61.810 will be in the Board of Directors Conference Room at the Cabinet for Economic Development, Old Capitol Annex, 300 West Broadway in Frankfort. While participants, media and members of the public may attend the board meeting in person at the primary location, attendees are also encouraged to join the meeting virtually and can access the video teleconference at the following link:

https://us02web.zoom.us/j/86566682568

If you have any questions, please feel free to contact our office at any time.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
AGENDA
February 29, 2024

PRIMARY LOCATION:

Where all members can be seen and heard and the public may attend in accordance with KRS 61.826 & 61.840

Board of Directors Conference Room
Old Capitol Annex
300 West Broadway
Frankfort, Kentucky

ALSO AVALIABLE VIA ZOOM: https://us02web.zoom.us/j/86566682568

Call to Order
Notification of Press
Roll Call

Minutes

Minutes from January 25, 2024 KEDFA Board Meeting

Reports

Approved/Undisbursed Report	Krista Harrod
Financial Statements/Monitoring Reports	Krista Harrod

TIF Project

Metro Development Authority, Inc.	Jefferson	Joseph Gearon

KPDI-EDF Projects

Graves County Economic Development, Inc.	Graves	Corky Peek/Michelle Elder
Wayne County Industrial Authority	Wayne	Ashlee Chilton/Raven Aiken
Webster County Industrial Development Authority	Webster	Ashlee Chilton/Raven Aiken
Winchester/Clark County Industrial Development Authority	Clark	Ashlee Chilton/Raven Aiken
City of Georgetown	Scott	Colin Dodd/Raven Aiken
Nelson County Fiscal Court	Nelson	Malcolm Jollie/Brandon Combs
Logan Industrial Development Authority, Inc	Logan	Malcolm Jollie/Brandon Combs
LaRue County Fiscal Court	LaRue	Cate Prather/Brandon Combs
London-Laurel County Economic Development Authority	Laurel	Ashlee Chilton/Matt Jordan
Somerset Pulaski Economic Development Authority, Inc.	Pulaski	Cate Prather/Matt Jordan
Green Economic Team, Inc.	Green	Cate Prather/Matt Jordan
Mt. Sterling - Montgomery County Industrial Authority	Montgomery	Malcolm Jollie/Joseph Gearon

Clinton County Industrial Development Authority	Clinton	Ashlee Chilton/Joseph Gearon

KEDFA Grants

RGL Regional Industrial Development Authority, Inc.	Rockcastle	Brandon Combs
City of Richmond	Madison	Raven Aiken

Local IRB

Washington Penn Plastic Co., Inc.	Clark	Brandon Combs

KBI Projects (Amendment)

Welch Packaging Group, Inc.	Barren	Craig Kelly

KEIA Projects (Extension) — Craig Kelly

Distilled Spirits Epicenter, LLC	Jefferson
Buffalo Trace Distillery	Franklin
Universal Piping Industries, Inc.	Scott
Kentucky Cooperage LP, Ltd.	Marion
Meggitt Aircraft Braking Systems Kentucky Corporation	Boyle

KEIA Projects

Blue Moon Energy LLC	Harrison	Colin Dodd/Raven Aiken
Tru-Tone Finishing Inc.	Fayette	Colin Dodd/Raven Aiken

KBI Project (Preliminary) & KEIA Projects

Niagara Bottling, LLC	Boone	Malcolm Jollie/Brandon Combs

KBI Projects (Preliminary)

Franklin Precision Industry Incorporated	Simpson	Corky Peek/Michelle Elder

KBI Projects (Extension) — Raven Aiken

Total Quality Logistics, LLC	Boone
Metalsa Structural Products, Inc.	Christian
Total Quality Logistics, LLC	Fayette
W.L. Plastics Corporation	Hardin
T. Marzetti Company	Hart
Holley Performance Products, Inc.	Warren
Total Quality Logistics, LLC	Jefferson
C&C Industrial, LLC	Montgomery

KBI Projects (Final) — Brandon Combs

Infiltrator Water Technologies, LLC	Clark
Millwork Products, L.L.C.	McCracken
Diversey, Inc.	Kenton

KEI Projects		Tim Bates
Longshot Records 2 LLC	Fayette, Jessamine, Woodford	
Him & Her Productions LLC	Jefferson	
The Spotter LLC	Jefferson	
Invasion Movie LLC	Powell, Shelby	
Flesh and Bone Production LLC	Jefferson	

Kentucky Small Business Tax Credit		Tim Back
Complete Automotive Repair, Inc.	Fayette	
Cornbread CBD, PBC	Jefferson	
Hensley & Throneberry, PLLC	Warren	
Hometown Pharmacy of Campbellsville, PLLC	Taylor	
IMPCO, Inc.	Hopkins	
Jeffrey L. Ashley & Associates, LLC	Jefferson	
Kentucky Veterinary Surgery PLLC	Oldham	
On Target Cleaning and Restoration LLC	Warren	
Owensboro Industrial Company LLC	Daviess	
Penn and Son Sheet Metal, Inc.	Marshall	
Prather Landscaping and Tree Service Inc	Garrard	
Western Kentucky Industrial Contracting, LLC	Marshall	
Young & Wadlington PLLC	Fayette	

Kentucky Small Business Credit Initiative	Matt Jordan
Proposed Guideline Change	

Other Business	Katie Smith
IRB Operating Procedures	

Adjournment

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

BOARD MEETING
January 25, 2024

MINUTES

Call to Order
The Kentucky Economic Development Finance Authority (KEDFA) convened in person and virtually at 10:00 a.m. on January 25, 2024, at the Cabinet for Economic Development, Old Capitol Annex, Board of Directors Conference Room, 300 West Broadway in Frankfort, Kentucky.

Notification of Press
Jean R. Hale, Chairman, received verification that the media had been notified of the KEDFA regular monthly board meeting.

Roll Call
Jean R. Hale, J. Don Goodin, Secretary Holly Johnson, Chad Miller, Mike Cowles and Naashom Marx

Staff Present: Raven Aiken, Tim Back, Tim Bates, David Brock, Sarah Butler, Ashlee Chilton, Brandon Combs, Michael Crabtree, Rachael Dever, Colin Dodd, Michelle Elder, Ellen Felix, Joseph Gearon, Krista Harrod, Malcolm Jollie, Matt Jordan, Craig Kelly, Molly Lancaster, Marilyn Lebourveau, Jacob Leigh, Andy Luttner, Shannon MacDonald, Brandon Mattingly, Gabrielle McGee, Craig McKinney, Danielle Milbern, Amy Mills, Nasim Moula, Jeff Noel, Kylee Palmer, Corky Peek, Dawn Powers, Cate Prather, Jennifer Schenkenfelder, Kristina Slattery, Katie Smith, Christopher Snyder, Beth Sturm, Connor Wall, Matthew Wingate, Dan Wood, Victoria Wood, Colin Wright, Michael Yoder and Ashiq Zaman

Others Present: Michael Kalinyak, Hurt, Deckard & May; Mike Herrington, Stites & Harbison; Alex Staffieri, Stoll Keenon Ogden; Matt Zoellner, Scott Murphy & Daniel, LLC; Justin Otto, Campbell County Fiscal Court; Dan Kanabroski, ClearPoint IT; Chad Keeling, Shippers Solution; Nicholas Lococo, Rubin & Hays; Drew Jenkins and Sierra Enlow, Cornerstone Strategies; Chris Rogers, CHRMEDIA; Karen Shah and Sherma Vawters, Physician Care Coordination Consultants, LLC; Brian Carter, Pat Pfeiffer, and Johnny Hobdy, Belmark Inc; Niki Goldey and Cheryl Klever, Commerce Lexington; Brooke Waldrup and Tammy Costellow; Logan Economic Alliance for Development; Melissa Perry, Office of Financial Management; Judy Bernard, Goose Creek Candles, LLC L.L.C.; Wes Borden, CPA for Davis H. Elliot Company; Mike Mitchell, Knox County Judge Executive; Bruce Carpenter, Corbin Economic Development Agency; Guinness McFadden, Legacy Spirits of Kentucky, LLC; Kayla Jude, Education and Labor Cabinet; Audrey Grace Hacker, MWM Consulting; Jeff Hodges

Approval of Minutes
Chairman Hale entertained a motion to approve the minutes from the December 7, 2023 regular KEDFA board meeting and executive session.

Chad Miller moved to approve the minutes, as presented; Naashom Marx seconded the motion. Motion passed; unanimous.

Approved/Undisbursed Report

Chairman Hale called on Krista Harrod to review the approved/undisbursed report. After review, the Authority accepted the report as presented.

Financial Statements and Monitoring Reports

Chairman Hale called on Krista Harrod to review the financial statements and monitoring reports. After review, the Authority accepted the statements and reports as presented.

Mike Cowles moved to approve the reports, as presented; Chad Miller seconded the motion. Motion passed; unanimous.

Economic Development Fund (EDF) Projects

Chairman Hale called on staff to present the EDF projects to the Authority.

Papa John's USA, Inc. **Michelle Elder**
Jefferson County

Michelle Elder stated Papa John's USA, Inc. is an international food and restaurant company. The company supplies, services, supports, and operates company-owned and franchised pizza delivery and carryout restaurants. Papa John's current facility in Jeffersontown includes three buildings. Having shifted to remote or hybrid during the COVID-19 Pandemic, the company began the process of evaluating the need for this facility. This led to the company's evaluation and decision to commit to maintain its presence in the Louisville Metro. The company will invest in this location as well as retain multiple jobs.

Ms. Elder stated the City of Jeffersontown requested the use of $550,000 in EDF program funds for the benefit of Papa John's USA, Inc. The project investment is $6,000,000, and the proposed EDF grant funds will be used to offset the costs associated with this project.

Over the five annual compliance dates, the company will be required to create 420 new, permanent, full-time, Kentucky resident jobs paying an average hourly wage of $42.79, including benefits.

Repayment provisions will be included in the grant agreement and will apply if the company fails to make the required investment and create and maintain the jobs and wages by the required compliance dates. Grant is performance based and disbursement will not occur until after annual compliance is confirmed.

In accordance with KRS 154.12-100, KEDFA's approval of this EDF grant is subject to CED's receipt of the Secretary of the Kentucky Finance and Administration Cabinet's concurrence to CED's use of the EDF for this project. Ms. Elder stated the Secretary's concurrence had been received.

Staff recommended approval of the EDF request.

Mike Cowles moved to approve the staff recommendation, as presented; Naashom Marx seconded the motion. Motion passed; unanimous.

Logan Industrial Development Authority, Inc. **Michelle Elder**
Logan County
Michelle Elder stated Logan Industrial Development Authority, Inc. is considering the engineering, design, and construction of a roadway for the West Industrial Park. The project will assist Logan County in the attraction of economic development projects to the park. The funds from this project are critical to provide access to the site and to improve economic growth. Additionally, an economic development project has been identified to locate in the industrial park and will not be able to proceed without the access road.

Ms. Elder stated the Logan County Fiscal Court requested the use of $1,101,400 in EDF program funds for the benefit of Logan Industrial Development Authority, Inc. The project investment is $1,200,000, and the proposed EDF grant funds will be used to offset the costs associated with this project.

In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, etc. and a progress report will be required to be submitted with each request. Upon staff review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

In accordance with KRS 154.12-100, KEDFA's approval of this EDF grant is subject to CED's receipt of the Secretary of the Kentucky Finance and Administration Cabinet's concurrence to CED's use of the EDF for this project. Ms. Elder stated the Secretary's concurrence had been received.

Staff recommended approval of the EDF request.

Don Goodin moved to approve the staff recommendation, as presented; Mike Cowles seconded the motion. Motion passed; unanimous.

Economic Development Fund (EDF) Project (Modification)
Chairman Hale called on staff to present the EDF Modification to the Authority.

Stellar Snacks LLC **Michelle Elder**
Jefferson County
On December 7, 2023, KEDFA approved an Economic Development Fund (EDF) performance-based grant to Stellar Snacks, LLC in West Louisville for $2,250,000. Subsequent to KEDFA's approval, the capital investment requirement and job creation requirement dates were extended one year due to company projections. The modified dates will be updated as follows:

The company is required to achieve at least 100 full-time jobs by December 31, 2026, and $60 million investment by December 31, 2029. Failure to achieve both the investment and jobs will result in non-compliance with the ability to remedy by June 30, 2027 and June 30, 2030, respectively. A one-time extension of each requirement may be approved if the company provides evidence of reasonable effort and progress with both the investment and job creation. All other aspects of the project remain the same.

Staff recommended approval of the modifications for this project.

Naashom Marx moved to approve the staff recommendation, as presented; Chad Miller seconded the motion. Motion passed; unanimous.

Kentucky Product Development Initiative (KPDI-EDF)

Chairman Hale called on staff to present the KPDI-EDF project to the Authority.

Campbell County Economic Progress Authority, Inc. **Danielle Milbern**
Campbell County **Raven Aiken**

Danielle Milbern stated the Campbell County Fiscal Court on behalf of the Campbell County Economic Progress Authority, Inc. will assist in the acquisition and development of a speculative site in Southern Campbell County. This site development will provide Campbell County with new business opportunities and provide the community with significant jobs and capital investment. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Raven Aiken stated the Campbell County Fiscal Court requested the use of $1,999,908 in KPDI-EDF program funds for the benefit of the Campbell County Economic Progress Authority, Inc. The project investment is $3,999,816 and the proposed KPDI-EDF funds will be used to offset costs associated with this project.

In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Kentucky Finance and Administration Cabinet's concurrence to CED's use of the funds for this project. Ms. Aiken stated the Secretary's concurrence had been received.

Naashom Marx moved to approve the staff recommendation, as presented; Mike Cowles seconded the motion. Motion passed; unanimous.

Kentucky Enterprise Initiative Act (KEIA) Project (Amendment)

Chairman Hale called on staff to present the KEIA project amendment to the Authority.

Toyota Boshoku America, Inc. **Brandon Combs**
Marion County

Brandon Combs stated Toyota Boshoku Kentucky, LLC is requesting that the KEIA agreement, dated July 27, 2023, be amended for a company name change and assignment of all incentives to Toyota Boshoku America, Inc.

Staff recommended approval of the KEIA amendment request.

Mike Cowles moved to approve the staff recommendation, as presented; Chad Miller seconded the motion. Motion passed; unanimous.

Kentucky Enterprise Initiative Act (KEIA) Project (Modification)

Chairman Hale called on staff to present the KEIA project modification to the Authority.

Papa John's USA, Inc. **Michelle Elder**
Jefferson County

Michelle Elder stated Papa John's International, Inc. is requesting that the KEIA Agreement, dated October 26, 2023, be modified for a company name change and assignment of all incentives, to Papa John's USA, Inc.

Staff recommended approval of the KEIA modification request.

Don Goodin moved to approve the staff recommendation, as presented; Mike Cowles seconded the motion. Motion passed; unanimous.

Kentucky Enterprise Initiative Act (KEIA) Projects (Extension)

Chairman Hale called on staff to present the KEIA extension requests to the Authority.

Craig Kelly stated 3 companies requested additional time to complete the projects and asked that all 3 be presented as one motion.

Company	County	Extension
Heaven Hill Distilleries, Inc.	Nelson	6 months
Logan Corporation	Magoffin	12 months
Water Solutions Unlimited, Inc.	Grayson	12 months

Staff recommended approval of the KEIA extension requests.

Chad Miller moved to approve the staff recommendation, as presented; Naashom Marx seconded the motion. Motion passed; unanimous.

KBI (Preliminary) and KEIA Projects

Chairman Hale called on staff to present the KBI preliminary and KEIA projects to the Authority.

Western Pacific Storage Solutions Inc **Colin Dodd**
Bourbon County **Raven Aiken**

Colin Dodd stated Western Pacific Storage Solutions Inc is a leading manufacturer in shelving and SureSTEP products. The company is considering expanding the Bourbon County facility due to growing market demand.

Raven Aiken stated the project investment is $1,500,000 of which $950,000 qualifies as KBI eligible costs and $650,000 qualifies as KEIA eligible costs. The highest job target over the term of the agreement is 47 with an average hourly wage of $31.00 including benefits. The state wage assessment participation is 2.4%, the City of Paris will participate at 0.5% and Bourbon County will participate at 0.5%.

The company will be required to maintain a base employment equal to the number of full-time employees subject to Kentucky income tax as of the date of preliminary approval.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of $475,000 and the KEIA approved recovery amount of $25,000 for construction materials and building fixtures.

Naashom Marx moved to approve the staff recommendation, as presented; Chad Miller seconded the motion. Motion passed; unanimous.

Legacy Spirits of Kentucky, LLC **Cate Prather**
Madison County **Michelle Elder**

Cate Prather stated Legacy Spirits of Kentucky, LLC intends to build a full-service distillery in Madison County that will include distillation, aging, and bottling of spirits.

Michelle Elder stated the project investment is $252,500,000 of which $153,800,000 qualifies as KBI eligible costs and $225,000,000 qualifies as KEIA eligible costs. The highest job target over the term of the agreement is 80 with an average hourly wage of $45.67 including benefits. The state wage assessment participation is 2.4% and Madison County will participate at 0.9%.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of $2,500,000 and the KEIA approved recovery amount of $500,000, of which $200,000 is for construction materials and building fixtures and $300,000 is for research and development and electronic processing equipment.

Don Goodin moved to approve the staff recommendation, as presented; Chad Miller seconded the motion. Motion passed; unanimous.

Belmark Inc. **Cate Prather**
Allen County **Michelle Elder**

Cate Prather stated Belmark Inc., was founded in 1977 and is based in De Pere, Wisconsin. Belmark Inc. manufactures pressure sensitive labels, flexible packaging, and folding cartons for customers in a broad range of markets. The company is considering building a "Flexible Packaging Plant" in Allen County, which will allow it to serve the Southeastern United States.

Michelle Elder stated the project investment is $98,931,290 of which $40,531,290 qualifies as KBI eligible costs and $17,140,000 qualifies as KEIA eligible costs. The highest job target over the term of the agreement is 159 with an average hourly wage of $36.98 including benefits. The state wage assessment participation is 2.4%, the City of Scottsville will participate at 0.45% and Allen County will participate at 0.45%.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of $2,000,000 and the KEIA approved recovery amount of $500,000 for construction materials and building fixtures.

Mike Cowles moved to approve the staff recommendation, as presented; Chad Miller seconded the motion. Motion passed; unanimous.

KBI Projects (Preliminary)

Chairman Hale called on staff to present the KBI preliminary projects to the Authority.

Physician Care Coordination Consultants, LLC **Cate Prather**
Jefferson County **Michelle Elder**

Cate Prather stated Physician Care Coordination Consultants, LLC is considering multiple markets in Kentucky to enhance patient care while optimizing operational efficiency for hospitals and physicians. The company specializes in a range of services including Utilization Management, Case Management, Physician Advisor services, Data Analytics, and Project Management.

Michelle Elder stated the project investment is $2,500,000 of which $1,500,000 qualifies as KBI eligible costs. The highest job target over the term of the agreement is 21 with an average hourly wage of $108.77 including benefits. The state wage assessment participation is 2.4% and Louisville Metro Government will participate at 1.0%.

The company will be required to maintain a base employment equal to the number of full-time employees subject to Kentucky income tax as of the date of preliminary approval.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of $750,000.

Don Goodin moved to approve the staff recommendation, as presented; Chad Miller seconded the motion. Motion passed; unanimous.

Goose Creek Candles, LLC L.L.C. **Cate Prather**
Casey County **Michelle Elder**

Cate Prather stated Goose Creek Candles, LLC L.L.C. opened for business in 1998 as a candle manufacturer. The company is considering expanding its current business to meet the growing demand for its products. Goose Creek hopes to increase productivity, shipping times and customer relations by being in control of the distribution aspect of the business.

Michelle Elder stated the project investment is $3,600,000 all of which qualifies as KBI eligible costs. The highest job target over the term of the agreement is 160 with an average hourly wage of $16.55 including benefits. The state wage assessment participation is 4.0%.

The Company will be required to maintain a base employment equal to the greater of the number of full-time employees subject to Kentucky income tax as of the date of preliminary approval or 73 full-time employees subject to Kentucky income tax, which number is based on the job requirement for the Company's previous KBI project #22470.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of $650,000.

Naashom Marx moved to approve the staff recommendation, as presented; Chad Miller seconded the motion. Motion passed; unanimous.

KBI Projects (Extension)

Chairman Hale called on staff to present the KBI extension requests to the Authority.

Michelle Elder stated 7 companies requested additional time to complete the projects and asked that all 7 be presented as one motion.

Company	County	Extension
Ball Metal Beverage Container Corp.	Warren	12 months
Blockware Mining, LLC	McCracken	12 months
Bluegrass Roller Service, Inc.	Shelby	12 months
Green Bomber Kentucky, LLC	Pulaski	12 months
Kroger Fulfillment Network LLC	Jefferson	12 months
Matalco Kentucky LLC	Simpson	12 months
Wieland North America, Inc.	Jefferson	12 months

Staff recommended approval of the KBI extension requests.

Chad Miller moved to approve the staff recommendation, as presented; Don Goodin seconded the motion. Motion passed; unanimous.

KBI Projects (Final)

Chairman Hale called on staff to present the KBI final projects to the Authority.

Brandon Combs stated 4 companies requested KBI final approval, all of which have modifications since preliminary approval. Mr. Combs asked that all 4 be presented as one motion.

Modifications:

Ellie Diagnostics, LLC **Jefferson** **Service or Technology**

Total investment and eligible costs have been updated based on the current projections. State wage assessment has been updated to reflect the current rate. All other aspects of the project remain the same.

Levy Environmental Services Company Meade Manufacturing
The project changed from a leased project to an owned project. State wage assessment has been updated to reflect the current rate. All other aspects of the project remain the same.

Wholesale Hardwood Interiors, Inc. Taylor Manufacturing
Total investment and eligible costs have been updated based on the current projections. State wage assessment has been updated to reflect the current rate. All other aspects of the project remain the same.

Vector Corrosion Technologies, Inc Fayette Manufacturing
Total investment and eligible cost have been updated based on the current projections. State wage assessment has been updated to reflect the current rate. All other aspects of the project remain the same.

Staff recommended final approval of the KBI resolutions and tax incentive agreements and the authorization to execute and deliver the documents.

Chad Miller moved to approve the staff recommendation, as presented; Mike Cowles seconded the motion. Motion passed, unanimous.

Kentucky Entertainment Incentive (KEI) Projects (Final)

Chairman Hale called on staff to present KEI projects to the Authority.

Pumpkin Pictures LLC Tim Bates
Cedar Creek
Tim Bates stated that Pumpkin Pictures LLC plans to produce a Feature-Length Film, Cedar Creek, in Mercer County. Production is set to begin as early as January 27, 2024 and is anticipated to end October 31, 2024. The Company anticipates $1,694,648 in qualifying payroll expenditures and $719,798 in qualifying non-payroll expenditures for a total of $2,414,446. The company also anticipates employing 86 Kentucky resident crew members and 20 Non-Kentucky resident crew members for a total production crew of 106 .

Staff recommended a total negotiated tax incentive amount of $745,079.

Naashom Marx moved to approve the staff recommendation, as presented. Don Goodin seconded the motion. Motion passed; unanimous.

Own the Rad LLC Tim Bates
She Dances
Tim Bates stated that Own the Rad LLC plans to produce a Feature-Length Film, She Dances, in Fayette, Pulaski, and Woodford Counties. Production is set to begin as early as April 3, 2024 and is anticipated to end April 26, 2024. The Company anticipates $941,665 in qualifying payroll expenditures and $326,324 in qualifying non-payroll expenditures for a total of $1,267,989. The company also anticipates employing 25 Kentucky resident crew members and 14 Non-Kentucky resident crew members for a total production crew of 39.

Staff recommended a total negotiated tax incentive amount of $407,425.

Naashom Marx moved to approve the staff recommendation, as presented. Mike Cowles seconded the motion. Motion passed; unanimous.

Campus Killers Movie, LLC **Raven Aiken**
Killers on Campus
Raven Aiken stated that Campus Killers Movie, LLC plans to produce a Feature-Length Film, Killers on Campus, in Pulaski County. Production is set to begin as early as March 25, 2024 and is anticipated to end by April 10, 2024. The Company anticipates $164,640 in qualifying payroll expenditures and $109,850 in qualifying non-payroll expenditures for a total of $274,490. The company also anticipates employing 22 Kentucky resident crew members and 6 Non-Kentucky resident crew members for a total production crew of 28.

Staff recommended a total negotiated tax incentive amount of $ 96,072.

Naashom Marx moved to approve the staff recommendation, as presented. Don Goodin seconded the motion. Motion passed; unanimous.

Husband Control Movie, LLC **Raven Aiken**
Controlling My Husband
Raven Aiken stated that Husband Control Movie, LLC plans to produce a Feature-Length Film, Controlling My Husband, in Pulaski County. Production is set to begin as early as February 19, 2024 and is anticipated to end by March 6, 2024.The Company anticipates $164,640 in qualifying payroll expenditures and $109,850 in qualifying non-payroll expenditures for a total of $274,490. The company also anticipates employing 22 Kentucky resident crew members and 6 Non-Kentucky resident crew members for a total production crew of 28.

Staff recommended a total negotiated tax incentive amount of $ 96,072.

Naashom Marx moved to approve the staff recommendation, as presented. Don Goodin seconded the motion. Motion passed; unanimous.

BMC Production Corp. **Matt Jordan**
BM Christmas
Matt Jordan stated that BMC Production Corp. plans to produce a Feature-Length Film, BM Christmas, in Jefferson County. Production is set to begin as early as February 15, 2024 and is anticipated to end by May 9, 2024. The Company anticipates $1,242,587 in qualifying payroll expenditures and $403,108 in qualifying non-payroll expenditures for a total of $1,645,695. The company also anticipates employing 40 Kentucky resident crew members and 2 Non-Kentucky resident crew members for a total production crew of 42.

Staff recommended a total negotiated tax incentive amount of $ 521,662.

Naashom Marx moved to approve the staff recommendation, as presented. Mike Cowles seconded the motion. Motion passed; unanimous.

Post Time Audiovisual Services, Inc. d/b/a Wrigley Media Group **Matt Jordan**
Deadly Waters
Matt Jordan stated that Post Time Audiovisual Services, Inc. d/b/a Wrigley Media Group plans to produce a Television Program, Deadly Waters, in Bourbon, Fayette, Garrard, Jefferson and Pulaski Counties. Production is set to begin as early as February 5, 2024 and is anticipated to end by May 31, 2024. The Company anticipates $408,250 in qualifying payroll expenditures and

$187,675 in qualifying non-payroll expenditures for a total of $595,925. The company also anticipates employing 31 Kentucky resident crew members and 1 Non-Kentucky resident crew members for a total production crew of 32.

Staff recommended a total negotiated tax incentive amount of $ 195,115.

Naashom Marx moved to approve the staff recommendation, as presented. Don Goodin seconded the motion. Motion passed; unanimous.

Red Mask Film Holdings LLC **Joseph Gearon**
Red Mask
Joseph Gearon stated that Red Mask Film Holdings LLC plans to produce a Feature-Length Film, Red Mask, in Jefferson County. Production is set to begin as early as March 25, 2024 and is anticipated to end by April 25, 2024. The Company anticipates $1,030,000 in qualifying payroll expenditures and $170,000 in qualifying non-payroll expenditures for a total of $1,200,000. The company also anticipates employing 26 Kentucky resident crew members and 4 Non-Kentucky resident crew members for a total production crew of 30.

Staff recommended a total negotiated tax incentive amount of $ 381,500.

Naasom Marx moved to approve the staff recommendation, as presented. Mike Cowles seconded the motion. Motion passed; unanimous.

Fashion Movie, LLC **Joseph Gearon**
Killer Fashion
Joseph Gearon stated that Fashion Movie, LLC plans to produce a Feature-Length Film, Killer Fashion, in Harrison County. Production is set to begin as early as January 27, 2024 and is anticipated to end by April 27, 2024. The Company anticipates $200,050 in qualifying payroll expenditures and $95,925 in qualifying non-payroll expenditures for a total of $295,975. The company also anticipates employing 59 Kentucky resident crew members and 18 Non-Kentucky resident crew members for a total production crew of 77.

Staff recommended a total negotiated tax incentive amount of $ 103,591.

Don Goodin moved to approve the staff recommendation, as presented. Naashom Marx seconded the motion. Motion passed; unanimous.

Kentucky Small Business Tax Credit (KSBTC) Projects
Chairman Hale called on staff to present the KSBTC projects to the Authority.

Tim Back stated there are 16 Kentucky small businesses, from 8 counties with qualifying tax credits of $228,500. The 16 businesses created 67 jobs and invested $564,030 in qualifying equipment and/or technology.

Mr. Back requested the following tax credits be presented as one motion:

Qualifying

Qualified Small Business	County	Beg. Emp.	Elig. Pos.	Average Hourly Wage	Equipment or Technology	Tax Credit
A&S Construction of Louisville, Inc.	Jefferson	3	3	$24.44	$29,834	$10,500
Brown & Kubican, P.S.C.	Fayette	21	6	$34.54	$26,419	$21,000
Fink Management Services, LLC	Fayette	6	1	$23.41	$6,893	$3,500
HUI CAN Inc	Boyle	0	7	$13.14	$42,048	$24,500
Kentuckiana Bookkeeping LLC	Jefferson	0	2	$25.59	$7,817	$7,000
LJS Transport LLC	Graves	6	1	$65.21	$25,560	$3,500
My Office Pro, LLC	Laurel	19	5	$21.84	$20,590	$17,500
Prolific Digital LLC	Jefferson	1	1	$36.06	$5,597	$3,500
Ridgeline Coal LLC	Johnson	30	8	$22.25	$247,500	$25,000
Ron & Brenda's Transportation, LLC	Warren	22	6	$12.29	$24,500	$21,000
Seay Motors, LLC	Graves	16	6	$22.17	$22,066	$21,000
TrinSoft, LLC	Fayette	20	4	$26.20	$14,359	$14,000
Une Agence, LLC	Jefferson	2	1	$27.40	$6,885	$3,500
United Electrical Contractors, LLC	Marshall	6	3	$25.62	$17,500	$10,500
West Point Engineers PLLC	Jefferson	1	5	$36.94	$29,462	$17,500
Windows Plus LLC	Jefferson	13	8	$43.07	$37,000	$25,000

Staff recommended approval of the tax credits.

Chad Miller moved to approve the staff recommendation, as presented; Naashom Marx seconded the motion. Motion passed; unanimous.

KEDFA Grant

Chairman Hale called on staff to present the KEDFA Grant to the Authority.

Knox County Fiscal Court — Joseph Gearon

Knox County

Joseph Gearon stated Knox County Industrial Authority has entered into a letter of intent for the purchase of approximately 1,550 acres in Knox County. With the Southern Kentucky Business Park nearing full capacity, it is important for the community to have a new park for recruiting business and industry to the region. Prior to property acquisition, due diligence studies are being requested for funding assistance.

Disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, etc. and a progress report will be required to be submitted with each request. Funds will be disbursed upon staff's review and approval of all documentation. All due diligence results are required to be provided to the Cabinet.

Staff recommends approval of the $250,000 KEDFA grant subject to the terms set forth in the board report.

Don Goodin moved to approve the staff recommendation, as presented; Mike Cowles seconded the motion. Motion passed; unanimous.

Other Business

Quarterly Report - Kentucky Small Business Credit Initiative (KSBCI)
Jean Hale called on Matt Jordan to review the KSBCI 1.0 and 2.0 Quarterly Funding Report for the period ending December 31, 2023. After review, the Authority accepted the report as presented.

Mike Cowles moved to approve the staff recommendation, as presented; Chad Miller seconded the motion. Motion passed; unanimous.

Quarterly Amendment
Jean Hale called on Matthew Wingate to review the Quarterly Amendment resolution for January 25, 2024:

KBI Project:
Rack-it Truck Racks, Inc.
Letter Amendment-FEIN correction

Naashom Marx moved to approve the staff recommendation, as presented; Chad Miller seconded the motion. Motion passed; unanimous.

Adjournment
There being no further business, Chairman Hale entertained a motion to adjourn.

Naashom Marx moved to adjourn the January KEDFA board meeting; Chad Miller seconded the motion. Motion passed; unanimous.

The meeting adjourned at 10:59 a.m.

APPROVED
PRESIDING OFFICER:

Jean R. Hale, Chairman

KEDFA APPROVED AND NOT DISBURSED
1/31/2024

Approved and Undisbursed KEDFA Projects

Applicant	Form #	County	Date Approved	Commitment Expires	Project Amount
KEDFA LOANS					
None					
KEDFA GRANTS					
Knox County Fiscal Court		Knox	Jan-24		$250,000
SMALL BUSINESS LOANS					
None					
TOTAL APPROVED AND UNDISBURSED KEDFA PROJECT(S)-FUND E					**$250,000**
RURAL HOSPITAL LOANS					
ARC Health Systems, LLC d/b/a Bellefonte Hospital and Recovery Center	118038	Lawrence	Aug-23	Aug-24	$1,000,000
Deaconess Union County Hospital, Inc.	117619	Union	Jan-23	Jan-25	$1,000,000
TOTAL APPROVED AND UNDISBURSED KEDFA PROJECT(S)-KRHLP FUND					**$2,000,000**

Approved and Partially Disbursed KEDFA Projects

Applicant	Form #	County	Date Approved	Closing Date	Project Amount	Disbursed to Date	Remaining Balance
KEDFA LOANS							
Envision AESC Bowling Green, LLC	117498	Warren	Dec-22	Dec-29	$116,800,000	($105,120,000)	$11,680,000
KEDFA GRANTS							
None							
TOTAL APPROVED AND PARTIALLY DISBURSED KEDFA PROJECT(S)-FUND E							**$11,680,000**
None							
TOTAL APPROVED AND PARTIALLY DISBURSED KEDFA PROJECT(S)-KRHLP FUND							**$0.00**

TOTAL KEDFA APPROVED AND NOT DISBURSED-FUND E	**$11,930,000**
TOTAL KEDFA APPROVED AND NOT DISBURSED-KRHLP FUND	**$2,000,000**

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

STATEMENT OF NET POSITION

1/31/2024

	FUND A	BOND FUND	Small Bus. Loan Pool	KRHLP FUND	GENERAL FUND	KEDFA 1/31/24	OOE 1/31/24	COMBINED 1/31/24
ASSETS								
Cash & Accounts Receivable								
Operating Account	287,529.01	0.00	0.00	0.00	0.00	287,529.01	0.00	*287,529.01*
Cash	27,327,568.93	12,748,676.94	438,241.85	2,702,905.76	0.00	43,217,393.48	0.00	*43,217,393.48*
Cash - Restricted	15,000,000.00	0.00	0.00	0.00	0.00	15,000,000.00	0.00	*15,000,000.00*
High Tech Construction Pool	0.00	0.00	0.00	0.00	0.00	0.00	137,500.00	*137,500.00*
High Tech Investment Pool	0.00	0.00	0.00	0.00	0.00	0.00	2,529,130.64	*2,529,130.64*
High Tech LGEDF Pool	0.00	0.00	0.00	0.00	0.00	0.00	4,043.88	*4,043.88*
Investment Account	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*
Intergovermment Receivable	11,930,000.00	0.00	0.00	0.00	0.00	11,930,000.00	0.00	*11,930,000.00*
Total Cash & Accounts Receivable	**54,545,097.94**	**12,748,676.94**	**438,241.85**	**2,702,905.76**	**0.00**	**70,434,922.49**	**2,670,674.52**	***73,105,597.01***
Accrued Interest Receivable								
Loans	43,105.46	(1,077.13)	0.00	13,635.98	0.00	55,664.31	0.00	*55,664.31*
Investments	178,741.95	53,865.68	1,851.66	11,235.11	0.00	245,694.40	0.00	*245,694.40*
Total Accrued Interest Receivable	**221,847.41**	**52,788.55**	**1,851.66**	**24,871.09**	**0.00**	**301,358.71**	**0.00**	***301,358.71***
Notes Receivable								
Loans Receivable	374,882,050.31	135,250.00	0.00	4,705,769.25	0.00	379,723,069.56	0.00	*379,723,069.56*
(Allowance for Doubtful Accounts)		0.00	0.00	0.00	0.00	(2,092,153.60)	0.00	*(2,092,153.60)*
Total Notes Receivable	**374,882,050.31**	**135,250.00**	**0.00**	**4,705,769.25**	**0.00**	**377,630,915.96**	**0.00**	***377,630,915.96***
TOTAL ASSETS	***429,648,995.66***	***12,936,715.49***	***440,093.51***	***7,433,546.10***	***0.00***	***448,367,197.16***	***2,670,674.52***	***451,037,871.68***
DEFERRED OUTFLOWS OF RESOURCES:								
Deffered Outflows Pension						***1,133,000.00***	***0.00***	***1,133,000.00***
Deffered Outflows OPEB						***564,000.00***	***0.00***	***564,000.00***
LIABILITIES								
Accrued Salaries & Compensated Absences						304,460.09	0.00	*304,460.09*
Accounts Payable						0.00	0.00	*0.00*
Intergovernment Payable								*0.00*
Grants Payable						0.00	0.00	*0.00*
Pension Liability						11,662,000.00	0.00	*11,662,000.00*
OPEB Liability						1,880,000.00	0.00	*1,880,000.00*
TOTAL LIABILITIES						***13,846,460.09***	***0.00***	***13,846,460.09***
DEFERRED INFLOWS OF RESOURCES								
Deffered Inflows Pension						***240,000.00***	***0.00***	***240,000.00***
Deffered Inflows OPEB						***436,000.00***	***0.00***	***436,000.00***
NET POSITION								
Beginning Balance						**433,283,525.32**	**2,670,674.52**	***435,954,199.84***
Current Year Undivided Profits						**2,258,211.75**	**0.00**	**2,258,211.75**
TOTAL NET POSITION						***435,541,737.07***	***2,670,674.52***	***438,212,411.59***

NOTE 1 The Small Business Loan Pool is presented separately only for internal tracking purposes.

NOTE 2 The Office of Entrepreneurship (OOE) operating transactions are no longer under the direction of KEDFA and are not reflected above.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

CONSOLIDATED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

FOR THE MONTH ENDING AND FISCAL YTD January 31, 2024

	FUND A	BOND FUND	Small Bus Loan Pool	KRHLP FUND	GENERAL FUND	OOE FUND	FY 2023-2024 YEAR TO DATE	*FY 2022-2023 YEAR TO DATE*
Operating Revenues - KEDFA								
Interest Income/Loans	5,570.56	218.19	0.00	3,903.06	0.00	0.00	74,630.83	*72,049.97*
Interest Income/ Investments	178,741.95	53,865.68	1,851.66	11,235.11	0.00	0.00	1,642,620.87	*692,141.10*
Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	275.15	*0.00*
Application Fees	3,211.77	0.00	0.00	0.00	0.00	0.00	514,787.65	*509,842.57*
Miscellaneous Income	106,255.00	0.00	0.00	0.00	0.00	0.00	727,495.95	*318.57*
Total Operating Revenues - KEDFA	**293,779.28**	**54,083.87**	**1,851.66**	**15,138.17**	**0.00**	**0.00**	**2,959,810.45**	***1,274,352.21***
Operating Expenses - KEDFA								
Salaries	113,700.05				10,826.80		825,351.13	*814,182.52*
Employee benefits	99,880.70				9,829.08		736,965.42	*798,956.39*
Pension Liability Adjustment	0.00						0.00	*0.00*
OPEB Liability Adjustment	0.00						0.00	*0.00*
Other Personnel Costs	0.00						0.00	*0.00*
Contracted Personal Services	10,008.14						126,868.27	*103,672.09*
Maintenance and Repairs	0.00						0.00	*0.00*
Computer Services	1,245.00						1,245.00	*0.00*
Supplies	0.00						0.00	*0.00*
Miscellaneous Services	0.00						0.00	*1,245.00*
Travel	0.00						2,137.44	*0.00*
Dues	0.00						0.00	*0.00*
Commodities Expense	0.00						0.00	*0.00*
Bad Debt Expense	2,381.69						86,073.50	*0.00*
Grant Disbursement	0.00						0.00	*0.00*
Total Operating Expenses - KEDFA	**227,215.58**	**0.00**	**0.00**	**0.00**	**20,655.88**	**0.00**	**1,778,640.76**	***1,719,915.81***
Income (Loss) from Operations - KEDFA	**66,563.70**	**54,083.87**	**1,851.66**	**15,138.17**	**(20,655.88)**	**0.00**	**1,181,169.69**	***(445,563.60)***
Non-Operating Revenues (Expenses) - KEDFA								
Operating Transfer Out - General Fund							0.00	*0.00*
Operating Transfer Out - BSSC							0.00	*0.00*
Transfer Due from Bonds							0.00	*0.00*
Repayments Received from Projects							0.00	
Grants Disbursed							(310,050.00)	*0.00*
Operating Transfer In - General Fund					20,655.88		1,137,092.06	*0.00*
Operating Transfer In - Economic Dev	250,000.00						250,000.00	*369,937,327.90*
Unrealized Gains/(Losses) on Investment	0.00						0.00	*369,937,327.90*
Realized Gains/(Losses) on Investment	0.00						0.00	*0.00*
Total Non-Operating Revenues (Expenses) -	**250,000.00**	**0.00**	**0.00**	**0.00**	**20,655.88**	**0.00**	**1,077,042.06**	***739,874,655.80***
CHANGE IN NET POSITION - KEDFA	**316,563.70**	**54,083.87**	**1,851.66**	**15,138.17**	**0.00**	**0.00**	**2,258,211.75**	***739,429,092.20***
Operating Revenues (Expenses) - OOE								
Interest Income - Loans					0.00	0.00	0.00	*0.00*
Misc Income					0.00	0.00	0.00	*0.00*
Disbursements: Projects (Note 1)							0.00	*0.00*
Repayments received from Projects							0.00	*0.00*
Non-Operating Revenues (Expenses) - OOE								
Operating Transfer in - OOE							0.00	*0.00*
Transfer Due from Bonds							0.00	*0.00*
Operating Transfer Out - OOE					0.00	0.00	0.00	*0.00*
CHANGE IN NET POSITION - OOE	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	***0.00***
CHANGE IN NET POSITION - COMBINED	**316,563.70**	**54,083.87**	**1,851.66**	**15,138.17**	**0.00**	**0.00**	**2,258,211.75**	***739,429,092.20***

NOTE 1 Represents disbursements for projects from OOE Funds. (See OOE listings for detail of approved projects)

NOTE 2 Statement does not include interest income for OOE that is swept monthly to OOE's operating account

NOTE 3 The Small Business Loan Pool is presented separately only for internal tracking purposes.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
CASH POSITION STATEMENT
1/31/2024

	1/31/2023	1/31/2024
Fund A Cash Balance	$34,655,743.57	$42,327,568.93
Less: Approved/Undisbursed		(11,930,000.00)
Total Unobligated Balance	**$34,655,743.57**	**$30,397,568.93**
2003 Bond Fund Cash Balance	$12,937,315.32	$12,748,676.94
Less: Approved/Undisbursed	(142,281,774.00)	
Total Unobligated Balance	**($129,344,458.68)**	**$12,748,676.94**
Small Business Loan Fund Cash Balance	$418,306.84	$438,241.85
Less: Approved/Undisbursed		
Total Unobligated Balance	**$418,306.84**	**$438,241.85**
Kentucky Rural Hospital Loan Fund Cash Balance	$2,713,162.00	$2,702,905.76
Less: Approved/Undisbursed	(3,521,993.00)	(2,000,000.00)
Total Unobligated Balance	**($808,831.00)**	**$702,905.76**
Bond Funds to be Provided for Loans		
Less: Approved/Undisbursed	0.00	0.00
Total Unobligated Balance	**$0.00**	**$0.00**
Budget: Cash to be Transferred to Other CED Programs	**$142,800,000.00**	**$11,680,000.00**
CASH AVAILABLE	**$47,720,760.73**	**$55,967,393.48**
OCI Fund Cash Balance		
High Tech Construction Pool	$137,500.00	$137,500.00
Less: Approved/Undisbursed	$0.00	$0.00
High Tech Investment Pool	$2,529,130.64	$2,529,130.64
Less: Approved/Undisbursed	$0	$0
LGEDF Pool	$4,043.88	$4,043.88
Less: Approved/Undisbursed	$0.00	$0.00
Bond Funds to be Provided for Approved Projects		
Bond Funds Available for Projects		
Total Unobligated Balance	**$2,670,675**	**$2,670,675**
TOTAL ALL FUNDS	**$50,391,435.25**	**$58,638,068.00**

KEDFA Grant (due diligence) Projects
Calendar Year 2024

KEDFA Meeting date	2/29/2024
Total Projects Approved Calendar Year-to-Date	1
Number of Proposed Projects for Current Month	2
Calendar Year Cap	$2,000,000
Approved Calendar Year-to-Date	$250,000
Balance Available for Current Month	$1,750,000
Proposed Approval for Current Month	$450,000
Balance Available for Remainder of Calendar Year	$1,300,000

KBI Summary

Updated February 12, 2024

Fiscal Year End Reporting

		Jobs			Wages		
Year	Number of Projects	Jobs Reported	Job Target	% Achieved	Average Wage Reported	Wage Target	% Achieved
2010	1	40	51	78%	$11.42	$11.00	104%
2011	5	269	257	105%	$35.00	$28.90	121%
2012	18	1,264	1,154	110%	$25.30	$23.23	109%
2013	58	5,908	5,395	110%	$24.85	$23.35	106%
2014	94	10,024	9,525	105%	$24.85	$22.98	108%
2015	143	14,617	13,193	111%	$25.32	$22.32	113%
2016	196	21,251	18,648	114%	$25.05	$21.79	115%
2017	245	26,094	22,070	118%	$26.81	$21.93	122%
2018	290	31,594	25,658	123%	$26.24	$21.77	121%
2019	331	35,397	29,323	121%	$27.88	$22.38	125%
2020	347	38,950	32,669	119%	$29.44	$22.99	128%
2021	357	37,782	33,986	111%	$30.52	$23.51	130%
2022	369	39,219	34,803	113%	$30.67	$23.81	129%
2023	125	13,544	11,147	122%	$31.45	$23.44	134%

Annual Maximums and Incentives Claimed

Year	Approved Annual Maximum	Earned Annual Maximum	Incentives Claimed*	Utilization Rate
2010-2012**	$5,182,833	$4,914,663	$2,104,094	43%
2013	$15,611,951	$13,992,639	$6,601,085	47%
2014	$27,405,836	$23,759,875	$13,131,631	55%
2015	$45,896,940	$39,276,598	$18,084,965	46%
2016	$40,149,248	$35,302,751	$20,566,525	58%
2017	$44,952,034	$38,751,699	$24,998,373	65%
2018	$52,213,284	$44,187,234	$30,792,479	70%
2019	$63,643,319	$54,223,721	$31,005,389	57%
2020	$58,022,165	$50,414,387	$29,511,011	59%
2021	$38,036,690	$36,627,211	$32,297,682	88%
2022	$31,680,949	$31,493,482	$26,828,062	85%
2023	$28,874,815	$28,256,851	$1,195,480	4%
Grand Total	**$451,670,063**	**$401,201,110**	**$237,116,775**	

- Based on actual jobs and wages reported in 2021 by companies approved to claim incentives, the estimated payroll for new, full-time Kentucky resident jobs was over $2.33 billion.

***Notes on incentives claimed:** Data is based on information provided by the Kentucky Department of Revenue.

****Due to taxpayer confidentiality, years 2010-2012 were combined.**

Kentucky Enterprise Initiative Act (KEIA) Projects
Fiscal Year End 2024

KEDFA Meeting date	2/29/2024
Total Projects Approved Fiscal Year-to-Date	24
Number of Proposed Projects for Current Month	3

Construction Materials and Building Fixtures

Fiscal Year Cap	$20,000,000
Approved Fiscal Year-to-Date	$5,525,000
Committed Amount	$0
Balance Available for Current Month	$14,475,000
Proposed Approval for Current Month	$ 200,000
Balance Available for Remainder of Fiscal Year	$14,275,000

Research & Development and Electronic Processing Equipment, Flight Simulation Equipment

Fiscal Year Cap	$5,000,000
Approved Fiscal Year-to-Date	$475,000
Committed Amount	$0
Balance Available for Current Month	$4,525,000
Proposed Approval for Current Month	$400,000
Balance Available for Remainder of Fiscal Year	$4,125,000

Kentucky Entertainment Incentive (KEI) Projects
Calendar Year 2024

KEDFA Meeting date	2/29/2024
Total Projects Approved Calendar Year-to-Date	8
Number of Proposed Projects for Current Month	5

Motion Picture or Entertainment Production

Calendar Year Cap	$50,000,000
Approved Calendar Year-to-Date	$2,546,516
Balance Available for Current Month	$47,453,484
Proposed Approval for Current Month	$6,556,115
Balance Available for Remainder of Calendar Year	$40,897,369

Continuous Film Production

Calendar Year Cap	$25,000,000
Approved Calendar Year-to-Date	$0
Committed Amount	$0
Balance Available for Current Month	$25,000,000
Proposed Approval for Current Month	$0
Balance Available for Remainder of Calendar Year	$25,000,000

Project Update Report

February 2024

PROJECT UPDATES – PRELIMINARY APPROVAL

The following update(s) have occurred to project(s) that received preliminary approval. Please note the project(s) were not eligible for incentives because final approval did not occur.

Program	Project	County	Preliminary Approval Date	Status Update
KBI	AgTech Scientific, LLC	Bourbon	1/25/2018	No response from company. USPS mail returned; SOS "bad"

PROJECT UPDATES – FINAL APPROVAL

The following update(s) have occurred to project(s) that received final approval. Please note projects would not qualify for incentives if the project did not meet initial requirements, such as job creation, wages, investment or other, as required by the program.

Program	Project	County	Final Approval Date	Did the Project Qualify for Incentives?	Status Update

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
TIF REPORT - PRELIMINARY APPROVAL

Date:	February 29, 2024		
Applicant:	Metro Development Authority, Inc.		
Project Name:	One Park Development Project		
City:	Louisville	**County:**	Jefferson
Program Type:	Signature Projects		
TIF Term:	30 years	**DFS Staff:**	J. Gearon

Project Description: Major office tenants are not satisfied with traditional office space in today's environment and require upscale sites with loads of amenities and a mix of uses, including residential, that allows them to attract and keep their workforce. One Park is a unique, one of a kind development in Louisville and the Commonwealth that will enable the city, region and state to compete for office tenants looking to relocate from other states. One Park will be a transformative redevelopment of one of Louisville's most underutilized parcels developing a gateway location to downtown Louisville.

The proposed development is expected to include:
- 239,536 total square feet of commercial office space
- 60,500 total square feet of retail/restaurant space
- 200 room hotels
- 49,197 square foot grocery store
- 600-700 apartments
- Public infrastructure improvements

Total estimated cost of the project is approximately $1.4 billion, including financing.

Construction is expected to begin in 2025 with completion in 2028.

Certification: Craig Greenburg, Mayor of Louisville certified that the One Park Development Project Signature Project is not reasonably expected to be developed without public assistance, including but not limited to tax increment financing.

Impact: This Project could generate significant new economic impact to the area and the Commonwealth. The applicant estimates that the project will support 2,392 direct and indirect permanent jobs, 5,448 direct and indirect jobs from construction activity, and have a combined economic impact to the area of $17.4 billion over a 30-year period.

Public Infrastructure: Infrastructure costs total approximately $165 million:
- Land preparation
- Sewers/storm drainage
- Curbs, sidewalks, promenades and pedways
- Roads
- Provision of utilities
- Environmental remediation
- Parking

Preliminary Approval: By granting preliminary approval, KEDFA would enable staff to begin working with the Office of State Budget Director and the Office of Financial Management to create criteria for which a consultant would review the project feasibility including financing, appropriateness for the use of the TIF program and potential increments, and whether the project represents a net positive impact to the Commonwealth.

Special Condition/Requirement(s):

Staff recommends including the following special condition/requirement(s):

Total cumulative investment of $553,953,540 excluding financing costs, must be achieved to be eligible for the maximum total incentive amount determined at final approval. The actual project completion percentage of the investment will be applied annually to the total incentive amount approved to determine the maximum total incentive available/earned for the project during the term of the agreement.

Eligible approved costs for the Project will be limited to the cost and financing of the public parking garage.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: Graves County Fiscal Court
Beneficiary: Graves County Economic Development, Inc.
City: Mayfield **County:** Graves
Activity: Manufacturing
Bus. Dev. Contact: C. Peek **DFS Staff:** M. Elder
Project Description: Graves County Fiscal Court on behalf of the Graves County Economic Development, Inc. will assist in the acquisition and development of a site in Graves County. The site development will provide Graves County with new business opportunities and provide impact for future construction of industries. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	**Total Investment**
Land/Building Acquisition	$1,250,000
Infrastructure Extensions/Improvements	$1,000,000
Site Preparation	$787,000
Road Improvements	$210,500
TOTAL	**$3,247,500**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$1,623,750	50.0%
Graves County Economic Development	$1,623,750	50.0%
TOTAL	**$3,247,500**	100.0%

Other Terms: In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$1,623,750**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: Wayne County Fiscal Court
Beneficiary: Wayne County Industrial Authority
City: Monticello **County:** Wayne
Activity: Manufacturing
Bus. Dev. Contact: D. Milbern **DFS Staff:** R. Aiken
Project Description:

The Wayne County Fiscal Court on behalf of the Wayne County Industrial Authority is seeking to acquire additional acreage to expand the Monticello Wayne County Business Park. This project was a potential infrastructure project identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	**Total Investment**
Land/Building Acquisition	$987,286
TOTAL	**$987,286**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$493,643	50.0%
Bank Loan	$493,643	50.0%
TOTAL	**$987,286**	100.0%

Other Terms: In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$493,643**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: Webster County Fiscal Court
Beneficiary: Webster County Industrial Development Authority
City: Sebree **County:** Webster
Activity: Manufacturing
Bus. Dev. Contact: D. Milbern **DFS Staff:** R. Aiken
Project Description: The Webster County Fiscal Court on behalf of the Webster County Industrial Development Authority is seeking to complete due diligence, site preparation, and road improvements to provide Webster County with new business opportunity and provide impact for future construction of industries. This project was a potential infrastructure project identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	**Total Investment**
Road Improvements	$904,000
Site Preparation	$100,000
Due Diligence	$54,130
TOTAL	**$1,058,130**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$529,065	50.0%
Webster County IDA Funds	$529,065	50.0%
TOTAL	**$1,058,130**	100.0%

Other Terms: In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$529,065**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: City of Winchester
Beneficiary: Winchester/Clark County Industrial Development Authority
City: Winchester **County:** Clark
Activity: Manufacturing
Bus. Dev. Contact: A. Chilton **DFS Staff:** R. Aiken

Project Description:
The City of Winchester on behalf of the Winchester/Clark County Industrial Development Authority is seeking to complete site preparation and infrastructure improvements to provide Clark County with new business opportunity and provide impact for future construction of industries. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	**Total Investment**
Infrastructure Extensions/Improvements	$1,000,000
Site Preparation	$4,000,000
Due Diligence	$600,000
TOTAL	**$5,600,000**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$2,000,000	35.7%
WCCIDA Funds	$3,600,000	64.3%
TOTAL	**$5,600,000**	100.0%

Other Terms:
In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$2,000,000**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: Scott County Fiscal Court
Beneficiary: City of Georgetown
City: Georgetown **County:** Scott
Activity: Manufacturing
Bus. Dev. Contact: C. Dodd **DFS Staff:** R. Aiken

Project Description: The Scott County Fiscal Court on behalf of the City of Georgetown is seeking to complete road and infrastructure improvements, due diligence, and site preparation work in the Lanes Run Business Park. The site development will provide Scott County with new business opportunities and provide impact for future construction of industries. This project was a potential infrastructure project identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	**Total Investment**
Infrastructure Extensions/Improvements	$1,428,696
Site Preparation	$1,093,403
Road Improvements	$413,549
Due Diligence	$64,352
TOTAL	**$3,000,000**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$1,500,000	50.0%
City of Georgetown Funds	$500,000	16.7%
Scott County United Funds	$500,000	16.7%
Scott County Funds	$500,000	16.7%
TOTAL	**$3,000,000**	100.0%

Other Terms: In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$1,500,000**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: City of Bardstown
Beneficiary: Nelson County Fiscal Court
City: Bardstown **County:** Nelson
Activity: Manufacturing
Bus. Dev. Contact: M. Jollie **DFS Staff:** B. Combs
Project Description:

The City of Bardstown on behalf of the Nelson County Fiscal Court is seeking to extend utilities and the existing roadway in the Nelson County Industrial Park. This project was a potential infrastructure project identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Select Owned or Leased	**Total Investment**
Infrastructure Extensions/Improvements	$725,000
Site Preparation	$88,020
Road Improvements	$450,000
TOTAL	**$1,263,020**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$631,510	50.0%
Nelson County Fiscal Court Funds	$210,504	16.7%
City of Bardstown Funds	$210,503	16.7%
BIDC	$210,503	16.7%
TOTAL	**$1,263,020**	100.0%

Other Terms: In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$631,510**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: Logan County Fiscal Court
Beneficiary: Logan Industrial Development Authority, Inc.
City: Russellville **County:** Logan
Activity: Manufacturing
Bus. Dev. Contact: S. Moseley **DFS Staff:** B. Combs
Project Description: The Logan County Fiscal Court on behalf of the Logan Industrial Development Authority, Inc. is seeking to construct a speculative building with an expansion pad at the Shelton Lane Industrial Park. This project was a potential infrastructure project identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	**Total Investment**
Infrastructure Extensions/Improvements	$477,350
Site Preparation	$1,439,620
Building Construction/Renovation	$5,800,000
Other	$27,650
TOTAL	**$7,744,620**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$2,000,000	25.8%
Bank Loan	$4,994,620	64.5%
Utility Grant	$750,000	9.7%
TOTAL	**$7,744,620**	100.0%

Other Terms: In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$2,000,000**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: City of Hodgenville
Beneficiary: LaRue County Fiscal Court
City: Upton **County:** LaRue
Activity: Manufacturing
Bus. Dev. Contact: C. Prather **DFS Staff:** B. Combs
Project Description: The City of Hodgenville on behalf of the LaRue County Fiscal Court is seeking to install sanitary sewer forced main to land set aside for industrial development in Upton. This project was a potential infrastructure project identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	**Total Investment**
Infrastructure Extensions/Improvements	$1,200,000
TOTAL	**$1,200,000**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$600,000	50.0%
LaRue County Fiscal Court Funds	$600,000	50.0%
TOTAL	**$1,200,000**	100.0%

Other Terms: In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$600,000**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: Laurel County Fiscal Court
Beneficiary: London-Laurel County Economic Development Authority
City: London **County:** Laurel
Activity: Manufacturing
Bus. Dev. Contact: A. Chilton **DFS Staff:** M. Jordan

Project Description: The Laurel County Fiscal Court on behalf of the London-Laurel County Economic Development Authority (LLCEDA) is seeking to aquire a 170 acre property and complete infrastructure extensions. LLCEDA has already performed due diligence studies to ensure the property is a viable investment and will be providing the match to the KPDI funds.The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	**Total Investment**
Land/Building Acquisition	$2,581,873
Infrastructure Extensions/Improvements	$1,374,650
TOTAL	**$3,956,523**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$1,978,262	50.0%
London-Laurel County EDA	$1,978,262	50.0%
TOTAL	**$3,956,523**	100.0%

Other Terms: In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$1,978,262**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: City of Somerset
Beneficiary: Somerset Pulaski Economic Development Authority, Inc.
City: Somerset **County:** Pulaski
Activity: Manufacturing
Bus. Dev. Contact: C. Prather **DFS Staff:** M. Jordan

Project Description: The City of Somerset on behalf of the Somerset Pulaski Economic Development Authority (SPEDA) is seeking to complete phased work at an intersection into a 142-acre site, known as the SPEDA Commerce Park. The park has been annexed into the City of Somerset, and as part of the annexation the city will assist in installing city-owned water, sewer, and natural gas. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	**Total Investment**
Site Work	$1,052,000
TOTAL	**$1,052,000**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$500,000	47.5%
SPEDA	$552,000	52.5%
TOTAL	**$1,052,000**	100.0%

Other Terms: In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$500,000**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: Green County Fiscal Court
Beneficiary: Green Economic Team, Inc.
City: Greensburg **County:** Green
Activity: Manufacturing
Bus. Dev. Contact: C. Prather **DFS Staff:** M. Jordan

Project Description: The Green County Fiscal Court on behalf of the Green Economic Team, Inc. is seeking to complete site preparation and construct a 20,000 square foot building at the Greensburg Industrial Park. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	**Total Investment**
Site Prep	$300,000
Building Construction	$1,700,000
TOTAL	**$2,000,000**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$1,000,000	50.0%
Local Funds	$1,000,000	50.0%
TOTAL	**$2,000,000**	100.0%

Other Terms: In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$1,000,000**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: Montgomery County Fiscal Court
Beneficiary: Mt. Sterling - Montgomery County Industrial Authority
City: Mt. Sterling **County:** Montgomery
Activity: Manufacturing
Bus. Dev. Contact: M. Jollie **DFS Staff:** J. Gearon

Project Description: The Montgomery County Fiscal Court on behalf of the Mt. Sterling - Montgomery County Industrial Authority is purchasing property on Owingsville Road and conducting related site engineering and development. The match funds are being met by the discounted sales price on land to be acquired, and are based on the appraised value of the land as verified by an independent appraisal. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	**Total Investment**
Land/Building Acquisition	$4,100,000
Site Preparation	$125,000
Other - Due Diligence	$125,000
TOTAL	**$4,350,000**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$2,000,000	46.0%
Bank Loan	$250,000	5.7%
Other - Appraised Value above Cost	$2,100,000	48.3%
TOTAL	**$4,350,000**	100.0%

Other Terms: In accordance with the grant agreement, the matching dollar amount will be validated by an independent appraisal to the satisfaction of the Cabinet. Disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$2,000,000**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF)
KENTUCKY PRODUCT DEVELOPMENT INITIATIAVE (KPDI) PROJECT REPORT

Date: February 29, 2024
Grantee: Clinton County Fiscal Court
Beneficiary: Clinton County Industrial Development Authority
City: Albany **County:** Clinton
Activity: Manufacturing
Bus. Dev. Contact: D. Milbern **DFS Staff:** J. Gearon

Project Description: The Clinton County Fiscal Court on behalf of the Clinton County Industrial Development Authority is extending water and sewer lines to the Clinton County Industrial Park. The Clinton County Fiscal Court and the Clinton County Industrial Development Authority will provide the match funds. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	**Total Investment**
Infrastructure Extensions/Improvements	$329,226
TOTAL	**$329,226**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$164,613	50.0%
TVA	$164,613	50.0%
TOTAL	**$329,226**	100.0%

Other Terms: In accordance with the grant agreement, disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, matching funds, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **$164,613**

Recommendation:
Staff recommends approval of this KPDI-EDF grant subject to the terms set forth in this report and the recommendation letter from the Secretary of the Cabinet for Economic Development (CED). In accordance with KRS 154.12-100, KEDFA's approval of this grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the funds for this project.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEDFA GRANT PROJECT REPORT

Date:	February 29, 2024		
Grantee:	RGL Regional Industrial Development Authority, Inc.		
City:	Mt. Vernon	**County:**	Rockcastle
Activity:	Industrial Park		
Bus. Dev. Contact:	A. Chilton	**DFS Staff:**	B. Combs

Project Description: RGL Regional Industrial Development Authority, comprised of Rockcastle, Garrard, and Lincoln Counties, currently has 1,491 acres under assignable option. Prior to property acquisition, due diligence studies are being requested for funding assistance.

Anticipated Project Costs

Due Diligence Costs	$	299,800
TOTAL	**$**	**299,800**

Due Diligence may include, but not be limited to, the following:

ALTA/NSPS Land Title Survey
Phase 1 Environmental Study
Biological Assessment - Species Report
Archeological/Cultural or Historical Study
Wetland Delineation Report
Infrastructure Improvement Reports
Geotechnical Report
Topographical Report
Zoning Ordinance
Engineering Reports
Road Improvement Reports
Core Drilling Report
Cut and Fill Report
Summary of Findings for all disciplines
401/404 Permitting

Anticipated Project Funding

KEDFA Grant	$	250,000
RGL IDA Funds	$	49,800
TOTAL	**$**	**299,800**

Disbursement and Reporting Requirements:

Disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, etc. and a progress report will be required to be submitted with each request. Funds will be disbursed upon staff's review and approval of all documentation. All due diligence results are required to be provided to the Cabinet.

RECOMMENDED KEDFA GRANT AMOUNT: **$ 250,000**

Recommendation:
Staff recommends approval of this KEDFA grant subject to the terms set forth in this report.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEDFA GRANT PROJECT REPORT

Date:	February 29, 2024		
Grantee:	City of Richmond		
City:	Richmond	**County:**	Madison
Activity:	Industrial Park		
Bus. Dev. Contact:	C. Dodd	**DFS Staff:**	R. Aiken

Project Description: The City of Richmond has entered into a letter of intent for the purchase of approximately 1,000 acres in Madison County. With the demand for large mega-sites ready for industrial development, it is important for the community to have a new park for recruiting business and industry to the region. Prior to property acquisition, due diligence studies are being requested for funding assistance.

Anticipated Project Costs

Due Diligence Costs	$	584,764
TOTAL	**$**	**584,764**

Due Diligence may include, but not be limited to, the following:

ALTA/NSPS Land Title Survey
Archeological/Cultural or Historical Study
Geotechnical Report
Engineering Reports

Anticipated Project Funding

KEDFA Grant	$	200,000
City of Richmond	$	300,000
East Kentucky Power Cooperative (EKPC)	$	84,764
TOTAL	**$**	**584,764**

Disbursement and Reporting Requirements:

Disbursement requests may be submitted no more than monthly requesting funds to be disbursed on a reimbursement basis. Supporting documentation of invoices, proof of payment, etc. and a progress report will be required to be submitted with each request. Funds will be disbursed upon staff's review and approval of all documentation. All due diligence results are required to be provided to the Cabinet.

RECOMMENDED KEDFA GRANT AMOUNT: **$ 200,000**

Recommendation:
Staff recommends approval of this KEDFA grant subject to the terms set forth in this report.

TAX-EXEMPT GOVERNMENTAL UNIT/STATUTORY AUTHORITY ISSUANCE OF INDUSTRIAL REVENUE BONDS (IRB)

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY REQUEST FOR REDUCTION IN STATE AD VALOREM TAX RATE

Date:	February 29, 2024		
Issuer:	City of Winchester		
Company:	Washington Penn Plastic Co., Inc.		
City:	Winchester	**County:**	Clark
Project Type:	New	**Resolution #:**	LIRB-2024-01
Bus. Dev. Contact:	A. Chilton	**DFS Staff:**	B. Combs

Project Description: Washington Penn Plastic Co., Inc. is a leading provider of polypropylene and polyethylene compounds that supply the automotive, appliance, construction, consumer, packaging, and industrial markets. The company is considering opening a manufacturing facility in the Winchester Industrial Park.

Proposed Issuance Date	Principal amount of IRB authorization	Term of Bond (years)
January 1, 2025	up to $115,000,000	20

New, Full-time Jobs to be Created	Average Annual Salary
88	$52,000

Anticipated Financed Project Costs

Land	$6,915,000
Building/Improvements	$42,405,250
Equipment	$63,929,750
Infrastructure	$1,750,000
TOTAL	**$115,000,000**

Active State Participation at the Project Site:

Date	Program	Status	Amount
Aug 31, 2023	KBI	Approve- Preliminary	$2,500,000
Aug 31, 2023	KEIA	Approve-Final	$300,000

Unemployment Rate:

County: 3.6% Kentucky: 3.8%

Projected New Net Tax Revenues to be Received Over the Term of the IRB

Excluding other state tax credits and incentives approved for the project, if fully utilized by the company. These projections are provided by the company and are not verified by the Cabinet.

State Tax Revenues	$14,617,066
Local Tax Revenue	$6,983,695
TOTAL	**$21,600,761**

Requested % Reduction in the Ad Valorem		**Projected Tax Savings over Bond Term**
State:	100%	$1,934,790
Local:	100%	$5,217,460

Payments will be made by the Company in lieu of taxes to the following:

100% Clark County School District

Recommendation:

Staff recommends approval of the requested percentage reduction in the state ad valorem tax rate on the industrial building and equipment proposed to be financed through the issuance of the industrial revenue bonds.

Note that the KEDFA board is not making any type of determination as to the legality of the bonds to be issued by the above-referenced issuer, but is only approving the reduction on the ad valorem tax rate as provided by KRS 103.200 and KRS 132.020.

MEMORANDUM

TO: KEDFA Board Members

FROM: Craig Kelly
Compliance Division

DATE: February 29, 2024

SUBJECT: KBI Amendment
Welch Packaging Group, Inc. (Barren)
KBI-F-21-22937

On May 27, 2021, AtCorr Packaging Products, LLC received Final approval under the Kentucky Business Investment (KBI) program.

Subsequent to their Activation of January 31, 2022, AtCorr Packaging Products, LLC sold to Welch Packaging Group, Inc. its Acquired Assets pursuant to the Asset Purchase Agreement effective as of September 5, 2023.

As a result of the Amendment the Name of the Company has changed to Welch Packaging Group, Inc. and the Federal Identification Number has changed to reflect the change in ownership.

All other aspects of the project will remain the same.

Staff recommends approval.

MEMORANDUM

TO: KEDFA Board Members

FROM: Craig Kelly, Senior Compliance Manager CK
Compliance Division

DATE: February 29, 2024

SUBJECT: KEIA Extensions

The following companies have requested additional time to complete their projects:

Company	County	Extension
Distilled Spirits Epicenter, LLC	Jefferson	4 Months
Buffalo Trace Distillery	Franklin	6 Months
Universal Piping Industries, Inc.	Scott	6 Months
Kentucky Cooperage LP, Ltd	Marion	12 Months
Meggitt Aircraft Braking Systems Kentucky Corporation	Boyle	12 Months

Staff recommends approval.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT

Date: February 29, 2024
Approved Company: Blue Moon Energy LLC
City: Cynthiana **County:** Harrison
Activity: Renewable Energy **Resolution #:** KEIA-24-118444
Bus. Dev. Contact: C. Dodd **DFS Staff:** R. Aiken

Project Description: Blue Moon Energy LLC is a wholly owned, indirect subsidiary of Recurrent Energy, LLC, which is one of the world's largest and most geographically diversified utility-scale solar and energy storage project development, ownership, and operations platforms. The company is considering creating an electric generation facility in Harrison County.

Facility Details: Locating in a new facility

Anticipated Project Investment	**Eligible Costs**	**Total Investment**
Land	$0	$969,500
Building Construction	$0	$16,051,531
Electronic Processing Equipment	$75,283,502	$75,283,502
Research & Development Equipment	$0	$0
Flight Simulation Equipment	$0	$0
Other Equipment	$0	$36,447,178
Other Start-up Costs	$0	$0
TOTAL	**$75,283,502**	**$128,751,711**

Other State Participation: None

Unemployment Rate:
County: 3.5% Kentucky: 3.8%

Existing Presence in Kentucky: None

Approved Recovery Amount:
R&D and/or Electronic Processing Equipment: $300,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$300,000**

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT

Date: February 29, 2024
Approved Company: Tru-Tone Finishing Inc.
City: Lexington **County:** Fayette
Activity: Manufacturing **Resolution #:** KEIA-24-118439
Bus. Dev. Contact: C. Dodd **DFS Staff:** R. Aiken

Project Description: Tru-Tone Finishing Inc. is a full-service e-coat powder coating company that has provided services since 1974. The company opened its latest facility to accommodate multiple E-Coat lines and to allow for further ability to service high volume customers while retaining the highest standards of quality.

Facility Details: Locating in a new facility

Anticipated Project Investment	**Eligible Costs**	**Total Investment**
Land	$0	$0
Building Construction	$0	$9,888,820
Electronic Processing Equipment	$0	$0
Research & Development Equipment	$3,356,300	$3,356,300
Flight Simulation Equipment	$0	$0
Other Equipment	$0	$0
Other Start-up Costs	$0	$391,708
TOTAL	**$3,356,300**	**$13,636,828**

Ownership (20% or more):
Greg Klemenswicz Bloomingdale, IL
Lori Ard Blaine, TN

Other State Participation:

Date	Program	Status	Amount
Dec 12, 2019	KBI	Monitor	$500,000

Unemployment Rate:
County: 3.1% Kentucky: 3.8%

Existing Presence in Kentucky:
Fayette County

Approved Recovery Amount:
R&D and/or Electronic Processing Equipment: $100,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$100,000**

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

KBI REPORT - PRELIMINARY APPROVAL

Date: February 29, 2024
Approved Company: Niagara Bottling, LLC
City: Walton **County:** Boone
Activity: Manufacturing **Prelim Resolution #:** KBI-I-24-118424
Bus. Dev. Contact: M. Jollie **DFS Staff:** B. Combs

Project Description: Niagara Bottling, LLC is a family owned business, established in 1963, with headquarters in California. Niagara produces a large variety of beverages and is considering opening a manufacturing operation in Boone County.

Facility Details: Locating in a new facility

Anticipated Project Investment - Owned	**Eligible Costs**	**Total Investment**
Land	$4,400,000	$4,400,000
Building/Improvements	$46,610,147	$46,610,147
Equipment	$1,200,000	$63,309,715
TOTAL	**$52,210,147**	**$114,319,862**

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	60	$45.17	
1	60	$45.17	$110,000
2	60	$45.17	$110,000
3	60	$45.17	$110,000
4	60	$45.17	$110,000
5	60	$45.17	$110,000
6	60	$45.17	$110,000
7	60	$45.17	$110,000
8	60	$45.17	$110,000
9	60	$45.17	$110,000
10	60	$45.17	$110,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$1,100,000**

Incentive Type:
Other

Statutory Minimum Wage Requirements:
Base hourly wage: $10.88
Total hourly compensation: $12.51

Ownership (20% or more):
Niagara Drinking Waters, Inc. Diamond Bar, California
Peykoff Legacy Trust FBO Andrew Peykoff II Las Vegas, Nevada

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:
State: 1.2%
Local: 0.4% Boone County

Unemployment Rate:
County: 3.3% Kentucky: 3.8%

Existing Presence in Kentucky: None

Special Conditions: None

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT

Date: February 29, 2024
Approved Company: Niagara Bottling, LLC
City: Walton **County:** Boone
Activity: Manufacturing **Resolution #:** KEIA-24-118425
Bus. Dev. Contact: M. Jollie **DFS Staff:** B. Combs

Project Description: Niagara Bottling, LLC is a family owned business, established in 1963, with headquarters in California. Niagara produces a large variety of beverages and is considering opening a manufacturing operation in Boone County.

Facility Details: Locating in a new facility

Anticipated Project Investment	**Eligible Costs**	**Total Investment**
Land	$0	$4,400,000
Building Construction	$46,610,147	$46,610,147
Electronic Processing Equipment	$0	$0
Research & Development Equipment	$0	$0
Flight Simulation Equipment	$0	$0
Other Equipment	$0	$63,309,715
Other Start-up Costs	$0	$0
TOTAL	**$46,610,147**	**$114,319,862**

Approved Recovery Amount:

Construction Materials and Building Fixtures: $200,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$200,000**

See KBI file (KBI-I-24-118424) for Ownership, Other State Participation and Unemployment Rate.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

KBI REPORT - PRELIMINARY APPROVAL

Date:	February 29, 2024		
Approved Company:	Franklin Precision Industry Incorporated		
City:	Franklin	**County:**	Simpson
Activity:	Manufacturing	**Prelim Resolution #:**	KBI-I-24-118409
Bus. Dev. Contact:	C. Peek	**DFS Staff:**	M. Elder

Project Description: Franklin Precision Industry Incorporated is in the consideration stage for a new product that would supply an electric vehicle battery production company with components to complete the assembly of an electric vehicle battery. The new product will bring the need for capital investment in equipment, and a need for higher skilled labor.

Facility Details: Expanding existing operations

Anticipated Project Investment - Owned	**Eligible Costs**	**Total Investment**
Land	$0	$0
Building/Improvements	$0	$0
Equipment	$200,000	$1,530,000
Other Start-up Costs	$126,733	$126,733
TOTAL	**$326,733**	**$1,656,733**

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	10	$35.00	
1	13	$35.00	$15,000
2	13	$35.00	$15,000
3	13	$35.00	$15,000
4	13	$35.00	$15,000
5	13	$35.00	$15,000
6	13	$35.00	$15,000
7	13	$35.00	$15,000
8	13	$35.00	$15,000
9	13	$35.00	$15,000
10	13	$35.00	$15,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT **$150,000**

Incentive Type:
Other

Statutory Minimum Wage Requirements:
Base hourly wage: $10.88
Total hourly compensation: $12.51

Ownership (20% or more):
Publicly Traded

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:
State: 2.4%
Local: 1% Simpson County Fiscal Court

Unemployment Rate:
County: 3.6%
Kentucky: 3.8%

Existing Presence in Kentucky:
Simpson County

Special Conditions:
The company will be required to maintain a base employment equal to the number of full-time employees subject to Kentucky income tax as of the date of preliminary approval. The company reported 6 full-time employees subject to Kentucky income tax as of the application date.

MEMORANDUM

TO: KEDFA Board Members

FROM: Raven Aiken RA
Program Administration Division

DATE: February 29, 2024

SUBJECT: KBI Extensions

The following companies have previously received KBI preliminary approval and are requesting approval of a time extension:

Company	COUNTY	EXTENSION
Total Quality Logistics, LLC	Boone	12 Month
Metalsa Structural Products, Inc.	Christian	12 Month
Total Quality Logistics, LLC	Fayette	12 Month
W.L. Plastics Corporation	Hardin	12 Month
T. Marzetti Company	Hart	12 Month
Holley Performance Products, Inc.	Warren	12 Month
Total Quality Logistics, LLC	Jefferson	12 Month
C&C Industrial, LLC	Montgomery	12 Month

Staff recommends approval.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KBI REPORT - FINAL APPROVAL

Date:	February 29, 2024		
Preliminary Approval:	March 25, 2021		
Approved Company:	Infiltrator Water Technologies, LLC		
City:	Winchester	**County:**	Clark
Activity:	Manufacturing	**Final Resolution #:**	KBI-F-24-23391
Bus. Dev. Contact:	A. Chilton	**DFS Staff:**	M. Elder

Project Description: Infiltrator Water Technologies, LLC was founded in 1986 and is the leading provider of engineered plastic chambers, synthetic aggregates, tanks, and accessories for the onsite wastewater and storm water industries. Infiltrator began manufacturing operations in Winchester in 1991 and operates 24 state-of-the-art injection molding presses. In addition, Infiltrator operates 5 extrusion lines, 3 grind lines and 4 transfer systems that support recycling efforts. Due to continued growth, Infiltrator expanded its footprint by adding an additional building as well as the installing new equipment.

	Eligible Costs	Total Investment
Anticipated Project Investment - Owned	$37,433,839	$159,213,839

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	36	$25.00	
1	36	$25.00	$125,000
2	52	$25.00	$125,000
3	66	$25.00	$125,000
4	76	$25.00	$125,000
5	96	$25.00	$125,000
6	96	$25.00	$125,000
7	96	$25.00	$125,000
8	96	$25.00	$125,000
9	96	$25.00	$125,000
10	96	$25.00	$125,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$1,250,000**

County Type:
Other

Statutory Minimum Wage Requirements:
Base hourly wage: $10.88
Total hourly compensation: $12.51

Special Conditions:
Maintain Base Employment: 307

Modifications since preliminary approval? Yes
Total investment and eligible costs have been updated based on the current projections. State wage assessment has been updated to reflect the current rate. All other aspects of the project remain the same.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KBI REPORT - FINAL APPROVAL

Date: February 29, 2024
Preliminary Approval: April 29, 2021
Approved Company: Millwork Products, L.L.C.
City: Paducah
County: McCracken
Activity: Manufacturing
Final Resolution #: KBI-F-24-23434
Bus. Dev. Contact: C. Peek
DFS Staff: M. Elder

Project Description: Millwork Products, L.L.C. is one of the region's largest wholesale distributors of pre-hung doors and millwork. Due to the continued growth of its operations, the company increased its warehousing space as well as its production area to keep pace with its customer's demand for products.

	Eligible Costs	Total Investment
Anticipated Project Investment - Owned	$2,424,552	$2,424,552

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	11	$16.00	
1	11	$16.00	$15,000
2	12	$16.00	$15,000
3	12	$16.00	$15,000
4	13	$16.00	$15,000
5	13	$16.00	$15,000
6	14	$16.00	$15,000
7	14	$16.00	$15,000
8	15	$16.00	$15,000
9	15	$16.00	$15,000
10	15	$16.00	$15,000
11	15	$16.00	$15,000
12	15	$16.00	$15,000
13	15	$16.00	$15,000
14	15	$16.00	$15,000
15	15	$16.00	$15,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT **$225,000**

County Type:
Enhanced

Statutory Minimum Wage Requirements:
Base hourly wage: $9.06
Total hourly compensation: $10.42

Special Conditions:
Maintain Base Employment: 65

Modifications since preliminary approval? Yes
Total investment and eligible costs have been updated based on the current projections. State wage assessment has been updated to reflect the current rate. All other aspects of the project remain the same.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KBI REPORT - FINAL APPROVAL

Date: February 29, 2024
Preliminary Approval: June 24, 2021
Approved Company: Diversey, Inc.
City: Elsmere
County: Kenton
Activity: Manufacturing
Final Resolution #: KBI-FL-24-23489
Bus. Dev. Contact: M. Jollie
DFS Staff: B. Combs

Project Description: Diversey, Inc. develops and delivers innovative products, services, and technologies that protect and care for people through leading hygiene, infection prevention, and cleaning solutions. The company constructed a new manufacturing facility in Kenton County.

	Eligible Costs	Total Investment
Anticipated Project Investment - Leased	$71,260,346	$96,793,232

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	150	$24.75	
1	150	$24.75	$250,000
2	150	$24.75	$250,000
3	150	$24.75	$250,000
4	150	$24.75	$250,000
5	150	$24.75	$250,000
6	150	$24.75	$250,000
7	150	$24.75	$250,000
8	150	$24.75	$250,000
9	150	$24.75	$250,000
10	150	$24.75	$250,000
TOTAL NEGOTIATED TAX INCENTIVE AMOUNT:			**$2,500,000**

County Type:
Other

Statutory Minimum Wage Requirements:
Base hourly wage: $10.88
Total hourly compensation: $12.51

Special Conditions: None

Modifications since preliminary approval? Yes

Total investment and eligible costs have been updated based on the current projections. State wage assessment has been updated to reflect the current rate. All other aspects of the project remain the same.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEI REPORT

Date: February 29, 2024
Approved Company: Longshot Records 2 LLC
Project Name: Longshot Records 2
Counties Where Filming or Production Will Occur: Fayette, Jessamine, Woodford

Activity: Television Program
DFS Staff: T. Bates **DFS Staff:** J. Gearon
Project Description: Longshot Records 2 LLC is a single purpose entity created for the production of "Longshot Records 2"

Longshot Records is a music video television show dedicated to showcasing Kentucky singers, songwriters, filmmakers, and the local Kentucky communities supporting them.

Production is set to begin as early as March 1, 2024 and is anticipated to end by August 1, 2024.

Anticipated Qualifying Project Expenditures:

	Enhanced Incentive County Expenditures	Other County Expenditures	Total Expenditures
KY Resident, Above-the-line Production Crew		$668,000	$668,000
Non-KY Resident, Above-the-line Production Crew			$0
KY Resident, Below-the-line Production Crew		$956,000	$956,000
Non-KY Resident, Below-the-line Production Crew		$20,000	$20,000
Total Qualifying Payroll Expenditures	$0	$1,644,000	$1,644,000
Total Qualifying Non-payroll Expenditures		$876,000	$876,000
TOTAL	**$0**	**$2,520,000**	**$2,520,000**

Minimum Required Qualifying Project Expenditures: $125,000

Anticipated Production Crew:

	Kentucky Resident Crew Members	Non-Kentucky Resident Crew Members	Total Production Crew Members
Above-the-line Production Crew	60		60
Below-the-line Production Crew	45	2	47
Total Production Crew Members	**105**	**2**	**107**

Ownership (20% or more):

Terry Hatton 100%

Other State Participation:

Date	Program	Status	Amount
None			

TOTAL ELIGIBLE TAX INCENTIVE AMOUNT: **$837,200**

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEI REPORT

Date: February 29, 2024
Approved Company: Him & Her Productions LLC
Project Name: Dead Man's Wire
Counties Where Filming or Production Will Occur: Jefferson

Activity: Feature-length Film
DFS Staff: T. Bates **DFS Staff:** J. Gearon
Project Description: Him & Her Productions LLC is a single purpose entity created for the production of "Dead Man's Wire."

The morning of February 8, 1977, Anthony G. "Tony" Kiritsis, 44, entered the office of Richard O. Hall, president of the Meridian Mortgage Company, and took him hostage with a sawed-off 12-gauge shotgun wired with a "deadman's switch" from the trigger to Tony's own neck. This is the true story of the 63-hour stand-off that took the world by storm as Tony demanded $5 million, no charges or prosecution, and a personal apology from the Halls for cheating him out of what he was "owed."

Production is set to begin as early as February 29, 2024 and is anticipated to end by April 26, 2024.

Anticipated Qualifying Project Expenditures:

	Enhanced Incentive County Expenditures	Other County Expenditures	Total Expenditures
KY Resident, Above-the-line Production Crew		$73,616	$73,616
Non-KY Resident, Above-the-line Production Crew		$7,549,418	$7,549,418
KY Resident, Below-the-line Production Crew		$1,373,072	$1,373,072
Non-KY Resident, Below-the-line Production Crew		$1,299,492	$1,299,492
Total Qualifying Payroll Expenditures	$0	$10,295,598	$10,295,598
Total Qualifying Non-payroll Expenditures		$2,744,000	$2,744,000
TOTAL	**$0**	**$13,039,598**	**$13,039,598**

Minimum Required Qualifying Project Expenditures: $250,000

Anticipated Production Crew:

	Kentucky Resident Crew Members	Non-Kentucky Resident Crew Members	Total Production Crew Members
Above-the-line Production Crew	20	30	50
Below-the-line Production Crew	400	25	425
Total Production Crew Members	**420**	**55**	**475**

Ownership (20% or more):

Cassian Elwes 100%

Other State Participation:

Date	Program	Status	Amount
None			

TOTAL ELIGIBLE TAX INCENTIVE AMOUNT: **$3,984,214**

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEI REPORT

Date: February 29, 2024
Approved Company: The Spotter LLC
Project Name: The Spotter
Counties Where Filming or Production Will Occur: Jefferson

Activity: Feature-length Film
DFS Staff: T. Bates **DFS Staff:** R. Aiken
Project Description: The Spotter LLC is a single purpose entity created for the production of "The Spotter."

A desperate mother reluctantly becomes a "spotter" for her friend's harrowing suicide attempt. When the unthinkable happens, and the attempt fails, she must grapple with the haunting consequences as the mutilated woman seeks vengeance beyond the realm of the living.

Production is set to begin as early as March 4, 2024 and is anticipated to end by April 9, 2024.

Anticipated Qualifying Project Expenditures:

	Enhanced Incentive County Expenditures	Other County Expenditures	Total Expenditures
KY Resident, Above-the-line Production Crew		$12,786	$12,786
Non-KY Resident, Above-the-line Production Crew		$78,901	$78,901
KY Resident, Below-the-line Production Crew		$104,222	$104,222
Non-KY Resident, Below-the-line Production Crew		$45,838	$45,838
Total Qualifying Payroll Expenditures	$0	$241,747	$241,747
Total Qualifying Non-payroll Expenditures		$104,890	$104,890
TOTAL	**$0**	**$346,637**	**$346,637**

Minimum Required Qualifying Project Expenditures: $250,000

Anticipated Production Crew:

	Kentucky Resident Crew Members	Non-Kentucky Resident Crew Members	Total Production Crew Members
Above-the-line Production Crew	11	9	20
Below-the-line Production Crew	19	5	24
Total Production Crew Members	**30**	**14**	**44**

Ownership (20% or more):

Alain Azoulay Irvine, California

Other State Participation:

Date	Program	Status	Amount
None			

TOTAL ELIGIBLE TAX INCENTIVE AMOUNT: **$109,842**

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEI REPORT

Date: February 29, 2024
Approved Company: Invasion Movie LLC
Project Name: Venus Invasion
Counties Where Filming or Production Will Occur:
Powell, Shelby
Activity: Feature-length Film
DFS Staff: T. Bates **DFS Staff:** R. Aiken
Project Description: Invasion Movie LLC is a single purpose entity created for the production of "Venus Invasion."

A science teacher is stalked by the first creature invading from Venus. Too bad it's Halloween and nobody believes her...until it's too late.

Production is set to begin as early as April 1, 2024 and is anticipated to end by April 20, 2024.

Anticipated Qualifying Project Expenditures:

	Enhanced Incentive County Expenditures	Other County Expenditures	Total Expenditures
KY Resident, Above-the-line Production Crew	$50,000		$50,000
Non-KY Resident, Above-the-line Production Crew	$605,372		$605,372
KY Resident, Below-the-line Production Crew	$212,000		$212,000
Non-KY Resident, Below-the-line Production Crew	$146,700		$146,700
Total Qualifying Payroll Expenditures	$1,014,072	$0	$1,014,072
Total Qualifying Non-payroll Expenditures	$960,070		$960,070
TOTAL	**$1,974,142**	**$0**	**$1,974,142**

Minimum Required Qualifying Project Expenditures: $125,000

Anticipated Production Crew:

	Kentucky Resident Crew Members	Non-Kentucky Resident Crew Members	Total Production Crew Members
Above-the-line Production Crew	1	4	5
Below-the-line Production Crew	13	7	20
Total Production Crew Members	**14**	**11**	**25**

Ownership (20% or more):

Edmund Ross Marroso Jr. Novi, MI

Other State Participation:

Date	Program	Status	Amount
None			

TOTAL ELIGIBLE TAX INCENTIVE AMOUNT: **$690,950**

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEI REPORT

Date: February 29, 2024
Approved Company: Flesh and Bone Production LLC
Project Name: Flesh & Bone
Counties Where Filming or Production Will Occur:
Jefferson
Activity: Feature-length Film
DFS Staff: T. Bates **DFS Staff:** M. Jordan
Project Description: Flesh and Bone Production LLC is a single purpose entity created for the production of "Flesh & Bone"

Flesh & Bone is a darkly comedic adventure drama following a struggling sales rep, who, after his reckless brother's mysterious murder, must return home for the first time in a decade and navigate the lawless Appalachia backwoods to retrieve his brother's missing body. A wild, delirious, dangerous mission of self discovery and salvation.

Production is set to begin as early as March 25, 2024 and is anticipated to end by April 26, 2024.

Anticipated Qualifying Project Expenditures:

	Enhanced Incentive County Expenditures	Other County Expenditures	Total Expenditures
KY Resident, Above-the-line Production Crew		$139,258	$139,258
Non-KY Resident, Above-the-line Production Crew		$759,060	$759,060
KY Resident, Below-the-line Production Crew		$628,687	$628,687
Non-KY Resident, Below-the-line Production Crew		$47,433	$47,433
Total Qualifying Payroll Expenditures	$0	$1,574,438	$1,574,438
Total Qualifying Non-payroll Expenditures		$1,410,602	$1,410,602
TOTAL	**$0**	**$2,985,040**	**$2,985,040**

Minimum Required Qualifying Project Expenditures: $125,000

Anticipated Production Crew:

	Kentucky Resident Crew Members	Non-Kentucky Resident Crew Members	Total Production Crew Members
Above-the-line Production Crew	19	20	39
Below-the-line Production Crew	47	11	58
Total Production Crew Members	**66**	**31**	**97**

Ownership (20% or more):

Christopher Beaton 100%

Other State Participation:

Date	Program	Status	Amount

TOTAL ELIGIBLE TAX INCENTIVE AMOUNT: **$933,909**

Kentucky Small Business Tax Credit (KSBTC) Projects Report
February 2024

Small Business	County	Beginning Employment	Eligible Positions	Average Hourly Wage	Qualifying Equipment/ Technology	Tax Credit Amount
Complete Automotive Repair, Inc.	Fayette	2	2	$25.00	$11,500	$7,000
Cornbread CBD, PBC	Jefferson	5	5	$30.64	$43,667	$17,500
Hensley & Throneberry, PLLC	Warren	14	2	$17.29	$8,082	$7,000
Hometown Pharmacy of Campbellsville, PLLC	Taylor	4	3	$15.83	$24,300	$10,500
IMPCO, Inc.	Hopkins	11	3	$17.17	$11,776	$10,500
Jeffrey L. Ashley & Associates, LLC	Jefferson	4	1	$88.54	$5,935	$3,500
Kentucky Veterinary Surgery PLLC	Oldham	0	1	$84.13	$10,586	$3,500
On Target Cleaning and Restoration LLC	Warren	3	7	$20.99	$54,975	$24,500
Owensboro Industrial Company LLC	Daviess	0	1	$28.84	$5,338	$3,500
Penn and Son Sheet Metal, Inc.	Marshall	6	2	$18.00	$48,275	$7,000
Prather Landscaping and Tree Service Inc	Garrard	2	3	$13.33	$24,000	$10,500
Western Kentucky Industrial Contracting, LLC	Marshall	6	6	$28.61	$21,500	$21,000
Young & Wadlington PLLC	Fayette	2	3	$30.20	$10,546	$10,500
13	**9**		**39**	**Total**	**$280,480**	**$136,500**

Note: The tax credit amount will be equal to the lesser of $3,500 per eligible position or the total eligible qualifying equipment/technology amount, with a maximum tax credit of $25,000 per applicant for each calendar year. Per KRS 154.60-020, the total sum of tax credits awarded for Kentucky Small Business Tax Credit (KSBTC) and Kentucky Selling Farmer Tax Credit (KSFTC) projects in each state fiscal year shall be capped at $3,000,000.

Fiscal Year Credit Limit	$3,000,000
FYTD KSBTC Approvals	$1,208,400
FYTD KSFTC Approvals	$16,250
Current KSBTC Request	$136,500
Current KSFTC Request	$0
Remaining FY Credits	**$1,638,850**

MEMORANDUM

TO: KEDFA Board

FROM: Matt Jordan

DATE: February 29, 2024

RE: **Kentucky Small Business Credit Initiative (KSBCI) Program Guidelines**

The Kentucky Small Business Credit Initiative (KSBCI) continues to be a successful program for the Cabinet, being used as a tool to help induce lenders to make loans to Kentucky small businesses that may otherwise not have been made without the program. The Cabinet entered into an allocation agreement with Treasury in February 2023 to deploy the KSBCI 2.0 program. To date, the KEDFA Board and staff have approved over $2.4 million in credit support to help leverage over $11.8 million in small business loans in Kentucky. All funds have been in the Kentucky Collateral Support Program (KYCSP).

Staff has been marketing both the KYCSP and the Kentucky Loan Participation Program (KYLPP) across the state to eligible lenders, which includes federally insured financial institution, minority-serving institutions, as well as federally insured credit unions and Community Development Financial Institutions (CDFIs). We currently have 54 participating lenders enrolled in the KSBCI program.

To assist in the continued efforts of implementing the KSBCI 2.0, staff requests approval to waive the closing fees associated with the KYCSP and KYLPP programs through December 31, 2024. This would assist in the promotion of the program by getting new banks enrolled in the program, as well as the positive support from banks already enrolled in the program.

The structure of the closing fees for the KYCSP and KYLPP programs are tied to the amount of the support and the term in which the support is provided:

- 1% of the initial deposit into the cash collateral account for a support of less than 3 years;
- 2% for a support from 3 years to less than 5 years;
- 3% for a support of 5 years or greater, with maximum support of 10 years.

Staff recommends approval of the fee waiver through December 31, 2024.

MEMORANDUM

TO: KEDFA Board Members

FROM: Katie Smith, Deputy Secretary and Commissioner
Department for Financial Services

DATE: February 29, 2024

SUBJECT: Updated Local Industrial Revenue Bond Operating Procedures

---

Kentucky Revised Statute (KRS) 103.210 requires the Kentucky Economic Development Finance Authority (KEDFA) to evaluate and give its prior approval of the reduction of the state ad valorem tax rate on property being financed through the issuance of industrial revenue bonds by a local tax-exempt governmental unit or statutory authority. KEDFA has adopted and periodically updates the Operating Procedures for the evaluation and approval of the reduced ad-valorem taxes.

The attached redline version of the Operating Procedures includes minor edits and incorporates language clarifying the state participation match to the local participation.

Staff recommends approval of the revised Operating Procedures.

Just the Facts:

Industrial Revenue Bonds (IRB) Operating Procedures

Adopted by the Kentucky Economic Development Finance Authority on 6/27/2002; Revised 01/12/2004; Revised 04/29/2004; Revised 12/02/2004; Revised 05/26/2005; Revised 08/04/2006; Revised 7/25/2013; ~~and~~ Revised 1/30/2020; and Revised 2/29/2024.

The Kentucky Economic Development Finance Authority adopted operating procedures for the evaluation and approval of reduced ad-valorem taxes related to the issuance of industrial revenue bonds by local governmental entities under KRS 103.210.

KRS 103.210 requires the Kentucky Economic Development Finance Authority (KEDFA) to evaluate and give its prior approval of the reduction of the state ad valorem tax rate on property being financed through the issuance of industrial revenue bonds by a local tax-exempt governmental unit or statutory authority when the following occur:

- the structure of the proposed bond issue will require that all or part of the financed industrial project be leased from the tax-exempt governmental unit or statutory authority, and
- the ad valorem tax on the industrial project will be reduced as provided by KRS 132.020.

Under this legislation, KEDFA is required to adopt operating procedures governing its review and evaluation of the above-described industrial revenue bond issues for the purpose of determining whether a reduction in the ad valorem tax should be approved.

Eligibility and Application Process

KEDFA shall only review the reduction of the state ad valorem tax rate on property being financed through industrial revenue bond issues of local tax-exempt governmental units and statutory authorities where the issuing entity adopted with respect to the issuance of such bonds the following action on or after July 15, 2002: a) an inducement or similar resolution, b) municipal order, or c) an authorizing resolution or ordinance in the event that the adoption of an inducement or similar resolution or municipal order is not necessary. KEDFA review and approval of any such industrial revenue bond issues is not required if the issuing entity has adopted an inducement or similar resolution or municipal order prior to July 15, 2002, even if the issuing entity adopts an authorizing resolution or ordinance with respect to the issuance of such bonds on or after July 15, 2002.

KEDFA shall only approve or disapprove the reduction of the state ad valorem tax rate on property being financed through the issuance of industrial revenue bonds by a local tax-exempt governmental unit or statutory authority when:

- it is anticipated that the original principal amount of the proposed bond issue will exceed $500,000,
- the structure of the bond issue contemplates that all or a portion of the bond financed facility or equipment will be leased from the local tax-exempt governmental unit or statutory authority to a company,
- the local tax-exempt governmental unit or statutory authority anticipates a reduction of the ad valorem tax as authorized by KRS 132.020, and

- the local tax-exempt governmental unit or statutory authority adopted an inducement resolution/municipal order on or after July 15, 2002.

For industrial projects interested in the reduction of the state ad valorem tax as provided by KRS 132.020, the local tax-exempt governmental unit or statutory authority and the company requesting the issuance of industrial revenue bonds shall submit a joint application to KEDFA using the most recent application form. The joint application shall be submitted a minimum of forty-five (45) days prior to the anticipated date of issuance of the industrial revenue bonds by the local tax-exempt governmental unit or statutory authority. The joint application shall be accompanied by (a) a certified copy of the local tax-exempt governmental unit or statutory authority's inducement resolution/municipal order or, if no inducement is required, a resolution/ordinance authorizing the issuance of the industrial revenue bonds for the particular industrial project; and (b) a five hundred dollar ($500) non-refundable application fee paid either by the issuer or the company on whose behalf the industrial revenue bonds are to be issued.

Evaluation Criteria and Conditions

The following criteria shall be considered by KEDFA when evaluating a request for the reduction in the ad valorem tax imposed on projects being financed pursuant to KRS 103.200 to 103.285:

- The number of existing full-time jobs committed to be retained and the number of new, full-time jobs committed to be created by the company for which the bonds are to be issued. Full-time job shall be defined as a position filled by an employee (excluding contract or part-time employees) that the company projects will work, on an annual basis, one thousand eight hundred and twenty (1,820) hours;
- The average salary committed to be paid for each full-time job created or maintained and the employee benefits to be offered by the company requesting the issuance of the industrial revenue bonds;
- The amount of capital investment being made by the company in the industrial project that is being financed by the industrial bonds;
- The unemployment rate in the county of the industrial project;
- The state tax incentive programs and grant/loan programs that the company is either seeking to or in which it is participating for the particular industrial project;
- Whether the proposed project would be eligible to participate in a tax incentive or grant/loan program offered under KRS Chapters 154 or 148;
- Whether the new project is a relocation of an existing Kentucky business;
- The new tax revenues which the company and the local tax-exempt governmental unit or statutory authority anticipates will be produced by the industrial project over the life of the bond issue;
- The approximate amount and percentage of the state and local ad valorem taxes which will be lost as a result of the applicant company leasing all or a portion of the industrial project from the local tax-exempt governmental unit or statutory authority; and
- The documentation provided by the company and the local tax-exempt governmental unit or statutory authority (i.e., resolutions, Payment In Lieu of Tax (PILOT) Agreement, etc.) which demonstrates local support of the industrial revenue bond financing by all governmental entities affected by the proposed bond issue.

As a condition of approval of the proposed bond issuance, KEDFA may require the execution and delivery of a PILOT Agreement, by and among the company, KEDFA, the Department of Revenue and if necessary, the issuer, which Agreement will offset, in whole or in part, the portion of the ad valorem taxes that the state will lose as a result of the applicant company leasing all or a portion of the industrial

project from the local tax-exempt governmental unit or statutory authority. Additionally, KEDFA will require a PILOT Agreement to include 100% payment of the school tax to the local school district(s).

KEDFA will consider approval of state participation that matches the local participation in the project. The local participation will need to be in the form of a percentage of reduction of the available tax (e.g., 100% reduction). The participation may change throughout the term of the bond (e.g., 100% reduction for years 1-10 and 75% reduction for years 11-20), but the participation is required to be in the form of a percentage of the tax reduction. If a PILOT Agreement includes a formula for tax payments or 100% of the local tax to be paid to the issuer/local government entity, then KEDFA will not authorize a reduction in the state property tax ad valorem rate.

When reviewing a specific bond financed industrial project, KEDFA shall review and consider the total incentives that have been awarded to the industrial project under other programs. Upon recommendation of the Commissioner of the Department for Business and Community Development upon the recommendation of the Secretary of the Cabinet, KEDFA may elect to reduce the amount of tax credits and/or wage assessment benefits previously approved under KRS Chapter 154 for the subject industrial project.

KEDFA Review, Approval and Reporting to the Department of Revenue

KEDFA shall evidence its approval or disapproval of the reduced state ad-valorem tax rate through the adoption of a resolution. The resolution shall also include the PILOT Agreement requirements and authorize the appropriate officials of KEDFA to negotiate the terms of and execute such Agreement, if required. A copy of this KEDFA resolution shall be sent to the applicant company, the local tax-exempt governmental unit or statutory authority issuing the industrial revenue bonds and the Department of Revenue upon receipt of the fully executed PILOT Agreement.

In order to facilitate the enforcement of KRS 103.210 and KRS 132.020 by local Property Valuation Administrators, KEDFA shall send a quarterly report to the Department of Revenue of all industrial revenue bond issues reviewed by KEDFA pursuant to KRS 103.210 and KRS 132.020 during the previous quarter.

Fees

There is a $500 non-refundable application fee payable upon submission of an application for local issue IRBs seeking approval by KEDFA of the reduction in the state property tax rate.

To learn more, contact:
Katie Smith
Katie.Smith@ky.gov
Phone: (502) 782-1987