CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear
Governor

Old Capitol Annex
300 West Broadway
Frankfort, Kentucky 40601

Larry Hayes
Interim Secretary

MEMORANDUM

TO: KEDFA Board Members

FROM: Jean R. Hale, Chairman
Kentucky Economic Development Finance Authority

DATE: March 19, 2021

SUBJECT: **KEDFA Special Board Meeting**

Due to the state of emergency declared by Governor Beshear via Executive Order 2020-15 regarding COVID-19, all previously announced in-person meetings involving the Kentucky Cabinet for Economic Development scheduled in March have been cancelled. In accordance with the provision of KRS 61.823, a special meeting of the Kentucky Economic Development Finance Authority is called for **10:00 a.m. (EDT) on Thursday, March 25, 2021**. The board meeting will be held via video teleconference at the following link:

https://us02web.zoom.us/j/86559935557

The purpose of the meeting is to consider all projects scheduled for the regular March meeting that was cancelled due to the state of emergency.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
Old Capitol Annex
Board of Directors Conference Room
300 West Broadway
Frankfort, Kentucky

SPECIAL BOARD MEETING

Video Conference Website/Link: https://us02web.zoom.us/j/86559935557

AGENDA
March 25, 2021

Call to Order
Notification of Press
Roll Call

Minutes

Reports

TIF Project (Final)

EDF Project (Final)

KEIA Projects (Extension)

KEIA Projects

KBI Projects (Preliminary) & KEIA Projects

KBI Projects (Preliminary)

KBI Projects (Extension)

KBI Projects (Final)

KSBTC Projects

Kentucky Angel Investment Act Projects

Closed Session

Other Business

Adjournment

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

SPECIAL BOARD MEETING
February 25, 2021

MINUTES

Call to Order
Due to the state of emergency declared by Governor Beshear via Executive Order 2020-15 regarding COVID-19, all previously announced in-person meetings involving the Kentucky Cabinet for Economic Development scheduled in February were cancelled. In accordance with the provision of KRS 61.823, a special meeting of the Kentucky Economic Development Finance Authority (KEDFA) was called for 10:00 a.m. (EST) February 25, 2021 via video teleconference at the following link **https://us02web.zoom.us/j/84898209288** to consider all projects. KEDFA convened at 10:00 a.m. on February 25, 2021.

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

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

Staff Present: Bobby Aldridge, Tim Back, Elizabeth Bishop, Sarah Butler, Danielle Dunmire, Lisa Duvall, Michelle Elder, Tony Ellis, Ellen Felix, Annie Franklin, David Hamilton, Krista Harrod, James Johnson, Andy Luttner, Brandon Mattingly, Kate McCane, Craig McKinney, Kylee Palmer, Debbie Phillips, Ellie Puckett, Charlie Rowland, Jenny Schenkenfelder, Kristina Slattery, Katie Smith, Teresa Spreitzer, Jeff Taylor and Matthew Wingate

Others Present: Michael Kalinyak, Hurt, Deckard & May; Mike Herrington, Stites & Harbison; Jamie Brodsky, Stoll Keenon Ogden; Jamie Lindemann, BDO International; William Weber, Campbell County Economic Progress Authority; Hannah Brown, Codell Construction Company; Rick Games, Elizabethtown/Hardin County Industrial Foundation; Jeff Hodges, Gray Construction; Miles Leach, HowLett Inc.; Alex Gardner, Jackson Kelly, PLLC; Haley McCoy, KCTCS; Billy Aldridge and Matthew Feltner, Kentucky Finance & Administration Cabinet, Office of Financial Management; Zeeshan Bhatti and Sara Bowman, Louisville Forward; Tracy Shrout, Mount Sterling Chamber of Commerce; Matt Zoellner, Scott, Murphy & Daniel; Erik Balthrop, W. L. Plastics Corporation; Chris Otts, WDRB; J. McMullin and R. Shearer

Approval of Minutes
Chairman Hale entertained a motion to approve the minutes from the January 28, 2021 special KEDFA board meeting.

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

Approved/Undisbursed Report
Chairman Hale called on Kylee Palmer 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.

Kentucky Business Investment (KBI) Project (Amendment)

Chairman Hale called on Bobby Aldridge to present a KBI project amendment to the Authority.

Bendix Commercial Vehicle Systems LLC
Warren County

Mr. Aldridge stated Bendix Spicer Foundation Brake LLC (the original company) received final approval on September 27, 2018 for an expansion project to renovate and equip a leased brake systems manufacturing facility in Bowling Green. The project activated September 27, 2020.

The project experienced changes since final approval. In June 2020, the original company purchased the project facility. Then, effective December 31, 2020, the original company merged with Bendix Commercial Vehicle Systems LLC (the company), pursuant to an Agreement and Plan of Merger dated December 16, 2020. The company is the surviving entity of the merger. The company is requesting the Authority's acknowledgement of the building purchase, approval of the merger, and assignment of the project from the original company to the company. All other aspects of the project remain the same.

Staff recommended approval of the KBI amendment request.

Tucker Ballinger moved to approve the staff recommendation, as presented; Mr. Miller seconded the motion. Motion passed; unanimous.

Kentucky Enterprise Initiative Act (KEIA) Projects (Extension)

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

Mr. Aldridge stated four companies requested additional time to complete the projects and asked that all four be presented as one motion.

Company	County	Extension
Agri-Chem, LLC	Christian	12 Month
Kobe Aluminum Automotive Products, LLC	Warren	12 Month
Meggitt Aircraft Braking Systems Kentucky Corporation	Boyle	12 Month
Schneider Hotels, LLC*	Jefferson	12 Month

*Retroactive to June 30, 2020

Staff recommended approval of the KEIA extension requests.

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

KBI (Preliminary) and KEIA Project

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

Metalsa Structural Products, Inc. **Andy Luttner**
Christian County **Michelle Elder**

Andy Luttner stated, Metalsa Structural Products, Inc., headquartered out of Novi, Michigan, has served the automotive industry for over 60 years providing metallic structures for heavy and light trucks. Metalsa employs over 2,700 employees across its locations. There are 20 Metalsa locations worldwide and 6 located in the United States. Of those, Kentucky is home to 3 manufacturing plants; Elizabethtown, Hopkinsville, and Owensboro. The company is considering to add additional space, purchase equipment and make facility improvements to create two new manufacturing lines in order to support its customers in Michigan and Missouri.

Michelle Elder stated the project investment is $39,104,464, all of which qualifies as KBI eligible costs and $4,500,000 qualifies as KEIA eligible costs. The highest job target over the term of the agreement is 97 with an average hourly wage of $29.00 including benefits. The state wage assessment participation is 5.00%. The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The company will be required to maintain 90% of the total statewide full-time, Kentucky resident employees at all company locations, excluding the site of the project, as of the date of preliminary approval.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of $1,500,000 and the KEIA approved recovery amount of $100,000 for construction materials and building fixtures.

Mr. Miller moved to approve the staff recommendation, as presented; Mr. Ballinger seconded the motion. Motion passed; unanimous.

KBI Projects (Preliminary)

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

W. L. Plastics Corporation **Andy Luttner**
Hardin County **Debbie Phillips**

Mr. Luttner stated W. L. Plastics Corporation is one of the largest producers of high-density polyethylene pipe serving oil & gas, mining, telecommunications, utility and municipal water/sewer market sectors. The company is considering expanding its presence in Elizabethtown by adding a new facility to meet customer demand.

Mr. Luttner introduced Erik Balthrop and invited him to address the board regarding the project.

Debbie Phillips stated the project investment is $17,000,000 of which $7,800,000 qualifies as KBI eligible costs. The highest job target over the term of the agreement is 40 with an average hourly wage of $26.70 including benefits. The state wage assessment participation is 3.00% and the City of Elizabethtown will participate at 1.00%. The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The project will include multiple locations within Elizabethtown, Hardin County. Only investment costs incurred at 2251 West Park Road will be considered toward calculating eligible costs. Employees and their respective wages at the locations included in the project definition will be eligible for compliance.

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

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

HowLett Inc. **Annie Franklin**
Logan County **Michelle Elder**

Annie Franklin stated HowLett Inc. is a newly formed entity that started in October of 2020. The company is considering to acquire and restore a facility in Auburn for its e-commerce fulfillment center to carry out warehouse, fulfillment, packaging and kitting services for nationally recognized consumer packaged goods.

Ms. Franklin introduced Miles Leach and invited him to address the board regarding the project.

Ms. Elder stated the project investment is $725,000, all of which qualifies as KBI eligible costs. The highest job target over the term of the agreement is 20 with an average hourly wage of $20.00 including benefits. The state wage assessment participation is 3.00% and the City of Auburn will participate at 0.67% with Logan County Fiscal Court participating at 0.33%. The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of $230,000.

Mr. Ballinger moved to approve the staff recommendation, as presented; Mr. Goodin seconded the motion. Motion passed; unanimous.

Farmstead Butcher Block LLC **Annie Franklin**
Muhlenberg County **Michelle Elder**

Ms. Franklin stated Farmstead Butcher Block LLC is a start-up meat processing operation looking to locate in Muhlenberg County. The company is considering to construct a building and the purchase of new equipment to process cattle, hogs and lamb.

Ms. Elder stated the project investment is $1,223,161, all of which qualifies as KBI eligible costs. The highest job target over the term of the agreement is 25 with an average hourly wage of $22.00 including benefits. The state wage assessment participation is 5.00%.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of $375,000.

After discussion, Mr. Goodin moved to approve the staff recommendation, as presented; Mr. Cowles seconded the motion. Motion passed; unanimous.

Holley Performance Products, Inc. **Andy Luttner**
Warren County **Michelle Elder**

Mr. Luttner stated Holley Performance Products, Inc. is a leading manufacturer and marketer of specialty products for the racing and performance segment of the automotive aftermarket. The company is considering constructing a new headquarters operation while retaining their current footprint.

Ms. Elder stated the project investment is $8,250,000 of which $7,850,000 qualifies as KBI eligible costs. The highest job target over the term of the agreement is 30 with an average hourly wage of $24.00 including benefits. The state wage assessment participation is 3.00% and the City of Bowling Green will participate at 1.00%. The company will be required to maintain a base employment equal to the sum of all Warren County operations full-time, Kentucky resident employees as of the date of preliminary approval plus the greater of the

number of full-time, Kentucky resident employees at the Simpson County facility as of preliminary approval or 50 (job requirement for previous project). The project will include multiple locations within the City of Bowling Green. Only investment costs incurred at the address to be determined will be considered toward calculating eligible costs. Employees and their respective wages at the locations included in the project definition will be eligible for compliance.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of $300,000.

After discussion, Mr. Goodin moved to approve the staff recommendation, as presented; Mr. Ballinger seconded the motion. Motion passed; unanimous.

KBI Projects (Extension)

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

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

Company	County	Extension
Tower Automotive Operations USA I, LLC	Bullitt	6 Month
Alltech, Inc.	Jessamine	12 Month
Blue Grass Metals, Inc.	Boone	12 Month
Cuddle Clones LLC	Jefferson	12 Month
LHC Group, Inc.	Jefferson	12 Month
Meyer Tool, Inc.	Boone	12 Month
PharmaCord LLC	Jefferson	12 Month
Sazarac Distillers, LLC	Daviess	12 Month

Staff recommended approval of the KBI extension requests.

Mr. Miller moved to approve the staff recommendation, as presented; Mr. Ballinger seconded the motion. Motion passed; unanimous.

KBI Projects (Final)

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

Ms. Phillips stated three companies requested KBI final approval, two of which have modifications since preliminary approval. Ms. Phillips asked that all three be presented as one motion.

No Modifications:

Project Name	County	Type Project
Alliant Technologies LLC	Barren	Manufacturing

Modifications:

Premier Packaging, LLC	Jefferson	Manufacturing

Total investment and eligible costs have been updated based on the company's current projections. All other aspects of the project remain the same.

The Hillshire Brands Company Campbell Manufacturing
Total investment and eligible costs have been updated based on the company's current projections. All other aspects of the project remain the same.

William Weber spoke on behalf of the Campbell County project.

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

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

Kentucky Small Business Tax Credit (KSBTC) Projects

Chairman Hale called on Tim Back to present the KSBTC projects to the Authority.

Mr. Back stated there are seven Kentucky small businesses, from seven counties with qualifying tax credits of $63,000. The seven businesses created 18 jobs and invested $250,287 in qualifying equipment and/or technology.

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

Qualified Small Business	County	Beg. Emp.	Elig. Pos.	Average Hourly Wage	Qualifying Equipment and/or Technology	Tax Credit
Dixie Yard Works, LLC	Hardin	13	3	$ 17.00	$ 49,000	$ 10,500
J & T Trailers, LLC	Marion	2	1	$ 20.00	$ 58,306	$ 3,500
Janson Communications, LLC	Boyd	20	4	$ 18.38	$ 31,206	$ 14,000
MCM/Kramer Consulting LLC	Jefferson	26	5	$ 34.27	$ 18,141	$ 17,500
Stotts Construction Company, Inc.	Adair	1	2	$ 20.75	$ 79,500	$ 7,000
Texo Enterprises, Inc.	Franklin	14	1	$ 16.00	$ 6,701	$ 3,500
Vowels Law PLC	Henderson	0	2	$ 18.00	$ 7,433	$ 7,000

Staff recommended approval of the tax credits.

Mr. Miller moved to approve the staff recommendation, as presented; Mr. Ballinger seconded the motion. Motion passed; unanimous.

Kentucky Angel Investment Act Projects

Chairman Hale called on Mr. Back to present the Kentucky Angel Investment Act projects to the Authority.

Mr. Back stated there are 18 Kentucky Angel Investment Act projects representing seven Kentucky businesses and 18 investors for a total projected investment of $1,240,000 with eligible tax credits of $310,000. The investor will have 80 calendar days in which to make the planned investment and submit proof of the investment before receiving the tax credit.

Mr. Back requested the following proposed Kentucky Angel Investment tax credits be presented as one motion:

Qualified Small Business Qualified Investor(s)	County	Projected Investment	Tax Credit
CPA Innovations, LLC	Jefferson		
Bhatia, Aneeta R.		$ 25,000	$ 6,250

Hornung, William Keith		$ 50,000	$ 12,500
Cuddle Clones Holdings LLC	Jefferson		
Bass Steven Alan		$150,000	$ 37,500
Ely III, Hiram		$ 50,000	$ 12,500
Jones, Mary Dennis		$100,000	$ 25,000
Naiser, Steven Todd		$ 50,000	$ 12,500
Steinbock, Robert T.		$100,000	$ 25,000
EdjSports, LLC	Jefferson		
Kirchdorfer Jr, James J.		$100,000	$ 25,000
Kirchdorfer, Mark T.		$100,000	$ 25,000
Skaggs Jr, Dale B.		$ 50,000	$ 12,500
EquiLottery LLC	Jefferson		
Perkins III, Herbert W.		$ 75,000	$ 18,750
Saunders, Robert S.		$100,000	$ 25,000
Pyrochem Catalyst Company	Jefferson		
Wolford, George Rodney		$ 25,000	$ 6,250
Vivorte (DE), Inc.	Jefferson		
Beanblossom, Brent Christian		$ 40,000	$ 10,000
Nixon, Theodore Halstead		$ 50,000	$ 12,500
Wendal Inc	Kenton		
Schlotman, John Michael		$ 50,000	$ 12,500
Schroeder, Gregory Lee		$ 75,000	$ 18,750
Zapp, Robert W.		$ 50,000	$ 12,500

Staff recommended approval of the proposed Angel Investment tax credits.

After discussion, Ms. Marx moved to approve the staff recommendation, as presented; Mr. Miller seconded the motion. Motion passed; unanimous.

Closed Session

Pursuant to KRS Section 61.810 (1) (g), Chairman Hale entertained a motion to enter into Executive Session to discuss a specific business proposal, the open discussion of which would jeopardize the site, retention, expansion or upgrade of the business.

Mr. Cowles moved to enter into executive session; Mr. Miller seconded the motion. Motion passed; unanimous.

The board entered into executive session at 10:37 a.m.

Regular Session

Chairman Hale entertained a motion to return to regular session.

Mr. Ballinger moved to return to regular session; Mr. Goodin seconded the motion. Motion passed; unanimous.

The board returned to regular session 11:07 a.m.

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

Mr. Miller moved to adjourn the February KEDFA special board meeting; Ms. Marx seconded the motion. Motion passed; unanimous.

The meeting adjourned at 11:07 a.m.

APPROVED
PRESIDING OFFICER:

Jean R. Hale, Chairman

KEDFA APPROVED AND NOT DISBURSED
2/28/2021

Approved and Undisbursed KEDFA Projects

Applicant	Form #	County	Date Approved	Commitment Expires	Project Amount
KEDFA LOANS					
None					
KEDFA GRANTS					
Corbin Tri-County Joint Industrial Development Authority	22283	Knox	Oct-15	Oct-21	$381,774
SMALL BUSINESS LOANS					
None					
TOTAL APPROVED AND UNDISBURSED KEDFA PROJECT(S)					**$381,774**

Approved and Partially Disbursed KEDFA Projects

Applicant	Form #	County	Date Approved	Closing Date	Project Amount	Disbursed to Date	Remaining Balance
KEDFA GRANTS							
Louisville/Jefferson County Metro Government (Res-Care, Inc.)	21990	Jefferson	Jan-18	Dec-22	$500,000	($200,000)	$300,000
TOTAL APPROVED AND PARTIALLY DISBURSED KEDFA PROJECT(S)							**$300,000**

TOTAL KEDFA APPROVED AND NOT DISBURSED	**$681,774**

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

STATEMENT OF NET POSITION

2/28/2021

	FUND A	BOND FUND	Small Bus. Loan Pool	KEDFA 2/28/21	OOE 2/28/21	COMBINED 2/28/21
ASSETS						
Cash & Accounts Receivable						
Operating Account	197,276.10	0.00	0.00	197,276.10	0.00	*197,276.10*
Cash	709,494.62	15,916,259.25	412,936.91	17,038,690.78	0.00	*17,038,690.78*
High Tech Construction Pool	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	2,545,718.33	*2,545,718.33*
High Tech LGEDF Pool	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*
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	*0.00*
Intergovernment Receivable	681,774.00	0.00	0.00	681,774.00	0.00	*681,774.00*
Total Cash & Accounts Receivable	**1,588,544.72**	**15,916,259.25**	**412,936.91**	**17,917,740.88**	**2,687,262.21**	***20,605,003.09***
Accrued Interest Receivable						
Loans	35,092.77	(454.83)	0.00	34,637.94	0.00	*34,637.94*
Investments	5.32	123.46	3.08	131.86	0.00	*131.86*
Total Accrued Interest Receivable	**35,098.09**	**(331.37)**	**3.08**	**34,769.80**	**0.00**	***34,769.80***
Notes Receivable						
Loans Receivable	52,688,430.65	198,000.00	0.00	52,886,430.65	0.00	*52,886,430.65*
(Allowance for Doubtful Accounts)	0.00	0.00	0.00	(1,434,722.43)	0.00	*(1,434,722.43)*
Total Notes Receivable	**52,688,430.65**	**198,000.00**	**0.00**	**51,451,708.22**	**0.00**	***51,451,708.22***
TOTAL ASSETS	***54,312,073.46***	***16,113,927.88***	***412,939.99***	***69,404,218.90***	***2,687,262.21***	***72,091,481.11***
DEFERRED OUTFLOWS OF RESOURCES:						
Deffered Outflows Pension				***1,827,000.00***	***0.00***	***1,827,000.00***
Deffered Outflows OPEB				***558,000.00***	***0.00***	***558,000.00***
LIABILITIES						
Accrued Salaries & Compensated Absences				386,246.54	0.00	*386,246.54*
Accounts Payable					0.00	*0.00*
Intergovernment Payable						*0.00*
Grants Payable				0.00	0.00	*0.00*
Pension Liability				10,070,000.00	0.00	*10,070,000.00*
OPEB Liability				1,585,000.00	0.00	*1,585,000.00*
TOTAL LIABILITIES				***12,041,246.54***	***0.00***	***12,041,246.54***
DEFERRED INFLOWS OF RESOURCES						
Deffered Inflows Pension				***47,000.00***	***0.00***	***47,000.00***
Deffered Inflows OPEB				***280,000.00***	***0.00***	***280,000.00***
NET POSITION						
Beginning Balance				**61,062,465.62**	**2,988,556.40**	***64,051,022.02***
Current Year Undivided Profits				(1,641,493.26)	(301,294.19)	(1,942,787.45)
TOTAL NET POSITION				***59,420,972.36***	***2,687,262.21***	***62,108,234.57***

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 February 28, 2021

	FUND A	BOND FUND	Small Bus Loan Pool	OOE FUND	FY 2020-2021 YEAR TO DATE	*FY 2019-2020 YEAR TO DATE*
Operating Revenues - KEDFA						
Interest Income/Loans	13,556.60	307.92	0.00	0.00	120,224.14	*138,299.77*
Interest Income/ Investments	5.32	123.46	3.08	0.00	1,183.28	*185,918.13*
Late Fees	0.00	0.00	0.00	0.00	0.00	*0.00*
Application Fees	19,230.00	0.00	0.00	0.00	168,627.33	*333,167.44*
Miscellaneous Income	0.31	0.00	0.00	0.00	2.45	*2,807.83*
Total Operating Revenues - KEDFA	**32,792.23**	**431.38**	**3.08**	**0.00**	**290,037.20**	***660,193.17***
Operating Expenses - KEDFA						
Salaries	96,598.80				822,422.97	*801,900.46*
Employee benefits	102,629.38				882,389.98	*855,279.00*
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	16,384.38				100,926.26	*98,160.67*
Maintenance and Repairs	0.00				96.25	*0.00*
Computer Services	0.00				0.00	*0.00*
Travel	0.00				0.00	*0.00*
Dues	0.00				695.00	*0.00*
Commodities Expense	0.00				0.00	*0.00*
Bad Debt Expense	0.00				0.00	*2,824.89*
Grant Disbursement	0.00				0.00	*0.00*
Total Operating Expenses - KEDFA	**215,612.56**	**0.00**	**0.00**	**0.00**	**1,806,530.46**	***1,761,568.89***
Income (Loss) from Operations - KEDFA	(182,820.33)	**431.38**	**3.08**	**0.00**	(1,516,493.26)	*(1,101,375.72)*
Non-Operating Revenues (Expenses) - KEDFA						
Operating Transfer Out - General Fund	0.00				0.00	*0.00*
Operating Transfer Out - BSSC					0.00	*0.00*
Transfer Due from Bonds					(8,575.00)	*0.00*
Grants Disbursed					(116,425.00)	*(125,000.00)*
Operating Transfer In - Economic Dev	0.00				0.00	*0.00*
Unrealized Gains/(Losses) on Investment	0.00				0.00	*0.00*
Realized Gains/(Losses) on Investment	0.00				0.00	*0.00*
Total Non-Operating Revenues (Expenses) -	**0.00**	**0.00**	**0.00**	**0.00**	(125,000.00)	*(125,000.00)*
CHANGE IN NET POSITION - KEDFA	(182,820.33)	**431.38**	**3.08**	**0.00**	(1,641,493.26)	*(1,226,375.72)*
Operating Revenues (Expenses) - OOE						
Interest Income - Loans				0.00	0.00	*0.00*
Misc Income				0.00	0.00	*0.00*
Disbursements: Projects (Note 1)				(21,480.55)	(211,067.12)	*(135,723.83)*
Repayments received from Projects					7,779.14	*47,800.77*
Non-Operating Revenues (Expenses) - OOE						
Operating Transfer in - OOE					0.00	*0.00*
Transfer Due from Bonds					(98,006.21)	*(250,000.00)*
Operating Transfer Out - OOE				0.00	0.00	*0.00*
CHANGE IN NET POSITION - OOE	**0.00**	**0.00**	**0.00**	(21,480.55)	(301,294.19)	*(337,923.06)*
CHANGE IN NET POSITION - COMBINED	(182,820.33)	**431.38**	**3.08**	(21,480.55)	(1,942,787.45)	*(1,564,298.78)*

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
2/28/2021

	2/29/2020	2/28/2021
Fund A Cash Balance	$298,435.85	$709,494.62
Less: Approved/Undisbursed		
Total Unobligated Balance	**$298,435.85**	**$709,494.62**
2003 Bond Fund Cash Balance	$17,430,718.90	$15,916,259.25
Less: Approved/Undisbursed	(906,774.00)	(681,774.00)
Total Unobligated Balance	**$16,523,944.90**	**$15,234,485.25**
Small Business Loan Fund Cash Balance	$412,308.73	$412,936.91
Less: Approved/Undisbursed		
Total Unobligated Balance	**$412,308.73**	**$412,936.91**
Bond Funds to be Provided for Loans		
Less: Approved/Undisbursed		
Total Unobligated Balance	**$0.00**	**$0.00**
Budget: Cash to be Transferred to Other CED Programs for	**$0.00**	**$0.00**
CASH AVAILABLE	**$17,234,689.48**	**$16,356,916.78**
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	$2,774,683.96	$2,545,718.33
Less: Approved/Undisbursed	($592,186.42)	($33,264)
LGEDF Pool	$4,043.88	$4,043.88
Less: Approved/Undisbursed	$0.00	$0.00
Bond Funds to be Provided for Approved Projects	$98,006.21	
Bond Funds Available for Projects		
Total Unobligated Balance	**$2,422,048**	**$2,653,998**
TOTAL ALL FUNDS	**$19,656,737.11**	**$19,010,914.58**

Kentucky Enterprise Initiative Act (KEIA) Projects
Fiscal 2020

KEDFA Meeting date	3/25/2021
Total Projects Approved Fiscal Year-to-Date	25
Number of Proposed Projects for Current Month	5

Construction Materials and Building Fixtures

Fiscal Year Cap	$20,000,000
Approved Fiscal Year-to-Date	$4,863,500
Committed Amount	$0
Balance Available for Current Month	$15,136,500
Proposed Approval for Current Month	$2,550,000
Balance Available for Remainder of Fiscal Year	$12,586,500

Research & Development and Electronic Processing Equipment, Flight Simulation Equipment

Fiscal Year Cap	$5,000,000
Approved Fiscal Year-to-Date	$638,000
Committed Amount	$0
Balance Available for Current Month	$4,362,000
Proposed Approval for Current Month	$30,000
Balance Available for Remainder of Fiscal Year	$4,332,000

KBI Summary

Updated March 16, 2021

Fiscal Year End Reporting

		Jobs			Wages		
Year	Number of Projects	Jobs Reported	Job Target	% Achieved	Averge 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	18,665	114%	$25.05	$21.79	115%
2017	245	26,094	22,067	118%	$26.81	$21.93	122%
2018	284	31,073	25,316	123%	$26.30	$21.83	120%
2019	318	37,291	28,345	132%	$28.29	$22.39	126%
2020	151	13,283	11,665	114%	$32.77	$22.67	145%

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	$40,299,248	$35,382,109	$19,923,814	56%
2017	$44,822,034	$38,751,699	$24,926,551	64%
2018	$52,013,284	$44,172,090	$29,059,007	66%
2019	$62,673,319	$53,473,765	$25,150,201	47%
2020	$56,113,737	$49,131,039	$3,317,766	7%
2021	$11,916,040	$10,878,215	N/A	N/A
Grand Total	**$361,935,221**	**$313,732,691**	$142,299,113	

- Based on actual jobs and wages reported in 2018 by companies approved to claim incentives, the estimated payroll for new, full-time Kentucky resident jobs is approximately $1.7 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.**

Project Update Report

March 2021

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	Information Capture Solutions LLC	Laurel	02/23/2017	Several attempts to contact the Company with no response. Preliminary Approval expired on 2/28/2021.
KBI	Vita-Stat LLC	Jefferson	2/22/2018	Several attempts to contact the Company with no response. Preliminary Approval expired on 2/28/2021.
KBI	Atalo Holdings, Inc.	Clark	2/28/2019	Several attempts to contact the Company with no response. Preliminary Approval expired on 2/28/2021.
KBI	Holley Performance Products, Inc.	Warren	7/25/2019	The Company decided not to move forward with the project and withdrew from the KBI Program per an email dated 2/1/2021.

Project Update Report

March 2021

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
KBI	Groupon, Inc.	Boone	5/28/2015	Yes	Groupon ceased operations at warehouse in Hebron on 7/31/20 due to shift in business strategy away from selling physical inventory to customers.
KBI	Eagle Manufacturing Company, LLC	Boone	10/31/2013	Yes	Withdrawn. Eagle plans to close the Florence facility in May 2021 due to changing customer programs and movement of current programs to other Linamar Corporation facilities.
KBI	Stoody Company	Warren	2/7/2019	No	Project is unable to activate, due to reduced employment numbers and downward business trends expected to continue for some time.
KBI	CBS Interactive Inc.	Jefferson	10/27/2016	No	Expansion plans did not materialize as expected and company did not complete the activation process.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
TIF REPORT - FINAL APPROVAL

Date: March 25, 2021
Preliminary Approval: August 29, 2019
Applicant: City of Paducah, Finance Department
Project Name: Paducah Downtown Riverfront Redevelopment Project
City: Paducah **County:** McCracken
Program Type: Mixed-Use Redevelopment in Blighted Urban Areas
TIF Term: 20 years **DFS Staff:** Kylee Palmer

Project Description:

The City of Paducah, along with its county and regional partners, plan to redevelop 315 acres of Paducah's downtown riverfront to attract new tourism, recreation, and economic development opportunities. The TIF District includes approximately 200 acres of city-owned lands underwater to support water dependent uses and shoreline improvements, and approximately 115 acres of upland mixed-use redevelopment and public infrastructure investment. The Project will increase capacity for downtown visitors while creating a more welcoming environment offering a variety of entertainment options and attractions. The reimagined riverfront will further enhance the attractiveness of Paducah as a site to host a variety of events, and the additional boating capacity will allow for more out-of-town boating traffic to dock downtown. The overall environment is expected to make Paducah a more attractive location for businesses and their employees.

The Project is expected to include additional hotel rooms, restaurants, retail stores, conference and event space with supportive food services, a museum, a reimagined art house/theatre, and manufacturing/processing space.
The proposed development is expected to include:
- 100-room limited service hotel (80,000 square feet)
- 47 boutique hotel rooms (28,215 square feet)
- 266,540 square feet of residential (204 units)
- 77,653 square feet of restaurant/entertainment space
- 34,075 square feet of retail space
- 130,000 square feet of manufacturing space
- 12,540 square feet of theater space
- 30,000 square feet of convention center, museum and restaurant space
- Public infrastructure improvements
- Surface lot parking

Total estimated cost of the project is approximately $156.3 million, excluding financing.

Construction begin in 2020 with expected completion in 2025.

Infrastructure:

Infrastructure costs total approximately $56.4 million:
- Land preparation
- Public buildings/structures
- Sewers/storm drainage
- Curbs, sidewalks, promenades and pedways
- Roads
- Street lighting
- Provision of utilities
- Environmental remediation
- Public space or parks
- Parking
- Public landings
- Fountains, benches and sculptures
- Riverbank modifications and improvements

Eligible Public Infrastructure Costs: $ 47,211,384.00

Consultant Report: The project was reviewed by an independent consultant and determined to create a net new positive impact on the Commonwealth. The Office of State Budget Director and the Finance and Administration Cabinet approved the consultant's recommendations and have certified the report and the findings with a statutorily-required Certification of Net Positive Impact to the Commonwealth. The applicant has also reviewed the report and agrees with the findings and the amount eligible for recovery.

Total Capital Investment: $ 156,344,483 **Type of Eligible Cost:** Public Infrastructure

Increment Recovery: The following taxes are available for recovery from the footprint over the TIF term through a **50%** recovery, as based on the independent consultant analysis:

Pledged Taxes	*Term Pledged*
Property Tax	20 years
Sales Tax	20 years
Withholding Tax	20 years

Approved Cost: **$21,400,000**

Please note only amounts deemed as public infrastructure that occur within the state footprint are eligible for recovery through increments as outlined above. No state taxes shall be eligible for recovery until the minimum capital investment of $20,000,000 (but not to exceed $200,000,000) has been verified as being invested in the development area.

Special Condition/Requirement:

In order to ensure the applicant makes the capital investment, staff recommends including the following special condition/requirement:

Total cumulative investment of $156,344,483, excluding financing costs, must be achieved to be eligible for the maximum total incentive of $21,400,000. The actual project completion percentage of the investment will be applied annually to the total incentive approved of $21,400,000 to determine the maximum total incentive available/earned for the project during the term of the agreement.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
ECONOMIC DEVELOPMENT FUND (EDF) PROJECT REPORT

Date: March 25, 2021
Grantee: City of Bowling Green
Beneficiary: Ball Metal Beverage Container Corp
City: Bowling Green **County:** Warren
Activity: Manufacturing
Bus. Dev. Contact: C. Peek **OFS Staff:** M. Elder

Project Description: Founded over 100 years ago, the Ball Corporation is one of the world's leading suppliers of aluminum packaging for beverages, foods, and household products. In 2019, the company produced and shipped approximately 48 billion recyclable aluminum beverage containers across North America, accounting for nearly 42% of all aluminum beverage containers produced on the continent that year. Today the company has more than 100 locations and 10,000 employees worldwide. Ball Metal Beverage Container Corp., a wholly owned subsidiary of Ball Corporation, is considering constructing a new production plant in Bowling Green.

Select Owned or Leased	**Total Investment**
Land	$0
Building/Improvements	$60,000,000
Equipment	$240,002,500
Other Start-up Costs	$4,997,500
TOTAL	**$305,000,000**

Anticipated Project Funding	**Amount**	**% of Total**
Economic Development Fund Grant (State)	$500,000	0.2%
Other	$304,500,000	99.8%
TOTAL	**$305,000,000**	100.0%

Job and Wage Requirement Table

Compliance Date	Kentucky-Resident Jobs Required	Job Type	Average Wage Required	Average Wage Type
12/30/2024	198	Create	$45.00	Total Hourly Compensation (includes benefits)
12/30/2025	198	Create	$45.00	Total Hourly Compensation (includes benefits)
12/30/2026	198	Create	$45.00	Total Hourly Compensation (includes benefits)
12/30/2027	198	Create	$45.00	Total Hourly Compensation (includes benefits)

* Compliance periods will be annually and first compliance period may be accelerated. Subsequent compliance periods will be adjusted if acceleration occurs.

Collateral Required: Letter of credit, certificate of deposit or other collateral satisfactory to the Cabinet

Job Penalty Provision: $631 per job not created or maintained

Wage Penalty Provision: pro rata portion of EDF grant based on a formula outlined in the EDF grant agreement

Disbursement: Grant funds will be disbursed on a reimbursement basis through the Grantee/local government entity after collateral is received by the Cabinet and the investment begins. Funds will flow through the Grantee/local government entity to the Beneficiary/company.

Repayment: Repayment provisions will be included in the grant agreement if the company fails to create or maintain the jobs and pay the required wage by the required measurement dates. Any repaid funds will be due and payable to the Grantee/local government and may only be used by the Grantee/local government for economic development projects authorized by the Cabinet. The maximum job and wage penalty repayment for any compliance year will be $125,000.

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

Ownership (20% or more):

Publicly Traded

Active State Participation at the Project Site:

Date	Program	Status	Amount
Jan 07, 2021	KBI	Approve/Prelim	$6,000,000
Jan 07, 2021	KEIA	Approve/Final	$1,300,000

Unemployment Rate:

County: 5.3% Kentucky: 5.7%

Recommendation:

Staff recommends approval of this 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 EDF grant is subject to CED's receipt of the Secretary of the Finance and Administration Cabinet's concurrence to CED's use of the EDF funds for this project.

MEMORANDUM

TO: KEDFA Board Members

FROM: Robert Aldridge, Director
Compliance Division

DATE: March 25, 2021

SUBJECT: KEIA Extensions

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

Company	County	Extension
Stelised, Inc.	Shelby	6 months
Green Bomber Spirits Company	Garrard	12 months
Logan Corporation	Magoffin	12 months
MobileMedTek Holdings, Inc.	Jefferson	12 months
Whiskey Service LLC	Boyle	12 months

Staff recommends approval.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT

Date: March 25, 2021
Approved Company: Log Still Distilling, LLC
City: New Haven
County: Nelson
Activity: Tourism
Resolution #: KEIA-21-23219
Bus. Dev. Contact: A. Franklin
DFS Staff: K. McCane

Project Description: Log Still Distilling, LLC, a producer of high-quality bourbons, gins, and ryes, purchased land in New Haven to develop a full-scale distillery. The company is now exploring and applying for economic incentives which would allow it to develop a second phase to introduce an amphitheater, tasting room, restaurant, event/conference center, bed & breakfast accommodations, access to outdoor recreation areas, and the building of a train depot.

Facility Details: Expanding existing operations

Anticipated Project Investment	**Eligible Costs**	**Total Investment**
Land	$0	$0
Building Construction	$20,475,000	$23,675,000
Electronic Processing Equipment	$0	$0
Research & Development Equipment	$0	$0
Flight Simulation Equipment	$0	$0
Other Equipment	$0	$0
Other Start-up Costs	$0	$353,550
TOTAL	**$20,475,000**	**$24,028,550**

Ownership (20% or more):
John Wallace Dant III - Nashville, TN

Other State Participation:

Date	Program	Status	Amount
May 30, 2019	KBI	Approve/Prelim	$500,000
May 30, 2019	KEIA	Approve/Final	$100,000

Unemployment Rate:
County: 4.9% Kentucky: 5.7%

Existing Presence in Kentucky:
Nelson County

Approved Recovery Amount:
Construction Materials and Building Fixtures: $500,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$500,000**

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT

Date: March 25, 2021
Approved Company: Mountain & River City LLC
City: Louisville **County:** Jefferson
Activity: Tourism **Resolution #:** KEIA-21-23387
Bus. Dev. Contact: A. Franklin **DFS Staff:** M. Elder

Project Description: Mountain & River City LLC is considering developing and operating a super-premium hotel as well as an art garden and museum. This space will operate as an off-site meeting space for larger conventions and events as well as have an impact on the leisure tourism market in the NuLu area of Louisville.

Facility Details: Locating in a new facility

Anticipated Project Investment	**Eligible Costs**	**Total Investment**
Land	$0	$0
Building Construction	$13,000,000	$20,500,000
Electronic Processing Equipment	$500,000	$500,000
Research & Development Equipment	$0	$0
Flight Simulation Equipment	$0	$0
Other Equipment	$0	$4,750,000
Other Start-up Costs	$0	$5,250,000
TOTAL	**$13,500,000**	**$31,000,000**

Ownership (20% or more):

C. Stephen Wendell Charleston, SC
Ryan M. Reich San Juan Capistrano, CA
Kaveh Zamanian Louisville, KY
Michael Motamedi Louisville, KY

Other State Participation: None

Unemployment Rate:
County: 5.7% Kentucky: 5.7%

Existing Presence in Kentucky: None

Approved Recovery Amount:

Construction Materials and Building Fixtures:	$470,000
R&D and/or Electronic Processing Equipment:	$30,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$500,000**

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT

Date: March 25, 2021
Approved Company: Worldwide Technologies, LLC
City: Greensburg **County:** Green
Activity: Manufacturing **Resolution #:** KEIA-21-23394
Bus. Dev. Contact: C. Peek **DFS Staff:** M. Elder

Project Description: Worldwide Technologies has been manufacturing in Franklin, KY for approximately 11 years. The company provides parts and services to over 50 customers. Products manufactured include but are not limited to heavy truck parts, gun parts, medical parts and job shop services. The company is considering purchasing and up fitting the spec building in Greensburg in order to meet customer demand.

Facility Details: Locating in a new facility

Anticipated Project Investment	**Eligible Costs**	**Total Investment**
Land	$0	$0
Building Construction	$500,000	$1,045,000
Electronic Processing Equipment	$0	$0
Research & Development Equipment	$0	$0
Flight Simulation Equipment	$0	$0
Other Equipment	$0	$300,000
Other Start-up Costs	$0	$75,000
TOTAL	**$500,000**	**$1,420,000**

Ownership (20% or more):

Mike Jones Smiths Grove, KY
Kenny Whitworth Hardinsburg, KY

Other State Participation: None

Unemployment Rate:

County: 4.4% Kentucky: 5.7%

Existing Presence in Kentucky:

Green County

Approved Recovery Amount:

Construction Materials and Building Fixtures: $30,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$30,000**

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

KBI REPORT - PRELIMINARY APPROVAL

Date: March 25, 2021
Approved Company: Infiltrator Water Technologies, LLC
City: Winchester **County:** Clark
Activity: Manufacturing **Prelim Resolution #:** KBI-I-21-23391
Bus. Dev. Contact: B. Cox **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 is considering expanding its footprint by adding an additional building as well as the installation of new equipment.

Facility Details: Expanding existing operations

Anticipated Project Investment - Owned	**Eligible Costs**	**Total Investment**
Land	$0	$0
Building/Improvements	$28,100,000	$28,100,000
Equipment	$720,000	$122,500,000
Other Start-up Costs	$7,000,000	$7,000,000
TOTAL	**$35,820,000**	**$157,600,000**

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**

Incentive Type:
Other

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

Ownership (20% or more):
Advanced Drainage Systems, Inc. Hilliard, OH

Active State Participation at the project site:

Date	Program	Status / Jobs Required	Amount
Jul 30, 2020	KBI	Monitor/307	$1,200,000

Requested Wage Assessment / Local Participation:
State: 3.0%
Local: 1.0% City of Winchester

Unemployment Rate:
County: 5.5%
Kentucky: 5.7%

Existing Presence in Kentucky:
Clark County

Special Conditions:
The project will include multiple locations within Winchester/Clark County. Only investment costs incurred at 3100 Corporate Drive will be considered towards calculating eligible costs. Employees and their respective wages at the locations included in the project definition will be eligible for compliance.

The company will be required to maintain a base employment equal to the greater of the number of full-time, Kentucky resident employees as of the date of preliminary approval or 307*(job requirement for previous project)* full-time, Kentucky resident employees.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT

Date: March 25, 2021
Approved Company: Infiltrator Water Technologies, LLC
City: Winchester **County:** Clark
Activity: Manufacturing **Resolution #:** KEIA-21-23392
Bus. Dev. Contact: B. Cox **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 is considering expanding its footprint by adding an additional building as well as the installation of new equipment.

Facility Details: Expanding existing operations

Anticipated Project Investment	**Eligible Costs**	**Total Investment**
Land	$0	$0
Building Construction	$14,050,000	$28,100,000
Electronic Processing Equipment	$0	$0
Research & Development Equipment	$0	$0
Flight Simulation Equipment	$0	$0
Other Equipment	$0	$122,500,000
Other Start-up Costs	$0	$7,000,000
TOTAL	**$14,050,000**	**$157,600,000**

Approved Recovery Amount:

Construction Materials and Building Fixtures: $750,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$750,000**

See KBI file (KBI-I-21-23391) for Ownership, Other State Participation and Unemployment Rate.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

KBI REPORT - PRELIMINARY APPROVAL

Date: March 25, 2021
Approved Company: Nucor Tubular Products Inc.
City: Ghent **County:** Gallatin
Activity: Manufacturing **Prelim Resolution #:** KBI-I-21-23396
Bus. Dev. Contact: A. Luttner **DFS Staff:** D. Phillips

Project Description: Nucor's Tubular Products ("NTP") Group was formed in 2016 when Nucor entered the tube market with the acquisitions of Southland Tube, Independence Tube Corp. and Republic Conduit. The company is looking to grow its operations by constructing a new tube mill facility in the United States, specifically the Midwest.

Facility Details: Locating in a new facility

Anticipated Project Investment - Owned	**Eligible Costs**	**Total Investment**
Land	$2,560,000	$2,560,000
Building/Improvements	$14,000,000	$14,000,000
Equipment	$1,440,000	$146,000,000
Other Start-up Costs	$1,440,000	$1,440,000
TOTAL	**$19,440,000**	**$164,000,000**

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	72	$45.50	
1	72	$45.50	$225,000
2	72	$45.50	$225,000
3	72	$45.50	$225,000
4	72	$45.50	$225,000
5	72	$45.50	$225,000
6	72	$45.50	$225,000
7	72	$45.50	$225,000
8	72	$45.50	$225,000
9	72	$45.50	$225,000
10	72	$45.50	$225,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$2,250,000**

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: 3.0%
Local: 1.0% - Gallatin County

Unemployment Rate:
County: 5.2%
Kentucky: 5.7%

Existing Presence in Kentucky: None

Special Conditions:
The company will be required to maintain 90% of the total statewide full-time, Kentucky resident employees at all affiliated company locations, including the site of the project, as of the preliminary approval date.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KEIA REPORT

Date: March 25, 2021
Approved Company: Nucor Tubular Products Inc.
City: Ghent **County:** Gallatin
Activity: Manufacturing **Resolution #:** KEIA-21-23397
Bus. Dev. Contact: A. Luttner **DFS Staff:** D. Phillips

Project Description: Nucor's Tubular Products ("NTP") Group was formed in 2016 when Nucor entered the tube market with the acquisitions of Southland Tube, Independence Tube Corp. and Republic Conduit. The company is looking to grow its operations by constructing a new tube mill facility in the United States, specifically the Midwest.

Facility Details: Locating in a new facility

Anticipated Project Investment	**Eligible Costs**	**Total Investment**
Land	$0	$2,560,000
Building Construction	$13,900,000	$14,000,000
Electronic Processing Equipment	$0	$0
Research & Development Equipment	$0	$0
Flight Simulation Equipment	$0	$0
Other Equipment	$0	$146,000,000
Other Start-up Costs	$0	$1,440,000
TOTAL	**$13,900,000**	**$164,000,000**

Existing Presence in Kentucky: None

Approved Recovery Amount:

Construction Materials and Building Fixtures: $800,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$800,000**

See KBI file (KBI-I-21-23396) for Ownership, Other State Participation and Unemployment Rate.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

KBI REPORT - PRELIMINARY APPROVAL

Date: March 25, 2021
Approved Company: Brazeway, LLC
City: Hopkinsville
County: Christian
Activity: Manufacturing
Prelim Resolution #: KBI-I-21-23389
Bus. Dev. Contact: E. Bishop
DFS Staff: D. Phillips

Project Description: Brazeway, LLC is a leading supplier of heat transfer solutions for HVAC, refrigeration, and automotive industries. The company is considering the expansion of its existing facility by expanding its depth of product offerings within the HVAC industry.

Facility Details: Expanding existing operations

Anticipated Project Investment - Owned	**Eligible Costs**	**Total Investment**
Land	$0	$0
Building/Improvements	$1,900,000	$1,900,000
Equipment	$3,227,000	$3,227,000
Other Start-up Costs	$0	$0
TOTAL	**$5,127,000**	**$5,127,000**

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	35	$32.00	
1	36	$32.00	$100,000
2	38	$32.00	$100,000
3	38	$32.00	$100,000
4	38	$32.00	$100,000
5	38	$32.00	$100,000
6	38	$32.00	$100,000
7	38	$32.00	$100,000
8	38	$32.00	$100,000
9	38	$32.00	$100,000
10	38	$32.00	$100,000
11			
12			
13			
14			
15			

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

Incentive Type:
Enhanced

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

Ownership (20% or more):
Brazeway Holdings, LLC - Adrian, MI

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:
State: 5.0%

Unemployment Rate:
County: 6.1%

Kentucky: 5.7%

Existing Presence in Kentucky:
Christian County

Special Conditions:
The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The company reported 110 full-time, Kentucky resident employees as of the application date.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

KBI REPORT - PRELIMINARY APPROVAL

Date: March 25, 2021
Approved Company: Cooper-Standard Automotive Inc.
City: Mt. Sterling **County:** Montgomery
Activity: Manufacturing **Prelim Resolution #:** KBI-I-21-23386
Bus. Dev. Contact: B. Cox **DFS Staff:** D. Phillips

Project Description: Cooper-Standard Automotive, Inc., headquartered in Northville, Michigan, is a leading manufacturer of sealing, fuel and brake delivery, and fluid transfer systems. The company is considering an expansion of its existing facility to meet customer demands.

Facility Details: Expanding existing operations

Anticipated Project Investment - Owned	**Eligible Costs**	**Total Investment**
Land	$0	$0
Building/Improvements	$0	$0
Equipment	$3,513,000	$3,513,000
Other Start-up Costs	$0	$0
TOTAL	**$3,513,000**	**$3,513,000**

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	36	$30.00	
1	91	$30.00	$133,330
2	151	$30.00	$133,330
3	151	$30.00	$133,330
4	151	$30.00	$133,330
5	151	$30.00	$133,330
6	151	$30.00	$133,330
7	151	$30.00	$133,330
8	151	$30.00	$133,330
9	151	$30.00	$133,330
10	151	$30.00	$133,330
11	151	$30.00	$133,330
12	151	$30.00	$133,330
13	151	$30.00	$133,330
14	151	$30.00	$133,330
15	151	$30.00	$133,380

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$2,000,000**

Incentive Type:
Enhanced

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

Ownership (20% or more):
Publicly traded

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:
State: 5.0%

Unemployment Rate:
County: 6.5%

Kentucky: 5.7%

Existing Presence in Kentucky:
Montgomery County

Special Conditions:
The company will be required to maintain a base employment equal to the number of full-time, Kentucky resident employees as of the date of preliminary approval. The company reported 394 full-time, Kentucky resident employees as of the application date.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

KBI REPORT - PRELIMINARY APPROVAL

Date:	March 25, 2021		
Approved Company:	Modern Metals Inc.		
City:	Ashland	**County:**	Boyd
Activity:	Manufacturing	**Prelim Resolution #:**	KBI-I-21-23393
Bus. Dev. Contact:	A. Franklin	**DFS Staff:**	M. Elder

Project Description: Modern Metals Inc. (MM) was formed at the end of 2019 to perform metal fabrication services primarily for mechanical and electrical construction in the rock quarry, limestone and coal industries. Due to the impact of Covid in 2020, MM only performed a limited amount of work utilizing leased labor. Customer demand has picked up, and the company is now considering purchasing a substantial piece of equipment needed to help meet expected increased customer demand.

Facility Details: Expanding existing operations

Anticipated Project Investment - Owned	**Eligible Costs**	**Total Investment**
Land	$0	$0
Building/Improvements	$0	$0
Equipment	$2,375,000	$2,375,000
Other Start-up Costs	$0	$0
TOTAL	**$2,375,000**	**$2,375,000**

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	12	$25.00	
1	12	$25.00	$33,333
2	24	$25.00	$33,333
3	24	$25.00	$33,333
4	24	$25.00	$33,333
5	24	$25.00	$33,333
6	24	$25.00	$33,333
7	24	$25.00	$33,333
8	24	$25.00	$33,333
9	24	$25.00	$33,333
10	24	$25.00	$33,333
11	24	$25.00	$33,333
12	24	$25.00	$33,333
13	24	$25.00	$33,333
14	24	$25.00	$33,333
15	24	$25.00	$33,338

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$500,000**

Incentive Type:
Enhanced

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

Ownership (20% or more):
Zach Wells Catlettsburg, KY

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:
State: 5.0%

Unemployment Rate:
County: 7.5% Kentucky: 5.7%

Existing Presence in Kentucky: None

Special Conditions: None

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

KBI REPORT - PRELIMINARY APPROVAL

Date:	March 25, 2021		
Approved Company:	Eberspacher North America, Inc.		
City:	Louisville	**County:**	Jefferson
Activity:	Manufacturing	**Prelim Resolution #:**	KBI-IL-21-23395
Bus. Dev. Contact:	C. Peek	**DFS Staff:**	M. Elder

Project Description: Eberspacher North America, Inc., founded in 1865, is a German-based automotive supplier that specializes in exhaust technology, vehicle heaters, electrical vehicle heaters, air conditioning and automotive controls. The company is considering leasing property in Jefferson County and purchasing new equipment to establish a new manufacturing facility.

Facility Details: Locating in a new facility

Anticipated Project Investment - Leased	**Eligible Costs**	**Total Investment**
Rent	$3,400,000	$6,800,000
Building/Improvements	$971,000	$971,000
Equipment	$4,280,000	$26,150,000
Other Start-up Costs	$500,000	$500,000
TOTAL	**$9,151,000**	**$34,421,000**

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	214	$25.00	
1	214	$25.00	$100,000
2	214	$25.00	$500,000
3	214	$25.00	$500,000
4	214	$25.00	$500,000
5	214	$25.00	$400,000
6	214	$25.00	$400,000
7	214	$25.00	$400,000
8	214	$25.00	$400,000
9	214	$25.00	$400,000
10	214	$25.00	$400,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$4,000,000**

Incentive Type:
Other

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

Ownership (20% or more):
Eberspaecher International Esslingen, Germany

Active State Participation at the project site: None

Requested Wage Assessment / Local Participation:
State: 1.5%
Local: .50% Louisville/Jefferson County Metro Government

Unemployment Rate:
County: 5.7% Kentucky: 5.7%

Existing Presence in Kentucky: None

Special Conditions: None

MEMORANDUM

TO: KEDFA Board Members

FROM: Michelle Elder ME
Incentive Administration Division

DATE: March 25, 2021

SUBJECT: KBI Extensions

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

Company	County	Extension
Tower Automotive Operations USA I, LLC	Nelson	6 Month
Ampyss Healthcare Solutions, Inc.	Clinton	12 Month
Armor USA Inc.	Boone	12 Month
Extiel-Advantage-Somerset 1 Limited Liability Company	Pulaski	12 Month
HB Molding, Inc.	Jefferson	12 Month
Hydroponic Farms USA LLC	Breathitt	12 Month
Independent Stave Company, LLC	Rowan	12 Month
Kentucky Fresh Harvest, LLC	Lincoln	12 Month
Nifco America Corporation	Shelby	12 Month
Piston Automotive LLC	Jefferson	12 Month
Santa Rosa Systems, LLC	Bullitt	12 Month

Staff recommends approval.

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KBI REPORT - FINAL APPROVAL

Date: March 25, 2021
Preliminary Approval: March 29, 2018
Approved Company: HDT Expeditionary Systems, Inc.
City: Florence
County: Boone
Activity: Manufacturing
Final Resolution #: KBI-F-21-22038
Bus. Dev. Contact: C. Peek
DFS Staff: M. Elder

Project Description: HDT Expeditionary Systems, Inc. provides innovative solutions to military, government, industrial and commercial market customers throughout the world including shelters, generators, heaters, air filtration devices and many other engineered products. The company expanded its business by purchasing new equipment and making significant improvements to the property.

	Eligible Costs	Total Investment
Anticipated Project Investment - Leased	$4,030,000	$14,504,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	94	$27.00	
1	103	$27.00	$200,000
2	113	$27.00	$200,000
3	113	$27.00	$200,000
4	113	$27.00	$200,000
5	113	$27.00	$200,000
6	113	$27.00	$200,000
7	113	$27.00	$200,000
8	113	$27.00	$200,000
9	113	$27.00	$200,000
10	113	$27.00	$200,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$2,000,000**

County Type:
Other

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

Special Conditions:
Maintain Base Employment: 66

Modifications since preliminary approval? No

KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY
KBI REPORT - FINAL APPROVAL

Date: March 25, 2021
Preliminary Approval: April 27, 2017
Approved Company: Kobe Aluminum Automotive Products LLC
City: Bowling Green
County: Warren
Activity: Manufacturing
Final Resolution #: KBI-F-21-21532
Bus. Dev. Contact: C. Peek
DFS Staff: M. Elder

Project Description: Kobe Aluminum Automotive Products LLC is a manufacturer of aluminum forging suspension for the automotive industry. The company added space to its current facility and purchased new equipment in order to capture additional business.

	Eligible Costs	Total Investment
Anticipated Project Investment - Owned	$22,504,000	$51,327,000

NEGOTIATED TARGETS AND INCENTIVE AMOUNTS:

Year	Job Target	Average Hourly Wage Target (Including Employee Benefits)	Annual Approved Cost Limitation
As of Activation Date	129	$27.00	
1	129	$27.00	$200,000
2	129	$27.00	$200,000
3	129	$27.00	$200,000
4	129	$27.00	$200,000
5	129	$27.00	$200,000
6	129	$27.00	$200,000
7	129	$27.00	$200,000
8	129	$27.00	$200,000
9	129	$27.00	$200,000
10	129	$27.00	$200,000

TOTAL NEGOTIATED TAX INCENTIVE AMOUNT: **$2,000,000**

County Type:
Other

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

Special Conditions:
Maintain Base Employment: 493

Modifications since preliminary approval? No

Kentucky Small Business Tax Credit (KSBTC) Projects Report
March 2021

Small Business	County	Beginning Employment	Eligible Positions	Average Hourly Wage	Qualifying Equipment/ Technology	Tax Credit Amount
Carina Medical LLC	Fayette	0	2	$50.00	$7,336	$7,000
Design Fabricators and Integrators, LLC	Jefferson	22	8	$25.67	$52,719	$25,000
DF Trucking, Inc.	Pulaski	4	7	$24.41	$57,108	$24,500
Freedom Mini Dental Implants, PLLC	Jefferson	2	1	$28.85	$5,148	$3,500
M.P. Kelly Design & Construction Services, LLC	Madison	5	2	$25.70	$9,985	$7,000
5	**4**		**20**	**Total**	**$132,296**	**$67,000**

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	$984,500
FYTD KSFTC Approvals	$76,782
Current KSBTC Request	$67,000
Current KSFTC Request	$0
Remaining FY Credits	**$1,871,718**

Kentucky Angel Investment Tax Credit Projects Report
March 2021

Qualified Investor	Qualified Small Business	County	Projected Investment	Potential Tax Credit
Steinbock, Robert T.	Cuddle Clones Holdings LLC	Jefferson	$50,000	$12,500
Montano, Miguel O.	EquiLottery LLC	Jefferson	$150,000	$37,500
Kelly, Jr, James Paul	Personal Medicine Plus LLC	McCracken	$10,000	$4,000
Workman, Mark Anthony	Personal Medicine Plus LLC	McCracken	$10,000	$4,000
Bork, Daniel P.	PowerTech Water, Inc.	Fayette	$25,000	$6,250
Arrasmith, II, Jerry Joseph	Wendal Inc	Kenton	$30,008	$7,502
Bray, Scott R.	Wendal Inc	Kenton	$10,032	$2,508
Grace, Corey Paul	Wendal Inc	Kenton	$20,020	$5,005
Haas, Eric A.	Wendal Inc	Kenton	$10,032	$2,508
Heidrich, David P.	Wendal Inc	Kenton	$24,992	$6,248
Kienzle, Barry G.	Wendal Inc	Kenton	$49,984	$12,496
Verst, Paul T.	Wendal Inc	Kenton	$10,032	$2,508
12 Projects	**5**	**4**	**$400,100**	**$103,025**
12 Investors				

Note: For each calendar year, the total amount of tax credits available for the Kentucky Angel Investment Act program shall not exceed $3,000,000. The total amount of tax credits approved for an individual Qualified Investor in a calendar year shall not exceed $200,000 in aggregate.

Projected Credits - To Date	($1,300,525)
Reclaimed Credits	$0
Net Obligated Credits	($1,300,525)

Credit Limit	$3,000,000
Net Obligated Credits	($1,300,525)
Remaining Credits	**$1,699,475**