



**FINANCE AND ADMINISTRATION CABINET  
OFFICE OF THE CONTROLLER  
OFFICE OF FINANCIAL MANAGEMENT**

**Andy Beshear**  
GOVERNOR

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**Ryan Barrow**  
EXECUTIVE DIRECTOR

July 7, 2022

The Honorable Senator Rick Girdler, Co-Chair  
The Honorable Representative Chris Freeland, Co-Chair  
Capital Projects and Bond Oversight Committee  
Legislative Research Commission  
Capitol Annex Building  
Frankfort, Kentucky 40601

Dear Senator Girdler and Representative Freeland:

Listed below is information regarding various projects and reports that will be presented to the Capital Projects and Bond Oversight (“CPBO”) Committee at the July meeting.

The Kentucky Infrastructure Authority (“KIA”) will present the following loans for the Committee’s approval:

Fund A Loans

McCreary County Water District	\$324,450
Farmdale Sanitation District	\$30,000

Fund B Loan

Western Pulaski County Water District	\$4,500,000
Bronston Water Association Inc	\$2,743,000

Fund C Loan

City of Somerset	\$2,500,120
City of Nicholasville	\$990,912

Fund F Loan

City of Wilmore	\$10,250
City of Nicholasville	\$4,582,030
City of Paris	\$3,275,000
Cannonsburg Water District	\$1,685,083

The KIA will present Cleaner Water Program Grants for both sewer and water for approval. A detailed list of projects can be found starting on page 5.

The Cabinet for Economic Development will present two (2) Economic Development Fund (EDF) grants for the Committee’s approval:

Economic Development Fund Grant to the City of Berea on behalf of the Berea Development Corporation Authority \$500,000

Economic Development Fund Grant to the Todd County Fiscal Court on behalf of Novelis Corporation \$1,000,000

The Office of Financial Management will present nine (9) new bond issue reports for the Committee's approval:

University of Kentucky General Receipts Bonds, Series 2022 B and Taxable Series 2022 C \$171,260,000+

Kentucky Higher Education Student Loan Corporation ("KHESLC") Student Loan Backed Notes, Series 2022 A \$370,000,000+

Kentucky Economic Development Finance Authority Healthcare Facilitates Refunding Revenue Bonds, Series 2022 Carmel Manor, Inc. Project (The Carmelite System, Inc. Obligated Group Guaranty) \$20,000,000+

Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (Crossings at South Park Project), Series 2022 \$22,000,000\*

Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (1405 West Broadway), Series 2022 \$25,000,000\*

Kentucky Housing Corporation Conduit Revenue Bonds (Churchill Park), Series 2022 \$31,000,000\*

Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (Shawnee Apartments), Series 2022 \$19,370,000\*

Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (The Path off Cane Run), Series 2022 \$17,500,000\*

Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (Yorktown Senior Housing), Series 2022 \$8,500,000\*

Estimated\*  
Not to Exceed+

The Office of Financial Management will present two (2) informational items for the Committee's review:

Kentucky Housing Corporation Conduit Multifamily Housing Revenue Bonds (Oakdale Apartment Project), Series 2022 \$15,930,000

Kentucky Housing Corporation Conduit Multifamily Housing Revenue Bonds (Kearney Ridge Project), Series 2022 \$22,689,000

Senator Girdler  
Representative Freeland  
July 7, 2022  
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The School Facilities Construction Commission is submitting the following additional information for the Committee's approval:

Elliott County	\$1,100,000*
Magoffin County	\$5,000,000*
McCracken County	\$12,810,000*
Trigg County	\$4,000,000*
Trimble County	\$3,500,000*

Estimated\*

An OFM staff member will attend the CPBO meeting to answer any questions regarding this information. Please contact me if there are any questions or should your staff require additional information.

Sincerely,



Ryan Barrow,  
Executive Director

Attachments

**Kentucky Infrastructure Authority  
Projects for July 2022  
Capital Projects and Bond Oversight Committee**

▪ **Fund A Loan**

<u>Loan #</u>	<u>Borrower</u>	<u>Amount Requested</u>	<u>Amount Loan Total</u>	<u>County</u>
A20-047	McCreary County Water District (Director Level Increase)	\$ 324,450	\$ 3,568,950	McCreary
A21-020	Farmdale Sanitation District (Director Level Increase)	\$ 30,000	\$ 330,000	Franklin

▪ **Fund B Loan**

<u>Loan #</u>	<u>Borrower</u>	<u>Amount Requested</u>	<u>Amount Loan Total</u>	<u>County</u>
B22-004	Western Pulaski County Water District	\$ 4,500,000	\$ 4,500,000	Pulaski
B22-005	Bronston Water Association Inc	\$ 2,743,000	\$ 2,743,000	Pulaski

▪ **Fund C Loan**

<u>Loan #</u>	<u>Borrower</u>	<u>Amount Requested</u>	<u>Amount Loan Total</u>	<u>County</u>
C22-002	City of Somerset	\$ 2,500,120	\$ 2,500,120	Pulaski
C22-003	City of Nicholasville (Increase for F22-001)	\$ 990,912	\$ 990,912	Jessamine

▪ **Fund F Loan**

<u>Loan #</u>	<u>Borrower</u>	<u>Amount Requested</u>	<u>Amount Loan Total</u>	<u>County</u>
F21-060	City of Wilmore (Director Level Increase)	\$ 10,250	\$ 1,004,898	Jessamine
F22-001	City of Nicholasville	\$ 4,582,030	\$ 4,582,030	Jessamine
F22-019	City of Paris	\$ 3,275,000	\$ 3,275,000	Bourbon
F22-030	Cannonsburg Water District	\$ 1,685,083	\$ 1,685,083	Boyd



**Cleaner Water Program Grants - Sewer**

Grant Number	Grantee	Project Title	Amount	County	Allocation Pool
21CWS103	Hopkinsville Water Environment Authority	Conference Center Force Main Relocation	\$ 400,000	Christian	County
21CWS104	London Utility Commission	Rowland Industrial Park/192 Sewer Extension Project Phase I	\$ 339,313	Laurel	County
21CWS105	Wingo, City of	City of Wingo - Wastewater Lagoon Rehab and I/I Removal	\$ 240,155	Graves	County
21CWS106	Mayfield Electric & Water Systems	Fancy Farm Wastewater Facilities	\$ 100,000	Graves	County
21CWS107	Hyden, City of	Hyden Wastewater Rehabilitation	\$ 181,371	Leslie	County
21CWS108	Perry County Fiscal Court	Combs Branch Lift Station Rehab Project	\$ 120,000	Perry	County
21CWS109	Cloverport, City of	Cloverport Sewer System Lift Station Rehabilitation	\$ 152,039	Breckinridge	County
21CWS110	Muldraugh, City of	Muldraugh Sewer Improvements Phase 3	\$ 150,000	Meade	County
21CWS111	Hardinsburg, City of	Mattingly Lift Station Replacement	\$ 450,000	Breckinridge	County
21CWS112	Irvington, City of	Irvington Manhole Rehabilitation Project	\$ 150,039	Breckinridge	County
21CWS113	Middlesboro, City of	Middlesboro Main Sewage LS Rehab	\$ 170,752	Bell	County
21CWS114	Middlesboro, City of	Middlesboro WWTP Improvements Phase 1	\$ 307,300	Bell	County
21CWS115	Clay City, City of	Clay City - Phase II Sewer System Rehab	\$ 181,053	Powell	County
21CWS116	Powell's Valley Water District	2020 Natural Bridge State Park Sewer Project	\$ 150,392	Powell	County
21CWS117	Clarkson, City of	Clarkson Sewer Lift Station Repair	\$ 25,000	Grayson	County
21CWS118	Franklin, City of	City of Franklin - Manhole Rehabilitation Project	\$ 258,750	Simpson	County
21CWS119	Mount Vernon, City of	City of Mount Vernon -WWTP and Pump Station off Richmond Street	\$ 204,380	Rockcastle	County
21CWS120	Waverly, City of	Waverly Main Lift Station Upgrades	\$ 29,452	Union	County
21CWS121	Pineville, City of	Virginia Avenue/Courthouse Square Utility Replacements	\$ 478,000	Bell	County

**Cleaner Water Program Grants - Water**

Grant Number	Grantee	Project Title	Amount	County	Allocation Pool
21CWW106	Knox County Utility Commission	Barbourville Connection - KY 225	\$ 1,143,833	Knox	County
21CWW130	Kirksville Water Association Inc	Proposed Cross Country KY 52 Water Line	\$ 106,071	Madison	County
21CWW216	Cumberland Falls Highway Water District	CFHWYWD - Line Replacement and Reinforcement	\$ 332,959	Whitley	County
21CWW222	South Woodford Water District	SWWD - Comprehensive System Rehabilitation Project	\$ 225,458	Woodford	County
21CWW229	Knott County Water & Sewer District	Waterline Extensions (Last Mile) and WTP Improvement Project	\$ 418,455	Knott	County
21CWW230	Perry County Fiscal Court	Perry County Various Roads Water Project	\$ 825,989	Perry	County
21CWW231	Hyden-Leslie County Water District	Leslie Waterline Replacement Phase I	\$ 181,372	Leslie	County
21CWW232	Mayfield Electric & Water Systems	Water Storage Tank Rehabilitation	\$ 500,000	Graves	County
21CWW233	Hodgenville, City of	Hodgenville Smith Plaza Tower Improvements	\$ 243,251	Larue	County
21CWW234	Meade County Water District	Meade Co. Water District Chester Lane Extension	\$ 28,477	Meade	County
21CWW235	Black Mountain Utility District	Wallins Rehabilitation Project	\$ 820,000	Harlan	County
21CWW236	Cawood Water District	US 421 - KY 3001 Waterline Replacement	\$ 135,244	Harlan	County
21CWW237	Booneville, City of	Booneville Radio Read Meter Project	\$ 162,145	Owsley	County
21CWW238	Jackson, City of	Beverly Heights and Sigman Drive Waterline Extension	\$ 463,850	Breathitt	County

Grant Number	Grantee	Project Title	Amount	County	Allocation Pool
21CWW239	Caneyville, City of	Caneyville Water System Rehabilitation	\$ 63,642	Grayson	County
21CWW240	Grayson County Water District	GCWD Caneyville System Improvements	\$ 409,305	Grayson	County
21CWW241	Leitchfield, City of	Leitchfield Water AMR Upgrade Project	\$ 306,500	Grayson	County
21CWW242	Edmonson County Water District	Edmonson Co. WD Grayson Improvements	\$ 166,112	Grayson	County
21CWW243	Brandenburg, City of	Lawrence St. and Ekron Rd. Improvements	\$ 350,000	Meade	County
21CWW244	Larue County Water District #1	LCWD- Buffalo Water Tank Rehabilitation	\$ 285,531	Larue	County
21CWW245	Campton, City of	Water Loss, PRV and Hazel Green Booster Pump Station Upgrade Project	\$ 262,848	Wolfe	County
21CWW246	Symsonia Water District	Symsonia Extension KY 131	\$ 134,000	Graves	County
21CWW247	Mayfield Electric & Water Systems	Mayfield Electric & Water- Mayfield WTP Rehabilitation	\$ 394,478	Graves	County
21CWW248	Hindman, City of	Dry Fork Waterline Extension	\$ 125,311	Knott	County
21CWW249	Stanton, City of	Stanton - Water Improvements Project	\$ 122,452	Powell	County
21CWW250	Meade County Water District	Meade Co. Water District Sirocco Rd, Milan Rd, Poplar Ct Extension	\$ 462,780	Meade	County
21CWW251	Meade County Water District	Meade Co. Water District Lone Star Rd/Big Dipper Trail Extension	\$ 58,080	Meade	County
21CWW252	Franklin, City of	North Main Street Water Line Replacement	\$ 125,000	Simpson	County
21CWW253	Simpson County Water District	Simpson County Water Line Replacements - Phase 2	\$ 180,174	Simpson	County
21CWW254	Franklin, City of	City of Franklin - Morgantown Rd Water Line	\$ 118,152	Simpson	County
21CWW255	North Manchester Water Association Inc	2021 Water System Improvements Project	\$ 365,443	Clay	County
21CWW256	Manchester, City of	Manchester - Water Tank Rehabilitation	\$ 365,442	Clay	County
21CWW257	West Laurel Water Association Inc	West Laurel Water Association - Hwy 552 Project	\$ 452,996	Laurel	County
21CWW258	Morgantown, City of	Morgantown Water Distribution System Improvements	\$ 122,033	Butler	County
21CWW259	Gallatin County Water District	Miscellaneous System Improvements	\$ 116,823	Gallatin	County - R
21CWW260	Green-Taylor Water District	Summersville Booster Pump Station Rehabilitation	\$ 285,000	Green	County
21CWW261	Green-Taylor Water District	Pikeview Water Storage Tank Rehabilitation	\$ 116,820	Green	County
21CWW262	McKee, City of	Downtown Water Storage Tank Replacement	\$ 159,521	Jackson	County
21CWW263	Beattyville, City of	Beattyville Water Treatment Plant Improvements	\$ 271,883	Lee	County
21CWW264	Auburn, City of	Water System Upgrade - Wilson Avenue Area	\$ 111,040	Logan	County - R
21CWW265	East Logan Water District	Montgomery Zone- Meter Service Replacement Project	\$ 144,375	Logan	County - R
21CWW266	Butler, City of	Tank Rehabilitation	\$ 133,958	Pendleton	County - R
21CWW267	Brodhead, City of	Bowling Ridge Tank Rehab, Radio Read and WWTP Influent Flow Meters	\$ 204,380	Rockcastle	County
21CWW268	Taylorsville, City of	Mill Road Upgrade SR 1795	\$ 710,686	Spencer	County
21CWW269	Barkley Lake Water District	BLWD - Solomon and Grays Waterline Replacements	\$ 376,651	Trigg	County - R

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady	
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		Date	June 29, 2022	
<b>FUND A, FEDERALLY ASSISTED WASTEWATER</b>		KIA Loan Number	A20-047 (Increase)	
<b>REVOLVING LOAN FUND</b>		WRIS Number	SX21147019	
BORROWER	MCCREARY COUNTY WATER DISTRICT MCCREARY COUNTY			
BRIEF DESCRIPTION				
The McCreary County Water District is requesting a Fund A loan increase of \$324,450 for the Sanitary Sewer Collection System Expansion project. The project was initially approved on June 4, 2020. The increase will bring the total loan amount up to \$3,568,950. The additional funds are needed to pay for escalations and minor changes to the pump stations and restore contingency funds.				
PROJECT FINANCING		PROJECT BUDGET		
Fund A Loan	\$3,568,950	RD Fee %	Actual %	
		Administrative Expenses		\$80,000
		Legal Expenses		8,920
		Land, Easements		10,000
		Eng - Design / Const	7.2%	7.3%
		Eng - Insp	4.0%	4.0%
		Construction		2,622,687
		Contingency		493,063
TOTAL	\$3,568,950	TOTAL		\$3,568,950
REPAYMENT	Rate	0.50%	Est. Annual Payment	\$118,325
	Term	30 Years	1st Payment	6 Mo. after first draw
PROFESSIONAL SERVICES	Engineer	Eclipse Engineers, PLLC		
	Bond Counsel	Rubin & Hays		
PROJECT SCHEDULE	Bid Opening	Dec-20		
	Construction Start	Feb-21		
	Construction Stop	Sep-22		
DEBT PER CUSTOMER	Existing	\$10,175		
	Proposed	\$10,832		
OTHER DEBT	See Attached			
RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>	
	Current	1,140	\$49.86	(for 4,000 gallons)
	Additional	305	\$49.86	(for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.			
CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2018	517,704	689,414	(171,710)	0.8
Audited 2019	772,103	811,169	(39,066)	1.0
Audited 2020	1,315,688	3,049,067	(1,733,379)	0.4
Projected 2021	1,648,148	783,637	864,511	2.1
Projected 2022	1,567,040	916,574	650,466	1.7
Projected 2023	2,128,766	1,026,160	1,102,605	2.1
Projected 2024	2,376,194	1,021,460	1,354,734	2.3
Projected 2025	2,290,122	1,024,466	1,265,656	2.2

Reviewer: John Brady  
Date: June 29, 2022  
Loan Number: A20-047 Increase

**KENTUCKY INFRASTRUCTURE AUTHORITY  
WASTEWATER REVOLVING LOAN FUND (FUND A)  
MCCREARY COUNTY WATER DISTRICT, MCCREARY COUNTY  
PROJECT REVIEW  
SX21147019**

**I. PROJECT DESCRIPTION**

The McCreary County Water District (MCWD) is requesting a Fund A loan increase of \$324,450 for the Sanitary Sewer Collection System Expansion project. The project was initially approved on June 4, 2020. The director level increase will bring the total loan amount up to \$3,568,950. The additional funds are needed to pay for escalations and minor changes to the pump stations and to restore contingency funds.

The project will expand the MCWD's sanitary sewer collection system by adding approximately 65,000 linear feet of PVC sewer line. 305 new customers in the Sterns and Smithtown areas who are having issues with failing septic systems will now be served. A new 100 gallon per minute pump station will be constructed to avoid high pressures, provide adequate capacity, and reduce operating expenses on individual grinder pumps.

The MCWD currently serves over 850 residential customers and after project completion will serve approximately 1,150. They also serve over 250 commercial and industrial customers.

**II. PROJECT BUDGET**

	<u>Amount</u>
Administrative Expenses	\$ 80,000
Legal Expenses	8,920
Land, Easements	10,000
Engineering Fees - Design	182,767
Engineering Fees - Construction	45,692
Engineering Fees - Inspection	125,821
Construction	<u>2,622,687</u>
<b>Total</b>	<b>\$ 3,568,950</b>

### III. PROJECT FUNDING

	<u>Amount</u>	<u>%</u>
Fund A Loan	\$ 3,568,950	100%
<b>Total</b>	<b>\$ 3,568,950</b>	<b>100%</b>

### IV. KIA DEBT SERVICE

Construction Loan	\$ 3,568,950
Less: Principal Forgiveness	<u>450,000</u>
Amortized Loan Amount	\$ 3,118,950
Interest Rate	0.50%
Loan Term (Years)	<u>30</u>
Estimated Annual Debt Service	\$ 112,087
Administrative Fee (0.20%)	<u>6,238</u>
<b>Total Estimated Annual Debt Service</b>	<b>\$ 118,325</b>

### V. PROJECT SCHEDULE

Bid Opening	December 2020
Construction Start	February 2021
Construction Stop	September 2022

### VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

#### A) Customers

Customers	Current	Proposed	Total
Residential	862	305	1,167
Commercial	156	0	156
Industrial/Institutional	<u>122</u>	<u>0</u>	<u>122</u>
<b>Total</b>	<b>1,140</b>	<b>305</b>	<b>1,445</b>

## B) Rates

<b>Sewer</b>	<u>Proposed</u>	<u>Current</u>	<u>Prior</u>
Date of Last Rate Increase	01/01/23	08/29/19	03/06/15
Minimum 2,000 Gallons	\$29.36	\$24.19	\$19.35
Next 18,000 Gallons	10.25	8.44	6.75
Cost for 4,000 gallons	\$49.86	\$41.07	\$32.85
Increase %	21.4%	25.0%	
Affordability Index (Rate/MHI)	3.4%	2.8%	

<b>Water</b>	<u>Proposed</u>	<u>Current</u>	<u>Prior</u>
Date of Last Rate Increase	01/01/23	02/22/21	08/02/19
Minimum 2,000 Gallons	\$23.42	\$22.50	\$21.98
Over 2,000 Gallons	9.63	9.25	7.29
Cost for 4,000 gallons	\$42.68	\$41.00	\$36.56
Increase %	4.1%	12.1%	
Affordability Index (Rate/MHI)	2.9%	2.8%	2.5%

## VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2013-2017, the Utility's service area population was 6,255 with a Median Household Income (MHI) of \$17,506. The median household income for the Commonwealth at that time was \$46,535. The project will qualify for a 0.50% interest rate.

## VIII. 2020 CAPITALIZATION GRANT EQUIVALENCIES

- 1) Green Project Reserve - This project does not qualify for Green Project Reserve funding.
- 2) Additional Subsidization – This project qualifies for additional subsidization. Principal forgiveness of 50% of the assistance amount, not to exceed \$450,000, will be credited to the loan balance upon release of liens on all contracts and disbursement of the final draw request by KIA to the borrower.

## IX. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended December 31, 2018 through December 31, 2020. The non-cash impacts of GASB 68 – Accounting and Financial Reporting for Pensions and GASB 75 –

Accounting and Financial Reporting for Other Postemployment Benefit have been removed from the operating expenses. Percentage references in the History section below are based on whole dollar amounts and not the rounded amounts presented.

## HISTORY

Combined water and sewer revenues increased 23.2% from \$4.16 million in 2018 to \$5.13 million in 2020 due to rate increases for both services that went into effect in 2019. Operating expenses increased 4.9% from \$3.75 million to \$3.94 million during the same period. The debt coverage ratio was 0.8, 1.0, and 0.4 in 2018, 2019, and 2020.

The balance sheet reflects a current ratio of 1.6, a debt to equity ratio of 0.7, 39.2 days of sales in accounts receivable, and 1.0 months of operating expenses in unrestricted cash.

## PROJECTIONS

Projections are based on the following assumptions:

- 1) Water revenues will increase 12.1% in 2021 due to an existing rate increase and 4.1% in 2023 due to a proposed rate increase.
- 2) Sewer revenues will increase 21.4% in 2023 and 17.6% in 2024 due to proposed rate increases.
- 3) The project will add 305 new customers which will generate additional sewer revenues beginning in 2023.
- 4) Operating expenses will increase 2% annually due to inflation.
- 5) Debt service coverage is 2.1 in 2023 when principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund A loan.

The MCWD is regulated by the Public Service Commission (PSC) and will need to apply to the PSC, pursuant to KRS 278.300, for debt authorization for the \$3,568,950 loan and must receive a Certificate of Public Convenience and Necessity (CPCN), pursuant to KRS 278.020, from the PSC for any portion of the project that may require it.

## REPLACEMENT RESERVE

The replacement reserve will be 5% (\$178,000 total) of the final amount borrowed (prior to principal forgiveness) to be funded annually (\$8,900 yearly) each December 1 for 20 years and maintained for the life of the loan.

**X. DEBT OBLIGATIONS**

	<u>Outstanding</u>	<u>Maturity</u>
Series 2012D Revenue Bonds	\$ 2,500,000	2040
Series 2012D Revenue Bonds	1,250,000	2041
Series 2012D1 Revenue Bonds	1,166,500	2052
Series 2013A Revenue Bonds	760,000	2030
Series 2013D Revenue Bonds	566,500	2052
Series 2015 Revenue Bonds	1,108,500	2055
Series 2020 Revenue Bonds	1,324,000	2060
KIA Loan F04-03	429,593	2026
BB&T Note	659,054	2028
Series 2020 Revenue Bonds (i.a.o. \$1,535,306)		2060
Series 2020E Revenue Bonds (i.a.o. \$234,694)		2050
UC Bank Note (i.a.o. \$65,000)		2026
<b>Total</b>	<b>\$ 9,764,147</b>	

**XI. CONTACTS**

<b>Legal Applicant</b>	
Entity Name	McCreary County Water District
Authorized Official	Randy Kidd (Chairman)
County	McCreary
Email	stepwhitaker@gmail.com
Phone	(606) 376-2540
Address	PO Box 488 Whitley City, KY 42653

<b>Applicant Contact</b>	
Name	Stephen Whitaker
Organization	McCreary County Water District
Email	stepwhitaker@gmail.com
Phone	(606) 376-2445
Address	456 N Hwy 27 Whitley City, KY 42653



**Project Administrator**

Name	Judy Hachey
Organization	LCADD
Email	judyh@lcadd.org
Phone	(270) 866-4200
Address	2384 Lakeway Drive, PO Box 1570 Russell Springs, KY 42642

**Consulting Engineer**

PE Name	Alan Ray Robinson
Firm Name	Eclipse Engineers, PLLC
Email	arobinson@eclipseengineers.net
Phone	(859) 433-9585
Address	113 W Mount Vernon Street Somerset, KY 42501

**XII. RECOMMENDATIONS**

KIA staff recommends approval of the loan increase with the standard conditions.

**MCCREARY COUNTY WATER DISTRICT  
FINANCIAL SUMMARY (DECEMBER YEAR END)**

	<u>Audited</u> <u>2018</u>	<u>Audited</u> <u>2019</u>	<u>Audited</u> <u>2020</u>	<u>Projected</u> <u>2021</u>	<u>Projected</u> <u>2022</u>	<u>Projected</u> <u>2023</u>	<u>Projected</u> <u>2024</u>	<u>Projected</u> <u>2025</u>
<b>Balance Sheet</b>								
<b>Assets</b>								
Current Assets	1,189,079	1,140,490	1,427,483	1,648,827	1,778,920	2,069,641	2,376,188	2,629,319
Other Assets	40,044,396	39,272,909	39,145,315	38,211,013	42,789,025	41,965,574	41,343,826	40,650,815
<b>Total</b>	<b>41,233,475</b>	<b>40,413,399</b>	<b>40,572,798</b>	<b>39,859,840</b>	<b>44,567,945</b>	<b>44,035,215</b>	<b>43,720,014</b>	<b>43,280,135</b>
<b>Liabilities &amp; Equity</b>								
Current Liabilities	796,881	1,524,584	865,980	951,079	1,059,194	1,073,070	1,095,241	1,108,841
Long Term Liabilities	14,618,282	14,608,225	15,846,936	15,288,180	19,713,659	19,039,812	18,347,294	17,644,776
<b>Total Liabilities</b>	<b>15,415,163</b>	<b>16,132,809</b>	<b>16,712,916</b>	<b>16,239,259</b>	<b>20,772,853</b>	<b>20,112,882</b>	<b>19,442,535</b>	<b>18,753,617</b>
<b>Net Assets</b>	<b>25,818,312</b>	<b>24,280,590</b>	<b>23,859,882</b>	<b>23,620,581</b>	<b>23,795,092</b>	<b>23,922,333</b>	<b>24,277,479</b>	<b>24,526,518</b>
<b>Cash Flow</b>								
Revenues	4,164,004	4,459,832	5,131,605	5,582,798	5,582,798	6,236,854	6,568,667	6,568,667
Operating Expenses	3,751,384	3,904,223	3,936,668	4,055,401	4,136,509	4,228,839	4,313,224	4,399,296
Other Income	105,084	216,494	120,751	120,751	120,751	120,751	120,751	120,751
<b>Cash Flow Before Debt Service</b>	<b>517,704</b>	<b>772,103</b>	<b>1,315,688</b>	<b>1,648,148</b>	<b>1,567,040</b>	<b>2,128,766</b>	<b>2,376,194</b>	<b>2,290,122</b>
<b>Debt Service</b>								
Existing Debt Service	689,414	811,169	3,049,067	783,637	916,574	907,835	903,135	1,024,466
Proposed KIA Loan	0	0	0	0	0	118,325	118,325	118,325
<b>Total Debt Service</b>	<b>689,414</b>	<b>811,169</b>	<b>3,049,067</b>	<b>783,637</b>	<b>916,574</b>	<b>1,026,160</b>	<b>1,021,460</b>	<b>1,142,791</b>
<b>Cash Flow After Debt Service</b>	<b>(171,710)</b>	<b>(39,066)</b>	<b>(1,733,379)</b>	<b>864,511</b>	<b>650,466</b>	<b>1,102,605</b>	<b>1,354,734</b>	<b>1,265,656</b>
<b>Ratios</b>								
Current Ratio	1.5	0.7	1.6	1.7	1.7	1.9	2.2	2.4
Debt to Equity	0.6	0.7	0.7	0.7	0.9	0.8	0.8	0.8
Days Sales in Accounts Receivable	31.5	31.4	39.2	39.2	39.2	39.2	39.2	39.2
Months Operating Expenses in Unrestricted Cash	1.3	0.8	1.0	1.5	1.8	2.4	3.1	3.8
Debt Coverage Ratio	0.8	1.0	0.4	2.1	1.7	2.1	2.3	2.2

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady	
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		Date	June 29, 2022	
<b>FUND A, FEDERALLY ASSISTED WASTEWATER</b>		KIA Loan Number	A21-020 (Increase)	
<b>REVOLVING LOAN FUND</b>		WRIS Number	SX21073026	
BORROWER	FARMDALE SANITATION DISTRICT FRANKLIN COUNTY			
BRIEF DESCRIPTION				
<p>The Farmdale Sanitation District (FSD) is requesting a Fund A loan increase of \$30,000 for the FSD Rehabilitation project. The project was initially approved on February 4, 2021. The director level increase will bring the total loan amount up to \$330,000. The increase is due to higher bids than budgeted and will help fully fund contingencies.</p>				
PROJECT FINANCING		PROJECT BUDGET		
Fund A Loan	\$330,000	RD Fee %	Actual %	
TOTAL	\$330,000	TOTAL		\$330,000
REPAYMENT	Rate	1.00%	Est. Annual Payment	\$18,906
	Term	20 Years	1st Payment	6 Mo. after first draw
PROFESSIONAL SERVICES	Engineer	Haworth Meyer & Boleyn, Inc.		
	Bond Counsel	Rubin & Hays		
PROJECT SCHEDULE	Bid Opening	Mar-22		
	Construction Start	Jul-22		
	Construction Stop	Sep-22		
DEBT PER CUSTOMER	Existing	\$28		
	Proposed	\$307		
OTHER DEBT	See Attached			
RESIDENTIAL RATES	Current	Users	Avg. Bill	
		1,076	\$45.00 (for 4,000 gallons)	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.			
CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2019	58,271	0	58,271	n/a
Audited 2020	176,474	8,323	168,151	21.2
Audited 2021	47,423	8,150	39,273	5.8
Projected 2022	37,773	0	37,773	n/a
Projected 2023	27,130	9,453	17,677	2.9
Projected 2024	43,561	18,906	24,655	2.3
Projected 2025	33,321	18,906	14,415	1.8
Projected 2026	22,876	18,906	3,970	1.2

Reviewer: John Brady  
Date: June 29, 2022  
Loan Number: A21-020 Increase

**KENTUCKY INFRASTRUCTURE AUTHORITY  
WASTEWATER REVOLVING LOAN FUND (FUND A)  
FARMDALE SANITATION DISTRICT, FRANKLIN COUNTY  
PROJECT REVIEW  
SX21073026**

**I. PROJECT DESCRIPTION**

The Farmdale Sanitation District (FSD) is requesting a Fund A loan increase of \$30,000 for the FSD Rehabilitation project. The project was initially approved on February 4, 2021. The director level increase will bring the total loan amount up to \$330,000. The increase is due to higher bids than budgeted and will help fully fund contingencies.

This project involves the rehabilitation of the existing sanitary sewer collection systems in order to reduce the inflow and infiltration in the Farmdale, Coolbrook, Edgewood, Farmgate, Evergreen, Huntington Woods, and Meadowbrook subdivisions. It includes point repairs, manhole rehabilitation, and sewer line replacement and rehabilitation. The Quail Run Pump Station will also be eliminated as part of this project. The station doesn't have a backup pump and needs a new control panel and piping. Instead of making the costly repairs, the FSD will replace it with approximately 1,300 linear feet of gravity sewer. This project is necessary to achieve compliance with an agreed order.

The FSD currently serves 1,076 residential customers.

**II. PROJECT BUDGET**

	<u>Total</u>
Administrative Expenses	\$ 15,000
Legal Expenses	2,500
Land, Easements	2,500
Planning	10,000
Engineering Fees - Design	22,000
Engineering Fees - Construction	5,000
Engineering Fees - Inspection	21,000
Engineering Fees - Other	2,500
Construction	216,499
Contingency	33,001
<b>Total</b>	<b>\$ 330,000</b>

**III. PROJECT FUNDING**

	<u>Amount</u>	<u>%</u>
Fund A Loan	\$ 330,000	100%
<b>Total</b>	<b>\$ 330,000</b>	<b>100%</b>

**IV. KIA DEBT SERVICE**

Construction Loan	\$ 330,000
Less: Principal Forgiveness	<u>0</u>
Amortized Loan Amount	\$ 330,000
Interest Rate	1.00%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 18,246
Administrative Fee (0.20%)	<u>660</u>
<b>Total Estimated Annual Debt Service</b>	<b>\$ 18,906</b>

**V. PROJECT SCHEDULE**

Bid Opening	March 2022
Construction Start	July 2022
Construction Stop	September 2022

**VI. CUSTOMER COMPOSITION AND RATE STRUCTURE**

**A) Customers**

<u>Customers</u>	<u>Current</u>
Residential	1,076
Commercial	0
Industrial	<u>0</u>
Total	1,076

**B) Rates**

	Current	Prior
Date of Last Rate Increase	07/01/19	06/01/17
Flat Rate		\$39.95
Minimum Fee	\$25.00	
Cost per 1,000 gallons	5.00	
Cost for 4,000 gallons	\$45.00	\$39.95
Increase %	12.6%	
Affordability Index (Rate/MHI)	0.8%	0.7%

**VII. DEMOGRAPHICS**

Based on current Census data from the American Community Survey 5-Year Estimate 2014-2018, the Utility’s service area population was 1,672 with a Median Household Income (MHI) of \$66,000. The median household income for the Commonwealth was \$48,392. The project will qualify for a 1.00% interest rate.

**VIII. 2020 CAPITALIZATION GRANT EQUIVALENCIES**

- 1) Green Project Reserve - This project does not qualify for Green Project Reserve funding.
- 2) Additional Subsidization – This project does not qualify for additional subsidization.

**IX. FINANCIAL ANALYSIS**

Financial information was obtained from the audited financial statements for the years ended June 30, 2019 through June 30, 2021.

**HISTORY**

Total sewer revenues increased 31.1% from \$404,235 in 2019 to \$529,903 in 2021 due to a rate increase implemented in 2020. Operating expenses increased 39.5% from \$345,964 to \$482,480 during the same period due mostly to costs associated with repairs and maintenance. The debt coverage ratio was 21.2 in 2020 and 5.8 in 2021. There were no legal debt obligations to be paid in 2019.

The balance sheet reflects a current ratio of 2.2, a debt to equity ratio of 0.1, 93.3 days of sales in accounts receivable, and 10.6 months of operating expenses in unrestricted cash.

## PROJECTIONS

Projections are based on the following assumptions:

- 1) Sewer revenues will increase 5% in 2024 to maintain the 1.1 debt coverage.
- 2) Operating expenses will increase 2% annually due to inflation.
- 3) Debt service coverage is 2.9 in 2023 when principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund A loan.

## REPLACEMENT RESERVE

The replacement reserve will be 5% (\$16,000 total) of the final amount borrowed to be funded annually (\$800 yearly) each December 1 for 20 years and maintained for the life of the loan.

## X. DEBT OBLIGATIONS

The FSD currently has no legal debt obligations.

## XI. CONTACTS

<b>Legal Applicant</b>	
Entity Name	Farmdale Sanitation District
Authorized Official	Charles Burnette (Chairman)
County	Franklin
Email	cburnette@fewpb.com
Phone	(502) 330-0077
Address	321 W Main Street Frankfort KY 40601

<b>Applicant Contact</b>	
Name	Ann Northcutt
Organization	Franklin County Fiscal Court
Email	ann.northcutt@franklincountyky.gov
Phone	(502) 875-8751
Address	321 W Main St Frankfort, KY 40601

**Project Administrator**

Name	Chris A Stewart
Organization	HMB Professional Engineers
Email	castewart@hmbpe.com
Phone	(502) 695-9800
Address	3 HMB Circle Frankfort, KY 40601

**Consulting Engineer**

PE Name	Jeff Reynolds
Firm Name	Haworth Meyer & Boleyn, Inc.
Email	jdreynolds@hmbpe.com
Phone	(502) 695-9800
Address	3 HMB Circle Frankfort, KY 40601

**XII. RECOMMENDATIONS**

KIA staff recommends approval of the loan increase with the standard conditions and the following special condition:

The FSD Board must pass a resolution demonstrating their intention to increase revenues as necessary to meet the loan requirements over the life of the loan. KIA staff review currently indicates that revenues will need to increase by an estimated \$30,000 annually in 2024, which equates to an approximate rate increase of 5%, to maintain the 1.1 debt coverage ratio in 2024.



**FARMDALE SANITATION DISTRICT  
FINANCIAL SUMMARY (JUNE YEAR END)**

	<u>Audited</u> <u>2019</u>	<u>Audited</u> <u>2020</u>	<u>Audited</u> <u>2021</u>	<u>Projected</u> <u>2022</u>	<u>Projected</u> <u>2023</u>	<u>Projected</u> <u>2024</u>	<u>Projected</u> <u>2025</u>	<u>Projected</u> <u>2026</u>
<b>Balance Sheet</b>								
<b>Assets</b>								
Current Assets	209,833	338,598	563,222	600,985	618,662	650,117	664,532	668,502
Other Assets	867,736	1,002,709	1,630,962	1,624,844	1,941,276	1,927,708	1,914,140	1,900,572
<b>Total</b>	<b>1,077,569</b>	<b>1,341,307</b>	<b>2,194,184</b>	<b>2,225,829</b>	<b>2,559,938</b>	<b>2,577,825</b>	<b>2,578,672</b>	<b>2,569,074</b>
<b>Liabilities &amp; Equity</b>								
Current Liabilities	57,548	45,157	260,991	235,603	256,803	261,603	266,503	271,503
Long Term Liabilities	30,000	30,000	0	0	313,500	297,000	280,500	264,000
<b>Total Liabilities</b>	<b>87,548</b>	<b>75,157</b>	<b>260,991</b>	<b>235,603</b>	<b>570,303</b>	<b>558,603</b>	<b>547,003</b>	<b>535,503</b>
<b>Net Assets</b>	<b>990,021</b>	<b>1,266,150</b>	<b>1,933,193</b>	<b>1,990,226</b>	<b>1,989,635</b>	<b>2,019,222</b>	<b>2,031,669</b>	<b>2,033,571</b>
<b>Cash Flow</b>								
Revenues	404,235	524,328	529,903	529,903	529,903	556,373	556,373	556,373
Operating Expenses	345,964	347,854	482,480	492,130	502,773	512,812	523,052	533,497
Other Income	0	0	0	0	0	0	0	0
<b>Cash Flow Before Debt Service</b>	<b>58,271</b>	<b>176,474</b>	<b>47,423</b>	<b>37,773</b>	<b>27,130</b>	<b>43,561</b>	<b>33,321</b>	<b>22,876</b>
<b>Debt Service</b>								
Existing Debt Service	0	8,323	8,150	0	0	0	0	18,906
Proposed KIA Loan	0	0	0	0	9,453	18,906	18,906	18,906
<b>Total Debt Service</b>	<b>0</b>	<b>8,323</b>	<b>8,150</b>	<b>0</b>	<b>9,453</b>	<b>18,906</b>	<b>18,906</b>	<b>37,812</b>
<b>Cash Flow After Debt Service</b>	<b>58,271</b>	<b>168,151</b>	<b>39,273</b>	<b>37,773</b>	<b>17,677</b>	<b>24,655</b>	<b>14,415</b>	<b>3,970</b>
<b>Ratios</b>								
Current Ratio	3.6	7.5	2.2	2.6	2.4	2.5	2.5	2.5
Debt to Equity	0.1	0.1	0.1	0.1	0.3	0.3	0.3	0.3
Days Sales in Accounts Receivable	93.7	91.1	93.3	93.3	93.3	93.3	93.3	93.3
Months Operating Expenses in Unrestricted Cash	3.7	7.2	10.6	11.4	11.6	11.9	12.0	12.1
Debt Coverage Ratio	N/A	21.2	5.8	N/A	2.9	2.3	1.8	1.2

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher	
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		Date	July 7, 2022	
<b>FUND B, INFRASTRUCTURE</b>		KIA Loan Number	B22-004	
<b>REVOLVING LOAN FUND</b>		WRIS Number	WX21199141	
BORROWER	WESTERN PULASKI COUNTY WATER DISTRICT PULASKI COUNTY			
BRIEF DESCRIPTION				
The Western Pulaski County Water District is requesting a Fund B loan for \$4,500,000 for the Bourbon Water Storage Tank Replacement project. This project will replace an existing 300,000 gallon elevated water storage tank with a new 1,000,000 gallon elevated composite water storage tank. Additional 600 LF of 12 inch water main will be installed to connect the new tank to the KY Hwy 914 Bypass water main.				
PROJECT FINANCING		PROJECT BUDGET		
Fund B Loan	\$4,500,000	RD Fee %	Actual %	
				Administrative Expenses \$12,000
				Legal Expenses 5,000
		6.9%	6.9%	Eng - Design / Const 277,000
		3.7%	3.7%	Eng - Insp 148,000
				Eng - Other 28,000
				Construction 3,648,000
				Contingency 364,000
				Other 18,000
TOTAL	\$4,500,000	TOTAL		\$4,500,000
REPAYMENT	Rate	1.00%	Est. Annual Payment \$257,810	
	Term	20 Years	1st Payment	6 Mo. after first draw
PROFESSIONAL SERVICES	Engineer	Monarch Engineering Inc.		
	Bond Counsel	Rubin & Hays		
PROJECT SCHEDULE	Bid Opening	Jun-23		
	Construction Start	Aug-23		
	Construction Stop	Aug-24		
DEBT PER CUSTOMER	Existing	\$1,105		
	Proposed	\$1,479		
RESIDENTIAL RATES	Current	<u>Users</u> 8,950	<u>Avg. Bill</u> \$30.20	(for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.			
CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2019	1,159,522	2,459,045	(1,299,523)	0.5
Audited 2020	868,061	426,522	441,539	2.0
Audited 2021	1,045,714	700,196	345,518	1.5
Projected 2022	956,601	362,120	594,481	2.6
Projected 2023	1,699,852	661,500	1,038,352	2.6
Projected 2024	1,661,284	789,468	871,816	2.1
Projected 2025	1,633,470	924,650	708,820	1.8
Projected 2026	1,605,100	802,484	802,616	2.0

Reviewer: Alex Fisher  
 Date: July 7, 2022  
 Loan Number: B22-004

**KENTUCKY INFRASTRUCTURE AUTHORITY  
 INFRASTRUCTURE REVOLVING LOAN FUND (FUND B)  
 WESTERN PULASKI COUNTY WATER DISTRICT, PULASKI COUNTY  
 PROJECT REVIEW  
 WX21199141**

**I. PROJECT DESCRIPTION**

The Western Pulaski County Water District is requesting a Fund B loan for \$4,500,000 for the Bourbon Water Storage Tank Replacement project. This project will replace an existing 300,000-gallon elevated water storage tank with a new 1,000,000-gallon elevated composite water storage tank. Additional 600 LF of 12-inch water main will be installed to connect the new tank to the KY Hwy 914 Bypass water main.

Western Pulaski County Water District serves over 8,900 residential and 27 commercial customers.

**II. PROJECT BUDGET**

	<u>Total</u>
Administrative Expenses	\$ 12,000
Legal Expenses	5,000
Engineering Fees - Design	277,000
Engineering Fees - Inspection	148,000
Engineering Fees - Other	28,000
Construction	3,648,000
Contingency	364,000
Other	18,000
<b>Total</b>	<b>\$ 4,500,000</b>

**III. PROJECT FUNDING**

	<u>Amount</u>	<u>%</u>
Fund B Loan	\$ 4,500,000	100%
<b>Total</b>	<b>\$ 4,500,000</b>	<b>100%</b>

**IV. KIA DEBT SERVICE**

Construction Loan	\$ 4,500,000
Less: Principal Forgiveness	<u>0</u>
Amortized Loan Amount	\$ 4,500,000
Interest Rate	1.00%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 248,810
Administrative Fee (0.20%)	<u>9,000</u>
<b>Total Estimated Annual Debt Service</b>	<b>\$ 257,810</b>

**V. PROJECT SCHEDULE**

Bid Opening	June 2023
Construction Start	August 2023
Construction Stop	August 2024

**VI. RATE STRUCTURE**

**A. Customers**

Customers	Current
Residential	8,923
Commercial	27
Industrial	<u>0</u>
Total	8,950

**B. Rates**

<b>WATER</b>	Proposed	Current	Prior
Date of Last Rate Increase		07/16/18	8/1/2012
Minimum (2,000 gallons)	\$21.54	\$17.58	14.34
Next 1,000 Gallons	7.73	6.31	5.82
Cost for 4,000 gallons	<u>\$37.00</u>	\$30.20	\$25.98
Increase %	22.5%	16.2%	
Affordability Index (Rate/MHI)	1.0%	0.8%	

## **VII. DEMOGRAPHICS**

Based on current Census data from the American Community Survey 5-Year Estimate 2016-2020, the Utility's service area population was 17,482 with a Median Household Income (MHI) of \$44,149. The median household income for the Commonwealth is \$50,589. The project will qualify for a 1.0% interest rate.

## **VIII. FINANCIAL ANALYSIS**

Financial information was obtained from the audited financial statements for the years ended June 30, 2019 through June 30, 2021. The non-cash impacts of GASB 68 – Accounting and Financial Reporting for Pensions and GASB 75 – Accounting and Financial Reporting for Other Postemployment Benefit have been removed from the operating expenses. Percentage references in the History section below are based on whole dollar amounts and not the rounded amounts presented.

### **HISTORY**

Revenues increased 4.6% from \$3.39 million in 2019 to \$3.54 in 2021 while operating expenses increased 31.2% from \$0.99 million to \$1.31 million during the same period primarily due to increased salary and pension costs. Consolidated cash flow before debt service averaged \$1.02 million in the 3 audited years. The debt coverage ratio was 0.5, 2.0, and 1.5 in 2019, 2020, and 2021 respectively.

The balance sheet reflects a current ratio of 4.4, a debt-to-equity ratio of 1.1, 39.6 days of sales in accounts receivable, and 11.5 months of operating expenses in unrestricted cash.

### **PROJECTIONS**

Projections are based on the following assumptions:

- 1) Water revenues increase to the proposed PSC case rate in fiscal year 2023.
- 2) Expenses will increase 2% annually due to inflation.
- 3) Debt service coverage is 2.1 in 2024 when principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund B loan.

The Western Pulaski County Water District is regulated by the Public Service Commission and will need to apply to the Public Service Commission (PSC), pursuant to KRS 278.300, for debt authorization for the \$4.5 million loan and District must receive a Certificate of Public Convenience and Necessity (CPCN), pursuant to KRS 278.020.

## REPLACEMENT RESERVE

The replacement reserve will be 5% (\$226,000 total) of the final amount borrowed to be funded annually (\$11,300 yearly) each December 1 for 20 years and maintained for the life of the loan.

## IX. DEBT OBLIGATIONS

	<u>Outstanding</u>	<u>Maturity</u>
Series 2002A RD USDA	\$ 649,000	2042
Series 2002B RD USDA	394,000	2042
Series 2010 RD USDA	734,000	2049
Series 2012E Ky RWFC	1,040,000	2035
Series 2013 RD USDA	1,222,500	2053
Series 2018 RD USDA	2,115,000	2057
KIA B20-004	839,232	2041
KIA F16-004	2,897,348	2041
<b>Total</b>	<b>\$ 9,891,080</b>	

## X. CONTACTS

<b>Legal Applicant</b>	
Entity Name	Western Pulaski County Water District
Authorized Official	Don Calder (Chairman)
County	Pulaski
Email	tamora.vaught@gmail.com
Phone	(606) 679-3793
Address	2128 W Hwy 80 Somerset, KY 42503

<b>Applicant Contact</b>	
Name	Joe McClendon
Organization	Western Pulaski County Water District
Email	joe-mcclendon@hotmail.com
Phone	(606) 679-1569
Address	1059 W Hwy 80 Somerset, KY 42503

<b>Consulting Engineer/Project Admin</b>	
PE Name	David Bowles
Firm Name	Monarch Engineering Inc.
Email	dbowles@monarchengineering.net
Phone	(502) 839-1310
Address	556 Carlton Dr Lawrenceburg, KY 40342

**XI. RECOMMENDATIONS**

KIA staff recommends approval of the loan with the standard conditions, and the following special condition.

By August 31, 2022, the Western Pulaski County Water District will need a resolution from the Western Pulaski County Water District Board, demonstrating their intentions to increase revenues as necessary and authorized by the PSC to meet the loan requirements over the life of the loan. The proposed water rate increase currently with PSC case #2021-00445 will exceed the 1.1 debt coverage ratio requirement with the Kentucky Infrastructure Authority.

**WESTERN PULASKI COUNTY WATER DISTRICT  
FINANCIAL SUMMARY (DECEMBER YEAR END)**

	<u>Audited</u> <u>2019</u>	<u>Audited</u> <u>2020</u>	<u>Audited</u> <u>2021</u>	<u>Projected</u> <u>2022</u>	<u>Projected</u> <u>2023</u>	<u>Projected</u> <u>2024</u>	<u>Projected</u> <u>2025</u>	<u>Projected</u> <u>2026</u>
<b>Balance Sheet</b>								
<b>Assets</b>								
Current Assets	2,907,410	2,876,444	3,005,446	3,597,276	4,719,229	5,591,045	6,299,865	7,102,482
Other Assets	16,450,828	18,117,282	20,052,789	19,543,416	19,034,043	22,923,470	22,312,897	21,702,324
<b>Total</b>	<b>19,358,238</b>	<b>20,993,726</b>	<b>23,058,235</b>	<b>23,140,692</b>	<b>23,753,272</b>	<b>28,514,515</b>	<b>28,612,762</b>	<b>28,804,806</b>
<b>Liabilities &amp; Equity</b>								
Current Liabilities	404,792	759,515	689,894	937,698	953,253	1,201,456	1,096,806	1,077,406
Long Term Liabilities	9,144,256	10,222,892	11,587,333	10,930,188	10,498,724	14,324,457	13,760,340	13,221,223
<b>Total Liabilities</b>	<b>9,549,048</b>	<b>10,982,407</b>	<b>12,277,227</b>	<b>11,867,886</b>	<b>11,451,977</b>	<b>15,525,913</b>	<b>14,857,146</b>	<b>14,298,629</b>
<b>Net Assets</b>	<b>9,809,190</b>	<b>10,011,319</b>	<b>10,781,008</b>	<b>11,272,807</b>	<b>12,301,295</b>	<b>12,988,602</b>	<b>13,755,617</b>	<b>14,506,177</b>
<b>Cash Flow</b>								
Revenues	3,385,440	3,359,390	3,542,581	3,517,727	4,287,712	4,287,712	4,287,712	4,287,712
Operating Expenses	2,355,181	2,594,575	2,663,258	2,689,467	2,716,201	2,754,769	2,782,583	2,810,953
Other Income	129,263	103,246	166,391	128,341	128,341	128,341	128,341	128,341
<b>Cash Flow Before Debt Service</b>	<b>1,159,522</b>	<b>868,061</b>	<b>1,045,714</b>	<b>956,601</b>	<b>1,699,852</b>	<b>1,661,284</b>	<b>1,633,470</b>	<b>1,605,100</b>
<b>Debt Service</b>								
Existing Debt Service	2,459,045	426,522	700,196	362,120	661,500	660,563	666,840	544,674
Proposed KIA Loan	0	0	0	0	0	128,905	257,810	257,810
<b>Total Debt Service</b>	<b>2,459,045</b>	<b>426,522</b>	<b>700,196</b>	<b>362,120</b>	<b>661,500</b>	<b>789,468</b>	<b>924,650</b>	<b>802,484</b>
<b>Cash Flow After Debt Service</b>	<b>(1,299,523)</b>	<b>441,539</b>	<b>345,518</b>	<b>594,481</b>	<b>1,038,352</b>	<b>871,816</b>	<b>708,820</b>	<b>802,616</b>
<b>Ratios</b>								
Current Ratio	7.2	3.8	4.4	3.8	5.0	4.7	5.7	6.6
Debt to Equity	1.0	1.1	1.1	1.1	0.9	1.2	1.1	1.0
Days Sales in Accounts Receivable	41.6	46.3	39.6	39.6	39.6	39.6	39.6	39.6
Months Operating Expenses in Unrestricted Cash	12.3	10.2	11.5	14.0	18.5	22.1	24.9	28.1
Debt Coverage Ratio	0.5	2.0	1.5	2.6	2.6	2.1	1.8	2.0



<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher	
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		Date	July 7, 2022	
<b>FUND B, INFRASTRUCTURE</b>		KIA Loan Number	B22-005	
<b>REVOLVING LOAN FUND</b>		WRIS Number	WX21199137	
<b>BORROWER</b>		BRONSTON WATER ASSOCIATION INC PULASKI COUNTY		
<b>BRIEF DESCRIPTION</b>				
The Bronston Water Association is requesting a Fund B loan in the amount of \$2,743,000 for the 2022 Water System Improvements and Replacements project. This project will rehabilitate an existing 100,000-gallon elevated water storage tank, install 1,900 radio read meters and reduce excessive water loss by replacing more than 47,000 LF of various sized water line.				
<b>PROJECT FINANCING</b>		<b>PROJECT BUDGET</b>		
Fund B Loan	\$2,743,000	RD Fee %	Actual %	
		Administrative Expenses		\$15,000
		Legal Expenses		10,000
		Eng - Design / Const	7.5%	7.5%
		Eng - Insp	4.4%	4.4%
		Eng - Other		24,000
		Construction		2,189,750
		Contingency		219,250
<b>TOTAL</b>	<b>\$2,743,000</b>	<b>TOTAL</b>		<b>\$2,743,000</b>
<b>REPAYMENT</b>	Rate	0.25%	Est. Annual Payment	\$146,179
	Term	20 Years	1st Payment	6 Mo. after first draw
<b>PROFESSIONAL SERVICES</b>	Engineer	Monarch Engineering, Inc		
	Bond Counsel	Rubin & Hays		
<b>PROJECT SCHEDULE</b>	Bid Opening	Mar-23		
	Construction Start	May-23		
	Construction Stop	Feb-24		
<b>DEBT PER CUSTOMER</b>	Existing	\$2,156		
	Proposed	\$3,499		
<b>OTHER DEBT</b>	See Attached			
<b>RESIDENTIAL RATES</b>	Current	<u>Users</u>	<u>Avg. Bill</u>	
		1,864	\$40.65	(for 4,000 gallons)
<b>REGIONAL COORDINATION</b>	This project is consistent with regional planning recommendations.			
<b>CASHFLOW</b>	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2019	315,047	140,183	174,864	2.2
Audited 2020	230,641	166,575	64,066	1.4
Audited 2021	330,554	162,104	168,450	2.0
Projected 2022	325,338	175,975	149,363	1.8
Projected 2023	451,557	175,975	275,582	2.6
Projected 2024	439,231	332,560	106,671	1.3
Projected 2025	433,696	307,590	126,106	1.4
Projected 2026	428,050	332,561	95,489	1.3

Reviewer: Alex Fisher  
Date: July 7, 2022  
Loan Number: B22-005

**KENTUCKY INFRASTRUCTURE AUTHORITY  
INFRASTRUCTURE REVOLVING LOAN FUND (FUND B)  
BRONSTON WATER ASSOCIATION INC, PULASKI COUNTY  
PROJECT REVIEW  
WX21199137**

**I. PROJECT DESCRIPTION**

The Bronston Water Association is requesting a Fund B loan in the amount of \$2,743,000 for the 2022 Water System Improvements and Replacements project. This project will rehabilitate an existing 100,000-gallon elevated water storage tank, install 1,900 radio read meters and reduce excessive water loss by replacing more than 47,000 LF of various sized water line.

Thousands of linear feet of PVC that will be replaced are shown below.

- 8" PVC 1,000 LF extension along Colyer Rd.
- 6" PVC 10,500 LF along Ky Hwy 790 in Wayne County and Island Dr. in Pulaski County
- 4" PVC 3,000 LF along Gibson Ln in Pulaski County
- 3" PVC 33,550 LF along Rocky Point Rd, Riverwood Dr, Sugar Hollow Rd, Flynn Rd, Ruth Rd, Cedar Bluff Shores, Timberlake Dr and Old Decker Rd in both counties

The Bronston Water Association serves 1,796 residential and 68 commercial customers.

**II. PROJECT BUDGET**

	<u>Total</u>
Administrative Expenses	\$ 15,000
Legal Expenses	10,000
Engineering Fees - Design	180,000
Engineering Fees - Inspection	105,000
Engineering Fees - Other	24,000
Construction	2,189,750
Contingency	<u>219,250</u>
<b>Total</b>	<b>\$ 2,743,000</b>

**III. PROJECT FUNDING**

	<u>Amount</u>	<u>%</u>
Fund B Loan	\$ 2,743,000	100%
<b>Total</b>	<b>\$ 2,743,000</b>	<b>100%</b>

**IV. KIA DEBT SERVICE**

Construction Loan	\$ 2,743,000
Less: Principal Forgiveness	<u>0</u>
Amortized Loan Amount	\$ 2,743,000
Interest Rate	0.25%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 140,693
Administrative Fee (0.20%)	<u>5,486</u>
<b>Total Estimated Annual Debt Service</b>	<b>\$ 146,179</b>

**V. PROJECT SCHEDULE**

Bid Opening	March 2023
Construction Start	May 2023
Construction Stop	February 2024

**VI. RATE STRUCTURE**

**A. Customers**

<u>Customers</u>	<u>Current</u>
Residential	1,796
Commercial	68
Industrial	<u>0</u>
Total	1,864

**B. Rates**

<u>WATER</u>	<u>Proposed</u>	<u>Current</u>	<u>Prior</u>
Date of Last Rate Increase	08/01/22	02/10/21	4/19/2017
Minimum (1,500 gallons)	\$25.67	\$22.20	\$21.14
Over 1,500 gallons	21.33	18.45	18.45
Cost for 4,000 gallons	\$47.00	\$40.65	\$39.59
Increase %	15.6%	2.7%	
Affordability Index (Rate/MHI)	1.5%	1.3%	

## **VII. DEMOGRAPHICS**

Based on current Census data from the American Community Survey 5-Year Estimate 2016-2020, the Utility's service area population was 3,146 with a Median Household Income (MHI) of \$37,785. The median household income for the Commonwealth is \$50,589. The project will qualify for a 0.25% interest rate with a 20-year loan term.

## **VIII. FINANCIAL ANALYSIS**

Financial information was obtained from the audited financial statements for the years ended June 30, 2019 through June 30, 2021. Percentage references in the History section below are based on whole dollar amounts and not the rounded amounts presented.

### **HISTORY**

Revenues increased 1.7% from \$835,949 in 2019 to \$849,860 in 2021 while operating expenses decreased 8.2% from \$284,028 to \$260,784 during the same period primarily due to the elimination of merchant fees. Consolidated cash flow before debt service averaged \$292,081 in the 3 audited years. The debt coverage ratio was 2.2, 1.4, and 2.0 in 2019, 2020, and 2021 respectively.

The balance sheet reflects a current ratio of 9.6, a debt-to-equity ratio of 1.0, 29.7 days of sales in accounts receivable, and 5.8 months of operating expenses in unrestricted cash.

### **PROJECTIONS**

Projections are based on the following assumptions:

- 1) Revenues are proposed to increase 15.6% as shown above under the rates section. All other projected years are flat.
- 2) Expenses will increase 2% annually due to inflation.
- 3) Debt service coverage is 1.3 in 2024 when principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund B loan.

The Bronston Water Association is regulated by the Public Service Commission and will need to apply to the Public Service Commission (PSC), pursuant to KRS 278.300, for debt authorization for the \$2.743 million loan and District must receive a Certificate of Public Convenience and Necessity (CPCN), pursuant to KRS 278.020.

## REPLACEMENT RESERVE

The replacement reserve will be 5% (\$138,000 total) of the final amount borrowed to be funded annually (\$6,900 yearly) each December 1 for 20 years and maintained for the life of the loan.

## IX. DEBT OBLIGATIONS

	<u>Outstanding</u>	<u>Maturity</u>
2003 USDA RUS	\$ 315,597	2043
2008 USDA RUS	719,467	2048
2010 USDA RUS	388,094	2050
2014 USDA RUS	712,317	2054
2017 USDA RUS	1,329,072	2057
2021 USDA RUS	555,000	2061
<b>Total</b>	<b>\$ 4,019,547</b>	

## X. CONTACTS

<b>Legal Applicant</b>	
Entity Name	Bronston Water Association Inc
Authorized Official	Eric Keith (President)
County	Pulaski
Email	bronstonwater@gmail.com
Phone	(606) 561-5209
Address	PO Box 243 2013 Hwy 90 Bronston, KY 42518

<b>Applicant Contact</b>	
Name	JC New
Organization	Bronston Water Association
Email	bronstonwater@gmail.com
Phone	(606) 561-5209
Address	PO Box 243 Bronston, KY 42518

**Project Administrator**

Name	Deron Byrne
Organization	Monarch Engineering, Inc
Email	dbyrne@monarchengineering.net
Phone	(502) 839-1310
Address	556 Carlton Dr. Lawrenceburg, KY 40342

**Consulting Engineer**

PE Name	David Bowles
Firm Name	Monarch Engineering, Inc
Email	dbowles@monarchengineering.net
Phone	(502) 839-1310
Address	556 Carlton Dr. Lawrenceburg, KY 40342

**XI. RECOMMENDATIONS**

KIA staff recommends approval of the loan with the standard conditions.

**BRONSTON WATER ASSOCIATION INC**  
**FINANCIAL SUMMARY (DECEMBER YEAR END)**

	<u>Audited</u> <u>2019</u>	<u>Audited</u> <u>2020</u>	<u>Audited</u> <u>2021</u>	<u>Projected</u> <u>2022</u>	<u>Projected</u> <u>2023</u>	<u>Projected</u> <u>2024</u>	<u>Projected</u> <u>2025</u>	<u>Projected</u> <u>2026</u>
<b>Balance Sheet</b>								
<b>Assets</b>								
Current Assets	1,101,842	1,078,241	1,218,924	1,352,174	1,638,456	1,745,127	1,871,233	1,966,722
Other Assets	6,772,657	6,587,196	7,036,495	6,804,915	6,573,335	9,023,080	8,729,825	8,436,570
<b>Total</b>	<b>7,874,499</b>	<b>7,665,437</b>	<b>8,255,419</b>	<b>8,157,089</b>	<b>8,211,791</b>	<b>10,768,207</b>	<b>10,601,058</b>	<b>10,403,292</b>
<b>Liabilities &amp; Equity</b>								
Current Liabilities	92,513	124,734	127,475	131,878	144,864	284,842	287,739	290,707
Long Term Liabilities	3,660,874	3,558,609	4,032,119	3,962,095	3,872,398	6,386,223	6,154,651	5,920,611
<b>Total Liabilities</b>	<b>3,753,387</b>	<b>3,683,343</b>	<b>4,159,594</b>	<b>4,093,973</b>	<b>4,017,262</b>	<b>6,671,065</b>	<b>6,442,390</b>	<b>6,211,318</b>
<b>Net Assets</b>	<b>4,121,112</b>	<b>3,982,094</b>	<b>4,095,825</b>	<b>4,063,116</b>	<b>4,194,529</b>	<b>4,097,142</b>	<b>4,158,668</b>	<b>4,191,974</b>
<b>Cash Flow</b>								
Revenues	835,949	816,494	849,860	849,860	981,399	981,399	981,399	981,399
Operating Expenses	527,111	589,781	521,483	526,699	532,019	544,345	549,880	555,526
Other Income	6,209	3,928	2,177	2,177	2,177	2,177	2,177	2,177
<b>Cash Flow Before Debt Service</b>	<b>315,047</b>	<b>230,641</b>	<b>330,554</b>	<b>325,338</b>	<b>451,557</b>	<b>439,231</b>	<b>433,696</b>	<b>428,050</b>
<b>Debt Service</b>								
Existing Debt Service	140,183	166,575	162,104	175,975	175,975	186,381	161,411	186,382
Proposed KIA Loan	0	0	0	0	0	146,179	146,179	146,179
<b>Total Debt Service</b>	<b>140,183</b>	<b>166,575</b>	<b>162,104</b>	<b>175,975</b>	<b>175,975</b>	<b>332,560</b>	<b>307,590</b>	<b>332,561</b>
<b>Cash Flow After Debt Service</b>	<b>174,864</b>	<b>64,066</b>	<b>168,450</b>	<b>149,363</b>	<b>275,582</b>	<b>106,671</b>	<b>126,106</b>	<b>95,489</b>
<b>Ratios</b>								
Current Ratio	11.9	8.6	9.6	10.3	11.3	6.1	6.5	6.8
Debt to Equity	0.9	0.9	1.0	1.0	1.0	1.6	1.5	1.5
Days Sales in Accounts Receivable	29.9	31.9	29.7	29.8	29.8	29.8	29.8	29.8
Months Operating Expenses in Unrestricted Cash	4.1	3.2	5.8	9.1	15.2	17.5	20.1	22.0
Debt Coverage Ratio	2.2	1.4	2.0	1.8	2.6	1.3	1.4	1.3

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher	
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		Date	July 7, 2022	
<b>FUND C, GOVERNMENTAL AGENCIES FUND</b>		KIA Loan Number	C22-002	
<b>REVOLVING LOAN FUND</b>		WRIS Number	WX21199147	
BORROWER	CITY OF SOMERSET PULASKI COUNTY			
BRIEF DESCRIPTION				
The City of Somerset ("City") is requesting a Fund C loan in the amount of \$2,500,120 for the Water Treatment Plant Membrane Filtration Replacement project. This project will replace the full water treatment plant membrane filtration treatment system.				
PROJECT FINANCING		PROJECT BUDGET		
Fund C Loan	\$2,500,120	RD Fee %	Actual %	
		Administrative Expenses		\$500
		Construction		2,272,320
		Contingency		227,300
TOTAL	\$2,500,120	TOTAL		\$2,500,120
REPAYMENT	Rate	2.00%	Est. Annual Payment	\$282,090
	Term	10 Years	1st Payment	6 Mo. after first draw
PROFESSIONAL SERVICES				
	Bond Counsel	Rubin & Hays		
PROJECT SCHEDULE				
	Bid Opening	Jul-22		
	Construction Start	Jul-23		
	Construction Stop	Jan-24		
DEBT PER CUSTOMER	Existing	\$1,737		
	Proposed	\$1,832		
OTHER DEBT	See Attached			
RESIDENTIAL RATES				
	Current	<u>Users</u>	<u>Avg. Bill</u>	
		9,337	\$17.59	(for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.			
CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2019	3,730,172	1,341,139	2,389,033	2.8
Audited 2020	3,585,314	1,049,460	2,535,854	3.4
Audited 2021	3,311,770	4,468,066	(1,156,296)	0.7
Projected 2022	3,375,634	956,206	2,419,428	3.5
Projected 2023	3,581,252	877,162	2,704,090	4.1
Projected 2024	3,638,005	1,012,845	2,625,161	3.6
Projected 2025	3,708,644	1,145,263	2,563,381	3.2
Projected 2026	3,780,695	1,105,259	2,675,436	3.4



Reviewer: Alex Fisher  
 Date: July 7, 2022  
 Loan Number: C22-002

**KENTUCKY INFRASTRUCTURE AUTHORITY  
 GOVERNMENTAL AGENCIES LOAN FUND (FUND C)  
 CITY OF SOMERSET, PULASKI COUNTY  
 PROJECT REVIEW  
 WX21199147**

**I. PROJECT DESCRIPTION**

The City of Somerset (“City”) is requesting a Fund C loan in the amount of \$2,500,120 for the Water Treatment Plant Membrane Filtration Replacement project. This project will replace the full water treatment plant membrane filtration treatment system.

The water treatment plant membrane filtration is in its ninth year of operation with a normal effective life of ten years. The order lead time is at least a year, along with replacement period combined creates a more urgent need for funding to address this maintenance issue. The ZW system includes 5 trains, 6 x ZW1000 48/60M cassettes with 450ft<sup>2</sup> CPx membrane modules.

The City of Somerset serves over 7,100 residential and 2,200 commercial, industrial and wholesale customers.

**II. PROJECT BUDGET**

	<b>Total</b>
Administrative Expenses	\$ 500
Construction	2,272,320
Contingency	227,300
<b>Total</b>	<b>\$ 2,500,120</b>

**III. PROJECT FUNDING**

	<b>Amount</b>	<b>%</b>
Fund C Loan	\$ 2,500,120	100%
<b>Total</b>	<b>\$ 2,500,120</b>	<b>100%</b>

**IV. KIA DEBT SERVICE**

Construction Loan	\$ 2,500,120
Less: Principal Forgiveness	<u>0</u>
Amortized Loan Amount	\$ 2,500,120
Interest Rate	2.00%
Loan Term (Years)	<u>10</u>
Estimated Annual Debt Service	\$ 277,090
Administrative Fee (0.20%)	<u>5,000</u>
<b>Total Estimated Annual Debt Service</b>	<b>\$ 282,090</b>

**V. PROJECT SCHEDULE**

Bid Opening	July 2022
Construction Start	July 2023
Construction Stop	January 2024

**VI. RATE STRUCTURE**

**A. Customers**

Customers	Current
Residential	7,119
Commercial	2,204
Industrial	<u>14</u>
Total	9,337

**B. Rates**

	Water Inside City		
	Proposed	Current	Prior
Date of Last Rate Increase	07/01/22	07/01/21	07/01/17
Minimum 1,000 Gallons	\$8.68	\$8.29	\$8.10
Next 9,000 Gallons (per 100 Gallons)	\$0.32	\$0.31	\$0.30
Cost for 4,000 gallons	\$18.28	\$17.59	\$17.10
Increase %	3.9%	2.9%	
Affordability Index (Rate/MHI)	0.7%	0.7%	

	Water Outside City		
	Proposed	Current	Prior
Date of Last Rate Increase	07/01/22	07/01/21	07/01/17
Minimum 1,000 Gallons	\$15.07	\$14.39	\$14.07
Next 9,000 Gallons (per 100 Gallons)	\$0.57	\$0.54	\$0.53
Cost for 4,000 gallons	\$32.17	\$30.59	\$29.97
Increase %	5.2%	2.1%	
Affordability Index (Rate/MHI)	1.2%	1.2%	

## VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2016-2020, the Utility's service area population was 18,282 with a Median Household Income (MHI) of \$31,813. The median household income for the Commonwealth is \$50,589. The project will qualify for a 2.00% interest rate with a 10-year loan term.

## VIII. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended June 30, 2019 through June 30, 2021. The non-cash impacts of GASB 68 – Accounting and Financial Reporting for Pensions and GASB 75 – Accounting and Financial Reporting for Other Postemployment Benefit have been removed from the operating expenses. Percentage references in the History section below are based on whole dollar amounts and not the rounded amounts presented.

### HISTORY

Water revenues decreased 3.0% from \$7.58 million in 2019 to \$7.35 in 2021 while operating expenses increased 4.6% from \$3.88 million to \$4.06 million during the same period primarily due to increased wages and supply expenses. Consolidated cash flow before debt service averaged \$3.54 million in the 3 audited years. The debt coverage ratio was 2.8, 3.4, and 0.7 in 2019, 2020, and 2021 respectively.

The balance sheet reflects a current ratio of 13.4, a debt-to-equity ratio of 0.5, 35.7 days of sales in accounts receivable, and 10.2 months of operating expenses in unrestricted cash.

## PROJECTIONS

Projections are based on the following assumptions:

- 1) Water revenues are projected to increase 3.9% for fiscal year 2023 and 2% annually due to the City's Consumer Price Index annual Cost of Living Adjustment.
- 2) Expenses will increase 2% annually due to inflation.
- 3) Debt service coverage is 3.6 in 2024 when principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund C loan.

## REPLACEMENT RESERVE

The replacement reserve will be 5% (\$125,000 total) of the final amount borrowed to be funded annually (\$12,500 yearly) each December 1 for 10 years and maintained for the life of the loan.

## IX. DEBT OBLIGATIONS

	<u>Outstanding</u>	<u>Maturity</u>
Series 2012A	\$ 7,883,500	2052
Series 2012B	4,379,500	2052
Cumberland Valley Note	47,201	2022
Monticello Bank	48,816	2026
Series 2021 GO Bonds	3,296,000	2041
Citizens National Bank	18,301	2024
Citizens National Bank	206,150	2026
Cumberland Security Note	20,765	2024
Series 2021 Bond Premium	318,682	TBD
<b>Total</b>	<b>\$16,218,915</b>	

## X. CONTACTS

<b>Legal Applicant</b>	
Entity Name	City of Somerset
Authorized Official	Alan Keck (Mayor)
County	Pulaski
Email	akeck@cityofsomerset.com
Phone	(606) 679-6366
Address	PO BOX 989 Somerset, KY 42502

<b>Applicant Contact</b>	
Name	Nick Bradley
Organization	City of Somerset
Email	nbradley@cityofsomerset.com
Phone	(606) 679-6366
Address	306 E Mt. Vernon St. Somerset, KY 42501

<b>Project Administrator</b>	
Name	Dana Whitis
Organization	City of Somerset
Email	dwhitis@cityofsomerset.com
Phone	(606) 425-5364
Address	306 E Mt. Vernon St. Somerset, KY 42501

**XI. RECOMMENDATIONS**

KIA staff recommends approval of the loan with the standard conditions.

**CITY OF SOMERSET  
FINANCIAL SUMMARY (JUNE YEAR END)**

	<u>Audited 2019</u>	<u>Audited 2020</u>	<u>Audited 2021</u>	<u>Projected 2022</u>	<u>Projected 2023</u>	<u>Projected 2024</u>	<u>Projected 2025</u>	<u>Projected 2026</u>
<b>Balance Sheet</b>								
<b>Assets</b>								
Current Assets	10,583,790	11,170,677	11,039,181	13,073,082	15,805,372	18,445,533	21,024,214	23,715,350
Other Assets	49,587,120	48,726,665	49,166,946	47,625,544	46,084,142	46,992,857	45,401,452	43,810,047
<b>Total</b>	<b>60,170,910</b>	<b>59,897,342</b>	<b>60,206,127</b>	<b>60,698,626</b>	<b>61,889,514</b>	<b>65,438,390</b>	<b>66,425,666</b>	<b>67,525,397</b>
<b>Liabilities &amp; Equity</b>								
Current Liabilities	864,511	806,991	824,582	784,538	795,901	1,054,135	1,030,969	1,031,174
Long Term Liabilities	19,917,128	19,779,462	19,978,541	19,430,598	18,901,975	20,618,037	19,859,945	19,104,548
<b>Total Liabilities</b>	<b>20,781,639</b>	<b>20,586,453</b>	<b>20,803,123</b>	<b>20,215,136</b>	<b>19,697,875</b>	<b>21,672,172</b>	<b>20,890,914</b>	<b>20,135,722</b>
<b>Net Assets</b>	<b>39,389,271</b>	<b>39,310,889</b>	<b>39,403,004</b>	<b>40,483,490</b>	<b>42,191,639</b>	<b>43,766,218</b>	<b>45,534,752</b>	<b>47,389,675</b>
<b>Cash Flow</b>								
Revenues	7,575,077	7,586,233	7,348,421	7,493,392	7,781,739	7,935,376	8,092,086	8,251,930
Operating Expenses	3,876,579	4,033,420	4,055,351	4,136,458	4,219,187	4,316,071	4,402,142	4,489,935
Other Income	31,674	32,501	18,700	18,700	18,700	18,700	18,700	18,700
<b>Cash Flow Before Debt Service</b>	<b>3,730,172</b>	<b>3,585,314</b>	<b>3,311,770</b>	<b>3,375,634</b>	<b>3,581,252</b>	<b>3,638,005</b>	<b>3,708,644</b>	<b>3,780,695</b>
<b>Debt Service</b>								
Existing Debt Service	1,341,139	1,049,460	4,468,066	956,206	877,162	871,800	863,173	823,169
Proposed KIA Loan	0	0	0	0	0	141,045	282,090	282,090
<b>Total Debt Service</b>	<b>1,341,139</b>	<b>1,049,460</b>	<b>4,468,066</b>	<b>956,206</b>	<b>877,162</b>	<b>1,012,845</b>	<b>1,145,263</b>	<b>1,105,259</b>
<b>Cash Flow After Debt Service</b>	<b>2,389,033</b>	<b>2,535,854</b>	<b>(1,156,296)</b>	<b>2,419,428</b>	<b>2,704,090</b>	<b>2,625,161</b>	<b>2,563,381</b>	<b>2,675,436</b>
<b>Ratios</b>								
Current Ratio	12.2	13.8	13.4	16.7	19.9	17.5	20.4	23.0
Debt to Equity	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.4
Days Sales in Accounts Receivable	38.3	33.6	35.7	35.7	35.7	35.7	35.7	35.7
Months Operating Expenses in Unrestricted Cash	13.2	10.4	10.2	17.0	24.4	31.2	37.6	44.0
Debt Coverage Ratio	2.8	3.4	0.7	3.5	4.1	3.6	3.2	3.4

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher			
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		Date	July 7, 2022			
<b>FUND C, GOVERNMENTAL AGENCIES FUND</b>		KIA Loan Number	C22-003			
<b>REVOLVING LOAN FUND</b>		WRIS Number	WX21113040			
BORROWER	CITY OF NICHOLASVILLE JESSAMINE COUNTY					
BRIEF DESCRIPTION						
The City of Nicholasville ("City") is requesting a Fund C loan in the amount of \$990,912 for the Nicholasville 24" Parallel Transmission Main project. This Fund C loan will supplement and fill in the funding gap with the Fund F loan (F22-001). This project will increase pumping capacity from 7 million gallons per day (MGD) to 15 MGD with the construction of about 22,000 LF of ductile iron transmission line from the water treatment plant to the City.						
PROJECT FINANCING		PROJECT BUDGET			RD Fee %	Actual %
Fund C Loan	\$990,912	Administrative Expenses				\$5,000
P & D (F115-066)	416,120	Legal Expenses				5,000
Fund F Loan	4,165,910	Land, Easements				47,699
		Planning				180,000
		Eng - Design / Const	6.8%	6.0%		293,421
		Eng - Insp	3.5%	2.8%		136,000
		Eng - Other				40,000
		Construction				4,423,475
		Contingency				442,347
TOTAL	\$5,572,942	TOTAL				\$5,572,942
REPAYMENT	Rate	2.50%	Est. Annual Payment		\$65,244	
	Term	20 Years	1st Payment	6 Mo. after first draw		
PROFESSIONAL SERVICES	Engineer	GRW Engineers, Inc.				
	Bond Counsel	Rubin & Hays				
PROJECT SCHEDULE	Bid Opening	Jan-23				
	Construction Start	Mar-23				
	Construction Stop	Aug-24				
DEBT PER CUSTOMER	Existing	\$2,934				
	Proposed	\$2,731				
OTHER DEBT	See Attached					
RESIDENTIAL RATES	Current	<u>Users</u>	<u>Avg. Bill</u>			
		14,056	\$22.97 (for 4,000 gallons)			
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.					
CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service		Coverage Ratio	
Audited 2019	4,374,253	3,013,382	1,360,871		1.5	
Audited 2020	5,893,737	6,865,619	(971,882)		0.9	
Audited 2021	4,144,998	15,518,970	(11,373,972)		0.3	
Projected 2022	4,309,593	3,603,743	705,850		1.2	
Projected 2023	5,124,488	3,518,732	1,605,756		1.5	
Projected 2024	4,696,917	3,523,765	1,173,152		1.3	
Projected 2025	4,246,794	3,339,305	907,489		1.3	
Projected 2026	3,801,949	3,517,804	284,145		1.1	

Reviewer: Alex Fisher  
Date: July 7, 2022  
Loan Number: C22-003

**KENTUCKY INFRASTRUCTURE AUTHORITY  
DRINKING WATER STATE REVOLVING FUND (FUND C)  
CITY OF NICHOLASVILLE, JESSAMINE COUNTY  
PROJECT REVIEW  
WX21113040**

**I. PROJECT DESCRIPTION**

The City of Nicholasville (“City”) is requesting a Fund C loan in the amount of \$990,912 for the Nicholasville 24” Parallel Transmission Main project. This Fund C loan will supplement and fill in the funding gap with the Fund F loan (F22-001). This project will increase pumping capacity from 7 million gallons per day (MGD) to 15 MGD with the construction of about 22,000 LF of ductile iron transmission line from the water treatment plant to the City.

This project falls in line with the 1990 master plan to improve the distribution system. The project will increase “turnover” within the existing water storage tanks, reduce head loss within the system and yield a higher velocity and volume of water delivered to customers.

Currently the City of Nicholasville serves 13,130 residential and 926 commercial, industrial and wholesale customers.

**II. PROJECT BUDGET**

	<u><b>Total</b></u>
Administrative Expenses	\$ 5,000
Legal Expenses	5,000
Land, Easements	47,699
Planning	180,000
Engineering Fees - Design	228,421
Engineering Fees - Construction	65,000
Engineering Fees - Inspection	136,000
Engineering Fees - Other	40,000
Construction	4,423,475
Contingency	442,347
<b>Total</b>	<b>\$ 5,572,942</b>



**III. PROJECT FUNDING**

	<u>Amount</u>	<u>%</u>
Fund F Loan	\$ 4,165,910	75%
P & D (F115-066)	416,120	7%
Fund C Loan	990,912	18%
<b>Total</b>	<b>\$ 5,572,942</b>	<b>100%</b>

**IV. KIA DEBT SERVICE**

Construction Loan	\$ 990,912
Less: Principal Forgiveness	0
Amortized Loan Amount	<u>\$ 990,912</u>
Interest Rate	2.50%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 63,263
Administrative Fee (0.20%)	<u>1,982</u>
<b>Total Estimated Annual Debt Service</b>	<b>\$ 65,244</b>

**V. PROJECT SCHEDULE**

Bid Opening	January 2023
Construction Start	March 2023
Construction Stop	August 2024

**VI. CUSTOMER COMPOSITION AND RATE STRUCTURE**

**A) Customers**

<u>Customers</u>	<u>Current</u>
Residential	13,130
Commercial	903
Industrial	<u>23</u>
Total	14,056

## B) Rates

<b>WATER INSIDE CITY</b>	<b>Proposed</b>	<b>Current</b>	<b>Prior</b>
Date of Last Rate Increase	08/01/22	08/01/19	8/1/2013
Minimum Service Charge	\$5.50	\$5.25	4.42
Per 1,000 Gallons	4.65	4.43	4.43
Cost for 4,000 gallons	\$24.10	\$22.97	\$22.14
Increase %	4.9%	3.7%	
Affordability Index (Rate/MHI)	0.5%	0.5%	

<b>WATER OUTSIDE CITY</b>	<b>Proposed</b>	<b>Current</b>	<b>Prior</b>
Date of Last Rate Increase	08/01/22	08/01/19	8/1/2013
Minimum Service Charge	\$7.80	\$7.45	6.60
Per 1,000 Gallons	6.80	6.48	6.48
Cost for 4,000 gallons	\$35.00	\$33.37	\$32.52
Increase %	4.9%	2.6%	
Affordability Index (Rate/MHI)	0.7%	0.7%	

<b>SEWER INSIDE CITY</b>	<b>Proposed</b>	<b>Current</b>	<b>Prior</b>
Date of Last Rate Increase	08/01/22	08/01/21	9/1/2019
Minimum Service Charge	\$8.95	\$7.45	6.75
Per 1,000 Gallons	6.30	5.25	4.75
Cost for 4,000 gallons	\$34.15	\$28.45	\$25.75
Increase %	20.0%	10.5%	
Affordability Index (Rate/MHI)	0.7%	0.6%	

<b>SEWER OUTSIDE CITY</b>	<b>Proposed</b>	<b>Current</b>	<b>Prior</b>
Date of Last Rate Increase	08/01/22	08/01/21	9/1/2019
Minimum Service Charge	\$11.65	\$9.70	8.85
Per 1,000 Gallons	9.35	7.80	7.11
Cost for 4,000 gallons	\$49.05	\$40.90	\$37.29
Increase %	19.9%	9.7%	
Affordability Index (Rate/MHI)	1.0%	0.8%	

## VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2016-2020, the Utility's service area population was 33,281 with a Median Household Income (MHI) of \$58,084. The median household income for the Commonwealth is \$50,589. The project will qualify for a 2.50% interest rate and a 20-year loan term.

## VIII. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended June 30, 2019 through June 30, 2021. The non-cash impacts of GASB 68 – Accounting and Financial Reporting for Pensions and GASB 75 – Accounting and Financial Reporting for Other Postemployment Benefit have been removed from the operating expenses. The City’s proprietary utilities fund includes water, sewer and electric. Where practical and feasible the electric was factored out to analyze the water and sewer cash flows. Percentage references in the History section below are based on whole dollar amounts and not the rounded amounts presented.

### HISTORY

Revenues increased 5.7% from \$24.53 million in 2019 to \$25.92 in 2021 while operating expenses increased 9.0% from \$18.85 million to \$20.55 million during the same period due to repairs, maintenance and supply costs. Consolidated cash flow before debt service averaged \$4.80 million in the 3 audited years. The debt coverage ratio was 1.5, 0.9, and 0.3 in 2019, 2020, and 2021 respectively.

The balance sheet reflects a current ratio of 1.7, a debt-to-equity ratio of 1.1, 59.1 days of sales in accounts receivable, and 2.2 months of operating expenses in unrestricted cash.

### PROJECTIONS

Projections are based on the following assumptions:

- 1) Water revenues will increase 4.9% in FY23 from a planned rate increase.
- 2) Sewer revenues increased 10.1% in FY22.
- 3) Sewer revenues will increase 20% in FY23 from a planned rate increase.
- 4) The Fund F22-001 loan for this project is also factored into the overall debt service for the City.
- 5) Expenses will increase 2% annually due to inflation.
- 6) Debt service coverage is 1.3 in 2025 when principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund C loan.

### REPLACEMENT RESERVE

The replacement reserve will be 5% (\$50,000 total) of the final amount borrowed to be funded annually (\$2,500 yearly) each December 1 for 20 years and maintained for the life of the loan.

**IX. DEBT OBLIGATIONS**

	<u>Outstanding</u>	<u>Maturity</u>
KIA C02-02	\$ 665,059	2023
KIA A08-06	3,240,380	2031
KIA F13-022	370,580	2035
KIA F115-066 (P & D)	254,167	TBD
KIA F17-001	494,541	2040
Series 2012A Bond	650,000	2023
Series 2019 Bond	3,530,000	2039
Series 2020A Bond	29,255,000	2041
Gen Obligation Note 2018N-1	230,279	2023
KIA A21-032 (i.a.o \$817,000 P&D)		TBD
<b>Total</b>	<b>\$38,690,006</b>	

**X. CONTACTS**

<b>Legal Applicant</b>	
Entity Name	City of Nicholasville
Authorized Official	Peter Sutherland (Mayor)
County	Jessamine
Email	pete.sutherland@nicholasville.org
Phone	(859) 885-1121
Address	PO Box 450 517 N Main St Nicholasville, KY 40356

<b>Applicant Contact</b>	
Name	Bob Amato
Organization	City of Nicholasville
Email	bob.amato@nicholasville.org
Phone	(859) 885-9473
Address	601 N Main St Nicholasville, KY 40340

<b>Project Administrator</b>	
Name	Bob Amato
Organization	City of Nicholasville
Email	bob.amato@nicholasville.org
Phone	(859) 995-9473
Address	601 N Main St Nicholasville, KY 40340

**Consulting Engineer**

PE Name	Joe Henry
Firm Name	GRW Engineers, Inc.
Email	jhenry@grwinc.com
Phone	(859) 223-3999
Address	204 Revere Way Versailles, KY 40383

**XI. RECOMMENDATIONS**

KIA staff recommends approval of the loan with the standard conditions.

**CITY OF NICHOLASVILLE  
FINANCIAL SUMMARY (JUNE YEAR END)**

	<u>Audited 2019</u>	<u>Audited 2020</u>	<u>Audited 2021</u>	<u>Projected 2022</u>	<u>Projected 2023</u>	<u>Projected 2024</u>	<u>Projected 2025</u>	<u>Projected 2026</u>
<b>Balance Sheet</b>								
<b>Assets</b>								
Current Assets	7,878,476	9,840,411	9,584,913	10,407,574	12,213,230	13,386,382	14,293,871	14,578,016
Other Assets	84,834,801	84,143,023	105,039,924	101,921,370	98,965,860	96,827,350	99,305,458	96,210,624
<b>Total</b>	<b>92,713,277</b>	<b>93,983,434</b>	<b>114,624,837</b>	<b>112,328,944</b>	<b>111,179,090</b>	<b>110,213,732</b>	<b>113,599,329</b>	<b>110,788,640</b>
<b>Liabilities &amp; Equity</b>								
Current Liabilities	5,230,280	5,552,806	5,598,504	5,595,682	5,566,093	5,341,605	5,759,051	5,878,551
Long Term Liabilities	33,917,154	33,491,235	53,572,541	49,667,529	47,330,104	46,091,367	49,249,527	46,774,744
<b>Total Liabilities</b>	<b>39,147,434</b>	<b>39,044,041</b>	<b>59,171,045</b>	<b>55,263,211</b>	<b>52,896,197</b>	<b>51,432,972</b>	<b>55,008,577</b>	<b>52,653,295</b>
<b>Net Assets</b>	<b>53,565,843</b>	<b>54,939,393</b>	<b>55,453,792</b>	<b>57,065,732</b>	<b>58,282,892</b>	<b>58,780,759</b>	<b>58,590,751</b>	<b>58,135,345</b>
<b>Cash Flow</b>								
Revenues	24,530,082	26,274,285	25,924,537	26,471,563	27,705,646	27,705,646	27,705,646	27,705,646
Operating Expenses	20,385,372	21,043,267	22,182,865	22,593,833	23,013,021	23,440,592	23,890,715	24,335,560
Other Income	229,543	662,719	403,326	431,863	431,863	431,863	431,863	431,863
<b>Cash Flow Before Debt Service</b>	<b>4,374,253</b>	<b>5,893,737</b>	<b>4,144,998</b>	<b>4,309,593</b>	<b>5,124,488</b>	<b>4,696,917</b>	<b>4,246,794</b>	<b>3,801,949</b>
<b>Debt Service</b>								
Existing Debt Service	3,013,382	6,865,619	15,518,970	3,603,743	3,518,732	3,523,765	3,306,683	3,452,560
Proposed KIA Fund C Loan	0	0	0	0	0	0	32,622	65,244
<b>Total Debt Service</b>	<b>3,013,382</b>	<b>6,865,619</b>	<b>15,518,970</b>	<b>3,603,743</b>	<b>3,518,732</b>	<b>3,523,765</b>	<b>3,339,305</b>	<b>3,517,804</b>
<b>Cash Flow After Debt Service</b>	<b>1,360,871</b>	<b>(971,882)</b>	<b>(11,373,972)</b>	<b>705,850</b>	<b>1,605,756</b>	<b>1,173,152</b>	<b>907,489</b>	<b>284,145</b>
<b>Ratios</b>								
Current Ratio	1.5	1.8	1.7	1.9	2.2	2.5	2.5	2.5
Debt to Equity	0.7	0.7	1.1	1.0	0.9	0.9	0.9	0.9
Days Sales in Accounts Receivable	50.5	55.0	59.1	59.1	59.1	59.1	59.1	59.1
Months Operating Expenses in Unrestricted Cash	1.8	2.6	2.2	2.5	3.3	3.9	4.2	4.3
Debt Coverage Ratio	1.5	0.9	0.3	1.2	1.5	1.3	1.3	1.1

<b>EXECUTIVE SUMMARY</b> <b>KENTUCKY INFRASTRUCTURE AUTHORITY</b> <b>FUND F, FEDERALLY ASSISTED DRINKING WATER</b> <b>REVOLVING LOAN FUND</b>		Reviewer	Alex Fisher	
		Date	June 14, 2022	
		KIA Loan Number	F21-060 (Increase)	
		WRIS Number	WX21113037	
BORROWER	CITY OF WILMORE JESSAMINE COUNTY			
<b>BRIEF DESCRIPTION</b>				
The City of Wilmore is requesting a Fund F loan increase of \$10,250 to supplement the Wilmore Elevated Storage Tank Rehabilitation project initially approved on May 6, 2021, which will bring the new total Kentucky Infrastructure Authority (KIA) loan amount up to \$1,004,898. The director level increase is due to the lowest bid being higher than the estimated budget.				
Original Project Description:				
The City of Wilmore ("City") is requesting a Fund F loan in the amount of \$994,648 for the Wilmore Elevated Storage Tank Rehabilitation project.				
The project consists of the inspection and rehabilitation of the 500,000 gallon elevated Asbury Tank and inspection and repair of the 500,000 gallon elevated Thomas-Hood Veterans Center Tank for the City of Wilmore, KY. Work is anticipated to include removal/application of interior and exterior coating systems, structural repairs and OSHA complaint upgrades. It is further anticipated that the Asbury Tank will require lead paint abatement.				
Currently the City of Wilmore serves 1,944 residential and over 84 commercial customers.				
<b>PROJECT FINANCING</b>		<b>PROJECT BUDGET</b>		
Fund F Loan	\$1,004,898	RD Fee %	Actual %	
		Administrative Expenses		\$11,000
		Eng - Design / Const	9.1%	8.3%
		Eng - Insp	5.9%	5.5%
		Eng - Other		10,000
		Construction		862,750
		Contingency		2,083
<b>TOTAL</b>	<b>\$1,004,898</b>	<b>TOTAL</b>		<b>\$1,004,898</b>
<b>REPAYMENT</b>	Rate	2.00%	Est. Annual Payment	\$63,722
	Term	20 Years	1st Payment	6 Mo. after first draw
<b>PROFESSIONAL SERVICES</b>	Engineer	GRW Engineers, Inc.		
	Bond Counsel	Rubin & Hays		
<b>PROJECT SCHEDULE</b>	Bid Opening	Mar-22		
	Construction Start	Apr-22		
	Construction Stop	Oct-22		
<b>DEBT PER CUSTOMER</b>	Existing	\$1,708		
	Proposed	\$2,206		
<b>OTHER DEBT</b>	See Attached			
<b>RESIDENTIAL RATES</b>	Current	<u>Users</u>	<u>Avg. Bill</u>	
		2,028	\$25.74	(for 4,000 gallons)
<b>REGIONAL COORDINATION</b>	This project is consistent with regional planning recommendations.			
<b>CASHFLOW</b>	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2019	1,474,631	159,469	1,315,162	9.2
Audited 2020	1,471,028	160,392	1,310,636	9.2
Audited 2021	1,402,191	195,784	1,206,407	7.2
Projected 2022	1,388,199	197,722	1,190,477	7.0
Projected 2023	1,373,927	228,804	1,145,123	6.0
Projected 2024	1,356,870	260,287	1,096,583	5.2
Projected 2025	1,342,022	260,775	1,081,247	5.1
Projected 2026	1,326,877	261,105	1,065,772	5.1

Reviewer: Alex Fisher  
Date: June 14, 2022  
Loan Number: F21-060 Increase

**KENTUCKY INFRASTRUCTURE AUTHORITY  
DRINKING WATER STATE REVOLVING FUND (FUND F)  
CITY OF WILMORE, JESSAMINE COUNTY  
PROJECT REVIEW  
WX21113037**

**I. PROJECT DESCRIPTION**

The City of Wilmore is requesting a Fund F loan increase of \$10,250 to supplement the Wilmore Elevated Storage Tank Rehabilitation project initially approved on May 6, 2021, which will bring the new total Kentucky Infrastructure Authority (KIA) loan amount up to \$1,004,898. The director level increase is due to the lowest bid being higher than the estimated budget.

Original Project Description:

The City of Wilmore (“City”) is requesting a Fund F loan in the amount of \$994,648 for the Wilmore Elevated Storage Tank Rehabilitation project.

The project consists of the inspection and rehabilitation of the 500,000-gallon elevated Asbury Tank and inspection and repair of the 500,000-gallon elevated Thomas-Hood Veterans Center Tank for the City of Wilmore, KY. Work is anticipated to include removal/application of interior and exterior coating systems, structural repairs and OSHA complaint upgrades. It is further anticipated that the Asbury Tank will require lead paint abatement.

Currently the City of Wilmore serves 1,944 residential and over 84 commercial customers.

**II. PROJECT BUDGET**

	<b>Total</b>
Administrative Expenses	\$ 11,000
Engineering Fees - Design	57,430
Engineering Fees - Construction	14,360
Engineering Fees - Inspection	47,275
Engineering Fees - Other	10,000
Construction	862,750
Contingency	2,083
<b>Total</b>	<b>\$ 1,004,898</b>



### III. PROJECT FUNDING

	<u>Amount</u>	<u>%</u>
Fund F Loan	\$ 1,004,898	100%
<b>Total</b>	<b>\$ 1,004,898</b>	<b>100%</b>

### IV. KIA DEBT SERVICE

Construction Loan	\$ 1,004,898
Less: Principal Forgiveness	<u>0</u>
Amortized Loan Amount	\$ 1,004,898
Interest Rate	2.00%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 61,210
Administrative Fee (0.25%)	<u>2,512</u>
<b>Total Estimated Annual Debt Service</b>	<b>\$ 63,722</b>

### V. PROJECT SCHEDULE

Bid Opening	March 2022
Construction Start	April 2022
Construction Stop	October 2022

### VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

#### A) Customers

<u>Customers</u>	<u>Current</u>
Residential	1,944
Commercial	84
Industrial	<u>0</u>
Total	2,028

## B) Rates

<b>Inside the City Water</b>	Proposed	Current	Prior
Date of Last Rate Increase	07/15/22	07/15/21	7/15/2020
Minimum (2,000 Gallons)	\$11.75	\$11.52	\$ 11.29
Next 2,000 Gallons	7.25	7.11	6.97
Cost for 4,000 gallons	\$26.25	\$25.74	\$ 25.23
Increase %	2.0%	2.0%	
Affordability Index (Rate/MHI)	0.6%	0.6%	

<b>Outside the City Water</b>	Proposed	Current	Prior
Date of Last Rate Increase	07/15/22	07/15/21	7/15/2020
Minimum (2,000 Gallons)	\$17.99	\$17.76	\$ 17.41
Next 2,000 Gallons	7.57	7.43	7.28
Cost for 4,000 gallons	\$33.13	\$32.62	\$ 31.97
Increase %	1.6%	2.0%	
Affordability Index (Rate/MHI)	0.8%	0.8%	

<b>Sewer</b>	Proposed	Current	Prior
Date of Last Rate Increase	07/15/22	07/15/21	7/15/2020
Minimum (2,000 Gallons)	\$15.06	\$14.76	\$ 14.47
Next 2,000 Gallons	8.14	7.98	7.82
Cost for 4,000 gallons	\$31.34	\$30.72	\$ 30.11
Increase %	2.0%	2.0%	
Affordability Index (Rate/MHI)	0.8%	0.7%	

## VII. DEMOGRAPHICS

Based on Census data from the American Community Survey 5-Year Estimate 2014-2018, the Utility's service area population was 6,428 with a Median Household Income (MHI) of \$49,386. The median household income for the Commonwealth is \$48,392. The project will qualify for a 20-year loan term at 2.00% interest rate.

## VIII. 2020 CAPITALIZATION GRANT EQUIVALENCIES

- 1) Green Project Reserve - The Drinking Water capitalization grant does not contain a "green" requirement.
- 2) Additional Subsidization – This project does not qualify for additional subsidization.

## IX. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended June 30, 2019 through June 30, 2021. The non-cash impacts of GASB 68 – Accounting and Financial Reporting for Pensions and GASB 75 – Accounting and Financial Reporting for Other Postemployment Benefit have been removed from the operating expenses. Percentage references in the History section below are based on whole dollar amounts and not the rounded amounts presented.

### HISTORY

Revenues decreased 1% from \$1.76 million in 2019 to \$1.74 in 2021 while operating expenses increased 2% from \$1.55 million to \$1.58 million during the same period primarily due to the increased utility expenses for both water and sewer. The debt coverage ratio was 9.2, 9.2, and 7.2 in 2019, 2020, and 2021 respectively.

The balance sheet reflects a current ratio of 4.5, a debt-to-equity ratio of 0.6, 52.6 days of sales in accounts receivable, and 7.0 months of operating expenses in unrestricted cash.

### PROJECTIONS

Projections are based on the following assumptions:

- 1) Water revenues will continue to rise 2% annually, which is consistent with the past 12 years that rates have continued to increase 2% each year.
- 2) Expenses will increase 2% annually due to inflation.
- 3) Debt service coverage is 6.0 in 2023 when principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund F loan.

### REPLACEMENT RESERVE

The replacement reserve will be 5% (\$50,000 total) of the final amount borrowed to be funded annually (\$2,500 yearly) each December 1 for 20 years and maintained for the life of the loan.

## X. DEBT OBLIGATIONS

	<u>Outstanding</u>	<u>Maturity</u>
Revenue Bond 2000A	\$ 1,236,000	2040
RD Loan #1	1,845,000	2057
RD Loan #2	383,000	2057
<b>Total</b>	<b>\$ 3,464,000</b>	

## **XI. CONTACTS**

### **Legal Applicant**

Entity Name	City of Wilmore
Authorized Official	Harold Rainwater (Mayor)
County	Jessamine
Email	hrainwater@wilmore.org
Phone	(859) 858-4411
Address	210 S Lexington Ave Wilmore, KY 40390

### **Applicant Contact**

Name	Dave Carlstedt
Organization	City of Wilmore
Email	dcarlstedt@wilmore.org
Phone	(859) 277-2565
Address	335 East Main St. Wilmore, KY 40390

### **Project Administrator**

Name	Robert Casher
Organization	Bluegrass Area Development District
Email	bcasher@bgadd.org
Phone	(859) 269-8021
Address	699 Perimeter Dr. Lexington, KY 40517

### **Consulting Engineer**

PE Name	Joe Henry
Firm Name	GRW Engineers, Inc.
Email	jhenry@grwinc.com
Phone	(859) 223-3999
Address	801 Corporate Dr. Lexington, KY 40503

## **XII. RECOMMENDATIONS**

KIA staff recommends approval of the director level loan increase with the standard conditions.

**CITY OF WILMORE  
FINANCIAL SUMMARY (JUNE YEAR END)**

	<u>Audited 2019</u>	<u>Audited 2020</u>	<u>Audited 2021</u>	<u>Projected 2022</u>	<u>Projected 2023</u>	<u>Projected 2024</u>	<u>Projected 2025</u>	<u>Projected 2026</u>
<b>Balance Sheet</b>								
<b>Assets</b>								
Current Assets	1,348,257	1,475,958	1,549,679	2,366,173	3,513,896	4,613,079	5,697,026	6,765,498
Other Assets	14,477,380	14,064,274	14,149,580	13,697,714	14,225,624	13,751,136	13,276,648	12,802,160
<b>Total</b>	<b>15,825,637</b>	<b>15,540,232</b>	<b>15,699,259</b>	<b>16,063,887</b>	<b>17,739,520</b>	<b>18,364,215</b>	<b>18,973,674</b>	<b>19,567,658</b>
<b>Liabilities &amp; Equity</b>								
Current Liabilities	311,484	335,851	346,330	350,434	355,034	410,979	416,679	422,379
Long Term Liabilities	5,283,027	5,473,005	5,543,722	5,543,722	6,548,620	6,448,130	6,347,640	6,247,151
<b>Total Liabilities</b>	<b>5,594,511</b>	<b>5,808,856</b>	<b>5,890,052</b>	<b>5,894,156</b>	<b>6,903,654</b>	<b>6,859,109</b>	<b>6,764,319</b>	<b>6,669,530</b>
<b>Net Assets</b>	<b>10,231,126</b>	<b>9,731,376</b>	<b>9,809,207</b>	<b>10,169,731</b>	<b>10,835,866</b>	<b>11,505,106</b>	<b>12,209,355</b>	<b>12,898,129</b>
<b>Cash Flow</b>								
Revenues	1,756,973	1,886,707	1,738,663	1,756,237	1,774,162	1,792,446	1,811,096	1,830,119
Operating Expenses	1,547,171	1,688,151	1,578,294	1,609,860	1,642,057	1,677,398	1,710,896	1,745,064
Other Income	1,264,829	1,272,472	1,241,822	1,241,822	1,241,822	1,241,822	1,241,822	1,241,822
<b>Cash Flow Before Debt Service</b>	<b>1,474,631</b>	<b>1,471,028</b>	<b>1,402,191</b>	<b>1,388,199</b>	<b>1,373,927</b>	<b>1,356,870</b>	<b>1,342,022</b>	<b>1,326,877</b>
<b>Debt Service</b>								
Existing Debt Service	159,469	160,392	195,784	197,722	196,943	196,565	197,053	197,383
Proposed KIA Loan	0	0	0	0	31,861	63,722	63,722	63,722
<b>Total Debt Service</b>	<b>159,469</b>	<b>160,392</b>	<b>195,784</b>	<b>197,722</b>	<b>228,804</b>	<b>260,287</b>	<b>260,775</b>	<b>261,105</b>
<b>Cash Flow After Debt Service</b>	<b>1,315,162</b>	<b>1,310,636</b>	<b>1,206,407</b>	<b>1,190,477</b>	<b>1,145,123</b>	<b>1,096,583</b>	<b>1,081,247</b>	<b>1,065,772</b>
<b>Ratios</b>								
Current Ratio	4.3	4.4	4.5	6.8	9.9	11.2	13.7	16.0
Debt to Equity	0.5	0.6	0.6	0.6	0.6	0.6	0.6	0.5
Days Sales in Accounts Receivable	48.4	46.4	52.6	52.6	52.6	52.6	52.6	52.6
Months Operating Expenses in Unrestricted Cash	5.7	6.0	7.0	15.8	23.8	31.2	38.2	44.8
Debt Coverage Ratio	9.2	9.2	7.2	7.0	6.0	5.2	5.1	5.1

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher	
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		Date	July 7, 2022	
<b>FUND F, FEDERALLY ASSISTED DRINKING WATER</b>		KIA Loan Number	F22-001	
<b>REVOLVING LOAN FUND</b>		WRIS Number	WX21113040	
BORROWER		CITY OF NICHOLASVILLE JESSAMINE COUNTY		
BRIEF DESCRIPTION				
The City of Nicholasville ("City") is requesting a Fund F loan in the amount of \$4,582,030 for the Nicholasville 24" Parallel Transmission Main project. The planning and design loan (F115-066) was previously approved by the KIA board on July 2, 2015 and will be rolled into this loan amount. This project will increase pumping capacity from 7 million gallons per day (MGD) to 15 MGD with the construction of about 22,000 LF of ductile iron transmission line from the water treatment plant to the City.				
PROJECT FINANCING		PROJECT BUDGET		
Fund F Loan	\$4,165,910	Administrative Expenses	RD Fee %	Actual %
P & D (F115-066)	416,120	Legal Expenses		\$5,000
Fund C Loan	990,912	Land, Easements		5,000
		Planning		47,699
		Eng - Design / Const	6.8%	6.0%
		Eng - Insp	3.5%	2.8%
		Eng - Other		180,000
		Construction		293,421
		Contingency		136,000
				40,000
				4,423,475
				442,347
TOTAL	\$5,572,942	TOTAL		\$5,572,942
REPAYMENT	Rate	2.00%	Est. Annual Payment \$290,552	
	Term	20 Years	1st Payment 6 Mo. after first draw	
PROFESSIONAL SERVICES	Engineer	GRW Engineers, Inc.		
	Bond Counsel	Rubin & Hays		
PROJECT SCHEDULE	Bid Opening	Jan-23		
	Construction Start	Mar-23		
	Construction Stop	Aug-24		
DEBT PER CUSTOMER	Existing	\$2,934		
	Proposed	\$2,731		
OTHER DEBT	See Attached			
RESIDENTIAL RATES	Current	<u>Users</u>	<u>Avg. Bill</u>	
		14,056	\$22.97	(for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.			
CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2019	4,374,253	3,013,382	1,360,871	1.5
Audited 2020	5,893,737	6,865,619	(971,882)	0.9
Audited 2021	4,144,998	15,518,970	(11,373,972)	0.3
Projected 2022	4,309,593	3,603,743	705,850	1.2
Projected 2023	5,124,488	3,518,732	1,605,756	1.5
Projected 2024	4,696,917	3,523,765	1,173,152	1.3
Projected 2025	4,246,794	3,339,305	907,489	1.3
Projected 2026	3,801,949	3,517,804	284,145	1.1

Reviewer: Alex Fisher  
Date: July 7, 2022  
Loan Number: F22-001

**KENTUCKY INFRASTRUCTURE AUTHORITY  
DRINKING WATER STATE REVOLVING FUND (FUND F)  
CITY OF NICHOLASVILLE, JESSAMINE COUNTY  
PROJECT REVIEW  
WX21113040**

**I. PROJECT DESCRIPTION**

The City of Nicholasville (“City”) is requesting a Fund F loan in the amount of \$4,582,030 for the Nicholasville 24” Parallel Transmission Main project. The planning and design loan (F115-066) was previously approved by the KIA board on July 2, 2015 and will be rolled into this loan amount. This project will increase pumping capacity from 7 million gallons per day (MGD) to 15 MGD with the construction of about 22,000 LF of ductile iron transmission line from the water treatment plant to the City.

This project falls in line with the 1990 master plan to improve the distribution system. The project will increase “turnover” within the existing water storage tanks, reduce head loss within the system and yield a higher velocity and volume of water delivered to customers.

Currently the City of Nicholasville serves 13,130 residential and 926 commercial, industrial and wholesale customers.

**II. PROJECT BUDGET**

	<b>Total</b>
Administrative Expenses	\$ 5,000
Legal Expenses	5,000
Land, Easements	47,699
Planning	180,000
Engineering Fees - Design	228,421
Engineering Fees - Construction	65,000
Engineering Fees - Inspection	136,000
Engineering Fees - Other	40,000
Construction	4,423,475
Contingency	442,347
<b>Total</b>	<b>\$ 5,572,942</b>



### III. PROJECT FUNDING

	<u>Amount</u>	<u>%</u>
Fund F Loan	\$ 4,165,910	75%
P & D (F115-066)	416,120	7%
Fund C Loan	990,912	18%
<b>Total</b>	<b>\$ 5,572,942</b>	<b>100%</b>

### IV. KIA DEBT SERVICE

Construction & (P & D) Loan	\$ 4,582,030
Less: Principal Forgiveness	0
Amortized Loan Amount	<u>\$ 4,582,030</u>
Interest Rate	2.00%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 279,097
Administrative Fee (0.25%)	<u>11,455</u>
<b>Total Estimated Annual Debt Service</b>	<b>\$ 290,552</b>

### V. PROJECT SCHEDULE

Bid Opening	January 2023
Construction Start	March 2023
Construction Stop	August 2024

### VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

#### A) Customers

<u>Customers</u>	<u>Current</u>
Residential	13,130
Commercial	903
Industrial	<u>23</u>
Total	14,056

## B) Rates

<b>WATER INSIDE CITY</b>	Proposed	Current	Prior
Date of Last Rate Increase	08/01/22	08/01/19	8/1/2013
Minimum Service Charge	\$5.50	\$5.25	4.42
Per 1,000 Gallons	4.65	4.43	4.43
Cost for 4,000 gallons	\$24.10	\$22.97	\$22.14
Increase %	4.9%	3.7%	
Affordability Index (Rate/MHI)	0.5%	0.5%	

<b>WATER OUTSIDE CITY</b>	Proposed	Current	Prior
Date of Last Rate Increase	08/01/22	08/01/19	8/1/2013
Minimum Service Charge	\$7.80	\$7.45	6.60
Per 1,000 Gallons	6.80	6.48	6.48
Cost for 4,000 gallons	\$35.00	\$33.37	\$32.52
Increase %	4.9%	2.6%	
Affordability Index (Rate/MHI)	0.7%	0.7%	

<b>SEWER INSIDE CITY</b>	Proposed	Current	Prior
Date of Last Rate Increase	08/01/22	08/01/21	9/1/2019
Minimum Service Charge	\$8.95	\$7.45	6.75
Per 1,000 Gallons	6.30	5.25	4.75
Cost for 4,000 gallons	\$34.15	\$28.45	\$25.75
Increase %	20.0%	10.5%	
Affordability Index (Rate/MHI)	0.7%	0.6%	

<b>SEWER OUTSIDE CITY</b>	Proposed	Current	Prior
Date of Last Rate Increase	08/01/22	08/01/21	9/1/2019
Minimum Service Charge	\$11.65	\$9.70	8.85
Per 1,000 Gallons	9.35	7.80	7.11
Cost for 4,000 gallons	\$49.05	\$40.90	\$37.29
Increase %	19.9%	9.7%	
Affordability Index (Rate/MHI)	1.0%	0.8%	

## VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2016-2020, the Utility's service area population was 33,281 with a Median Household Income (MHI) of \$58,084. The median household income for the Commonwealth is \$50,589. The project will qualify for a 2.00% interest rate and a 20-year loan term.

## **VIII. 2020 CAPITALIZATION GRANT EQUIVALENCIES**

- 1) Green Project Reserve - The Drinking Water capitalization grant does not contain a “green” requirement.
- 2) Additional Subsidization – This project does not qualify for additional subsidization.

## **IX. FINANCIAL ANALYSIS**

Financial information was obtained from the audited financial statements for the years ended June 30, 2019 through June 30, 2021. The non-cash impacts of GASB 68 – Accounting and Financial Reporting for Pensions and GASB 75 – Accounting and Financial Reporting for Other Postemployment Benefit have been removed from the operating expenses. The City’s proprietary utilities fund includes water, sewer and electric. Where practical and feasible the electric was factored out to analyze the water and sewer cash flows. Percentage references in the History section below are based on whole dollar amounts and not the rounded amounts presented.

### **HISTORY**

Revenues increased 5.7% from \$24.53 million in 2019 to \$25.92 in 2021 while operating expenses increased 9.0% from \$18.85 million to \$20.55 million during the same period due to repairs, maintenance and supply costs. Consolidated cash flow before debt service averaged \$4.80 million in the 3 audited years. The debt coverage ratio was 1.5, 0.9, and 0.3 in 2019, 2020, and 2021 respectively.

The balance sheet reflects a current ratio of 1.7, a debt-to-equity ratio of 1.1, 59.1 days of sales in accounts receivable, and 2.2 months of operating expenses in unrestricted cash.

### **PROJECTIONS**

Projections are based on the following assumptions:

- 1) Water revenues will increase 4.9% in FY23 from a planned rate increase.
- 2) Sewer revenues increased 10.1% in FY22.
- 3) Sewer revenues will increase 20% in FY23 from a planned rate increase.
- 4) The Fund C supplemental loan for this project is also factored into the overall debt service for the City.
- 5) Expenses will increase 2% annually due to inflation.
- 6) Debt service coverage is 1.3 in 2025 when principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund F loan.

## REPLACEMENT RESERVE

The replacement reserve will be 5% (\$230,000 total) of the final amount borrowed to be funded annually (\$11,500 yearly) each December 1 for 20 years and maintained for the life of the loan.

## X. DEBT OBLIGATIONS

	<u>Outstanding</u>	<u>Maturity</u>
KIA C02-02	\$ 665,059	2023
KIA A08-06	3,240,380	2031
KIA F13-022	370,580	2035
KIA F115-066 (P & D)	254,167	TBD
KIA F17-001	494,541	2040
Series 2012A Bond	650,000	2023
Series 2019 Bond	3,530,000	2039
Series 2020A Bond	29,255,000	2041
Gen Obligation Note 2018N-1	230,279	2023
KIA A21-032 (i.a.o \$817,000 P&D)		TBD
<b>Total</b>	<b>\$38,690,006</b>	

## XI. CONTACTS

<b>Legal Applicant</b>	
Entity Name	City of Nicholasville
Authorized Official	Peter Sutherland (Mayor)
County	Jessamine
Email	pete.sutherland@nicholasville.org
Phone	(859) 885-1121
Address	PO Box 450 517 N Main St Nicholasville, KY 40356

<b>Applicant Contact</b>	
Name	Bob Amato
Organization	City of Nicholasville
Email	bob.amato@nicholasville.org
Phone	(859) 885-9473
Address	601 N Main St Nicholasville, KY 40340

**Project Administrator**

Name	Bob Amato
Organization	City of Nicholasville
Email	bob.amato@nicholasville.org
Phone	(859) 995-9473
Address	601 N Main St Nicholasville, KY 40340

**Consulting Engineer**

PE Name	Joe Henry
Firm Name	GRW Engineers, Inc.
Email	jhenry@grwinc.com
Phone	(859) 223-3999
Address	204 Revere Way Versailles, KY 40383

**XII. RECOMMENDATIONS**

KIA staff recommends approval of the loan with the standard conditions.

**CITY OF NICHOLASVILLE  
FINANCIAL SUMMARY (JUNE YEAR END)**

	<u>Audited 2019</u>	<u>Audited 2020</u>	<u>Audited 2021</u>	<u>Projected 2022</u>	<u>Projected 2023</u>	<u>Projected 2024</u>	<u>Projected 2025</u>	<u>Projected 2026</u>
<b>Balance Sheet</b>								
<b>Assets</b>								
Current Assets	7,878,476	9,840,411	9,584,913	10,407,574	12,213,230	13,386,382	14,293,871	14,578,016
Other Assets	84,834,801	84,143,023	105,039,924	101,921,370	98,965,860	96,827,350	99,319,458	96,238,624
<b>Total</b>	<b>92,713,277</b>	<b>93,983,434</b>	<b>114,624,837</b>	<b>112,328,944</b>	<b>111,179,090</b>	<b>110,213,732</b>	<b>113,613,329</b>	<b>110,816,640</b>
<b>Liabilities &amp; Equity</b>								
Current Liabilities	5,230,280	5,552,806	5,598,504	5,595,682	5,566,093	5,341,605	5,759,051	5,878,551
Long Term Liabilities	33,917,154	33,491,235	53,572,541	49,667,529	47,330,104	46,091,367	49,249,527	46,774,744
<b>Total Liabilities</b>	<b>39,147,434</b>	<b>39,044,041</b>	<b>59,171,045</b>	<b>55,263,211</b>	<b>52,896,197</b>	<b>51,432,972</b>	<b>55,008,577</b>	<b>52,653,295</b>
<b>Net Assets</b>	<b>53,565,843</b>	<b>54,939,393</b>	<b>55,453,792</b>	<b>57,065,732</b>	<b>58,282,892</b>	<b>58,780,759</b>	<b>58,604,751</b>	<b>58,163,345</b>
<b>Cash Flow</b>								
Revenues	24,530,082	26,274,285	25,924,537	26,471,563	27,705,646	27,705,646	27,705,646	27,705,646
Operating Expenses	20,385,372	21,043,267	22,182,865	22,593,833	23,013,021	23,440,592	23,890,715	24,335,560
Other Income	229,543	662,719	403,326	431,863	431,863	431,863	431,863	431,863
<b>Cash Flow Before Debt Service</b>	<b>4,374,253</b>	<b>5,893,737</b>	<b>4,144,998</b>	<b>4,309,593</b>	<b>5,124,488</b>	<b>4,696,917</b>	<b>4,246,794</b>	<b>3,801,949</b>
<b>Debt Service</b>								
Existing Debt Service	3,013,382	6,865,619	15,518,970	3,603,743	3,518,732	3,523,765	3,194,029	3,227,252
Proposed KIA Fund F Loan	0	0	0	0	0	0	145,276	290,552
<b>Total Debt Service</b>	<b>3,013,382</b>	<b>6,865,619</b>	<b>15,518,970</b>	<b>3,603,743</b>	<b>3,518,732</b>	<b>3,523,765</b>	<b>3,339,305</b>	<b>3,517,804</b>
<b>Cash Flow After Debt Service</b>	<b>1,360,871</b>	<b>(971,882)</b>	<b>(11,373,972)</b>	<b>705,850</b>	<b>1,605,756</b>	<b>1,173,152</b>	<b>907,489</b>	<b>284,145</b>
<b>Ratios</b>								
Current Ratio	1.5	1.8	1.7	1.9	2.2	2.5	2.5	2.5
Debt to Equity	0.7	0.7	1.1	1.0	0.9	0.9	0.9	0.9
Days Sales in Accounts Receivable	50.5	55.0	59.1	59.1	59.1	59.1	59.1	59.1
Months Operating Expenses in Unrestricted Cash	1.8	2.6	2.2	2.5	3.3	3.9	4.2	4.3
Debt Coverage Ratio	1.5	0.9	0.3	1.2	1.5	1.3	1.3	1.1

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady	
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		Date	July 7, 2022	
<b>FUND F, FEDERALLY ASSISTED DRINKING WATER</b>		KIA Loan Number	F22-019	
<b>REVOLVING LOAN FUND</b>		WRIS Number	WX21017022	
BORROWER	CITY OF PARIS BOURBON COUNTY			
BRIEF DESCRIPTION				
The City of Paris is requesting a Fund F loan in the amount of \$3,275,000 for the Paris Water System Improvements project. This project will consist of replacing or rehabilitating aging infrastructure within the City's water system and making various improvements at the Water Treatment Plant. Most of the equipment was constructed in 1960 and is still original. Public safety will be improved by replacing chlorine gas disinfection with a much safer alternative in sodium hypochlorite. In the distribution system, the finished water transmission main will be relocated away from existing diesel tanks at the City's power plant.				
PROJECT FINANCING		PROJECT BUDGET		
Fund F Loan	\$3,275,000	RD Fee %	Actual %	
				Administrative Expenses \$40,000
				Legal Expenses 10,000
				Planning 20,000
		Eng - Design / Const 7.3%	7.0%	195,000
		Eng - Insp 5.2%	5.0%	140,000
		Eng - Other		82,000
		Construction		2,650,000
		Contingency		138,000
TOTAL	\$3,275,000	TOTAL		\$3,275,000
REPAYMENT	Rate	1.00%	Est. Annual Payment	\$189,266
	Term	20 Years	1st Payment	6 Mo. after first draw
PROFESSIONAL SERVICES	Engineer	HMB Professional Engineers, Inc.		
	Bond Counsel	Rubin & Hays		
PROJECT SCHEDULE	Bid Opening	Oct-22		
	Construction Start	Jan-23		
	Construction Stop	Jan-24		
DEBT PER CUSTOMER	Existing	\$877		
	Proposed	\$1,398		
OTHER DEBT	See Attached			
RESIDENTIAL RATES	Current	Users	Avg. Bill	
		5,151	\$14.78	(for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.			
CASHFLOW	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2019	198,553	584,223	(385,670)	0.3
Audited 2020	28,328	590,299	(561,971)	0.0
Audited 2021	346,039	388,766	(42,727)	0.9
Projected 2022	505,569	198,853	306,716	2.5
Projected 2023	598,659	215,976	382,683	2.8
Projected 2024	835,614	406,700	428,914	2.1
Projected 2025	761,211	577,771	183,440	1.3
Projected 2026	693,684	576,526	117,158	1.2

Reviewer: John Brady  
 Date: July 7, 2022  
 Loan Number: F22-019

**KENTUCKY INFRASTRUCTURE AUTHORITY  
 DRINKING WATER STATE REVOLVING FUND (FUND F)  
 CITY OF PARIS, BOURBON COUNTY  
 PROJECT REVIEW  
 WX21017022**

**I. PROJECT DESCRIPTION**

The City of Paris (the City) is requesting a Fund F loan in the amount of \$3,275,000 for the Paris Water System Improvements project. This project will consist of replacing or rehabilitating aging infrastructure within the City's water system and making various improvements at the Water Treatment Plant. Most of the equipment was constructed in 1960 and is still original. Public safety will be improved by replacing chlorine gas disinfection with a much safer alternative in sodium hypochlorite. In the distribution system, the finished water transmission main will be relocated away from existing diesel tanks at the City's power plant.

The City currently serves 4,710 residential customers and 440 commercial customers. Kentucky American Water purchases water from the City and in turn provides service to the City of Millersburg.

**II. PROJECT BUDGET**

	<b>Total</b>
Administrative Expenses	\$ 40,000
Legal Expenses	10,000
Planning	20,000
Engineering Fees - Design	155,000
Engineering Fees - Construction	40,000
Engineering Fees - Inspection	140,000
Engineering Fees - Other	82,000
Construction	2,650,000
Contingency	138,000
<b>Total</b>	<b>\$ 3,275,000</b>

**III. PROJECT FUNDING**

	<b>Amount</b>	<b>%</b>
Fund F Loan	\$ 3,275,000	100%
<b>Total</b>	<b>\$ 3,275,000</b>	<b>100%</b>



**IV. KIA DEBT SERVICE**

Construction Loan	\$ 3,275,000
Less: Principal Forgiveness	<u>0</u>
Amortized Loan Amount	\$ 3,275,000
Interest Rate	1.00%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 181,078
Administrative Fee (0.25%)	<u>8,188</u>
<b>Total Estimated Annual Debt Service</b>	<b>\$ 189,266</b>

**V. PROJECT SCHEDULE**

Bid Opening	October 2022
Construction Start	January 2023
Construction Stop	January 2024

**VI. CUSTOMER COMPOSITION AND RATE STRUCTURE**

**A) Customers**

Customers	Current
Residential	4,710
Commercial	440
Wholesale	<u>1</u>
Total	5,151

**B) Rates**

	<b>Inside City</b>		
<b>Water</b>	Proposed	Current	Prior
Date of Last Rate Increase	07/01/22	07/01/21	02/01/13
Minimum (2,000 gallons)	\$9.10	\$8.70	\$8.34
Next 8,000 gallons (per 1,000)	3.34	3.04	2.85
Cost for 4,000 gallons	<u>\$15.78</u>	<u>\$14.78</u>	<u>\$14.04</u>
Increase %	6.8%	5.3%	
Affordability Index (Rate/MHI)	0.4%	0.4%	0.4%

<b>Water</b>	<b>Outside City</b>		
	<u>Proposed</u>	<u>Current</u>	<u>Prior</u>
Date of Last Rate Increase	07/01/22	07/01/21	02/01/13
Minimum (2,000 gallons)	\$12.74	\$12.18	\$11.68
Next 8,000 gallons (per 1,000)	4.67	4.25	3.99
Cost for 4,000 gallons	\$22.08	\$20.68	\$19.66
Increase %	6.8%	5.2%	
Affordability Index (Rate/MHI)	0.6%	0.5%	0.5%

<b>Sewer</b>	<b>Inside City</b>		
	<u>Proposed</u>	<u>Current</u>	<u>Prior</u>
Date of Last Rate Increase	07/01/22	07/01/21	01/01/09
Minimum (2,000 gallons)	\$11.90	\$11.60	\$10.66
Over 2,000 gallons (per 1,000)	5.82	5.70	5.33
Cost for 4,000 gallons	\$23.54	\$23.00	\$21.32
Increase %	2.3%	7.9%	
Affordability Index (Rate/MHI)	0.6%	0.6%	0.6%

<b>Sewer</b>	<b>Outside City</b>		
	<u>Proposed</u>	<u>Current</u>	<u>Prior</u>
Date of Last Rate Increase	07/01/22	07/01/21	01/01/09
Minimum (2,000 gallons)	\$12.10	\$11.70	\$10.66
Over 2,000 gallons (per 1,000)	5.82	5.70	5.33
Cost for 4,000 gallons	\$23.74	\$23.10	\$21.32
Increase %	2.8%	8.3%	
Affordability Index (Rate/MHI)	0.6%	0.6%	0.6%

**VII. DEMOGRAPHICS**

Based on current Census data from the American Community Survey 5-Year Estimate 2016-2020, the Utility’s service area population was 12,483 with a Median Household Income (MHI) of \$45,134. The median household income for the Commonwealth is \$50,589. The project will qualify for a 1.00% interest rate.

**VIII. 2020 CAPITALIZATION GRANT EQUIVALENCIES**

- 1) Green Project Reserve - The Drinking Water capitalization grant does not contain a “green” requirement.
- 2) Additional Subsidization – This project does not qualify for additional subsidization.

## **IX. FINANCIAL ANALYSIS**

Financial information was obtained from the audited financial statements for the years ended June 30, 2019 through June 30, 2021. The non-cash impacts of GASB 68 – Accounting and Financial Reporting for Pensions and GASB 75 – Accounting and Financial Reporting for Other Postemployment Benefit have been removed from the operating expenses. Percentage references in the History section below are based on whole dollar amounts and not the rounded amounts presented.

### **HISTORY**

Combined water and sewer revenues increased 5.5% from \$3.27 million in 2019 to \$3.45 million in 2021 due to a concentration on water loss calculations and identifying missed billing opportunities. Operating expenses increased 0.7% from \$3.10 million to \$3.12 million during the same period. The debt coverage ratio was 0.3, 0.0, and 0.9 in 2019, 2020, and 2021.

The balance sheet reflects a current ratio of 1.1, a debt to equity ratio of 25.0, 38.8 days of sales in accounts receivables, and 0.9 months operating expenses in unrestricted cash.

### **PROJECTIONS**

Projections are based on the following assumptions:

- 1) Water revenues will increase 4.9% in 2022 due to an existing rate increase. They will increase 6.3% in 2023 and 4.8% in 2024 due to proposed rate increases.
- 2) Sewer revenues will increase 7.9% in 2022 due to an existing rate increase. They will increase 2.3% in 2023 and 10.9% in 2024 due to proposed rate increases.
- 3) Operating expenses will increase 2% annually due to inflation.
- 4) Debt service coverage is 1.3 in 2025 when principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund F loan.

### **REPLACEMENT RESERVE**

The replacement reserve will be 5% (\$164,000 total) of the final amount borrowed to be funded annually (\$8,200 yearly) each December 1 for 20 years and maintained for the life of the loan.

**X. DEBT OBLIGATIONS**

	<u>Outstanding</u>	<u>Maturity</u>
2014 Revenue Bonds	\$ 276,000	2054
US Bank Note	2,500,000	2044
KBC Note	<u>1,449,995</u>	2032
<b>Total</b>	<b>\$ 4,225,995</b>	

**XI. CONTACTS**

<b>Legal Applicant</b>	
Entity Name	City of Paris
Authorized Official	Johnny Plummer (Mayor)
County	Bourbon
Email	mayorplummer@paris.ky.gov
Phone	(859) 987-2110
Address	525 High St Paris, KY 40361

<b>Applicant Contact</b>	
Name	Brad Oberlander
Organization	City of Paris
Email	boberlander@paris.ky.gov
Phone	(859) 552-3342
Address	525 High St Paris, KY 40361

<b>Project Administrator</b>	
Name	Karyn Leverenz
Organization	Bluegrass ADD
Email	kleverenz@bgadd.org
Phone	(859) 269-8021
Address	699 Perimeter Dr Lexington, KY 40517

**Consulting Engineer**

PE Name	Chris Stewart
Firm Name	HMB Professional Engineers, Inc.
Email	castewart@hmbpe.com
Phone	(502) 695-9800
Address	3 HMB Circle Frankfort, KY 40601

**XII. RECOMMENDATIONS**

KIA staff recommends approval of the loan with the standard conditions.

**CITY OF PARIS  
FINANCIAL SUMMARY (JUNE YEAR END)**

	<u>Audited 2019</u>	<u>Audited 2020</u>	<u>Audited 2021</u>	<u>Projected 2022</u>	<u>Projected 2023</u>	<u>Projected 2024</u>	<u>Projected 2025</u>	<u>Projected 2026</u>
<b>Balance Sheet</b>								
<b>Assets</b>								
Current Assets	1,732,938	1,847,816	1,726,626	2,082,759	2,510,742	3,026,856	3,210,296	3,327,454
Other Assets	12,209,560	12,694,885	15,090,385	14,452,709	13,815,033	16,460,557	15,749,206	15,037,855
<b>Total</b>	<b>13,942,498</b>	<b>14,542,701</b>	<b>16,817,011</b>	<b>16,535,468</b>	<b>16,325,775</b>	<b>19,487,413</b>	<b>18,959,502</b>	<b>18,365,309</b>
<b>Liabilities &amp; Equity</b>								
Current Liabilities	1,640,004	1,838,076	1,573,949	1,481,016	1,576,894	1,761,766	1,781,552	1,854,254
Long Term Liabilities	10,413,522	11,326,026	14,595,825	14,208,421	13,989,517	16,871,641	16,470,079	16,007,115
<b>Total Liabilities</b>	<b>12,053,526</b>	<b>13,164,102</b>	<b>16,169,774</b>	<b>15,689,437</b>	<b>15,566,411</b>	<b>18,633,407</b>	<b>18,251,631</b>	<b>17,861,369</b>
<b>Net Assets</b>	<b>1,888,972</b>	<b>1,378,599</b>	<b>647,237</b>	<b>846,031</b>	<b>759,364</b>	<b>854,006</b>	<b>707,871</b>	<b>503,940</b>
<b>Cash Flow</b>								
Revenues	3,273,044	3,281,255	3,452,271	3,674,186	3,830,908	4,132,768	4,132,768	4,132,768
Operating Expenses	3,096,609	3,277,316	3,119,228	3,181,613	3,245,245	3,310,150	3,384,553	3,452,080
Other Income	22,118	24,389	12,996	12,996	12,996	12,996	12,996	12,996
<b>Cash Flow Before Debt Service</b>	<b>198,553</b>	<b>28,328</b>	<b>346,039</b>	<b>505,569</b>	<b>598,659</b>	<b>835,614</b>	<b>761,211</b>	<b>693,684</b>
<b>Debt Service</b>								
Existing Debt Service	584,223	590,299	388,766	198,853	215,976	406,700	388,505	387,260
Proposed KIA Loan	0	0	0	0	0	0	189,266	189,266
<b>Total Debt Service</b>	<b>584,223</b>	<b>590,299</b>	<b>388,766</b>	<b>198,853</b>	<b>215,976</b>	<b>406,700</b>	<b>577,771</b>	<b>576,526</b>
<b>Cash Flow After Debt Service</b>	<b>(385,670)</b>	<b>(561,971)</b>	<b>(42,727)</b>	<b>306,716</b>	<b>382,683</b>	<b>428,914</b>	<b>183,440</b>	<b>117,158</b>
<b>Ratios</b>								
Current Ratio	1.1	1.0	1.1	1.4	1.6	1.7	1.8	1.8
Debt to Equity	6.4	9.5	25.0	18.5	20.5	21.8	25.8	35.4
Days Sales in Accounts Receivable	35.2	35.0	38.8	40.2	42.0	45.3	45.3	45.3
Months Operating Expenses in Unrestricted Cash	1.5	1.5	0.9	2.1	3.5	4.9	5.5	5.8
Debt Coverage Ratio	0.3	0.0	0.9	2.5	2.8	2.1	1.3	1.2

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher	
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		Date	July 7, 2022	
<b>FUND F, FEDERALLY ASSISTED DRINKING WATER</b>		KIA Loan Number	F22-030	
<b>REVOLVING LOAN FUND</b>		WRIS Number	WX21019057	
BORROWER	CANNONSBURG WATER DISTRICT BOYD COUNTY			
<b>BRIEF DESCRIPTION</b>				
The Cannonsburg Water District is requesting a Fund F loan in the amount of \$1,685,083 for the Phase II – Shoppes Rd Water Line Replacement project. This project will reduce excessive water loss and improve water service to 150-200 customers by replacing asbestos cement water lines and installing sub-zone meters.				
Cannonsburg Water District serves 3,340 residential and 259 commercial, industrial and wholesale customers.				
<b>PROJECT FINANCING</b>		<b>PROJECT BUDGET</b>		
Fund F Loan	\$1,685,083	RD Fee %	Actual %	
Cannonsburg Water	584,000	Administrative Expenses		\$40,000
Cleaner Water Grant 21CWW014	540,517	Legal Expenses		45,000
		Land, Easements		10,000
		Eng - Design / Const	7.5%	6.9%
		Eng - Insp	4.3%	4.1%
		Eng - Other		15,000
		Construction		2,212,600
		Contingency		220,000
<b>TOTAL</b>	<b>\$2,809,600</b>	<b>TOTAL</b>		<b>\$2,809,600</b>
<b>REPAYMENT</b>	Rate	2.00%	Est. Annual Payment	\$106,853
	Term	20 Years	1st Payment	6 Mo. after first draw
<b>PROFESSIONAL SERVICES</b>	Engineer	Bell Engineering		
	Bond Counsel	Rubin & Hays		
<b>PROJECT SCHEDULE</b>	Bid Opening	May-23		
	Construction Start	Jun-23		
	Construction Stop	Nov-23		
<b>DEBT PER CUSTOMER</b>	Existing	\$495		
	Proposed	\$913		
<b>OTHER DEBT</b>	See Attached			
<b>RESIDENTIAL RATES</b>	Current	<u>Users</u> 3,599	<u>Avg. Bill</u> \$44.41	(for 4,000 gallons)
<b>REGIONAL COORDINATION</b>	This project is consistent with regional planning recommendations.			
<b>CASHFLOW</b>	Cash Flow Before Debt Service	Debt Service	Cash Flow After Debt Service	Coverage Ratio
Audited 2018	193,356	94,563	98,793	2.0
Audited 2019	374,532	93,274	281,258	4.0
Audited 2020	1,047,998	93,558	954,440	11.2
Projected 2021	1,020,172	97,563	922,609	10.5
Projected 2022	994,411	113,341	881,070	8.8
Projected 2023	963,935	113,605	850,330	8.5
Projected 2024	937,134	221,568	715,566	4.2
Projected 2025	909,797	210,781	699,016	4.3

Reviewer: Alex Fisher  
 Date: July 7, 2022  
 Loan Number: F22-030

**KENTUCKY INFRASTRUCTURE AUTHORITY  
 DRINKING WATER STATE REVOLVING FUND (FUND F)  
 CANNONBURG WATER DISTRICT, BOYD COUNTY  
 PROJECT REVIEW  
 WX21019057**

**I. PROJECT DESCRIPTION**

The Cannonsburg Water District is requesting a Fund F loan in the amount of \$1,685,083 for the Phase II – Shoppes Rd Water Line Replacement project. This project will reduce excessive water loss and improve water service to 150-200 customers by replacing asbestos cement water lines and installing sub-zone meters.

Cannonsburg Water District serves 3,340 residential and 259 commercial, industrial and wholesale customers.

**II. PROJECT BUDGET**

	<u><b>Total</b></u>
Administrative Expenses	\$ 40,000
Legal Expenses	45,000
Land, Easements	10,000
Engineering Fees - Design	76,000
Engineering Fees - Construction	92,000
Engineering Fees - Inspection	99,000
Engineering Fees - Other	15,000
Construction	2,212,600
Contingency	220,000
<b>Total</b>	<b>\$ 2,809,600</b>

**III. PROJECT FUNDING**

	<u><b>Amount</b></u>	<u><b>%</b></u>
Fund F Loan	\$ 1,685,083	60%
Cannonsburg Water	584,000	21%
Cleaner Water Grant 21CWW014	540,517	19%
<b>Total</b>	<b>\$ 2,809,600</b>	<b>100%</b>



**IV. KIA DEBT SERVICE**

Construction Loan	\$ 1,685,083
Less: Principal Forgiveness	0
Amortized Loan Amount	<u>\$ 1,685,083</u>
Interest Rate	2.00%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 102,640
Administrative Fee (0.25%)	<u>4,213</u>
<b>Total Estimated Annual Debt Service</b>	<b>\$ 106,853</b>

**V. PROJECT SCHEDULE**

Bid Opening	May 2023
Construction Start	June 2023
Construction Stop	November 2023

**VI. CUSTOMER COMPOSITION AND RATE STRUCTURE**

**A) Customers**

<u>Customers</u>	<u>Current</u>
Residential	3,340
Commercial	257
Industrial	<u>2</u>
Total	3,599

**B) Rates**

<u>Water</u>	<u>Current</u>	<u>Prior</u>
Date of Last Rate Increase	05/13/19	01/01/17
Minimum (2,000 gallons)	\$25.33	\$24.34
Next 1,000 gallons	<u>9.54</u>	<u>9.17</u>
Cost for 4,000 gallons	\$44.41	\$42.68
Increase %	4.1%	
Affordability Index (Rate/MHI)	0.9%	

## **VII. DEMOGRAPHICS**

Based on current Census data from the American Community Survey 5-Year Estimate 2015-2019, the Utility's service area population was 8,919 with a Median Household Income (MHI) of \$59,708. The median household income for the Commonwealth is \$50,589. The project will qualify for a 20-year loan term with a 2.00% interest rate.

## **VIII. 2020 CAPITALIZATION GRANT EQUIVALENCIES**

- 1) Green Project Reserve - The Drinking Water capitalization grant does not contain a "green" requirement.
- 2) Additional Subsidization – This project does not qualify for additional subsidization.

## **IX. FINANCIAL ANALYSIS**

Financial information was obtained from the audited financial statements for the years ended December 31, 2018 through December 31, 2020. The non-cash impacts of GASB 68 – Accounting and Financial Reporting for Pensions and GASB 75 – Accounting and Financial Reporting for Other Postemployment Benefit have been removed from the operating expenses. Percentage references in the History section below are based on whole dollar amounts and not the rounded amounts presented.

### **HISTORY**

Revenues increased 38% from \$2.44 million in 2018 to \$3.38 in 2020 due to a 4% water rate increase in May 2019 and additional water surcharge revenues. Operating expenses increased 9% from \$1.16 million to \$1.26 million during the same period primarily due to subscriptions and new water surcharge expenses. Consolidated cash flow before debt service averaged \$538,629 in the 3 audited years. The debt coverage ratio was 2.0, 4.0, and 11.2 in 2018, 2019, and 2020 respectively.

The balance sheet reflects a current ratio of 3.3, a debt-to-equity ratio of 0.9, 20.6 days of sales in accounts receivable, and 2.9 months of operating expenses in unrestricted cash.

### **PROJECTIONS**

Projections are based on the following assumptions:

- 1) Revenues are projected flat for the projection years.
- 2) Expenses will rise 2% annually due to inflation.
- 3) Debt service coverage is 4.2 in 2024 when principal and interest repayments begin.

Based on the pro forma assumptions, the utility shows adequate cash flow to repay the KIA Fund F loan.

The Cannonsburg Water District is regulated by the Public Service Commission and will need to apply to the Public Service Commission (PSC), pursuant to KRS 278.300, for debt authorization for the \$1,685,083 loan and District must receive a Certificate of Public Convenience and Necessity (CPCN), pursuant to KRS 278.020.

**REPLACEMENT RESERVE**

The replacement reserve will be 5% (\$84,000 total) of the final amount borrowed to be funded annually (\$4,200 yearly) each December 1 for 20 years and maintained for the life of the loan.

**X. DEBT OBLIGATIONS**

	<u>Outstanding</u>	<u>Maturity</u>
KRWFCorp	\$ 186,000	2025
USDA Loan	1,597,000	2055
<b>Total</b>	<b>\$ 1,783,000</b>	

**XI. CONTACTS**

<b>Legal Applicant</b>	
Entity Name	Cannonsburg Water District
Authorized Official	Robert McGuire (Chairman)
County	Boyd
Email	tim@cannonsburg.com
Phone	(606) 928-9808
Address	1606 Cannonsburg Rd Ashland, KY 41102

<b>Applicant Contact</b>	
Name	Tim Webb
Organization	Cannonsburg Water District
Email	Tim@cannonsburgwater.com
Phone	(606) 928-9808
Address	1606 Cannonsburg Rd. Ashland, KY 41102

**Project Administrator**

Name	Eric Patton
Organization	FIVCO Area Development District
Email	eric@fivco.org
Phone	(606) 929-1366
Address	32 FIVCO Ct. Grayson, KY 41143

**Consulting Engineer**

PE Name	Robert Bowman
Firm Name	Bell Engineering
Email	abowman@hkbell.com
Phone	(606) 365-2534
Address	2480 Fortune Dr STE 350 Stanford, KY 40484

**XII. RECOMMENDATIONS**

KIA staff recommends approval of the loan with the standard conditions.

**CANNONSBURG WATER DISTRICT  
FINANCIAL SUMMARY (DECEMBER YEAR END)**

	<u>Audited</u> <u>2018</u>	<u>Audited</u> <u>2019</u>	<u>Audited</u> <u>2020</u>	<u>Projected</u> <u>2021</u>	<u>Projected</u> <u>2022</u>	<u>Projected</u> <u>2023</u>	<u>Projected</u> <u>2024</u>	<u>Projected</u> <u>2025</u>
<b>Balance Sheet</b>								
<b>Assets</b>								
Current Assets	671,770	910,985	870,566	1,801,444	2,682,514	3,532,844	4,248,410	4,947,426
Other Assets	6,270,771	6,217,665	7,061,377	6,863,214	6,665,051	9,280,688	9,016,485	8,752,282
<b>Total</b>	<b>6,942,541</b>	<b>7,128,650</b>	<b>7,931,943</b>	<b>8,664,658</b>	<b>9,347,565</b>	<b>12,813,532</b>	<b>13,264,895</b>	<b>13,699,708</b>
<b>Liabilities &amp; Equity</b>								
Current Liabilities	230,676	319,332	263,975	281,975	284,975	373,229	365,229	360,729
Long Term Liabilities	3,254,702	3,299,180	3,474,337	3,408,337	3,339,337	4,867,166	4,717,912	4,573,158
<b>Total Liabilities</b>	<b>3,485,378</b>	<b>3,618,512</b>	<b>3,738,312</b>	<b>3,690,312</b>	<b>3,624,312</b>	<b>5,240,395</b>	<b>5,083,141</b>	<b>4,933,887</b>
<b>Net Assets</b>	<b>3,457,163</b>	<b>3,510,138</b>	<b>4,193,631</b>	<b>4,974,346</b>	<b>5,723,253</b>	<b>7,573,137</b>	<b>8,181,754</b>	<b>8,765,822</b>
<b>Cash Flow</b>								
Revenues	2,443,029	2,692,653	3,380,446	3,380,446	3,380,446	3,380,446	3,380,446	3,380,446
Operating Expenses	2,270,507	2,338,972	2,352,372	2,377,628	2,403,389	2,433,865	2,460,666	2,488,003
Other Income	20,834	20,851	19,924	17,354	17,354	17,354	17,354	17,354
<b>Cash Flow Before Debt Service</b>	<b>193,356</b>	<b>374,532</b>	<b>1,047,998</b>	<b>1,020,172</b>	<b>994,411</b>	<b>963,935</b>	<b>937,134</b>	<b>909,797</b>
<b>Debt Service</b>								
Existing Debt Service	94,563	93,274	93,558	97,563	113,341	113,605	114,715	103,928
Proposed KIA Loan	0	0	0	0	0	0	106,853	106,853
<b>Total Debt Service</b>	<b>94,563</b>	<b>93,274</b>	<b>93,558</b>	<b>97,563</b>	<b>113,341</b>	<b>113,605</b>	<b>221,568</b>	<b>210,781</b>
<b>Cash Flow After Debt Service</b>	<b>98,793</b>	<b>281,258</b>	<b>954,440</b>	<b>922,609</b>	<b>881,070</b>	<b>850,330</b>	<b>715,566</b>	<b>699,016</b>
<b>Ratios</b>								
Current Ratio	2.9	2.9	3.3	6.4	9.4	9.5	11.6	13.7
Debt to Equity	1.0	1.0	0.9	0.7	0.6	0.7	0.6	0.6
Days Sales in Accounts Receivable	43.1	28.5	20.6	20.6	20.6	20.6	20.6	20.6
Months Operating Expenses in Unrestricted Cash	1.5	3.1	2.9	7.6	11.9	16.0	19.3	22.4
Debt Coverage Ratio	2.0	4.0	11.2	10.5	8.8	8.5	4.2	4.3

<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWS103
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	SX21047036
GRANTEE	HOPKINSVILLE WATER ENVIRONMENT AUTHORITY CHRISTIAN COUNTY		
BRIEF DESCRIPTION			
HWEA proposes to relocate approximately 3,565 LF of 8" sanitary sewer force main in order to bypass an 8" gravity sanitary sewer interceptor which is nearing capacity. The Force Main will tie into a 18" gravity sanitary sewer interceptor in the same drainage basin, but downstream of the current 8" tie-in location.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Sewer Grant - 21CWS103	\$400,000	Legal Expenses	
KIA Fund A Loan	100,000	Eng - Design / Const	10.5% 11.9% 53,000
		Eng - Insp	7.7% 0.0%
		Eng - Other	2,500
		Construction	400,000
		Contingency	44,500
TOTAL	\$500,000	TOTAL	\$500,000
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>
	Current	12,797	\$ 28.68 (for 4,000 gallons)
	Additional	4	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Christian County	\$ 400,000.00	
	Total	\$ 400,000.00	
Notes:			

<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWS104
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	SX21125010
GRANTEE	LONDON UTILITY COMMISSION LAUREL COUNTY		
BRIEF DESCRIPTION			
Phase 1 of this project includes the construction of 1,500 LF of 8" PVC Gravity Sewer, 6,100 LF of PVC Sewer Force Main, a 200 GPD Duplex Sewer Pump Station, and all applicable appurtenances. This project will provide sanitary sewer services to all developments within the industrial park. Phase II of this project will extend sewer services from the newly constructed pump station to ore than 100 surrounding residential customers.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Sewer Grant - 21CWS104	\$339,313	Eng - Design / Const	9.7% 9.6% 60,116
Local Funding	357,253	Eng - Insp	6.7% 0.0%
		Eng - Other	10,000
		Construction	569,500
		Contingency	56,950
TOTAL	\$696,566	TOTAL	\$696,566
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u>	<u>Avg. Bill</u>
	Additional	4,472	\$ 30.65 (for 4,000 gallons)
		100	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Laurel County	\$ 339,313.00	
	Total	\$ 339,313.00	
Notes:			

<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWS105
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	SX21083068
GRANTEE	WINGO, CITY OF GRAVES COUNTY		
BRIEF DESCRIPTION			
<p>The City of Wingo proposes to rehabilitate their Lagoon levee. The levee surrounding the city's lagoon has been damaged due to age of the lagoon and fluctuations in the levels of water. The city has recently completed necessary work within the lagoon to help with the treatment process, but need to ensure that the lagoon levee is stabled. Along with work at the lagoon, the City has actively slip lined portions of their system and will be continuing to camera and inspect lines. The city will need funds to line portions that are deemed irrepalbe. The city has been proactive in procuring engineering services. The City's engineers have begun to build to develop the project to ensure quick turn around once funding has been established.</p>			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Sewer Grant - 21CWS105	\$240,155	Administrative Expenses	\$2,500
Other Funding	214,845	Eng - Design / Const	10.8% 10.0% 38,500
		Eng - Insp	8.1% 7.5% 29,000
		Construction	350,000
		Contingency	35,000
TOTAL	<u>\$455,000</u>	TOTAL	<u>\$455,000</u>
PROFESSIONAL SERVICES	Engineer	Haworth, Meyer & Boleyn, Inc.	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 228	<u>Avg. Bill</u> \$ 23.71 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Graves County	\$ 240,155.00	
	Total	\$ 240,155.00	
Notes:			



<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWS106
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	SX21083065
GRANTEE	MAYFIELD ELECTRIC & WATER SYSTEMS GRAVES COUNTY		
BRIEF DESCRIPTION			
The wastewater plant has a significant number of outstanding maintenance items for the replacement of equipment that have reached the end of their useful design life. Due to the degraded state of this treatment plant, it has been determined that rerouting the wastewater flows from the Fancy Farm community to the MEWS wastewater treatment facility located in Mayfield is the best alternative. The construction of this alternative will eliminate a discharge to our community's streams, reduces energy cost associated with operating two treatment plants, and allows flows to be treated at a wastewater facility utilizing modern treatment techniques.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Sewer Grant - 21CWS106	\$100,000	Construction	100,000
TOTAL	\$100,000	TOTAL	\$100,000
PROFESSIONAL SERVICES	Engineer	N/A	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u>	<u>Avg. Bill</u> (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Graves County	\$ 100,000.00	
	Total	\$ 100,000.00	
Notes:			

<b>EXECUTIVE SUMMARY</b> <b>KENTUCKY INFRASTRUCTURE AUTHORITY</b> <b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b> <b>CLEANER WATER PROGRAM GRANT</b>	Reviewer	Milward Dedman
	CPBOC Date	July 21, 2022
	KIA Grant Number	21CWS107
	WRIS Number	SX21131005

GRANTEE	HYDEN, CITY OF LESLIE COUNTY
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**BRIEF DESCRIPTION**

This project will rehabilitate several components at the wastewater treatment plant and will also rehabilitate four lift stations in the wastewater system (Save-a-lot, High School, Rockhouse and Dairy Queen).

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
CWP - Sewer Grant - 21CWS107	\$181,371	Administrative Expenses			\$50,000
Other Funding	818,629	Legal Expenses			10,000
		Eng - Design / Const	9.2%	8.3%	66,150
		Eng - Insp	6.0%	5.6%	44,800
		Eng - Other			31,550
		Construction			725,000
		Contingency			72,500
<b>TOTAL</b>	<b>\$1,000,000</b>	<b>TOTAL</b>			<b>\$1,000,000</b>

PROFESSIONAL SERVICES	Engineer	TBD
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PROJECT SCHEDULE	Bid Opening	TBD
	Construction Start	TBD
	Construction Stop	TBD

RESIDENTIAL RATES	Current	<u>Users</u> 549	\$	<u>Avg. Bill</u> 26.71	(for 4,000 gallons)
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REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Leslie County	\$	181,371.00	
		Total	\$	181,371.00

Notes:

<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWS108
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	SX21193032
GRANTEE	PERRY COUNTY FISCAL COURT PERRY COUNTY		
BRIEF DESCRIPTION			
The project will rehab the existing lift station on Combs Branch. The project includes coat existing 8' diameter wet well with Mainstay Epoxy. install 2 - 40 HP pumps, junction box, rail packages, float switches, 2" stainless steel guide rails, 4" HDPE pipe from pump basins to outside of Wet Well, 4" stainless steel pipe for suction pipe.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Sewer Grant - 21CWS108	\$120,000	Administrative Expenses	\$2,000
		Eng - Design / Const	14.0% 6.6% 6,679
		Eng - Insp	13.0% 7.5% 7,633
		Eng - Other	2,500
		Construction	95,413
		Contingency	5,775
TOTAL	\$120,000	TOTAL	\$120,000
PROFESSIONAL SERVICES	Engineer	Nesbitt Engineering, Inc.	
PROJECT SCHEDULE	Bid Opening	August 15, 2022	
	Construction Start	October 1, 2022	
	Construction Stop	October 1, 2023	
RESIDENTIAL RATES	Current	<u>Users</u> 110	<u>Avg. Bill</u> \$ 39.97 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Perry County	\$ 120,000.00	
	Total	\$ 120,000.00	
Notes:			

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer Milward Dedman  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWS109  
 WRIS Number SX21027018

GRANTEE CLOVERPORT, CITY OF  
 BRECKINRIDGE COUNTY

**BRIEF DESCRIPTION**

The City of Cloverport is proposing to rehabilitate and upgrade its Cloverdale pump station and six "Simplex" pump stations in the collection system. Upgrades will include improved electrical circuits and connections.

PROJECT FINANCING		PROJECT BUDGET			RD Fee %	Actual %
CWP - Sewer Grant - 21CWS109	\$152,039	Administrative Expenses				\$2,500
Local Funds	61	Planning				5,000
		Eng - Design / Const	13.7%	9.5%		11,200
		Eng - Insp	12.5%	8.8%		10,400
		Eng - Other				5,000
		Construction				110,000
		Contingency				8,000
<b>TOTAL</b>	<b>\$152,100</b>	<b>TOTAL</b>				<b>\$152,100</b>

PROFESSIONAL SERVICES Engineer Kentucky Engineering Group PLLC

PROJECT SCHEDULE  
 Bid Opening TBD  
 Construction Start TBD  
 Construction Stop TBD

RESIDENTIAL RATES  
 Current Users 536 Avg. Bill \$ 19.20 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Breckinridge County	\$ 152,039.00		
	Total	\$ 152,039.00		

Notes:

<b>EXECUTIVE SUMMARY</b> <b>KENTUCKY INFRASTRUCTURE AUTHORITY</b> <b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b> <b>CLEANER WATER PROGRAM GRANT</b>		Reviewer CPBOC Date KIA Grant Number WRIS Number	Milward Dedman July 21, 2022 21CWS110 SX21163005
GRANTEE	MULDRAUGH, CITY OF MEADE COUNTY		
<b>BRIEF DESCRIPTION</b> The City of Muldraugh is proposing to rehabilitate (replace) approximately 10,000 l.f. of 8-inch existing gravity sewer mains (primarily clay tile) in the oldest parts of town and approximately 600 l.f. of 4-inch force main along with an existing grinder pump / lift station on the north end of the system. The City will also examine the placement / usage of several flow metering stations that would monitor connections in two private mobile home parks. It is anticipated that these improvements will greatly help the City reduce infiltration and inflow problems that cause high flows into Ft. Knox after rain events. Muldraugh conveys its wastewater to Ft. Knox for treatment and pays excessive amounts for I & I flow beyond their normal water usage. The City is primarily low to moderate income residential with a few commercial units along Dixie Hwy. with no industrial users.			
<b>PROJECT FINANCING</b>		<b>PROJECT BUDGET</b>	<b>RD Fee %    Actual %</b>
CWP - Sewer Grant - 21CWS110	\$150,000	Administrative Expenses	\$25,000
CDBG	1,293,500	Legal Expenses	15,000
		Planning	15,000
		Eng - Design / Const	8.6%    8.1%    97,500
		Eng - Insp	5.4%    5.0%    61,000
		Eng - Other	5,000
		Construction	1,100,000
		Contingency	110,000
		Other	15,000
<b>TOTAL</b>	<u>\$1,443,500</u>	<b>TOTAL</b>	<u>\$1,443,500</u>
<b>PROFESSIONAL SERVICES</b>	Engineer	Water Management Services, LLC	
<b>PROJECT SCHEDULE</b>	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
<b>RESIDENTIAL RATES</b>	Current	<u>Users</u> 359	<u>Avg. Bill</u> \$ 22.22 (for 4,000 gallons)
<b>REGIONAL COORDINATION</b>	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Meade County	\$ 150,000.00	
	Total	\$ 150,000.00	
<b>Notes:</b>			

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer Milward Dedman  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWS111  
 WRIS Number SX21027024

GRANTEE HARDINSBURG, CITY OF  
 BRECKINRIDGE COUNTY

**BRIEF DESCRIPTION**

The City of Hardinsburg is proposing to eliminate one existing lift station (OPS Lift Station) and upgrade / upsize another lift station (Meadow Court) to accommodate flow better. The OPS lift station will be replaced by a small amount of additional gravity and force main line to connect to the upgraded lift station. The upgraded / upsized lift station will be moved slightly to an adjacent spot, better connecting incoming lines.

PROJECT FINANCING		PROJECT BUDGET	RD Fee %	Actual %	
CWP - Sewer Grant - 21CWS111	\$450,000	Legal Expenses			7,000
		Land, Easements			5,000
		Planning			5,000
		Eng - Design / Const	10.9%	8.6%	31,000
		Eng - Insp	8.3%	6.9%	25,000
		Eng - Other			7,000
		Construction			334,500
		Contingency			27,350
		Other			8,150
<b>TOTAL</b>	<b>\$450,000</b>	<b>TOTAL</b>			<b>\$450,000</b>

PROFESSIONAL SERVICES Engineer TBD

PROJECT SCHEDULE  
 Bid Opening TBD  
 Construction Start TBD  
 Construction Stop TBD

RESIDENTIAL RATES  
 Current Users Avg. Bill  
 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Breckinridge County	\$ 450,000.00		
	Total	\$ 450,000.00		

Notes:

<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWS112
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	SX21027020
GRANTEE	IRVINGTON, CITY OF BRECKINRIDGE COUNTY		
BRIEF DESCRIPTION			
The proposed project will provide rehabilitation of approximately 25 manholes identified as prone to inflow/infiltration to reduce excess flow into the treatment system. The City will also replace the existing filter media, Inflow Sampler, and Primary Check Valves at the existing sewer treatment plant. These improvements will help flow and treatment processes and efficiency.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Sewer Grant - 21CWS112	\$150,000	Administrative Expenses	\$2,000
		Legal Expenses	2,500
		Eng - Design / Const	13.4% 6.8% 9,000
		Eng - Insp	12.2% 3.8% 5,000
		Construction	121,150
		Contingency	10,350
TOTAL	\$150,000	TOTAL	\$150,000
PROFESSIONAL SERVICES	Engineer	Kentucky Engineering Group PLLC	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 479	<u>Avg. Bill</u> \$ 34.02 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Breckinridge County	\$ 150,000.00	
	Total	\$ 150,000.00	
Notes:			

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer Milward Dedman  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWS113  
 WRIS Number SX21013009

GRANTEE MIDDLESBORO, CITY OF  
 BELL COUNTY

**BRIEF DESCRIPTION**

The City of Middlesboro proposes to replace the bar screen at the Main Sewage Lift Station, which directly feeds the WWTP.

PROJECT FINANCING		PROJECT BUDGET			RD Fee %	Actual %
CWP - Sewer Grant - 21CWS113	\$170,752	Administrative Expenses				\$0
ARC Funds	449,974	Legal Expenses				2,500
Local	119,074	Planning				4,000
		Eng - Design / Const	#DIV/0!	6.0%		40,000
		Eng - Insp	#DIV/0!	4.5%		30,000
		Construction				603,000
		Contingency				60,300
<b>TOTAL</b>	<b>\$739,800</b>	<b>TOTAL</b>				<b>\$739,800</b>

PROFESSIONAL SERVICES Engineer Vaughn & Melton Consulting Engineers, Inc

PROJECT SCHEDULE  
 Bid Opening TBD  
 Construction Start TBD  
 Construction Stop TBD

RESIDENTIAL RATES  
 Current Users 4,921 Avg. Bill \$ 12.92 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Bell County	\$ 170,752.00		
	Total	\$ 170,752.00		

Notes:



<b>EXECUTIVE SUMMARY</b> <b>KENTUCKY INFRASTRUCTURE AUTHORITY</b> <b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b> <b>CLEANER WATER PROGRAM GRANT</b>	Reviewer	Milward Dedman
	CPBOC Date	July 21, 2022
	KIA Grant Number	21CWS114
	WRIS Number	SX21013007

GRANTEE	MIDDLESBORO, CITY OF BELL COUNTY
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**BRIEF DESCRIPTION**  
The City of Middlesboro's wastewater treatment plant was constructed in 1985 and is currently in need of significant upgrades and equipment replacement/repair. Due to affordability, the project will be split into numerous phases. Phase 1 of the needed upgrades will seek to replace one of the two aging and dilapidated clarifier mechanisms, re-build of one of the two existing belt filter presses and replace the associated belt press control panel. These units were installed during the plant construction more than 30 years ago. There have been several reported failures and repairs over the last several years according to the plant manager/operators. With the facility operated at near full capacity and only two units in place, any downtime period associated with the clarifiers or the presses is detrimental to the plant performance. Plant effluent violations have resulted from recent failures.

PROJECT FINANCING		PROJECT BUDGET			RD Fee %	Actual %
CWP - Sewer Grant - 21CWS114	\$307,300	Administrative Expenses				\$0
ARC Funds	1,000,000	Legal Expenses				5,000
		Planning				7,500
		Eng - Design / Const	8.7%	6.7%		77,000
		Eng - Insp	5.4%	5.7%		66,000
		Construction				1,151,800
<b>TOTAL</b>	<b>\$1,307,300</b>	<b>TOTAL</b>				<b>\$1,307,300</b>

PROFESSIONAL SERVICES	Engineer	Vaughn & Melton Consulting Engineers, Inc
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PROJECT SCHEDULE	Bid Opening	TBD
	Construction Start	TBD
	Construction Stop	TBD

RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>
	Current	4,921	\$ 12.92 (for 4,000 gallons)

REGIONAL COORDINATION      This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Bell County	\$ 307,300.00		
	Total	\$ 307,300.00		

Notes:

<b>EXECUTIVE SUMMARY</b> <b>KENTUCKY INFRASTRUCTURE AUTHORITY</b> <b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b> <b>CLEANER WATER PROGRAM GRANT</b>	Reviewer	Milward Dedman
	CPBOC Date	July 21, 2002
	KIA Grant Number	21CWS115
	WRIS Number	SX21197004

GRANTEE	CLAY CITY, CITY OF POWELL COUNTY
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**BRIEF DESCRIPTION**

This project is applying for a 2021 SRF Planning and Design Loan. This project will be phase 2 of an SSES program to include the tv inspection and smoke testing of approximately 17,000 LF of sewer line and a report of findings with rehabilitation recommendations for the phase 2 sewer rehabilitation project. The correction of sewer line deficiencies identified in the phase 2 SSES will be corrected on a basis of "worst first". Those sewer line and manhole defects that are most cost effective to repair or replace will be addressed first. The process will continue until the scope of work equals the funds available.

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
CWP - Sewer Grant - 21CWS115	\$181,053	Administrative Expenses			\$44,000
ARC Funds	527,778	Legal Expenses			10,000
HB 380 Non-Coal Grant	219,557	Land, Easements			20,000
CDBG	880,000	Planning			5,000
		Eng - Design / Const	8.3%	6.7%	100,000
		Eng - Insp	5.1%	5.4%	80,000
		Eng - Other			60,000
		Construction			1,358,850
		Contingency			130,538
<b>TOTAL</b>	<b>\$1,808,388</b>	<b>TOTAL</b>			<b>\$1,808,388</b>

PROFESSIONAL SERVICES	Engineer	Nesbitt Engineering, Inc.
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PROJECT SCHEDULE	Bid Opening	September 1, 2022
	Construction Start	November 1, 2022
	Construction Stop	November 1, 2023

RESIDENTIAL RATES	Current	<u>Users</u>		<u>Avg. Bill</u>
		540	\$	51.20 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Powell County	\$	181,053.00	
	Total	\$	181,053.00	

Notes:

<b>EXECUTIVE SUMMARY</b> <b>KENTUCKY INFRASTRUCTURE AUTHORITY</b> <b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b> <b>CLEANER WATER PROGRAM GRANT</b>	Reviewer	Milward Dedman
	CPBOC Date	July 21, 2022
	KIA Grant Number	21CWS116
	WRIS Number	SX21197018

GRANTEE	POWELL'S VALLEY WATER DISTRICT POWELL COUNTY
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**BRIEF DESCRIPTION**

The Kentucky Parks Department has requested sewer service from their Natural Bridge State Park facilities. Their existing wastewater treatment plant will be abandoned and the effluent will be transported to the Powells Valley Water and Sewer District wastewater plant. The project includes improvements to the collection system from the Park to the wastewater treatment plant as well as expansion of the plant capacity to accommodate the additional flows.

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
CWP - Sewer Grant - 21CWS116	\$150,392	Administrative Expenses			\$38,000
USDA RD Loan	1,147,208	Legal Expenses			15,000
		Eng - Design / Const	8.8%	8.2%	82,300
		Eng - Insp	5.6%	6.7%	67,500
		Eng - Other			38,500
		Construction			916,300
		Contingency			92,000
		Other			48,000
<b>TOTAL</b>	<b>\$1,297,600</b>	<b>TOTAL</b>			<b>\$1,297,600</b>

PROFESSIONAL SERVICES	Engineer	MSE of Kentucky, Inc.
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PROJECT SCHEDULE	Bid Opening	TBD
	Construction Start	TBD
	Construction Stop	TBD

RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>
	Current	113	\$ 55.13 (for 4,000 gallons)
	Additional	1	

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount
County Allocation Pool	Powell County	\$ 150,392.00
	<b>Total</b>	<b>\$ 150,392.00</b>

Notes:

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer Milward Dedman  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWS117  
 WRIS Number SX21085014

GRANTEE CLARKSON, CITY OF  
 GRAYSON COUNTY

**BRIEF DESCRIPTION**

The City of Clarkson needs new pumps at the Lift Station behind the VA Clinic and at the Lift Station at the treatment plant where the lagoon goes into the sand filters. They will purchase 3 pumps total. In addition, they will purchase water testing monitoring supplies.

PROJECT FINANCING		PROJECT BUDGET	RD Fee %	Actual %
CWP - Sewer Grant - 21CWS117	\$25,000	Construction		25,000
<b>TOTAL</b>	<b>\$25,000</b>	<b>TOTAL</b>		<b>\$25,000</b>

PROFESSIONAL SERVICES Engineer N/A

PROJECT SCHEDULE Bid Opening N/A  
 Construction Start TBD  
 Construction Stop TBD

RESIDENTIAL RATES Current Users 450 \$ Avg. Bill 46.98 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Grayson County	\$ 25,000.00		
	Total	\$ 25,000.00		

Notes:

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer Milward Dedman  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWS118  
 WRIS Number SX21213027

GRANTEE FRANKLIN, CITY OF  
 SIMPSON COUNTY

**BRIEF DESCRIPTION**

Rehabilitate approximately 125 sewer manholes to prevent inflow and infiltration into the sewer system. This involves cleaning the manhole interior with high pressure and applying stop leak and grouting any cracks or holes. Then applying a coat of grout onto the entire interior surface, finishing off the surface with a coat of epoxy lining.

PROJECT FINANCING		PROJECT BUDGET	RD Fee %	Actual %
CWP - Sewer Grant - 21CWS118	\$258,750	Construction		258,750
<b>TOTAL</b>	<b>\$258,750</b>	<b>TOTAL</b>		<b>\$258,750</b>

PROFESSIONAL SERVICES Engineer Barge Design Solutions, Inc.

PROJECT SCHEDULE  
 Bid Opening January 2, 2023  
 Construction Start March 1, 2023  
 Construction Stop March 1, 2024

RESIDENTIAL RATES  
 Current Users 4,885 Avg. Bill \$ 24.89 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Simpson County	\$ 258,750.00		
	Total	\$ 258,750.00		

Notes:

<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWS119
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	SX21203191
GRANTEE	MOUNT VERNON, CITY OF ROCKCASTLE COUNTY		
BRIEF DESCRIPTION			
The project to recondition/rebuild or relocate the wastewater treatment plant. The current wastewater treatment plant is under-sized and located in a residential area which generates numerous complaints on odor. There have been numerous permit compliance issues in the last year. The project would be estimated to be 5.5 million in construction cost.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Sewer Grant - 21CWS119	\$204,380	Administrative Expenses	\$20,000
Other Funding	6,690,620	Legal Expenses	25,000
		Land, Easements	100,000
		Planning	10,000
		Eng - Design / Const	6.6% 6.1% 370,000
		Eng - Insp	3.3% 4.1% 250,000
		Eng - Other	70,000
		Construction	5,500,000
		Contingency	550,000
TOTAL	\$6,895,000	TOTAL	\$6,895,000
PROFESSIONAL SERVICES	Engineer	Cann-Tech, LLC	
PROJECT SCHEDULE	Bid Opening	March 1, 2023	
	Construction Start	March 15, 2023	
	Construction Stop	September 1, 2024	
RESIDENTIAL RATES	Current	<u>Users</u> 1,052	<u>Avg. Bill</u> \$ 22.34 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Rockcastle County	\$ 204,380.00	
	Total	\$ 204,380.00	
Notes:			

<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWS120
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	SX21225038
GRANTEE	WAVERLY, CITY OF UNION COUNTY		
BRIEF DESCRIPTION			
This project seeks to make upgrades to the Waverly Main Lift Station. These upgrades will include replacing the air releases, inspecting the two pumps, and buying materials and replacing those pumps if they need to be replaced.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Sewer Grant - 21CWS120	\$29,452	Equipment	29,452
TOTAL	\$29,452	TOTAL	\$29,452
PROFESSIONAL SERVICES	Engineer	N/A	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 149	<u>Avg. Bill</u> \$ 49.59 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Union County	\$ 29,452.00	
	Total	\$ 29,452.00	
Notes:			

<b>EXECUTIVE SUMMARY</b> <b>KENTUCKY INFRASTRUCTURE AUTHORITY</b> <b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b> <b>CLEANER WATER PROGRAM GRANT</b>	Reviewer	Milward Dedman
	CPBOC Date	July 21, 2022
	KIA Grant Number	21CWS121
	WRIS Number	SX21013003

GRANTEE	PINEVILLE, CITY OF BELL COUNTY
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**BRIEF DESCRIPTION**

This project will separate the existing storm and sanitary sewers in the four block area surrounding the Bell County Courthouse (Walnut St., Virginia Avenue, Pine St., and Kentucky Avenue), the portion of Virginia Avenue from its intersection with Holly St to the Courthouse Square, as well as the side streets of Laurel St., Oak St., Walnut St., and Pine St. on the north side of Virginia Avenue. The project consists of construction of approximately 4,430 LF of 15", 12", 10", and 8" PVC gravity sewer line and 4,088 LF of 48", 36", 24", and 18" storm sewers, new storm sewer inlets, new curb & gutters, and replacement of existing sidewalks.

PROJECT FINANCING		PROJECT BUDGET	RD Fee %	Actual %	
CWP - Sewer Grant - 21CWS121	\$478,000	Legal Expenses			5,000
KIA SRF Fund A Loan (CW)	2,600,000	Planning			15,000
Local ARPA Grant Funds	424,000	Eng - Design / Const	7.2%	6.9%	218,000
KBC Bond Funds	19,195	Eng - Insp	4.0%	3.8%	120,000
		Construction			3,163,195
<b>TOTAL</b>	<b>\$3,521,195</b>	<b>TOTAL</b>			<b>\$3,521,195</b>

PROFESSIONAL SERVICES	Engineer	Vaughn & Melton Consulting Engineers, Inc
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PROJECT SCHEDULE	Bid Opening	TBD
	Construction Start	TBD
	Construction Stop	TBD

RESIDENTIAL RATES	Current	<u>Users</u>	\$	<u>Avg. Bill</u>	(for 4,000 gallons)
		802		25.74	

**REGIONAL COORDINATION** This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Bell County	\$	478,000.00	
	Total	\$	478,000.00	

Notes:



<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW106
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21121012
GRANTEE	KNOX COUNTY UTILITY COMMISSION KNOX COUNTY		
BRIEF DESCRIPTION			
<p>The project consists of approximately 15,000 feet of 8-inch main, a 350 gpm booster pump station, 4-inch master meter pit, telemetry and appropriate appurtenances including gate valves, air release valves, etc. The project will also eliminate the need for existing sections of old 4 and 6-inch mains that are made of push-on joint PVC and asbestos cement, which will be abandoned in place with the existing side lines and meters connected to the new 8-inch main. Alternate No. 1 for this project consists of replacing 600 feet of 4-inch waterline, 550 feet of 3-inch waterline, and all necessary appurtenances. If funds remain at the completion of the original project, Alternate No. 1 will be constructed.</p>			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW106	\$1,143,833	Administrative Expenses	\$32,500
KIA SRF Fund F Loan (DW)	1,192,999	Legal Expenses	7,500
		Planning	5,000
		Eng - Design / Const	7.6% 7.1% 144,855
		Eng - Insp	4.6% 4.3% 87,875
		Eng - Other	24,102
		Construction	1,850,000
		Contingency	185,000
TOTAL	\$2,336,832	TOTAL	\$2,336,832
PROFESSIONAL SERVICES	Engineer	Kenvirons, Inc.	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>
	Current	2,814	\$ 46.03 (for 4,000 gallons)
	Additional	4	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Knox County	\$ 1,143,833.00	
	Total	\$ 1,143,833.00	
Notes:			

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW130
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21151067
GRANTEE	KIRKSVILLE WATER ASSOCIATION INC MADISON COUNTY		
BRIEF DESCRIPTION			
<p>The KYTC is relocating and reconstruction KY 52 in Madison County. They are replacing the existing water line being disturbed in this project but not constructing any water line that is going cross country. The end of this project will have KY 52 connecting to Duncannon Land at the I-75 exit on Duncannon Lane. When this road is complete there should be substantial development along the newly constructed road that connects to I-75. This project will construct water lines for the portion of new KY52 that runs cross country and not adjacent to the existing KY 52 so development can occur along the new KY52.</p>			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW130	\$106,071	Administrative Expenses	\$25,000
Other	576,229	Legal Expenses	5,000
		Land, Easements	3,000
		Planning	20,000
		Eng - Design / Const	10.1% 9.4% 50,873
		Eng - Insp	7.1% 6.8% 36,690
		Construction	492,480
		Contingency	49,257
TOTAL	\$682,300	TOTAL	\$682,300
PROFESSIONAL SERVICES	Engineer	Haworth, Meyer & Boleyn, Inc.	
PROJECT SCHEDULE	Bid Opening	October 12, 2022	
	Construction Start	December 7, 2022	
	Construction Stop	November 1, 2023	
RESIDENTIAL RATES	Current	<u>Users</u> 1,927	<u>Avg. Bill</u> \$ 41.55 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Madison County	\$ 106,071.00	
	Total	\$ 106,071.00	
Notes:			

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW216
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21235002
GRANTEE	CUMBERLAND FALLS HIGHWAY WATER DISTRICT WHITLEY COUNTY		
BRIEF DESCRIPTION			
This project will replace and reinforce inadequate water lines and extend water lines to unserved customers. It will also replace a master meter, purchase AMR meters and SCADA, which will help with security.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW216	\$332,959	Administrative Expenses	\$30,000
Other	1,630,198	Legal Expenses	19,432
		Land, Easements	2,500
		Planning	29,395
		Eng - Design / Const	8.3% 9.9% 146,263
		Eng - Insp	5.1% 6.3% 92,530
		Construction	1,422,698
		Equipment	167,139
		Contingency	53,200
TOTAL	\$1,963,157	TOTAL	\$1,963,157
PROFESSIONAL SERVICES	Engineer	Kenvirons, Inc.	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>
	Current	3,490	\$ 51.82 (for 4,000 gallons)
	Additional	18	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Whitley County	\$ 332,959.00	
	Total	\$ 332,959.00	
Notes:			

<b>EXECUTIVE SUMMARY</b> <b>KENTUCKY INFRASTRUCTURE AUTHORITY</b> <b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b> <b>CLEANER WATER PROGRAM GRANT</b>		Reviewer CPBOC Date KIA Grant Number WRIS Number	John Brady July 21, 2022 21CWW222 WX21239038
GRANTEE	SOUTH WOODFORD WATER DISTRICT WOODFORD COUNTY		
BRIEF DESCRIPTION			
This projects consists of repairs to several components within the water system necessary to maintain adequate service to customers. Both the Mortonville and KY33 water tanks are in dire need of repair. The Mortonville tank is currently out of service and needs to be sanitized and painted before it can be put back into service. Rehabilitation of the KY33 pump station will include replacing the backup pump and piping. All meters will be replaced to greatly enhance the accuracy of readings. Current meters are not working properly and some are not working at all. Leak detection meters will also be installed throughout the system to help control the SWWD's issue with excess water loss.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW222	\$225,458	Administrative Expenses	\$25,000
ARC	250,000	Legal Expenses	10,000
KIA Fund B	1,754,542	Land, Easements	5,000
		Planning	10,000
		Eng - Design / Const	7.7% 8.3% 160,000
		Eng - Insp	4.7% 4.7% 90,000
		Construction	1,900,000
		Contingency	30,000
TOTAL	\$2,230,000	TOTAL	\$2,230,000
PROFESSIONAL SERVICES	Engineer	Haworth, Meyer & Boleyn, Inc.	
PROJECT SCHEDULE	Bid Opening	September 1, 2022	
	Construction Start	January 8, 2023	
	Construction Stop	July 4, 2023	
RESIDENTIAL RATES	Current	<u>Users</u> 1,700	<u>Avg. Bill</u> \$ 30.46 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Woodford County	\$ 225,458.00	
	Total	\$ 225,458.00	
Notes:			
KIA Fund B Loan and ARC committed to fund project.			

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer John Brady  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWW229  
 WRIS Number WX21119026

GRANTEE KNOTT COUNTY WATER & SEWER DISTRICT  
 KNOTT COUNTY

**BRIEF DESCRIPTION**

This project will provide potable water service to residents in Knott County. It will also ensure that the WTP performs at peak optimal performance.

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
CWP - Water Grant - 21CWW229	\$418,455	Administrative Expenses			\$40,000
Local	299,260	Eng - Design / Const	8.6%	7.9%	95,400
ARC	778,615	Eng - Insp	5.4%	5.0%	60,100
		Eng - Other			100,000
		Construction			1,091,630
		Contingency			109,200
<b>TOTAL</b>	<b>\$1,496,330</b>	<b>TOTAL</b>			<b>\$1,496,330</b>

PROFESSIONAL SERVICES Engineer TBD

PROJECT SCHEDULE Bid Opening TBD  
 Construction Start TBD  
 Construction Stop TBD

RESIDENTIAL RATES	Users	Avg. Bill
Current	3,180	\$ 30.40 (for 4,000 gallons)
Additional	95	

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount
County Allocation Pool	Knott County	\$ 418,455.00
	Total	\$ 418,455.00

**Notes:**

ARC and Local funds anticipated as additional funding sources.

<b>EXECUTIVE SUMMARY</b> <b>KENTUCKY INFRASTRUCTURE AUTHORITY</b> <b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b> <b>CLEANER WATER PROGRAM GRANT</b>	Reviewer	John Brady
	CPBOC Date	July 21, 2022
	KIA Grant Number	21CWW230
	WRIS Number	WX21193056

GRANTEE	PERRY COUNTY FISCAL COURT PERRY COUNTY
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**BRIEF DESCRIPTION**

The project will provide water service to various roads throughout Perry County. The project will construct approximately 1,500 LF of 1 ½", 5,395 LF of 2", 24,985 LF of 3", 4,175 LF of 4" and 200 LF of 6" waterline 50 households on Pine Patch Road, Wicks Branch, Memory Mountain Lane, Upper River Road, Docs Hollow, Napier Ridge Road and Sam Campbell Branch Road. A total of 36,255 LF of new waterline constructed. Four Pressure Stations will be constructed, one each on Pine Patch Road, Napier Ridge Road, Docs Hollow, and Wicks Branch. The project will provide new water service to 50 households and improved water service to 800 households. The project will eliminate two privately owned (owned by the homeowners) pressure stations on Memory Mountain Lane.

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
CWP - Water Grant - 21CWW230	\$825,989	Administrative Expenses			\$40,000
Other	1,527,051	Land, Easements			20,000
		Eng - Design / Const	7.6%	7.1%	145,580
		Eng - Insp	4.6%	4.3%	88,250
		Eng - Other			10,000
		Construction			1,862,920
		Contingency			186,290
<b>TOTAL</b>	<b>\$2,353,040</b>	<b>TOTAL</b>			<b>\$2,353,040</b>

PROFESSIONAL SERVICES	Engineer	H. A. Spalding, Inc.
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PROJECT SCHEDULE	Bid Opening	TBD
	Construction Start	TBD
	Construction Stop	TBD

RESIDENTIAL RATES	<u>Users</u>	<u>Avg. Bill</u>
Current	9,000	\$ 32.17 (for 4,000 gallons)
Additional	50	

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount
County Allocation Pool	Perry County	\$ 825,989.00
	Total	\$ 825,989.00

Notes:

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW231
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21131013
GRANTEE	HYDEN-LESLIE COUNTY WATER DISTRICT LESLIE COUNTY		
BRIEF DESCRIPTION			
The project will replace approximately 10 miles of waterlines that experience reoccurring failures. This project will also include the replacement of 2 Booster Pump Stations, 5 Booster Pump Stations that will be rehabilitated with VFD's and also new construction of 10 zone master meters to improve water loss.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW231	\$181,372	Administrative Expenses	\$50,000
Other	2,001,013	Legal Expenses	5,000
		Planning	5,000
		Eng - Design / Const	7.8% 5.9% 111,235
		Eng - Insp	4.7% 4.2% 78,720
		Eng - Other	50,000
		Construction	1,711,300
		Contingency	171,130
TOTAL	\$2,182,385	TOTAL	\$2,182,385
PROFESSIONAL SERVICES	Engineer	Nesbitt Engineering, Inc.	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 3,681	<u>Avg. Bill</u> \$ 43.08 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Leslie County	\$ 181,372.00	
	Total	\$ 181,372.00	
Notes:			
Anticipating either SRF or ARC for additional funding source.			

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer John Brady  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWW232  
 WRIS Number WX21083080

GRANTEE MAYFIELD ELECTRIC & WATER SYSTEMS  
 GRAVES COUNTY

**BRIEF DESCRIPTION**

This project involves the rehabilitation of 2 water storage tanks in the distribution system. These tanks were most recently painted in the late 1990s and as such the tank coatings are showing significant degradation. This project will provide for the sandblasting and repainting of the storage tanks, as well as seam and point repairs to the steel tank shell. This will allow the tanks to be in service for another 20 years.

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
CWP - Water Grant - 21CWW232	\$500,000	Construction			\$500,000
<b>TOTAL</b>	<b>\$500,000</b>	<b>TOTAL</b>			<b>\$500,000</b>

PROFESSIONAL SERVICES Engineer TBD

PROJECT SCHEDULE  
 Bid Opening TBD  
 Construction Start TBD  
 Construction Stop TBD

RESIDENTIAL RATES  
 Current Users - \$ Avg. Bill - (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Graves County	\$ 500,000.00		
	Total	\$ 500,000.00		

**Notes:**

No current rate information or detailed budget provided.



<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW233
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21123020
GRANTEE	HODGENVILLE, CITY OF LARUE COUNTY		
BRIEF DESCRIPTION			
The City is proposing to clean, repair (replace vent, replace safety rails, replace manway, install security ladder gate, affix dome ladder, replace float & level transducer, and replace interior ladder), and repaint the north (Smith Plaza) tank to keep it in operational shape for the foreseeable future.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW233	\$243,251	Administrative Expenses	\$1,000
Local	67,549	Eng - Insp	8.8% 1.6% 5,000
		Construction	290,300
		Contingency	14,500
TOTAL	<u>\$310,800</u>	TOTAL	<u>\$310,800</u>
PROFESSIONAL SERVICES	Engineer	CDM Smith Inc.	
PROJECT SCHEDULE	Bid Opening	September 1, 2022	
	Construction Start	September 26, 2022	
	Construction Stop	November 26, 2022	
RESIDENTIAL RATES	Current	<u>Users</u> 1,637	<u>Avg. Bill</u> \$ 29.00 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Larue County	\$ 243,251.00	
	Total	\$ 243,251.00	
Notes:			
Local funds anticipated as additional funding source.			

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer John Brady  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWW234  
 WRIS Number WX21163036

GRANTEE MEADE COUNTY WATER DISTRICT  
 MEADE COUNTY

**BRIEF DESCRIPTION**

The proposed project will extend a 4-inch water line approximately 2,800 lf. along Chester Lane to 8 existing unserved households. The project is part of a series of extensions proposed by Meade Co. Water District to provide potable water to unserved areas in the county.

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
CWP - Water Grant - 21CWW234	\$28,477	Construction			\$56,000
Other	27,523				
<b>TOTAL</b>	<b>\$56,000</b>	<b>TOTAL</b>			<b>\$56,000</b>

PROFESSIONAL SERVICES Engineer TBD

PROJECT SCHEDULE  
 Bid Opening TBD  
 Construction Start TBD  
 Construction Stop TBD

RESIDENTIAL RATES	Users	Avg. Bill
Current	5,635	\$ 36.32 (for 4,000 gallons)
Additional	8	

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount
County Allocation Pool	Meade County	\$ 28,477.00
	<b>Total</b>	<b>\$ 28,477.00</b>

Notes:

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW235
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21095011
GRANTEE	BLACK MOUNTAIN UTILITY DISTRICT HARLAN COUNTY		
BRIEF DESCRIPTION			
<p>The Black Mountain Utility District proposes to replace approximately 11,400 L.F. of old leakage prone water lines. The water lines including multiple long service lines will be replaced along the following roads: Daniels Mt., Longton, Hill Street, Howard Street, Church Street, Ridge Street, Fredrick Street, Tom Street, Walter Street, 1st Street, 2nd Street, S. Wallins Avenue, Haley Avenue, Brooks Street and Mexico Lane. SCADA/radio telemetry will be added to the booster pump stations, solenoid valves and storage tanks in the old Green Hills Distribution system. This will allow for a more efficient operation and management of the system. Also included is the replacement of thin wall copper service tubing installed in the Putney/US 119/KY 522 Extension project that is now deteriorating and leaking badly.</p>			
PROJECT FINANCING		PROJECT BUDGET	
CWP - Water Grant - 21CWW235	\$820,000	RD Fee %	Actual %
Other	106,000		
		Administrative Expenses	\$20,000
		Legal Expenses	15,000
		Land, Easements	10,000
		Planning	10,000
		Eng - Design / Const	9.3% 6.0% 45,850
		Eng - Insp	6.1% 5.8% 44,800
		Eng - Other	10,270
		Construction	700,080
		Contingency	70,000
TOTAL	\$926,000	TOTAL	\$926,000
PROFESSIONAL SERVICES	Engineer	Kenvirons, Inc.	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 649	<u>Avg. Bill</u> \$ 46.27 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Harlan County	\$ 820,000.00	
	Total	\$ 820,000.00	
Notes:			

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer John Brady  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWW236  
 WRIS Number WX21095004

GRANTEE CAWOOD WATER DISTRICT  
 HARLAN COUNTY

**BRIEF DESCRIPTION**

The project will replace the existing eight inch PVC waterline along US 421 from Grays Knob to Chevrolet (approximately 2.0 miles) and along KY 3001 from Chevrolet to Lenarue (approximately 0.6 miles) with eight inch Ductile Iron waterline. Over the years the existing waterline in this area has experienced multiple breaks resulting in numerous service outages.

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
CWP - Water Grant - 21CWW236	\$135,244	Administrative Expenses			\$20,000
RD	916,211	Legal Expenses			15,000
		Eng - Design / Const	9.1%	8.4%	72,100
		Eng - Insp	5.9%	5.5%	47,400
		Eng - Other			40,000
		Construction			779,050
		Contingency			77,905
<b>TOTAL</b>	<b>\$1,051,455</b>	<b>TOTAL</b>			<b>\$1,051,455</b>

PROFESSIONAL SERVICES Engineer TBD

PROJECT SCHEDULE Bid Opening TBD  
 Construction Start TBD  
 Construction Stop TBD

RESIDENTIAL RATES Current Users 1,681 Avg. Bill \$ 49.45 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount
County Allocation Pool	Harlan County	\$ 135,244.00
	Total	\$ 135,244.00

**Notes:**

Pursuing RD loan/grant for additional funding.

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer John Brady  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWW237  
 WRIS Number WX21189500

GRANTEE BOONEVILLE, CITY OF  
 OWSLEY COUNTY

**BRIEF DESCRIPTION**

This project will replace all existing meters with radio read meters, including laptops and necessary software. This will provide faster and more accurate readings along with reducing operating costs.

PROJECT FINANCING		PROJECT BUDGET			RD Fee %	Actual %
CWP - Water Grant - 21CWW237	\$162,145	Administrative Expenses				\$50,000
ARC	1,000,000	Planning				5,000
		Eng - Design / Const	8.9%	8.9%		86,000
		Eng - Insp	5.7%	5.7%		54,706
		Construction				966,439
<b>TOTAL</b>	<b>\$1,162,145</b>	<b>TOTAL</b>				<b>\$1,162,145</b>

PROFESSIONAL SERVICES Engineer TBD

PROJECT SCHEDULE Bid Opening TBD  
 Construction Start TBD  
 Construction Stop TBD

RESIDENTIAL RATES Current Users 1,623 Avg. Bill \$ 42.82 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Owsley County	\$ 162,145.00		
	Total	\$ 162,145.00		

Notes:

ARC grant committed as additional funding source.

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW238
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21025049
GRANTEE	JACKSON, CITY OF BREATHITT COUNTY		
BRIEF DESCRIPTION			
This project will construct over 5,000 linear feet of PVC pipe along Beverly Heights and Sigman Road that will provide service to seven new customers. 200 outdated water meters will be replaced which will provide more accurate readings and reduce operation and maintenance costs.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW238	\$463,850	Administrative Expenses	\$23,192
		Legal Expenses	4,000
		Planning	5,000
		Eng - Design / Const	11.0% 10.9% 38,000
		Eng - Insp	8.4% 8.4% 29,500
		Eng - Other	15,000
		Construction	319,078
		Contingency	30,080
TOTAL	\$463,850	TOTAL	\$463,850
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 2,043	<u>Avg. Bill</u> \$ 39.96 (for 4,000 gallons)
	Additional	7	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Breathitt County	\$ 463,850.00	
	Total	\$ 463,850.00	
Notes:			

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer John Brady  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWW239  
 WRIS Number WX21085035

GRANTEE CANEYVILLE, CITY OF  
 GRAYSON COUNTY

**BRIEF DESCRIPTION**

The City of Caneyville is proposing to replace several existing water lines within the City, most of which are suspected to be aging asbestos concrete lines. The replacement will provide increased reliability, reduce water loss, and make normal repairs and connections safer and easier to complete. The replacements will include approximately 23,100 linear feet of 6 inch water lines and approximately 5,250 linear feet of 4-inch water line. The project will also replace any existing hydrants and valves that are not functioning properly as well as cap abandoned lines.

PROJECT FINANCING		PROJECT BUDGET			RD Fee %	Actual %
CWP - Water Grant - 21CWW239	\$63,642	Administrative Expenses				\$15,000
RD	472,806	Legal Expenses				5,000
CDBG	1,013,802	Planning				20,000
		Eng - Design / Const	8.4%	7.8%		105,000
		Eng - Insp	5.3%	4.5%		60,000
		Construction				1,223,250
		Contingency				122,000
<b>TOTAL</b>	<b>\$1,550,250</b>	<b>TOTAL</b>				<b>\$1,550,250</b>

PROFESSIONAL SERVICES Engineer Water Management Services, LLC

PROJECT SCHEDULE  
 Bid Opening TBD  
 Construction Start TBD  
 Construction Stop TBD

RESIDENTIAL RATES  
 Current Users 771 Avg. Bill \$ 41.63 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount
County Allocation Pool	Grayson County	\$ 63,642.00
	<b>Total</b>	<b>\$ 63,642.00</b>

**Notes:**

CDBG and RD funds anticipated as additional funding sources.

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer John Brady  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWW240  
 WRIS Number WX21085043

GRANTEE GRAYSON COUNTY WATER DISTRICT  
 GRAYSON COUNTY

**BRIEF DESCRIPTION**

The proposed project will include improvements to the Caneyville Water System if it is merged into the GCWD system. It will include replacement of approx. 766 water meters within the system that are consistent with the GCWD customer base and will provide efficiency and accuracy in meter reading and water loss detection. The project will also include coating of the Windy Ridge Storage Tank and a mixing system to insure better water quality. A new pump station will be added to the site along with SCADA connections at this pump, Hwy 62 tank, and the Hopewell Meter / Control Valve. It is anticipated that the original Hwy 62 tank can be demolished.

PROJECT FINANCING		PROJECT BUDGET			RD Fee %	Actual %
CWP - Water Grant - 21CWW240	\$409,305	Land, Easements				\$10,000
Other	323,025	Planning				5,000
		Eng - Design / Const	9.7%	9.1%		56,000
		Eng - Insp	6.7%	6.3%		39,000
		Eng - Other				5,000
		Construction				560,330
		Contingency				57,000
<b>TOTAL</b>	<b>\$732,330</b>	<b>TOTAL</b>				<b>\$732,330</b>

PROFESSIONAL SERVICES Engineer TBD

PROJECT SCHEDULE Bid Opening TBD  
 Construction Start TBD  
 Construction Stop TBD

RESIDENTIAL RATES Current Users 6,750 \$ Avg. Bill 39.49 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Grayson County	\$	409,305.00	
	Total	\$	409,305.00	

Notes:



<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW241
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21085030
GRANTEE	LEITCHFIELD, CITY OF GRAYSON COUNTY		
BRIEF DESCRIPTION			
The Leitchfield Utility Commission is proposing to upgrade its customer meters with radio read meters, reducing man-hours, fuel, and inaccuracies. The project will improve efficiency and allow personnel to concentrate on additional efficiency.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW241	\$306,500	Administrative Expenses	\$1,500
		Eng - Other	2,500
		Construction	275,000
		Contingency	27,500
TOTAL	<u>\$306,500</u>	TOTAL	<u>\$306,500</u>
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 2,914	<u>Avg. Bill</u> \$ 38.26 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Grayson County	\$ 306,500.00	
	Total	\$ 306,500.00	
Notes:			

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW242
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21085044
GRANTEE	EDMONSON COUNTY WATER DISTRICT GRAYSON COUNTY		
BRIEF DESCRIPTION			
The Edmonson County Water District is proposing improvements to its facilities in Grayson County. This includes the replacement of the Sleepy Hollow booster station, replacement of 500 linear feet of 4-inch main along Peonia Road, installation of 2,750 linear feet of 3-inch main along Antioch Church Road, and installation of 1,500 linear feet of 3-inch main along Hayes Road. The project will improve service to approximately 1,500 existing customers and provide potable water to 4 new households.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW242	\$166,112	Administrative Expenses	\$2,625
ARPA	73,238	Legal Expenses	1,000
		Eng - Design / Const	12.3% 11.1% 21,350
		Eng - Insp	10.6% 9.5% 18,375
		Eng - Other	3,500
		Construction	175,000
		Contingency	17,500
TOTAL	\$239,350	TOTAL	\$239,350
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>
	Current	11,103	\$ 32.70 (for 4,000 gallons)
	Additional	4	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Grayson County	\$ 166,112.00	
	Total	\$ 166,112.00	
Notes:			
Local ARPA funds committed as additional funding source.			

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW243
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21163025
GRANTEE	BRANDENBURG, CITY OF MEADE COUNTY		
BRIEF DESCRIPTION			
The proposed project will replace and upgrade approximately 5,000 linear feet of 8" of water main along Lawrence Street and approximately 1,000 lineal feet of 8" main along Old Ekron Road in the City of Brandenburg. The existing mains are old, inadequate in performance, and prone to breaks. The improvements will replace cast iron and galvanized pipe with new pvc to provide more adequate and reliable water service to these areas.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW243	\$350,000	Administrative Expenses	\$1,000
Other	242,000	Legal Expenses	1,000
		Eng - Design / Const	10.2% 7.7% 40,000
		Eng - Other	30,000
		Construction	450,000
		Contingency	70,000
TOTAL	\$592,000	TOTAL	\$592,000
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 1,412	<u>Avg. Bill</u> \$ 16.35 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Meade County	\$ 350,000.00	
	Total	\$ 350,000.00	
Notes:			

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW244
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21123031
GRANTEE	LARUE COUNTY WATER DISTRICT #1 LARUE COUNTY		
BRIEF DESCRIPTION			
<p>The Larue County Water District #1 is proposing to rehabilitate one of its primary tanks. The 97,000 gallon standpipe tank, known as the Buffalo Water tank, is the oldest tank in the Water District's system. It is located on College Street in the community of Buffalo, and requires some major repairs including: sand blasting and painting the interior and exterior of the tank, sealing the base of the tank along the foundation, and replacement of connecting waterlines and the addition of a new valve vault in the tank vicinity. Additionally, this project proposes adding telemetry to the tank to ensure more efficient operations of the tank and allow the system to better manage water needs within the system.</p>			
PROJECT FINANCING		PROJECT BUDGET	
CWP - Water Grant - 21CWW244	\$285,531	RD Fee %	Actual %
Local	9,669		
		Administrative Expenses	\$2,500
		Legal Expenses	2,500
		Eng - Design / Const	11.8% 10.0% 24,400
		Eng - Insp	9.7% 8.5% 20,800
		Construction	225,000
		Contingency	20,000
TOTAL	\$295,200	TOTAL	\$295,200
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 3,573	<u>Avg. Bill</u> \$ 35.27 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Larue County	\$ 285,531.00	
	Total	\$ 285,531.00	
Notes:			
Local funds anticipated as additional funding source.			

<b>EXECUTIVE SUMMARY</b> <b>KENTUCKY INFRASTRUCTURE AUTHORITY</b> <b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b> <b>CLEANER WATER PROGRAM GRANT</b>		Reviewer CPBOC Date KIA Grant Number WRIS Number	John Brady July 21, 2022 21CWW245 WX21237010
GRANTEE	CAMPTON, CITY OF WOLFE COUNTY		
BRIEF DESCRIPTION			
This project includes the rehabilitation of the booster pump station that feeds the east part of Wolfe County. The project on recommendation from KRWA will also focus on reducing water loss and distribution management by finding areas where leaks are prevalent. It will also include replacement of approximately 400 feet of 6 inch PVC along with a PRV, valves, piping, and the PRV vault. This is needed due to the condition of the line going into the community of Hazel Green along HWY 191.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW245	\$262,848	Administrative Expenses	\$8,500
		Land, Easements	5,000
		Planning	17,500
		Eng - Design / Const	12.5% 13.1% 24,000
		Eng - Insp	10.8% 10.3% 19,000
		Eng - Other	5,000
		Construction	170,348
		Contingency	13,500
TOTAL	\$262,848	TOTAL	\$262,848
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 2,429	<u>Avg. Bill</u> \$ 38.70 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Wolfe County	\$ 262,848.00	
	Total	\$ 262,848.00	
Notes:			

**EXECUTIVE SUMMARY**  
**KENTUCKY INFRASTRUCTURE AUTHORITY**  
**DRINKING WATER AND WASTEWATER GRANT PROGRAM**  
**CLEANER WATER PROGRAM GRANT**

Reviewer John Brady  
 CPBOC Date July 21, 2022  
 KIA Grant Number 21CWW246  
 WRIS Number WX21083015

GRANTEE SYMSONIA WATER DISTRICT  
 GRAVES COUNTY

**BRIEF DESCRIPTION**

The Symsonia Water District needs to expand their water lines along KY 131 which will allow the system to form a loop to help decrease pressure problems in this area.

PROJECT FINANCING		PROJECT BUDGET			RD Fee %	Actual %
CWP - Water Grant - 21CWW246	\$134,000	Administrative Expenses				\$6,700
		Legal Expenses				500
		Eng - Design / Const	13.8%	12.5%		14,050
		Construction				102,500
		Contingency				10,250
<b>TOTAL</b>	<b>\$134,000</b>	<b>TOTAL</b>				<b>\$134,000</b>

PROFESSIONAL SERVICES Engineer Austin Engineering

PROJECT SCHEDULE Bid Opening TBD  
 Construction Start TBD  
 Construction Stop TBD

RESIDENTIAL RATES Current Users 317 Avg. Bill \$ 34.39 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Graves County	\$	134,000.00	
	Total	\$	134,000.00	

Notes:

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW247
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21083063
GRANTEE	MAYFIELD ELECTRIC & WATER SYSTEMS GRAVES COUNTY		
BRIEF DESCRIPTION			
This project is a rehabilitation of the water treatment plant to add limited well capacity, a new disinfection system, and operational flexibility. The Mayfield Water Treatment Plant is aging and needs upgrades that will allow the system to continue to provide quality service.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW247	\$394,478	Construction	\$2,575,000
Other	2,180,522		
TOTAL	<u>\$2,575,000</u>	TOTAL	<u>\$2,575,000</u>
PROFESSIONAL SERVICES	Engineer	Rivercrest Engineering Incorporated	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 4,931	<u>Avg. Bill</u> \$ 28.20 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Graves County	\$ 394,478.00	
	Total	\$ 394,478.00	
Notes:			

<b>EXECUTIVE SUMMARY</b>		Reviewer	John Brady
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW248
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21119030
GRANTEE	HINDMAN, CITY OF KNOTT COUNTY		
BRIEF DESCRIPTION			
This project consists of extending 1,400 linear feet of 3" pvc in order to service five new customers. The five households that currently have wells will now have potable water service.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW248	\$125,311	Administrative Expenses	\$6,000
		Planning	3,000
		Eng - Design / Const	14.1% 11.9% 11,000
		Eng - Insp	13.2% 10.8% 10,000
		Eng - Other	3,000
		Construction	75,690
		Contingency	16,621
TOTAL	\$125,311	TOTAL	\$125,311
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>
	Current	2,722	\$ 37.39 (for 4,000 gallons)
	Additional	5	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Knott County	\$ 125,311.00	
	Total	\$ 125,311.00	
Notes:			



<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW249
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21197020
GRANTEE	STANTON, CITY OF POWELL COUNTY		
BRIEF DESCRIPTION			
This project includes the replacement of the paint creek tank and pump station. This will create a higher pressure zone within the service area. Higher elevations currently have lower pressure and this project will help correct that. The pump station will be more energy efficient and will use VFD's for pump control.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW249	\$122,452	Administrative Expenses	\$20,000
Other	577,548	Legal Expenses	5,000
		Land, Easements	6,000
		Eng - Design / Const	10.1% 10.1% 54,500
		Eng - Insp	7.2% 7.2% 38,600
		Eng - Other	36,900
		Construction	490,000
		Contingency	49,000
TOTAL	\$700,000	TOTAL	\$700,000
PROFESSIONAL SERVICES	Engineer	Nesbitt Engineering, Inc.	
PROJECT SCHEDULE	Bid Opening	January 1, 2023	
	Construction Start	March 1, 2023	
	Construction Stop	December 1, 2023	
RESIDENTIAL RATES	Current	<u>Users</u> 2,279	<u>Avg. Bill</u> \$ 29.02 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Powell County	\$ 122,452.00	
	Total	\$ 122,452.00	
Notes:			
Other		\$ 577,548.00	
	Total	\$ 700,000.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW250
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21163026
GRANTEE	MEADE COUNTY WATER DISTRICT MEADE COUNTY		
BRIEF DESCRIPTION			
The proposed project will extend a 6 inch water line along Sirocco Road approx. 10,000 LF. A 6 inch water line extension along Milan Road approx. 6,285 LF and extend a 4 inch water line along Poplar Court for approx. 31,680 LF. This water line extension project is projected to add 12 unserved customers.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW250	462,780	Construction	462,780
TOTAL	<u>\$462,780</u>	TOTAL	<u>\$462,780</u>
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	February 1, 2022	
	Construction Start	March 15, 2022	
	Construction Stop	September 1, 2022	
RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>
	Current	5,635	\$ 36.32 (for 4,000 gallons)
	Additional	12	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Meade County	\$ 462,780.00	
	Total	\$ 462,780.00	
Notes:			
	Total	\$ 462,780.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW251
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21163027
GRANTEE	MEADE COUNTY WATER DISTRICT MEADE COUNTY		
BRIEF DESCRIPTION			
The proposed project will extend 4-inch water lines along Lone Star and Big Dipper Trail approximately 2,900 l.f. to 15 existing unserved customers.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW251	58,080	Construction	58,080
TOTAL	\$58,080	TOTAL	\$58,080
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	February 1, 2022	
	Construction Start	March 15, 2021	
	Construction Stop	September 1, 2022	
RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>
	Current	5,635	\$ 36.32 (for 4,000 gallons)
	Additional	4	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Meade County	\$ 58,080.00	
	Total	\$ 58,080.00	
Notes:			
	Total	\$ 58,080.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW252
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21213047
GRANTEE	FRANKLIN, CITY OF SIMPSON COUNTY		
BRIEF DESCRIPTION Replacement and upsize of approximately 886 feet of 1 1/2" galvanized line along 31-W North. Current galvanized line is undersized and deteriorating. This line also feed several restaurants and commercial businesses along the east side of 31-W. There have been multiple leaks and repairs made on this line in recent years. Replacement of this line will prevent further leaks and boil water advisories.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW252	125,000	Construction	125,000
TOTAL	\$125,000	TOTAL	\$125,000
PROFESSIONAL SERVICES	Engineer	Water Management Services, LLC	
PROJECT SCHEDULE	Bid Opening	May 1, 2022	
	Construction Start	July 1, 2022	
	Construction Stop	October 1, 2022	
RESIDENTIAL RATES	Current	<u>Users</u> 5,591	<u>Avg. Bill</u> \$ 24.89 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Simpson County	\$ 125,000.00	
	Total	\$ 125,000.00	
Notes:			
	Total	\$ 125,000.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW253
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21213052
GRANTEE	SIMPSON COUNTY WATER DISTRICT SIMPSON COUNTY		
BRIEF DESCRIPTION			
This project involves the replacement of approximately 43,700 linear feet of existing water mains that have experienced excessive breaks and leaks. This should improve service for 93 existing residential customers.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW253	\$180,174	Administrative Expenses	\$20,000
Local	284,826	Legal Expenses	5,000
Other	1,879,000	Eng - Design / Const	7.6% 3.2% 70,000
		Eng - Insp	4.5% 2.7% 60,000
		Construction	1,990,000
		Contingency	199,000
TOTAL	<u>\$2,344,000</u>	TOTAL	<u>\$2,344,000</u>
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	February 28, 2022	
	Construction Start	April 15, 2022	
	Construction Stop	April 15, 2023	
RESIDENTIAL RATES	Current	<u>Users</u> 3,499	<u>Avg. Bill</u> \$ 30.42 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Simpson County	\$ 180,174.00	
	Total	\$ 180,174.00	
Notes:			
Local		\$ 284,826.00	
Other		\$ 1,879,000.00	
	Total	\$ 2,344,000.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW254
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21213029
GRANTEE	FRANKLIN, CITY OF SIMPSON COUNTY		
BRIEF DESCRIPTION			
A water line project to replace an old 4", 2" and 1" lines along Morgantown Rd. This project will eliminate three (3) dead ends, upgrade old lines and it will create a loop in the system that serves the northwest portion of the water system. Eliminating the dead ends in the system will improve water quality by eliminating disinfection byproducts.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW254	\$118,152	Administrative Expenses	\$0
Other	653,848	Construction	772,000
TOTAL	<u>\$772,000</u>	TOTAL	<u>\$772,000</u>
PROFESSIONAL SERVICES	Engineer	Barge Design Solutions, Inc.	
PROJECT SCHEDULE	Bid Opening	January 1, 2023	
	Construction Start	April 1, 2023	
	Construction Stop	October 1, 2023	
RESIDENTIAL RATES	Current	<u>Users</u> 5,591	<u>Avg. Bill</u> \$ 24.89 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Simpson County	\$ 118,152.00	
	Total	\$ 118,152.00	
Notes:			
Other		<u>\$ 653,848.00</u>	
	Total	\$ 772,000.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW255
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21051020
GRANTEE	NORTH MANCHESTER WATER ASSOCIATION INC CLAY COUNTY		
BRIEF DESCRIPTION			
The project will replace 2.5 miles of water line along Fox Hollow Road and Charlie Sizemore Road, rehabilitation of the SR 638 Pump Station, along with the Foggertown Interconnect with East Laurel and replacement of the Fox Hollow tank solenoid control valve.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW255	\$365,443	Administrative Expenses	\$22,000
Other	408,257	Legal Expenses	5,000
		Eng - Design / Const	9.6% 8.7% 55,100
		Eng - Insp	6.7% 6.2% 39,100
		Eng - Other	20,000
		Construction	575,000
		Contingency	57,500
TOTAL	<u>\$773,700</u>	TOTAL	<u>\$773,700</u>
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 1,915	<u>Avg. Bill</u> \$ 34.03 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Clay County	\$ 365,443.00	
	Total	\$ 365,443.00	
Notes:			
Other		<u>\$ 408,257.00</u>	
	Total	\$ 773,700.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW256
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21051019
GRANTEE	MANCHESTER, CITY OF CLAY COUNTY		
BRIEF DESCRIPTION			
This project proposes to inspect and make the necessary repairs to the City's 8 Water Storage Tanks. The tanks range in size from 100,000 gallons to 650,000 gallons. The city will have all tanks inspected and determine to most necessary repairs and will then put the remaining repairs on their Asset Management plan.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW256	\$365,442	Administrative Expenses	\$25,000
Other	681,558	Legal Expenses	5,000
		Planning	15,000
		Eng - Design / Const	9.0% 8.4% 74,000
		Eng - Insp	5.8% 5.5% 48,000
		Construction	800,000
		Contingency	80,000
TOTAL	\$1,047,000	TOTAL	\$1,047,000
PROFESSIONAL SERVICES	Engineer	Haworth, Meyer & Boleyn, Inc.	
PROJECT SCHEDULE	Bid Opening	October 1, 2021	
	Construction Start	December 15, 2021	
	Construction Stop	January 26, 2023	
RESIDENTIAL RATES	Current	<u>Users</u> 4,269	<u>Avg. Bill</u> \$ 11.40 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Clay County	\$ 365,442.00	
	Total	\$ 365,442.00	
Notes:			
Other		\$ 681,558.00	
	Total	\$ 1,047,000.00	



<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW257
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21125549
GRANTEE	WEST LAUREL WATER ASSOCIATION INC LAUREL COUNTY		
BRIEF DESCRIPTION			
Installation of approximately 9200 Feet of 6-inch PVC waterline alongside Hwy 552 and Topton Road. Installation of approximately 2,100 LF of 6" PVC waterline along Rooks Branch Road.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW257	452,996	Legal Expenses	10,000
		Eng - Design / Const	10.7% 7.3% 28,924
		Eng - Insp	8.0% 4.6% 18,078
		Construction	363,453
		Contingency	32,541
TOTAL	<u>\$452,996</u>	TOTAL	<u>\$452,996</u>
PROFESSIONAL SERVICES	Engineer	Kenvirons, Inc.	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES		<u>Users</u>	<u>Avg. Bill</u>
	Current	5,394	\$ 41.36 (for 4,000 gallons)
	Additional	1	
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Laurel County	\$ 452,996.00	
	Total	\$ 452,996.00	
Notes:			
	Total	\$ 452,996.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW258
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21031054
GRANTEE	MORGANTOWN, CITY OF BUTLER COUNTY		
BRIEF DESCRIPTION This project will replace 72 gate valves, ranging in size from 4 inch to 12 inch and 10 hydrant assemblies. Most of the valves and hydrants do not work because they are extremely old. Without working valves, the entire system has to be shut down when a water line break occurs.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW258	122,033	Eng - Design / Const	10.3% 9.7% 48,000
Other	466,967	Eng - Insp	7.4% 8.9% 44,000
		Construction	452,000
		Contingency	45,000
TOTAL	<u>\$589,000</u>	TOTAL	<u>\$589,000</u>
PROFESSIONAL SERVICES	Engineer	Kentucky Engineering Group PLLC	
PROJECT SCHEDULE	Bid Opening	August 15, 2022	
	Construction Start	September 19, 2022	
	Construction Stop	April 28, 2023	
RESIDENTIAL RATES	Current	<u>Users</u> 858	<u>Avg. Bill</u> \$ 38.58 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Butler County	\$ 122,033.00	
	Total	\$ 122,033.00	
Notes:			
Other		<u>\$ 466,967.00</u>	
	Total	\$ 589,000.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW259
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21077009
GRANTEE	GALLATIN COUNTY WATER DISTRICT GALLATIN COUNTY		
BRIEF DESCRIPTION			
Project involves the replacement and installation of approximately ten (10) gate valves throughout the distribution system that are inoperable or would aid in isolating the system. The project also involves installation of approximately 15 - 20 sampling stations in the distribution system to aid in the collection of water samples and ensure compliance with water quality standards. Additionally, the project involves installation of transfer switches and connection lugs at seven (7) different sites within the distribution system. This will allow the quick connection of a generator in an emergency situation. Lastly, the project will include the extension of approximately 1,500 LF of 6" water main to the Blue Heron subdivision.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW259	\$116,823	Eng - Design / Const	12.9% 12.0% 19,070
Other Funding	78,307	Eng - Insp	11.5% 10.8% 17,110
		Construction	144,500
		Contingency	14,450
TOTAL	\$195,130	TOTAL	\$195,130
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	October 1, 2021	
RESIDENTIAL RATES	Current	<u>Users</u> 2,004	<u>Avg. Bill</u> \$ 43.94 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Gallatin County	\$ 116,823.00	
	Total	\$ 116,823.00	
Notes:			
This grant is a reallocation of a previously approved grant. Previous Grantee: Gallatin County Water District Previous Grant # 21CWW061 Previous WRIS # WX21077004 Prior Approval Date: 6/23/2022			

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW260
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21087026
GRANTEE	GREEN-TAYLOR WATER DISTRICT GREEN COUNTY		
BRIEF DESCRIPTION			
The proposed work includes a full scale rehabilitation of the District's existing Summersville Booster Pump Station located at the District's purchase point from Greensburg Water Works. The rehabilitation will include new interior piping, valves, pumps, metering and electrical/control systems including variable frequency drives (VFD's). In addition, minor improvements to the pump station building such as painting and HVAC replacement are also included. The station capacity will be marginally increased through the project.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW260	\$285,000	Administrative Expenses	\$3,500
		Legal Expenses	1,500
		Eng - Design / Const	11.9% 11.0% 25,500
		Eng - Insp	9.9% 9.3% 21,500
		Eng - Other	2,000
		Construction	210,000
		Contingency	21,000
TOTAL	\$285,000	TOTAL	\$285,000
PROFESSIONAL SERVICES	Engineer	Monarch Engineering, Incorporated	
PROJECT SCHEDULE	Bid Opening	June 1, 2022	
	Construction Start	October 1, 2022	
	Construction Stop	December 1, 2022	
RESIDENTIAL RATES	Current	<u>Users</u> 5,613	<u>Avg. Bill</u> \$ 42.78 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Green County	\$ 285,000.00	
	Total	\$ 285,000.00	
Notes:			
	Total	\$ 285,000.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW261
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21087027
GRANTEE	GREEN-TAYLOR WATER DISTRICT GREEN COUNTY		
BRIEF DESCRIPTION			
The proposed work includes a full scale rehabilitation of the District's existing Pikeview Water Storage Tank located in the Gresham community. The rehabilitation will include various structural and other repairs, safety improvements, along with the complete removal and replacement of all interior coatings and spot repairs and overcoat on the tank exterior.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW261	\$116,820	Administrative Expenses	\$3,500
Other	206,180	Legal Expenses	1,500
		Eng - Design / Const	11.6% 10.8% 28,500
		Eng - Insp	9.4% 8.9% 23,500
		Eng - Other	2,000
		Construction	240,000
		Contingency	24,000
TOTAL	<u>\$323,000</u>	TOTAL	<u>\$323,000</u>
PROFESSIONAL SERVICES	Engineer	Monarch Engineering, Incorporated	
PROJECT SCHEDULE	Bid Opening	June 1, 2022	
	Construction Start	October 1, 2022	
	Construction Stop	December 1, 2022	
RESIDENTIAL RATES	Current	<u>Users</u> 5,613	<u>Avg. Bill</u> \$ 42.78 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Green County	\$ 116,820.00	
	Total	\$ 116,820.00	
Notes:			
Other		<u>\$ 206,180.00</u>	
	Total	\$ 323,000.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW262
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21109002
GRANTEE	MCKEE, CITY OF JACKSON COUNTY		
BRIEF DESCRIPTION			
Construct a new 250,000 gallon elevated water storage tank near the existing Jackson County Board of Education Complex adjacent to US 421 east of McKee. The new tank will replace an existing 50 year old ground storage reservoir. The new tank would help improve the storage capacity of the McKee Distribution System, provide additional supply for the educational complex and remove aged infrastructure with a new capital asset. Also the installation of 6,000 LF (+/-) of transmission main line will be installed to supply the new storage tank. Pump rehabilitation will be performed on stations located at the WTP and the pump station located on Ridge Road east of downtown. The high service pumps may need to have impellers replaced and/or new pumps installed due to the changes in operating conditions of a new tank.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW262	159,521	Legal Expenses	9,000
Other	1,665,479	Land, Easements	6,000
		Eng - Design / Const	8.1% 7.6% 123,000
		Eng - Insp	5.0% 4.7% 75,000
		Construction	1,450,000
		Contingency	162,000
TOTAL	<u>\$1,825,000</u>	TOTAL	<u>\$1,825,000</u>
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 355	<u>Avg. Bill</u> \$ 30.00 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Jackson County	\$ 159,521.00	
	Total	\$ 159,521.00	
Notes:			
Other		<u>\$ 1,665,479.00</u>	
	Total	\$ 1,825,000.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW263
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21129008
GRANTEE	BEATTYVILLE, CITY OF LEE COUNTY		
BRIEF DESCRIPTION			
The project includes repair of sinkhole and damage to hydrogen peroxide piping, replacement of sludge holding basin mixer, restoration of on-site sodium hypochlorite generation system, sedimentation basin sludge removal equipment, ultraviolet disinfection equipment and automatic filter backwash system repairs.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW263	\$271,883	Administrative Expenses	\$12,000
		Legal Expenses	500
		Planning	2,500
		Eng - Design / Const	12.1% 11.3% 24,000
		Eng - Insp	10.2% 9.4% 20,000
		Construction	175,000
		Contingency	37,883
TOTAL	\$271,883	TOTAL	\$271,883
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	Users 2,690	Avg. Bill \$ 34.61 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Lee County	\$ 271,883.00	
	Total	\$ 271,883.00	
Notes:			
	Total	\$ 271,883.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW264
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21141067
GRANTEE	AUBURN, CITY OF LOGAN COUNTY		
BRIEF DESCRIPTION			
This proposed project includes replacing nearly 1,900 LF of old 2" galvanized pipelines presently serving approximately 19 customers. The upgraded waterline will offer hydraulic improvements by looping existing 6" lines plus provide improved fire protection for the affected area. Additionally, approximately 17 customers will be transitioned over to an existing 6" DIP waterline which will allow for the removal of all 2" galvanized piping on Wilson Avenue.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW264	\$111,040	Administrative Expenses	\$500
Other Funding	133,960	Legal Expenses	500
		Eng - Design / Const	12.2% 11.3% 23,000
		Eng - Insp	10.3% 8.9% 18,000
		Construction	184,500
		Contingency	18,500
TOTAL	<u>\$245,000</u>	TOTAL	<u>\$245,000</u>
PROFESSIONAL SERVICES	Engineer	McGhee Engineering, Inc.	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 739	<u>Avg. Bill</u> \$ 45.23 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Logan County	\$ 111,040.00	
	Total	\$ 111,040.00	
Notes:			
This grant is a reallocation of a previously approved grant. Previous Grantee: Auburn, City of Previous Grant # 21CWW116 Previous WRIS # WX21141069 Prior Approval Date: 04/19/2022			



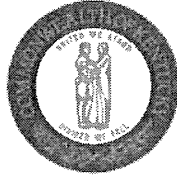
<b>EXECUTIVE SUMMARY</b> <b>KENTUCKY INFRASTRUCTURE AUTHORITY</b> <b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b> <b>CLEANER WATER PROGRAM GRANT</b>		Reviewer CPBOC Date KIA Grant Number WRIS Number	Milward Dedman July 21, 2022 21CWW265 WX21141084
GRANTEE	EAST LOGAN WATER DISTRICT LOGAN COUNTY		
BRIEF DESCRIPTION The proposed project involves replacement of all meters, setters, boxes and service tubing within one of the District's SCADA zone areas between Russellville and Auburn (Logan Co). This particular area is commonly called the 'Montgomery Road Master Meter Area". This zone consists of approximately 180 active meter sets with many being some of the original customers from the District's formation. The District's operators have identified aging and leaking service tubing to be a significant source to the District's water loss issue, which measured at 25.3% in 2020. This initial meter replacement project has an estimated cost of \$415,000, and it is expected to take 3 months to complete.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW265	\$144,375	Administrative Expenses	\$1,500
Other Funding	232,625	Eng - Design / Const	10.9% 0.0%
		Eng - Insp	8.3% 0.0%
		Eng - Other	15,000
		Construction	360,500
TOTAL	<u>\$377,000</u>	TOTAL	<u>\$377,000</u>
PROFESSIONAL SERVICES	Engineer	McGhee Engineering, Inc.	
PROJECT SCHEDULE	Bid Opening	January 15, 2023	
	Construction Start	March 15, 2023	
	Construction Stop	May 15, 2023	
RESIDENTIAL RATES	Current	<u>Users</u> 3,201	<u>Avg. Bill</u> \$ 42.23 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Logan County	\$ 144,375.00	
	Total	\$ 144,375.00	
Notes: This grant is a reallocation of a previously approved grant. Previous Grantee: East Logan Water District Previous Grant # 21CWW118 Previous WRIS # WX21141082 Prior Approval Date: 04/19/2022			

<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW266
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21191008
GRANTEE	BUTLER, CITY OF PENDLETON COUNTY		
BRIEF DESCRIPTION			
Rehabilitation of the sole water storage tank in the City's system. The City will begin with this project replacing the existing water meters with radio read meters.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW266	\$133,958	Administrative Expenses	\$5,000
Local Funding	3,742	Eng - Design / Const	13.9% 12.7% 13,300
		Eng - Insp	12.9% 11.9% 12,400
		Eng - Other	2,500
		Construction	95,000
		Contingency	9,500
TOTAL	\$137,700	TOTAL	\$137,700
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	August 1, 2022	
	Construction Start	September 1, 2022	
	Construction Stop	March 31, 2023	
RESIDENTIAL RATES	Current	<u>Users</u> 369	<u>Avg. Bill</u> \$ 38.61 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Pendleton County	\$ 133,958.00	
	Total	\$ 133,958.00	
Notes:			
This grant is a reallocation of a previously approved grant. Previous Grantee: Butler, City of Previous Grant # 21CWW182 Previous WRIS # WX21191015 Prior Approval Date: 03/17/2022			

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW267
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21203011
GRANTEE	BRODHEAD, CITY OF ROCKCASTLE COUNTY		
<b>BRIEF DESCRIPTION</b>			
This project will be performed as (3) separate contracts, Radio Read Meter Purchase, Tank Repaint and Influent Flow Meter at the Wastewater Treatment Plant. Project consists of Standpipe water storage tank rehab at Bowling Ridge Tank, field blast and repaint interior of tank, disinfection and testing. Purchase and replace approximately 600 meters with ME8 radio read meters including associated hardware and software. Purchase and Installation of influent flow meters at the WWTP to meet agreed order (AI#3852; Activity ID ERF 20140001).			
<b>PROJECT FINANCING</b>		<b>PROJECT BUDGET</b>	<b>RD Fee % Actual %</b>
CWP - Water Grant - 21CWW267	\$204,380	Administrative Expenses	\$4,300
Local	31,182	Eng - Design / Const	12.1% 11.3% 23,475
		Construction	207,787
<b>TOTAL</b>	<u>\$235,562</u>	<b>TOTAL</b>	<u>\$235,562</u>
<b>PROFESSIONAL SERVICES</b>	Engineer	TBD	
<b>PROJECT SCHEDULE</b>	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
<b>RESIDENTIAL RATES</b>	Current	<u>Users</u> 512	<u>Avg. Bill</u> \$ 38.60 (for 4,000 gallons)
<b>REGIONAL COORDINATION</b>	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Rockcastle County	\$ 204,380.00	
	Total	\$ 204,380.00	
<b>Notes:</b>			
Local		<u>\$ 31,182.00</u>	
	Total	\$ 235,562.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Alex Fisher
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW268
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21215002
GRANTEE	TAYLORSVILLE, CITY OF SPENCER COUNTY		
BRIEF DESCRIPTION			
<p>This existing transmission/distribution line, which is a 6" Class 160 PVC Waterline, has multiple and continuous leak problems and is approximately 50 years old. This problematic line causes loss of services to customers and loss of resources to the City of Taylorsville in labor, materials, and purchased water. In 2019, the City of Taylorsville replaced the Mt. Eden water tank with a larger and higher 300,000 gallon tank at Possum Ridge. This tank increased pressure and offered better service to all customers in the Mt. Eden area of the water distribution system. However, the increased pressure exacerbated the problem in the Mill Road/Mt. Eden waterlines by increasing the frequency and volume of leaks. This project will replace the lines with higher class C900 water mains.</p>			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW268	\$710,686	Administrative Expenses	\$5,000
Other	659,314	Legal Expenses	10,000
		Planning	35,000
		Eng - Design / Const	8.7% 8.1% 93,000
		Eng - Insp	5.5% 5.1% 59,000
		Eng - Other	18,000
		Construction	1,050,000
		Contingency	100,000
TOTAL	\$1,370,000	TOTAL	\$1,370,000
PROFESSIONAL SERVICES	Engineer	Sisler-Maggard Engineering, PLLC	
PROJECT SCHEDULE	Bid Opening	November 1, 2022	
	Construction Start	January 1, 2023	
	Construction Stop	June 15, 2023	
RESIDENTIAL RATES	Current	<u>Users</u> 8,023	<u>Avg. Bill</u> \$ 24.43 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Spencer County	\$ 710,686.00	
	Total	\$ 710,686.00	
Notes:			
Other		\$ 659,314.00	
	Total	\$ 1,370,000.00	

<b>EXECUTIVE SUMMARY</b>		Reviewer	Milward Dedman
<b>KENTUCKY INFRASTRUCTURE AUTHORITY</b>		CPBOC Date	July 21, 2022
<b>DRINKING WATER AND WASTEWATER GRANT PROGRAM</b>		KIA Grant Number	21CWW269
<b>CLEANER WATER PROGRAM GRANT</b>		WRIS Number	WX21221018
GRANTEE	BARKLEY LAKE WATER DISTRICT TRIGG COUNTY		
BRIEF DESCRIPTION			
This project will replace the AC waterline in the Grays Shady Lane and Solomon Drive areas on the north end of the county. This is a smaller project cut out of their overall Lakeside Waterline Replacements Project WX21221017.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW269	\$376,651	Construction	435,937
Other Funding	59,286		
TOTAL	<u>\$435,937</u>	TOTAL	<u>\$435,937</u>
PROFESSIONAL SERVICES	Engineer	N/A	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 5,508	<u>Avg. Bill</u> \$ 34.39 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Trigg County	\$ 376,651.00	
	Total	\$ 376,651.00	
Notes:			
This grant is a reallocation of a previously approved grant. Previous Grantee: Barkley Lake Water District Previous Grant # 21CWW205 Previous WRIS # WX21221017 Prior Approval Date: 03/17/2022			



CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear  
Governor

Old Capitol Annex  
300 West Broadway  
Frankfort, Kentucky 40601

Jeff Noel  
Secretary

June 15, 2022

Holly M. Johnson, Secretary  
Finance and Administration Cabinet  
200 Mero Street, 5<sup>th</sup> Floor  
Frankfort, KY 40622

**RE: Economic Development Fund Grant - \$500,000 to City of Berea on behalf of the Berea Development Corporation, Inc. dba Berea Industrial Development Authority**

Dear Secretary Johnson:

In accordance with KRS 154.12-100, this letter shall serve as notice of my recommendation for the use of \$500,000 in Economic Development Fund (EDF) funds for the purpose of making a grant to the City of Berea on behalf of the Berea Development Corporation, Inc. dba Berea Industrial Development Authority.

The City of Berea in partnership with Berea Development Corporation, Inc. dba Berea Industrial Development Authority is seeking the construction of a 150,000-sf pre-engineered pad, tree clearing for the lot and installation of a gravel road from Mayde Road to the proposed pad on track 7. This project is a potential infrastructure project identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

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

I respectfully request your concurrence in the funding of this project. If KEDFA approves this proposal, I would ask that you place this project on the next agenda of the State Property and Buildings Commission. Please feel free to contact me if you have any questions.

Sincerely,

Jeff Noel  
Secretary

**AGREED TO AND APPROVED BY:**

DocuSigned by:

Holly M. Johnson

6/17/2022

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Secretary, Finance and Administration Cabinet Date

cc: Kristina Slattery  
Katie Smith



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

**Date:** June 30, 2022  
**Grantee:** City of Berea  
**Beneficiary:** Berea Development Corporation, Inc. dba Berea Industrial Development Authority  
**City:** Berea **County:** Madison  
**Activity:** Manufacturing  
**Bus. Dev. Contact:** A. Chilton **OFS Staff:** D. Phillips

**Project Description:** The City of Berea in partnership with the Berea Development Corporation dba Berea Industrial Development Authority (IDA) is considering the development of its 87-acre parcel at the end of Mayde Road Industrial Park. The funding will be used to build a 150,000 sf pre-engineered pad, tree clearing for the lot and installation of a gravel road from Mayde Road to the proposed pad on track 7. Berea IDA has committed funds to match the Economic Development Fund Grant.

The project was identified by an independent site selection consultant contracted by the Kentucky Association for Economic Development as having the potential for future investment/location of an economic development project.

**Anticipated Project Investment - Owned**

Land  
 Building/Improvements  
 Equipment  
 Other Start-up Costs  
**TOTAL**

<b>Total Investment</b>	
	\$0
	\$1,000,000
	\$0
	\$0
	<b>\$1,000,000</b>

**Anticipated Project Funding**

Economic Development Fund Grant (State)  
 Company Equity  
**TOTAL**

	<b>Amount</b>	<b>% of Total</b>
	\$500,000	50.0%
	\$500,000	50.0%
	<b>\$1,000,000</b>	<b>100.0%</b>

**Other Terms:**

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

**RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT:**

**\$500,000**

**Recommendation:**

Staff recommends approval of this 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.



CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear  
Governor

Old Capitol Annex  
300 West Broadway  
Frankfort, Kentucky 40601

Jeff Noel  
Secretary

June 17, 2022

Holly M. Johnson, Secretary  
Finance and Administration Cabinet  
200 Mero Street, 5<sup>th</sup> Floor  
Frankfort, KY 40622

**RE: Economic Development Fund Grant – \$1,000,000 to the Todd County Fiscal Court on behalf of Novelis Corporation**

Dear Secretary Johnson:

In accordance with KRS 154.12-100, this letter shall serve as notice of my recommendation for the use of \$1,000,000 in Economic Development Fund (EDF) funds for the purpose of making a grant to the Todd County Fiscal Court on behalf of Novelis Corporation.

Novelis Corporation operates an integrated network of technically advanced aluminum rolling and recycling facilities across North America, South America, Europe and Asia. Novelis is the leading producer of flat-rolled aluminum products and the world's largest recycler of aluminum as well as the world's leading supplier of aluminum sheet to the automotive industry. The company is considering the construction of a large sheet, ingot casting, shredding and recycling center to serve the automotive market. The proposed EDF grant funds will be used to offset the cost associated with this project.

In consideration of this EDF grant, Novelis Corporation will be required to make investment and create new, full-time jobs (excluding contract or temporary employees) paying the following wages in Guthrie in accordance with the following compliance schedule:

Compliance Date	Full-time Jobs Required	Job Type	Average Wage Required	Average Wage Type
December 30, 2025	138	Create	\$38.00	Total Hourly Compensation (includes benefits)
December 30, 2026	138	Create	\$38.00	Total Hourly Compensation (includes benefits)
December 30, 2027	138	Create	\$38.00	Total Hourly Compensation (includes benefits)
December 30, 2028	138	Create	\$38.00	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.





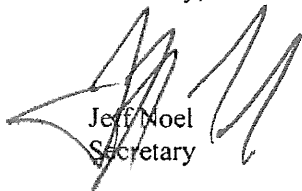
Secretary Holly M. Johnson  
June 17, 2022  
Page Two

Under the terms of the EDB grant agreement, if Novelis Corporation fails to create or maintain 138 new, full-time jobs, then Novelis Corporation will be required to pay to the Todd County Fiscal Court the sum of \$1,812 for each new full-time job not created or maintained by the company at each of the four annual measurement dates. Furthermore, if Novelis Corporation fails to pay these jobs the average hourly wage of \$38.00, including benefits, it will be required to pay to the Todd County Fiscal Court a pro rata portion of the EDB grant based on a formula to be outlined in the EDB grant agreement. If the company closes, shuts down or ceases operation at any time during the term of the EDB agreement, then the entire amount of the grant will be due and payable to the Todd County Fiscal Court.

Any funds repaid to the Todd County Fiscal Court by Novelis Corporation must be used for economic development purposes as approved by the Cabinet for Economic Development (Cabinet). In no event will the repayment of EDF grant proceeds exceed the EDF grant amount of \$1,000,000. Novelis Corporation will be required to provide a letter of credit or other form of collateral satisfactory to the Cabinet as security for the repayment of EDB grant proceeds to the Todd County Fiscal Court.

I respectfully request your concurrence in the funding of this project. If KEDFA approves this proposal, I would ask that you place this project on the next agenda of the State Property and Buildings Commission. Please feel free to contact me if you have any questions.

Sincerely,



Jeff Noel  
Secretary

cc: Kristina Slattery  
Katie Smith

**AGREED TO AND APPROVED BY:**

DocuSigned by:  
*Holly M. Johnson* 6/20/2022  
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Secretary, Finance and Administration Cabinet Date

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

**Date:** June 30, 2022  
**Grantee:** Todd County Fiscal Court  
**Beneficiary:** Novelis Corporation  
**City:** Guthrie **County:** Todd  
**Activity:** Manufacturing  
**Bus. Dev. Contact:** C. Peek **OFS Staff:** M. Elder

**Project Description:** Novelis Corporation operates an integrated network of technically advanced aluminum rolling and recycling facilities across North America, South America, Europe and Asia. Novelis is the leading producer of flat-rolled aluminum products and the world's largest recycler of aluminum as well as the world's leading supplier of aluminum sheet to the automotive industry. The company is considering the construction of a large sheet, ingot casting, shredding and recycling center to serve the automotive market.

**Anticipated Project Investment - Owned**

Land  
 Building/Improvements  
 Equipment  
 Other Start-up Costs  
**TOTAL**

Total Investment
\$0
\$155,600,000
\$173,400,000
\$35,200,000
<b>\$364,200,000</b>

**Anticipated Project Funding**

Economic Development Fund Grant (State)  
 Other- Novelis Corporation Credit Facility  
**TOTAL**

Amount	% of Total
\$1,000,000	0.3%
\$363,200,000	99.7%
<b>\$364,200,000</b>	100.0%

**Job and Wage Requirement Table**

Compliance Date	Full-time Jobs Required	Job Type	Average Wage Required	Average Wage Type
12/31/2025	138	Create	\$38.00	Total Hourly Compensation (includes benefits)
12/31/2026	138	Create	\$38.00	Total Hourly Compensation (includes benefits)
12/31/2027	138	Create	\$38.00	Total Hourly Compensation (includes benefits)
12/31/2028	138	Create	\$38.00	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:** Not applicable - Grant is performance-based and disbursement will not occur until after annual compliance is confirmed.

**Job Penalty Provision:** \$1,812 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:** Disbursement of grant funds may occur after each annual compliance period when requirements have been reviewed by the Cabinet. Funds will flow through the Grantee/local government entity to the Beneficiary/company.

12/31/2025	\$250,000
12/31/2026	\$250,000
12/31/2027	\$250,000
12/31/2028	\$250,000

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

**Ownership (20% or more):**

**Active State Participation at the Project Site:**

<u>Date</u>	<u>Program</u>	<u>Status</u>	<u>Amount</u>
Jan 23, 2018	KBI	Approve-Prelim	\$8,500,000
Jan 23, 2018	KEIA	Approve-Final	\$3,000,000
Jan 11, 2022	KBI	Approve-Prelim	\$5,000,000
Jan 11, 2022	KEIA	Approve- Final	\$4,000,000

**Unemployment Rate:**

County: 2.9%

Kentucky: 3.4%

**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.

Issue: University of Kentucky  
 General Receipts Bonds Series 2022 B and Taxable Series 2022 C

Purpose of Issue: To (i) finance a portion of the \$171,260,000 appropriated for the projects identified in H.B. 1 of the General Assembly of the Commonwealth of Kentucky, 2022 Regular Session, as "Asset Preservation Pool 2022-2024" and "Facilities Renewal and Modernization Additional Reauthorization"; and (ii) pay costs of issuance.

Date of Sale: August 16, 2022  
 Date of Delivery: September 6, 2022

Ratings:  
 Moody's TBD  
 Standard & Poor's TBD

	Series 2022 B (\$)	Taxable Series 2022 C (\$)	Total (\$)
<b><u>Sources:</u></b>			
Par amount of bonds:	78,250,000.00	19,910,000.00	98,160,000.00
Premium:	1,324,842.95	-	1,324,842.95
<b><u>Total Sources:</u></b>	<u>79,574,842.95</u>	<u>19,910,000.00</u>	<u>99,484,842.95</u>
<b><u>Uses:</u></b>			
Modernization:	59,200,000.00	14,800,000.00	74,000,000.00
Asset Preservation:	18,504,000.00	4,626,000.00	23,130,000.00
Issuance Cost:	1,870,842.95	484,000.00	2,354,842.95
<b><u>Total Uses:</u></b>	<u>79,574,842.95</u>	<u>19,910,000.00</u>	<u>99,484,842.95</u>

All-in True Interest Cost:	4.4743%	4.9113%	4.4996%
Final Maturity Date:	4/1/2042	4/1/2028	4/1/2042
Average Annual Debt Service (\$):	6,368,538.91	3,941,654.42	7,490,329.84
Total Debt Service (\$):	124,628,768.32	21,952,825.30	146,851,593.61
Average Life (years):	13.48	2.63	11.28

Method of Sale: Competitive  
 Bond Counsel: Dinsmore & Shohl, LLP  
 Trustee: U.S. Bank  
 Financial Advisor: Baird

Based off cashflows and rates as of June 29, 2022

\*Preliminary Subject to Change

BOND DEBT SERVICE

University of Kentucky  
Series 2022B&C

POS/Term Sheet Numbers

80% Tax-Exempt/20% Taxable

NBQ Rev Aa2 AA / Taxable Rev Aa2 AA

Current Market Rates as of 6.15.22 +25 bps

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/01/2023	4,925,000	3.350%	2,405,570.36	7,330,570.36	
06/30/2023					7,330,570.36
10/01/2023			2,029,732.41	2,029,732.41	
04/01/2024	3,270,000	3.600%	2,029,696.34	5,299,696.34	
06/30/2024					7,329,428.75
10/01/2024			1,970,872.41	1,970,872.41	
04/01/2025	3,385,000	3.800%	1,970,836.34	5,355,836.34	
06/30/2025					7,326,708.75
10/01/2025			1,906,557.41	1,906,557.41	
04/01/2026	3,515,000	3.930%	1,906,521.34	5,421,521.34	
06/30/2026					7,328,078.75
10/01/2026			1,837,487.66	1,837,487.66	
04/01/2027	3,655,000	4.030%	1,837,451.59	5,492,451.59	
06/30/2027					7,329,939.25
10/01/2027			1,763,839.41	1,763,839.41	
04/01/2028	3,800,000	** %	1,763,803.34	5,563,803.34	
06/30/2028					7,327,642.75
10/01/2028			1,673,827.41	1,673,827.41	
04/01/2029	3,985,000	5.000%	1,673,791.34	5,658,791.34	
06/30/2029					7,332,618.75
10/01/2029			1,574,202.41	1,574,202.41	
04/01/2030	4,180,000	5.000%	1,574,166.34	5,754,166.34	
06/30/2030					7,328,368.75
10/01/2030			1,469,702.41	1,469,702.41	
04/01/2031	4,390,000	5.000%	1,469,666.34	5,859,666.34	
06/30/2031					7,329,368.75
10/01/2031			1,359,952.41	1,359,952.41	
04/01/2032	4,610,000	5.000%	1,359,916.34	5,969,916.34	
06/30/2032					7,329,868.75
10/01/2032			1,244,702.41	1,244,702.41	
04/01/2033	4,840,000	4.000%	1,244,666.34	6,084,666.34	
06/30/2033					7,329,368.75
10/01/2033			1,147,902.41	1,147,902.41	
04/01/2034	5,035,000	4.000%	1,147,866.34	6,182,866.34	
06/30/2034					7,330,768.75
10/01/2034			1,047,202.41	1,047,202.41	
04/01/2035	5,235,000	4.000%	1,047,166.34	6,282,166.34	
06/30/2035					7,329,368.75
10/01/2035			942,502.41	942,502.41	
04/01/2036	5,445,000	4.125%	942,466.34	6,387,466.34	
06/30/2036					7,329,968.75
10/01/2036			830,193.84	830,193.84	
04/01/2037	5,670,000	4.250%	830,168.66	6,500,168.66	
06/30/2037					7,330,362.50
10/01/2037			709,706.34	709,706.34	
04/01/2038	5,910,000	4.250%	709,681.16	6,619,681.16	
06/30/2038					7,329,387.50
10/01/2038			584,118.84	584,118.84	
04/01/2039	6,160,000	4.375%	584,093.66	6,744,093.66	
06/30/2039					7,328,212.50
10/01/2039			449,362.68	449,362.68	
04/01/2040	6,430,000	4.375%	449,349.82	6,879,349.82	
06/30/2040					7,328,712.50
10/01/2040			308,700.00	308,700.00	
04/01/2041	6,710,000	4.500%	308,700.00	7,018,700.00	
06/30/2041					7,327,400.00
10/01/2041			157,725.00	157,725.00	
04/01/2042	7,010,000	4.500%	157,725.00	7,167,725.00	
06/30/2042					7,325,450.00
	98,160,000		48,421,593.61	146,581,593.61	146,581,593.61

*The Executive Committee of KHESLC Board approved \$455 million of preliminary authorization on July 15, 2021 through June 30, 2023 limited to \$85 million applicable to Advantage Loans and \$370 million applicable to FFELP Loans. In December 2021, KHESLC issued \$58.45 million in support of KHESLC’s Advantage Loan program. The July 2021 state approvals by SPBC and CPBO expired June 30, 2022. KHESLC seeks approval through June 30, 2023 for the \$370 million in support of KHESLC’s FFELP program in one or more series.*

## NEW BOND ISSUE REPORT

<b>Name of Issue:</b>	\$370,000,000 Kentucky Higher Education Student Loan Corporation (“KHESLC”) Student Loan Backed Notes to be issued in one or more tranches in an interim or permanent mode
<b>Purpose of Issue:</b>	The Student Loan Backed Notes will be issued in one or more tranches in an interim (Bridge Line) or permanent mode for the purpose of financing or refinancing Federal Family Education Loan Program (“FFELP”) Student Loans and rehabilitated FFELP loans. The Student Loan Backed Notes will be either Directly Placed Notes (“DPNs”) or Asset-Backed Notes (“ABNs”), will bear interest on the basis of either a fixed spread to a benchmark index (1-Month Term SOFR) or a fixed rate (which may be roughly proportional to the underlying FFELP loans which provide a fixed floor income). The Student Loan Backed Notes will be issued on a taxable and/or tax-exempt (AMT) basis. As noted in the opening italics paragraph above, KHESLC’s Board Executive Committee previously provided \$455 million of preliminary approval, of which \$370 million pertained to FFELP. This New Bond Issue Report seeks to extend the state approvals of \$370 million in support of KHESLC’s FFELP program through June 30, 2023. Although \$370 million of approval is being sought, the attributes of this New Bond Issue Report below will utilize an amount of \$250 million.
<b>Proposed Date of Sale:</b>	[Various dates on or prior to June 30, 2023]
<b>Proposed Date of Issue:</b>	[Various dates on or prior to June 30, 2023]
<b>Rating (Anticipated):</b>	TBD
<b>Estimated Net Proceeds For Project<sup>(1)</sup>:</b>	
	Estimated Net Proceeds \$ 246,875,000
	Debt Service Reserve Fund 625,000
	<u>Cost of Issuance 2,500,000</u>
	<b>Gross Proceeds \$ 250,000,000</b>

**Expected Initial Interest Rate<sup>(1)</sup>:** One Month Term SOFR + 0.1144% + 1.40%

**Length of Term<sup>(1)</sup>:** Final Maturity Date: June 25, 2053

**Gross Debt Service<sup>(1)</sup>:** \$ 299,903,036

**Average Annual Debt Service<sup>(1)</sup>:** \$ 18,743,940

**First Call Date:** TBD

**Method of Sale:** Bridge Lines or DPNs: Direct Placement; ABNs: Negotiated

**Bond Counsel:** Hawkins Delafield & Wood LLP

**Purchaser:** For any Bridge Lines or DPNs, Bank of America, N.A. and/or an affiliate of Bank of America Corporation

**Purchaser's Counsel:** For any Bridge Lines or DPNs, Chapman and Cutler LLP

**Underwriter:** For any ABNs, BofA Securities, Inc.

**Underwriter's Counsel:** For any ABNs, Kutak Rock LLP

**Financial Advisor:** Hilltop Securities

**Trustee:** TBD

**Debt Service: KHESLC FFELP Student Loan Asset-Backed Notes<sup>(1)</sup>**

Date	Annual Gross Debt Service		
	Interest	Principal	Total
1/1/2024	\$ 9,223,237	\$ 32,213,442	\$ 41,436,679
1/1/2025	9,646,414	36,872,933	46,519,347
1/1/2026	7,387,951	34,895,447	42,283,399
1/1/2027	5,579,527	34,634,276	40,213,803
1/1/2028	4,296,907	23,002,415	27,299,322
1/1/2029	3,439,127	20,047,384	23,486,510
1/1/2030	2,653,777	16,308,697	18,962,474
1/1/2031	2,028,327	13,605,974	15,634,301
1/1/2032	1,510,473	9,895,933	11,406,406
1/1/2033	1,187,027	5,765,827	6,952,854
1/1/2034	944,462	5,036,294	5,980,756
1/1/2035	726,197	4,419,877	5,146,075
1/1/2036	531,623	3,836,510	4,368,133
1/1/2037	372,451	3,057,973	3,430,424
1/1/2038	239,233	2,675,182	2,914,415
1/1/2039	136,303	3,731,835	3,868,138
<b>Total</b>	<b>\$ 49,903,036</b>	<b>\$ 250,000,000</b>	<b>\$ 299,903,036</b>

(1) Assuming a single \$250,000,000 issuance, typical FFELP portfolio characteristics and current market conditions

## KEDFA BOND INFORMATION FORM

**Name of Issue:** Kentucky Economic Development Finance Authority Healthcare Facilities Refunding Revenue Bonds, Series 2022, Carmel Manor, Inc. Project (The Carmelite System, Inc. Obligated Group Guaranty) ("Bonds"). The Bonds will be federally tax-exempt and issued in an aggregate principal amount not expected to exceed \$20,000,000.

**Name of project(s) covered by Issue:** Carmel Manor, Inc. Project, (Carmelite System, Inc. Obligated Group Guarantee)

**Purpose of Issue:** The purpose of the Bonds is to (i) refinance the 2015 Bonds issued by KEDFA for the benefit of Carmel Manor, Inc. (the "Borrower"), which 2015 Bonds financed the acquisition, construction, renovation, relocation and equipping of long term care, memory care and rehabilitation units (the "Project"), located on the campus of the Borrower at 100 Carmel Manor Road, Ft. Thomas, Kentucky 41075, (ii) fund any termination payment related to the interest rate swap related to the 2015 Bonds and (iii) pay costs of issuance of the Bonds.

**Size:** Not to exceed \$20,000,000

**Proposed date of Sale:** August 2, 2022<sup>1</sup>

**Proposed date of Issue:** August 16, 2022<sup>1</sup>

**Maturity:** April 1, 2027

**Ratings:** Borrower: None  
Carmelite System Obligated Group: "A-" by Fitch (Expected)

**Security:** Gross revenues pledge by the Borrower.

Guarantee of debt service on the Bonds by The Carmelite System, Inc., with such Guaranty secured with a master note representing the joint and several payment liability of the Carmelite System Obligated Group, consisting of the following sponsored entities of the Carmelites Sisters for the Aged and Infirm (the "Sisters" or the "Sponsor"):

- The Carmelite System, Inc.
- Carmel Terrace, Inc.
- Saint Margaret Hall, Incorporated

1) Preliminary, Subject to Change



All information is estimated and subject to change

- Saint Patrick's Residence
- Saint Patrick's Manor, Inc.
- Kahl Home for the Aged and Infirm
- Lourdes-Noreen McKeen Residence for Geriatric Care, Inc.
- Mother Angeline McCrory Manor, Inc.
- The Villas at St. Therese, Inc.

The Guarantee is a joint and several obligation of the members of the Carmelite System Obligated Group pursuant to a Master Trust Indenture, and such Guarantee will be secured by a gross revenues pledge of the members of the Carmelite System Obligated Group.

The Borrower is also an affiliate of the Sponsor and the Carmelite System Obligated Group.

**Date authorizations(s):** June 30, 2022 (anticipated)(KEDFA Final Resolution)  
June 6 (anticipated) (City of Fort Thomas local approval)

Refunding Deposits:	\$16,750,000 <sup>1</sup>
Plus: Issuance Cost	\$479,970 <sup>1</sup>
Plus: Additional Proceeds	\$3,100 <sup>1</sup>
<b>GROSS PROCEEDS:</b>	<b>\$17,233,070<sup>1</sup></b>

**Terms of issue:** 5 Years **Net interest rate:** 4.22% (est. as of 5/25/2022)

**Length of term:** Final maturity: 4/1/2027

**Gross debt service amount:** \$20,038,545<sup>1</sup>  
**Average annual debt service:** \$619,694<sup>1,2</sup>

**First call date:** 4/1/2023 **Premium at first call:** 100%

**Method of sale:** Negotiated  
**Purchasers:** Institutional and Accredited Investors

- 1) Preliminary, Subject to Change
- 2) Excludes Principal payment at maturity

All information is estimated and subject to change

**Professional Services\***

<u>Payee Name/Address*</u>	<u>Participation</u>	Fees, commissions, or any other economic benefits received or anticipated to be received
Kentucky Economic Development Finance Authority Old Capitol Annex 300 West Broadway Frankfort, KY 40601	Issuance Fee	Up to \$10,000
Cain Brothers	Underwriter's Discount	\$175,000
Cain Brothers	Desk & Underwriting Expenses	\$5,470
Ice Miller LLP	Bond Counsel Fee and Expenses	\$76,500
Nixon Peabody LLP	Borrower's Counsel Fee	\$60,000
Harris Beach PLLC	Underwriter's Counsel Fee	\$50,000
Dressman Benzinger LaVelle PSC	Local Borrower's Counsel	\$25,000
Carmelite System, Inc.	System Management Fee	\$20,000
Stites & Harbison, PLLC	Issuer's Counsel Fee	\$20,000
Tucker Ellis LLP	Trustee Counsel	\$5,000
U.S. Bank N.A.	Master & Bond Trustee	\$3,000
Fitch	Rating Agency	\$30,000

\* Payees listed shall include issuers, underwriters, placement agents and advisors, financial advisors, remarketing agents, credit enhancers, trustees, accountants, and the counsel of all such persons, bond counsel, special tax counsel, and any other persons receiving financing benefit from the issuance of revenue bonds or notes.

All costs of issuance paid from Bond proceeds.

Note: Changes or additions in amounts or names of payees or recipients shall be furnished to the Capital Projects and Bond Oversight Committee and the Interim Joint Committee on Appropriations and Revenue, and shall be made available to the public, within three (3) days following such change or addition.

All information is estimated and subject to change

**SOURCES AND USES<sup>1</sup>** (Preliminary, subject to change; see attachment)

Sources:	Bond Proceeds	\$17,095,000
	Equity Contribution for COI	\$138,070
	Total Sources	\$17,233,070
Debt Service:	(See Attachment)	
Uses:	Refunding Series 2015 Bonds	\$16,750,000
	Cost of Issuance	\$479,970
	Additional Proceeds	\$3,100
	Total Uses	\$17,233,070

**FOR REFUNDING ONLY**

**Bond issue being refinanced:** Kentucky Economic Development Finance Healthcare Facilities Revenue Bonds, Series 2015 (Carmel Manor, Inc.)

**Amount of principal outstanding:** \$16,750,000    **Amount to be refunded:** \$16,750,000 +  
Accrued Interest

**Terms of existing bond issue:** Existing bonds are held by a commercial bank in a "bank direct purchase" transaction.

**Net interest rate:** Variable interest rate based on monthly reset of 1 Month LIBOR rate    **Length of term:** Final maturity 04/01/2047

**First call date:** Currently callable    **Call at par:** Currently callable at par

**Average annual debt service:** \$1,012,928

1) Preliminary, Subject to Change

REFUNDING ACTIVITY

Funds to apply to refunding:	\$16,750,000 <sup>1</sup>
Proceeds from New Bonds	-0-
Released Debt Service Reserve	-0-
Total Available to Pay Old Bond Issue	\$16,750,000 <sup>1</sup>

SAVINGS RESULTING FROM REFINANCING

The refinancing will provide cash flow relief to the Borrower for the next five years and is intended to take advantage of historically low fixed rates to eliminate burdensome bank covenants and “renewal risk” given the current short-term ownership period of the current bond holders.

Average annual debt service savings: \$393,130<sup>1</sup> (through 5-year interest only period)

Number of years savings will accrue: N/A

Total present value savings: N/A

1) Preliminary, Subject to Change

**BOND DEBT SERVICE**

**Series 2022 Tax-Exempt Bond Anticipation Notes (BANs)  
Refunding of Carmel Manor 2015 Bank Loan  
Interest Only, Bullet Maturity in 2027, 3.625% Interest Rate  
Assumes Carmelite System Obligated Group Guaranty  
Assumes \$0 Swap Termination  
Not Funding Accrued Interest**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
12/31/2022			154,923.44	154,923.44
12/31/2023			619,693.76	619,693.76
12/31/2024			619,693.76	619,693.76
12/31/2025			619,693.76	619,693.76
12/31/2026			619,693.76	619,693.76
12/31/2027	17,095,000	3.625%	309,846.88	17,404,846.88
	<b>17,095,000</b>		<b>2,943,545.36</b>	<b>20,038,545.36</b>

## NEW BOND ISSUE REPORT\*

### NEW BOND ISSUE

Name of Bond Issue:	Kentucky Housing Corporation Multifamily Revenue Bonds (Crossings at South Park Project), Series 2022
Purpose of Issue:	The Bonds will be used to finance the acquisition, construction and equipping of a multifamily residential rental project containing approximately 192 units, located at 10511 West Manslick Road, Louisville, KY 40118 (the "Project") to be owned by Crossings at South Park, LLC, a Kentucky limited liability company or its successors and assigns (the "Borrower"). The Kentucky Housing Corporation has conducted a public hearing concerning the proposed project on 18 <sup>th</sup> day, July, 2022, following the delivery of notice to the public in the <i>State Journal</i> and in <i>The Courier Journal</i> . The Bonds, if approved, will be the sole obligations of the Borrower.
Name of Project:	Crossings at South Park
Date of Sale:	Late Summer/Fall 2022
Date of Issuance:	Late Summer/Fall 2022
Anticipated Ratings:	No rating currently anticipated
Anticipated Net Proceeds:	\$22,000,000
Cost of Issuance:	See Exhibit A attached (costs of issuance paid from owner equity)
Bond Discount:	\$0
Debt Service Reserve Fund:	\$0, but \$1,067,921 estimated operating deficit reserve to be funded from equity.
Insurance Premium:	Bond Insurance is not currently anticipated
Total Project Cost:	\$41,226,758 (estimated)
Terms of Issue:	Anticipated net interest rate: 4.65% Anticipated term: 18 years Anticipated average annual debt service: \$1,212,420
First Call Date:	To be determined
Premium at First Call:	To be determined
Method of Sale:	Private Placement
Bond Counsel:	Frost Brown Todd LLC
Purchaser Counsel:	Vice Cox & Townsend, PLLC
Purchaser:	German American Bank
Trustee:	Not Applicable
Developer:	Marian Development Group, LLC

\* Preliminary (as of 6/30/22) and subject to change.

**Exhibit A\***

**Project Funding Sources:**

Tax-Exempt Bonds	\$22,000,000
Deferred Developer Fee	\$4,058,438
Louisville Affordable Housing Trust Fund	\$2,000,000
GP Equity	\$100
LIHTC Anticipated Net Syndication Proceeds (4%)	\$13,168,220
Total	\$41,226,758

**Costs of Issuance:**

Origination Fee	\$220,000
KHC Counsel	\$20,000
KHC Financing Fee	\$132,000
KHC Application Fee & Expenses	\$6,500
KHC Admin Fee	\$5,000
Bond Counsel	\$65,000
Lender Counsel	\$65,000
Borrowers Counsel	\$85,000
Syndicator Counsel	\$40,000
TEFRA/Publication/Print	\$10,000
Cost of Issuance Contingency	\$50,000
Total:	<u>\$698,500</u>

\* All amounts are preliminary estimates (as of 6/30/22) and subject to change.

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## **MARIAN DEVELOPMENT GROUP**

**PROJECT:** Crossings at Mill Creek  
4801 Manslick Road, Louisville, KY 40216 (Jefferson County)

The Marian Group was formed in 2001 for the purpose of developing residential, multi-family and commercial real estate by Jacob L. Brown, its Founder and Principal. Through partnerships with nonprofit entities and for-profit investors, Marian produces market rate and commercial projects, and develops affordable housing through the utilization of Low Income Housing Tax Credits.

Marian Development is a full-service real estate development, construction, advisory and investment firm based in Louisville, KY. Since its inception, Marian Development has successfully completed 21 developments producing a total of 1,435 affordable housing units with budgets totaling \$203,583,497, utilizing tax exempt bonds, 4% and 9% LIHTCs and additional funding resources including state and federal HTCs, FHLB AHP, HOME, CDBG, and HUD Mixed Financing. In addition to these affordable housing projects, we have completed market rate developments, most recently the Bradford Mills Lofts. These market rate developments produced another 373 units, with combined budgets of \$43,917,952.

We coordinate with community organizations to ensure the project is a good fit for the community. As developer, we guide the project from inception through construction completion as the primary contact to the project contractor, architect, engineer, real estate agents and various other stakeholders associated with the project. We utilize a combination of funding sources including grants and loans from federal, state and local funding agencies as well as private investors and banks to create a project that is sustainable.

Marian has utilized the following funding sources, administered by either KHC, HUD or Metro Louisville Department of Housing & Family Services: HOME, CDBG, LEAD, Risk Sharing, Mixed Finance, Section 221(d)(4) Sub-Rehab, and ARRA Exchange funds. Marian has experience with HUD regulations as they relate to the aforementioned funding sources as well as the Housing Choice Voucher Program, Project Based Section 8, Mod Rehab and the Moving to Work initiative. Additionally, Marian has leveraged private fund raising, grants or donations along with private construction and permanent lending to meet development goals.

Marian exists to enhance the quality of life for people, through thoughtful selection and development of projects that strengthen and revitalize neighborhoods, and through strong partnerships and collaborations that benefit the larger community.





Jacob L. (Jake) Brown  
*Founder & Principal*

P 502.297.8130

C 502.639.2818

[jake@themariangroup.com](mailto:jake@themariangroup.com)

Jake Brown has been involved in the real estate development and general construction industry from a very young age. Since founding The Marian Group and its associated companies, he has actively led over \$300 million of development, management and construction work.

Projects he has led have amassed thirteen awards for excellence, while Marian has developed an outstanding reputation for honesty, leadership, non-profit involvement, and outsized returns to investors, stakeholders, clients and the community.

Early in his career, Mr. Brown was Project Manager and General Superintendent for Cardinal Industrial Services, providing industrial and commercial hazardous environmental cleanup to clients like Dow Chemical, Rohm and Haas, DuPont Chemical, PNC Bank and Humana.

An experienced developer with a passion for repurposing and repositioning historic, bank owned, foreclosed or stalled real estate assets, Mr. Brown is knowledgeable in the structuring and implementation of multiple financing strategies including bank, private equity, taxable and non-taxable bond issuance, and Federal and State Historic Tax Credit.



## NEW BOND ISSUE REPORT

### BOND ISSUE

Name of Bond Issue: Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (1405 West Broadway), Series 2022

Purpose of Issue: The bonds will be used to finance the acquisition, rehabilitation and equipping of 1405 West Broadway (also referred to as, Gateway on Broadway Apartments), a multifamily residential rental facility consisting of one hundred sixteen (116) units, located in 1405 West Broadway, Louisville, Jefferson County, Kentucky, to be known as Gateway on Broadway Apartments. The Kentucky Housing Corporation has conducted a public hearing concerning the proposed project on July 8, 2022, following the delivery of notice to the public at least seven days prior to such hearing.

Name of Project: 1405 West Broadway (Gateway on Broadway Apartments)

Anticipated Date of Sale: August 31, 2022

Anticipated Date of Issuance: August 31, 2022

Anticipated Ratings: Private Placement

Anticipated Net Proceeds: \$25,000,000

Cost of Issuance: See Exhibit A attached (Fees associated paid from owner equity)

Bond Discount: \$0

Debt Service Reserve Fund: \$0, but an estimated \$623,641 operating reserve will be funded from equity.

Insurance Premium: N/A

Total Project Cost: \$45,926,749 (estimated)

Terms of Issue: Net interest rate: 4.75%  
Term: August 31, 2057 (420 months)  
Average debt service: \$1,466,570.23  
Gross debt service: \$58,662,809.39

First Call Date: TBD

Premium at First Call: No premium

Method of Sale: Private Placement

Bond Counsel: Dinsmore & Shohl LLP

Underwriter Counsel: N/A

Financial Advisor: N/A

Bond Purchaser: HOPE of Kentucky, LLC (an affiliate of the Kentucky Bankers Association)

Trustee: TBD

**Exhibit A**

**Project Funding Sources:**

Equity Investment	\$15,396,477
Federal Historic Equity Investment	\$5,955,876
First Mortgage	\$25,000,000
Seller Note	\$700,000
KHC AHTF	\$500,000
KHC HOME	\$500,000
HOME Match	\$25,000
Louisville EPA Grant	\$350,000
LAHTF - Loan	\$1,500,000
LAHTF - Forgivable	\$4,750,000
State Historic Bridge Loan HOPE of KY	\$2,857,887
<u>Deferred Dev. Fee</u>	<u>\$2,164,542</u>
Total	\$59,699,782

**Fees Paid:**

Origination Fee	\$250,000
KHC Tax-Exempt Bond Pre-Application Fee	\$1,000
KHC Tax-Exempt Bond Application Fee	\$3,500
KHC Tax Credit Reservation Fee	\$174,960
KHC Market Study Review Fee	\$1,000
KHC Construction Inspection Fee	\$19,000
KHC Tax-Exempt Bond Upfront Issuer Fee	\$110,795
KHC Tax-Exempt Bond Annual Issuer Fee	\$31.250
KHC Tax-Exempt Bond Counsel Fee	\$17,500
KHC Tax-Exempt Bond Administrative Fee	\$5,000
Bond Counsel	\$85,000
<u>TEFRA/Publication/Print</u>	<u>\$5,000</u>
	\$672,786



## **Agency Narrative**

Based in Louisville, KY, The Housing Partnership, Inc. (HPI) is a 501(c)3 non-profit real estate development organization that creates affordable housing opportunities to encourage family stability, support communities, revitalize neighborhoods, and empower the local economy. Originally formed in 1988 as a city-funded nonprofit corporation called Louisville Housing Development Corporation, HPI reincorporated as a private nonprofit in 1990 and works closely with State, City, and local government agencies, affiliated nonprofits, and community development organizations to meet the affordable housing needs of Kentucky and southern Indiana.

The mission of HPI is to create, preserve and promote access to affordable housing opportunities, with a vision to create communities in which affordable housing of choice is available for everyone. Since its inception, HPI has leveraged over \$1 billion in new affordable housing development through public and private partnerships, serving over 12,000 low-income individuals and families, and has contributed to the production of over 10,000 affordable housing units. HPI is proud to be the first nonprofit developer in the State of Kentucky federally awarded \$6M in New Market Tax Credits for the development of single-family housing and, recently, has been awarded \$2M in Capital Magnet Funds for its current single- and multifamily development pipelines.

At present, HPI serves over 1,500 individuals and families in its property-managed single- and multi-family communities. Alongside resident services, HPI offers a path to homeownership through its HUD-certified, nationally-recognized Homebuyer Education & Financial Counseling program that lowers the cost of entry for new homeowners through access to downpayment assistance and community mortgage lending. HPI, in partnership with state agencies and other nonprofits, also works to combat homelessness through affordable housing and homeownership among veterans and victims of domestic violence.

HPI is a member of national accredited affordable housing organizations, NeighborWorks® America and The Housing Partnership Network (HPN).

## *Agency Profile*

- Incorporated** 1990 as a 501(c)3 Kentucky nonprofit corporation.
- Mission** To create, sustain and promote access to affordable housing opportunities.
- Vision** Creating communities in which affordable housing of choice is possible for everyone.
- History** Formed from a collaborative “think tank” of civic and financial leaders as the first class of Leadership Louisville’s Bingham Fellows, Louisville Housing Development Corporation was created as a city-funded non-profit corporation in 1988 and evolved into The Housing Partnership, Inc., a private, non-profit 501(c)3 corporation in 1990. A Board of Directors, composed of private, nonprofit, and public constituents, oversees the policies and corporate operations. Ms. Maria Bouvette currently serves as Chairperson of the Board of Directors.
- Services** HPI is an entrepreneurial nonprofit corporation divided into four main lines of business:
- Real Estate Development - Multi-Family & Single Family Housing Production**  
To date, HPI has developed over 2,600 affordable housing units throughout Kentucky, providing affordable single-family and multi-family rental opportunities and for-sale single-family homes to low-income residents and homeowners.
- Real Estate Development Consultant Services**  
An established leader in the federal Low Income Housing Tax Credit (LIHTC) program, HPI has contributed to the creation of over 7,500 affordable housing units through its consulting services, working closely with a range of nonprofit, community and for-profit developers interested in affordable housing.
- Asset Management & Property Management**  
HPI maintains financial and operational oversight of its real estate portfolio of over 1,500 affordable single-family and multi-family housing units. HPI provides in-house property management of its scattered-site, single-family lease purchase portfolio and works with third-party property management of its multi-family portfolio.
- Homebuyer Education & Financial Counseling**  
HPI offers free homebuyer education and one-on-one financial counseling to its residents and first-time homebuyers of HPI’s for-sale single-family houses. Home ownership programs include financial empowerment, first-time homebuyer education and foreclosure mitigation.
- Affiliations** HPI is a member of national accredited affordable housing organizations, NeighborWorks® America and The Housing Partnership Network (HPN).
- Staff** HPI currently employs 31 people under the leadership of Mr. Andrew D. Hawes, President & CEO.
- The Numbers** 191 developments; 10,251 total units produced; \$924,765,323 invested.

## NEW BOND ISSUE REPORT

### **BOND ISSUE**

Name of Bond Issue: Kentucky Housing Corporation Conduit Revenue Bonds (Churchill Park), Series 2022

Purpose of Issue: The bonds will be used to finance the acquisition, rehabilitation and equipping of the Churchill Park, a multifamily residential rental facility consisting of two hundred forty-eight (248) units, located in 2161 E 19th Street, Owensboro, Daviess County, Kentucky. The Kentucky Housing Corporation has conducted a public hearing concerning the proposed project on July 8, 2022 following the delivery of notice to the public at least seven day prior to such hearing.

Name of Project: Churchill Park

Anticipated Date of Sale: August 31, 2022

Anticipated Date of Issuance: August 31, 2022

Anticipated Ratings: N/A (Private Placement)

Anticipated Net Proceeds: \$31,000,000

Cost of Issuance: See Exhibit A attached (costs of issuance paid from owner equity)

Bond Discount: \$0

Debt Service Reserve Fund: \$0, but a \$1,297,615 operating reserve will be funded from equity.

Insurance Premium: N/A

Total Project Cost: \$70,599,704

Terms of Issue: Net interest rate: 5.00%  
Term: 18 Years/40 Year Amortization  
Average debt service: \$1,793,771.35  
Gross debt service: \$56,190,096.90

First Call Date: 24 Months

Premium at First Call: No premium

Method of Sale: Private Placement

Bond Counsel: Dinsmore & Shohl LLP

Underwriter Counsel: N/A

Financial Advisor: N/A

Bond Purchaser: Piper Sandler & Co.

Trustee: TBD

**Exhibit A**

**Project Funding Sources:**

KHC Bond	\$	31,000,000.00
Existing Reserves and Seller Financing	\$	12,000,000.00
Seller Note	\$	23,407,000.00
State Historic Bridge Loan HOPE of KY	\$	341,348.00
<u>Deferred Dev. Fee</u>	<u>\$</u>	<u>3,851,356.00</u>
Total	\$	70,599,704.00

**Costs of Issuance:**

Underwriter Fee	\$	305,000.00
KHC Tax-Exempt Bond Pre-Application Fee	\$	1,000.00
KHC Tax-Exempt Bond Application Fee	\$	3,500.00
KHC Tax Credit Reservation Fee	\$	249,472.00
KHC Market Study Review Fee)	\$	1,000.00
KHC Initial Inspection Fee	\$	1,000.00
KHC Construction Inspection Fee	\$	34,649.00
KHC Tax-Exempt Bond Upfront Issuer Fee	\$	183,000.00
KHC Tax-Exempt Bond Annual Issuer Fee	\$	38,125.00
KHC Tax-Exempt Bond Counsel Fee	\$	20,625.00
<u>KHC Tax-Exempt Bond Administrative Fee</u>	<u>\$</u>	<u>5,000.00</u>
Total	\$	842,371.00

# TCG Experience & Qualifications

**TCG Development Advisors (TCG)** has extensive experience planning, developing, building, financing, providing financial advisory and staff training services to housing authority clients, and operating affordable to moderate-income housing, with extensive experience in the Rental Assistance Demonstration (RAD) program. TCG brings to its clients an unsurpassed depth of financial advisory, real estate development, construction, consulting, planning, and operational experience. Over the last 20 years, TCG has served as development partner or financial advisor for 24 authorities, with over 10,000 units being redeveloped through HOPE VI or converted through RAD, with a total development cost exceeding \$1.0 Billion.

**Extensive RAD Experience** Since 2013, acting as co-developer with housing authority partners in the RAD program, TCG has closed or has under contract more than 3,800 units of revitalization with total development costs in excess of \$400 million. TCG has more RAD/Bond/Tax Credit experience than any other developer in the country. In the last 5 years, TCG closed fifteen RAD/Bond/Tax credit developments containing 2,114 units with total development cost of \$208.5 million plus an additional new construction 9% tax credit development with 84 units and a development cost of \$16.2 million. On the consulting side, TCG has conducted full portfolio assessments for RAD Conversions for over 50 PHA clients and has assisted 102 PHAs move 215 projects through the conversion process as Readiness Transaction Manager on HUD's behalf. These projects have nearly 24,000 units.

TCG is a nationally recognized consultant/planner and developer of affordable housing across the nation, transforming distressed urban neighborhoods into attractive, affordable communities of choice. Working with public housing authorities, local and state governments, and other stakeholders, we carry out a variety of integrated real estate development activities that include:

- area master planning
- neighborhood revitalization
- financial advisory services
- equity investment
- hard & soft project financing
- tax-exempt bond financing
- mixed-income and mixed-finance rental and homeownership development





*Howard University's Employer Assisted Housing*

TCG has more than 35 years of experience revitalizing communities and developing affordable housing, including a variety of commercial and civic uses. TCG has worked continuously to plan, promote, develop, and support quality residential “Communities of Choice”. This goal has been accomplished through the development of affordable rental housing and homeownership programs, the improvement of management and maintenance of existing housing communities, and the provision of supportive services such as economic development, training, and technical assistance. TCG has implemented revitalization activities in 18 States and 31 cities.

### **Who We Are**

TCG is a full-service real estate planning, consulting, financial advisory and development services firm with specialized expertise in affordable housing and urban revitalization program planning and execution. We have been active across the nation, transforming distressed neighborhoods into attractive, affordable communities of choice. Our clients often include public housing authorities, local development authorities, cities and counties, universities, tenant associations, HUD, and private and nonprofit firms.

Our firm has the expertise to successfully implement the full range of real estate planning, finance and development activities. These include formulating housing development strategies, identifying, acquiring and master planning sites, managing architects and engineers to rezone land, developing design and construction documents, obtaining both debt and equity financing, overseeing construction and occupancy, managing legal staff to prepare organizational documents, training residents on homeownership responsibilities, training boards of directors on leadership and management and operations oversight, assisting property managers with startup and operations, and working with local governments and authorities on integrating our community revitalizations into local plans and strategies. We have a strong focus on assisting our housing authority partners to build their staff capacity to undertake ever-increasing responsibility and understanding of the process of revitalization and operation of the RAD communities. We

maintain a strong emphasis on affordable homeownership, which we believe is the single most significant factor in the physical, social and economic revitalization of an area. We have provided over 33,000 low- and medium-income families the opportunity to own their homes and participate in operating and managing their communities.

We also build sustainable communities by developing, financing, and operating high-quality, affordable rental and for-sale housing, coordinating access to support services and asset-building activities, and shaping community and economic initiatives critical to the communities served.

## Our Evolution

Founded in 1984 with the mission of building effective communities, The Communities Group has worked continuously over the years to plan, promote, develop and support affordable housing and community revitalization. TCG works in the United States and overseas, bringing its domestic experience to developing countries and international expertise to urban revitalization here at home.

At the beginning of 1999, The Communities Group reorganized its operations into four operating companies: TCG Development Services, LLC; TCG International, LLC; TCG Technologies, LLC; and TCG Consulting, LLC, organizations that specialize in U.S. urban planning and revitalization; international housing and urban policy/development; technology for asset and property management; and consulting to the public and Indian housing sectors, respectively. In 2011, TCG Development Advisors, LLC was added to the TCG team.



Reservoir Hill - Baltimore, Maryland

## Development

TCG has extensive experience revitalizing and developing affordable housing, with a variety of commercial and civic uses. Each project presents a unique set of challenges for which we develop creative investment strategies and strong partnerships—with housing agencies and banks, resident corporations and business leaders, public agencies, and private investors. We help build desirable neighborhoods that serve residents well. Good design is essential. With a comprehensive approach to development, TCG has succeeded in preserving affordable housing and developing neighborhoods conducive to a healthy community — neighborhoods that help residents overcome the many challenges they face in today's urban environment — an affordable home; better schools; jobs and opportunities for families and children.

Each project presents a unique set of challenges for which TCG develops creative investment strategies and strong partnerships -- with housing agencies and banks, resident corporations and business leaders, public agencies, and private investors. TCG helps build desirable neighborhoods that serve residents well.

**Extensive Mixed Finance Experience** TCG has substantial mixed-finance, mixed-income, rental and homeownership, mixed-use, planning, consulting, and development experience, including HUD, HOPE VI, LIHTC, AHP, RAD, Choice Neighborhood Initiatives (CNI) and Capital Fund Financing necessary to address the needs and

challenges of the Cleveland Housing. Authority's revitalization needs. TCG created over 2,000 Mixed-Finance units in its HOPE VI developments.

## Finance

TCG has worked closely with global and local banks, public and private agencies, local, state and federal governments to assemble financing for over 33,000 units of housing and a diversity of commercial, civic, and community activities. To meet the special needs of each neighborhood, our work requires a complex mix of financing, including:

- private mortgage financing
- tax-exempt bond financing
- public funding through HUD, Treasury, and State Housing Finance Agencies
- private institutional equity
- tax-increment financing
- subordinate financing
- loan guarantees
- credit enhancement
- Federal Home Loan Bank AHP Financing
- equity investment in low-income, historic, and New Markets tax credits
- foundation and government grants
- financing for community services

**Extensive LIHTC Experience** We leverage public funding with private investment. We combine federal initiatives like HOPE VI and Choice Neighborhoods with local tools such as tax increment financing and homeownership assistance. Our portfolio of partners ranges from the world's largest commercial banks and the bank next door; to state HFAs and HUD; to Freddie Mac and Fannie Mae, to numerous municipal governments, housing authorities, and private partners. TCG has obtained 13 HOPE VI implementation grants for its clients, one of the highest numbers of grants obtained by a single organization in the country and has served as developer for these projects as well as several others. In all, TCG has developed 74 Low-Income Housing Tax Credit communities (9,961 units) and 20 public housing and HOPE VI homeownership communities (12,790 units). These projects have a total development cost exceeding \$1.1 billion.

Since HUD's change from HOPE VI to Choice Neighborhoods in 2010, TCG has assisted 14 authorities to obtain CNI Planning Grants leading up to potential applications for implementation funding. With only 85 planning grant awards nationwide, TCG is again a leader in successful applications for this program. TCG was master planner for the Norfolk (VA) Redevelopment and Housing Authority/City of Norfolk's successful CNI application which resulted in an implementation grant, one of only three awarded in 2019.

**Outside the Box Financing** TCG has had significant success accessing federal stimulus funds for our clients. In 2009, TCG obtained \$34 million in Exchange and TCAP funding and direct and leveraged Capital Fund Recovery Competition (CFRC) funding in the amount of \$86.9 million. TCG believes community development merits and requires both public and private investment, and that successful communities provide the requisite return for each. In the same funding competition, TCG assisted housing authority clients to obtain grants for the "greening" of public housing, both new construction and substantial rehabilitation as well as Neighborhood Stimulus Program Grant funds, which was a recovery program aimed at developing homeownership and preventing foreclosures. With the Norfolk Redevelopment and Housing Authority, for example, TCG assisted the authority in taking capital fund

investments already made, including them in tax credit basis, floating a tax-exempt bond, and using the resulting tax credit equity to make additional improvements.

**Extensive Tax-Exempt Bond Experience** Approximately 80% of RAD conversions that are financed utilize tax-exempt bond financing. The first new construction RAD development in the country to be completed (2013) was TCG's Forrest Green bond funded development in Wilson, NC, with 108 units and a \$14.5 million Total Development Cost. The first RAD/FHA/Bond Financing to close in the country (2014) were TCG's Terrace Lane and Southside Village redevelopments in Lexington, NC, comprised of 268 units and \$21.5 Total Development Cost. TCG has more RAD/Bond/Tax Credit experience than any other developer in the country. In the last 5 years, TCG closed fifteen RAD/Bond/Tax credit developments containing 2,114 units with total development cost of \$208.5 million  
Consulting/Planning

TCG has provided consulting, financial advisory services, and planning services to numerous clients. As stated above, TCG has assisted numerous clients in obtaining Choice Neighborhood Initiative planning grants and is serving as master planner for a number of these neighborhood-wide initiatives. In 2012, TCG assisted numerous clients to obtain financing under the initial competition for the new Rental Assistance Demonstration Program. Additional applications that TCG worked on in 2013-2015 brought the firm's total successful applications for RAD units during that period to 35,350 (19% of total awards). TCG has provided full portfolio RAD assessments for over 50 authorities, and continues working with numerous authorities converting their complete inventory, such as El Paso (TX), Gastonia (NC), and Yonkers (NY), as well as substantial parts of their portfolio, such as Knoxville (TN). HUD engages TCG's assistance as an expeditor for RAD, as well as a Readiness Transaction Manager for authorities receiving RAD Commitments from 2015 into 2020. As developer, or co-developer, TCG is currently implementing more than 3,800 units of RAD preservation or new development, with over \$400 million in TDC. In the RAD program, through 2018, TCG has been involved in planning, arranging financing, development, and advisory services for 160 housing authorities in 41 states on a total of more than 90,000 RAD housing units.

**Extensive Planning Experience** TCG's public housing repositioning planning experience dates back to the days of HUD's HOPE I program, the precursor of its successful HOPE VI program. The Kern County (CA) Housing Authority's Oro Vista HOPE I revitalization was TCG's initial foray into public housing revitalization planning, which now totals 32 separate planning endeavors encompassing a total of 15,462 units and \$2.1 Billion in planned Total Development Cost.

## Revitalization Projects: Planning and Development

Projects planned for HUD Grant Funds, TCG as Planner, 1999 to present

City	Area Revitalization Project	Estimated TDC (or Planning)	Units	Value of Funded Projects	Units	TCG Roles	Partners	HUD & HOME Grants
Kern County, CA	Oro Vista	\$ 25,024,620	436	25,024,620	436	Planner, Developer	Golden Empire Affordable Housing	\$ 4,453,000
Lakeland, FL	Washington Ridge	\$ 59,499,369	478	59,499,369	478	Planner, Developer	SunTrust; Lakeland Polk Housing	\$ 21,842,801
Norfolk, VA	Broad Creek Renaissance	\$ 415,578,000	948	415,578,000	948	Planner	Torti-Gallas	\$ 35,000,000
North Charleston, SC	North Park Village	\$ 194,477,900	1,055	194,477,900	1,055	Planner, Lead Developer	N/A	\$ 30,300,000
Frederick MD	North Market Revitalization	\$ 65,289,000	307	65,289,000	307	Planner, Lead Developer	Venezia Properties	\$ 21,436,509
Duluth, MN	Harbor View Hillside	\$ 106,049,000	518	106,049,000	518	Planner, Lead Developer	DHRA; Torti-Gallas	\$ 23,380,750
Daytona Beach, FL	Halifax Park/ Bethune Village	\$ 79,612,000	339	79,612,000	339	Planner, Lead Developer	Torti-Gallas	\$ 35,000,000
Winston-Salem, NC	Happy Hill Gardens	\$ 70,643,000	445	70,643,000	445	Planner, Lead Developer	Eagan & Sons	\$ 30,000,000
Daytona Beach, FL	Martin Luther King	\$ 16,746,351	81	16,746,351	81	Planner, Lead Developer	N/A	\$ 7,639,191
Spartanburg	Phyllis Goins Revitalization	\$ 64,123,400	501	64,123,400	501	Planner	E.R. Bacon and Associates	\$ 20,000,000
Greenville, SC	Jesse Jackson Townhomes	\$ 99,524,528	540	99,524,528	540	Planner, Lead Developer	N/A	\$ 20,000,000
Wilmington, NC	Robert Taylor Homes	\$ 104,420,762	418	-	-	Planner	N/A	\$ -
St. Louis, MO	Carr Square	\$ 16,380,000	182	16,380,000	182	Planner, Developer (FA)	Carr Square Tenant Management Corp.	\$ 10,000,000
Norfolk, VA	Grandy Village	\$ 104,115,000	654	38,900,000	275	Planner, Developer (FA)	N/A	\$ -
Norfolk, VA	Moton Circle	\$ 83,253,712	480	-	-	Planner, Developer	N/A	\$ -
Fayetteville, NC	Old Wilmington Road	\$ 107,361,645	747	107,361,645	747	Planner, Co-Developer	United Developers	\$ 26,500,000
Chesapeake, VA	Schooner Cove (CFRC)	\$ 4,149,734	24	4,149,734	24	Planner, Developer	Urban Collage	\$ 3,341,584
Chesapeake, VA	Broadlawn Park (HOPE VI)	\$ 77,939,375	364	-	-	Planner, Developer	N/A	\$ -
Rome, GA	Altoview Terrace	\$ 50,313,174	282	2,082,504	-	Planner, (FA)	Mercy Housing	\$ 1,732,504
Little Rock, AR	Homes at Granite Mountain	\$ 6,257,280	40	6,257,280	40	Planner, Developer (FA)	Quadel, Fennell Purifoy	\$ 2,251,731
Granite City, IL		\$ 8,353,223	63	8,353,223	63	Planner, (FA)	Granite City Housing Authority	\$ 6,052,223
Wilson, NC	Whitfield Homes/ Forrest Road	\$ 126,202,189	609	11,614,642	106	Planner, Developer	Urban Collage	\$ 7,614,642
Pueblo, CO	Sangre de Cristo	\$ 71,614,000	380	6,323,656	38	Planner, Co-Developer	Quadel	\$ -
Norfolk, VA	Tidewater Gardens-Planning & Implementation Grants	\$ 186,886,757	1,854	186,886,757	618	Planner	Urban Collage; Torti-Gallas	\$ 30,250,000
Wilmington, NC	Hillcrest-Planning Grant	\$ 262,458	768	262,458	-	Planner	Urban Collage	\$ 200,000
Wilson, NC	Center City-Planning Grant	\$ 635,274	609	635,274	-	Planner, Developer	Urban Collage	\$ 200,000
Little Rock, AR	12th Street Corridor-Planning	\$ 589,263	372	589,263	-	Planner	Quadel	\$ 300,000
Savannah, GA	East Savannah Gateway-Planning	\$ 1,169,684	750	1,169,684	-	Planner	Quadel	\$ 300,000
Suffolk, VA	East Suffolk-Planning Grant	\$ 766,968	618	766,968	-	Planner	Urban Collage	\$ 255,656
Little Rock, AR	Three Towers-Planning	\$ 48,300,697	600	48,300,697	-	Planner, (FA)	N/A	\$ -
<b>Totals</b>		<b>\$ 2,195,538,363</b>	<b>15,462</b>	<b>\$1,636,600,953</b>	<b>7,741</b>			<b>\$ 338,050,591</b>

TCG is a minority-owned business and is committed to working with minority- and women-owned businesses in all of our revitalization programs. In each project, goals are established regarding the percentage of contracts awarded to M/WBEs, and in many cases we have assisted in the provision of training and organizational assistance to help create local business enterprises. In every HOPE VI and RAD revitalization we have developed, we have exceeded the MBE/WBE targets set out by our clients.



TCG is an equal opportunity employer. The firm was ranked number 391 in Hispanic Business's List of 500 Fastest Growing Hispanic firms in 2009. TCG has also been named one of Inc. Magazine's 100 Fastest Growing Inner-City companies that are based in and serving inner-cities.

### **Commitment to Capacity Building**

TCG has worked with housing authorities for most of its 35 years of existence as an ongoing business. We have assisted the staff of our housing authority partners to enhance their capabilities in project finance and development; in their understanding of the RAD, LIHTC, and Mixed-Finance programs; in their ability to provide property management services incorporating tax credit compliance responsibilities; and in transitioning from a narrow focus on public housing management and supportive services to becoming an organization that becomes an engine of change in its community. TCG is committed to long-term relationships with our housing authority partners, but our respective roles change over time as the authority staff gain experience and program capabilities. A good example is the progression of our relationship with the Norfolk, VA Redevelopment and Housing Authority. TCG has provided services to NRHA for 20 consecutive years. We were the master planner on a very successful HOPE VI revitalization in Norfolk, subsequently co-developer with NRHA on several successful Mixed-Finance rehab conversions, currently RAD and financial advisor to NRHA development staff, and, most recently the master planner on a winning Choice Neighborhood Initiative collaboration between NRHA and the City of Norfolk on the revitalization of an area immediately adjacent to downtown Norfolk that currently contains 1,767 public housing units.

### **Commitment to Energy Efficiency.**

TCG has benefitted greatly over the years from its relationship with Dick Santangelo, head of Apollo Energy Solutions. We have worked with Dick since he was HUD's PIH Energy Program Manager and we have relied on his understanding and capability since he formed Apollo Engineering Solutions. We are pleased to have Dick as a member of the TCG team with a focus on improving the energy efficiency of the units as a key component of the rehabilitation process.

## **Extensive RAD Experience**

TCG was one of the earliest private sector participants in the RAD program. Our two Lexington, NC conversions, which closed simultaneously, were the first RAD closings in North Carolina, and, we believe, were the first RAD/Bond/FHA closings in the country. Our Wilson, NC conversion was the first new construction RAD transaction to be completed in the country.

### **Here are our completed and closed-out RAD developments:**

#### **Southside Village, Lexington, NC**

130 unit energy-efficient (EnergyStar) family rehabilitation. Tax-Exempt bond financing with FHA mortgage insurance plus AHP financing from the Federal Home Loan Bank. \$10,000,000 total development cost. Status: Stabilized Operations. TCG is co-developer with the Lexington HA's non-profit and has 49% GP interest, with the non-profit having a 51% interest. TCG is managing member of the GP while its guarantees are in effect. The property is privately managed.

**Terrace Lane, Lexington, NC**

138 unit energy-efficient (Energy Star) family rehabilitation. Tax-Exempt bond financing with FHA mortgage insurance. \$11,500,000 total development cost. Status: Stabilized Operations. TCG is co-developer with the Lexington HA's non-profit and has 49% GP interest, with the non-profit having a 51% interest. TCG is managing member of the GP while its guarantees are in effect. The property is privately managed.

**Forrest Green, Wilson, NC**

108 unit energy-efficient green (Enterprise Green) senior community incorporating both rehabilitation and new construction. TCG assisted the Wilson Housing Authority in securing the only Capital Fund Recovery Competition (CFRC) part IV award, of more than 20 applications, in the state of North Carolina. CFRC part IV was a post – Great Recession HUD program to fund shovel-ready highly energy-efficient public housing rehabilitations. TCG was able to add on extensions to the backs of 68 cottage-style units to double the size of the kitchens, install geothermal heating and cooling systems, and solar panels which allow the LP to sell power back to the electrical grid. While the rehabilitation was ongoing, TCG assisted the housing authority to float a tax-exempt bond and build an additional 38 new construction units with the tax-credit equity. 22 of the 38 units are RAD units, transferred from another site. The total development cost was \$14,500,000. TCG is co-developer with the Wilson HA and has 49% GP interest, with the authority having a 51% interest. TCG is managing member of the GP while its guarantees are in effect. Status: Stabilized Operations. The property is privately managed.

**Craven Terrace Phase I, New Bern, NC**

188 unit family rehabilitation. Tax-Exempt bond financing from PNC Bank and both low-income housing tax credits and historic tax credits. \$13,600,000 total development cost. TCG partnered with Evergreen Partners. The partnership is co-developer with the New Bern HA's non-profit and has 49% GP interest, with the non-profit having a 51% interest. TCG/Evergreen is managing member of the GP while its guarantees are in effect. The authority receives 50% of cash flow as payment on its loans and TCG receives 90% of the balance as incentive management fee. Status: Stabilized Operations. The property is privately managed.

**Craven Terrace Phase II, New Bern, NC**

106 unit family rehabilitation. Tax-Exempt bond financing from PNC Bank and both low-income housing tax credits and historic tax credits. \$13,400,000 total development cost. TCG partnered with Evergreen Partners. The partnership is co-developer with the New Bern HA's non-profit and has 49% GP interest, with the non-profit having a 51% interest. TCG/Evergreen is managing member of the GP while its guarantees are in effect. Developer fee split is 75% to TCG/Evergreen, 25% to the authority's non-profit. The authority receives 50% of cash flow as payment on its loans and TCG receives 90% of the balance as incentive management fee. Status: Stabilized Operations. The property is privately managed.

**Crescent Residential Properties, Winder, GA**

282 unit family rehabilitation. FHA mortgage insurance with no tax credits or bond financing. \$19,500,000 total development cost. Status: Stabilized Operations. The Winder Housing Authority was able to receive sales proceeds in excess of \$2 million from the transaction. With the proceeds the HA was able to acquire a surplus school from the city which it has converted into a multi-use center with a Boys and Girls Club, authority administrative offices, offices for local non-profits, and space for 25 workforce residential units. TCG was co-developer with the authority, providing no guarantees or ownership interests. TCG received a flat fee of \$738,000. The conversion is completed and closed out. The property is managed by the authority.

**Grayfield Apartments, Cedartown, GA**

100 unit senior-oriented rehabilitation. Tax-Exempt bond financing with FHA mortgage insurance plus AHP financing from the Federal Home Loan Bank. \$7,547,000 total development cost. Status: Stabilized Operations. TCG is co-developer with the Cedartown HA's non-profit and has 49% GP interest, with the non-profit having a 51% interest. TCG is managing member of the GP while its guarantees are in effect. The authority receives 50% of cash flow as payment on its loans and TCG receives 90% of the balance as incentive management fee. The property is managed by the housing authority's non-profit, with assistance from the Macon Housing Authority during a management transition period.

**Cherokee Springs, Cedartown, GA**

134 unit scattered-site family rehab on five separate sites. Tax-Exempt bond financing with FHA mortgage insurance plus AHP financing. \$13,500,000 total development cost. Status: Stabilized Operations. Final endorsement anticipated September, 2018. TCG is co-developer with the HA's non-profit and has 49% GP interest with the non-profit having a 51% interest. TCG is managing member of the GP while its guarantees are in effect. The authority receives 50% of cash flow as payment on its loans and TCG receives 90% of the balance as incentive management fee. The property is managed by the housing authority's non-profit, with assistance from the Macon Housing Authority during a management transition period.

**Dale Homes, Phase I, Portsmouth, VA**

146 unit family rehab on one site. EarthCraft certified. Tax-Exempt bond financing by Freddie Mac. Total development cost of \$22,900,000. Status: Stabilized Operations. Perm loan conversion anticipated October, 2019. TCG and Hunt Companies are fee co-developers with the authority. Hunt paid all of the predevelopment costs and neither Hunt nor TCG provide any guarantees. T Hunt and TCG have no ownership interest and do not share in the cash flow. The conversion is completed and closed out. The property is managed by the Authority.

**Dale Homes Phase II, Portsmouth, VA**

150 unit family rehab adjacent to Dale Homes, Phase I. Tax-Exempt bond financing provided by Towne Bank, a regional bank in Tidewater, VA. Total development cost of \$22,900,000. Status: Stabilized Operations. Completion occurred in May, 2019. TCG and Hunt Companies are fee co-developers with the authority. Hunt paid all of the predevelopment costs and neither Hunt nor TCG provide any guarantees. Hunt and TCG have no ownership interest and do not share in the cash flow. The conversion is in the rehabilitation process. The property is managed by the Authority.

**Cameron – Weldon, Gastonia, NC**

191 unit rehab with NCHFA-required energy-saving features. Tax-Exempt bond financing with FHA mortgage insurance plus AHP financing. \$21,800,000 total development cost. Status: Stabilized Operations. TCG is co-developer with the HA's non-profit and has 49% GP interest, with the authority having a 51% interest. TCG is managing member of the GP while its guarantees are in effect. The authority receives 50% of cash flow as payment on its loans and TCG receives 90% of the balance as incentive management fee. The authority determined that private management was the preferred management option.

**Linwood Terrace, Gastonia, NC**

100 unit rehab with NCHFA-required energy-saving features. Tax-Exempt bond financing with FHA mortgage insurance plus AHP financing. \$9,700,000 total development cost. Status: Stabilized



Operations. TCG is co-developer with the HA's non-profit and has 49% GP interest. TCG is managing member of the GP while its guarantees are in effect. The authority receives 50% of cash flow as payment on its loans and TCG receives 90% of the balance as incentive management fee. The authority determined that private management was the preferred management option.

#### **Mountain View, Gastonia, NC**

109 unit rehab with NCHFA-required energy-saving features. Tax-Exempt bond financing with FHA mortgage insurance plus AHP financing. \$12,600,000 total development cost. Status: Stabilized Operations. TCG is co-developer with the HA's non-profit and has 49% GP interest. TCG is managing member of the GP while its guarantees are in effect. The authority receives 50% of cash flow as payment on its loans and TCG receives 90% of the balance as incentive management fee. The authority determined that private management was the preferred management option.

#### **Five Points Phase 2, Knoxville, TN**

84 unit new construction with Earth Craft designation. Total development cost of \$12,700,000. The 9% construction development has been recently completed and final certificates of occupancy have been issued.. Construction and permanent financing provided by a local bank. TCG is a fee co-developer with Knoxville's Community Development Corporation (KCDC), the city's housing and redevelopment authority. KCDC paid all of the predevelopment costs and provided all guarantees. As both a housing and redevelopment authority, KCDC has a large and experienced development staff committed to the redevelopment. TCG has no ownership interest and does not share in the cash flow. The property is managed by the Authority.

#### **Lonsdale Apartments, Knoxville, TN**

260 unit rehab with significant energy-saving features. Total development cost of \$22,700,000. Tax-exempt bond financing with CitiBank issuance of Fannie Mae's Mortgage Tax-Exempt Bond program (MTEB). TCG is a fee co-developer with Knoxville's Community Development Corporation (KCDC), the city's housing and redevelopment authority. KCDC paid all of the predevelopment costs and provided all guarantees. As both a housing and redevelopment authority, KCDC has a large and experienced development staff committed to the redevelopment. TCG has no ownership interest and does not share in the cash flow. Status: Stabilized Operations. The property is managed by the Authority.

#### **North Ridge Crossing, Knoxville, TN**

268 unit rehab with significant energy-saving features. Total development cost of \$28,800,000. Tax-exempt bond financing with CitiBank issuance of Fannie Mae's Mortgage Tax-Exempt Bond program (MTEB). TCG is a fee co-developer with Knoxville's Community Development Corporation (KCDC), the city's housing and redevelopment authority. KCDC paid all of the predevelopment costs and provided all guarantees. As both a housing and redevelopment authority, KCDC has a large and experienced development staff committed to the redevelopment. TCG has no ownership interest and does not share in the cash flow. Status: Stabilized Operations. The property is managed by the Authority.

#### **The Vista, Knoxville, TN**

175 unit rehab with significant energy-saving features. Total development cost of \$15,500,000. Tax-exempt bond financing with CitiBank issuance of Fannie Mae's Mortgage Tax-Exempt Bond program (MTEB). TCG is a fee co-developer with Knoxville's Community Development Corporation (KCDC), the city's housing and redevelopment authority. KCDC paid all of the predevelopment costs and provided all guarantees. As both a housing and redevelopment authority, KCDC has a large and experienced

development staff committed to the redevelopment. TCG has no ownership interest and does not share in the cash flow. Status: Stabilized Operations. The property is managed by the Authority.

#### **Lexington Place Phase I, Portsmouth, VA**

Sec. 18 - 72 unit new construction development with a total development cost of \$16,300,000. The 9% allocation award was issued by the Virginia Housing Development Authority on July 16, 2018.

Construction and permanent financing provided by VHDA. TCG and Pennrose are fee co-developers with the authority. Pennrose paid all of the predevelopment costs and neither Pennrose nor TCG provide any guarantees. TCG has no ownership interest and does not share in the cash flow. Closing took place in December, 2019. The property is managed by the Authority.

#### **Current Developments – RAD & Section 18**

TCG Currently has 9 developments under construction or in pre-closing status containing 1,894 units with a total development cost of \$322,500,000. Once a development begins construction, the senior staff time required to manage the construction process is substantially reduced. As a result, TCG has the capacity to work with current housing authority partners to both bring about a high quality RAD conversion of their properties and to assist in staff training and development. Current developments, all RAD or Sec. 18 conversions, are the following:

#### **Eagle Landing, Suffolk, VA**

Sec.18 – combination 93 unit demolition & new construction paired with adjacent 113 unit rehab, both with significant energy-saving features. In pre-development. Total development cost estimated to be \$41,000,000. Tax-exempt bond financing will be through FHA. The cash flow split will be 50-50. Section 18 approval has been issued by HUD. The Virginia Housing Development Authority has awarded \$33 million in a bond allocation to the Suffolk Redevelopment and housing Authority (SRHA) and the Federal Home loan Bank of Atlanta has provided \$500,000 in Affordable Housing Program funding. TCG is co-developer with the Suffolk Redevelopment and Housing Authority and is managing member of the GP while its guarantees remain in place. SRHA will manage the property following a three year interim management period during which SRHA staff will gain experience in tax credit compliance.

#### **New Hope Properties, Hopkinsville, KY**

RAD. New Hope Properties is the RAD conversion of the Housing Authority of Hopkinsville's entire portfolio of 455 units, which are located on nine separate sites with structures ranging in age from 1952 to 1992. The conversion will be financed with a single \$33 million bond issuance from the Kentucky Housing Corporation and the total development cost is \$65.8 million. AGM Financial Services will provide a \$26 million FHA loan and Ohio Capital Corporation for Housing is providing a \$20.8 million equity investment. TCG is co-developer with HAH and is managing member of the GP while its guarantees remain in place. HAH will provide property management with assistance from an experienced tax credit management company for a 2-3 year interim period.

#### **Cleveland Forward Phases One and Two, Cleveland, TN**

RAD. Cleveland Forward is the RAD conversion of 293 units owned by the Cleveland Housing Authority, located on nine sites in the City of Cleveland. The conversion will be financed with two \$16 million bonds issued by CHA with volume cap allocation from the Tennessee Housing Development Agency. Total Development Cost is \$64 million. Piper Sandler and Systima Capital Management are providing

conventional bond financing and Ohio Capital Corporation for Housing is providing a \$24.4 million equity investment. TCG is co-developer with CHA and is managing member of the GP while its guarantees remain in place. CHA will provide property management with assistance from an experienced tax credit management company for a 2-3 year interim period.

### **Churchill Park, Owensboro KY**

RAD. Churchill Park is the RAD conversion of 298 units owned by the Housing Authority of Owensboro located on a single site in the City of Owensboro. The conversion will be financed with a \$31 million bond issued by the Kentucky Housing Corporation. Total Development Cost is \$60.5 million. Piper Sandler is providing conventional bond financing and R4 Capital Management is providing a \$24.4 million equity investment. TCG is co-developer with HAO and is managing member of the GP while its guarantees remain in place. HAO will provide property management.

### **Hamilton Phases One & Two & Middletown Phases One & Two, Butler County OH**

RAD The four phases comprise the RAD conversion of 693 units owned by the Butler Metropolitan Housing Authority located on multiple sites in Butler County, Ohio. The conversion will be financed with a \$91 million in bonds issued by the Ohio Housing Finance Agency. Total Development Cost is \$91 million. Piper Sandler is providing conventional bond financing and Ohio Capital Corporation for Housing is providing a \$69 million equity investment. TCG is co-developer with BMHA and is managing member of the GP while its guarantees remain in place. BMHA will provide property management with assistance from an experienced tax credit management company for a 2-3 year interim period.

## NEW BOND ISSUE REPORT

### BOND ISSUE

Name of Bond Issue: Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (Shawnee Apartments), Series 2022

Purpose of Issue: The bonds will be used to finance the acquisition, construction, rehabilitation and equipping of Shawnee Apartments, a multifamily residential rental facility consisting of one hundred seventy-seven (177) total units, located in Jefferson County, Kentucky at (i) 100 E Caldwell Street, (ii) 105 E Caldwell Street, (iii) 111 E Caldwell Street, (iv) 1200 S 2nd Street / 206 W Oak Street, (v) 210-214 W Oak Street, (vi) 1427 S Brook Street, (vii) 1424-1430 S 6th Street, (viii) 1840 Greenwood Avenue / 1039-1043 Dr. WJ Hodge Street, (ix) 1843 Greenwood Avenue / 1027-1031 Dr. WJ Hodge Street, (x) 722-726 S 31st Street, (xi) 694 Madelon Court, (xii) 657 Lindell Avenue, (xiii) 665-669 Lindell Avenue, (xiv) 673-675 Lindell Avenue, (xv) 4028-4030 W Broadway, (xvi) 4137-4139 W Broadway (Site of 4 Units of New Construction), (xvii) 4401-4415 Del Park Terrace, (xviii) 703-709 S 41st Street, (xix) 4406 Elliott Avenue, (xx) 668 S 44th Street, (xxi) 670 S 44th Street, (xxii) 672 S 44th Street, (xxiii) 674 S 44th Street, (xxiv) 676 S 44th Street, (xxv) 212 Cecil Avenue, and (xxvi) 120-122 S 37th Street, each in Louisville, Kentucky. The Kentucky Housing Corporation has conducted a public hearing concerning the proposed project on July 8, 2022, following the delivery of notice to the public at least seven days prior to such hearing.

Name of Project: Shawnee Apartments

Anticipated Date of Sale: August 31, 2022

Anticipated Date of Issuance: August 31, 2022

Anticipated Ratings: Private Placement

Anticipated Net Proceeds: \$19,370,000

Cost of Issuance: See Exhibit A attached (Fees associated paid from owner equity)

Bond Discount: \$0

Debt Service Reserve Fund: \$0, but an estimated \$721,934 operating reserve will be funded from equity.

Insurance Premium: N/A

Total Project Cost: \$45,926,749 (estimated)

Terms of Issue: Net interest rate: 5.09%

Term: August 31, 2062 (480 months)

Average debt service: \$1,134,708.24

Gross debt service: \$45,388,329.42

First Call Date:	TBD
Premium at First Call:	No premium
Method of Sale:	Private Placement
Bond Counsel:	Dinsmore & Shohl LLP
Underwriter Counsel:	N/A
Financial Advisor:	N/A
Bond Purchaser:	Cedar Rapids Bank & Trust
Trustee:	TBD

**Exhibit A**

**Project Funding Sources:**

KHC Tax-Exempt Bonds	\$19,370,000
Tax Credit Equity	\$13,478,266
KHC AHTF	\$759,679
Louisville AHTF	\$1,010,000
Income During Construction	\$563,578
State Historic Credit	\$537,927
Federal Historic Credit	\$1,436,578
Cash Flow Loan	\$7,390,000
Deferred Developer Fee	\$1,380,721
	\$45,926,749

**Fees Paid:**

Origination Fee	\$193,700
KHC Tax-Exempt Bond Pre-Application Fee	\$4,500
KHC Tax-Exempt Bond Application Fee	\$10,000
KHC Tax Credit Reservation Fee	\$137,081
KHC Market Study Review Fee	\$4,000
KHC Construction Inspection Fee	\$19,097
KHC Tax-Exempt Bond Upfront Issuer Fee	\$67,795
KHC Tax-Exempt Bond Annual Issuer Fee	\$24,213
KHC Tax-Exempt Bond Counsel Fee	\$17,500
KHC Tax-Exempt Bond Administrative Fee	\$5,000
Bond Counsel	\$85,000
TEFRA/Publication/Print	\$5,000
	\$572,886

**Exhibit B**

	<b><u>Project Location</u></b>	<b><u>Amount of Bonds</u></b>
1	100 E Caldwell St, Louisville, KY 40203	\$883,270
2	105 E Caldwell St, Louisville, KY 40203	\$1,148,978
3	111 E Caldwell St, Louisville, KY 40203	\$1,079,498
4	1200 S 2 <sup>nd</sup> St / 206 W Oak St, Louisville, KY 40203	\$2,106,789
5	210-214 W Oak St, Louisville, KY 40203	\$1,214,533
6	1427 S Brook St, Louisville, KY 40208	\$444,814
7	1424-1430 S 6 <sup>th</sup> St, Louisville, KY 40208	\$511,486
8	1840 Greenwood Ave / 1039-1043 Dr. WJ Hodge St, Louisville, KY 40210	\$1,183,067
9	1843 Greenwood Ave / 1027-1031 Dr. WJ Hodge St, Louisville, KY 40210	\$771,565
10	722-726 S 31 <sup>st</sup> St, Louisville, KY 40211	\$292,166
11	694 Madelon Ct, Louisville, KY 40211	\$292,116
12	657 Lindell Ave, Louisville, KY 40211	\$461,705
13	665-669 Lindell Ave, Louisville, KY 40211	\$1,417,828
14	673-675 Lindell Ave, Louisville, KY 40211	\$1,652,693
15	4028-4030 W Broadway, Louisville, KY 40211	\$394,189
16	4137-4139 W Broadway, Louisville, KY 40211 (Site of 4 Units of New Construction)	\$474,216
17	4401-4415 Del Park Terrace, Louisville, KY 40211	\$1,012,523
18	703-709 S 41 <sup>st</sup> St, Louisville, KY 40211	\$804,386
19	4406 Elliott Ave, Louisville, KY 40211	\$350,679
20	668 S 44 <sup>th</sup> St, Louisville, KY 40211	\$350,679
21	670 S 44 <sup>th</sup> St, Louisville, KY 40211	\$350,679
22	672 S 44 <sup>th</sup> St, Louisville, KY 40211	\$350,679
23	674 S 44 <sup>th</sup> St, Louisville, KY 40211	\$350,679
24	676 S 44 <sup>th</sup> St, Louisville, KY 40211	\$350,679
25	212 Cecil Ave, Louisville, KY 40212	\$392,614
26	120-122 S 37 <sup>th</sup> St, Louisville, KY 40212	<u>\$727,490</u>
		\$19,370,000

# New Directions Housing Corporation Development Team

## **Lori Hudson Flanery, President and Chief Executive Officer**

Before coming to New Directions in October 2016, Lori served as Kentucky's Secretary of the Finance & Administration Cabinet, capping a 27-year career in various positions in state government. Lori also has practiced law in two prominent law firms, and served as Vice Chair of the Ohio River Bridges Project. She is chair of the Kentucky Nonprofit Network, a trustee for the Gheens Foundation, and serves as a board member of the Center for Nonprofit Excellence, as well as several other housing and development organizations. Lori has been recognized as one of *Government Technology's* Top 25 Doers, Dreamers and Drivers for 2015.

## **Bridgette Johnson, Chief Operating Officer**

Bridgette Johnson joined New Directions Housing Corporation in 2004. Bridgette was promoted to COO in 2016 due to her superior operational proficiency in and passion for affordable housing and the community. She has managed over \$60M in multifamily properties throughout Louisville, KY and Dallas, TX. She brings a depth of knowledge in the affordable housing sector including real estate and market assessments, marketing and leasing, construction management, project accounting, and project redevelopment. In 2017, Bridgette led her team to be awarded the Outstanding Performance by a Management Company from Kentucky Housing Corporation and the U.S. Department of Housing and Urban Development.

Bridgette is a graduate of Focus Louisville (2015), Leadership Louisville (2017) and Bingham Fellows (2019). She is a member of the Institute of Real Estate Management and holds the Certification of Certified Property Manager (CPM) and Accredited Residential Manager (ARM). Additionally, she is a Certified Occupancy Specialist (COS) provided by the National Center for Housing Management and has also earned the NeighborWorks Training Institute Certification of Certified Housing Asset Manager (CHAM) and Nonprofit Housing Management Specialist. She is a graduate of Indiana Wesleyan University (B.S. Business Management) and is currently pursuing her MBA at the University of Louisville.

## **Kathleen "Kitty" McKune, Chief Revitalization Officer and General Counsel**

Kitty started at New Directions in 2016 after 25 years working as an attorney with two distinguished law firms, most recently Reed Weitkamp Schell & Vice PLLC since 2008. In her over 25 year career as an attorney, Kitty has specialized in complex real estate transactions, and she served as outside counsel to New Directions on a number of transactions. Kitty is a 1985 graduate of the University of Louisville, where she received her B.A. in Political Science, with Highest Honors. She is a 1988 graduate of the Indiana University School of Law, where she received her Juris Doctor degree, cum laude.

# New Directions Housing Corporation Development Team

## **Christopher Roszman, Chief Financial Officer**

Chris joined New Directions in August 2021 after spending more than 30 years in healthcare and non-profit related organizations. He spent half his career in public accounting/consulting practices; first as a Healthcare Consultant with Ernst & Young and then later in his career, as a Partner with the National Firm of BKD, LLP, where he was responsible for growing the newly opened Louisville office. The other half of his career was spent as Chief Financial Officer or Chief Operating Officer and spanned large multi-hospital systems, multi-state physician practices and Community Mental Health Centers. Chris brings a wealth of experienced and a strategic perspective to New Directions operations.

## **John Beran, Chief Strategy Officer**

John joined the team in 2019 to spearhead planning of short- and long-term goals for New Directions. He is an entrepreneur that has scaled a few lifetimes of experience and worn many hats including Chief Financial, Chief Operating and Chief Executive Officer roles in both start-ups and large enterprises (\$300 million to \$3 billion). John's career started at KPMG and evolved to CFO of Aurora Health Care in Milwaukee, Wisconsin before relocating to Louisville, Kentucky as Chief Operating Officer of a large health care services company. Since 2000, John has invested in or helmed over a dozen ventures.

## **Gus Thomas, Director of Real Estate Development**

Gus joined New Directions in 2012, assuming responsibilities as coordinator of the New Albany Midtown Neighborhood Stabilization Program. In the latter phases of this program, he performed oversight of construction as well as underwriting and qualifying prospective homebuyers. Gus's responsibilities included reporting and analysis of construction progress, expenditures and marketing of the homes. After the completion of the 33 properties in Phase One of the program, Gus has overseen Phase Two which included the completion of the Culbertson Avenue Development, a six-home development on one block of Culbertson Ave. In 1982, he earned his CPA certification and for the last 35 years has been a licensed real estate broker with extensive experience in real estate sales, property management, construction and rehabilitation of residential and commercial properties.

## **Mark Derridinger, Construction Manager**

Mark stepped into a newly created role at New Directions as Construction Manager in 2019. Before joining New Directions, Mark worked for more than 25 years in the construction trade. For 20 years, Mark worked as a project manager and estimator for both residential and commercial construction projects. Later he started his own construction company that took on both residential and commercial projects. At New Directions, Mark oversees the day to day construction process of New Directions single-family rehabs and owner-occupied rehabs. Mark is a 1985 graduate of Murray State where he received his Bachelor's in Construction Technology.



## **NEW DIRECTIONS HOUSING CORPORATION DEVELOPMENT TEAM**

### **George Sanders, Chief Impact Officer**

George Sanders has over 25 years of middle and senior level management experience working with a Fortune 100 company. Over the past 7 years, he's worked in a variety of consulting and leadership roles related to affordable housing having joined New Directions 4 years ago as the Director of Home Ownership Preservation. His work experience includes technical assistance for CDBG in Deerfield Beach Florida and managing a variety of government and privately funded owner-occupied rehab initiatives. Now in his role as Chief Impact Officer, George evaluates the outcomes and impact that New Directions' work has in the community. Furthermore, he oversees the Saint Benedict Center for Early Childhood Development. George is a graduate of the University of Louisville with a Bachelor of Science degree.

### **Max Monahan, Director of Home Ownership Preservation**

Max joined New Directions in 2012 as a member of the Resource Development and Community Building and Engagement team. In the time since, he has developed relationships with resident leaders and other stakeholders in the community. Max works closely with neighborhood leaders to help them develop and implement their strategic plans. As a member of the Home Ownership Preservation department as well as Real Estate Development, Max has worked in project financing, compliance and job tracking. A native of Southern Indiana, he graduated from Indiana University Bloomington in 2012 with a bachelor's degree in non-profit management from the School of Public and Environmental Affairs (SPEA), and a business certificate from the Kelley School of Business.

### **Matt McGee, Project Manager**

Matt officially came on board in the fall of 2015 after serving as both an intern and an AmeriCorps VISTA for New Directions and receiving his Masters of Urban Planning and Graduate Certificate in Real Estate Development from the University of Louisville with a concentration in Housing and Community Development that same year. The past three years, Matt served as Executive Assistant to the COO gaining hands on experience in property management and maintenance, and was recently promoted to Project Manager. Matt has a passion for green building and has served in roles for the U.S. Green Building Council Kentucky.

## NEW BOND ISSUE REPORT

### BOND ISSUE

Name of Bond Issue: Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (The Path off Cane Run), Series 2022

Purpose of Issue: The bonds will be used to finance the acquisition, construction, and equipping of The Path off Cane Run, a multifamily residential rental facility consisting of one hundred and six (106) units, located near 4516, 4518, 4524, 4526 and 4528 Cane Run Road in Jefferson County, Kentucky. The Kentucky Housing Corporation has conducted a public hearing concerning the proposed project on July 8, 2022, following the delivery of notice to the public at least seven days prior to such hearing.

Name of Project: The Path off Cane Run

Anticipated Date of Sale: August 31, 2022

Anticipated Date of Issuance: August 31, 2022

Anticipated Ratings: Private Placement

Anticipated Net Proceeds: \$17,500,000

Cost of Issuance: See Exhibit A attached (Fees associated paid from owner equity)

Bond Discount: \$0

Debt Service Reserve Fund: \$0, but an estimated \$625,901 operating reserve will be funded from equity.

Insurance Premium: N/A

Total Project Cost: \$38,243,837 (estimated)

Terms of Issue: Net interest rate: 4.60%

Term: August 31, 2062 (480 months)

Average debt service: \$957,623.19

Gross debt service: \$38,304,927.44

First Call Date: TBD

Premium at First Call: No premium

Method of Sale: Private Placement

Bond Counsel: Dinsmore & Shohl LLP

Underwriter Counsel: N/A

Financial Advisor: N/A

Bond Purchaser: German American Bank

Trustee: TBD

**Exhibit A**

**Project Funding Sources:**

KHC Tax-Exempt Bonds	\$17,500,000
Tax Credit Equity	\$14,385,536
Soft Funds	\$2,500,000
Deferred Developer Fee	\$3,858,301
<hr/>	
	\$38,243,837

**Fees Paid:**

Origination Fee	\$175,000
KHC Tax-Exempt Bond Pre-Application Fee	\$1,000
KHC Tax-Exempt Bond Application Fee	\$3,500
KHC Tax Credit Reservation Fee	\$143,855
KHC Market Study Review Fee	\$1,000
KHC Construction Inspection Fee	\$19,980
KHC Tax-Exempt Bond Upfront Issuer Fee	\$105,000
KHC Tax-Exempt Bond Annual Issuer Fee	\$21,875
KHC Tax-Exempt Bond Counsel Fee	\$17,500
KHC Tax-Exempt Bond Administrative Fee	\$5,000
Bond Counsel	\$85,000
TEFRA/Publication/Print	\$5,000
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	\$583,710

# Everyone Deserves a Quality Place to Live.

## Kentucky Fact Sheet

### WE ARE DRIVEN

LDG Development was founded based on our belief that everyone deserves a quality place to live. That is why, for more than 25 years, we have worked to develop close to 20,000 units of high-quality affordable housing for thousands of hardworking families and active seniors across the country, including almost 2,500 units right here in KY. From the first responders who are the front lines of keeping our communities safe; to the service workers who have sacrificed income for service, we make sure that those who help our community run have a place they are proud to call home. By building desirable, welcoming housing, we are doing more than just giving families a great place to live. We are helping communities thrive.



### WE BEGIN WITH THE END IN MIND

We understand that the needs of each city are different. That is why we partner with local leaders and organizations that meet the needs of the community and reflect those characteristics that make it a special place.

Because we have our own architectural and design firm, as well as a construction management team, you will have a single point of contact throughout the development and construction stages. Ultimately, this "one stop" experience can lead to significant cost and time savings.

### WE ARE BUSTING THE MYTHS THAT SURROUND AFFORDABLE HOUSING

To start, we never cut corners. Instead, we go above and beyond design and maintenance standards to ensure our communities stay gorgeous and our residents have a place they are proud to call home.



**LDG**  
DEVELOPMENT



## WE ARE BUSTING THE MYTHS THAT SURROUND AFFORDABLE HOUSING

At LDG, we are in it for the long haul. That means we view every development as an opportunity to make an investment in a community that we will be a part of for decades to come. This approach ensures that our properties will be maintained to look as beautiful as the day they were built.

What's more, our onsite local teams all have a direct line to LDG senior leaders, ensuring decisions can be made quickly and with the needs of the local community in mind and are empowered to make decisions that are driven by our "residents first" philosophy.

## WE IMPROVE LIVES

Because our hard-working residents live busy lives, we go out of our way to support them by offering a variety of residents-first support services.

This includes a partnership with the state's largest healthcare system to provide weekly onsite medical services to all residents regardless of their health insurance status. These services range from routine primary care services focused on prevention and wellness; to more complex patient care typically performed at a physician's office. Residents can also receive assistance enrolling in Medicaid or other federal or state sponsored programs—all without leaving their home!



## HIGH-QUALITY, AFFORDABLE HOUSING ISN'T THE ONLY WAY WE GIVE BACK

We believe in the power of education and its ability to change the trajectory in our residents' lives. This guiding philosophy is reflected in a partnership with the National Association of Housing and Redevelopment Officials that is designed to provide scholarships to students living in public housing. Through a \$1 million scholarship fund, students receive up to \$6,000 annually for four years that can be used to pay tuition and other expenses associated with obtaining a college degree. The foundation also supports dozens of local community groups focused on helping some of the nation's most vulnerable and at-risk populations.

To help ensure students living in our communities have the support they need to succeed academically, we are piloting an initiative with a local non-profit focused on improving academic outcomes for underserved populations that is designed to boost reading scores for elementary and middle school students.

## WHEN YOU'RE GOOD AT WHAT YOU DO, PEOPLE NOTICE

In addition to our scholarship fund, we are also proud to have been selected for the following awards:

- **#2** Best Places to Work in Louisville (2021)
- **#1** Developer of Affordable Housing (2020, 2019)
- **#2** Developer of Affordable Housing (2018)
- **#1** Developer of Affordable Housing (2017)
- **#20** Top 25 Builder (2019)
- **#18** Top 50 Developer (2019)

[www.ldgdevelopment.com](http://www.ldgdevelopment.com)



**LDG**  
DEVELOPMENT

### KENTUCKY OFFICE

1469 South Fourth Street  
Louisville, KY 40208  
(502) 638-0534

### GEORGIA OFFICE

510 Plaza Drive  
College Park, GA 30349

### TENNESSEE OFFICE

414 Union Street, Suite 1900  
Nashville, TN, 37219

### TEXAS OFFICE

6300 LaCalma Drive, Suite 520  
Austin, TX 78752



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## NEW BOND ISSUE REPORT

### BOND ISSUE

Name of Bond Issue: Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (Yorktown Senior Housing), Series 2022

Purpose of Issue: The bonds will be used to finance the acquisition, rehabilitation and equipping of Yorktown Senior Housing which consist of two multifamily residential rental facilities consisting of approximately one hundred (100) residential dwelling units located at 7200 National Turnpike, Louisville, KY 40214 and 7250 National Turnpike, Louisville, KY 40214, each in Jefferson County, Kentucky commonly known as Yorktown I Apartments and Yorktown II Apartments, respectively, and to be owned by Yorktown Senior Housing, LLC, a Kentucky limited liability company. The Kentucky Housing Corporation has conducted a public hearing concerning the proposed project on July 11, 2022, following the delivery of notice to the public at least seven days prior to such hearing.

Name of Project: Yorktown Senior Housing

Anticipated Date of Sale: August 31, 2022

Anticipated Date of Issuance: August 31, 2022

Anticipated Ratings: Private Placement

Anticipated Net Proceeds: \$8,500,000

Cost of Issuance: See Exhibit A attached (Fees associated paid from owner equity)

Bond Discount: \$0

Debt Service Reserve Fund: \$0, but an estimated \$480.900 operating reserve will be funded from equity.

Insurance Premium: N/A

Total Project Cost: \$20,500,346

Terms of Issue: Net interest rate: 6.00%

Term: August 31, 2062 (480 months)

Average debt service: \$561,217.91

Gross debt service: \$22,488,716.54

First Call Date: TBD

Premium at First Call: No premium

Method of Sale: Private Placement

Bond Counsel: Dinsmore & Shohl LLP

Underwriter Counsel: N/A

Financial Advisor: N/A

Bond Purchaser: Merchants Capital Bank

Trustee: N/A

**Exhibit A**

**Project Funding Sources:**

Equity Investment	\$5,756,494
Federal Energy Credits	\$41,596
KHC Bonds	\$8,500,000
Existing Reserves	\$341,550
Seller Note	\$4,800,000
LAHTF - Loan	\$500,000
Member Contribution	\$100
<u>Deferred Dev. Fee</u>	<u>\$560,606</u>
Total	\$20,500,346

**Fees Paid:**

Origination Fee	\$100,000
KHC Tax-Exempt Bond Pre-Application Fee	\$1,000
KHC Tax-Exempt Bond Application Fee	\$3,500
KHC Tax Credit Reservation Fee	\$58,547
KHC Market Study Review Fee	\$1,000
KHC Construction Inspection Fee	\$1,000
KHC Tax-Exempt Bond Upfront Issuer Fee	\$40,260
KHC Tax-Exempt Bond Annual Issuer Fee	\$21,250
KHC Tax-Exempt Bond Counsel Fee	\$12,500
KHC Tax-Exempt Bond Administrative Fee	\$5,000
Bond Counsel	\$75,500
<u>TEFRA/Publication/Print</u>	<u>\$5,000</u>
	\$324,557



ALLIEDARGENTA

# DEVELOPMENT CONSTRUCTION MANAGEMENT

*CREATING VALUE FOR ALL STAKEHOLDERS BY  
DEVELOPING SUSTAINABLE AFFORDABLE HOUSING*

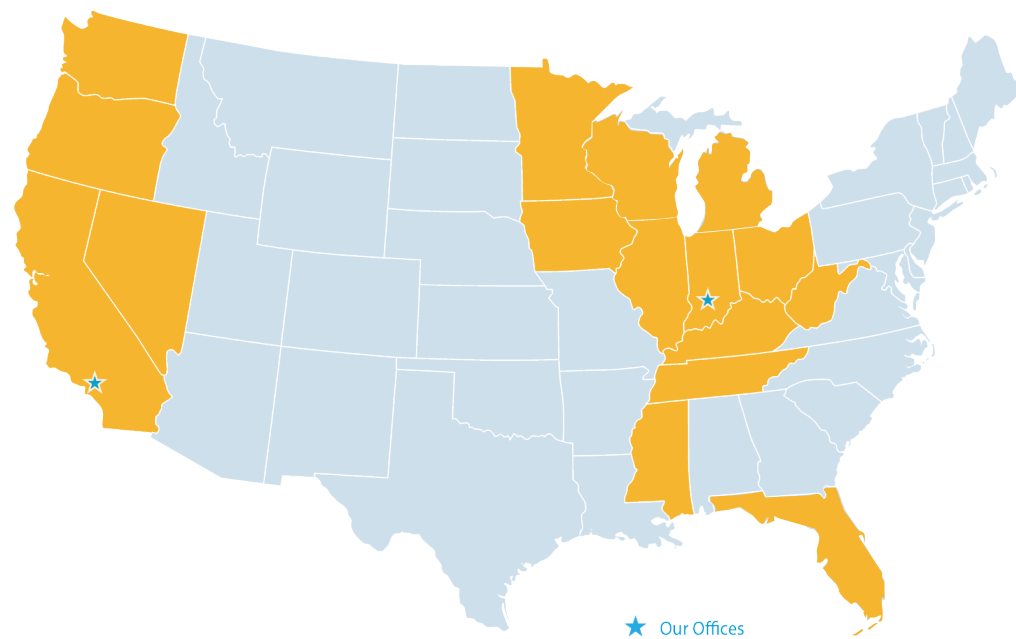
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812.876.5478  
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The Allied Leadership Team	8



Allied Argenta, LLC and its affiliates (“Allied”) specialize in the acquisition, financing, development, construction and management of affordable multifamily properties – this is our pathway to creating authentic, balanced communities where individuals and families thrive. Allied Affordable Housing, LLC, one of the Allied companies, was originally formed in 2006. Collectively, the Allied leadership team holds decades of national experience in the affordable housing industry. Building on this experience, we collaborate with public and private sector partners to enrich communities, provide our residents with the high-quality homes, services, and amenities everyone deserves, and inspire our neighbors to employ their own potential to effect change.

With a sharp focus on understanding the unique needs of every project we undertake, Allied implements a careful selection process ensuring our acquisitions and partnerships allow us to further our goals and deliver what we promise. Our strategy includes the utilization of existing resources, identifying and fostering relationships with residents, businesses, and government agencies, extensive neighborhood research, and developing a resident services plan in tandem with local providers. Allied finances through the combination of tax-exempt bonds, FHA loan proceeds (under HUD’s 221(d)(4) and HUD 223(f) programs), as well as private placement and 4% low income housing tax credits. In addition, Allied is working on new construction projects tailored to our Special Needs initiative to develop housing for adults with developmental disabilities and Seniors.

For Allied, an investment in a property is a commitment to continuous improvement and obligation to operate with loyalty and respect.



# THE ALLIED COMPANIES



*Allied Real Estate Partners, LLC* works closely with clients, partners and service providers to develop value-add solutions that match the unique characteristics and intended housing goals of each project.



*Allied Affordable Housing, LLC* has extensive experience with LIHTC properties and is focused on the acquisition and renovation of existing multifamily properties to create affordable housing communities where people of modest resources can form a home.



*Argenta Construction Group, LLC* executes superior quality construction, producing a competitive market position for properties by delivering in-demand upgrades, premium amenities, and durable asset improvements.



*Hayes Gibson Property Services, LLC* ensures properties are managed in an efficient, professional and profitable manner. These foundational elements ensure tenant satisfaction, excellent apartment conditions and rents that prove valuable for tenants and investors alike.

# ALLIED'S PROJECT EXAMPLES



**ASHWOOD DOWNS**  
**96 UNITS**  
*Washington*  
**Year Built:** 1995  
**Project Size:** \$10.6 million  
**Allied Role:** Construction Manager, Developer and Property Manager

**ATHERTON WOODS**  
**102 UNITS**  
*Washington*  
**Year Built:** 1994  
**Project Size:** \$11.5 million  
**Allied Role:** Construction Manager, Developer and Property Manager



**SUMMERHILL**  
**221 UNITS**  
*Nevada*  
**Year Built:** 1997  
**Project Size:** \$23 million  
**Allied Role:** Developer, General Contractor, Managing Member



## FIRCREST MANOR 59 UNITS

*Oregon*

**Year Built:** 1972

**Project Size:** \$10.8 million

**Allied Role:** Developer, General Contractor, Managing Member, Property Manager



## WESTMINSTER VILLAGE 132 UNITS

*Kentucky*

**Year Built:** 1970-71

**Project Size:** \$17.8 million

**Allied Role:** Developer, General Contractor, Managing Member, Property Manager



## HENRY GREENE 125 UNITS

*Kentucky*

**Year Built:** 1969

**Project Size:** \$17.8 million

**Allied Role:** Developer, General Contractor, Managing Member, Property Manager



## LAKESIDE MANOR 20 UNITS

*Kentucky*

**Year Built:** 1970

**Project Size:** \$1.3 million

**Allied Role:** Developer, General Contractor, Consultant, Property Manager



## GREATER COMMUNITY 15 UNITS

*Kentucky*

**Year Built:** 2003

**Project Size:** \$725,000

**Allied Role:** Developer, General Contractor, Consultant, Property Manager



## COVERED BRIDGE 252 UNITS

*Indiana*

**Year Built:** 1981

**Project Size:** \$30 million

**Allied Role:** Developer, Co-General Contractor, Managing Member, Property Manager







## MEADOWLARK 360 UNITS

*Indiana*

**Year Built:** 1969

**Project Size:** \$30 million

**Allied Role:** Developer, Co-General Contractor, Managing Member, Property Manager



## FRIENDSHIP HOUSE 174 UNITS

*Indiana*

**Year Built:**

**Project Size:** \$27 million

**Allied Role:** Developer, Consultant, Property Manager

## UNDER DEVELOPMENT

### LUTHERAN 225 UNITS

*Florida*

**Project Size:** \$36.6 million

**Allied Role:** Developer, General Contractor, Consultant

### ARC VILLAGE 36 UNITS

*California*

**Project Size:** \$11.1 million

**Allied Role:** Developer, General Contractor, Consultant

### RICHLAND 172 UNITS

*Indiana*

**Project Size:** \$22 million

**Allied Role:** Developer, General Contractor, Consultant

### GOVERNOR PARK 90 UNITS

*Indiana*

**Project Size:** \$15.3 million

**Allied Role:** Developer, General Contractor, Consultant

# THE ALLIED LEADERSHIP TEAM

The Leadership Team for Allied has extensive backgrounds in multifamily acquisitions, construction, rehabilitation, finance, and operations.



## CHUCK O'NEAL *CEO / Principal*

Chuck is the CEO of Allied Argenta's group of companies, which includes development, construction and property management. Our development company is a general partner in fourteen multifamily property partnerships and Hayes Gibson Property Management, our management group, currently manages approximately 6,000 units in 10 states. Additionally, Chuck currently serves on the Board of Directors of Salas O'Brien Engineers, Inc., which provides engineering and consulting services for energy, technology and infrastructure projects with an emphasis on energy efficiency and sustainable design with 21 offices throughout the United States. Following successful ventures in the financial services industry, Chuck founded and managed a consulting and project management company that performs site acquisition, planning, architecture and engineering, construction and property management for thousands of cellular sites for wireless carriers. Chuck also served on the board of Site Management Solutions, Inc. which managed and sublicensed hundreds of cellular sites to wireless telecommunications carriers in the public right-of-way. He has also had ownership interests in company is the manufacturing and lighting industries. Chuck's diverse business experience enables him to effectively analyze opportunities and implement strategies to appreciably enhance their value. Chuck holds an MBA with a concentration in finance from the University of Notre Dame where he graduated with High Honors and was presented with the Dean's Award. He also holds a B.A. in business economics from the University of California, Riverside and has his California Real Estate Broker's license. Chuck is married with two adult children and lives in Incline Village, Nevada.





## ANTHONY JOWID

*COO / Principal*

Anthony affords more than 25 years of operations, management, sales and marketing experience to the Allied team. Prior to joining Allied Argenta, he was an Officer for the Rabine Group, a \$200 Million group of companies focused primarily on construction services. He was charged with designing, implementing and managing all sales and marketing efforts for the group's 15 different companies. The Rabine Group was ranked as one of the 50 fastest growing private companies in Illinois for 2009, 2010, 2011, 2012 and listed in Inc.

Magazine's 500/ 5000 fastest-growing companies in North America for 2009, 2010, 2011, 2012. He was on the Board of the Schaumburg Business Association, as well as a member of the Executives' Club of Chicago where he was on the Real Estate and Professional Services committees. Prior to Rabine, Mr. Jowid was a Regional Vice President and equity partner with CertaPro Painters, North America's largest painting company. During his nine years at CertaPro, he was an integral member of the executive team, which grew annual revenue from \$60 Million to \$200 Million in four years. His focus was on building and supporting operational, marketing, sales and financial systems. Anthony also co-founded and was a Vice President of Operations for Marathon Development Group, a real estate development company focused on developing residential communities. He was part of Marathon Homes, a subsidiary of Marathon Development Group, which built and sold over \$40 million of single-family homes. Anthony is the school board President and board member of Environmental Charter Schools in the Los Angeles area, and serves on the Facilities and Governance committees. Anthony holds an M.B.A. with a concentration in International Business and a B.B.A. in Marketing from the University of Notre Dame Mendoza College of Business. He is married with two children and lives in the Los Angeles area.



## YVONNE DELGADILLO

*VP of Community Development / Principal*

Yvonne brings with her extensive experience in nonprofit management, business development and grant writing. Her responsibilities include identifying and securing project grants and soft loans, developing housing models for developmentally disabled adults, research and project development as well as asset management. Prior to her joining Allied, she worked as the Executive Director of a community development corporation along the US- Mexican border. As the Executive Director she incorporated innovative business practices to develop and grow the opportunities available to the organization. In

six years, she increased the annual operating budget almost tenfold, and developed fee-for-service and revenue development opportunities for the organization's long-term sustainability. During this time the organization also secured and managed a grant portfolio exceeding \$15 million. Yvonne has a Master's of Nonprofit Administration Degree from the University of Notre Dame, a bachelor's Degree in Business Administration from the University of Arizona and is a Certified Economic Development Professional (CEcD) through the International Economic Development Council.



## BRIAN CORBELL

*Director of Acquisitions / Principal*

Brian brings an extensive experience in acquisitions and asset management. Having worked for several institutional real estate developers and investors over his 20-year career, Brian has completed acquisitions of over \$400mn in multifamily and other product types, asset managed \$1.5bn loan and hard asset portfolios, developed property as a principal, and monetized historic tax credits. Brian previously served as Head of Asset Management for Legg Mason Real Estate Investors where he asset managed \$1.5bn of loan and hard asset portfolios across the U.S. and as Vice President at ING Realty Partners investing joint venture equity with developers in the western U.S. Brian also spent 10 years in Japan where he acquired multiple property types throughout the country and became fluent in Japanese. Brian holds a B.A. in Business Economics from UC Santa Barbara and is a California Real Estate Broker.



## ALEXANDRA S. JACKIW, CPM, CAPS

*COO*

*Hayes Gibson Property Services*

Alexandra (Alex) is the Chief Operating Officer and in that capacity, she manages and oversees all corporate and property operations. Additionally, she is part of the leadership team responsible for the long-term growth strategic direction of the company. Prior to HGPS, Alex worked at an executive leadership level for several privately held regional companies as well as large publicly traded investment management firms. She has experience managing LIHTC and HUD-regulated properties, purpose-built student housing, conventional market-rate properties, full-service retirement communities and nursing homes. Her experience includes all aspects of property and asset management, marketing, training, consulting, troubled property turnarounds, and new business development.

Active in professional organizations, Alex served as Chairman of the Board of the National Apartment Association (NAA) in 2013 and President of the NAA Education Institute in 2008/2009. She is Past Chair of the Residential Property Management Advisory Board at Virginia Tech and Past President of the Ball State University Residential Property Management Advisory Board. Alex is a graduate of the University of Rochester and received her M. Ed. from Ohio University.





## CARSON L. HAYES

*President*

*Hayes Gibson Property Services*

Carson is the President and founder of Hayes Gibson Property Services in Bloomington, Ind. For over fifteen years, Carson was also a Senior Associate with the National Center for Housing Management (NCHM) in Washington D.C. In that capacity, he trained thousands of industry professionals on all facets of affordable housing throughout the United States. Carson has authored several publications on various aspects of affordable housing and developed a video training series on housing management with NCHM. Carson is a long-time Real Estate Broker and has several designations related to the affordable housing industry. Under his leadership Hayes Gibson Property Services has received numerous national and state awards for best practices and innovations in housing management and Carson has been inducted into the Kentucky Housing Hall of Fame. Carson is a graduate of Indiana University's School of Education.



## HART COMESS-DANIELS

*Senior Financial Analyst*

Hart brings nearly a decade of experience in the LIHTC industry. His responsibilities include underwriting potential acquisitions, conducting market and additional research related to acquisition opportunities, aiding in the new deal closing process, and engaging in ongoing financial analysis and research related to asset management. Prior to joining Allied, Hart was an Account Manager with Boston Financial Investment Management. As Account Manager, he underwrote LIHTC transactions in over 25 states and closed more than \$300 million in investor equity. Prior to his time at Boston Financial, he began his career as a project manager for two Southern California based LIHTC developers where he gained valuable experience in site acquisition, finance, government agency negotiations, planning, design and construction. Hart received his bachelor's degree in American Studies from Brandeis University.



## JASON RACINE

*Director of Development*

Jason has spent the last 13 years in the affordable housing industry. Most recently structuring and closing of 15 acquisition rehabilitation projects representing approximately 1,400 units for a national affordable housing developer. Prior to that, Jason originated \$500M+ in affordable housing tax credit investments representing 5,000 units for CREA, a premier national tax credit syndicator. Mr. Racine started his career with an Illinois affordable housing developer and developed, constructed and managed 25 properties containing over 1,300 units. Jason holds a J.D. and an MBA from Northern Illinois University as well as a Bachelor of Business Administration in Accounting from Benedictine University. He is a licensed attorney and CPA in Illinois. He is married with two children and lives in the Indianapolis area.



## MARTIN CASAGRAND

*Director of Construction*

Martin Casagrand brings over 15 years of construction project management, property management, and construction contracting. Prior to joining Argenta, Marty was a Senior Project Manager for an affordable housing developer and general contractor. He led six (6) Project Managers in several states successfully remodeling and rehabilitating multifamily properties totaling approximately \$35 million. Marty was a Manager of Capital Improvement Projects and supervised 22 simultaneous construction projects for a portfolio of 29 multifamily apartment communities totaling approximately 3,000 units throughout the Midwest, South and Texas. Marty also owned a property management company and managed 75 rental properties. Mr. Casagrand served in the U.S. Army as a Captain of the 82nd Airborne Division. He holds a Master's in Project Management, Construction Management and Professional Studies of Real Estate as well as a Bachelor's in Communications. He is a Certified Associate in Project Management (CAPM), a LEED Green Associate, has his Real Estate License and is OSHA 10 Certified.



FINANCE AND ADMINISTRATION CABINET  
OFFICE OF THE CONTROLLER  
**OFFICE OF FINANCIAL MANAGEMENT**

200 Mero Street, 5<sup>th</sup> Floor  
Frankfort, Kentucky 40622  
Phone: (502) 564-2924

**Andy Beshear**  
GOVERNOR

**Holly M. Johnson**  
SECRETARY

**Edgar C. Ross**  
CONTROLLER

**Ryan Barrow**  
EXECUTIVE DIRECTOR

June 30, 2022

M. B. Denham Jr.  
Board Chair  
Kentucky Housing Corporation  
1231 Louisville Road  
Frankfort, KY 40601-6191

Dear Board Chair Denham:

This letter will advise that the Office of Financial Management (“OFM”) of the Finance and Administration Cabinet has reviewed and is hereby approving the issuance of the Kentucky Housing Corporation Conduit Multifamily Housing Revenue Bonds (Oakdale Apartments Project), Series 2022 in a principal amount of \$15,930,000 (the “Bonds”). The Bonds, by their terms, provide that payment of principal and interest thereon are not an obligation of the Commonwealth of Kentucky or its departments or agencies.

Pursuant to OAG 83-453, OFM has restricted its review and approval process to reviewing certain documents incidental to the issue and to obtaining assurance that the documents include language which provides that the Bonds and interest thereon shall not be deemed to constitute a debt, liability or obligation of the Kentucky Housing Corporation (“KHC”) or the Commonwealth of Kentucky or any political subdivision thereof. OFM notes that the approval of this issue by the Capital Projects and Bond Oversight Committee (“CPBO”) occurred on October 21, 2021. The attached includes a finalized listing of costs related to the issuance of the Bonds pursuant to KRS 45.816.

Sincerely,

Ryan Barrow  
Executive Director

Attachments

## FINAL BOND ISSUE REPORT

### **BOND ISSUE**

Name of Bond Issue: Kentucky Housing Corporation Conduit Revenue Bonds (Oakdale Apartments), Series 2022

Purpose of Issue: The bonds will be used to finance the acquisition, construction and equipping of the Oakdale Apartments, a multifamily residential rental facility consisting of one hundred forty-four (144) units, located at 1201 Greendale Road, Lexington, Kentucky 40511 in Fayette County. The Kentucky Housing Corporation has conducted a public hearing concerning the proposed project on October 11, 2021 following the delivery of notice to the public at least seven day prior to such hearing.

Name of Project: Oakdale Apartments

Date of Sale: June 30, 2022

Date of Issuance: June 30, 2022

Ratings: N/A (Private Placement)

Net Proceeds: \$15,930,000

Cost of Issuance: See Exhibit A attached (costs of issuance paid from owner equity)

Bond Discount: \$0

Debt Service Reserve Fund: \$0, but a \$697,363 operating reserve will be funded from equity.

Insurance Premium: N/A

Total Project Cost: \$\$29,948,640

Terms of Issue: Net interest rate: 5.29%

Term: 18 Years/40 Year Amortization

Average debt service: \$958,780.86

Gross debt service: \$38,351,234.58

First Call Date: 24 Months

Premium at First Call: No premium

Method of Sale: Private Placement

Bond Counsel: Dinsmore & Shohl LLP

Underwriter Counsel: N/A

Financial Advisor: N/A

Bond Purchaser: Cedar Rapids Banks and Trust

Trustee: U.S. Bank National Association



**Exhibit A**

**Project Funding Sources:**

KHC Tax-Exempt Bonds	\$15,930,000
Tax Credit Equity	\$8,145,619
Cash Flow Loan (Developer)	\$600,000
GP Contribution	\$100
LFUCG	\$800,000
LFUCG – Deferred Loan	\$600,000
GP Additional Capital Contribution	\$192,046
Deferred Developer Fee	<u>\$3,680,875</u>
	\$29,948,640

**Costs of Issuance:**

Origination Fee	\$159,300
KHC Tax-Exempt Bond Pre-Application Fee	\$1,000
KHC Tax-Exempt Bond Application Fee	\$3,500
KHC Tax-Exempt Bond Upfront Issuer Fee	\$95,580
KHC Tax-Exempt Bond Annual Issuer Fee	\$19,913
KHC Tax-Exempt Bond Counsel Fee	\$15,930
KHC Tax-Exempt Bond Administrative Fee	\$5,000
Bond Counsel	\$85,500
Purchaser’s Counsel	\$25,000
TEFRA/Publication/Print	<u>\$5,000</u>
	\$415,723



FINANCE AND ADMINISTRATION CABINET  
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CONTROLLER

**Ryan Barrow**  
EXECUTIVE DIRECTOR

June 30, 2022

M. B. Denham Jr.  
Board Chair  
Kentucky Housing Corporation  
1231 Louisville Road  
Frankfort, KY 40601-6191

Dear Board Chair Denham:

This letter will advise that the Office of Financial Management (“OFM”) of the Finance and Administration Cabinet has reviewed and is hereby approving the issuance of the Kentucky Housing Corporation Conduit Multifamily Housing Revenue Bonds (Kearney Ridge Project), Series 2022 in a principal amount of \$22,689,000 (the “Bonds”). The Bonds, by their terms, provide that payment of principal and interest thereon are not an obligation of the Commonwealth of Kentucky or its departments or agencies.

Pursuant to OAG 83-453, OFM has restricted its review and approval process to reviewing certain documents incidental to the issue and to obtaining assurance that the documents include language which provides that the Bonds and interest thereon shall not be deemed to constitute a debt, liability or obligation of the Kentucky Housing Corporation (“KHC”) or the Commonwealth of Kentucky or any political subdivision thereof. OFM notes that the approval of this issue by the Capital Projects and Bond Oversight Committee (“CPBO”) occurred on October 21, 2021. The attached includes a finalized listing of costs related to the issuance of the Bonds pursuant to KRS 45.816.

Sincerely,

Ryan Barrow  
Executive Director

Attachments

## FINAL BOND ISSUE REPORT

### BOND ISSUE

Name of Bond Issue: Kentucky Housing Corporation Conduit Revenue Bonds (Kearney Ridge Apartments), Series 2022

Purpose of Issue: The bonds will be used to finance the acquisition, construction and equipping of the Kearney Ridge Apartments, a multifamily residential rental facility consisting of two hundred fifty-two (252) units, located at 2559 Kearney Ridge Boulevard, Lexington, Kentucky 40511 in Fayette County. The Kentucky Housing Corporation has conducted a public hearing concerning the proposed project on October 11, 2021 following the delivery of notice to the public at least seven day prior to such hearing.

Name of Project: Kearney Ridge Apartments

Date of Sale: January 28, 2022

Date of Issuance: February 3, 2022

Ratings: N/A (Private Placement)

Net Proceeds: \$22,689,000

Cost of Issuance: See Exhibit A attached (costs of issuance paid from owner equity)

Bond Discount: \$0

Debt Service Reserve Fund: \$0, but a \$1,0099,112 operating reserve will be funded from equity.

Insurance Premium: N/A

Total Project Cost: \$43,822,312

Terms of Issue: Net interest rate: 3.90%  
Term: 35 year amortization  
Average debt service: \$1,189,257.29  
Gross debt service: \$47,570,291.77

First Call Date: 24 Months

Premium at First Call: No premium

Method of Sale: Direct Placement (Fannie Mae MTEBs)

Bond Counsel: Dinsmore & Shohl LLP

Underwriter Counsel: Tiber Hudson

Financial Advisor: N/A

Underwriter: Stifel, Nicolaus & Company, Incorporated

Trustee: The Huntington National Bank

**Exhibit A**

**Project Funding Sources:**

KHC Tax-Exempt Bonds	\$22,689,000
Tax Credit Equity	\$14,142,496
Lexington HOME	\$900,000
GP Contribution	\$1000
Lexington AHTF	\$1,600,000
Deferred Developer Fee	<u>\$4,489,816</u>
	\$43,822,312

**Costs of Issuance:**

Underwriter Fee	\$371,737
KHC Tax-Exempt Bond Pre-Application Fee	\$1,000
KHC Tax-Exempt Bond Application Fee	\$3,500
KHC Tax Credit Reservation Fee	\$140,891
KHC Market Study Review Fee	\$1,000
KHC Construction Inspection Fee	\$19,310
KHC Tax-Exempt Bond Upfront Issuer Fee	\$65,000
KHC Tax-Exempt Bond Annual Issuer Fee	\$28,361
KHC Tax-Exempt Bond Counsel Fee	\$25,157
<u>KHC Tax-Exempt Bond Administrative Fee</u>	<u>\$5,000</u>
	\$660,956



## School Facilities Construction Commission

Finance and Administration Cabinet  
700 Louisville Rd  
Carriage House

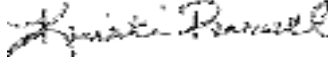
Frankfort, Kentucky 40601  
(502) 564-5582  
(888) 979-6152 Fax  
[www.sfcc.ky.gov](http://www.sfcc.ky.gov)

**HEATHER OVERBY**  
Chairman  
**CHELSEY COUCH**  
Executive Director

**ANDY BESHEAR**  
Governor  
**MS. HOLLY M. JOHNSON**  
Secretary

### **MEMORANDUM**

**TO:** Ryan Barrow  
Office of Financial Management

**FROM:** Kristi Russell, SFCC 

**DATE:** July 5, 2022

**SUBJECT:** Capital Projects and Bond Oversight Committee (CPBO)

The following information is submitted for consideration by CPBO at their next meeting tentatively scheduled for July 21, 2022:

Elliott County- \$1,100,000 estimated – Improvements to the high school & middle school. State estimated annual debt service is \$52,050 and local is \$29,589. No tax increase is necessary to finance this project

Magoffin County- \$5,000,000 estimated – Construction of a new CTE building. State estimated annual debt service is \$43,781 and local is \$385,392. No tax increase is necessary to finance this project

McCracken County- \$12,810,000 estimated – Improvements to Lone Oak Middle school. State estimated annual debt service is \$131,707 and local is \$864,392. No tax increase is necessary to finance this project

Trigg County- \$4,000,000 estimated – Construction of a new CTE building. State estimated annual debt service is \$41,528 and local is \$283,308. No tax increase is necessary to finance this project

Trimble County- \$3,500,000 estimated – Improvements to the junior & senior high schools. State estimated annual debt service is \$37,900 and local is \$236,276. No tax increase is necessary to finance this project

If you or the Committee needs any additional information please feel free to contact me.



# Memo

**To:** KSFCC  
**From:** Lincoln Theinert  
**Subject:** Bond Payee Disclosure Form – Elliott County School District Series 2022B  
**Date:** June 30, 2022  
**cc:** File

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Please find enclosed a Bond Payee Disclosure Form and Plan of Financing for the Elliott County School District. Please process this issue at the next meeting of the Capital Projects and Bond Oversight Committee.

If you should have any questions or require any additional information, please do not hesitate to contact our office.



Lincoln Theinert

147 East Third Street  
Lexington, KY  
40508

859/977-6600

fax: 859/381-1357

[www.rsamuni.com](http://www.rsamuni.com)

# BOND PAYEE DISCLOSURE FORM

Par Amount:	<b>\$ 1,100,000</b>
Issue Name:	Elliott County School District Finance Corporation School Building Revenue Bonds, Series 2022B
Purpose:	High/Intermediate Restroom Renovations
Projected Sale Date of Bonds:	Summer 2022
First Call Date:	9/1/30 @ 100
Method of Sale:	Competitive Bids
Place/time of sale:	SFCC/Parity
Bond Rating:	Moody's: "A1"
Bond Counsel:	Stepoe & Johnson, Louisville, KY
Fiscal Agent:	RSA Advisors, Lexington, Kentucky

Date received by SFCC:  *To be filled in by SFCC*

Date scheduled for Committee review:  *To be filled in by SFCC*

Month Day Year

Estimated par amount of Bonds:  
 % Share of total Bonds:  
 Estimated average annual debt service:  
 Estimated debt service reserve:

SFCC Portion	Local Portion	Total
\$ 701,324	\$ 398,676	\$ 1,100,000
63.76%	36.24%	
\$ 52,050	\$ 29,589	\$ 81,639
\$ 0	\$ 0	\$ 0

**Estimated Cost of Issuance:**

Fiscal Agent, Bond Counsel, Advertisements, Printing, Etc.  
 Special Tax Counsel  
 Number verifications  
 Bond Rating  
 Underwriter's Discount  
 Bank Fee  
 Total Cost of Issuance:

\$ 7,651	\$ 4,349	\$ 12,000
\$ 0	\$ 0	\$ 0
\$ 0	\$ 0	\$ 0
\$ 4,463	\$ 2,537	\$ 7,000
\$ 14,026	\$ 7,974	\$ 22,000
\$ 2,455	\$ 1,395	\$ 3,850
\$ 28,595	\$ 16,255	\$ 44,850

**Anticipated Interest Rates:**

5 Years: 3.500% 10 Years: 3.800% 15 Years: 4.000%  
 20 Years: 4.600%

**Note: No Local Tax increase is required.**

# ELLIOTT COUNTY SCHOOL DISTRICT

## Plan of Financing

Date of Report: 6/30/2022

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Local Bond Payments Outstanding .....	1
Summary of Funds for Bond Payments .....	2
Projected Bond Issue .....	3



**ELLIOTT COUNTY SCHOOL DISTRICT  
OUTSTANDING NET LOCAL DEBT SERVICE**

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>
<b>FYE</b>	<b>Series 2012-REF</b>	<b>Series 2012</b>	<b>Series 2013</b>	<b>100% SFCC Series 2015</b>	<b>100% SFCC Series 2016-REF</b>	<b>100% SFCC Series 2022</b>	<b>Total</b>
2022	\$198,225	\$183,470	\$29,050				\$410,745
2023	\$193,337	\$188,826	\$28,825				\$410,988
2024	\$41,354	\$218,400	\$58,263				\$318,017
2025		\$232,035	\$57,063				\$289,097
2026		\$230,026	\$55,563				\$285,588
2027		\$232,651	\$58,969				\$291,619
2028		\$229,897	\$57,281				\$287,178
2029		\$236,495	\$55,594				\$292,089
2030		\$232,220	\$58,813				\$291,033
2031		\$232,110	\$56,938				\$289,047
2032		\$230,676	\$55,063				\$285,738
2033		\$227,635	\$58,094				\$285,729
2034			\$56,031				\$56,031
2035							\$0
2036							\$0
2037							\$0
2038							\$0
2039							\$0
2040							\$0
<b>Totals:</b>	<b>\$432,916</b>	<b>\$2,674,440</b>	<b>\$685,544</b>				<b>\$3,792,900</b>

# ELLIOTT COUNTY SCHOOL DISTRICT SUMMARY OF FUNDS AVAILABLE

A FYE	B Local Nickel	C Additional Nickel	D Capital Outlay @ 80%	E FSPK	F Addtl. FSPK	G Total Local Funds	H Less Current Payments	I Local Funds Available	J 2016		K Savings SFCC 2016		L 2018		M 2020		N Total Funds Available
									SFCC	Offer	SFCC	Refinance	SFCC	Offer	SFCC	Offer	
2022	\$117,113	\$0	\$75,385	\$314,467	\$0	\$506,965	(\$410,745)	\$96,220	\$4,227	\$1,442	\$4,305	\$3,286	\$96,220	\$4,305	\$3,286	\$96,220	
2023	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081	(\$410,988)	\$143,093	\$17,520	\$10,890	\$17,220	\$13,144	\$156,352	\$17,220	\$13,144	\$156,352	
2024	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081	(\$318,017)	\$236,064	\$13,315	\$11,065	\$17,220	\$13,144	\$294,838	\$17,220	\$13,144	\$294,838	
2025	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081	(\$289,097)	\$264,984	\$14,198	\$11,340	\$17,220	\$13,144	\$319,728	\$17,220	\$13,144	\$319,728	
2026	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081	(\$285,588)	\$268,493	\$15,080	\$14,038	\$17,220	\$13,144	\$324,395	\$17,220	\$13,144	\$324,395	
2027	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081	(\$291,619)	\$262,462	\$15,963	\$5,146	\$17,220	\$13,144	\$321,944	\$17,220	\$13,144	\$321,944	
2028	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081	(\$292,089)	\$261,992	\$16,845		\$17,220	\$13,144	\$318,376	\$17,220	\$13,144	\$318,376	
2029	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081	(\$291,033)	\$263,048	\$12,728		\$17,220	\$13,144	\$309,201	\$17,220	\$13,144	\$309,201	
2030	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081	(\$289,047)	\$265,034	\$13,765		\$17,220	\$13,144	\$306,140	\$17,220	\$13,144	\$306,140	
2031	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081	(\$285,738)	\$268,343	\$14,803		\$17,220	\$13,144	\$309,163	\$17,220	\$13,144	\$309,163	
2032	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081	(\$285,729)	\$268,353	\$15,840		\$17,220	\$13,144	\$314,557	\$17,220	\$13,144	\$314,557	
2033	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081	(\$56,031)	\$498,050	\$17,065		\$17,220	\$13,144	\$545,479	\$17,220	\$13,144	\$545,479	
2034	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081		\$554,081	\$15,909		\$17,220	\$13,144	\$600,354	\$17,220	\$13,144	\$600,354	
2035	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081		\$554,081	\$16,960		\$17,220	\$13,144	\$601,405	\$17,220	\$13,144	\$601,405	
2036	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081		\$554,081	\$17,875	\$14,990	\$17,220	\$13,144	\$617,310	\$17,220	\$13,144	\$617,310	
2037	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081		\$554,081	\$18,790	\$14,351	\$17,220	\$13,144	\$617,586	\$17,220	\$13,144	\$617,586	
2038	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081		\$554,081	\$19,705	\$8,660	\$17,220	\$13,144	\$612,810	\$17,220	\$13,144	\$612,810	
2039	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081		\$554,081	\$20,620	\$11,327	\$17,220	\$13,144	\$616,392	\$17,220	\$13,144	\$616,392	
2040	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081		\$554,081	\$11,535	\$9,021	\$17,220	\$13,144	\$605,001	\$17,220	\$13,144	\$605,001	
2041	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081		\$554,081	\$12,755	\$6,740	\$17,220	\$13,144	\$603,940	\$17,220	\$13,144	\$603,940	
2042	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081		\$554,081	\$12,680	\$4,325	\$12,915	\$9,858	\$593,858	\$12,915	\$9,858	\$593,858	
2043	\$119,658	\$0	\$75,385	\$359,038	\$0	\$554,081		\$554,081									
Totals:	\$2,629,931	\$0	\$1,658,474	\$7,854,265	\$0	\$12,142,670	(\$3,792,900)	\$8,349,771	\$318,175	\$123,334	\$344,400	\$262,880	\$9,398,560	\$344,400	\$262,880	\$9,398,560	

**NOTES:** Data based on assessments of \$205,023,544 and ADA of 954.484 per KDE SEEK Website (FY 2017-18)  
 Data based on assessments of \$209,373,411 and ADA of 924.385 per KDE SEEK Website (FY 2018-19)  
 Data based on assessments of \$225,048,090 and ADA of 909.083 per KDE SEEK Website (FY 2019-20)  
 Data based on assessments of \$231,137,942 and ADA of 909.083 per KDE SEEK Website (FY 2020-21)  
 Data based on assessments of \$234,226,314 and ADA of 942.315 per KDE SEEK Website (FY 2021-22)  
 Data based on assessments of \$239,315,673 and ADA of 942.315 per KDE SEEK Website (FY 2022-23)

# ELLIOTT COUNTY SCHOOL DISTRICT PROJECTED BONDING POTENTIAL

A	B	C	D	E	F	G	H	I	J	K
Current Payments	FY June 30	Principal Payment	Coupon	Interest Payments	Total Payments	SFCC Portion	Local Portion	Projected All Local Payments Outstanding	Local Funds Available	Funds Available For Future Projects
		----- Estimated New Bond Issue -----								
\$410,988	2023			\$21,315	\$21,315	\$13,259	\$8,056	\$419,044	\$554,081	\$135,037
\$318,017	2024	\$40,000	3.000%	\$42,030	\$82,030	\$58,774	\$23,256	\$341,273	\$554,081	\$212,808
\$289,097	2025	\$40,000	3.000%	\$40,830	\$80,830	\$54,744	\$26,086	\$315,183	\$554,081	\$238,898
\$285,588	2026	\$40,000	3.000%	\$39,630	\$79,630	\$55,902	\$23,729	\$309,317	\$554,081	\$244,765
\$291,619	2027	\$40,000	3.000%	\$38,430	\$78,430	\$59,482	\$18,948	\$310,567	\$554,081	\$243,514
\$287,178	2028	\$45,000	3.500%	\$37,043	\$82,043	\$51,473	\$30,570	\$317,748	\$554,081	\$236,333
\$292,089	2029	\$45,000	3.500%	\$35,468	\$80,468	\$47,209	\$33,259	\$325,347	\$554,081	\$228,734
\$291,033	2030	\$45,000	3.500%	\$33,893	\$78,893	\$43,092	\$35,801	\$326,834	\$554,081	\$227,247
\$289,047	2031	\$50,000	3.550%	\$32,218	\$82,218	\$44,129	\$38,089	\$327,136	\$554,081	\$226,945
\$285,738	2032	\$50,000	3.650%	\$30,418	\$80,418	\$45,167	\$35,251	\$320,989	\$554,081	\$233,092
\$285,729	2033	\$50,000	3.800%	\$28,555	\$78,555	\$46,204	\$32,351	\$318,080	\$554,081	\$236,002
\$56,031	2034	\$55,000	3.800%	\$26,560	\$81,560	\$47,429	\$34,131	\$90,162	\$554,081	\$463,919
	2035	\$55,000	3.800%	\$24,470	\$79,470	\$46,273	\$33,197	\$33,197	\$554,081	\$520,884
	2036	\$60,000	3.900%	\$22,255	\$82,255	\$47,324	\$34,931	\$34,931	\$554,081	\$519,150
	2037	\$60,000	3.900%	\$19,915	\$79,915	\$63,229	\$16,686	\$16,686	\$554,081	\$537,395
	2038	\$65,000	4.000%	\$17,445	\$82,445	\$63,505	\$18,940	\$18,940	\$554,081	\$535,141
	2039	\$65,000	4.400%	\$14,715	\$79,715	\$58,729	\$20,986	\$20,986	\$554,081	\$533,095
	2040	\$70,000	4.400%	\$11,745	\$81,745	\$62,311	\$19,434	\$19,434	\$554,081	\$534,647
	2041	\$70,000	4.500%	\$8,630	\$78,630	\$50,920	\$27,710	\$27,710	\$554,081	\$526,371
	2042	\$75,000	4.500%	\$5,368	\$80,368	\$49,859	\$30,509	\$30,509	\$554,081	\$523,573
	2043	\$80,000	4.600%	\$1,840	\$81,840	\$39,777	\$42,063	\$42,063	\$554,081	\$512,018
\$3,382,155	<b>Totals:</b>	\$1,100,000		\$532,770	\$1,632,770	\$1,048,789	\$583,981	\$3,966,136	\$11,635,705	\$7,669,570

June 30, 2022

School Facilities Construction Commission  
Attn: Chelsey Couch Executive Director  
Carriage House  
Frankfort, KY 40601

RE: \$5,000,000 Magoffin County School District Finance Corporation  
School Building Revenue Bonds, Series of 2022

Dear Ms. Couch:

Please find enclosed a Bond Payee Disclosure Form and Plan of Financing related to the above-referenced series of Bonds. The Bonds will be used to finance construction of a new CTE building.

We would like to go ahead and submit the plan to Bond Oversight so that we will be ready to proceed with the bond sale in the coming months. The Bonds will be funded with 11.80% SFCC funds.

Please process this bond disclosure form for review by the Bond Oversight Committee at their next meeting. Should you have any questions or require any additional information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'L Theinert', with a long horizontal flourish extending to the right.

Lincoln Theinert

Enclosures

# BOND PAYEE DISCLOSURE FORM

Par Amount:

**\$5,000,000**

Issue Name:

Magoffin County School District Finance Corporation School Building Revenue Bonds, Series of 2022

Purpose:

Construction of a new CTE

Projected Sale Date of Bonds:

Fall 22

First Call Date:

8 Years at par

Method of Sale:

Competitive Bids

Place/time of sale:

Parity/SFCC, Frankfort, Ky. / TBD

Bond Rating:

Moody's: "A1"

Bond Counsel:

Steptoe and Johnson, Louisville, KY

Fiscal Agent:

RSA Advisors LLC, Lexington, Kentucky

Date received by SFCC:

/ / *To be filled in by SFCC*

Date scheduled for Committee review:

/ / *To be filled in by SFCC*

Month Day Year

Estimated par amount of Bonds:

% Share of total Bonds:

Estimated average annual debt service:

Estimated debt service reserve:

SFCC Portion	Local Portion	Total
\$590,000	\$4,410,000	\$5,000,000
11.80%	88.20%	100.00%
\$43,781	\$385,392	\$429,173
\$0	\$0	\$0

**Estimated Cost of Issuance:**

Fiscal Agent, Bond Counsel, Advertisements, Printing, Etc)

Special Tax Counsel

Number verifications

Bond Rating & Bank Fee

Underwriter's Discount

Credit Enhancement

Total Cost of Issuance:

\$3,894	\$29,106	\$33,000
\$0	\$0	\$0
\$0	\$0	\$0
\$2,106	\$15,744	\$17,850
\$11,800	\$88,200	\$100,000
\$0	\$0	\$0
<b>\$17,800</b>	<b>\$133,050</b>	<b>\$150,850</b>

**Anticipated Interest Rates:**

5 Years: 3.500%    10 Years: 3.500%    15 Years: 4.500%  
20 Years: 4.650%

**Notes: No tax Increase required**

# MAGOFFIN COUNTY SCHOOL DISTRICT

## Plan of Financing -- Series 2022

Date of Report: 6/30/22

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Local Bond Payments Outstanding .....	1
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Projected Series 2022.....	3
Disclosure.....	4



MAGOFFIN COUNTY SCHOOL DISTRICT  
OUTSTANDING NET LOCAL DEBT SERVICE

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>Total</u>
	Series	Series	Series	Series	Debt
FYE	2014	2015R	2015	2019-REF	Service
2023	\$586,471	\$708,798	\$106,300	\$58,593	\$1,460,162
2024	\$592,195	\$701,430	\$109,350	\$57,083	\$1,460,057
2025	\$587,321	\$704,474	\$107,250	\$60,844	\$1,459,888
2026	\$586,921	\$704,598	\$110,150	\$60,643	\$1,462,311
2027	\$585,920	\$700,709	\$112,900	\$65,845	\$1,465,373
2028	\$594,171		\$35,500	\$840,793	\$1,470,463
2029	\$591,197		\$35,350	\$846,029	\$1,472,575
2030	\$941,508		\$170,200		\$1,111,708
2031	\$939,601		\$171,000		\$1,110,601
2032	\$940,005		\$171,650		\$1,111,655
2033	\$937,539		\$172,150		\$1,109,689
2034	\$937,015		\$176,725		\$1,113,740
2035	\$938,982		\$175,950		\$1,114,932
2036					
2037					
2038					
2039					
2040					
2041					
2042					
2043					
<b>Totals:</b>	<b>\$9,758,845</b>	<b>\$3,520,008</b>	<b>\$1,654,475</b>	<b>\$1,989,828</b>	<b>\$16,923,157</b>

# MAGOFFIN COUNTY SCHOOL DISTRICT

## SUMMARY OF FUNDS AVAILABLE

A	B	C	E	F	G	H	I	J	J	J	J	J	L
FYE	Local Nickel	Growth Nickel	Capital Outlay @ 80%	FSPK	Additional FSPK	Total Local Funds	Less Current Payments	Local Funds Available	2014 SFCC Offer	2016 SFCC Offer	2018 SFCC Offer	2020 SFCC Offer	Total Funds Available
2023	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,460,162)	\$503,619	\$4,375	\$1,762	\$2,443	\$2,366	\$514,565
2024	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,460,057)	\$503,725	\$17,499	\$7,047	\$9,773	\$9,462	\$547,506
2025	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,459,888)	\$503,894	\$17,499	\$7,047	\$9,773	\$9,462	\$547,675
2026	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,462,311)	\$501,470	\$17,499	\$7,047	\$9,773	\$9,462	\$545,252
2027	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,465,373)	\$498,408	\$17,499	\$7,047	\$9,773	\$9,462	\$542,190
2028	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,470,463)	\$493,319	\$17,499	\$7,047	\$9,773	\$9,462	\$537,100
2029	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,472,575)	\$491,206	\$17,499	\$7,047	\$9,773	\$9,462	\$534,988
2030	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,111,708)	\$852,074	\$17,499	\$7,047	\$9,773	\$9,462	\$895,855
2031	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,110,601)	\$853,181	\$17,499	\$7,047	\$9,773	\$9,462	\$896,962
2032	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,111,655)	\$852,127	\$17,499	\$7,047	\$9,773	\$9,462	\$895,908
2033	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,109,689)	\$854,093	\$17,499	\$7,047	\$9,773	\$9,462	\$897,874
2034	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,113,740)	\$850,042	\$17,499	\$7,047	\$9,773	\$9,462	\$893,823
2035	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782	(\$1,114,932)	\$848,850	\$17,499	\$7,047	\$9,773	\$9,462	\$892,631
2036	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782		\$1,963,782	\$17,499	\$7,047	\$9,773	\$9,462	\$2,007,563
2037	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782		\$1,963,782	\$17,499	\$7,047	\$9,773	\$9,462	\$2,007,563
2038	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782		\$1,963,782	\$17,499	\$7,047	\$9,773	\$9,462	\$2,007,563
2039	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782		\$1,963,782	\$17,499	\$7,047	\$9,773	\$9,462	\$2,007,563
2040	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782		\$1,963,782	\$17,499	\$7,047	\$9,773	\$9,462	\$2,007,563
2041	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782		\$1,963,782	\$17,499	\$7,047	\$9,773	\$9,462	\$2,007,563
2042	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782		\$1,963,782	\$17,499	\$7,047	\$9,773	\$9,462	\$2,007,563
2043	\$190,717	\$190,717	\$143,342	\$719,503	\$719,503	\$1,963,782		\$1,963,782	\$13,124	\$5,285	\$7,330	\$7,097	\$1,996,618
Totals:	\$4,005,057	\$4,005,057	\$3,010,179	\$15,109,563	\$15,109,563	\$41,239,419	(\$16,923,157)	\$24,316,262	\$349,980			\$189,244	\$25,191,886

**NOTES:** Data based on KDE Seek Forecast Calculations (FY 22-23)



# MAGOFFIN COUNTY SCHOOL DISTRICT

## PROJECTED SERIES 2022

A	B	C	D	E	F	G	H	I	J	K
Current Payments	----- Estimated New Bond Issue -----						Projected All Local Payments Outstanding	Local Funds Available	Funds Available For Future Projects	
	FY June 30	Principal Payment	Coupon	Interest Payments	Total Payments	SFCC Portion	Local Portion			
\$1,460,162	2023			\$109,621	\$109,621	\$10,945	\$98,676	\$1,558,838	\$1,963,782	\$404,944
\$1,460,057	2024	\$20,000	3.250%	\$218,918	\$238,918	\$43,781	\$195,136	\$1,655,194	\$1,963,782	\$308,588
\$1,459,888	2025	\$20,000	3.250%	\$218,268	\$238,268	\$43,781	\$194,486	\$1,654,374	\$1,963,782	\$309,408
\$1,462,311	2026	\$20,000	3.250%	\$217,618	\$237,618	\$43,781	\$193,836	\$1,656,148	\$1,963,782	\$307,634
\$1,465,373	2027	\$25,000	3.250%	\$216,886	\$241,886	\$43,781	\$198,105	\$1,663,479	\$1,963,782	\$300,303
\$1,470,463	2028	\$25,000	3.500%	\$216,043	\$241,043	\$43,781	\$197,261	\$1,667,725	\$1,963,782	\$296,057
\$1,472,575	2029	\$25,000	3.500%	\$215,168	\$240,168	\$43,781	\$196,386	\$1,668,962	\$1,963,782	\$294,820
\$1,111,708	2030	\$25,000	3.500%	\$214,293	\$239,293	\$43,781	\$195,511	\$1,307,220	\$1,963,782	\$656,562
\$1,110,601	2031	\$25,000	3.500%	\$213,418	\$238,418	\$43,781	\$194,636	\$1,305,238	\$1,963,782	\$658,544
\$1,111,655	2032	\$25,000	3.500%	\$212,543	\$237,543	\$43,781	\$193,761	\$1,305,416	\$1,963,782	\$658,366
\$1,109,689	2033	\$30,000	3.500%	\$211,580	\$241,580	\$43,781	\$197,799	\$1,307,488	\$1,963,782	\$656,294
\$1,113,740	2034	\$30,000	3.800%	\$210,485	\$240,485	\$43,781	\$196,704	\$1,310,444	\$1,963,782	\$653,338
\$1,114,932	2035	\$30,000	4.000%	\$209,315	\$239,315	\$43,781	\$195,534	\$1,310,466	\$1,963,782	\$653,316
	2036	\$500,000	4.000%	\$198,715	\$698,715	\$43,781	\$654,934	\$654,934	\$1,963,782	\$1,308,848
	2037	\$525,000	4.250%	\$177,559	\$702,559	\$43,781	\$658,778	\$658,778	\$1,963,782	\$1,305,004
	2038	\$550,000	4.500%	\$154,028	\$704,028	\$43,781	\$660,246	\$660,246	\$1,963,782	\$1,303,536
	2039	\$570,000	4.500%	\$128,828	\$698,828	\$43,781	\$655,046	\$655,046	\$1,963,782	\$1,308,736
	2040	\$595,000	4.500%	\$102,615	\$697,615	\$43,781	\$653,834	\$653,834	\$1,963,782	\$1,309,948
	2041	\$625,000	4.500%	\$75,165	\$700,165	\$43,781	\$656,384	\$656,384	\$1,963,782	\$1,307,398
	2042	\$650,000	4.500%	\$46,478	\$696,478	\$43,781	\$652,696	\$652,696	\$1,963,782	\$1,311,086
	2043	\$685,000	4.650%	\$15,926	\$700,926	\$32,836	\$668,090	\$668,090	\$1,963,782	\$1,295,691
\$16,923,157	<b>Totals:</b>	\$5,000,000		\$3,583,465	\$8,583,465	\$875,624	\$7,707,841	\$24,630,998	\$41,239,419	\$16,608,421

## **Municipal Advisor Disclosure of Conflicts of Interest and Other Information**

RSA Advisors, LLC (“RSA Advisors”)

### **Introduction**

RSA Advisors is a registered municipal advisory firm registered with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”). In accordance with MSRB rules, this disclosure statement is provided by RSA Advisors to each client prior to the execution of its advisory agreement with written disclosures of any material conflicts of interest and legal or disciplinary events that are required to be disclosed with respect to providing financial advisory services pursuant to MSRB Rule G-42(b) and (c) (ii).

RSA Advisors employs a number of resources to identify and subsequently manage actual or potential conflicts of interest. These resources include the implementation of policies and procedures and a supervisory structure.

### **General Conflict of Interest Disclosures**

**Disciplinary History:** As a registered municipal advisory firm registered with the “SEC” and the “MSRB”, our disciplinary events are required to be disclosed on our forms MA and MA-I filed with the SEC. To review the disclosures on these forms, you may access them electronically via the SEC's Electronic Data Gathering, Analysis, and Retrieval System (EDGAR) at: [www.sec.gov](http://www.sec.gov)

**Compensation Based:** The fees due under a Municipal Advisor Agreement may be based on the size of the transaction and the payment of such fees shall be contingent upon the closing of the transaction. While this form of compensation is usual and customary in the municipal securities market, this may present a conflict of interest. RSA believes that this conflict of interest will not impair our ability to render unbiased advice or to fulfill our fiduciary duty to the client.

**Sponsorships and Donations:** Upon request, RSA Advisors may provide sponsorships or donations to various municipal organizations (to which you may be a member), charitable organizations or client sponsored events. RSA Advisors limits the size of any such sponsorship or donation to a reasonable level taking into consideration various matters such as the purpose of the organization, other sponsorships or donations made to the organization and RSA Advisors' role and physical presence in the community and the state.

**Other Municipal Advisory Relationship:** RSA Advisors serves a wide variety of clients that may potentially have interests that could have a direct or indirect impact on the interests of the client. RSA Advisors could potentially face a conflict of interest arising from these competing client interests. None of these other relationships or engagements would impair RSA Advisors' ability to fulfill its regulatory duties to the client.

To our knowledge, following reasonable inquiry, we are not aware of any actual or potential conflicts of interest that could reasonably be anticipated to impair our ability to provide advice to or on behalf of the client in accordance with the applicable standards of conduct of MSRB Rule G-42. If RSA becomes aware of any potential or actual conflict of interest after this disclosure, we will disclose the detailed information in writing to the client in a timely manner including a plan for mitigation.

June 29, 2022

Ms. Chelsey Couch  
Schools Facilities Construction Commission  
700 Louisville Rd  
Frankfort, Kentucky 40601

Re: Reporting of Bond Issuance Costs to the Capital Projects and Bond Oversight  
Committee ("Bond Oversight Committee")

Dear Ms. Couch:

Enclosed please find a Bond Payee Disclosure form for the following bond issue:

\$12,810,000 (est.)  
McCracken County  
School District Finance Corporation  
School Building Revenue Bonds  
Series 2022

Please be advised that the enclosed costs are estimated. Actual costs will not be known until the bonds are sold. Please be advised that no tax increases are necessary to support this financing.

We hereby request that the above bond issue be considered by the Bond Oversight Committee at its next meeting.

If you need any additional information, please do not hesitate to call me at 502.588.8695.

Sincerely,

*/s/ Maria Long*

Maria Long  
Public Finance

## BOND PAYEE DISCLOSURE FORM

Par Amount:	\$12,810,000
Issue Name:	McCracken County School District School Building Revenue Bonds, Series of 2022
Purpose:	Major building renovation of the existing Lone Oak Middle School to accommodate relocation of the existing Lone Oak Intermediate School.
Projected Sale Date of Bonds:	August 2022 (est.)
First Call Date:	TBD
Method of Sale:	Competitive
Place/Time of Sale:	TBD
Bond Rating:	Expected "A1 underlying / A1 enhanced" – Moody's
Bond Counsel:	Steptoe & Johnson
Fiscal Agent:	Baird
Construction Manager/General Contractor:	N/A
Architect/Engineer:	Peck Flannery Gream Warren Inc.

	SFCC Portion	Local Portion	Total
Estimated par amount of Bonds:	\$1,861,044	\$10,948,956	\$12,810,000
% Share of total Bonds:	14.5%	85.5%	100.00%
Estimated average annual debt service:	\$131,707	\$864,392	\$996,099
Estimated debt service reserve:	-	-	-
<b>Estimated Costs of Issuance (1):</b>			
Fiscal Agent, Bond Counsel, Advertisements, Printing, etc.	\$9,333	\$54,907	\$64,240
Special Tax Counsel	-	-	-
Number Verifications	-	-	-
Bond Rating	4,213	24,787	29,000
Underwriter's Discount	37,221	218,979	256,200
Paying Agent/Escrow Agent Bank	508	2,992	3,500
<b>Total Cost of Issuance:</b>	<b>\$51,275</b>	<b>\$301,665</b>	<b>\$352,940</b>

**Anticipated Interest Rates:**

5 Years: 2.94%	10 Years: 3.79%
15 Years: 4.35%	20 Years: 4.66%

(1) Actual costs will not be known until the bonds are sold.

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McCracken County School District  
Series 2022  
A2/A1 NBQ School Rev Rates as of 6.24.22 +5bps to Adjust for Rating  
+25bps Cushion

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SOURCES AND USES OF FUNDS

McCracken County School District  
 Series 2022  
 A2/A1 NBQ School Rev Rates as of 6.24.22 +5bps to Adjust for Rating  
 +25bps Cushion

Dated Date 08/24/2022  
 Delivery Date 08/24/2022

Sources:	SFCC Portion	District Portion	Total
<b>Bond Proceeds:</b>			
Par Amount	1,861,044.00	10,948,956.00	12,810,000.00
<b>Other Sources of Funds:</b>			
SFCC Cash Requirement- Prior Capital Outlay		264,010.80	264,010.80
SFCC Cash Requirement- Prior Building Fund		1,135,989.20	1,135,989.20
SFCC Cash Requirement- Current Capital Outlay		585,256.54	585,256.54
SFCC Cash Requirement- Current Building Fund		131,115.43	131,115.43
Food Service Fund		500,000.00	500,000.00
		<u>2,616,371.97</u>	<u>2,616,371.97</u>
	<u>1,861,044.00</u>	<u>13,565,327.97</u>	<u>15,426,371.97</u>

Uses:	SFCC Portion	District Portion	Total
<b>Project Fund Deposits:</b>			
Total Construction Cost	1,648,222.50	9,696,877.50	11,345,100.00
Construction Contingency	164,822.25	969,687.75	1,134,510.00
Architect/Engineer Fee	113,315.35	666,660.65	779,976.00
Equipment/Furnishings	173,610.27	1,021,389.73	1,195,000.00
Equipment/Computers	19,947.02	117,352.98	137,300.00
Site Survey	2,033.93	11,966.07	14,000.00
Special Inspections	5,084.82	29,915.18	35,000.00
Commissioning	8,135.71	47,864.29	56,000.00
Advertising	101.70	598.30	700.00
Printing	508.48	2,991.52	3,500.00
Insurance	3,632.01	21,367.99	25,000.00
Asbestos Abatement	42,131.36	247,868.64	290,000.00
Testing & Balancing	5,520.66	32,479.34	38,000.00
Plan Review Fee	2,138.68	12,582.32	14,721.00
	<u>2,189,204.74</u>	<u>12,879,602.26</u>	<u>15,068,807.00</u>
<b>Cost of Issuance:</b>			
Financial Advisor/ Bond Counsel	9,332.82	54,907.18	64,240.00
Moody's	4,213.14	24,786.86	29,000.00
Paying Agent	508.48	2,991.52	3,500.00
	<u>14,054.44</u>	<u>82,685.56</u>	<u>96,740.00</u>
<b>Underwriter's Discount:</b>			
Underwriter's Discount	37,220.88	218,979.12	256,200.00
<b>Other Uses of Funds:</b>			
Additional Proceeds	-379,436.06	384,061.03	4,624.97
	<u>1,861,044.00</u>	<u>13,565,327.97</u>	<u>15,426,371.97</u>



BOND DEBT SERVICE

McCracken County School District  
Series 2022

A2/A1 NBQ School Rev Rates as of 6.24.22 +5bps to Adjust for Rating  
+25bps Cushion

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2023			237,505.89	237,505.89	
06/30/2023					237,505.89
08/01/2023	70,000	2.230%	272,299.75	342,299.75	
02/01/2024			271,519.25	271,519.25	
06/30/2024					613,819.00
08/01/2024	75,000	2.570%	271,519.25	346,519.25	
02/01/2025			270,555.50	270,555.50	
06/30/2025					617,074.75
08/01/2025	80,000	2.780%	270,555.50	350,555.50	
02/01/2026			269,443.50	269,443.50	
06/30/2026					619,999.00
08/01/2026	85,000	2.870%	269,443.50	354,443.50	
02/01/2027			268,223.75	268,223.75	
06/30/2027					622,667.25
08/01/2027	85,000	2.940%	268,223.75	353,223.75	
02/01/2028			266,974.25	266,974.25	
06/30/2028					620,198.00
08/01/2028	90,000	3.110%	266,974.25	356,974.25	
02/01/2029			265,574.75	265,574.75	
06/30/2029					622,549.00
08/01/2029	95,000	3.280%	265,574.75	360,574.75	
02/01/2030			264,016.75	264,016.75	
06/30/2030					624,591.50
08/01/2030	95,000	3.430%	264,016.75	359,016.75	
02/01/2031			262,387.50	262,387.50	
06/30/2031					621,404.25
08/01/2031	740,000	3.600%	262,387.50	1,002,387.50	
02/01/2032			249,067.50	249,067.50	
06/30/2032					1,251,455.00
08/01/2032	620,000	3.790%	249,067.50	869,067.50	
02/01/2033			237,318.50	237,318.50	
06/30/2033					1,106,386.00
08/01/2033	650,000	3.990%	237,318.50	887,318.50	
02/01/2034			224,351.00	224,351.00	
06/30/2034					1,111,669.50
08/01/2034	675,000	4.140%	224,351.00	899,351.00	
02/01/2035			210,378.50	210,378.50	
06/30/2035					1,109,729.50
08/01/2035	700,000	4.220%	210,378.50	910,378.50	
02/01/2036			195,608.50	195,608.50	
06/30/2036					1,105,987.00
08/01/2036	810,000	4.290%	195,608.50	1,005,608.50	
02/01/2037			178,234.00	178,234.00	
06/30/2037					1,183,842.50
08/01/2037	400,000	4.350%	178,234.00	578,234.00	
02/01/2038			169,534.00	169,534.00	
06/30/2038					747,768.00
08/01/2038	2,690,000	4.420%	169,534.00	2,859,534.00	
02/01/2039			110,085.00	110,085.00	
06/30/2039					2,969,619.00
08/01/2039	3,010,000	4.490%	110,085.00	3,120,085.00	
02/01/2040			42,510.50	42,510.50	
06/30/2040					3,162,595.50
08/01/2040	595,000	4.570%	42,510.50	637,510.50	
02/01/2041			28,914.75	28,914.75	
06/30/2041					666,425.25
08/01/2041	625,000	4.630%	28,914.75	653,914.75	
02/01/2042			14,446.00	14,446.00	
06/30/2042					668,360.75
08/01/2042	620,000	4.660%	14,446.00	634,446.00	
06/30/2043					634,446.00
	12,810,000		8,108,092.64	20,918,092.64	20,918,092.64

BOND DEBT SERVICE

McCracken County School District  
 Series 2022  
 A2/A1 NBQ School Rev Rates as of 6.24.22 +5bps to Adjust for Rating  
 +25bps Cushion

Period Ending	Principal	Coupon	Interest	Debt Service
06/30/2023			237,505.89	237,505.89
06/30/2024	70,000	2.230%	543,819.00	613,819.00
06/30/2025	75,000	2.570%	542,074.75	617,074.75
06/30/2026	80,000	2.780%	539,999.00	619,999.00
06/30/2027	85,000	2.870%	537,667.25	622,667.25
06/30/2028	85,000	2.940%	535,198.00	620,198.00
06/30/2029	90,000	3.110%	532,549.00	622,549.00
06/30/2030	95,000	3.280%	529,591.50	624,591.50
06/30/2031	95,000	3.430%	526,404.25	621,404.25
06/30/2032	740,000	3.600%	511,455.00	1,251,455.00
06/30/2033	620,000	3.790%	486,386.00	1,106,386.00
06/30/2034	650,000	3.990%	461,669.50	1,111,669.50
06/30/2035	675,000	4.140%	434,729.50	1,109,729.50
06/30/2036	700,000	4.220%	405,987.00	1,105,987.00
06/30/2037	810,000	4.290%	373,842.50	1,183,842.50
06/30/2038	400,000	4.350%	347,768.00	747,768.00
06/30/2039	2,690,000	4.420%	279,619.00	2,969,619.00
06/30/2040	3,010,000	4.490%	152,595.50	3,162,595.50
06/30/2041	595,000	4.570%	71,425.25	666,425.25
06/30/2042	625,000	4.630%	43,360.75	668,360.75
06/30/2043	620,000	4.660%	14,446.00	634,446.00
	12,810,000		8,108,092.64	20,918,092.64





DETAILED BOND DEBT SERVICE  
 McCracken County School District  
 SFCC Portion  
Bond Component (BOND)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2023			31,332.02	31,332.02	
06/30/2023					31,332.02
08/01/2023	67,198	2.230%	35,922.06	103,120.06	
02/01/2024			35,172.80	35,172.80	
06/30/2024					138,292.86
08/01/2024	68,831	2.570%	35,172.80	104,003.80	
02/01/2025			34,288.32	34,288.32	
06/30/2025					138,292.13
08/01/2025	70,699	2.780%	34,288.32	104,987.32	
02/01/2026			33,305.61	33,305.61	
06/30/2026					138,292.93
08/01/2026	72,725	2.870%	33,305.61	106,030.61	
02/01/2027			32,262.00	32,262.00	
06/30/2027					138,292.61
08/01/2027	74,870	2.940%	32,262.00	107,132.00	
02/01/2028			31,161.42	31,161.42	
06/30/2028					138,293.42
08/01/2028	77,170	3.110%	31,161.42	108,331.42	
02/01/2029			29,961.42	29,961.42	
06/30/2029					138,292.84
08/01/2029	79,677	3.280%	29,961.42	109,638.42	
02/01/2030			28,654.72	28,654.72	
06/30/2030					138,293.14
08/01/2030	82,396	3.430%	28,654.72	111,050.72	
02/01/2031			27,241.63	27,241.63	
06/30/2031					138,292.35
08/01/2031	85,346	3.600%	27,241.63	112,587.63	
02/01/2032			25,705.40	25,705.40	
06/30/2032					138,293.03
08/01/2032	88,560	3.790%	25,705.40	114,265.40	
02/01/2033			24,027.19	24,027.19	
06/30/2033					138,292.59
08/01/2033	92,076	3.990%	24,027.19	116,103.19	
02/01/2034			22,190.27	22,190.27	
06/30/2034					138,293.46
08/01/2034	95,898	4.140%	22,190.27	118,088.27	
02/01/2035			20,205.18	20,205.18	
06/30/2035					138,293.45
08/01/2035	99,992	4.220%	20,205.18	120,197.18	
02/01/2036			18,095.35	18,095.35	
06/30/2036					138,292.53
08/01/2036	104,340	4.290%	18,095.35	122,435.35	
02/01/2037			15,857.26	15,857.26	
06/30/2037					138,292.61
08/01/2037	108,948	4.350%	15,857.26	124,805.26	
02/01/2038			13,487.64	13,487.64	
06/30/2038					138,292.90
08/01/2038	113,832	4.420%	13,487.64	127,319.64	
02/01/2039			10,971.95	10,971.95	
06/30/2039					138,291.59
08/01/2039	119,022	4.490%	10,971.95	129,993.95	
02/01/2040			8,299.91	8,299.91	
06/30/2040					138,293.86
08/01/2040	124,538	4.570%	8,299.91	132,837.91	
02/01/2041			5,454.22	5,454.22	
06/30/2041					138,292.12
08/01/2041	130,403	4.630%	5,454.22	135,857.22	
02/01/2042			2,435.39	2,435.39	
06/30/2042					138,292.60
08/01/2042	104,523	4.660%	2,435.39	106,958.39	
06/30/2043					106,958.39
	1,861,044		904,809.44	2,765,853.44	2,765,853.44



DETAILED BOND DEBT SERVICE

McCracken County School District  
District Portion

Bond Component (BOND)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/01/2023			206,173.87	206,173.87	
06/30/2023					206,173.87
08/01/2023	2,802	2.230%	236,377.69	239,179.69	
02/01/2024			236,346.45	236,346.45	
06/30/2024					475,526.14
08/01/2024	6,169	2.570%	236,346.45	242,515.45	
02/01/2025			236,267.18	236,267.18	
06/30/2025					478,782.62
08/01/2025	9,301	2.780%	236,267.18	245,568.18	
02/01/2026			236,137.89	236,137.89	
06/30/2026					481,706.07
08/01/2026	12,275	2.870%	236,137.89	248,412.89	
02/01/2027			235,961.75	235,961.75	
06/30/2027					484,374.64
08/01/2027	10,130	2.940%	235,961.75	246,091.75	
02/01/2028			235,812.83	235,812.83	
06/30/2028					481,904.58
08/01/2028	12,830	3.110%	235,812.83	248,642.83	
02/01/2029			235,613.33	235,613.33	
06/30/2029					484,256.16
08/01/2029	15,323	3.280%	235,613.33	250,936.33	
02/01/2030			235,362.03	235,362.03	
06/30/2030					486,298.36
08/01/2030	12,604	3.430%	235,362.03	247,966.03	
02/01/2031			235,145.87	235,145.87	
06/30/2031					483,111.90
08/01/2031	654,654	3.600%	235,145.87	889,799.87	
02/01/2032			223,362.10	223,362.10	
06/30/2032					1,113,161.97
08/01/2032	531,440	3.790%	223,362.10	754,802.10	
02/01/2033			213,291.31	213,291.31	
06/30/2033					968,093.41
08/01/2033	557,924	3.990%	213,291.31	771,215.31	
02/01/2034			202,160.73	202,160.73	
06/30/2034					973,376.04
08/01/2034	579,102	4.140%	202,160.73	781,262.73	
02/01/2035			190,173.32	190,173.32	
06/30/2035					971,436.05
08/01/2035	600,008	4.220%	190,173.32	790,181.32	
02/01/2036			177,513.15	177,513.15	
06/30/2036					967,694.47
08/01/2036	705,660	4.290%	177,513.15	883,173.15	
02/01/2037			162,376.74	162,376.74	
06/30/2037					1,045,549.89
08/01/2037	291,052	4.350%	162,376.74	453,428.74	
02/01/2038			156,046.36	156,046.36	
06/30/2038					609,475.10
08/01/2038	2,576,168	4.420%	156,046.36	2,732,214.36	
02/01/2039			99,113.05	99,113.05	
06/30/2039					2,831,327.41
08/01/2039	2,890,978	4.490%	99,113.05	2,990,091.05	
02/01/2040			34,210.59	34,210.59	
06/30/2040					3,024,301.64
08/01/2040	470,462	4.570%	34,210.59	504,672.59	
02/01/2041			23,460.53	23,460.53	
06/30/2041					528,133.13
08/01/2041	494,597	4.630%	23,460.53	518,057.53	
02/01/2042			12,010.61	12,010.61	
06/30/2042					530,068.15
08/01/2042	515,477	4.660%	12,010.61	527,487.61	
06/30/2043					527,487.61
	10,948,956		7,203,283.21	18,152,239.21	18,152,239.21

DETAILED BOND DEBT SERVICE

McCracken County School District  
SFCC Portion

Bond Component (BOND)

Period Ending	Principal	Coupon	Interest	Debt Service
06/30/2023			31,332.02	31,332.02
06/30/2024	67,198	2.230%	71,094.86	138,292.86
06/30/2025	68,831	2.570%	69,461.13	138,292.13
06/30/2026	70,699	2.780%	67,593.93	138,292.93
06/30/2027	72,725	2.870%	65,567.61	138,292.61
06/30/2028	74,870	2.940%	63,423.42	138,293.42
06/30/2029	77,170	3.110%	61,122.84	138,292.84
06/30/2030	79,677	3.280%	58,616.14	138,293.14
06/30/2031	82,396	3.430%	55,896.35	138,292.35
06/30/2032	85,346	3.600%	52,947.03	138,293.03
06/30/2033	88,560	3.790%	49,732.59	138,292.59
06/30/2034	92,076	3.990%	46,217.46	138,293.46
06/30/2035	95,898	4.140%	42,395.45	138,293.45
06/30/2036	99,992	4.220%	38,300.53	138,292.53
06/30/2037	104,340	4.290%	33,952.61	138,292.61
06/30/2038	108,948	4.350%	29,344.90	138,292.90
06/30/2039	113,832	4.420%	24,459.59	138,291.59
06/30/2040	119,022	4.490%	19,271.86	138,293.86
06/30/2041	124,538	4.570%	13,754.12	138,292.12
06/30/2042	130,403	4.630%	7,889.60	138,292.60
06/30/2043	104,523	4.660%	2,435.39	106,958.39
	1,861,044		904,809.44	2,765,853.44



DETAILED BOND DEBT SERVICE

McCracken County School District  
District Portion

Bond Component (BOND)

Period Ending	Principal	Coupon	Interest	Debt Service
06/30/2023			206,173.87	206,173.87
06/30/2024	2,802	2.230%	472,724.14	475,526.14
06/30/2025	6,169	2.570%	472,613.62	478,782.62
06/30/2026	9,301	2.780%	472,405.07	481,706.07
06/30/2027	12,275	2.870%	472,099.64	484,374.64
06/30/2028	10,130	2.940%	471,774.58	481,904.58
06/30/2029	12,830	3.110%	471,426.16	484,256.16
06/30/2030	15,323	3.280%	470,975.36	486,298.36
06/30/2031	12,604	3.430%	470,507.90	483,111.90
06/30/2032	654,654	3.600%	458,507.97	1,113,161.97
06/30/2033	531,440	3.790%	436,653.41	968,093.41
06/30/2034	557,924	3.990%	415,452.04	973,376.04
06/30/2035	579,102	4.140%	392,334.05	971,436.05
06/30/2036	600,008	4.220%	367,686.47	967,694.47
06/30/2037	705,660	4.290%	339,889.89	1,045,549.89
06/30/2038	291,052	4.350%	318,423.10	609,475.10
06/30/2039	2,576,168	4.420%	255,159.41	2,831,327.41
06/30/2040	2,890,978	4.490%	133,323.64	3,024,301.64
06/30/2041	470,462	4.570%	57,671.13	528,133.13
06/30/2042	494,597	4.630%	35,471.15	530,068.15
06/30/2043	515,477	4.660%	12,010.61	527,487.61
	10,948,956		7,203,283.21	18,152,239.21



BOND SUMMARY STATISTICS

McCracken County School District  
Series 2022

A2/A1 NBQ School Rev Rates as of 6.24.22 +5bps to Adjust for Rating  
+25bps Cushion

Dated Date	08/24/2022
Delivery Date	08/24/2022
Last Maturity	08/01/2042
Arbitrage Yield	4.339353%
True Interest Cost (TIC)	4.531247%
Net Interest Cost (NIC)	4.494115%
All-In TIC	4.605045%
Average Coupon	4.356459%
Average Life (years)	14.529
Weighted Average Maturity (years)	14.529
Duration of Issue (years)	10.733
Par Amount	12,810,000.00
Bond Proceeds	12,810,000.00
Total Interest	8,108,092.64
Net Interest	8,364,292.64
Total Debt Service	20,918,092.64
Maximum Annual Debt Service	3,162,595.50
Average Annual Debt Service	1,049,256.42
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Bond Component	12,810,000.00	100.000	4.356%	14.529	13,465.45
	12,810,000.00			14.529	13,465.45

	TIC	All-In TIC	Arbitrage Yield
Par Value	12,810,000.00	12,810,000.00	12,810,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-256,200.00	-256,200.00	
- Cost of Issuance Expense		-96,740.00	
- Other Amounts			
Target Value	12,553,800.00	12,457,060.00	12,810,000.00
Target Date	08/24/2022	08/24/2022	08/24/2022
Yield	4.531247%	4.605045%	4.339353%



BOND PRICING

McCracken County School District  
 Series 2022  
 A2/A1 NBQ School Rev Rates as of 6.24.22 +5bps to Adjust for Rating  
 +25bps Cushion

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Bond Component:					
	08/01/2023	70,000	2.230%	2.230%	100.000
	08/01/2024	75,000	2.570%	2.570%	100.000
	08/01/2025	80,000	2.780%	2.780%	100.000
	08/01/2026	85,000	2.870%	2.870%	100.000
	08/01/2027	85,000	2.940%	2.940%	100.000
	08/01/2028	90,000	3.110%	3.110%	100.000
	08/01/2029	95,000	3.280%	3.280%	100.000
	08/01/2030	95,000	3.430%	3.430%	100.000
	08/01/2031	740,000	3.600%	3.600%	100.000
	08/01/2032	620,000	3.790%	3.790%	100.000
	08/01/2033	650,000	3.990%	3.990%	100.000
	08/01/2034	675,000	4.140%	4.140%	100.000
	08/01/2035	700,000	4.220%	4.220%	100.000
	08/01/2036	810,000	4.290%	4.290%	100.000
	08/01/2037	400,000	4.350%	4.350%	100.000
	08/01/2038	2,690,000	4.420%	4.420%	100.000
	08/01/2039	3,010,000	4.490%	4.490%	100.000
	08/01/2040	595,000	4.570%	4.570%	100.000
	08/01/2041	625,000	4.630%	4.630%	100.000
	08/01/2042	620,000	4.660%	4.660%	100.000
		12,810,000			

Dated Date	08/24/2022	
Delivery Date	08/24/2022	
First Coupon	02/01/2023	
Par Amount	12,810,000.00	
Original Issue Discount		
Production	12,810,000.00	100.000000%
Underwriter's Discount	-256,200.00	-2.000000%
Purchase Price	12,553,800.00	98.000000%
Accrued Interest		
Net Proceeds	12,553,800.00	

BOND SOLUTION

McCracken County School District  
SFCC Portion

Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
06/30/2023		31,332	31,332	31,334	2	100.01%
06/30/2024	67,198	138,293	138,293	138,294	1	100.00%
06/30/2025	68,831	138,292	138,292	138,293	1	100.00%
06/30/2026	70,699	138,293	138,293	138,293	0	100.00%
06/30/2027	72,725	138,293	138,293	138,294	1	100.00%
06/30/2028	74,870	138,293	138,293	138,294	0	100.00%
06/30/2029	77,170	138,293	138,293	138,294	1	100.00%
06/30/2030	79,677	138,293	138,293	138,293	0	100.00%
06/30/2031	82,396	138,292	138,292	138,293	1	100.00%
06/30/2032	85,346	138,293	138,293	138,294	1	100.00%
06/30/2033	88,560	138,293	138,293	138,293	1	100.00%
06/30/2034	92,076	138,293	138,293	138,294	0	100.00%
06/30/2035	95,898	138,293	138,293	138,294	0	100.00%
06/30/2036	99,992	138,293	138,293	138,293	1	100.00%
06/30/2037	104,340	138,293	138,293	138,293	0	100.00%
06/30/2038	108,948	138,293	138,293	138,293	0	100.00%
06/30/2039	113,832	138,292	138,292	138,293	1	100.00%
06/30/2040	119,022	138,294	138,294	138,294	0	100.00%
06/30/2041	124,538	138,292	138,292	138,293	1	100.00%
06/30/2042	130,403	138,293	138,293	138,293	1	100.00%
06/30/2043	104,523	106,958	106,958	106,959	1	100.00%
	1,861,044	2,765,853	2,765,853	2,765,868	15	

BOND SOLUTION

McCracken County School District  
District Portion

Period Ending	Proposed Principal	Proposed Debt Service	Existing Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
06/30/2023		206,174	6,061,754	6,267,928	7,584,192	1,316,264	121.00%
06/30/2024	2,802	475,526	6,059,750	6,535,276	7,584,192	1,048,916	116.05%
06/30/2025	6,169	478,783	6,058,324	6,537,106	7,584,192	1,047,086	116.02%
06/30/2026	9,301	481,706	6,056,675	6,538,381	7,584,192	1,045,812	115.99%
06/30/2027	12,275	484,375	6,052,606	6,536,981	7,584,192	1,047,212	116.02%
06/30/2028	10,130	481,905	6,052,963	6,534,868	7,584,192	1,049,325	116.06%
06/30/2029	12,830	484,256	6,052,863	6,537,119	7,584,192	1,047,073	116.02%
06/30/2030	15,323	486,298	6,052,000	6,538,298	7,584,192	1,045,894	116.00%
06/30/2031	12,604	483,112	6,055,143	6,538,255	7,584,192	1,045,937	116.00%
06/30/2032	654,654	1,113,162	5,422,836	6,535,998	7,584,192	1,048,195	116.04%
06/30/2033	531,440	968,093	5,376,285	6,344,379	7,584,192	1,239,814	119.54%
06/30/2034	557,924	973,376	5,370,860	6,344,237	7,584,192	1,239,956	119.54%
06/30/2035	579,102	971,436	5,371,036	6,342,472	7,584,192	1,241,720	119.58%
06/30/2036	600,008	967,694	5,376,685	6,344,380	7,584,192	1,239,812	119.54%
06/30/2037	705,660	1,045,550	5,297,317	6,342,867	7,584,192	1,241,326	119.57%
06/30/2038	291,052	609,475	2,420,485	3,029,960	7,584,192	4,554,232	250.31%
06/30/2039	2,576,168	2,831,327	194,860	3,026,187	7,584,192	4,558,005	250.62%
06/30/2040	2,890,978	3,024,302		3,024,302	7,584,192	4,559,891	250.77%
06/30/2041	470,462	528,133		528,133	7,584,192	7,056,059	1,436.04%
06/30/2042	494,597	530,068		530,068	7,584,192	7,054,124	1,430.80%
06/30/2043	515,477	527,488		527,488	7,584,192	7,056,705	1,437.80%
	10,948,956	18,152,239	89,332,442	107,484,681	159,268,039	51,783,358	





AGGREGATE DEBT SERVICE

McCracken County School District  
SFCC Portion

Period Ending	SFCC Portion Principal	SFCC Portion Interest	Aggregate Principal	Aggregate Interest	Aggregate Debt Service
06/30/2023		31,332.02		31,332.02	31,332.02
06/30/2024	67,198	71,094.86	67,198	71,094.86	138,292.86
06/30/2025	68,831	69,461.13	68,831	69,461.13	138,292.13
06/30/2026	70,699	67,593.93	70,699	67,593.93	138,292.93
06/30/2027	72,725	65,567.61	72,725	65,567.61	138,292.61
06/30/2028	74,870	63,423.42	74,870	63,423.42	138,293.42
06/30/2029	77,170	61,122.84	77,170	61,122.84	138,292.84
06/30/2030	79,677	58,616.14	79,677	58,616.14	138,293.14
06/30/2031	82,396	55,896.35	82,396	55,896.35	138,292.35
06/30/2032	85,346	52,947.03	85,346	52,947.03	138,293.03
06/30/2033	88,560	49,732.59	88,560	49,732.59	138,292.59
06/30/2034	92,076	46,217.46	92,076	46,217.46	138,293.46
06/30/2035	95,898	42,395.45	95,898	42,395.45	138,293.45
06/30/2036	99,992	38,300.53	99,992	38,300.53	138,292.53
06/30/2037	104,340	33,952.61	104,340	33,952.61	138,292.61
06/30/2038	108,948	29,344.90	108,948	29,344.90	138,292.90
06/30/2039	113,832	24,459.59	113,832	24,459.59	138,291.59
06/30/2040	119,022	19,271.86	119,022	19,271.86	138,293.86
06/30/2041	124,538	13,754.12	124,538	13,754.12	138,292.12
06/30/2042	130,403	7,889.60	130,403	7,889.60	138,292.60
06/30/2043	104,523	2,435.39	104,523	2,435.39	106,958.39
	1,861,044	904,809.44	1,861,044	904,809.44	2,765,853.44

AGGREGATE DEBT SERVICE

McCracken County School District  
District Portion

Period Ending	District Portion Principal	District Portion Interest	Existing D/S Principal	Aggregate Principal	Aggregate Interest	Aggregate Debt Service
06/30/2023		206,173.87	6,061,754.42	6,061,754.42	206,173.87	6,267,928.29
06/30/2024	2,802	472,724.14	6,059,749.83	6,062,551.83	472,724.14	6,535,275.97
06/30/2025	6,169	472,613.62	6,058,323.81	6,064,492.81	472,613.62	6,537,106.43
06/30/2026	9,301	472,405.07	6,056,674.72	6,065,975.72	472,405.07	6,538,380.79
06/30/2027	12,275	472,099.64	6,052,606.11	6,064,881.11	472,099.64	6,536,980.75
06/30/2028	10,130	471,774.58	6,052,962.94	6,063,092.94	471,774.58	6,534,867.52
06/30/2029	12,830	471,426.16	6,052,862.90	6,065,692.90	471,426.16	6,537,119.06
06/30/2030	15,323	470,975.36	6,051,999.60	6,067,322.60	470,975.36	6,538,297.96
06/30/2031	12,604	470,507.90	6,055,143.20	6,067,747.20	470,507.90	6,538,255.10
06/30/2032	654,654	458,507.97	5,422,835.68	6,077,489.68	458,507.97	6,535,997.65
06/30/2033	531,440	436,653.41	5,376,285.36	5,907,725.36	436,653.41	6,344,378.77
06/30/2034	557,924	415,452.04	5,370,860.46	5,928,784.46	415,452.04	6,344,236.50
06/30/2035	579,102	392,334.05	5,371,035.79	5,950,137.79	392,334.05	6,342,471.84
06/30/2036	600,008	367,686.47	5,376,685.40	5,976,693.40	367,686.47	6,344,379.87
06/30/2037	705,660	339,889.89	5,297,316.83	6,002,976.83	339,889.89	6,342,866.72
06/30/2038	291,052	318,423.10	2,420,484.80	2,711,536.80	318,423.10	3,029,959.90
06/30/2039	2,576,168	255,159.41	194,859.80	2,771,027.80	255,159.41	3,026,187.21
06/30/2040	2,890,978	133,323.64		2,890,978.00	133,323.64	3,024,301.64
06/30/2041	470,462	57,671.13		470,462.00	57,671.13	528,133.13
06/30/2042	494,597	35,471.15		494,597.00	35,471.15	530,068.15
06/30/2043	515,477	12,010.61		515,477.00	12,010.61	527,487.61
	10,948,956	7,203,283.21	89,332,441.65	100,281,397.65	7,203,283.21	107,484,680.86





June 30, 2022

School Facilities Construction Commission  
Attn: Chelsey Couch Executive Director  
Carriage House  
Frankfort, KY 40601

RE: \$4,000,000 Trigg County School District Finance Corporation  
School Building Revenue Bonds, Series 2022B

Dear Ms. Couch:

Please find enclosed a Bond Payee Disclosure Form and Plan of Financing related to the above-referenced series of Bonds. The Bonds will be used to finance construction of an ATC building.

We would like to go ahead and submit the plan to Bond Oversight so that we will be ready to proceed with the bond sale in the coming months. The Bonds will be funded with 14.50% SFCC funds.

Please process this bond disclosure form for review by the Bond Oversight Committee at their next meeting. Should you have any questions or require any additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink that reads 'Dwight G. Salsbury'.

Dwight G. Salsbury

147 East Third St.  
Lexington, KY  
40508

859/977-6600  
fax: 859/381-1357  
[www.rsamuni.com](http://www.rsamuni.com)

Enclosures

# BOND PAYEE DISCLOSURE FORM

Par Amount:

**\$4,000,000**

Issue Name:

Trigg County School District Finance Corporation School Building Revenue Bonds, Series of 2022B

Purpose:

Construction of a new ATC

Projected Sale Date of Bonds:

Q4 2022

First Call Date:

8 Years at par

Method of Sale:

Competitive Bids

Place/time of sale:

Parity/SFCC, Frankfort, Ky. / TBD

Bond Rating:

Moody's: "A1"

Bond Counsel:

Steptoe and Johnson, Louisville, KY

Fiscal Agent:

RSA Advisors LLC, Lexington, Kentucky

Date received by SFCC:

/ / *To be filled in by SFCC*

Date scheduled for Committee review:

/ / *To be filled in by SFCC*

Month Day Year

Estimated par amount of Bonds:

% Share of total Bonds:

Estimated average annual debt service:

Estimated debt service reserve:

SFCC Portion	Local Portion	Total
\$580,000	\$3,420,000	\$4,000,000
14.50%	85.50%	100.00%
\$41,528	\$283,308	\$324,836
\$0	\$0	\$0

**Estimated Cost of Issuance:**

Fiscal Agent, Bond Counsel, Advertisements, Printing, Etc)

Special Tax Counsel

Number verifications

Bond Rating & Bank Fee

Underwriter's Discount

Credit Enhancement

Total Cost of Issuance:

\$4,205	\$24,795	\$29,000
\$0	\$0	\$0
\$0	\$0	\$0
\$2,153	\$12,697	\$14,850
\$11,600	\$68,400	\$80,000
\$0	\$0	\$0
<b>\$17,958</b>	<b>\$105,892</b>	<b>\$123,850</b>

**Anticipated Interest Rates:**

5 Years: 3.500%    10 Years: 3.500%    15 Years: 4.500%  
20 Years: 4.650%

**Notes: No tax Increase required**

TRIGG COUNTY SCHOOL DISTRICT  
Plan of Financing -- Series 2022B

Date of Report: 6/30/22

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Local Bond Payments Outstanding ..... 1

Summary of Funds for Bond Payments ..... 2

Projected Series 2022..... 3

Disclosure..... 4



TRIGG COUNTY SCHOOL DISTRICT  
OUTSTANDING NET LOCAL DEBT SERVICE

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>Total</u>
FYE	Series 2006	Series 2012 REF	Series 2019	Series 2022	Debt Service
2023		\$365,266	\$449,321	\$45,133	\$859,720
2024			\$726,452	\$89,259	\$815,711
2025			\$721,265	\$88,716	\$809,981
2026			\$718,884	\$88,172	\$807,056
2027			\$719,665	\$87,628	\$807,293
2028			\$717,745	\$87,084	\$804,829
2029			\$721,938	\$86,541	\$808,479
2030			\$725,412	\$85,997	\$811,409
2031			\$723,031	\$85,453	\$808,484
2032			\$719,774	\$84,909	\$804,683
2033			\$715,348	\$84,366	\$799,713
2034			\$725,024	\$83,822	\$808,846
2035			\$717,136	\$83,278	\$800,414
2036			\$723,073	\$82,734	\$805,808
2037			\$722,655	\$82,191	\$804,845
2038			\$716,174	\$81,647	\$797,821
2039			\$718,425	\$81,103	\$799,528
2040			\$708,839	\$85,469	\$794,308
2041				\$619,866	\$619,866
2042				\$618,656	\$618,656
2043				\$616,344	
Totals:		\$365,266	\$12,690,161	\$3,348,367	\$15,787,450

# TRIGG COUNTY SCHOOL DISTRICT

## SUMMARY OF FUNDS AVAILABLE

A	B	C	D	E	F	G	H	I	J	K	L	M
FYE	Local Nickel	Growth Nickel	Additional Nickel	Capital Outlay @ 80%	FSPK	Additional FSPK	Total Local Funds	Less Current Payments	Local Funds Available	2018 SFCC Offer	2020 SFCC Offer	Total Funds Available
2023	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$859,720)	\$216,868	\$5,236	\$5,146	\$222,014
2024	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$815,711)	\$260,876	\$20,944	\$20,584	\$281,460
2025	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$809,981)	\$266,607	\$20,944	\$20,584	\$287,191
2026	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$807,056)	\$269,532	\$20,944	\$20,584	\$290,116
2027	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$807,293)	\$269,295	\$20,944	\$20,584	\$289,879
2028	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$804,829)	\$271,758	\$20,944	\$20,584	\$292,342
2029	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$808,479)	\$268,109	\$20,944	\$20,584	\$288,693
2030	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$811,409)	\$265,179	\$20,944	\$20,584	\$285,763
2031	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$808,484)	\$268,103	\$20,944	\$20,584	\$288,687
2032	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$804,683)	\$271,904	\$20,944	\$20,584	\$292,488
2033	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$799,713)	\$276,874	\$20,944	\$20,584	\$297,458
2034	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$808,846)	\$267,741	\$20,944	\$20,584	\$288,325
2035	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$800,414)	\$276,173	\$20,944	\$20,584	\$296,757
2036	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$805,808)	\$270,780	\$20,944	\$20,584	\$291,364
2037	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$804,845)	\$271,742	\$20,944	\$20,584	\$292,326
2038	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$797,821)	\$278,767	\$20,944	\$20,584	\$299,351
2039	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$799,528)	\$277,059	\$20,944	\$20,584	\$297,643
2040	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$794,308)	\$282,279	\$20,944	\$20,584	\$302,863
2041	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$619,866)	\$456,722	\$20,944	\$20,584	\$477,306
2042	\$602,502			\$146,474	\$327,611		\$1,076,587	(\$618,656)	\$457,931	\$20,944	\$20,584	\$478,515
2043	\$602,502			\$146,474	\$327,611		\$1,076,587		\$1,076,587	\$15,708	\$15,438	\$1,092,025
Totals:	\$12,652,542			\$3,075,964	\$6,879,831		\$22,608,337	(\$15,787,450)	\$6,820,887	\$418,880	\$411,680	\$7,232,567

**NOTES:** Data based on KDE Seek Forecast Calculations (FY 22-23)

# TRIGG COUNTY SCHOOL DISTRICT

## PROJECTED SERIES 2022B

A	B	C	D	E	F	G	H	I	J	K
Current Payments	----- Estimated New Bond Issue -----						Projected All Local Payments Outstanding	Local Funds Available	Funds Available For Future Projects	
	FY June 30	Principal Payment	Coupon	Interest Payments	Total Payments	SFCC Portion	Local Portion			
\$859,720	2023			\$83,450	\$83,450	\$10,382	\$73,068	\$932,788	\$1,076,587	\$143,800
\$815,711	2024	\$85,000	3.250%	\$165,519	\$250,519	\$41,528	\$208,991	\$1,024,702	\$1,076,589	\$51,888
\$809,981	2025	\$95,000	3.250%	\$162,594	\$257,594	\$41,528	\$216,066	\$1,026,047	\$1,076,591	\$50,545
\$807,056	2026	\$100,000	3.250%	\$159,425	\$259,425	\$41,528	\$217,897	\$1,024,953	\$1,076,593	\$51,641
\$807,293	2027	\$105,000	3.250%	\$156,094	\$261,094	\$41,528	\$219,566	\$1,026,858	\$1,076,595	\$49,737
\$804,829	2028	\$110,000	3.500%	\$152,463	\$262,463	\$41,528	\$220,935	\$1,025,764	\$1,076,597	\$50,834
\$808,479	2029	\$110,000	3.500%	\$148,613	\$258,613	\$41,528	\$217,085	\$1,025,563	\$1,076,599	\$51,036
\$811,409	2030	\$110,000	3.500%	\$144,763	\$254,763	\$41,528	\$213,235	\$1,024,643	\$1,076,601	\$51,958
\$808,484	2031	\$120,000	3.500%	\$140,738	\$260,738	\$41,528	\$219,210	\$1,027,693	\$1,076,603	\$48,910
\$804,683	2032	\$125,000	3.500%	\$136,450	\$261,450	\$41,528	\$219,922	\$1,024,605	\$1,076,605	\$52,000
\$799,713	2033	\$135,000	3.500%	\$131,900	\$266,900	\$41,528	\$225,372	\$1,025,085	\$1,076,607	\$51,522
\$808,846	2034	\$130,000	3.800%	\$127,068	\$257,068	\$41,528	\$215,540	\$1,024,386	\$1,076,609	\$52,224
\$800,414	2035	\$145,000	4.000%	\$121,698	\$266,698	\$41,528	\$225,170	\$1,025,584	\$1,076,611	\$51,028
\$805,808	2036	\$145,000	4.000%	\$115,898	\$260,898	\$41,528	\$219,370	\$1,025,177	\$1,076,613	\$51,436
\$804,845	2037	\$155,000	4.250%	\$109,704	\$264,704	\$41,528	\$223,176	\$1,028,021	\$1,076,615	\$48,594
\$797,821	2038	\$165,000	4.500%	\$102,698	\$267,698	\$41,528	\$226,170	\$1,023,990	\$1,076,617	\$52,627
\$799,528	2039	\$175,000	4.500%	\$95,048	\$270,048	\$41,528	\$228,520	\$1,028,048	\$1,076,619	\$48,572
\$794,308	2040	\$185,000	4.500%	\$86,948	\$271,948	\$41,528	\$230,420	\$1,024,728	\$1,076,621	\$51,894
\$619,866	2041	\$375,000	4.500%	\$74,348	\$449,348	\$41,528	\$407,820	\$1,027,685	\$1,076,623	\$48,938
\$618,656	2042	\$390,000	4.500%	\$57,135	\$447,135	\$41,528	\$405,607	\$1,024,263	\$1,076,625	\$52,362
	2043	\$1,040,000	4.650%	\$24,180	\$1,064,180	\$31,146	\$1,033,034	\$1,033,034	\$1,076,627	\$43,593
\$12,955,092	<b>Totals:</b>	\$4,000,000		\$2,496,728	\$6,496,728	\$830,560	\$5,666,168	\$21,453,618	\$22,608,757	\$1,155,139



## **Municipal Advisor Disclosure of Conflicts of Interest and Other Information**

RSA Advisors, LLC (“RSA Advisors”)

### **Introduction**

RSA Advisors is a registered municipal advisory firm registered with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”). In accordance with MSRB rules, this disclosure statement is provided by RSA Advisors to each client prior to the execution of its advisory agreement with written disclosures of any material conflicts of interest and legal or disciplinary events that are required to be disclosed with respect to providing financial advisory services pursuant to MSRB Rule G-42(b) and (c) (ii).

RSA Advisors employs a number of resources to identify and subsequently manage actual or potential conflicts of interest. These resources include the implementation of policies and procedures and a supervisory structure.

### **General Conflict of Interest Disclosures**

**Disciplinary History:** As a registered municipal advisory firm registered with the “SEC” and the “MSRB”, our disciplinary events are required to be disclosed on our forms MA and MA-I filed with the SEC. To review the disclosures on these forms, you may access them electronically via the SEC's Electronic Data Gathering, Analysis, and Retrieval System (EDGAR) at: [www.sec.gov](http://www.sec.gov)

**Compensation Based:** The fees due under a Municipal Advisor Agreement may be based on the size of the transaction and the payment of such fees shall be contingent upon the closing of the transaction. While this form of compensation is usual and customary in the municipal securities market, this may present a conflict of interest. RSA believes that this conflict of interest will not impair our ability to render unbiased advice or to fulfill our fiduciary duty to the client.

**Sponsorships and Donations:** Upon request, RSA Advisors may provide sponsorships or donations to various municipal organizations (to which you may be a member), charitable organizations or client sponsored events. RSA Advisors limits the size of any such sponsorship or donation to a reasonable level taking into consideration various matters such as the purpose of the organization, other sponsorships or donations made to the organization and RSA Advisors' role and physical presence in the community and the state.

**Other Municipal Advisory Relationship:** RSA Advisors serves a wide variety of clients that may potentially have interests that could have a direct or indirect impact on the interests of the client. RSA Advisors could potentially face a conflict of interest arising from these competing client interests. None of these other relationships or engagements would impair RSA Advisors' ability to fulfill its regulatory duties to the client.

To our knowledge, following reasonable inquiry, we are not aware of any actual or potential conflicts of interest that could reasonably be anticipated to impair our ability to provide advice to or on behalf of the client in accordance with the applicable standards of conduct of MSRB Rule G-42. If RSA becomes aware of any potential or actual conflict of interest after this disclosure, we will disclose the detailed information in writing to the client in a timely manner including a plan for mitigation.



June 30, 2022

School Facilities Construction Commission  
Attn: Chelsey Couch Executive Director  
Carriage House  
Frankfort, KY 40601

RE: \$3,500,000 Trimble County School District Finance Corporation  
School Building Revenue Bonds, Series 2022B

Dear Ms. Couch:

Please find enclosed a Bond Payee Disclosure Form and Plan of Financing related to the above-referenced series of Bonds. The Bonds will be used to finance renovations to the Junior/Senior High School.

We would like to go ahead and submit the plan to Bond Oversight so that we will be ready to proceed with the bond sale in the coming months. The Bonds will be funded with 14.61% SFCC funds.

Please process this bond disclosure form for review by the Bond Oversight Committee at their next meeting. Should you have any questions or require any additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink that reads 'Dwight G. Salsbury'.

Dwight G. Salsbury

147 East Third St.  
Lexington, KY  
40508

859/977-6600

fax: 859/381-1357

[www.rsamuni.com](http://www.rsamuni.com)

Enclosures

# BOND PAYEE DISCLOSURE FORM

Par Amount:

**\$3,500,000**

Issue Name:

Trimble County School District Finance Corporation School Building Revenue Bonds, Series of 2022B

Purpose:

Renovations to the Junior/Senior High School

Projected Sale Date of Bonds:

December 2022

First Call Date:

8 Years at par

Method of Sale:

Competitive Bids

Place/time of sale:

Parity/SFCC, Frankfort, Ky. / TBD

Bond Rating:

Moody's: "A1"

Bond Counsel:

Steptoe and Johnson, Louisville, KY

Fiscal Agent:

RSA Advisors LLC, Lexington, Kentucky

Date received by SFCC:

/ / *To be filled in by SFCC*

Date scheduled for Committee review:

/ / *To be filled in by SFCC*

Month Day Year

Estimated par amount of Bonds:

% Share of total Bonds:

Estimated average annual debt service:

Estimated debt service reserve:

SFCC Portion	Local Portion	Total
\$511,413	\$2,988,587	\$3,500,000
14.61%	85.39%	100.00%
\$37,900	\$236,276	\$274,176
\$0	\$0	\$0

**Estimated Cost of Issuance:**

Fiscal Agent, Bond Counsel, Advertisements, Printing, Etc)

Special Tax Counsel

Number verifications

Bond Rating & Bank Fee

Underwriter's Discount

Credit Enhancement

Total Cost of Issuance:

\$3,945	\$23,055	\$27,000
\$0	\$0	\$0
\$0	\$0	\$0
\$2,170	\$12,680	\$14,850
\$10,228	\$59,772	\$70,000
\$0	\$0	\$0
\$16,343	\$95,507	\$111,850

**Anticipated Interest Rates:**

5 Years: 3.500%    10 Years: 3.500%    15 Years: 4.500%  
20 Years: 4.650%

**Notes: No tax Increase required**

# TRIMBLE COUNTY SCHOOL DISTRICT

## Plan of Financing -- Series 2022B

Date of Report: 6/30/22

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Local Bond Payments Outstanding .....	1
Summary of Funds for Bond Payments .....	2
Projected Series 2022.....	3
Disclosure.....	4



TRIMBLE COUNTY SCHOOL DISTRICT  
OUTSTANDING NET LOCAL DEBT SERVICE

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>Total</u>
	100% SFCC	100% SFCC		100% SFCC	Debt
	Series	Series	Series	Series	
FYE	2012	2015	2016-REF*	2022	Service
2023			\$491,879		\$491,879
2024			\$489,079		\$489,079
2025			\$491,028		\$491,028
2026			\$492,678		\$492,678
2027			\$494,029		\$494,029
2028			\$487,936		\$487,936
2029					
2030					
2031					
2032					
2033					
2034					
2035					
2036					
2037					
2038					
2039					
2040					
2041					
2042					
2043					
Totals:			\$2,946,629		\$2,946,629

# TRIMBLE COUNTY SCHOOL DISTRICT

## SUMMARY OF FUNDS AVAILABLE

A	B	C	D	E	F	G	H	I	J	K	L	M
FYE	Local Nickel	Growth Nickel	Additional Nickel	Capital Outlay @ 80%	FSPK	Additional FSPK	Total Local Funds	Less Current Payments	Local Funds Available	Outstanding SFCC Offer	2020 SFCC Offer	Total Funds Available
2023	\$330,133			\$86,178	\$217,101		\$633,412	(\$491,879)	\$141,534	\$2,041	\$7,038	\$148,571
2024	\$330,133			\$86,178	\$217,101		\$633,412	(\$489,079)	\$144,334	\$11,224	\$28,150	\$172,484
2025	\$330,133			\$86,178	\$217,101		\$633,412	(\$491,028)	\$142,384	\$10,668	\$28,150	\$170,534
2026	\$330,133			\$86,178	\$217,101		\$633,412	(\$492,678)	\$140,735	\$10,506	\$28,150	\$168,885
2027	\$330,133			\$86,178	\$217,101		\$633,412	(\$494,029)	\$139,384	\$10,561	\$28,150	\$167,534
2028	\$330,133			\$86,178	\$217,101		\$633,412	(\$487,936)	\$145,476	\$10,687	\$28,150	\$173,626
2029	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$10,961	\$28,150	\$661,562
2030	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$11,499	\$28,150	\$661,562
2031	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$7,302	\$28,150	\$661,562
2032	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$8,525	\$28,150	\$661,562
2033	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$9,235	\$28,150	\$661,562
2034	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$7,333	\$28,150	\$661,562
2035	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$7,583	\$28,150	\$661,562
2036	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$8,223	\$28,150	\$661,562
2037	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$11,875	\$28,150	\$661,562
2038	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$9,721	\$28,150	\$661,562
2039	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$7,959	\$28,150	\$661,562
2040	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$11,777	\$28,150	\$661,562
2041	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$10,850	\$28,150	\$661,562
2042	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$10,349	\$28,150	\$661,562
2043	\$330,133			\$86,178	\$217,101		\$633,412		\$633,412	\$6,122	\$21,113	\$654,525
Totals:	\$6,932,793			\$1,809,748	\$4,559,121		\$13,301,662	(\$2,946,629)	\$10,355,033	\$194,999	\$563,000	\$10,918,033

**NOTES:** Data based on KDE Seek Forecast Calculations (FY 22-23)

# TRIMBLE COUNTY SCHOOL DISTRICT

## PROJECTED SERIES 2022B

A	B	C	D	E	F	G	H	I	J	K
Current Payments	----- Estimated New Bond Issue -----						Projected All Local Payments Outstanding	Local Funds Available	Funds Available For Future Projects	
	FY June 30	Principal Payment	Coupon	Interest Payments	Total Payments	SFCC Portion	Local Portion			
\$491,879	2023			\$64,080	\$64,080	\$9,078	\$55,002	\$546,881	\$633,412	\$86,532
\$489,079	2024	\$20,000	3.250%	\$142,960	\$162,960	\$39,374	\$123,586	\$612,665	\$633,412	\$20,748
\$491,028	2025	\$20,000	3.250%	\$142,310	\$162,310	\$38,818	\$123,492	\$614,521	\$633,412	\$18,892
\$492,678	2026	\$25,000	3.250%	\$141,579	\$166,579	\$38,656	\$127,923	\$620,601	\$633,412	\$12,811
\$494,029	2027	\$25,000	3.250%	\$140,766	\$165,766	\$38,711	\$127,055	\$621,084	\$633,412	\$12,329
\$487,936	2028	\$25,000	3.500%	\$139,923	\$164,923	\$38,837	\$126,086	\$614,022	\$633,412	\$19,391
	2029	\$170,000	3.500%	\$136,510	\$306,510	\$39,111	\$267,399	\$267,399	\$633,412	\$366,014
	2030	\$180,000	3.500%	\$130,385	\$310,385	\$39,649	\$270,736	\$270,736	\$633,412	\$362,676
	2031	\$180,000	3.500%	\$124,085	\$304,085	\$35,452	\$268,633	\$268,633	\$633,412	\$364,780
	2032	\$190,000	3.500%	\$117,610	\$307,610	\$36,675	\$270,935	\$270,935	\$633,412	\$362,477
	2033	\$195,000	3.500%	\$110,873	\$305,873	\$37,385	\$268,487	\$268,487	\$633,412	\$364,925
	2034	\$200,000	3.800%	\$103,660	\$303,660	\$35,483	\$268,177	\$268,177	\$633,412	\$365,235
	2035	\$210,000	4.000%	\$95,660	\$305,660	\$35,733	\$269,927	\$269,927	\$633,412	\$363,485
	2036	\$220,000	4.000%	\$87,060	\$307,060	\$36,373	\$270,687	\$270,687	\$633,412	\$362,725
	2037	\$230,000	4.250%	\$77,773	\$307,773	\$40,025	\$267,747	\$267,747	\$633,412	\$365,665
	2038	\$240,000	4.500%	\$67,485	\$307,485	\$37,871	\$269,614	\$269,614	\$633,412	\$363,798
	2039	\$250,000	4.500%	\$56,460	\$306,460	\$36,109	\$270,351	\$270,351	\$633,412	\$363,061
	2040	\$265,000	4.500%	\$44,873	\$309,873	\$39,927	\$269,945	\$269,945	\$633,412	\$363,467
	2041	\$275,000	4.500%	\$32,723	\$307,723	\$39,000	\$268,723	\$268,723	\$633,412	\$364,690
	2042	\$290,000	4.500%	\$20,010	\$310,010	\$38,499	\$271,511	\$271,511	\$633,412	\$361,901
	2043	\$290,000	4.650%	\$6,743	\$296,743	\$27,234	\$269,509	\$269,509	\$633,412	\$363,904
\$2,946,629	<b>Totals:</b>	\$3,500,000		\$1,983,525	\$5,483,525	\$757,999	\$4,725,526	\$7,672,155	\$13,301,662	\$5,629,507

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