

# KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY

## SPECIAL BOARD MEETING December 10, 2020

### MINUTES

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#### **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 December 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) December 10, 2020 via video teleconference at the following link <https://us02web.zoom.us/j/84935906386> to consider all projects. KEDFA convened at 10:00 a.m. on December 10, 2020.

#### **Notification of Press**

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

#### **Roll Call**

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

**Staff Present:** Bobby Aldridge, Tim Back, Beka Burton, Sarah Butler, Brittany Cox, Martin David-Jacobs, Rachael Dever, Danielle Dunmire, Lisa Duvall, Michelle Elder, Tony Ellis, Ellen Felix, Annie Franklin, David Hamilton, Krista Harrod, James Johnson, Craig Kelly, Brooklyn Leep, Andy Luttner, Brandon Mattingly, Jack Mazurak, Kate McCane, Kylee Palmer, Corky Peek, Debbie Phillips, Charlie Rowland, Kristina Slattery, Katie Smith and Teresa Spreitzer

**Others Present:** Michael Kalinyak, Hurt, Deckard & May; Mike Herrington, Stites & Harbison; Jamie Brodsky, Stoll Keenon Ogden; Sarah Mixon and Tyler Theile, Anderson Economic Group; David Johnston, Ross Patten, Shannon Smith and Tom West, City of Covington; Jim Arndt, Katie Axt, Brandi Harless and Sandra Wilson, City of Paducah; Tim Morris, CMTA, Inc.; Hanna Brown, Codell Construction Company; Casey Bolton, Commonwealth Economics; Doug Moorman, Development Strategies Group, LLC; Dan Schofield, DistilleryTrail.com; Donna Hicks and Liz Koutsos, EnviroFlight LLC; Yuji Takana, Hotta Liesenberg Saito LLP; Billy Aldridge, Kentucky Finance & Administration Cabinet, Office of Financial Management; Kevin Atkins, Lexington-Fayette Urban County Government; Sara Bowman, Louisville Forward; Gregg Rochman, Louisville Vegan Jerky Co. L.L.C.; Joe Pfeffer, Mason County Fiscal Court; Owen McNeill, Maysville-Mason County Industrial Development Authority; Jennifer Phillips, Neat Distributing, LLC; Kimberly Rossetti and Devon Stansbury, Northern Kentucky Tri-ED; John Whitcomb, Protective Life Insurance Corporation; Gary Robertson, Russell County Fiscal Court; Bennie Garland, Russell County Industrial Development Authority; Andrew Durant and Howard Gutman; Samuels International Associates, Inc.; Elena Craminer, Geoff Dickinson and Michael Lampl, SB Friedman Development Advisors; Matt Zoellner, Scott Murphy & Daniel, LLC; Yasuhiro Kanai and Kazuhito Nagaya, Taica Cubic Printing Kentucky, LLC; and John Oliva, The Hagerman Group

#### **Approval of Minutes**

Chairman Hale entertained a motion to approve the minutes from the October 29, 2020 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 Katie Smith 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.

### **Tax Increment Financing (TIF) Project (Preliminary)**

Chairman Hale called on Kylee Palmer to present a TIF project for preliminary approval to the Authority.

#### **City of Covington Covington Central Riverfront Kenton County**

Ms. Palmer stated, from 1967 to 2019, the project site served as a massive tax processing facility for the IRS. At its peak, the IRS operations facility employed up to 4,000 workers. In September 2019, the Covington IRS processing center closed its doors permanently. Its closure resulted in 23 acres of unused land and an obsolete 17-acre single-story structure along the Ohio River with a disrupted street grid and a loss of approximately \$1.5 million in annual payroll tax to the City of Covington.

The City of Covington has embraced the closure of the IRS facility as a unique opportunity for meaningful and fruitful development in the Covington urban core. Realizing the potential for this site, the City of Covington's project is to transform the unused 23 acres as well as an additional 8 acres into a vibrant mixed-use 31-acre site along the Ohio River, woven seamlessly into the existing urban fabric of Covington. The project will involve an estimated total capital investment of over \$314 million and include office space, retail/restaurant, as well as residential, hotel, expansions to the convention center and a new city hall. The construction is estimated to take place over the next 6-10 years.

The public infrastructure costs total approximately \$80.9 million and include 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, transportation facilities and demolition. The applicant estimates the project could generate \$147.9 million in total economic impact over a 20-year period.

By granting preliminary approval, KEDFA would enable staff to begin working with the Office of State Budget Director and the Finance and Administration Cabinet to create criteria for which an independent consultant would review the project's feasibility including financing, appropriateness for the use of the TIF program and potential increments and whether the project represents a net positive impact for the Commonwealth.

Staff recommended preliminary approval of the TIF project.

Ms. Palmer introduced David Johnston, Tom West, Ross Patten and Shannon Smith and invited them to address the board regarding the project.

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

### **KDFA Industrial Revenue Bond (IRB) Project (Indenture and Termination of Lease)**

Chairman Hale called on Rachael Dever to present the KEDFA IRB project to the Authority.

#### **Dart Corporation of Kentucky Daviness and Hart Counties**

Ms. Dever stated on October 12, 1990, the Kentucky Development Finance Authority, the predecessor of KEDFA, approved a final bond resolution authorizing the issuance of the Kentucky Development Finance Authority Industrial Building Revenue Bond in an amount not to exceed \$26 million. The bond was issued on December 14, 1990 and related to property in Daviness County and Hart County.

The KEDFA conduit bond issuance matures December 14, 2020 and it is recommended KEDFA approve the termination of the indenture and lease agreements, as a party to the documents. There is no trustee under the indenture, rather a secured party and bondholder, which currently is Dart Corporation that will also execute documents related to the termination of the financing. Since the fee title to each of the properties is vested in the predecessor to KEDFA, as part of the termination, KEDFA, as successor to KDFA, will convey the Daviness County and Hart County properties to Dart Corporation of Kentucky.

KEDFA is a conduit issuer in the transaction and will not have a general obligation or be held liable for the bonds.

Staff recommended approval of the KEDFA bond resolution.

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

### **Kentucky Business Investment (KBI) Project (Amendment) Economic Development Fund (EDF) Project (Amendment)**

Chairman Hale called on Bobby Aldridge to present the KBI and EDF project amendment requests to the Authority.

#### **Bilstein Cold Rolled Steel, LP #19714 Warren County**

Mr. Aldridge stated Bilstein Cold Rolled Steel, LP received final approval for a KBI project. Subsequent to final approval, the company requested an amendment to add the leased space located at 911 College Street, Suite #301, Bowling Green, Kentucky to the project for the purpose of housing some of the company's project employees. The employees located at the facility will be included as project employees for job creation.

All other aspects of the project remain the same.

#### **Bilstein Cold Rolled Steel, LP #19949 Warren County**

Mr. Aldridge stated on June 26, 2014, KEDFA authorized an EDF Grant Agreement with Bilstein Cold Rolled Steel, LP to assist with the construction and equipping of a proposed

150,000 square foot manufacturing facility located in Warren County. As a result of delays to the construction of the company's administrative building due to the impacts of COVID 19, the company requested permission to add the leased space located at 911 College Street, Suite #301, Bowling Green, Kentucky to the project for the purpose of housing some of the company's employees to satisfy the project's jobs requirement.

All other aspects of the project remain the same.

Staff recommended approval of the KBI and EDF amendment requests in one motion.

Mr. Miller moved to approve the staff recommendation, as presented; Mr. Goodin 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 15 companies requested additional time to complete the projects and asked that all 15 be presented as one motion.

<b>Company</b>	<b>County</b>	<b>Extension</b>
Hyster-Yale Group, Inc.	Madison	3 Month
Heaven Hill Distilleries Inc.	Jefferson	6 Month
Kentucky Fresh Harvest	Lincoln	6 Month
Accumetric, LLC	Hardin	12 Month
Amazon Fulfillment Services, Inc.	Boone	12 Month
Bespoke Ventures and Investments, LLC	Grant	12 Month
Braidy Atlas (#21638)	Boyd	12 Month
Braidy Atlas (#21977)	Boyd	12 Month
Danimer Scientific Kentucky, Inc.	Clark	12 Month
East Kentucky Network, LLC	Floyd	12 Month
Kentucky Owl, LLC	Nelson	12 Month
Log Still Distilling, LLC	Nelson	12 Month
Rick and Still, LLC	Woodford	12 Month
Santa Rosa Systems, LLC	Bullitt	12 Month
W KY Development dba Oak Grove Race Track	Christian	12 Month

Staff recommended approval of the KEIA extension requests.

Mr. Goodin moved to approve the staff recommendation, as presented; Ms. Marx seconded the motion. Motion passed; Chairman Jean Hale abstained.

### **KEIA Projects**

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

#### **MGPI of Indiana, LLC Grant County**

**Brooklyn Leep  
Kate McCane**

Brooklyn Leep stated MGP, headquartered in Kansas and maintains a distillery production facility in Indiana, began as a humble grain belt distillery in 1941. Since then, MPG has grown into a leading supplier of premium distilled spirits with specialty wheat proteins and starches. The company is considering developing a second campus near the existing campus in the City of Williamstown, with the acquisition of additional land and the construction of two new whiskey maturation warehouses.

Kate McCane stated the project investment is \$14,000,000 of which \$9,223,000 qualifies as KEIA eligible costs.

Staff recommended the KEIA approved recovery amount of \$100,000 for construction materials and building fixtures.

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

**Heaven Hill Distilleries, Inc.  
Nelson County**

**Annie Franklin  
Debbie Phillips**

Annie Franklin stated Heaven Hill Distilleries, Inc., founded in Kentucky in 1935, is the nation's second largest family-owned producer and marketer of distilled spirits. The company is experiencing the need for additional space for bourbon barrel aging warehouses. The project would include increasing its aging capacity by 56,000 barrels.

Debbie Phillips stated the project investment is \$6,090,000 of which \$3,654,000 qualifies as KEIA eligible costs.

Staff recommended the KEIA approved recovery amount of \$50,000 for construction materials and building fixtures.

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

**Louisville Vegan Jerky Co. L.L.C.  
Jefferson County**

**Annie Franklin  
Michelle Elder**

Ms. Franklin stated Louisville Vegan Jerky Co. L.L.C. (LVJCo) began operations in 2012 in the basement of an old church making shelf stable jerky. The company is out of room at its current facility and is considering purchasing property that will help with efficiencies and allow LVJCo to scale up its capacity.

Ms. Franklin introduced Gregg Rochman and Sara Bowman and invited them to address the board regarding the project.

Michelle Elder stated the project investment is \$5,000,000 of which \$700,000 qualifies as KEIA eligible costs.

Staff recommended the KEIA approved recovery amount of \$42,000 for construction materials and building fixtures.

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

**TPG Plastics LLC  
Calloway County**

**Corky Peek  
Michelle Elder**

Corky Peek stated TPG Plastics LLC is a designer and manufacturer of engineered plastics and blow molded products specializing in large drop blow molded parts and fuel management solutions. The company is considering expanding its current facility to meet customer demands.

Ms. Elder stated the project investment is \$2,043,592 of which \$1,825,000 qualifies as KEIA eligible costs.

Staff recommended the KEIA approved recovery amount of \$100,000 for construction materials and building fixtures.

Ms. Marx moved to approve the staff recommendation, as presented; Mr. Miller 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.

#### **EnviroFlight LLC Mason County**

**Annie Franklin  
Michelle Elder**

Ms. Franklin stated EnviroFlight LLC develops high quality, sustainable insect ingredients for animals and plants in a socially responsible way. EnviroFlight upcycles regionally available by-products from human and animal food industries to produce high quality feed ingredients while minimizing the environmental and financial impacts of animal protein production. The company is considering expanding its Live Production facility to meet customer demand.

Ms. Franklin introduced Liz Koutsos, Donna Hicks, Joe Pfeffer and Owen McNeill and invited them to address the board regarding the project.

Ms. Elder stated the project investment is \$19,775,000 of which \$16,887,500 qualifies as KBI eligible costs and \$2,600,000 qualifies as KEIA eligible costs. The highest job target over the term of the agreement is 40 with an average hourly wage of \$22.00 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 project will include multiple locations within Maysville, Mason County. Only investment costs incurred at 1173 Progress Way 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 \$800,000 and the KEIA approved recovery amount of \$100,000 for research and development and/or electronic processing equipment.

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

#### **Neat Distributing, LLC Russell County**

**Beka Burton  
Kate McCane**

Beka Burton stated Neat Distributing, LLC is a family owned and operated company with a core focus on sales of agricultural products. Due to the demanding nature of the agricultural industry, the company is seeking to diversify with the addition of a new production line for High Density Polyethylene drainage pipe.

Ms. Burton introduced Jennifer Phillips, Bennie Garland and Gary Robertson and invited them to address the board regarding the project.

Ms. McCane stated the project investment is \$5,200,000, all of which qualifies as KBI eligible costs and \$780,000 qualifies as KEIA eligible costs. The highest job target over the term of the agreement is 100 with an average hourly wage of \$17.65 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.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of \$1,500,000 and the KEIA approved recovery amount of \$45,000 for construction materials and building fixtures.

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

### **KBI Projects (Preliminary)**

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

#### **Taica Cubic Printing Kentucky, LLC Clark County**

**Brittany Cox  
Debbie Phillips**

Brittany Cox stated Taica Cubic Printing Kentucky, LLC is a manufacturer of cubic printing, paint applications and assembly services on molded substrates purchased from non-affiliate suppliers which are sold to Tier 1 suppliers for the automotive industry. The company is considering the expansion of its current facility to allow production of the substrates in-house to meet growing demand.

Ms. Cox introduced Yasuhiro Kanai, Kazuhito Nagaya, Yuji Takana, Andrew Durant and Howard Gutman and invited them to address the board regarding the project.

Ms. Phillips stated the project investment is \$4,400,000 of which \$2,260,000 qualifies as KBI eligible costs. The highest job target over the term of the agreement is 20 with an average hourly wage of \$26.00 including benefits. The state wage assessment participation is 3.00% and the City of Winchester 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.

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

Secretary Holly Johnson moved to approve the staff recommendation, as presented; Mr. Cowles seconded the motion. Motion passed; unanimous.

#### **Best Sanitizers, Inc. Boone County**

**Andy Luttner  
Debbie Phillips**

Andy Luttner stated Best Sanitizers, Inc. is a provider of high quality FDA approved and EPA approved hand and surface sanitizer for the food processing industry. The company is considering an expansion of its existing facility to meet product demands.

Mr. Luttner introduced Devon Stansbury and invited her to address the board regarding the project.

Ms. Phillips stated the project investment is \$7,108,019 of which \$3,870,000 qualifies as KBI eligible costs. The highest job target over the term of the agreement is 20 with an average hourly wage of \$22.00 including benefits. The state wage assessment participation is 1.5% and Boone County will participate at 0.40%. 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 97 full-time, Kentucky resident employees (base employment number required by previous KBI project #22497). The project will include

multiple locations within the City of Walton, Boone County. Only investment costs incurred at 154 Mullen Drive 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 \$275,000.

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

**CMTA, Inc.  
Jefferson County**

**Andy Luttner  
Debbie Phillips**

Mr. Luttner stated CMTA, Inc., an engineering firm since 1968, is recognized as a national leader in the area of high performance, energy efficient design into a nationwide practice that includes consulting, engineering, performance contracting, zero energy design, technology solutions and commissioning services. The company is considering the build out of its current building to provide a centralized location to meet growing demand.

Mr. Luttner introduced Tim Morris and invited him to address the board regarding the project.

Ms. Phillips stated the project investment is \$2,200,000 of which \$2,150,000 qualifies as KBI eligible costs. The highest job target over the term of the agreement is 175 with an average hourly wage of \$43.50 including benefits. The state wage assessment participation is 3.00% and Louisville/Jefferson County Metro Government 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 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. The project will include multiple locations within Prospect, Jefferson County. Only investment costs incurred at 9522 Delphinium Street 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 \$2,000,000.

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

**Protective Life Insurance Corporation  
Kenton County**

**Andy Luttner  
Debbie Phillips**

Mr. Luttner stated Protective Life Insurance Corporation, founded in 1907, provides financial services through the production, distribution and administration of insurance and investment products throughout the U.S. The company is considering a location in Covington for its regional headquarters facility.

Mr. Luttner introduced John Whitcomb, Doug Moormann, Tom West, Ross Patten and Kimberly Rossetti and invited them to address the board regarding the project.

Ms. Phillips stated the project investment is \$17,141,300 of which \$11,220,650 qualifies as KBI eligible costs. The highest job target over the term of the agreement is 77 with an average hourly wage of \$47.50 including benefits. The state wage assessment participation is



3.00% and the City of Covington 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.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of \$2,100,000.

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

**J. Knipper and Company Inc.  
Jefferson County**

**Andy Luttner  
Debbie Phillips**

Mr. Luttner stated J. Knipper and Company, Inc., founded in 1986, is dedicated to providing services exclusively for the pharmaceutical and life sciences industries. The project would include a support center facility in Louisville to meet growing demand.

Ms. Phillips stated the project investment is \$4,170,000 of which \$2,260,000 qualifies as KBI eligible costs. The highest job target over the term of the agreement is 182 with an average hourly wage of \$24.40 including benefits. The state wage assessment participation is 3.00% and Louisville/Jefferson County Metro Government 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.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of \$2,000,000.

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

**Infrastructure Precast, Inc.  
Ohio County**

**Corky Peek  
Michelle Elder**

Mr. Peek stated Infrastructure Precast, Inc. produces precast concrete structures used in several applications such as transportation, defense, and by municipalities. The company is considering making improvements to an existing building, adding to the structure and purchasing new equipment. This expansion will add a significant product line to manufacture reinforced concrete pipe (RCP).

Ms. Elder stated the project investment is \$2,000,000, all of which qualifies as KBI eligible costs. The highest job target over the term of the agreement is 50 with an average hourly wage of \$24.00 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.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of \$450,000.

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

**iwis-Daido LLC  
Calloway County**

**Corky Peek  
Michelle Elder**

Mr. Peek stated iwis-Daido LLC is a new, joint-venture (JV) between two well-established companies, iwis engine systems, LLC and Daido Corporation of America. iwis is a German-

owned company and Daido is a Japanese-owned company. The JV will produce high-quality automotive engine chains.

Ms. Elder stated the project investment is \$2,700,000, all of which qualifies as KBI eligible costs. The highest job target over the term of the agreement is 37 with an average hourly wage of \$26.00 including benefits. The state wage assessment participation is 1.50% and the City of Murray will participate at 0.50%. 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 \$370,000.

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

**SpanTech LLC  
Barren County**

**Corky Peek  
Michelle Elder**

Mr. Peek stated SpanTech LLC designs and manufactures plastic, chain conveyor systems and material handling solutions for a variety of manufacturing companies including food and beverage production, packaging and pharmaceuticals. The company is looking to purchase property and equipment as well as construct additional production, warehousing and assembly space.

Ms. Elder stated the project investment is \$13,200,000 of which \$11,400,000 qualifies as KBI eligible costs. The highest job target over the term of the agreement is 40 with an average hourly wage of \$18.00 including benefits. The state wage assessment participation is 3.00% and the City of Glasgow 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.

Staff recommended preliminary approval of the KBI negotiated tax incentive amount of \$400,000.

Mr. Goodin moved to approve the staff recommendation, as presented; Mr. Miller 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 14 companies requested additional time to complete the projects and asked that all 14 be presented as one motion.

<b>Company</b>	<b>County</b>	<b>Extension</b>
AmerisourceBergen Drug Corporation	Jefferson	12 Month
DAE-IL USA, Inc.	Calloway	12 Month
Dajcor Aluminum Inc.	Perry	12 Month
Federal-Mogul Motorparts LLC	Barren	12 Month
HB Sealing Products Inc.	Jefferson	12 Month
Ironton Enterprises LLC	McCracken	12 Month
Lynx Labeling, Inc.	Barren	12 Month
Kentucky Green Harvest LLC	Lincoln	12 Month
MobileMedTek Holding, Inc.	Jefferson	12 Month

Nishida Art Specialty Composite America Inc.	Franklin	12 Month
NX Development Corp.	Fayette	12 Month
Performance Feeds, LLC	Warren	12 Month
Precision Tooling Products, LLC	Graves	12 Month
Takigawa Corporation America	Nelson	12 Month

Staff recommended approval of the KBI extension requests.

Mr. Miller moved to approve the staff recommendation, as presented; Secretary Johnson 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 four companies requested KBI final approval, three of which have modifications since preliminary approval. Ms. Phillips asked that all four be presented as one motion.

**No Modifications:**

<u>Project Name</u>	<u>County</u>	<u>Type Project</u>
Anixter Inc.	Fayette	Service or Technology

**Modifications:**

**ABB/CON-CISE Optical Group LLC**                      Kenton                      Manufacturing  
 Total investment and eligible costs have been updated based on the current projections. All other aspects of the project remain the same.

**VR Vertical, LLC**    Jefferson                      Headquarters  
 The company name has changed from Sonic Electronix, Inc. to VR Vertical, LLC. Total investment and eligible costs have been updated based on the current projections and the campus approach requirement was removed due to the consolidation of all locations into one facility. All other aspects of the project remain the same.

**Tractor Supply Company**                                      Simpson                      Service or Technology  
 The project will include a base employment with a base payroll requirement. Total investment and eligible costs have been updated based on the current projections. 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.

After discussion, 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 58 Kentucky small businesses, from 26 counties with qualifying tax credits of \$570,200. The 58 businesses created 167 jobs and invested \$2,595,976 in qualifying equipment and/or technology.

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

<b>Qualified Small Business</b>	<b>County</b>	<b>Beg. Emp.</b>	<b>Elig. Pos.</b>	<b>Average Hourly Wage</b>	<b>Qualifying Equipment or Technology</b>	<b>Tax Credit</b>
Barnes HVAC, LLC	Woodford	2	1	\$ 15.00	\$ 5,085	\$ 3,500
Barrell Craft Spirits, LLC	Jefferson	6	3	\$ 29.20	\$ 23,950	\$ 10,500
Blue Frame Technology LLC	Fayette	9	3	\$ 24.00	\$ 10,653	\$ 10,500
Bluegrass Chiro, PLLC	Boyle	39	3	\$ 31.61	\$ 11,999	\$ 10,500
Bluegrass Insurance Services, LLC	Hardin	8	3	\$ 15.33	\$ 7,345	\$ 7,300
Blue Tank and Pump Rental, LLC	Jessamine	19	8	\$ 20.58	\$ 285,564	\$ 25,000
BMC Contracting, LLC	Montgomery	13	6	\$ 20.95	\$ 156,500	\$ 21,000
Busche Industries Co	Grayson	6	5	\$ 15.70	\$ 15,162	\$ 15,100
Busy Bee Occupational Therapy, PLLC	Madison	4	3	\$ 17.00	\$ 10,568	\$ 10,500
C2 Strategic Communications LLC	Jefferson	10	2	\$ 25.24	\$ 9,171	\$ 7,000
Capitol Brewing Company, PBC	Franklin	0	2	\$ 15.75	\$ 18,100	\$ 7,000
Central KY Transfer, LLC	Washington	6	2	\$ 18.00	\$ 427,500	\$ 7,000
Chuck's Auto Body North Incorporated	Campbell	0	2	\$ 23.50	\$ 10,500	\$ 7,000
Custom Creations Landscaping, LLC	Boyle	4	1	\$ 14.38	\$ 5,015	\$ 3,500
Dave Leonard Consulting Arborist, Inc.	Woodford	14	3	\$ 23.33	\$ 155,000	\$ 10,500
Deanna Ramsey, CPA, LLC	Woodford	5	4	\$ 19.95	\$ 23,104	\$ 14,000
Downey & Sons Pallet Company, Inc.	Washington	33	4	\$ 13.38	\$ 125,000	\$ 14,000
Epiphany Foam Insulation, LLC	Woodford	8	2	\$ 13.25	\$ 77,500	\$ 7,000
HAM Broadcasting Company, Inc.	Trigg	17	3	\$ 14.41	\$ 11,074	\$ 10,500
Helios Aerosystems, LLC	Fayette	3	1	\$ 30.24	\$ 6,718	\$ 3,500
Hester Equestrian, LLC	Fayette	0	1	\$ 20.00	\$ 11,000	\$ 3,500
Hidaway Farm, LLC	Bourbon	11	1	\$ 12.00	\$ 11,500	\$ 3,500
Hinkle Environmental Services, LLC	Bourbon	28	8	\$ 23.86	\$ 156,389	\$ 25,000
HTA Enterprises, Inc.	Jefferson	18	1	\$ 22.00	\$ 53,500	\$ 3,500
Ingram's Water & Air Equipment LLC	Graves	16	5	\$ 16.85	\$ 14,856	\$ 14,800
Inside Out Design, LLC	Franklin	5	1	\$ 14.95	\$ 36,250	\$ 3,500
Isaac Commercial Properties, Inc.	Fayette	12	3	\$ 20.11	\$ 15,388	\$ 10,500
J.E.T. Tank Testing, Inc.	Marion	8	1	\$ 16.50	\$ 42,337	\$ 3,500
JBK, Inc.	Laurel	9	1	\$ 15.50	\$ 48,900	\$ 3,500
Jenkins-Essex Construction, Inc.	Hardin	13	3	\$ 18.42	\$ 42,453	\$ 10,500
JRA, Inc.	Fayette	29	4	\$ 30.06	\$ 18,132	\$ 14,000
Kentucky Machinery Company, LLC	Madison	6	2	\$ 25.38	\$ 28,019	\$ 7,000
Key Investment Solutions, Inc.	Fayette	1	4	\$ 72.72	\$ 15,080	\$ 14,000
Knox Professional Pharmacy, Inc.	Knox	1	1	\$ 15.50	\$ 6,105	\$ 3,500
Machine Time L.L.C.	Jessamine	6	1	\$ 31.25	\$ 39,500	\$ 3,500
Marrillia Interests, LLC	Fayette	20	3	\$ 33.58	\$ 28,227	\$ 10,500
McCain Bros. Excavating, LLC	Washington	17	2	\$ 19.60	\$ 45,000	\$ 7,000
Midsouth Rentals, LLC	Daviess	26	3	\$ 23.33	\$ 37,742	\$ 10,500
Modern Crop, LLC	Lincoln	1	1	\$ 33.65	\$ 126,580	\$ 3,500
MrCool LLC Limited Liability Company	Graves	11	6	\$ 22.73	\$ 34,630	\$ 21,000
My Office Pro, LLC	Laurel	10	3	\$ 15.86	\$ 11,395	\$ 10,500
Our Pizza, L.L.C.	Warren	0	2	\$ 16.47	\$ 7,239	\$ 7,000
Play With Clay Limited Liability Company	Fayette	15	7	\$ 12.60	\$ 62,829	\$ 24,500
Porter, Banks, Baldwin & Shaw, PLLC	Johnson	20	4	\$ 18.63	\$ 15,805	\$ 14,000
Quantum Ink Company	Jefferson	27	2	\$ 17.07	\$ 15,075	\$ 7,000
Rame Contracting, LLC	Washington	38	3	\$ 25.96	\$ 37,500	\$ 10,500
Ramona C. Little Attorney at Law, PLLC	Boyle	0	1	\$ 18.97	\$ 6,973	\$ 3,500
Resolve Packaging, LLC	Boone	0	3	\$ 15.00	\$ 17,258	\$ 10,500
Revolution Physical Therapy, LLC	Laurel	0	6	\$ 22.84	\$ 21,148	\$ 21,000
Sutton Pharmacy, Inc.	Garrard	9	1	\$ 15.50	\$ 5,331	\$ 3,500
Tates Creek Dental, PSC	Fayette	12	1	\$ 27.00	\$ 26,000	\$ 3,500
TES Controls, LLC	Fayette	9	3	\$ 28.83	\$ 45,598	\$ 10,500
The Kentucky Life, Inc	Fayette	4	1	\$ 18.00	\$ 5,246	\$ 3,500
Tom Rectin Heating & Air Conditioning Co., Inc.	Campbell	33	3	\$ 23.61	\$ 12,500	\$ 10,500
Traugher Mechanical Services, Inc.	Simpson	34	4	\$ 18.36	\$ 20,000	\$ 14,000
Triad Transportation, Inc.	Perry	17	6	\$ 15.11	\$ 32,900	\$ 21,000
Walden Funeral Home, LLC	Boyle	3	1	\$ 15.00	\$ 7,083	\$ 3,500
Winner's Circle Painting, LLC	Jessamine	17	3	\$ 23.48	\$ 39,000	\$ 10,500

Staff recommended approval of the tax credits.

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

### **Kentucky Selling Farmer Tax Credit (KSFTC) Project**

Chairman Hale called on Mr. Back to present a KSFTC project to the Authority.

Mr. Back stated one Kentucky selling farmer sold qualifying agricultural assets totaling \$470,000 to an eligible beginning farmer. The Kentucky selling farmer qualifies to receive a total of \$23,500 in tax credits.

<u>Selling Farmer</u>	<u>County</u>	<u>Qualifying Agricultural Assets</u>	<u>Tax Credit</u>
Dale A. Chandler and Robin Chandler	McLean	\$ 470,000	\$ 23,500

Staff recommended approval of the tax credit.

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

### **Other Business**

#### **Election of Officers**

Ms. Smith stated in accordance with KRS 154.20-010 and Article VII of the Fifth Amended and Restated Bylaws of the Kentucky Economic Development Finance Authority, the Authority shall elect biennially from its membership a Chairman, Vice Chairman, Secretary-Treasurer and any assistant secretaries and assistant treasurers deemed necessary. Elections are to take place in even numbered years.

The following members expressed willingness to serve in the designated officer positions, subject to nomination and election: Jean R. Hale, Chairman; J. Don Goodin, Vice Chairman; Tucker Ballinger, Secretary-Treasurer; and Chad Miller, Assistant Secretary-Treasurer.

Mr. Cowles moved to approve the appointments, as presented; Mr. Miller seconded the motion. Motion passed; unanimous.

#### **2021 KEDFA Board Meeting Dates**

Ms. Smith stated the 2021 KEDFA board meeting dates were included in the board material. The dates are:

January 28  
February 25  
March 25  
April 29  
May 27  
June 24  
July 29  
August 26  
September 30  
October 28  
November/December Joint Meeting - TBD

The Authority accepted the dates as presented.

**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.

Ms. Marx moved to enter into closed session; Mr. Goodin seconded the motion. Motion passed; unanimous.

The board entered into executive session at 11:19 a.m.

**Regular Session**

Chairman Hale entertained a motion to return to regular session.

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

The board returned to regular session 12:08 p.m.

**Adjournment**

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

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

The meeting adjourned at 12:08 p.m.

**APPROVED  
PRESIDING OFFICER:**

  
A handwritten signature in blue ink, appearing to read "Jean R. Hale", is written over a horizontal line. The signature is cursive and stylized.

Jean R. Hale, Chairman