



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

Andy Beshear
GOVERNOR

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SECRETARY

L. Joe McDaniel
ACTING CONTROLLER

Ryan Barrow
EXECUTIVE DIRECTOR

July 17, 2023

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

Dear Senator Girdler and Representative Frazier Gordon:

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:

<u>Fund A Loan</u>	
Louisville & Jefferson County Metropolitan Sewer District	\$11,200,000
City of Richmond	\$2,862,000
City of Jackson	\$500,000
<u>Fund C Loan</u>	
City of Morehead	\$7,054,602
<u>Fund F Loan</u>	
Barkley Lake Water District	\$3,678,453
City of South Shore	\$8,590,500

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 five.

The Cabinet for Economic Development will present eight (8) Economic Development Fund (“EDF”) grants for the Committee’s approval:

EDF grant to the City of Princeton on behalf of the Princeton-Caldwell County Industrial Development Authority	\$42,252
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EDF grant to the Henderson County Fiscal Court on behalf of the West Kentucky Regional Industrial Development Authority, Inc.	\$700,000
EDF grant to the Logan County Fiscal Court on behalf of the City of Russellville	\$666,739
EDF grant to the Lyon County Fiscal Court on behalf of the Pennyrile Westpark Industrial Development Authority	\$34,715
EDF grant to the Nicholas County Fiscal Court on behalf of the Bourbon County-Nicholas County Joint Economic Development Board	\$675,416
EDF grant to the Trigg County Fiscal Court on behalf of the Cadiz-Trigg County Industrial Development Authority, Inc.	\$225,000
EDF grant to the Washington County Fiscal Court on behalf of the Springfield/Washington County Economic Development Authority, Inc. (Lincoln)	\$100,000
EDF grant to the Washington County Fiscal Court on behalf of the Springfield/Washington County Economic Development Authority, Inc.	\$100,000

The Office of Financial Management (“OFM”) will present one (1) new bond issue report for the Committee’s approval:

Kentucky Housing Corporation Conduit Multifamily Housing Revenue Bonds (Davis Park Station), Series 2023	\$9,000,000*
Not to Exceed*	

The Office of Financial Management will present three (3) informational items for the Committee’s review:

Kentucky Asset/Liability Commission Project Notes, 2023 Federal Highway Trust Fund First Refunding Series A	\$54,840,000
Kentucky Housing Corporation Conduit Multifamily Housing Revenue Bonds (Prestonian Project), Series 2023	\$55,000,000
Kentucky Housing Corporation Conduit Multifamily Housing Revenue Bonds (Gateway on Broadway Project), Series 2023	\$25,000,000

The School Facilities Construction Commission is submitting the following additional information for the Committee’s approval:

Clay County	\$18,000,000*
Magoffin County	\$1,680,000*
Wolfe County	\$1,210,000*

*Senator Girdler
Representative Frazier Gordon
July 17, 2023
Page 3*

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,

A handwritten signature in black ink, appearing to read "Ryan Barrow", enclosed in a thin black rectangular border.

Ryan Barrow,
Executive Director

Attachments

**Kentucky Infrastructure Authority
Projects for July 2023
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>
A23-002	Louisville and Jefferson County Metropolitan Sewer District	\$ 11,200,000	\$ 11,200,000	Bullitt
A23-024S	City of Richmond	\$ 2,862,000	\$ 2,862,000	Madison
A23-025S	City of Jackson	\$ 500,000	\$ 500,000	Breathitt

▪ **Fund C Loan**

<u>Loan #</u>	<u>Borrower</u>	<u>Amount Requested</u>	<u>Amount Loan Total</u>	<u>County</u>
C23-001	City of Morehead f/b/o Morehead Utility Plant Board	\$ 7,054,602	\$ 7,054,602	Rowan

▪ **Fund F Loan**

<u>Loan #</u>	<u>Borrower</u>	<u>Amount Requested</u>	<u>Amount Loan Total</u>	<u>County</u>
F23-002	Barkley Lake Water District	\$ 3,678,453	\$ 3,678,453	Trigg
F23-138E	City of South Shore	\$ 8,590,500	\$ 8,590,500	Greenup

2021 Cleaner Water Program Grants - Sewer

Grant Number	Grantee	Project Title	Amount	County	Allocation Pool
21CWS016	South 641 Water District	South 641 - System Rehab Phase II	\$ 20,000.00	Calloway	County - S
21CWS034	Carrollton Utilities	Sparta Pump Station Upgrades	\$ 11,200.00	Gallatin	County - R
21CWS054	Louisville and Jefferson County MSD	Paddy's Run Flood Pumping Station - Capacity Improvements	\$ 1,203,977.00	Jefferson	County - S
21CWS134	East Pendleton Water District	East Pendleton Water District - Oak Haven PTP Rehab	\$ 133,958.00	Pendleton	County - R

2021 Cleaner Water Program Grants - Water

Grant Number	Grantee	Project Title	Amount	County	Allocation Pool
21CWW057	Prestonsburg City's Utilities Commission	Prestonsburg City's Utilities Commission (PCUC) Water Meter Replacement Phase 1	\$ 32,792.00	Floyd	County - S
21CWW136	Salyersville Water Works	SCADA Upgrade	\$ 55,000.00	Magoffin	County - R
21CWW137	Lebanon Water Works Company Inc	Fagan Branch Flow Metering	\$ 8,352.00	Marion	County - S
21CWW138	Lebanon Water Works Company Inc	Lebanon Water Works Actuator and Valve Replacement	\$ 24,703.00	Marion	County - S
21CWW139	Lebanon Water Works Company Inc	Lebanon Water Works Turbidity Unit	\$ 708.00	Marion	County - S
21CWW174	City of Centertown	Centertown Meter Replacement Project	\$ 17,576.00	Ohio	County - S
21CWW200	City of Campbellsville	Water System Improvements - WTP Filter & Sed Basin Renovations	\$ 80,420.00	Taylor	County - S
21CWW226	Laurel County Water District #2	Aisin Water Storage Tank Rehabilitation	\$ 45,303.00	Laurel	County - S
21CWW331	City of Guthrie	Guthrie - AMR Meter Replacement Project	\$ 146,193.00	Todd	County - R

2022 Cleaner Water Program Grants - Sewer

Grant Number	Grantee	Project Title	Amount	County	Allocation Pool
22CWS155	East Pendleton Water District	East Pendleton Water District - Oak Haven PTP Rehab	\$ 160,000.00	Pendleton	County - R

2022 Cleaner Water Program Grants - Water

Grant Number	Grantee	Project Title	Amount	County	Allocation Pool
22CWW343	Breathitt County Water District	Breathitt Waterline Extensions Phase 4	\$ 134,648.00	Breathitt	County - R
22CWW344	Nicholas County Water District	NCWD - Phase XII Water System Improvements	\$ 200,000.00	Nicholas	County

EXECUTIVE SUMMARY		Reviewer	John Brady	
KENTUCKY INFRASTRUCTURE AUTHORITY		Date	July 6, 2023	
FUND A, FEDERALLY ASSISTED WASTEWATER		KIA Loan Number	A23-002	
REVOLVING LOAN FUND		WRIS Number	SX21029043	
BORROWER	LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT BULLITT COUNTY			
BRIEF DESCRIPTION				
<p>The Louisville and Jefferson County Metropolitan Sewer District is requesting a Fund A loan in the amount of \$11,200,000 for the Bullitt Hills and Hillview Wastewater Treatment Plants (WWTP) and Three Pump Stations Elimination project. The Hillview #1, Hillview #2, and Bullitt Hills WWTP's will be eliminated as part of the project. All are over 25 years old and have received Notices of Violation in recent years. Three associated pump stations will be eliminated as well. A new pump station will be constructed in place of a WWTP and flow will be diverted to a treatment plant in Jefferson County. In order to reroute flows from the eliminated WWTP's and pump stations, approximately 3,000 linear feet of collector sewer and 10,000 linear feet of interceptor sewer will be constructed.</p>				
PROJECT FINANCING		PROJECT BUDGET		
Fund A Loan	\$11,200,000	Construction	\$11,200,000	
TOTAL	\$11,200,000	TOTAL	\$11,200,000	
REPAYMENT	Rate	1.25%	Est. Annual Payment \$639,055	
	Term	20 Years	1st Payment 6 Mo. after first draw	
PROFESSIONAL SERVICES	Engineer	Gresham Smith		
	Bond Counsel	Rubin & Hays		
PROJECT SCHEDULE	Bid Opening	Sep-23		
	Construction Start	May-24		
	Construction Stop	May-26		
DEBT PER CUSTOMER	Existing	\$10,958		
	Proposed	\$10,134		
OTHER DEBT	See Attached			
RESIDENTIAL RATES	Current	<u>Users</u> 4,723	<u>Avg. Bill</u> \$63.03 (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 2020	214,030	132,911	81,119	1.6
Audited 2021	221,454	136,869	84,585	1.6
Audited 2022	244,922	138,389	106,533	1.8
Projected 2023	265,261	162,175	103,085	1.6
Projected 2024	283,409	159,484	123,924	1.8
Projected 2025	302,768	160,839	141,929	1.9
Projected 2026	323,416	159,587	163,829	2.0
Projected 2027	345,436	176,312	169,124	2.0

Reviewer: John Brady
Date: July 6, 2023
Loan Number: A23-002

**KENTUCKY INFRASTRUCTURE AUTHORITY
WASTEWATER REVOLVING LOAN FUND (FUND A)
LOUISVILLE AND JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT
PROJECT REVIEW
SX21029043**

I. PROJECT DESCRIPTION

The Louisville and Jefferson County Metropolitan Sewer District (MSD) is requesting a Fund A loan in the amount of \$11,200,000 for the Bullitt Hills and Hillview Wastewater Treatment Plants (WWTP) and Three Pump Stations Elimination project. The Hillview #1, Hillview #2, and Bullitt Hills WWTP's will be eliminated as part of the project. All are over 25 years old and have received Notices of Violation in recent years. Three associated pump stations will be eliminated as well. A new pump station will be constructed in place of a WWTP and flow will be diverted to a treatment plant in Jefferson County. In order to reroute flows from the eliminated WWTP's and pump stations, approximately 3,000 linear feet of collector sewer and 10,000 linear feet of interceptor sewer will be constructed. Building one centralized pump station to direct flow to a WWTP capable of handling the flow will be more reliable and efficient for the system.

The overall project is necessary to improve capacity assurance and overflow abatement needs in this area. It will mitigate Sanitary Sewer Overflows in Bullitt County and is required by the County's Agreed Order.

MSD currently serves 224,374 residential customers, 21,843 commercial customers, and 391 industrial customers. 4,723 customers in Bullitt County are currently being served by MSD.

II. PROJECT BUDGET

	Total
Construction	<u>\$11,200,000</u>
Total	\$11,200,000

III. PROJECT FUNDING

	Amount	%
Fund A Loan	<u>\$11,200,000</u>	<u>100%</u>
Total	\$11,200,000	100%

IV. KIA DEBT SERVICE

Construction Loan	\$11,200,000
Less: Principal Forgiveness	<u>306,792</u>
Amortized Loan Amount	\$10,893,208
Interest Rate	1.25%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 617,268
Administrative Fee (0.20%)	<u>21,786</u>
Total Estimated Annual Debt Service	\$ 639,055

V. PROJECT SCHEDULE

Bid Opening	September 2023
Construction Start	May 2024
Construction Stop	May 2026

VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

A) Customers

<u>Customers - MSD</u>	<u>Current</u>
Residential	224,374
Commercial	21,483
Industrial	<u>391</u>
Total	246,248

<u>Customers - Bullitt County</u>	<u>Current</u>
Residential	4,559
Commercial	163
Industrial	<u>1</u>
Total	4,723

B) Rates

Jefferson County Rates	Current	Prior	Prior
Date of Last Rate Increase	08/01/22	08/01/21	8/1/2020
Minimum	\$19.85	\$18.90	\$17.68
Per 1,000 Gallons	5.42	5.16	4.83
Consent Decree Surcharge	16.22	15.45	14.45
Cost for 4,000 gallons	\$57.75	\$54.99	\$51.45
Increase %	5.0%	6.9%	
Affordability Index (Rate/MHI)	1.3%	1.3%	

Oldham County Rates	Current	Prior
Date of Last Rate Increase	08/01/22	01/01/22
Monthly Service Charge	\$47.92	\$39.02
Per 1,000 Gallons	5.80	6.90
Cost for 4,000 gallons	\$71.12	\$66.62
Increase %	6.8%	
Affordability Index (Rate/MHI)	0.8%	0.8%

Bullitt County Rates	Current	Prior
Date of last rate increase	1/1/2023	1/1/2022
Minimum (2,000 gallons)	\$39.85	\$35.58
Per 1,000 Gallons	11.59	10.35
Cost for 4,000 gallons	\$63.03	\$56.28
Increase %	12.0%	
Affordability Index (Rate/MHI)	1.2%	1.0%

VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2016-2020, the Utility's service area population was 208,357 with a Median Household Income (MHI) of \$51,505. The MHI for the Commonwealth is \$52,238. The project will qualify for a 1.25% interest rate.

VIII. 2022 CAPITALIZATION GRANT EQUIVALENCIES

- 1) Green Project Reserve - This project qualifies for Green Project Reserve funding for \$10,000.

- 2) Additional Subsidization – This project qualifies for additional subsidization. Principal forgiveness of \$306,792 will be deducted from the loan balance.

IX. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended June 30, 2020 through June 30, 2022. 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

Total revenues increased 14.5% from \$319.1 million in 2020 to \$365.4 million in 2022 due to rate increases, changes in consumption, and revenues from a new customer base after MSD acquired the Bullitt County system. Operating expenses increased 7.9% during the same period primarily due to higher insurance premiums and chemical costs. The debt coverage ratio was 1.5, 1.5, and 1.7 in 2020, 2021, and 2022.

The balance sheet reflects a current ratio of 1.5, a debt-to-equity ratio of 3.3, 26.2 days of sales in accounts receivable, and 4.6 months of operating expenses in unrestricted cash.

PROJECTIONS

Projections are based on the following assumptions:

- 1) Revenues will increase 6.1% annually due to rate increases anticipated from MSD's Board.
- 2) Expenses will increase 4% annually due to inflation and expected increases in general operational expenses for pending projects.
- 3) Debt service coverage is 2.0 in 2027 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

MSD maintains debt reserve accounts equal to the maximum annual debt service requirements on its senior lien obligations. No additional replacement reserves will be required for this loan.

X. DEBT OBLIGATIONS (as of June 30, 2022)

Amounts in Thousands

Senior Debt

Series 2009C Bonds	\$180,000	2040
Series 2010A Bonds	330,000	2043
Series 2013A Bonds	115,790	2036
Series 2013B Bonds	109,280	2038
Series 2013C Bonds	125	2023
Series 2014A Bonds	79,650	2045
Series 2015A Bonds	171,395	2046
Series 2015B Bonds	65,975	2038
Series 2016A Bonds	147,500	2047
Series 2016B Bonds	19,910	2036
Series 2016C Bonds	12,995	2023
Series 2017A Bonds	149,390	2048
Series 2017B Bonds	31,210	2025
Series 2018A Bonds	60,380	2038
Series 2019A Bonds	8,845	2023
Series 2020A Bonds	224,000	2050
Series 2020C Bonds	109,605	2044
Series 2021A Bonds	240,485	2034
Series 2022A Bonds	224,750	2052

Senior Subordinate Debt

Bond Anticipation Note	226,340	2032
2018A-1 Commercial Paper	20,000	2023
2018A-2 Commercial Paper	30,000	2023

Subordinate Debt

Series 2009 GO Bonds	400	2023
Series 2014 GO Bonds	7,010	2030
Series 2017 GO Bonds	3,364	2035
Financing Lease	1,870	2031
KIA Loan A209-41	1,433	2033
KIA Loan A10-04A	1,702	2033
KIA Loan A10-05A	622	2033
KIA Loan A10-06A	70	2033
KIA Loan A10-07A	1,581	2034
KIA Loan A11-15A	402	2033
KIA Loan A12-29A	4,932	2037
KIA Loan A18-010A	1,045	2040
KIA Loan A19-015	2,640	2042
KIA Loan B10-01A	236	2030

KIA Loan B10-04A	262	2031
KIA Loan B15-006A	70	2038
KIA Loan A17-028A (i.a.o. \$6,300,000)		TBD
KIA Loan A19-028 (i.a.o. \$24,200,000)		TBD
KIA Loan A20-040 (i.a.o. \$2,944,345)		TBD
KIA Loan A21-022 (i.a.o. \$8,270,000)		TBD
Total	\$2,585,264	

XI. CONTACTS

Legal Applicant

Entity Name	Louisville and Jefferson County MSD
Authorized Official	Tony Parrott (Executive Director)
County	Jefferson
Email	tony.parrott@louisvillemad.org
Phone	(502) 540-6533
Address	PO Box 740011 Louisville, KY 40201

Applicant Contact

Name	Nicole Refolo
Organization	Louisville & Jefferson County MSD
Email	nicole.refolo@louisvillemad.org
Phone	(502) 540-6607
Address	700 W Liberty St Louisville, KY 40203

Project Administrator

Name	Stephanie Laughlin
Organization	Louisville & Jefferson County MSD
Email	stephanie.laughlin@louisvillemad.org
Phone	(502) 540-6000
Address	700 W Liberty St Louisville, KY 40203

XII. RECOMMENDATIONS

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

**LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
FINANCIAL SUMMARY (JUNE YEAR END)**

	<u>Audited</u> <u>2020</u>	<u>Audited</u> <u>2021</u>	<u>Audited</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>	<u>Projected</u> <u>2027</u>
Balance Sheet								
Assets								
Current Assets	154,200	164,722	187,158	209,333	235,818	266,004	300,670	336,494
Other Assets	3,491,878	3,649,181	3,754,954	3,740,673	3,759,259	3,779,189	3,816,417	3,846,410
Total	3,646,078	3,813,903	3,942,112	3,950,006	3,995,077	4,045,192	4,117,087	4,182,904
Liabilities & Equity								
Current Liabilities	130,032	147,568	124,319	129,355	131,317	150,397	151,142	151,342
Long Term Liabilities	2,719,316	2,818,570	2,894,761	2,842,400	2,805,077	2,735,889	2,665,834	2,584,886
Total Liabilities	2,849,348	2,966,138	3,019,080	2,971,755	2,936,394	2,886,286	2,816,976	2,736,228
Net Assets	796,730	847,765	923,032	978,251	1,058,683	1,158,907	1,300,111	1,446,676
Cash Flow								
Revenues	319,057	329,418	365,367	387,136	410,233	434,739	460,740	488,327
Operating Expenses	110,302	109,741	118,978	123,737	128,686	133,833	139,186	144,753
Other Income	5,275	1,777	(1,467)	1,862	1,862	1,862	1,862	1,862
Cash Flow Before Debt Service	214,030	221,454	244,922	265,261	283,409	302,768	323,416	345,436
Debt Service								
Existing Debt Service	132,911	136,869	138,389	162,175	159,484	160,839	159,587	175,673
Proposed KIA Loan	0	0	0	0	0	0	0	639
Total Debt Service	132,911	136,869	138,389	162,175	159,484	160,839	159,587	176,312
Cash Flow After Debt Service	81,119	84,585	106,533	103,085	123,924	141,929	163,829	169,124
Ratios								
Current Ratio	1.2	1.1	1.5	1.6	1.8	1.8	2.0	2.2
Debt to Equity	3.6	3.5	3.3	3.0	2.8	2.5	2.2	1.9
Days Sales in Accounts Receivable	31.1	27.3	26.2	26.2	26.2	26.3	26.3	26.3
Months Operating Expenses in Unrestricted Cash	9.4	7.4	4.6	6.3	8.2	10.3	12.6	14.8
Debt Coverage Ratio	1.6	1.6	1.8	1.6	1.8	1.9	2.0	2.0

EXECUTIVE SUMMARY KENTUCKY INFRASTRUCTURE AUTHORITY FUND A, FEDERALLY ASSISTED WASTEWATER REVOLVING LOAN FUND		Reviewer Date KIA Loan Number WRIS Number	John Brady July 6, 2023 A23-024S SX21151061	
BORROWER	CITY OF RICHMOND MADISON COUNTY			
BRIEF DESCRIPTION				
The City of Richmond is requesting a Fund A loan in the amount of \$2,862,000 for the South Point Force Main and Pump Station Improvements project. Approximately 8,000 linear feet of 16" force main will replace 8" lines to increase capacity to meet future demand in the area. An associated pump station will be rehabilitated and new pumps and controls will be installed. This project, combined with others in the region, will expand access to a developing part of town and remove multiple septic tank reliant systems.				
PROJECT FINANCING		PROJECT BUDGET		
Fund A Loan	\$2,862,000	Administrative Expenses	\$20,000	
		Legal Expenses	30,000	
		Land, Easements	77,000	
		Planning	137,000	
		Eng - Design / Const	157,000	
		Eng - Insp	93,000	
		Eng - Other	115,000	
		Construction	2,030,000	
		Contingency	203,000	
TOTAL	\$2,862,000	TOTAL	\$2,862,000	
REPAYMENT	Rate Term	0.50% 20 Years	Est. Annual Payment 1st Payment 6 Mo. after first draw	
			\$88,782	
PROFESSIONAL SERVICES	Engineer Bond Counsel	Bell Engineering Rubin & Hays		
PROJECT SCHEDULE	Bid Opening Construction Start Construction Stop	Sep-23 Nov-23 Jun-24		
DEBT PER CUSTOMER	Existing Proposed	\$4,080 \$4,259		
OTHER DEBT	See Attached			
RESIDENTIAL RATES	Current Additional	Users 250	Avg. Bill \$49.16 (for 4,000 gallons) \$49.16 (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 2020	9,743,906	5,612,396	4,131,510	1.7
Audited 2021	11,232,853	5,520,532	5,712,321	2.0
Audited 2022	10,324,606	6,437,099	3,887,507	1.6
Projected 2023	10,679,191	5,165,587	5,513,604	2.1
Projected 2024	10,799,253	5,511,340	5,287,913	2.0
Projected 2025	10,607,734	5,891,003	4,716,731	1.8
Projected 2026	10,419,729	5,289,444	5,130,285	2.0
Projected 2027	10,227,964	5,290,807	4,937,157	1.9

Reviewer: John Brady
 Date: July 6, 2023
 Loan Number: A23-024S

**KENTUCKY INFRASTRUCTURE AUTHORITY
 WASTEWATER REVOLVING LOAN FUND (FUND A)
 CITY OF RICHMOND, MADISON COUNTY
 PROJECT REVIEW
 SX21151061**

I. PROJECT DESCRIPTION

The City of Richmond (the City) is requesting a Fund A loan in the amount of \$2,862,000 for the South Point Force Main and Pump Station Improvements project. Approximately 8,000 linear feet of 16" force main will replace the 8" lines to increase capacity to meet future demand in the area. An associated pump station will be rehabilitated and new pumps and controls will be installed. This project, combined with others in the region, will expand access to a developing part of town and remove multiple septic tank reliant systems.

The City currently serves 12,068 residential customers and 1,290 commercial and industrial customers. Approximately 250 new residential customers are expected to be added once the project is complete.

II. PROJECT BUDGET

	Total
Administrative Expenses	\$ 20,000
Legal Expenses	30,000
Land, Easements	77,000
Planning	137,000
Engineering Fees - Design	125,000
Engineering Fees - Construction	32,000
Engineering Fees - Inspection	93,000
Engineering Fees - Other	115,000
Construction	2,030,000
Contingency	203,000
Total	\$ 2,862,000

III. PROJECT FUNDING

	Amount	%
Fund A Loan	\$ 2,862,000	100%
Total	\$ 2,862,000	100%

IV. KIA DEBT SERVICE

Construction Loan	\$ 2,862,000
Less: Principal Forgiveness	<u>1,236,072</u>
Amortized Loan Amount	\$ 1,625,928
Interest Rate	0.50%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 85,530
Administrative Fee (0.20%)	<u>3,252</u>
Total Estimated Annual Debt Service	\$ 88,782

V. PROJECT SCHEDULE

Bid Opening	September 2023
Construction Start	November 2023
Construction Stop	June 2024

VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

A) Customers

Customers	Current	Proposed	Total
Residential	12,068	250	12,318
Commercial	1,221	0	1,221
Industrial	69	0	69
Total	<u>13,358</u>	<u>250</u>	<u>13,608</u>

B) Rates

Sewer	Inside City		Outside City	
	Current	Prior	Current	Prior
Date of Last Rate Increase	07/01/23	07/01/22	07/01/23	07/01/22
First 300 Cubic Feet (minimum)	\$28.81	\$27.97	\$57.62	\$55.94
Next 400 Cubic Feet (per 100)	8.67	8.42	17.33	16.83
Cost for 4,000 gallons	\$49.16	\$47.73	\$98.30	\$95.44
Increase %	3.0%		3.0%	
Affordability Index (Rate/MHI)	1.5%	1.4%	3.0%	2.9%

Water	Inside City		Outside City	
	Current	Prior	Current	Prior
Date of Last Rate Increase	07/01/22	07/01/21	07/01/22	07/01/21
First 300 Cubic Feet (minimum)	\$12.47	\$11.73	\$15.79	\$14.84
Next 400 Cubic Feet (per 100)	3.71	3.49	4.69	4.41
Cost for 4,000 gallons	\$21.18	\$19.92	\$26.80	\$25.19
Increase %	6.3%		6.4%	
Affordability Index (Rate/MHI)	0.6%	0.6%	0.8%	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 35,218 with a Median Household Income (MHI) of \$39,602. The MHI for the Commonwealth is \$52,238. The project will qualify for a 0.50% interest rate.

VIII. 2022 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 \$1,236,072 will be deducted from the loan balance.

IX. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended June 30, 2020 through June 30, 2022. 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

Total water and sewer revenues increased 7.7% from \$17.77 million in 2020 to \$19.13 million in 2022 due to rate adjustments. Operating expenses increased 8.0% from \$8.20 million to \$8.85 million during the same period. The debt coverage ratio was 1.7, 2.0, and 1.6 in 2020, 2021, and 2022.

The balance sheet reflects a current ratio of 3.0, a debt-to-equity ratio of 0.7, 51.0 days of sales in accounts receivable, and 8.4 months of operating expenses in unrestricted cash.

PROJECTIONS

Projections are based on the following assumptions:

- 1) Sewer revenues will increase 1.2% in 2023 and 3% in 2024 due to existing rate increases.
- 2) Retail water revenues will increase 6.3% in 2023 due to an existing rate increase.
- 3) Wholesale water revenues will increase 7.5% in 2023 due to an existing rate increase.
- 4) Operating expenses will increase 2% annually due to inflation.
- 5) Debt service coverage is 1.8 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 A loan.

REPLACEMENT RESERVE

The replacement reserve will be 5% (\$144,000 total) of the final amount borrowed (prior to principal forgiveness) to be funded annually (\$7,200 yearly) each December 1 for 20 years and maintained for the life of the loan.

X. DEBT OBLIGATIONS

	<u>Outstanding</u>	<u>Maturity</u>
2013 Revenue Bonds	\$1,860,000	2026
2016 Revenue Bonds	1,195,000	2028
2019 Revenue Bonds	2,912,400	2028
KIA Loan A07-07	35,917,896	2033
KIA Loan A209-30	26,912	2031
KIA Loan C15-002	753,241	2037
KIA Loan F07-03	1,388,568	2029
KIA Loan A19-050 (i.a.o. \$13,142,000)		TBD
Total	\$44,054,017	

XI. CONTACTS

Legal Applicant	
Entity Name	City of Richmond
Authorized Official	Robert Blythe (Mayor)
County	Madison
Email	rblythe@richmond.ky.us
Phone	(859) 623-1000
Address	PO Box 250 Richmond, KY 40475

Applicant Contact	
Name	Scott Althaus
Organization	Richmond Utilities
Email	salthaus@richmondutilities.com
Phone	(859) 623-2323
Address	PO Box 700 Richmond, KY 40476

Consulting Engineer	
PE Name	David Schrader
Firm Name	Bell Engineering
Email	dschrader@hkbell.com
Phone	(859) 278-5412
Address	2480 Fortune Dr, Ste 350 Lexington, KY 40509

XII. RECOMMENDATIONS

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

CITY OF RICHMOND
FINANCIAL SUMMARY (JUNE YEAR END)

	Audited	Audited	Audited	Projected	Projected	Projected	Projected	Projected
	2020	2021	2022	2023	2024	2025	2026	2027
Balance Sheet								
Assets								
Current Assets	17,412,664	18,695,485	21,002,048	21,422,307	22,232,289	22,950,235	23,771,092	24,571,724
Other Assets	142,776,673	146,884,155	152,403,794	164,134,518	165,076,139	162,627,265	160,509,234	158,236,700
Total	160,189,337	165,579,640	173,405,842	185,556,825	187,308,428	185,577,500	184,280,326	182,808,424
Liabilities & Equity								
Current Liabilities	6,029,381	6,144,880	7,036,067	7,206,832	6,723,491	6,794,534	6,601,463	6,041,393
Long Term Liabilities	62,414,975	62,001,897	62,703,195	68,459,715	65,183,606	60,228,325	55,484,317	51,318,877
Total Liabilities	68,444,356	68,146,777	69,739,262	75,666,547	71,907,097	67,022,860	62,085,779	57,360,271
Net Assets	91,744,981	97,432,863	103,666,580	109,890,278	115,401,332	118,554,641	122,194,546	125,448,153
Cash Flow								
Revenues	17,770,104	18,766,404	19,130,440	19,760,488	20,094,109	20,094,109	20,094,109	20,094,109
Operating Expenses	8,205,322	7,620,706	8,858,059	9,187,465	9,401,024	9,592,543	9,780,548	9,972,313
Other Income	179,124	87,155	52,225	106,168	106,168	106,168	106,168	106,168
Cash Flow Before Debt Service	9,743,906	11,232,853	10,324,606	10,679,191	10,799,253	10,607,734	10,419,729	10,227,964
Debt Service								
Existing Debt Service	5,612,396	5,520,532	6,437,099	5,165,587	5,511,340	5,846,612	5,200,662	5,202,025
Proposed KIA Loan	0	0	0	0	0	44,391	88,782	88,782
Total Debt Service	5,612,396	5,520,532	6,437,099	5,165,587	5,511,340	5,891,003	5,289,444	5,290,807
Cash Flow After Debt Service	4,131,510	5,712,321	3,887,507	5,513,604	5,287,913	4,716,731	5,130,285	4,937,157
Ratios								
Current Ratio	2.9	3.0	3.0	3.0	3.3	3.4	3.6	4.1
Debt to Equity	0.7	0.7	0.7	0.7	0.6	0.6	0.5	0.5
Days Sales in Accounts Receivable	49.9	51.7	51.0	45.7	41.6	37.8	34.5	31.4
Months Operating Expenses in Unrestricted Cash	7.6	9.1	8.4	9.5	10.6	11.5	12.5	13.5
Debt Coverage Ratio	1.7	2.0	1.6	2.1	2.0	1.8	2.0	1.9

EXECUTIVE SUMMARY KENTUCKY INFRASTRUCTURE AUTHORITY FUND A, FEDERALLY ASSISTED WASTEWATER REVOLVING LOAN FUND		Reviewer	John Brady	
		Date	July 6, 2023	
		KIA Loan Number	A23-025S	
		WRIS Number	SX21025014	
BORROWER	CITY OF JACKSON BREATHITT COUNTY			
BRIEF DESCRIPTION				
The City of Jackson is requesting a Fund A loan in the amount of \$500,000 for the Sewer Rehabilitation Phase 2 project. Portions of approximately 20,000 linear feet of problematic lines found during an I&I study will be rehabbed or replaced in the city's downtown area. The existing sewer system experiences high flows during and after heavy rainfall. The high flows impair the performance of the wastewater treatment plant resulting in frequent KPDES permit violations.				
PROJECT FINANCING		PROJECT BUDGET		
Fund A Loan	\$500,000	Administrative Expenses	\$50,000	
ARC	1,480,000	Legal Expenses	5,000	
		Planning	7,000	
		Eng - Design / Const	135,000	
		Eng - Insp	82,000	
		Eng - Other	22,000	
		Construction	1,527,800	
		Contingency	151,200	
TOTAL	<u>\$1,980,000</u>	TOTAL	<u>\$1,980,000</u>	
REPAYMENT	Rate	0.50%	Est. Annual Payment \$10,032	
	Term	30 Years	1st Payment 6 Mo. after first draw	
PROFESSIONAL SERVICES	Engineer	Nesbitt Engineering		
	Bond Counsel	Rubin & Hays		
PROJECT SCHEDULE	Bid Opening	Mar-24		
	Construction Start	Jul-24		
	Construction Stop	Jul-25		
DEBT PER CUSTOMER	Existing	\$4,804		
	Proposed	\$4,379		
OTHER DEBT	See Attached			
RESIDENTIAL RATES	Current	Users	Avg. Bill	
		1,032	\$51.08 (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 2020	389,376	454,745	(65,369)	0.9
Audited 2021	595,415	646,450	(51,035)	0.9
Audited 2022	377,919	593,456	(215,537)	0.6
Projected 2023	390,106	420,972	(30,867)	0.9
Projected 2024	410,240	397,102	13,138	1.0
Projected 2025	428,835	406,370	22,466	1.1
Projected 2026	449,715	421,596	28,119	1.1
Projected 2027	472,976	420,941	52,035	1.1

Reviewer: John Brady
 Date: July 6, 2023
 Loan Number: A23-025S

**KENTUCKY INFRASTRUCTURE AUTHORITY
 WASTEWATER REVOLVING LOAN FUND (FUND A)
 CITY OF JACKSON, BREATHITT COUNTY
 PROJECT REVIEW
 SX21025014**

I. PROJECT DESCRIPTION

The City of Jackson is requesting a Fund A loan in the amount of \$500,000 for the Sewer Rehabilitation Phase 2 project. Portions of approximately 20,000 linear feet of problematic lines found during an inflow and infiltration study will be rehabbed or replaced in the city's downtown area. The existing sewer system experiences high flows during and after heavy rainfall. The high flows impair the performance of the wastewater treatment plant resulting in frequent KPDES permit violations.

The City currently serves 855 residential customers and 177 commercial customers.

II. PROJECT BUDGET

	Total
Administrative Expenses	\$ 50,000
Legal Expenses	5,000
Planning	7,000
Engineering Fees - Design	108,000
Engineering Fees - Construction	27,000
Engineering Fees - Inspection	82,000
Engineering Fees - Other	22,000
Construction	1,527,800
Contingency	151,200
Total	\$ 1,980,000

III. PROJECT FUNDING

	Amount	%
Fund A Loan	\$ 500,000	25%
ARC	1,480,000	75%
Total	\$ 1,980,000	100%

IV. KIA DEBT SERVICE

Construction Loan	\$ 500,000
Less: Principal Forgiveness	<u>235,577</u>
Amortized Loan Amount	\$ 264,423
Interest Rate	0.50%
Loan Term (Years)	<u>30</u>
Estimated Annual Debt Service	\$ 9,503
Administrative Fee (0.20%)	<u>529</u>
Total Estimated Annual Debt Service	\$ 10,032

V. PROJECT SCHEDULE

Bid Opening	March 2024
Construction Start	July 2024
Construction Stop	July 2025

VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

A) Customers

Customers	Current
Residential	855
Commercial	177
Industrial	<u>0</u>
Total	1,032

B) Rates

Sewer	Current	Prior
Date of Last Rate Increase	07/01/22	07/01/21
Minimum Rate (first 2,000 gallons)	\$25.54	\$24.80
Additional Usage (per 1,000 gallons)	12.77	12.40
Cost for 4,000 gallons	<u>\$51.08</u>	<u>\$49.60</u>
Increase %	3.0%	
Affordability Index (Rate/MHI)	1.9%	1.9%

Water	<u>Current</u>	<u>Prior</u>
Date of Last Rate Increase	07/01/22	07/01/21
Minimum Rate (first 2,000 gallons)	\$20.58	\$19.98
Additional Usage (per 1,000 gallons)	10.29	9.99
Cost for 4,000 gallons	\$41.16	\$39.96
Increase %	3.0%	
Affordability Index (Rate/MHI)	1.6%	1.5%

VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2016-2020, the Utility’s service area population was 2,966 with a Median Household Income (MHI) of \$31,505. The MHI for the Commonwealth is \$52,238. The project will qualify for a 0.50% interest rate.

VIII. 2022 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 \$235,577 will be deducted from the loan balance.

IX. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended June 30, 2020 through June 30, 2022. 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

Total water and sewer revenues increased 0.7% from \$2.32 million in 2020 to \$2.33 million in 2022. Operating expenses increased 1.5% from \$1.93 million to \$1.96 million during the same period. The debt coverage ratio was 0.9, 0.9, and 0.6 in 2020, 2021, and 2022.

The balance sheet reflects a current ratio of 0.4, a debt-to-equity ratio of 0.7, 46.4 days of sales in accounts receivable, and 1.1 months of operating expenses in unrestricted cash.

PROJECTIONS

Projections are based on the following assumptions:

- 1) Sewer revenues will increase 3% in future years due to an annual rate adjustment outlined in the City's ordinance.
- 2) Retail water revenues will increase 3% in future years due to an annual rate adjustment outlined in the City's ordinance.
- 3) Operating expenses will increase 2% annually due to inflation.
- 4) Debt service coverage is 1.1 in 2026 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% (\$26,000 total) of the final amount borrowed (prior to principal forgiveness) to be funded annually (\$1,300 yearly) each December 1 for 20 years and maintained for the life of the loan.

X. DEBT OBLIGATIONS

	<u>Outstanding</u>	<u>Maturity</u>
2016 Revenue Bonds	\$ 603,000	2056
KIA Loan F209-09	326,866	2031
KIA Loan A12-23	408,382	2035
KIA Loan A17-015	252,964	2039
KLC Capital Lease	16,815	2023
KLC Capital Lease	652,500	2040
KLC Capital Lease	269,583	2038
KLC Capital Lease	2,423,750	2040
Citizens Bank Note	202,556	2022
Local Bank Note	4,266	2023
KIA Loan A20-030 (i.a.o. \$1,017,000)		TBD
Total	\$ 5,160,682	

XI. CONTACTS

Legal Applicant	
Entity Name	City of Jackson
Authorized Official	Laura Thomas (Mayor)
County	Breathitt
Email	laura.thomas@cityofjacksonky.org
Phone	(606) 666-7069
Address	333 Broadway St Jackson, KY 41339

Applicant Contact	
Name	Lisa Napier
Organization	KRADD
Email	lisa@kradd.org
Phone	(606) 436-3158
Address	941 N Main St Hazard, KY 41701

Project Administrator	
Name	Jennifer McIntosh
Organization	KRADD
Email	jennifer@kradd.org
Phone	(606) 436-3158
Address	941 N Main St Hazard, KY 41701

Consulting Engineer	
PE Name	Paul Nesbitt
Firm Name	Nesbitt Engineering
Email	pnesbitt@nei-ky.com
Phone	(859) 233-3111
Address	227 N Upper St Lexington, KY 40507

XII. RECOMMENDATIONS

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

CITY OF JACKSON
FINANCIAL SUMMARY (JUNE YEAR END)

	Audited	Audited	Audited	Projected	Projected	Projected	Projected	Projected
	2020	2021	2022	2023	2024	2025	2026	2027
Balance Sheet								
Assets								
Current Assets	334,316	436,874	539,634	516,132	536,869	567,235	603,454	663,789
Other Assets	17,511,054	17,774,192	18,017,719	17,247,107	17,432,676	18,555,820	17,649,464	16,743,108
Total	17,845,370	18,211,066	18,557,353	17,763,239	17,969,545	19,123,055	18,252,918	17,406,897
Liabilities & Equity								
Current Liabilities	1,222,560	1,493,974	1,259,306	1,243,632	1,267,849	1,285,108	1,290,305	1,274,403
Long Term Liabilities	7,130,466	6,949,570	6,641,926	6,358,431	6,561,119	6,504,371	6,179,903	5,873,337
Total Liabilities	8,353,026	8,443,544	7,901,232	7,602,063	7,828,968	7,789,479	7,470,208	7,147,740
Net Assets	9,492,344	9,767,522	10,656,121	10,161,176	10,140,577	11,333,576	10,782,710	10,259,157
Cash Flow								
Revenues	2,317,857	2,230,390	2,334,865	2,393,190	2,453,263	2,515,139	2,578,871	2,644,515
Operating Expenses	1,928,825	1,635,469	1,957,787	2,003,926	2,043,865	2,087,145	2,129,997	2,172,380
Other Income	344	494	841	841	841	841	841	841
Cash Flow Before Debt Service	389,376	595,415	377,919	390,106	410,240	428,835	449,715	472,976
Debt Service								
Existing Debt Service	454,745	646,450	593,456	420,972	397,102	406,370	416,580	410,909
Proposed KIA Loan	0	0	0	0	0	0	5,016	10,032
Total Debt Service	454,745	646,450	593,456	420,972	397,102	406,370	421,596	420,941
Cash Flow After Debt Service	(65,369)	(51,035)	(215,537)	(30,867)	13,138	22,466	28,119	52,035
Ratios								
Current Ratio	0.3	0.3	0.4	0.4	0.4	0.4	0.5	0.5
Debt to Equity	0.9	0.9	0.7	0.7	0.8	0.7	0.7	0.7
Days Sales in Accounts Receivable	43.2	47.5	46.4	46.4	46.4	46.4	46.4	46.4
Months Operating Expenses in Unrestricted Cash	0.4	1.1	1.1	0.9	0.9	1.0	1.2	1.4
Debt Coverage Ratio	0.9	0.9	0.6	0.9	1.0	1.1	1.1	1.1

EXECUTIVE SUMMARY KENTUCKY INFRASTRUCTURE AUTHORITY FUND C, GOVERNMENTAL AGENCIES FUND REVOLVING LOAN FUND		Reviewer Date KIA Loan Number WRIS Number	John Brady July 6, 2023 C23-001 WX21205048	
BORROWER		CITY OF MOREHEAD F/B/O MOREHEAD UTILITY PLANT BOARD ROWAN COUNTY		
BRIEF DESCRIPTION				
The City of Morehead, for the benefit of the Morehead Utility Plant Board, is requesting a Fund C loan in the amount of \$7,054,602 as supplemental funding for the Regional Water Treatment Plant Construction project. The project consists of multiple phases and the bids for each phase have all come in substantially over budget. A planning and design loan in the amount of \$1,297,000 was approved by the KIA Board in December 2017. Fund F loans totaling \$43,700,800 have been approved by the KIA board since then from March 2019 to February 2022. The Fund C loan will bring total KIA funding for the project to \$52,052,602.				
PROJECT FINANCING		PROJECT BUDGET		
Fund C Loan	\$7,054,602	Administrative Expenses	\$20,000	
F22 Loan	16,570,000	Legal Expenses	10,000	
F21 Loan	21,873,800	Land, Easements	10,000	
F19 Loan	5,257,000	Eng - Design / Const	2,433,550	
P&D Loan	1,297,200	Eng - Insp	1,469,000	
		Eng - Other	255,450	
		Construction	45,854,602	
		Contingency	2,000,000	
TOTAL	\$52,052,602	TOTAL	\$52,052,602	
REPAYMENT	Rate Term	2.75% 20 Years	Est. Annual Payment 1st Payment 6 Mo. after first draw \$475,047	
PROFESSIONAL SERVICES	Engineer Bond Counsel	Eclipse Engineers Rubin & Hays		
PROJECT SCHEDULE	Bid Opening Construction Start Construction Stop	Oct-23 Dec-23 Oct-24		
DEBT PER CUSTOMER	Existing Proposed	\$1,135 \$4,317		
OTHER DEBT	See Attached			
RESIDENTIAL RATES	Current	Users 3,444	Avg. Bill \$46.74 (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 2020	3,562,960	1,288,977	2,273,983	2.8
Audited 2021	3,963,598	1,362,274	2,601,324	2.9
Audited 2022	4,063,266	2,013,780	2,049,486	2.0
Projected 2023	3,989,994	1,074,955	2,915,039	3.7
Projected 2024	4,918,115	1,320,166	3,597,949	3.7
Projected 2025	4,747,102	2,473,937	2,273,165	1.9
Projected 2026	4,446,049	3,549,637	896,412	1.3
Projected 2027	4,271,672	3,123,830	1,147,842	1.4

Reviewer: John Brady
Date: July 6, 2023
Loan Number: C23-001

**KENTUCKY INFRASTRUCTURE AUTHORITY
GOVERNMENTAL AGENCIES LOAN FUND (FUND C)
CITY OF MOREHEAD F/B/O MOREHEAD UTILITY PLANT BOARD
ROWAN COUNTY
WX21205048**

I. PROJECT DESCRIPTION

The City of Morehead, for the benefit of the Morehead Utility Plant Board (MUPB), is requesting a Fund C loan in the amount of \$7,054,602 as supplemental funding for the Regional Water Treatment Plant Construction project. The project consists of multiple phases and the bids for each phase have all come in substantially over budget. A planning and design loan in the amount of \$1,297,000 was approved by the KIA Board in December 2017. Fund F loans totaling \$43,700,800 have been approved by the KIA board since then from March 2019 to February 2022. The Fund C loan will bring total KIA funding for the project to \$52,052,602. A new 12 million gallon per day (MGD) Water Treatment Plant (WTP) will replace the existing plant with a capacity of 8 MGD. The existing WTP was constructed in the 1960's and requires continuous maintenance and costly repairs. The new WTP will include upgraded SCADA, telemetry, and technologies to improve the treatment process. Other work at the WTP will include the construction of a 1.8 million gallon capacity clearwell and 3 lagoons for sludge containment. A new raw water intake will be constructed on Cave Run Lake along with 6,500 linear feet of 24" ductile iron pipe to connect the intake structure to the WTP. Approximately 4,500 linear feet of finished waterline will be installed and extend to a new 1,000,000 gallon ground storage tank.

The MUPB currently serves 3,442 direct customers in Bath, Fleming, and Rowan counties along with 11,977 indirectly served through wholesale water sales.

II. PROJECT BUDGET

	<u>Total</u>
Administrative Expenses	\$ 20,000
Legal Expenses	10,000
Land, Easements	10,000
Engineering Fees - Design	1,761,750
Engineering Fees - Construction	671,800
Engineering Fees - Inspection	1,469,000
Engineering Fees - Other	255,450
Construction	45,854,602
Contingency	2,000,000
Total	\$52,052,602

III. PROJECT FUNDING

	<u>Amount</u>	<u>%</u>
Fund C Loan	\$ 7,054,602	14%
F22 Loan	16,570,000	32%
F21 Loan	21,873,800	42%
F19 Loan	5,257,000	10%
P&D Loan	1,297,200	2%
Total	\$52,052,602	100%

IV. KIA DEBT SERVICE

Construction Loan	\$ 7,054,602
Less: Principal Forgiveness	<u>0</u>
Amortized Loan Amount	\$ 7,054,602
Interest Rate	2.75%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 460,938
Administrative Fee (0.20%)	<u>14,109</u>
Total Estimated Annual Debt Service	\$ 475,047

V. PROJECT SCHEDULE

Bid Opening	October 2023
Construction Start	December 2023
Construction Stop	October 2024

VI. RATE STRUCTURE

A. Customers

<u>Customers</u>	<u>Current</u>
Residential	2,798
Commercial/Industrial	644
Wholesale	<u>2</u>
Total	3,444

B. Rates

Water	Inside City		Outside City	
	Current	Prior	Current	Prior
Date of Last Increase	07/01/23	08/01/21	07/01/23	08/01/21
Minimum (First 2,000 gallons)	\$25.84	\$23.93	\$31.03	\$28.73
Next 4,000 gallons (per 1,000)	10.45	9.68	12.53	11.60
Cost for 4,000 gallons	\$46.74	\$43.29	\$56.09	\$51.93
Increase %	8.0%		8.0%	
Affordability Index	1.4%	1.3%	1.7%	1.5%

Sewer	Inside City		Outside City	
	Current	Prior	Current	Prior
Date of Last Increase	07/01/23	08/01/18	07/01/23	08/01/18
Minimum (First 2,000 gallons)	\$15.77	\$14.60	\$18.93	\$17.53
Over 2,000 gallons (per 1,000)	8.19	7.58	9.48	8.78
Cost for 4,000 gallons	\$32.15	\$29.76	\$37.89	\$35.09
Increase %	8.0%		8.0%	
Affordability Index	1.0%	0.9%	1.1%	1.0%

VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2016-2020, the Utility’s service area population was 7,908 with a Median Household Income (MHI) of \$36,637. The MHI for the Commonwealth is \$52,238. The project will qualify for a 2.75% interest rate.

VIII. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended June 30, 2020 through June 30, 2022. 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

Total utility revenues increased 30.4% from \$12.26 million in 2020 to \$15.99 million in 2022. Some of the increase is due to more consumption and water rate adjustments. The significant increase in gas revenues and the corresponding cost of gas purchased was attributable to the price per unit of gas. Expenses other than purchased gas increased 13.6% during the same period mostly due to higher administration costs.

The balance sheet reflects a current ratio of 1.8, a debt-to-equity ratio of 1.0, 61.7 days of sales in accounts receivable, and 1.2 months of operating expenses in unrestricted cash.

PROJECTIONS

Projections are based on the following assumptions:

- 1) Retail water revenues will increase 2.3% in 2023 and 8% in 2024 due to existing rate increases.
- 2) Sewer revenues will increase 8% in 2024 due to an existing rate increase.
- 3) Gas revenues will increase 8% in 2024 due to an existing rate increase.
- 4) Operating expenses will increase 2% annually due to inflation.
- 5) Debt service coverage is 1.3 in 2026 when the first full year of 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% (\$352,000 total) of the final amount borrowed to be funded annually (\$17,600 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 1966 Bonds	\$ 15,000	2023
Series 2022 Bonds	3,820,000	2040
KIA Loan A04-02	1,554,790	2026
KIA Loan A10-16	1,093,298	2033
KIA Loan A16-065	1,466,805	2038
KIA Loan A209-36	172,499	2031
KIA Loan A209-37	309,612	2032
Vehicle Lease	334,561	2027
KIA Loan A19-032 (i.a.o. \$4,500,000)		TBD
KIA Loan A20-020 (i.a.o. \$1,363,200)		TBD
KIA Loan F19-002 (i.a.o. \$44,998,000)		TBD
Total	\$ 8,766,565	

X. CONTACTS

Legal Applicant	
Entity Name	City of Morehead f/b/o MUPB
Authorized Official	Laura White-Brown (Mayor)
County	Rowan
Email	mayor.white-brown@morehead-ky.gov
Phone	(606) 784-8505
Address	314 Bridge St Morehead, KY 40351

Applicant Contact	
Name	Holly McGrath-Rosas
Organization	Morehead Utility Plant Board
Email	hrosas@mupb.com
Phone	(606) 784-8313
Address	135 S Wilson Ave Morehead, KY 40351

Project Administrator	
Name	Jocelyn Gross
Organization	Gateway ADD
Email	jocelynr.gross@ky.gov
Phone	(606) 780-0090
Address	110 Lake Park Dr Morehead, KY 40351

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

XI. RECOMMENDATIONS

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

CITY OF MOREHEAD F/B/O MOREHEAD UTILITY PLANT BOARD
FINANCIAL SUMMARY (JUNE YEAR END)

	<u>Audited</u> <u>2020</u>	<u>Audited</u> <u>2021</u>	<u>Audited</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>	<u>Projected</u> <u>2027</u>
Balance Sheet								
Assets								
Current Assets	3,645,330	5,234,809	5,202,345	5,787,866	6,694,155	7,148,788	7,328,071	7,557,639
Other Assets	45,476,906	47,251,192	50,706,982	49,998,632	49,963,029	99,618,886	96,120,738	92,823,734
Total	49,122,236	52,486,001	55,909,327	55,786,498	56,657,184	106,767,674	103,448,809	100,381,373
Liabilities & Equity								
Current Liabilities	2,147,404	2,945,512	2,824,762	2,461,867	2,466,158	4,327,234	3,939,942	3,959,383
Long Term Liabilities	20,723,340	23,094,988	25,174,926	24,286,324	23,429,132	72,782,966	70,491,389	68,200,672
Total Liabilities	22,870,744	26,040,500	27,999,688	26,748,191	25,895,290	77,110,200	74,431,332	72,160,055
Net Assets	26,251,492	26,445,501	27,909,639	29,038,307	30,761,894	29,657,474	29,017,477	28,221,318
Cash Flow								
Revenues	12,259,837	13,667,380	15,990,455	16,005,321	17,109,011	17,109,011	17,109,011	17,109,011
Operating Expenses	7,092,721	7,511,204	8,054,857	8,215,954	8,380,273	8,547,878	8,718,836	8,893,213
Other Income	115,042	3,971	(75,783)	14,410	14,410	14,410	14,410	14,410
Other Expenses	1,719,198	2,196,549	3,796,549	3,813,783	3,825,033	3,828,441	3,958,536	3,958,536
Cash Flow Before Debt Service	3,562,960	3,963,598	4,063,266	3,989,994	4,918,115	4,747,102	4,446,049	4,271,672
Debt Service								
Existing Debt Service	1,288,977	1,362,274	2,013,780	1,074,955	1,320,166	2,236,414	3,074,590	2,648,783
Proposed KIA Loan	0	0	0	0	0	237,524	475,047	475,047
Total Debt Service	1,288,977	1,362,274	2,013,780	1,074,955	1,320,166	2,473,937	3,549,637	3,123,830
Cash Flow After Debt Service	2,273,983	2,601,324	2,049,486	2,915,039	3,597,949	2,273,165	896,412	1,147,842
Ratios								
Current Ratio	1.7	1.8	1.8	2.4	2.7	1.7	1.9	1.9
Debt to Equity	0.9	1.0	1.0	0.9	0.8	2.6	2.6	2.6
Days Sales in Accounts Receivable	56.8	61.1	61.7	61.7	61.7	61.7	61.7	61.7
Months Operating Expenses in Unrestricted Cash	1.2	2.4	1.2	1.8	2.5	2.9	3.0	3.2
Debt Coverage Ratio	2.8	2.9	2.0	3.7	3.7	1.9	1.3	1.4

EXECUTIVE SUMMARY KENTUCKY INFRASTRUCTURE AUTHORITY FUND F, FEDERALLY ASSISTED DRINKING WATER REVOLVING LOAN FUND		Reviewer Date KIA Loan Number WRIS Number	John Brady July 6, 2023 F23-002 WX21221017	
BORROWER	BARKLEY LAKE WATER DISTRICT TRIGG COUNTY			
BRIEF DESCRIPTION				
The Barkley Lake Water District is requesting a Fund F loan in the amount of \$3,678,453 for the Lakeside Waterline Replacement project. Approximately 70,000 linear feet of 3", 4", and 6" AC waterline in the Lakeside area will be replaced with PVC. The AC lines were installed when the water system was created in 1965 and have continued to deteriorate over the years. The project will address water loss by eliminating leaks and lower operation and maintenance costs.				
PROJECT FINANCING		PROJECT BUDGET		
Fund F Loan	\$3,678,453	Administrative Expenses	\$50,000	
CWP Grant - 21CWW205	376,651	Planning	10,000	
		Eng - Design / Const	194,203	
		Eng - Insp	119,680	
		Eng - Other	21,578	
		Construction	3,361,190	
		Contingency	298,453	
TOTAL	\$4,055,104	TOTAL	\$4,055,104	
REPAYMENT	Rate Term	2.25% 20 Years	Est. Annual Payment 1st Payment 6 Mo. after first draw	
			\$173,665	
PROFESSIONAL SERVICES	Engineer Bond Counsel	Bell Engineering Rubin & Hays		
PROJECT SCHEDULE	Bid Opening Construction Start Construction Stop	Sep-23 Oct-23 Apr-24		
DEBT PER CUSTOMER	Existing Proposed	\$1,594 \$1,877		
OTHER DEBT	See Attached			
RESIDENTIAL RATES	Current	Users 5,763	Avg. Bill \$41.74 (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	780,989	665,079	115,910	1.2
Audited 2020	784,381	1,604,688	(820,307)	0.5
Audited 2021	936,205	350,835	585,370	2.7
Projected 2022	898,949	605,716	293,233	1.5
Projected 2023	1,264,496	623,527	640,969	2.0
Projected 2024	1,216,535	792,377	424,158	1.5
Projected 2025	1,176,999	798,368	378,631	1.5
Projected 2026	1,136,672	792,981	343,691	1.4

Reviewer: John Brady
 Date: July 6, 2023
 Loan Number: F23-002

**KENTUCKY INFRASTRUCTURE AUTHORITY
 DRINKING WATER STATE REVOLVING FUND (FUND F)
 BARKLEY LAKE WATER DISTRICT, TRIGG COUNTY
 PROJECT REVIEW
 WX21221017**

I. PROJECT DESCRIPTION

The Barkley Lake Water District is requesting a Fund F loan in the amount of \$3,678,453 for the Lakeside Waterline Replacement project. Approximately 70,000 linear feet of 3", 4", and 6" AC waterline in the Lakeside area will be replaced with PVC. The AC lines were installed when the water system was created in 1965 and have continued to deteriorate over the years. The project will address water loss by eliminating leaks and lower operation and maintenance costs.

The Water District currently serves 5,669 residential customers and 91 commercial and industrial customers. They provide wholesale service to Christian County Water District, Cadiz Water and Sewer Commission, and North Stewart Utility District.

II. PROJECT BUDGET

	Total
Administrative Expenses	\$ 50,000
Planning	10,000
Engineering Fees - Design	151,047
Engineering Fees - Construction	43,156
Engineering Fees - Inspection	119,680
Engineering Fees - Other	21,578
Construction	3,361,190
Contingency	298,453
Total	\$ 4,055,104

III. PROJECT FUNDING

	Amount	%
Fund F Loan	\$ 3,678,453	91%
CWP	376,651	9%
Total	\$ 4,055,104	100%

IV. KIA DEBT SERVICE

Construction Loan	\$ 3,678,453
Less: Principal Forgiveness	1,001,207
Amortized Loan Amount	<u>\$ 2,677,246</u>
Interest Rate	2.25%
Loan Term (Years)	<u>20</u>
Estimated Annual Debt Service	\$ 166,972
Administrative Fee (0.25%)	<u>6,693</u>
Total Estimated Annual Debt Service	\$ 173,665

V. PROJECT SCHEDULE

Bid Opening	September 2023
Construction Start	October 2023
Construction Stop	April 2024

VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

A) Customers

Customers	Current
Residential	5,669
Commercial/Industrial	91
Wholesale	<u>3</u>
Total	5,763

B) Rates

	Current	Prior
Date of Last Increase	<u>09/12/22</u>	09/02/20
Minimum (First 2,000 gallons)	\$24.94	\$21.78
Next 98,000 gallons (per 1,000)	8.40	7.34
Cost for 4,000 gallons	41.74	36.46
Increase %	14.5%	
Affordability Index (Rate/MHI)	0.9%	0.8%

Wholesale	Current	Prior
Date of Last Increase	<u>09/12/22</u>	09/02/20
Per 1,000 gallons	\$2.81	\$2.45
Increase %	14.7%	

VII. DEMOGRAPHICS

Based on current Census data from the American Community Survey 5-Year Estimate 2016-2020, the Utility's service area population was with a Median Household Income (MHI) of \$53,285. The MHI for the Commonwealth is \$52,238. The project will qualify for a 2.25% interest rate.

VIII. 2022 CAPITALIZATION GRANT EQUIVALENCIES

- 1) Green Project Reserve - The Drinking Water capitalization grant does not contain a "green" requirement.
- 2) Additional Subsidization – This project qualifies for additional subsidization. Principal forgiveness of \$1,001,207 will be deducted from the loan balance.

IX. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended December 31, 2019 through December 31 31, 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

Total water revenues increased 11.6% from \$2.50 million in 2019 to \$2.79 million in 2021 due to a rate increase implemented in 2020. Operating expenses increased 6.6% from \$1.75 million to \$1.86 million during the same period. The debt coverage ratio was 1.2, 0.5, and 2.7 in 2019, 2020, and 2021.

The balance sheet reflects a current ratio of 3.1, a debt-to-equity ratio of 2.4, 53.4 days of sales in accounts receivable, and 6.3 months of operating expenses in unrestricted cash.

PROJECTIONS

Projections are based on the following assumptions:

- 1) Water revenues will increase 14.5% in 2023 due to an existing rate increase.
- 2) Operating expenses will increase 2% annually due to inflation.
- 3) Debt service coverage is 1.5 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 Water District 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 \$3,678,453 loan and must receive a Certificate of Public Convenience and Necessity, pursuant to KRS 278.020.

REPLACEMENT RESERVE

The replacement reserve will be 5% (\$9,200 total) of the final amount borrowed (prior to principal forgiveness) to be funded annually (\$184,000 yearly) each December 1 for 20 years and maintained for the life of the loan.

X. DEBT OBLIGATIONS

	<u>Outstanding</u>	<u>Maturity</u>
2010B Revenue Bonds	\$ 1,562,485	2049
2012E Revenue Bonds	915,000	2033
2014 Revenue Bonds	758,500	2055
2020A Revenue Bonds	840,890	2060
2020B Revenue Bonds	37,100	2059
2020I Revenue Bonds	<u>5,070,000</u>	2050
Total	\$ 9,183,975	

XI. CONTACTS

Legal Applicant	
Entity Name	Barkley Lake Water District
Authorized Official	Scott Bridges (Chairman)
County	Trigg
Email	blwd@att.net
Phone	(270) 522-8425
Address	PO Box 308 Cadiz, KY 42211

Applicant Contact	
Name	John Herring
Organization	Barkley Lake Water District
Email	blwd@att.net
Phone	(270) 924-5616
Address	PO Box 308 Cadiz, KY 42211

Project Administrator

Name	Kyle Cunningham
Organization	PEADD
Email	kyle.cunningham@ky.gov
Phone	(270) 886-9484
Address	300 Hammond Dr Hopkinsville, KY 42240

Consulting Engineer

PE Name	Bob Pickerill
Firm Name	Bell Engineering
Email	bpickerill@hkbell.com
Phone	270-886-5466
Address	PO Box 661 Hopkinsville, KY 42241

XII. RECOMMENDATIONS

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

BARKLEY LAKE 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>
Balance Sheet								
Assets								
Current Assets	2,423,663	1,559,507	1,681,078	1,824,203	2,075,493	2,202,741	2,316,330	2,419,437
Other Assets	16,711,990	16,279,262	16,720,405	16,313,714	16,150,438	19,789,121	19,340,831	18,868,082
Total	<u>19,135,653</u>	<u>17,838,769</u>	<u>18,401,483</u>	<u>18,137,917</u>	<u>18,225,932</u>	<u>21,991,862</u>	<u>21,657,161</u>	<u>21,287,520</u>
Liabilities & Equity								
Current Liabilities	495,727	308,370	544,943	578,486	590,986	748,848	762,348	775,948
Long Term Liabilities	12,665,930	11,876,911	12,365,879	12,010,879	11,644,879	13,799,763	13,265,400	12,719,038
Total Liabilities	<u>13,161,657</u>	<u>12,185,281</u>	<u>12,910,822</u>	<u>12,589,365</u>	<u>12,235,865</u>	<u>14,548,611</u>	<u>14,027,749</u>	<u>13,494,986</u>
Net Assets	<u>5,973,996</u>	<u>5,653,488</u>	<u>5,490,661</u>	<u>5,548,552</u>	<u>5,990,067</u>	<u>7,443,251</u>	<u>7,629,412</u>	<u>7,792,533</u>
Cash Flow								
Revenues	2,503,732	2,541,260	2,794,878	2,794,878	3,198,426	3,198,426	3,198,426	3,198,426
Operating Expenses	1,746,900	1,773,328	1,862,780	1,900,036	1,938,037	1,985,998	2,025,534	2,065,861
Other Income	24,157	16,449	4,107	4,107	4,107	4,107	4,107	4,107
Cash Flow Before Debt Service	<u>780,989</u>	<u>784,381</u>	<u>936,205</u>	<u>898,949</u>	<u>1,264,496</u>	<u>1,216,535</u>	<u>1,176,999</u>	<u>1,136,672</u>
Debt Service								
Existing Debt Service	665,079	1,604,688	350,835	605,716	623,527	618,712	624,703	619,316
Proposed KIA Loan	0	0	0	0	0	173,665	173,665	173,665
Total Debt Service	<u>665,079</u>	<u>1,604,688</u>	<u>350,835</u>	<u>605,716</u>	<u>623,527</u>	<u>792,377</u>	<u>798,368</u>	<u>792,981</u>
Cash Flow After Debt Service	<u>115,910</u>	<u>(820,307)</u>	<u>585,370</u>	<u>293,233</u>	<u>640,969</u>	<u>424,158</u>	<u>378,631</u>	<u>343,691</u>
Ratios								
Current Ratio	4.9	5.1	3.1	3.2	3.5	2.9	3.0	3.1
Debt to Equity	2.2	2.2	2.4	2.3	2.0	2.0	1.8	1.7
Days Sales in Accounts Receivable	54.1	57.7	53.4	53.4	53.4	53.4	53.4	53.4
Months Operating Expenses in Unrestricted Cash	12.5	5.0	6.3	6.7	7.8	8.4	8.9	9.3
Debt Coverage Ratio	1.2	0.5	2.7	1.5	2.0	1.5	1.5	1.4

EXECUTIVE SUMMARY		Reviewer	John Brady	
KENTUCKY INFRASTRUCTURE AUTHORITY		Date	July 6, 2023	
FUND F, FEDERALLY ASSISTED DRINKING WATER		KIA Loan Number	F23-138E	
REVOLVING LOAN FUND		WRIS Number	WX21089119	
BORROWER	CITY OF SOUTH SHORE GREENUP COUNTY			
BRIEF DESCRIPTION				
<p>The City of South Shore is requesting a Fund F loan in the amount of \$8,590,500 for the South Shore to Portsmouth Permanent Interconnect project. The City's wells have become contaminated with PFAS and some are experiencing failure. The inability to construct a new treatment plant has created the need to connect with an existing system capable of providing the quantity of potable water to serve the City's entire system. Approximately 13,000 linear feet of 20" water line will be constructed underneath the Ohio River bedrock and connect into Portsmouth, Ohio. Two booster pump stations will be built and various line replacements will be made in order to distribute water throughout the system. With no other viable option to provide quality water to the community, an interconnect to Portsmouth is necessary.</p>				
PROJECT FINANCING		PROJECT BUDGET		
Fund F Loan	\$8,590,500	Administrative Expenses	\$113,000	
KIA Loan F19-041	1,792,305	Legal Expenses	45,000	
		Land, Easements	70,000	
		Eng - Design / Const	1,268,000	
		Eng - Insp	430,000	
		Eng - Other	80,000	
		Construction	7,200,000	
		Contingency	1,038,500	
		Other	138,305	
TOTAL	<u>\$10,382,805</u>	TOTAL	<u>\$10,382,805</u>	
REPAYMENT	Rate	N/A	Est. Annual Payment	N/A
	Term	N/A	1st Payment	N/A
PROFESSIONAL SERVICES	Engineer	Strand Associates		
	Bond Counsel	Rubin & Hays		
PROJECT SCHEDULE	Bid Opening	Aug-23		
	Construction Start	Oct-23		
	Construction Stop	Aug-24		
DEBT PER CUSTOMER	Existing	\$687		
	Future	\$1,224		
OTHER DEBT	See Attached			
RESIDENTIAL RATES	Current	<u>Users</u>	<u>Avg. Bill</u>	
		2,501	\$33.38	(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 2020	223,213	104,632	118,581	2.1
Audited 2021	275,626	104,454	171,172	2.6
Audited 2022	216,691	104,275	112,416	2.1
Projected 2023	363,330	101,532	261,798	3.6
Projected 2024	360,407	101,532	258,875	3.5
Projected 2025	360,076	198,027	162,049	1.8
Projected 2026	346,019	198,027	147,992	1.7
Projected 2027	353,611	198,027	155,584	1.8

Reviewer: John Brady
Date: July 6, 2023
Loan Number: F23-138E

**KENTUCKY INFRASTRUCTURE AUTHORITY
DRINKING WATER STATE REVOLVING FUND (FUND F)
CITY OF SOUTH SHORE, GREENUP COUNTY
PROJECT REVIEW
WX21089119**

I. PROJECT DESCRIPTION

The City of South Shore is requesting a Fund F loan in the amount of \$8,590,500 for the South Shore to Portsmouth Permanent Interconnect project. The City's wells have become contaminated with PFAS and some are experiencing failure. The inability to construct a new treatment plant has created the need to connect with an existing system capable of providing the quantity of potable water to serve the City's entire system. Approximately 13,000 linear feet of 20" water line will be constructed underneath the Ohio River bedrock and connect into Portsmouth, Ohio. Two booster pump stations will be built and various line replacements will be made in order to distribute water throughout the system. With no other viable option to provide quality water to the community, an interconnect to Portsmouth is necessary.

The City currently serves 2,325 residential customers and 176 commercial and industrial customers.

II. PROJECT BUDGET

	Total
Administrative Expenses	\$ 113,000
Legal Expenses	45,000
Land, Easements	70,000
Engineering Fees - Design	968,000
Engineering Fees - Construction	300,000
Engineering Fees - Inspection	430,000
Engineering Fees - Other	80,000
Construction	7,200,000
Contingency	1,038,500
Other	138,305
Total	\$10,382,805

III. PROJECT FUNDING

	<u>Amount</u>	<u>%</u>
Fund F Loan	\$ 8,590,500	83%
KIA Loan F19-041	1,792,305	17%
Total	\$10,382,805	100%

IV. KIA DEBT SERVICE

Construction Loan	\$ 8,590,500
Less: Principal Forgiveness	<u>8,590,500</u>
Amortized Loan Amount	\$ -

V. PROJECT SCHEDULE

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

VI. CUSTOMER COMPOSITION AND RATE STRUCTURE

A) Customers

<u>Customers</u>	<u>Current</u>
Residential	2,325
Commercial	172
Industrial	<u>4</u>
Total	2,501

B) Rates

	Inside City		Outside City	
	<u>Current</u>	<u>Prior</u>	<u>Current</u>	<u>Prior</u>
Date of Last Rate Increase	07/01/22	07/01/21	07/01/22	07/01/21
Minimum (first 1,000 gallons)	\$14.81	\$14.52	\$18.89	\$16.56
Next 9,000 gallons (per 1,000)	6.19	6.07	8.31	6.19
Cost for 4,000 gallons	<u>\$33.38</u>	<u>\$32.73</u>	<u>\$43.82</u>	<u>\$35.13</u>
Increase %	2.0%		24.7%	
Affordability Index (Rate/MHI)	1.1%	1.1%	1.4%	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 4,164 with a Median Household Income (MHI) of \$36,444. The MHI for the Commonwealth is \$52,238.

VIII. 2022 CAPITALIZATION GRANT EQUIVALENCIES

- 1) Green Project Reserve - The Drinking Water capitalization grant does not contain a "green" requirement.
- 2) Additional Subsidization – This project qualifies for additional subsidization. Principal forgiveness of 100% of the assistance amount, not to exceed \$8,590,500, will be credited to the loan balance.

IX. FINANCIAL ANALYSIS

Financial information was obtained from the audited financial statements for the years ended June 30, 2020 through June 30, 2022.

HISTORY

Total water revenues increased 3.8% from \$832,249 in 2020 to \$863,532 in 2022 due to rate adjustments. Operating expenses increased 6.2% from \$609,316 to \$647,115 during the same period due to higher costs of materials and repairs. The debt coverage ratio was 2.1, 2.6, and 2.1 in 2020, 2021, and 2022.

The balance sheet reflects a current ratio of 2.5, a debt-to-equity ratio of 1.3, 55 days of sales in accounts receivable, and 6.5 months of operating expenses in unrestricted cash.

PROJECTIONS

Projections are based on the following assumptions:

- 1) Revenues will increase 19% in 2023 and 1% in 2024 due to existing rate increases.
- 2) Revenues will increase 2% in 2025, 2026, and 2027 due to the City's annual CPI rate adjustment.
- 3) Operating expenses will increase 2% annually due to inflation.

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% (\$21,500 total) of the final amount borrowed (prior to principal forgiveness) to be funded annually (\$430,000 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 Loan B12-09	\$ 1,301,258	2036
KIA Loan F19-041 (i.a.o. \$3,051,133)		TBD
Total	\$ 1,301,258	

XI. CONTACTS

Legal Applicant	
Entity Name	City of South Shore
Authorized Official	Cheryl Moore (Mayor)
County	Greenup
Email	mayorcoss@windstream.net
Phone	(606) 932-6144
Address	69 Narco Dr South Shore, KY 41175

Project Administrator	
Name	Eric Patton
Organization	FIVCO ADD
Email	eric@fivco.org
Phone	(606) 929-1366
Address	32 FIVCO Court Grayson, KY 41143

Consulting Engineer	
PE Name	Liz Dienst
Firm Name	Strand Associates
Email	liz.dienst@strand.com
Phone	(859) 225-8500
Address	651 Perimeter Dr Lexington, KY 40517

XII. RECOMMENDATIONS

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

**CITY OF SOUTH SHORE
FINANCIAL SUMMARY (JUNE YEAR END)**

	<u>Audited 2020</u>	<u>Audited 2021</u>	<u>Audited 2022</u>	<u>Projected 2023</u>	<u>Projected 2024</u>	<u>Projected 2025</u>	<u>Projected 2026</u>	<u>Projected 2027</u>
Balance Sheet								
Assets								
Current Assets	332,994	477,701	478,964	556,082	609,357	644,866	677,665	712,082
Other Assets	2,335,449	2,284,485	2,714,757	2,820,145	5,974,328	5,923,640	5,646,943	5,376,320
Total	2,668,443	2,762,186	3,193,721	3,376,227	6,583,685	6,568,506	6,324,608	6,088,401
Liabilities & Equity								
Current Liabilities	144,775	154,049	194,338	154,362	242,920	243,926	244,938	245,238
Long Term Liabilities	1,399,105	1,307,906	1,592,913	1,499,581	3,069,125	2,886,829	2,703,821	2,520,813
Total Liabilities	1,543,880	1,461,955	1,787,251	1,653,943	3,312,044	3,130,755	2,948,759	2,766,051
Net Assets	1,124,563	1,300,231	1,406,470	1,722,284	3,271,640	3,437,751	3,375,849	3,322,351
Cash Flow								
Revenues	832,249	853,223	863,532	1,027,819	1,038,097	1,058,859	1,080,036	1,101,637
Operating Expenses	609,316	577,810	647,115	664,763	677,964	699,057	734,291	748,300
Other Income	280	213	274	274	274	274	274	274
Cash Flow Before Debt Service	223,213	275,626	216,691	363,330	360,407	360,076	346,019	353,611
Debt Service								
Existing Debt Service	104,632	104,454	104,275	101,532	101,532	198,027	198,027	198,027
Proposed KIA Loan	0	0	0	0	0	0	0	0
Total Debt Service	104,632	104,454	104,275	101,532	101,532	198,027	198,027	198,027
Cash Flow After Debt Service	118,581	171,172	112,416	261,798	258,875	162,049	147,992	155,584
Ratios								
Current Ratio	2.3	3.1	2.5	3.6	2.5	2.6	2.8	2.9
Debt to Equity	1.4	1.1	1.3	1.0	1.0	0.9	0.9	0.8
Days Sales in Accounts Receivable	58.6	54.1	55.0	55.0	55.0	54.9	55.0	55.0
Months Operating Expenses in Unrestricted Cash	3.9	7.3	6.5	7.3	8.1	8.5	8.8	9.2
Debt Coverage Ratio	2.1	2.6	2.1	3.6	3.5	1.8	1.7	1.8

EXECUTIVE SUMMARY KENTUCKY INFRASTRUCTURE AUTHORITY DRINKING WATER AND WASTEWATER GRANT PROGRAM CLEANER WATER PROGRAM GRANT	Reviewer	Julie Bickers
	CPBOC Date	July 31, 2023
	KIA Grant Number	21CWS016
	WRIS Number	SX21035023

GRANTEE	SOUTH 641 WATER DISTRICT CALLOWAY COUNTY
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BRIEF DESCRIPTION

This project will consist of the initial evaluation steps to assess the sewer mains and lateral services that were not addressed during the District's Phase I sewer rehabilitation project completed in 2010. The project will include closed circuit t.v. inspection and cleaning of the unlined sewer mains and laterals. In addition, the project area evaluations will include inspections of the existing manholes. With the remaining funds, the District will purchase a trailer mounted jetter system to allow for better maintenance and operation of the collection system, and also perform some minor system repairs.

PROJECT FINANCING		PROJECT BUDGET	RD Fee %	Actual %	
CWP - Sewer Grant - 21CWS016	\$200,000	Planning			\$110,180
CWP Supplemental Pool - Increase	20,000	Eng - Design / Const	#DIV/0!	20.1%	10,000
		Eng - Insp	#DIV/0!	16.9%	8,400
		Eng - Other			10,100
		Construction			49,678
		Equipment			31,642
TOTAL	\$220,000	TOTAL			\$220,000

PROFESSIONAL SERVICES	Engineer	Colburn Development Company LLC
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PROJECT SCHEDULE	Bid Opening	TBD
	Construction Start	TBD
	Construction Stop	TBD

RESIDENTIAL RATES	Current	<u>Users</u> 212	\$	<u>Avg. Bill</u> 33.56 (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	Calloway County	\$	200,000.00	
Supplemental Pool		\$	20,000.00	
	Total	\$	220,000.00	

Notes:

Prior Approval:				
County Allocation Pool	Calloway	\$	200,000	April 19, 2022
Supplemental Pool	Supplemental Increase	\$	20,000	Pending Approval July 31, 2023

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

Reviewer Julie Bickers
 CPBOC Date July 31, 2023
 KIA Grant Number 21CWS034
 WRIS Number SX21077005

GRANTEE CARROLLTON UTILITIES
 GALLATIN COUNTY

BRIEF DESCRIPTION

This project will include the purchase of a spare pump and upgrades to the existing electrical equipment at the Sanders Pump Station. There are currently two pumps at this station, but there are no spares. If one pump were to need maintenance or completely fail, the pump station would have to rely on a single pump. The pumps have been in this station since its construction around 20 years ago. The electrical equipment at this station also has damage from exposure to the elements and some flooding events in the area. The project would replace some of the wiring at the station and the components of the control panel.

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
CWP - Sewer Grant - 21CWS034	\$56,300	Administrative Expenses			\$2,000
		Planning			1,000
		Construction			3,000
		Equipment			46,200
		Contingency			4,100
TOTAL	\$56,300	TOTAL			\$56,300

PROFESSIONAL SERVICES Engineer Kaleb Nab

PROJECT SCHEDULE Bid Opening TBD
 Construction Start TBD
 Construction Stop TBD

RESIDENTIAL RATES Current Users 3,341 Avg. Bill \$ 27.38 (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	\$ 56,300.00		
	Total	\$ 56,300.00		

Notes:

Prior Approval:
 County Allocation Pool Gallatin \$ 45,100 April 19, 2022
 County Allocation Pool Reallocation \$ 11,200 Pending Approval July 31, 2023

This grant is being allocated additional funds through the reallocation of a previously approved grant.
 Previous Grantee: City of Carrollton
 Previous Grant #21CWS035
 Previous WRIS #SX21077006
 Prior Approval Date: 4/19/2022

EXECUTIVE SUMMARY		Reviewer	Julie Bickers
KENTUCKY INFRASTRUCTURE AUTHORITY		CPBOC Date	July 31, 2023
DRINKING WATER AND WASTEWATER GRANT PROGRAM		KIA Grant Number	21CWS054
CLEANER WATER PROGRAM GRANT		WRIS Number	SX21111024
GRANTEE	LOUISVILLE AND JEFFERSON COUNTY MSD JEFFERSON COUNTY		
BRIEF DESCRIPTION			
<p>This project will construct a new flood pumping station that shall provide a total estimated pumping capacity of 1,900 MGD. The project will include six new flood pumps, motors, trash rack, and discharge pipes. This project will also install all necessary SCADA, electrical, and mechanical components to operate the new flood pumps, in addition to the required aesthetic, plumbing, and HVAC equipment. This project is currently planned to be completed using a progressive design-build project delivery approach. This project will also be multi-year, with an anticipated completion date in December 2026. The existing FPS will be decommissioned, and the new pump station will incorporate new energy efficient pumps and motors, lighting, VFD controllers, and a SCADA system. It was assumed that the power and energy savings would be seen over a 20-year timeframe and the total energy saved by implementing energy efficient motors and pumps, SCADA systems, and VFD controllers would be 15%. A WIFIA application has been submitted for this project, but no federal funding will overlap if one or both of these funding sources becomes available. This project has also received \$12 million in Cleaner Waters Grants and has also been selected to receive \$1.19 million dollars in emerging contaminants forgivable loan dollars in the FY23 SRF intended use plan. Louisville MSD's cybersecurity program is comprehensive and covers many different aspects including network boundary protection, endpoint protection, firewalls, intrusion detection/prevention, access control, training and awareness, and other information security measures.</p>			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Sewer Grant - 21CWS054	\$12,039,997	Eng - Design / Const	#DIV/0! 4.0% 8,900,000
CWP Supplemental Pool - Increase	1,203,977	Construction	221,100,000
Other Funding	216,756,026		
TOTAL	<u>\$230,000,000</u>	TOTAL	<u>\$230,000,000</u>
PROFESSIONAL SERVICES	Engineer	Nicole Kristine Refolo	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	Users 133,744	Avg. Bill \$ 57.75 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Jefferson County	\$ 7,039,997.00	
Consent Decree Pool		\$ 5,000,000.00	
Supplemental Pool		\$ 1,203,977.00	
	Total	\$ 13,243,974.00	
Notes:			
Prior Approval:			
County Allocation Pool	Jefferson	\$ 7,039,997	April 19, 2022
Consent Decree Pool	Consent Decree	\$ 5,000,000	April 19, 2022
Supplemental Pool	Supplemental Increase	\$ 1,203,977	Pending Approval July 31, 2023

EXECUTIVE SUMMARY		Reviewer	Julie Bickers
KENTUCKY INFRASTRUCTURE AUTHORITY		CPBOC Date	July 31, 2023
DRINKING WATER AND WASTEWATER GRANT PROGRAM		KIA Grant Number	21CWS134
CLEANER WATER PROGRAM GRANT		WRIS Number	SX21191016
GRANTEE	EAST PENDLETON WATER DISTRICT PENDLETON COUNTY		
BRIEF DESCRIPTION			
The Oak Haven wastewater plant is a package plant over forty years old. The plant is in need of extensive repair to prevent future violations or contamination of waterways.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Sewer Grant - 21CWS134	\$133,958	Administrative Expenses	\$5,880
CWP Grant 22CWS155	160,000	Construction	288,078
TOTAL	\$293,958	TOTAL	\$293,958
PROFESSIONAL SERVICES	Engineer	Haworth, Meyer & Boleyn, Inc.	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 55	<u>Avg. Bill</u> \$ 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	Pendleton County	\$ 133,958.00	
	Total	\$ 133,958.00	
Notes:			
This grant is a reallocation from a previously approved grant. Previous Grantee: East Pendleton Water District Previous Grant #21CWS091 Previous WRIS #SX21191012 Prior Approval Date: 03/17/2022			

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

Reviewer Julie Bickers
 CPBOC Date July 31, 2023
 KIA Grant Number 21CWW057
 WRIS Number WX21071017

GRANTEE PRESTONSBURG CITY'S UTILITIES COMMISSION
 FLOYD COUNTY

BRIEF DESCRIPTION

Purchase of one-thousand eight hundred (1,800) 5/8" x 3/4" T-10 water meters, connector, and 6' antenna to connect to Neptune NSIGHT reading system for replacement of the first generation of remote-read water meters located in PCUC Water Distribution System.

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
CWP - Water Grant - 21CWW057	\$327,924	Administrative Expenses			\$5,402
CWP Supplemental Pool - Increase	32,792	Legal Expenses			425
PCUC	4,841	Equipment			359,730
TOTAL	\$365,557	TOTAL			\$365,557

PROFESSIONAL SERVICES Engineer NA

PROJECT SCHEDULE Bid Opening TBD
 Construction Start TBD
 Construction Stop TBD

RESIDENTIAL RATES Current Users 8,768 \$ Avg. Bill 49.32 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Floyd County	\$ 327,924.00		
Supplemental Pool		\$ 32,792.00		
	Total	\$ 360,716.00		

Notes:

Prior Approval:
 County Allocation Pool Floyd \$ 327,924 April 19, 2022
 Supplemental Pool Supplemental Increase \$ 32,792 Pending Approval July 31, 2023

EXECUTIVE SUMMARY		Reviewer	Julie Bickers								
KENTUCKY INFRASTRUCTURE AUTHORITY		CPBOC Date	July 31, 2023								
DRINKING WATER AND WASTEWATER GRANT PROGRAM		KIA Grant Number	21CWW136								
CLEANER WATER PROGRAM GRANT		WRIS Number	WX21153039								
GRANTEE	SALYERSVILLE WATER WORKS MAGOFFIN COUNTY										
BRIEF DESCRIPTION											
<p>SCADA systems are configured to control various equipment and monitor the treatment and distribution of water from the source to the tap. This system of control modules and sensors allows the system to operate within a set of parameters set by the operator while permitting the operator to override system commands when necessary. Analog and digital input and output modules connect to:</p> <ul style="list-style-type: none"> • Level transducers that track water levels in storage tanks. • Pressure transducers measure the suction and discharge pressures at pumps. • Flowmeters measure how many gallons of water per minute are being delivered. 											
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %								
CWP - Water Grant - 21CWW136	\$135,000	Construction	\$135,000								
TOTAL	\$135,000	TOTAL	\$135,000								
PROFESSIONAL SERVICES	Engineer	NA									
PROJECT SCHEDULE	Bid Opening	TBD									
	Construction Start	TBD									
	Construction Stop	TBD									
RESIDENTIAL RATES	Current	<u>Users</u> 984	<u>Avg. Bill</u> \$ 27.81 (for 4,000 gallons)								
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.										
Allocation Source	Allocated County	Allocated Amount									
County Allocation Pool	Magoffin County	\$ 135,000.00									
	Total	\$ 135,000.00									
Notes:											
<p>Prior Approval:</p> <table> <tr> <td>County Allocation Pool</td> <td>Magoffin</td> <td>\$ 80,000</td> <td>March 17, 2022</td> </tr> <tr> <td>County Allocation Pool</td> <td>Reallocation</td> <td>\$ 55,000</td> <td>Pending Approval July 31, 2023</td> </tr> </table> <p>This grant is being allocated additional funds through the reallocation of a previously approved grant. Previous Grantee: Salyersville Water Works Previous Grant #21CWS075 Previous WRIS #SX21153006 Prior Approval Date: 04/19/2022</p>				County Allocation Pool	Magoffin	\$ 80,000	March 17, 2022	County Allocation Pool	Reallocation	\$ 55,000	Pending Approval July 31, 2023
County Allocation Pool	Magoffin	\$ 80,000	March 17, 2022								
County Allocation Pool	Reallocation	\$ 55,000	Pending Approval July 31, 2023								

EXECUTIVE SUMMARY KENTUCKY INFRASTRUCTURE AUTHORITY DRINKING WATER AND WASTEWATER GRANT PROGRAM CLEANER WATER PROGRAM GRANT		Reviewer CPBOC Date KIA Grant Number WRIS Number	Julie Bickers July 31, 2023 21CWW137 WX21155047
GRANTEE	LEBANON WATER WORKS COMPANY INC MARION COUNTY		
BRIEF DESCRIPTION			
The proposed project will add a new flow meter to the raw water intake system to be able to better monitor flow from both the Rolling Fork River and Fagan Branch Reservoir (during periods of low or high flow in the river). Currently flow is only measured with a single meter at the treatment plant. When source waters are blended, it is difficult to accurately monitor permitted volumes from the river and accurately track source water quality.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW137	\$83,524	Planning	\$2,500
CWP Supplemental Pool - Increase	8,352	Eng - Design / Const	12.1% 4.8% 10,250
Local	141,614	Eng - Insp	10.2% 3.5% 7,500
		Construction	213,240
TOTAL	\$233,490	TOTAL	\$233,490
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 2,796	<u>Avg. Bill</u> \$ 29.18 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Marion County	\$ 83,524.00	
Supplemental Pool		\$ 8,352.00	
	Total	\$ 91,876.00	
Notes:			
Prior Approval:			
County Allocation Pool	Marion	\$ 83,524	April 19, 2022
Supplemental Pool	Supplemental Increase	\$ 8,352	Pending Approval July 31, 2023

EXECUTIVE SUMMARY		Reviewer	Julie Bickers
KENTUCKY INFRASTRUCTURE AUTHORITY		CPBOC Date	July 31, 2023
DRINKING WATER AND WASTEWATER GRANT PROGRAM		KIA Grant Number	21CWW138
CLEANER WATER PROGRAM GRANT		WRIS Number	WX21155048
GRANTEE	LEBANON WATER WORKS COMPANY INC MARION COUNTY		
BRIEF DESCRIPTION			
The proposed project will replace 9 existing pneumatic actuators and valves in the treatment plant with electric units. The existing pneumatic system requires an excessive amount of monitoring and maintenance while providing a limited amount of operator control. Valve leaks result in the untimely draining of filters and results in challenging conditions for operators to control water quality. The electric actuators and valves will be much easier for operational control and will boost efficiency and reliability, resulting in better water quality.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW138	\$247,029	Planning	\$2,500
CWP Supplemental Pool - Increase	24,703	Eng - Design / Const	9.7% 1.6% 10,250
Other Funding	371,178	Eng - Insp	6.7% 1.2% 7,500
		Construction	622,660
TOTAL	\$642,910	TOTAL	\$642,910
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 2,796	<u>Avg. Bill</u> \$ 29.18 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Marion County	\$ 247,029.00	
Supplemental Pool		\$ 24,703.00	
	Total	\$ 271,732.00	
Notes:			
Prior Approval:			
County Allocation Pool	Marion	247,029	April 19, 2022
Supplemental Pool	Supplemental Increase	24,703	Pending Approval July 31, 2023

EXECUTIVE SUMMARY		Reviewer	Julie Bickers
KENTUCKY INFRASTRUCTURE AUTHORITY		CPBOC Date	July 31, 2023
DRINKING WATER AND WASTEWATER GRANT PROGRAM		KIA Grant Number	21CWW139
CLEANER WATER PROGRAM GRANT		WRIS Number	WX21155050
GRANTEE	LEBANON WATER WORKS COMPANY INC MARION COUNTY		
BRIEF DESCRIPTION			
The proposed project will add an in-line turbidity measurement unit to the raw water intake system, connected to SCADA, to allow real-time monitoring of raw water quality. The Rolling Fork River provides high quality raw water during normal conditions; however, during rain events turbidity can vary significantly. Lebanon Water Works has instituted many advancements in monitoring water quality of raw water, this additional component would allow much greater monitoring by operators in a real-time scenario and alert staff of water quality changes as they occur instead of waiting on parameter measurements on a 4 hour basis.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW139	\$7,078	Construction	\$17,060
CWP Supplemental Pool - Increase	708		
Other Funding	9,274		
TOTAL	<u>\$17,060</u>	TOTAL	<u>\$17,060</u>
PROFESSIONAL SERVICES	Engineer	TBD	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 2,796	<u>Avg. Bill</u> \$ 29.18 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Marion County	\$ 7,078.00	
Supplemental Pool		\$ 708.00	
	Total	\$ 7,786.00	
Notes:			
Prior Approval:			
County Allocation Pool	Marion	\$ 7,078	April 19, 2022
Supplemental Pool	Supplemental Increase	\$ 708	Pending Approval July 31, 2023

EXECUTIVE SUMMARY		Reviewer	Julie Bickers
KENTUCKY INFRASTRUCTURE AUTHORITY		CPBOC Date	July 31, 2023
DRINKING WATER AND WASTEWATER GRANT PROGRAM		KIA Grant Number	21CWW174
CLEANER WATER PROGRAM GRANT		WRIS Number	WX21183051
GRANTEE	CENTERTOWN, CITY OF OHIO COUNTY		
BRIEF DESCRIPTION			
The current radio read meters used by the City of Centertown are out of warranty. There are 530+ meters that need to be replaced. The old, malfunctioning meters are still buried underground and will need to be taken out.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW174	\$175,763	Construction	\$18,000
CWP Supplemental Pool - Increase	17,576	Equipment	196,043
Local	20,704		
TOTAL	<u>\$214,043</u>	TOTAL	<u>\$214,043</u>
PROFESSIONAL SERVICES	Engineer	NA	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 543	<u>Avg. Bill</u> \$ 88.60 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Ohio County	\$ 175,763.00	
Supplemental Pool		\$ 17,576.00	
	Total	\$ 193,339.00	
Notes:			
Prior Approval:			
County Allocation Pool	Ohio	\$ 175,763	June 23, 2022
Supplemental Pool	Supplemental Increase	\$ 17,576	Pending Approval July 31, 2023

EXECUTIVE SUMMARY		Reviewer	Julie Bickers
KENTUCKY INFRASTRUCTURE AUTHORITY		CPBOC Date	July 31, 2023
DRINKING WATER AND WASTEWATER GRANT PROGRAM		KIA Grant Number	21CWW200
CLEANER WATER PROGRAM GRANT		WRIS Number	WX21217030
GRANTEE	CAMPBELLSVILLE, CITY OF TAYLOR COUNTY		
BRIEF DESCRIPTION			
The WTP Improvements will consist of the replacement of the existing filter media & underdrain system on eight (8) of the existing filters, replacement of tube settlers and bracket system on Sedimentation No. 5, along with new flocculator motors.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW200	\$804,197	Administrative Expenses	\$2,500
CWP Supplemental Pool - Increase	80,420	Legal Expenses	2,500
Local ARPA	150,000	Eng - Design / Const	8.8% 9.5% 97,915
Local	188,383	Eng - Insp	5.6% 8.2% 84,560
		Construction	941,450
		Contingency	94,075
TOTAL	<u>\$1,223,000</u>	TOTAL	<u>\$1,223,000</u>
PROFESSIONAL SERVICES	Engineer	Monarch Engineering, Incorporated	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 9,793	<u>Avg. Bill</u> \$ 32.95 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Taylor County	\$ 804,197.00	
Supplemental Pool		\$ 80,420.00	
	Total	\$ 884,617.00	
Notes:			
Prior Approval:			
County Allocation	Taylor	\$ 804,197	March 17, 2022
Supplemental Pool	Supplemental Increase	\$ 80,420	Pending Approval July 31, 2023

EXECUTIVE SUMMARY		Reviewer	Julie Bickers
KENTUCKY INFRASTRUCTURE AUTHORITY		CPBOC Date	July 31, 2023
DRINKING WATER AND WASTEWATER GRANT PROGRAM		KIA Grant Number	21CWW226
CLEANER WATER PROGRAM GRANT		WRIS Number	WX21125026
GRANTEE	LAUREL COUNTY WATER DISTRICT #2 LAUREL COUNTY		
BRIEF DESCRIPTION			
The proposed work includes a full scale rehabilitation of the District's existing Aisin Water Storage Tank located in the Lily community. The rehabilitation will include various structural and other repairs, safety improvements, along with the complete removal and replacement of all interior and exterior coatings. Given the tanks close proximity to a large manufacturing facility and parking lots, full containment of the structure will be required in order to protect the surrounding property from damage.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW226	\$453,032	Eng - Design / Const	9.6% 6.8% \$44,000
CWP Supplemental Pool - Increase	45,303	Eng - Insp	6.6% 5.0% 32,500
Local Funds	223,135	Construction	586,370
		Contingency	58,600
TOTAL	<u>\$721,470</u>	TOTAL	<u>\$721,470</u>
PROFESSIONAL SERVICES	Engineer	Monarch Engineering, Incorporated	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 6,236	<u>Avg. Bill</u> \$ 32.58 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Laurel County	\$ 453,032.00	
Supplemental Pool		\$ 45,303.00	
	Total	\$ 498,335.00	
Notes:			
Prior Approval:			
County Allocation Pool	Laurel	\$ 453,032	April 19, 2022
Supplemental Pool	Supplemental Increase	\$ 45,303	Pending Approval July 31, 2023

EXECUTIVE SUMMARY KENTUCKY INFRASTRUCTURE AUTHORITY DRINKING WATER AND WASTEWATER GRANT PROGRAM CLEANER WATER PROGRAM GRANT		Reviewer CPBOC Date KIA Grant Number WRIS Number	Julie Bickers July 31, 2023 21CWW331 WX21219038
GRANTEE	GUTHRIE, CITY OF TODD COUNTY		
BRIEF DESCRIPTION This project will replace the city's AMR system with upgraded AMR meters.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Water Grant - 21CWW331	\$146,193	Administrative Expenses	\$5,000
Other Funding	283,807	Construction	300,000
		Equipment	125,000
TOTAL	<u>\$430,000</u>	TOTAL	<u>\$430,000</u>
PROFESSIONAL SERVICES	Engineer	NA	
PROJECT SCHEDULE	Bid Opening	TBD	
	Construction Start	TBD	
	Construction Stop	TBD	
RESIDENTIAL RATES	Current	<u>Users</u> 735	<u>Avg. Bill</u> \$ 41.40 (for 4,000 gallons)
REGIONAL COORDINATION	This project is consistent with regional planning recommendations.		
Allocation Source	Allocated County	Allocated Amount	
County Allocation Pool	Todd County	\$ 146,193.00	
	Total	\$ 146,193.00	
Notes:			
This grant is a reallocation from a previously approved grant. Previous Grantee: City of Guthrie Previous Grant #21CWW203 Previous WRIS #WX21219029 Prior Approval Date: 03/17/2022			

EXECUTIVE SUMMARY		Reviewer	Julie Bickers
KENTUCKY INFRASTRUCTURE AUTHORITY		CPBOC Date	July 31, 2023
DRINKING WATER AND WASTEWATER GRANT PROGRAM		KIA Grant Number	22CWS155
CLEANER WATER PROGRAM GRANT		WRIS Number	SX21191016
GRANTEE	EAST PENDLETON WATER DISTRICT PENDLETON COUNTY		
BRIEF DESCRIPTION			
The Oak Haven wastewater plant is a package plant over forty years old. The plant is in need of extensive repair to prevent future violations or contamination of waterways.			
PROJECT FINANCING		PROJECT BUDGET	RD Fee % Actual %
CWP - Sewer Grant - 22CWS155	\$160,000	Administrative Expenses	\$5,880
21CWS134	133,958	Construction	288,078
TOTAL	<u>\$293,958</u>	TOTAL	<u>\$293,958</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> 55	<u>Avg. Bill</u> \$ 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	Pendleton County	\$ 160,000.00	
	Total	\$ 160,000.00	
Notes:			
This grant is a reallocation from a previously approved grant. Previous Grantee: East Pendleton Water District Previous Grant #22CWS106 Previous WRIS #SX21191012 Prior Approval Date: 12/27/2022			

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

Reviewer Julie Bickers
 CPBOC Date July 31, 2023
 KIA Grant Number 22CWW343
 WRIS Number WX21025073

GRANTEE BREATHITT COUNTY WATER DISTRICT
 BREATHITT COUNTY

BRIEF DESCRIPTION

The 30 West and 30 East pump stations will have the pumps rebuilt/replaced to increase performance, reduce operation and maintenance costs and to ensure that there are no service interruptions. The valves and piping will be replaced at the KY 541, and KY 28 Pressure Reducing Vaults. The project will focus on waterlines for Mill Creek (Lawson Road). There are 16 sites that need to have their telemetry updated. The sites currently have the obsolete Micrologix 1500 PLC platform in place. The sites are as follows: Town Hill PS, KY 30 Meter Station, KY 30/Town Hill Master Meter, KY 476 Repeater, Bethany RD Meter Station, Graham Branch Tank, KY 52 pump station, KY 52 water tank, KY 205 water tank, KY 15 Watts pump station, KY 15 Watts tank, KY 30 W pump station, KY 30 tank, KY 541 pump station, Town Hill tank and the Saturn Repeater which is located at Town Hill and is the main station for all telemetry in the system.

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
CWP - Water Grant - 22CWW343	\$134,648	Administrative Expenses			\$50,000
Local Funding	111,352	Legal Expenses			5,000
Other Funding	984,000	Land, Easements			5,000
		Eng - Design / Const	8.8%	8.8%	89,000
		Eng - Insp	5.6%	5.5%	56,000
		Eng - Other			15,000
		Construction			919,100
		Contingency			90,900
TOTAL	\$1,230,000	TOTAL			\$1,230,000

PROFESSIONAL SERVICES Engineer TBD

PROJECT SCHEDULE
 Bid Opening TBD
 Construction Start TBD
 Construction Stop TBD

RESIDENTIAL RATES
 Current Users Avg. Bill
 2,179 \$ 59.90 (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	Breathitt County	\$ 134,648.00
	Total	\$ 134,648.00

Notes:

This grant is a reallocation from a previously approved grant.
 Previous Grantee: Breathitt County Water District
 Previous Grant #22CWW332
 Previous WRIS #WX21025055
 Prior Approval Date: 03/29/2023

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

Reviewer Julie Bickers
 CPBOC Date July 31, 2023
 KIA Grant Number 22CWW344
 WRIS Number WX21181012

GRANTEE NICHOLAS COUNTY WATER DISTRICT
 NICHOLAS COUNTY

BRIEF DESCRIPTION

This project will include the replacement of approximately 9,000LF of 8" and 4" problematic PVC water main, and the interior blasting and painting of the existing Bartersville, Concord and Hickory Ridge Tanks. Also included will be the replacement of 1,600 existing out-dated meters with new radio read meters. The pump stations located at Concord, Blue Licks and Office will all be replaced and the Concord station will have a new RTU. The aged East Union pump station will be removed from service as the new Concord BPS will make it expendable. Approximately 1,600LF of 4" water main will be installed to get new service to the prospective customers on the west side of the new US 68 highway. Miscellaneous items such as a new portable generator and a limited number of new copper setters will also be included.

PROJECT FINANCING		PROJECT BUDGET		RD Fee %	Actual %
CWP - Water Grant - 22CWW344	\$200,000	Legal Expenses			\$15,000
Other Funding	1,725,000	Land, Easements			5,000
		Eng - Design / Const	8.1%	7.5%	123,000
		Eng - Insp	5.0%	4.6%	76,000
		Eng - Other			25,000
		Construction			1,487,000
		Contingency			148,900
		Other			45,100
TOTAL	\$1,925,000	TOTAL			\$1,925,000

PROFESSIONAL SERVICES Engineer Bluegrass Engineering, PLLC

PROJECT SCHEDULE
 Bid Opening TBD
 Construction Start TBD
 Construction Stop TBD

RESIDENTIAL RATES
 Current Users 1,595 Avg. Bill \$ 34.22 (for 4,000 gallons)

REGIONAL COORDINATION This project is consistent with regional planning recommendations.

Allocation Source	Allocated County	Allocated Amount		
County Allocation Pool	Nicholas County	\$ 200,000.00		
	Total	\$ 200,000.00		

Notes:



CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear
GOVERNOR

Old Capitol Annex
300 West Broadway
Frankfort, Kentucky 40601

Jeff Noel
SECRETARY

June 13, 2023

Holly M. Johnson, Secretary
Finance and Administration Cabinet
200 Mero Street, 5th Floor
Frankfort, KY 40601

RE: Economic Development Fund Grant - \$42,252 to the City of Princeton on behalf of the Princeton-Caldwell County 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 \$42,252 in Economic Development Fund (EDF) funds for the purpose of making a grant to the City of Princeton on behalf of Princeton-Caldwell County Industrial Development Authority.

The City of Princeton on behalf of Princeton-Caldwell County Industrial Development Authority is seeking to undertake a project to conduct an in-depth analysis of the karst topography located at the Princeton Industrial Park. This project was a potential infrastructure projects 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
81C993F6FA23433...

6/19/2023

Secretary, Finance and Administration Cabinet Date

cc: Kristina Slattery
Katie Smith



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

Date: June 29, 2023
Grantee: City of Princeton
Beneficiary: Princeton-Caldwell County Industrial Development Authority
City: Princeton **County:** Caldwell
Activity: Manufacturing
Bus. Dev. Contact: C. Peek **DFS Staff:** M. Elder
Project Description: The City of Princeton on behalf of the Princeton-Caldwell County Industrial Development Authority is seeking to undertake a project to conduct an in-depth analysis of the karst topography located at the Princeton Industrial Park. PCCIDA General Funds will provide the match to the KPDI funds. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned
 Due Diligence Study
TOTAL

Total Investment
\$84,505
\$84,505

Anticipated Project Funding
 Economic Development Fund Grant (State)
 PCCIDA General Funds
TOTAL

Amount	% of Total
\$42,252	50.0%
\$42,253	50.0%
\$84,505	100.0%

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

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **\$42,252**

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



CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear
GOVERNOR

Old Capitol Annex
300 West Broadway
Frankfort, Kentucky 40601

Jeff Noel
SECRETARY

June 13, 2023

Holly M. Johnson, Secretary
Finance and Administration Cabinet
200 Mero Street, 5th Floor
Frankfort, KY 40601

RE: Economic Development Fund Grant - \$700,000 to Henderson County Fiscal Court on behalf of the West Kentucky Regional Industrial Development Authority, Inc.

Dear Secretary Johnson:

In accordance with KRS 154.12-100, this letter shall serve as notice of my recommendation for the use of \$700,000 in Economic Development Fund (EDF) funds for the purpose of making a grant to the Henderson County Fiscal Court on behalf of the West Kentucky Regional Industrial Development Authority, Inc.

The Henderson County Fiscal Court on behalf of the West Kentucky Regional Industrial Development Authority, Inc. is seeking to complete a site grading plan with an approximate 1 million square foot building pad. This project was a potential infrastructure projects 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 6/19/2023
81C993F6FA23433
Secretary, Finance and Administration Cabinet Date

cc: Kristina Slattery
Katie Smith

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

Date: June 29, 2023
Grantee: Henderson County Fiscal Court
Beneficiary: West Kentucky Regional Industrial Development Authority, Inc.
City: Robards **County:** Henderson
Activity: Manufacturing
Bus. Dev. Contact: A. Chilton **DFS Staff:** B. Combs
Project Description: The Henderson County Fiscal Court on behalf of the West Kentucky Regional Industrial Development Authority, Inc. is seeking to complete a site grading plan with an approximate 1 million square foot building pad at the Sandy Lee Watkins site. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned	Total Investment
Site Preparation	\$1,400,000
TOTAL	\$1,400,000

Anticipated Project Funding	Amount	% of Total
Economic Development Fund Grant (State)	\$700,000	50.0%
West Kentucky Regional IDA Funds	\$700,000	50.0%
TOTAL	\$1,400,000	100.0%

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

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **\$700,000**

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



CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear
Governor

Old Capitol Annex
300 West Broadway
Frankfort, Kentucky 40601

Jeff Noel
Secretary

June 21, 2023

Holly M. Johnson, Secretary
Finance and Administration Cabinet
200 Mero Street, 5th Floor
Frankfort, KY 40601

RE: Economic Development Fund Grant - \$666,739 to the Logan County Fiscal Court on behalf of the City of Russellville.

Dear Secretary Johnson:

In accordance with KRS 154.12-100, this letter shall serve as notice of my recommendation for the use of \$666,739 in Economic Development Fund (EDF) funds for the purpose of making a grant to the Logan County Fiscal Court on behalf of the City of Russellville.

The Logan County Fiscal Court on behalf of the City of Russellville is seeking to providing an upgrade to a lift station to attract industry. This project was a potential infrastructure projects 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
81C993F6FA23433...
6/26/2023
Secretary, Finance and Administration Cabinet Date

cc: Kristina Slattery
Katie Smith



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

Date:
Grantee: Logan County Fiscal Court
Beneficiary: City of Russellville
City: Russellville **County:** Logan
Activity: Manufacturing
Bus. Dev. Contact: A. Luttner **DFS Staff:** J. Gearon

Project Description: The Logan County Fiscal Court on behalf of the City of Russellville is providing an upgrade to a lift station to attract industry. The City of Russellville will provide the match to the KPDI funds. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned
 Infrastructure Extensions/Improvements
TOTAL

Total Investment
\$1,850,000
\$1,850,000

Anticipated Project Funding
 Economic Development Fund Grant (State)
 Bank Loan
TOTAL

Amount	% of Total
\$666,739	36.0%
\$1,183,261	64.0%
\$1,850,000	100.0%

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

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **\$666,739**

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



CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear
GOVERNOR

Old Capitol Annex
300 West Broadway
Frankfort, Kentucky 40601

Jeff Noel
SECRETARY

June 13, 2023

Holly M. Johnson, Secretary
Finance and Administration Cabinet
200 Mero Street, 5th Floor
Frankfort, KY 40601

RE: Economic Development Fund Grant - \$34,715 to the Lyon County Fiscal Court on behalf of the Pennyriple Westpark 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 \$34,715 in Economic Development Fund (EDF) funds for the purpose of making a grant to the Lyon County Fiscal Court on behalf of Pennyriple Westpark Industrial Development Authority.

The Lyon County Fiscal Court on behalf of Pennyriple Westpark Industrial Development Authority is seeking to conduct a floodplain analysis at the Pennyriple Westpark Industrial Park. This project was a potential infrastructure projects 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 6/19/2023
81C993F6FA23433...
Secretary, Finance and Administration Cabinet Date

cc: Kristina Slattery
Katie Smith

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

Date: June 29, 2023
Grantee: Lyon County Fiscal Court
Beneficiary: Pennyrile Westpark Industrial Development Authority
City: Fredonia **County:** Lyon
Activity: Manufacturing
Bus. Dev. Contact: C. Peek **DFS Staff:** M. Elder
Project Description: Lyon County Fiscal Court on behalf of Crittenden, Caldwell, Lyon, Livingston, and Trigg Counties have submitted a regional project to conduct a floodplain analysis at the Pennyrile Westpark Industrial Park. County RDAAP Funds will be used to provide the match to the KPDI funds. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned
 Due Diligence Study
TOTAL

Total Investment
\$69,429
\$69,429

Anticipated Project Funding
 Economic Development Fund Grant (State)
 County RDAAP Funds
TOTAL

Amount	% of Total
\$34,715	50.0%
\$34,715	50.0%
\$69,430	100.0%

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

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **\$34,715**

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



CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear
GOVERNOR

Old Capitol Annex
300 West Broadway
Frankfort, Kentucky 40601

Jeff Noel
SECRETARY

June 13, 2023

Holly M. Johnson, Secretary
Finance and Administration Cabinet
200 Mero Street, 5th Floor
Frankfort, KY 40601

RE: Economic Development Fund Grant - \$675,416 to Nicholas County Fiscal Court on behalf of the Bourbon County- Nicholas County Joint Economic Development Board.

Dear Secretary Johnson:

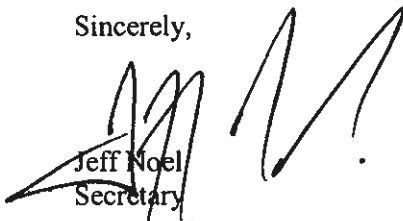
In accordance with KRS 154.12-100, this letter shall serve as notice of my recommendation for the use of \$675,416, in Economic Development Fund (EDF) funds for the purpose of making a grant to the Nicholas County Fiscal Court on behalf of Bourbon County- Nicholas County Joint Economic Development Board.

The Nicholas County Fiscal Court on behalf of Bourbon County- Nicholas County Joint Economic Development Board is seeking to acquire the Finrock property and begin engineering and site improvements. This project was a potential infrastructure projects 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:

81C993F6FA23433...
Secretary, Finance and Administration Cabinet Date 6/19/2023

cc: Kristina Slattery
Katie Smith

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

Date: June 29, 2023
Grantee: Nicholas County Fiscal Court
Beneficiary: Bourbon County-Nicholas County Joint Economic Development Board
City: Carlisle **County:** Nicholas
Activity: Manufacturing
Bus. Dev. Contact: C. Dodd **DFS Staff:** M. Elder
Project Description: Nicholas County Fiscal Court on behalf of the Bourbon County-Nicholas County Joint Economic Development Board will acquire the Finrock property and begin engineering and site improvements. A KU/LG&E Grant and a Bank loan will be used to provide the match for the KPDI Funds. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned

	Total Investment
Land	\$671,460
Building/Improvements	\$604,372
Road Improvements	\$75,000
TOTAL	\$1,350,832

Anticipated Project Funding

	Amount	% of Total
Economic Development Fund Grant (State)	\$675,416	50.0%
Bank Loan	\$600,416	44.4%
KU/LG&E Grant	\$75,000	5.6%
TOTAL	\$1,350,832	100.0%

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

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **\$675,416**

Recommendation:

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



CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear
GOVERNOR

Old Capitol Annex
300 West Broadway
Frankfort, Kentucky 40601

Jeff Noel
SECRETARY

June 13, 2023

Holly M. Johnson, Secretary
Finance and Administration Cabinet
200 Mero Street, 5th Floor
Frankfort, KY 40601

RE: Economic Development Fund Grant - \$225,000 to the Trigg County Fiscal Court on behalf of the Cadiz-Trigg County Industrial Development Authority, Inc.

Dear Secretary Johnson:

In accordance with KRS 154.12-100, this letter shall serve as notice of my recommendation for the use of \$225,000 in Economic Development Fund (EDF) funds for the purpose of making a grant to the Trigg County Fiscal Court on behalf of Cadiz-Trigg County Industrial Development Authority, Inc.

The Trigg County Fiscal Court on behalf of Cadiz-Trigg County Industrial Development Authority, Inc. is seeking to construct a new wastewater pump station at the Interstate 24 Business Park. This project was a potential infrastructure projects 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 6/20/2023
81C993F6FA23433...
Secretary, Finance and Administration Cabinet Date

cc: Kristina Slattery
Katie Smith

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

Date: June 29, 2023
Grantee: Trigg County Fiscal Court
Beneficiary: Cadiz-Trigg County Industrial Development Authority, Inc.
City: Cadiz **County:** Trigg
Activity: Manufacturing
Bus. Dev. Contact: C. Peek **DFS Staff:** M. Elder
Project Description: Trigg County Fiscal Court on behalf of the Cadiz-Trigg County Industrial Development Authority, Inc. plans to construct a new wastewater pump station at the Interstate 24 Business Park. Delta Regional Authority will provide the match to the KPMI funds. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned
 Building/Improvements
TOTAL

Total Investment
\$450,000
\$450,000

Anticipated Project Funding
 Economic Development Fund Grant (State)
 Delta Regional Authority (DRA)
TOTAL

Amount	% of Total
\$225,000	50.0%
\$225,000	50.0%
\$450,000	100.0%

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

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **\$225,000**

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



CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear
Governor

Old Capitol Annex
300 West Broadway
Frankfort, Kentucky 40601

Jeff Noel
Secretary

June 20, 2023

Holly M. Johnson, Secretary
Finance and Administration Cabinet
200 Mero Street, 5th Floor
Frankfort, KY 40601

RE: Economic Development Fund Grant - \$100,000 to Washington County Fiscal Court on behalf of the Springfield/Washington County Economic Development Authority, Inc.

Dear Secretary Johnson:

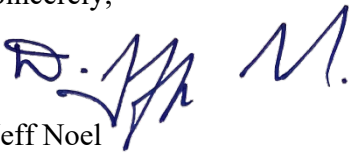
In accordance with KRS 154.12-100, this letter shall serve as notice of my recommendation for the use of \$100,000 in Economic Development Fund (EDF) funds for the purpose of making a grant to the Washington County Fiscal Court on behalf of the Springfield/Washington County Economic Development Authority,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

The Washington County Fiscal Court on behalf of the Springfield/Washington County Economic Development Authority, Inc. is seeking to prepare and improve a new industrial site in Springfield into a shovel-ready site by adding a dedicated entrance and extending existing infrastructure. This project was a potential infrastructure projects 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:

81C993F6FA23433
Secretary, Finance and Administration Cabinet
6/26/2023
Date

cc: Kristina Slattery
Katie Smith



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

Date:
Grantee: Washington County Fiscal Court
Beneficiary: Springfield/Washington County Economic Development Authority, Inc.
City: Springfield **County:** Washington
Activity: Manufacturing
Bus. Dev. Contact: M. Jollie **DFS Staff:** B. Combs

Project Description: The Washington County Fiscal Court on behalf of the Springfield/Washington County Economic Development Authority, Inc. is seeking to prepare and improve a new industrial site in Springfield into a shovel-ready site by adding a dedicated entrance and extending existing infrastructure. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned

Infrastructure Extensions/Improvements
 Site Preparation
 Road Improvements
TOTAL

Total Investment	
	\$50,000
	\$50,000
	\$100,000
	\$200,000

Anticipated Project Funding

Economic Development Fund Grant (State)
 EDA Budget
TOTAL

	Amount	% of Total
	\$100,000	50.0%
	\$100,000	50.0%
	\$200,000	100.0%

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

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT: **\$100,000**

Recommendation:

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



CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear
Governor

Old Capitol Annex
300 West Broadway
Frankfort, Kentucky 40601

Jeff Noel
Secretary

June 20, 2023

Holly M. Johnson, Secretary
Finance and Administration Cabinet
200 Mero Street, 5th Floor
Frankfort, KY 40601

RE: Economic Development Fund Grant - \$100,000 to Washington County Fiscal Court on behalf of the Springfield/Washington County Economic Development Authority, Inc.

Dear Secretary Johnson:

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

The Washington County Fiscal Court on behalf of the Springfield/Washington County Economic Development Authority, Inc. is seeking to improve and prepare a site in the industrialized zoned Washington County Commerce Center. This project was a potential infrastructure projects 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 6/26/2023
81C993F6FA23433...
Secretary, Finance and Administration Cabinet Date

cc: Kristina Slattery
Katie Smith



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

Date:
Grantee: Washington County Fiscal Court
Beneficiary: Springfield/Washington County Economic Development Authority, Inc.
City: Springfield **County:** Washington
Activity: Manufacturing
Bus. Dev. Contact: M. Jollie **DFS Staff:** B. Combs
Project Description: The Washington County Fiscal Court on behalf of the Springfield/Washington County Economic Development Authority, Inc. is seeking to improve and prepare a site in the industrialized-zoned Washington County Commerce Center. The project was identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Anticipated Project Investment - Owned

Site Preparation

TOTAL

Total Investment
\$200,000
\$200,000

Anticipated Project Funding

Economic Development Fund Grant (State)

EDA Budget

TOTAL

Amount	% of Total
\$100,000	50.0%
\$100,000	50.0%
\$200,000	100.0%

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

RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT:

\$100,000

Recommendation:

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

NEW BOND ISSUE REPORT

BOND ISSUE

Name of Bond Issue: Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (Davis Park Station), Series 2023

Purpose of Issue: The bonds will be used to finance the acquisition, construction, and equipping of Davis Park Station, a multifamily residential rental facility consisting of seventy-three (73) units, located at 757 De Roode Street, Lexington, Kentucky 40508, to be known as Davis Park Station. The Kentucky Housing Corporation has conducted a public hearing concerning the proposed project on July 17, 2023, following the delivery of notice to the public at least seven days prior to such hearing.

Name of Project: Davis Park Station

Anticipated Date of Sale: August 31, 2023

Anticipated Date of Issuance: August 31, 2023

Anticipated Ratings: Private Placement

Anticipated Net Proceeds: \$9,000,000

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

Bond Discount: \$0

Debt Service Reserve Fund: \$0, but an estimated \$354,839 operating reserve will be funded from equity.

Insurance Premium: N/A

Total Project Cost: \$22,005,240 (estimated)

Terms of Issue: Net interest rate: 5.90%

Term: July 1, 2063

Average debt service: \$586,719.46

Gross debt service: \$23,468,778.51

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 Company

Trustee: N/A

Exhibit A

Project Funding Sources:

Permanent Tax-Exempt Bond Proceeds (Series A)	\$9,000,000
Tax Credit Equity (Ohio Capital Corporation for Housing)	\$7,285,950
Deferred Developer Fee	\$768,290
LFUCG Affordable Housing Fund – Amortizing Loan	\$1,000,000
Lexington HOME Funds	\$950,000
LFUCG Affordable Housing Fund – Non-Amortizing	\$3,000,000
Loan Other: GP Equity	\$1,000
<hr/>	
Total	\$22,005,240

Fees Paid:

Origination Fee	\$60,000
KHC Tax-Exempt Bond Pre-Application Fee	\$1,000
KHC Tax-Exempt Bond Application Fee	\$3,500
KHC Tax Credit Reservation Fee	\$77,153
KHC Market Study Review Fee	\$1,000
KHC Construction Inspection Fee	\$8,578
KHC Tax-Exempt Bond Upfront Issuer Fee	\$27,000
KHC Tax-Exempt Bond Annual Issuer Fee	\$19,120
KHC Tax-Exempt Bond Counsel Fee	\$12,500
KHC Tax-Exempt Bond Administrative Fee	\$5,000
Bond Counsel	\$60,000
TEFRA/Publication/Print	\$5,000
<hr/>	
Total	\$279,851

AU Associates was founded in 1990 by Holly Wiedemann on the principles of Adaptive Use, and focuses on opportunities for urban infill as well as the revitalization of existing structures. AU has been directly responsible for creating over 1350 units of mixed income housing, 250,000 square feet of commercial space and over \$200 million of projects across the Commonwealth of Kentucky and West Virginia. In June of 2010, Holly founded AU Construction, in order to vertically integrate the company and build all of the projects that AU develops. In January of 2013, AU created its own management arm, AU Management, LLC, to manage all our properties to ensure excellence at every level.

As AU Associates has grown over time, we have focused more on larger, urban infill developments. In 2021, after 31 years, AU's succession plan was implemented. Johan Graham, who served as the former Director of Development, began as the new President of AU Associates, Inc., in October of 2021.

Each of AU's developments, now spanning three decades, have received numerous local, state, and national awards.

AU works to enhance the communities in which our projects are located. AU's projects have created more than 8,280 jobs throughout Kentucky and West Virginia, in addition to providing exceptional places to live, work, and play. Our mission is to make the places we create become an invaluable part of the community.

AU continues to grow and evolve in today's ever changing housing market and is always seeking new and creative opportunities to generate exciting and livable communities. Please explore the AU website to see past and future projects, as well as potential leasing opportunities.



President & Owner – Johan Graham

Johan has been involved in affordable housing development finance and construction for over 20 years and is a graduate of The University of North Carolina at Chapel Hill with a Masters in Regional Planning with a focus on Affordable Housing, Real Estate, and Community Development. He has been responsible for over \$250 million in Low-Income Housing and Historic Tax Credit equity investments totaling over 2,000 units and, as a developer, has delivered over thirty 8609s to our investors and lenders.

Johan is the incoming President and Owner of AU Associates, Inc. His primary responsibilities revolve around structuring, underwriting, syndicating, repositioning, and managing AU's current and future portfolio of LIHTC projects while expanding AU's regional footprint.

Director of Property Management – Martha Dryden

Since re-joining AU Associates, Inc. in January of 2003, Martha has served as Office Administrator, Project Manager, Director of Operations, and now currently serves as the company's Director of Property Management. Martha initially became interested in AU's work during an internship while obtaining her B.S. in Business Administration and Communication Arts from Georgetown College. Upon graduating, she gained several experiences in marketing, product management, and information technology before returning to AU. Her duties and responsibilities include overseeing AU's portfolio of properties including the property management and maintenance staff, daily operations, and all property compliance.



Director of Development – Brandon Shetler

Brandon joined AU Associates, Inc. in April of 2018 as a Development Associate and now serves as Director of Development. He is a graduate of The Pennsylvania State University with a Bachelors in Bio-Behavioral Health. His primary responsibilities include the acquisition, underwriting, project finance, syndicating, construction management, and closeout of all of AU's LIHTC projects.

Controller - Lynn Jones

Lynn Jones joined AU Associates in December of 2015 as the Controller. Lynn is a CPA with almost 15 years of experience combined in public accounting and the accounting industry. Lynn graduated with a B.S. in Accounting from Campbellsville University in 1999 and then while working in the accounting industry earned a Masters of Business Administration from the University of Kentucky in 2005. Lynn's varied experience brings a broad range of financial accounting expertise to the team at AU Associates.



Andy Beshear
GOVERNOR

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

200 Mero Street, 5th Floor
Frankfort, Kentucky 40622
Phone: (502) 564-2924

Holly M. Johnson
SECRETARY

L. Joe McDaniel
ACTING CONTROLLER

Ryan Barrow
EXECUTIVE DIRECTOR

June 22, 2023

Holly M. Johnson
Secretary, Finance and Administration Cabinet
Chair, Kentucky Asset/Liability Commission
200 Mero Street, 5th Floor
Frankfort, KY 40622

Dear Secretary Johnson:

Pursuant to KRS 42.420, the Office of Financial Management is required to review and approve the issuance of debt by all state agencies. The attached constitutes the review and approval of the \$54,840,000 Kentucky Asset/Liability Commission Project Notes, 2023 Federal Highway Trust Fund First Refunding Series A dated June 22, 2023.

Sincerely,

Ryan Barrow

Ryan Barrow
Executive Director
Office of Financial Management

Attachments

OFM APPROVAL PURSUANT TO KRS 42.420
\$54,840,000
COMMONWEALTH OF KENTUCKY
ASSET/LIABILITY COMMISSION
PROJECT NOTES, 2023 FEDERAL HIGHWAY TRUST FUND
FIRST REFUNDING SERIES A

DESCRIPTION:

The proceeds of the 2023 Series A Notes will be used to currently refund outstanding Kentucky Asset/Liability Commission, Project Notes 2013 Federal Highway Trust Fund First Series A, and to pay for the costs of issuing the Notes.

	Series 2023A
PAR AMOUNT:	\$54,840,000
PRICING DATE:	06/06/2023
CLOSING DATE:	06/22/2023
DATED DATE:	06/22/2023
FINAL MATURITY:	09/01/2025

ARBITRAGE YIELD:	3.1902%
NIC:	3.3412%
TIC:	3.2798%
All-In TIC:	3.4230%

METHOD OF SALE:	Competitive
FINANCIAL ADVISOR:	Hilltop Securities Inc.

[Remainder of this page intentionally left blank]

RATINGS:

Standard & Poor's Rating Service:

AA

SOURCES AND USES OF FUNDS

Sources of Funds

Principal Amount of Series A Bonds	\$54,840,000.00
Plus Net Original Issue Premium	1,632,247.65
TOTAL SOURCES	<u>\$56,472,247.65</u>

Uses of Funds

Refunding Escrow Deposits	\$56,253,959.00
Costs of Issuance*	218,288.56
TOTAL USES	<u>\$56,472,247.65</u>

*Includes underwriters' discount, legal fees, printing, rating agency fees, and miscellaneous costs.

REFUNDING:

Par Amount of Refunded Bonds:	\$55,405,000.00
Net PV Savings:	1,598,618.46
Percentage Savings of Refunded Bonds:	2.885%

[Remainder of this page intentionally left blank]

PROFESSIONAL SERVICES:

Pursuant to KRS Chapter 45, the Issuer is providing information on all costs associated, either directly or indirectly, with this bond issuance. Costs are actual or estimated as of the date of closing of the issue.

<u>Firm</u>	<u>Service</u>	<u>Fee</u>
Dinsmore & Shohl	Bond Counsel	\$19,194.00
Hilltop	Financial Advisor	\$26,323.20
OFM	Financial Advisor	\$13,710.00
Bondlink	Printer	\$9,300.00
Standard & Poor's	Rating Service	\$54,000.00
Bank of New York Mellon	Trustee	\$2,500.00
Ipreo Fee		\$760.00
CUSIP		\$238.00
	Misc./Contingency.	<u>\$5,000.00</u>
TOTAL		<u>\$131,025.20</u>

ATTACHMENTS:

Official Statement Cover
Debt Service Schedules
Summary of Refunding Results

OFFICIAL STATEMENT

NEW ISSUE - Book-Entry Only

See "Rating" herein:
S&P: "AA"

In the opinion of Dinsmore & Shohl LLP, Bond Counsel, under existing laws, regulations, rulings, and judicial decisions, interest on the 2023A Notes (including original issue discount treated as interest) is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax; however, interest on any 2023A Notes held by an "applicable corporation" is included in annual "adjusted financial statement income" for purposes of calculating the alternative minimum tax imposed on applicable corporations for tax years beginning after December 31, 2022. Bond Counsel also is of the opinion that, under existing laws of the Commonwealth of Kentucky, interest on the 2023A Notes is exempt from Kentucky income tax and the 2023A Notes are exempt from ad valorem taxation by the Commonwealth of Kentucky and by all political subdivisions thereof. See "CERTAIN FEDERAL INCOME TAX CONSEQUENCES" herein for a more complete description of the opinion of Bond Counsel and additional federal tax law consequences.



\$54,840,000
KENTUCKY ASSET/LIABILITY COMMISSION
PROJECT NOTES, 2023 FEDERAL HIGHWAY TRUST FUND FIRST REFUNDING SERIES A

Dated: Date of Delivery

Due: September 1, as shown below

The Project Notes, 2023 Federal Highway Trust Fund First Refunding Series A (the "2023A Notes") will bear interest, payable from their dated date, on each March 1 and September 1, commencing September 1, 2023, and mature on the dates, in the principal amounts, bear interest at the rates per annum, and have the prices and yields as follows:

Year	Principal Amount	Interest Rate	Yield	Price	CUSIP [†] 49118N FY6 FZ3
2024	26,745,000	5.000%	3.250%	102.024%	
2025	28,095,000	5.000%	3.150%	103.883%	

The 2023A Notes will be issued only as fully registered notes, and when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the 2023A Notes. Purchasers will not receive certificates representing their ownership interest in the 2023A Notes purchased. So long as DTC or its nominee is the registered owner of the 2023A Notes, payments of the principal of and interest due on the 2023A Notes will be made directly to DTC. The 2023A Notes will be issued in denominations of \$5,000 or any integral multiple thereof. The principal of and interest on the 2023A Notes will be paid directly to DTC by The Bank of New York Mellon Trust Company, N.A., Pittsburgh, Pennsylvania, as Trustee and Paying Agent (the "Trustee" and the "Paying Agent").

The 2023A Notes are not subject to redemption before maturity.

The Kentucky Asset/Liability Commission (the "Commission") is issuing the 2023A Notes under a Resolution adopted by the Commission on April 18, 2023, to (i) currently refund the outstanding notes of the Commission identified in "EXHIBIT E – Summary of Prior Notes" (the "Prior Notes") and (ii) pay the costs of issuing the 2023A Notes. The 2023A Notes are being issued as Refunding Notes (as defined herein) under the Master Trust Indenture dated as of May 1, 2005, as previously supplemented by a Series Trust Indenture dated as of September 1, 2007, a Series Trust Indenture dated as of March 1, 2010, a Series Trust Indenture dated as of August 1, 2013, a Series Trust Indenture dated as of March 1, 2014, a Series Trust Indenture dated as of October 1, 2015, and a Series Trust Indenture dated as of December 1, 2020, and as further supplemented by a Series Trust Indenture dated as of June 1, 2023 (as so supplemented, the "Indenture"), each by and between the Commission and the Trustee. See "THE 2023A NOTES" herein.

The 2023A Notes, together with the Commission's outstanding (i) Project Notes, 2014 Federal Highway Trust Fund First Series A, (ii) Project Notes, 2015 Federal Highway Trust Fund First Series A, and (iii) any Additional Notes issued under the Indenture (collectively, the "Notes"), and any interest due thereon are payable solely from a special fund created under the Indenture and defined therein as the Note Payment Fund, into which payments received from the Kentucky Transportation Cabinet (the "State Agency"), a department and agency of the Commonwealth of Kentucky (the "Commonwealth"), are deposited. The payments from the State Agency to the Commission arise under a Financing/Lease Agreement dated as of May 1, 2005, as amended and supplemented by a First Supplement to Financing/Lease Agreement dated as of September 1, 2007, a Second Supplement to Financing/Lease Agreement dated as of March 1, 2010, a Third Supplement to Financing/Lease Agreement dated as of August 1, 2013, a Fourth Supplement to Financing/Lease Agreement dated as of March 1, 2014, a Fifth Supplement to Financing/Lease Agreement dated as of October 1, 2015, a Sixth Supplement to Financing/Lease Agreement dated as of December 1, 2020, and a Seventh Supplement to Financing/Lease Agreement dated as of June 1, 2023 (as so amended and supplemented, the "Financing Agreement"), each by and among the Commission, the State Agency, and the Commonwealth of Kentucky Finance and Administration Cabinet. The Kentucky General Assembly has appropriated to the State Agency, from the Federal Highway Administration (the "FHWA") funds described below, amounts projected to be sufficient to meet principal and interest requirements on the Notes through June 30, 2024. Such appropriations are subject to the discretion and approval of each successive regular or extraordinary session of the Kentucky General Assembly. There can be no assurance that (a) there will be FHWA funds available in an amount sufficient to meet the principal and interest requirements on the Notes, (b) the available FHWA funds will be appropriated in future sessions, or (c) the Governor, in the performance of his or her obligation to balance the Commonwealth's budget, will not reduce or eliminate such appropriations. See "SECURITY FOR THE 2023A NOTES" and "SUMMARY OF CERTAIN PROVISIONS OF THE MASTER INDENTURE AND THE FINANCING AGREEMENT" herein.

The State Agency has entered into the Memorandum of Agreement (as defined herein) with the FHWA. The Memorandum of Agreement provides that the FHWA will reimburse the State Agency for debt service and costs incurred for the 2023A Notes, including principal, interest, and other bond related costs, as provided in Section 122 of Title 23 of the United States Code. Payments by the State Agency under the Financing Agreement are payable solely from FHWA Funds (as defined herein) that are paid to the State Agency under the Memorandum of Agreement and Title 23 (as defined herein).

The Commission deems this Official Statement to be final for purposes of Rule 15c2-12 of the Securities and Exchange Commission.

THE 2023A NOTES ARE SPECIAL AND LIMITED OBLIGATIONS OF THE COMMISSION AND DO NOT CONSTITUTE A DEBT OR OBLIGATION OF THE COMMISSION, THE COMMONWEALTH, OR ANY OTHER AGENCY OR POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF THE CONSTITUTION OR STATUTES OF THE COMMONWEALTH, AND NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWER OF ANY OF THE FOREGOING ARE PLEDGED TO THE PAYMENT OF PRINCIPAL OF OR INTEREST ON THE 2023A NOTES.

The 2023A Notes are offered when, as, and if issued and accepted by the Underwriter, subject to the approving legal opinion of Dinsmore & Shohl LLP, Louisville, Kentucky, Bond Counsel. It is expected that delivery of the 2023A Notes will be made on or about June 22, 2023, through the facilities of DTC, against payment therefor.

BofA Securities, Inc.

Dated: June 6, 2023

[†] See footnote on following page.

BOND DEBT SERVICE

**Commonwealth of Kentucky
Kentucky Asset/Liability Commission
Project Refunding Notes Federal Highway Trust Fund, Series 2023
Final Numbers**

Dated Date 06/22/2023
Delivery Date 06/22/2023

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
09/01/2023		525,550	525,550	
03/01/2024		1,371,000	1,371,000	
06/30/2024				1,896,550
09/01/2024	26,745,000	1,371,000	28,116,000	
03/01/2025		702,375	702,375	
06/30/2025				28,818,375
09/01/2025	28,095,000	702,375	28,797,375	
06/30/2026				28,797,375
	54,840,000	4,672,300	59,512,300	59,512,300

SUMMARY OF BONDS REFUNDED

**Commonwealth of Kentucky
Kentucky Asset/Liability Commission
Project Refunding Notes Federal Highway Trust Fund, Series 2023
Final Numbers**

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
ALCo Project Notes, Federal Highway Trust Fund, Series 2013A, 2013A, SERIAL:					
	09/01/2024	4.000%	380,000	09/01/2023	100.000
	09/01/2024	5.250%	26,615,000	09/01/2023	100.000
	09/01/2025	4.000%	3,250,000	09/01/2023	100.000
	09/01/2025	5.250%	25,160,000	09/01/2023	100.000
			55,405,000		

SAVINGS

**Commonwealth of Kentucky
Kentucky Asset/Liability Commission
Project Refunding Notes Federal Highway Trust Fund, Series 2023
Final Numbers**

Date	Prior Debt Service	Refunding Debt Service	Savings
06/30/2024	2,863,387.50	1,896,550.00	966,837.50
06/30/2025	29,152,143.75	28,818,375.00	333,768.75
06/30/2026	29,135,450.00	28,797,375.00	338,075.00
	61,150,981.25	59,512,300.00	1,638,681.25

Savings Summary

Savings PV date	06/22/2023
Savings PV rate	3.423005%
PV of savings from cash flow	1,593,558.92
Plus: Refunding funds on hand	5,059.54
Net PV Savings	1,598,618.46



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

200 Mero Street, 5th Floor
Frankfort, Kentucky 40622
Phone: (502) 564-2924

Andy Beshear
GOVERNOR

Holly M. Johnson
SECRETARY

L. Joe McDaniel
ACTING CONTROLLER

Ryan Barrow
EXECUTIVE DIRECTOR

June 30, 2023

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 (Prestonian Project), Series 2023 in a principal amount of \$55,000,000 (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 project was presented to the Capital Projects and Bond Oversight Committee (“CPBO”) at the May 23, 2023 meeting. 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 Multifamily Conduit Revenue Bonds (The Prestonian), Series 2023

Purpose of Issue: The bonds will be used to finance the acquisition, construction, and equipping of The Prestonian, a multifamily residential rental facility consisting of three hundred and forty-three (343) units, located in Jefferson County, Kentucky, at 715 E Gray Street. The Kentucky Housing Corporation has conducted a public hearing concerning the proposed project on September 2, 2022, following the delivery of notice to the public at least seven days prior to such hearing.

Name of Project: The Prestonian

Date of Sale: June 30, 2023

Date of Issuance: June 30, 2023

Ratings: Private Placement

Net Proceeds: \$55,000,000

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

Bond Discount: \$0

Debt Service Reserve Fund: \$0, but an estimated \$2,229,564 operating reserve will be funded from equity.

Insurance Premium: N/A

Total Project Cost: \$129,132,798 (estimated)

Terms of Issue: Net interest rate: 6.10%

Term: April 1, 2063

Average annual debt service: \$3,677,523.35

Gross debt service: \$146,794,473.72

First Call Date: July 1, 2035

Premium at First Call: No premium

Method of Sale: Private Placement

Bond Counsel: Dinsmore & Shohl LLP

Bond Purchaser Counsel: Greenburg Traurig, LLP

Financial Advisor: N/A

Bond Purchaser: Red Stone (or a designated affiliate)

Trustee: The Huntington National Bank

Exhibit A

Project Funding Sources:

KHC Tax-Exempt Bonds	\$55,000,000
Louisville Affordable Housing Trust Fund	\$2,000,000
LMHA Funds	\$10,000,000
Lease Revenue During Construction	\$1,628,295
Developer Cash Flow Loan	\$1,700,000
ODR LOC Equity at Conversion	\$1,138,000
Deferred Architect Fee	\$1,752,445
LIHTC	\$44,856,108
Deferred Developer Fee	\$11,057,950
<hr/>	
Total	\$129,132,798

Fees Paid:

KHC Tax-Exempt Bond Pre-Application Fee	\$1,000
KHC Tax-Exempt Bond Application Fee	\$3,500
KHC Tax Credit Reservation Fee	\$486,147
KHC Market Study Review Fee	\$1,000
KHC Construction Inspection Fee	\$67,520
KHC Tax-Exempt Bond Upfront Issuer Fee	\$275,000
KHC Tax-Exempt Bond Annual Issuer Fee	\$68,750
KHC Counsel Fee	\$25,000
KHC Tax-Exempt Bond Administrative Fee	\$5,000
TEFRA/Publishing/Printing & KHC Extension Fees	\$256,500
Trustee & Counsel	\$13,500
Bond Counsel	\$125,000
<hr/>	
Total	\$1,327,917



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

200 Mero Street, 5th Floor
Frankfort, Kentucky 40622
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SECRETARY

L. Joe McDaniel
ACTING CONTROLLER

Ryan Barrow
EXECUTIVE DIRECTOR

June 16, 2023

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 (Gateway on Broadway Project), Series 2023 in a principal amount of \$25,000,000 (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 project was presented to the Capital Projects and Bond Oversight Committee (“CPBO”) at the July 21, 2022 meeting. The attached includes a finalized listing of costs related to the issuance of the Bonds pursuant to KRS 45.816.

Sincerely,

Ryan Barrow

Ryan Barrow
Executive Director

Attachments

FINAL BOND ISSUE REPORT

BOND ISSUE

Name of Bond Issue: Kentucky Housing Corporation Multifamily Conduit Revenue Bonds (1405 West Broadway), Series 2023

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)

Date of Sale: June 16, 2023

Date of Issuance: June 16, 2023

Ratings: Private Placement

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 \$613,518 operating reserve will be funded from equity.

Insurance Premium: N/A

Total Project Cost: \$63,205,558 (estimated)

Terms of Issue: Net interest rate: 6.00%
Term: May 31, 2058
Average debt service: \$1,710,569.12
Gross debt service: \$59,869,919.35

First Call Date: June 25, 2027

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

Trustee: N/A

Exhibit A

Project Funding Sources:

Equity Investment	\$15,350,318
Federal Historic Equity Investment	\$6,420,870
First Mortgage	\$25,000,000
Seller Note	\$700,000
KHC AHTF	\$500,000
LAHTF Forgivable	\$500,000
Louisville EPA Grant	\$350,000
LAHTF – Cash Flow Loan	\$750,000
LAHTF - Forgivable (ARPA)	\$4,750,000
HPIS Capital Magnet Grant	\$700,000
State Historic Tax Credits	\$6,399,360
<u>Deferred Dev. Fee</u>	<u>\$1,785,010</u>
Total	\$63,205,558

Fees Paid:

Origination Fee	\$255,500
KHC Tax-Exempt Bond Pre-Application Fee	\$1,000
KHC Tax-Exempt Bond Application Fee	\$3,500
KHC Tax Credit Reservation Fee	\$159,796
KHC Market Study Review Fee	\$1,000
KHC Construction Inspection Fee	\$22,694
KHC Tax-Exempt Bond Upfront Issuer Fee	\$150,000
KHC Tax-Exempt Bond Annual Issuer Fee	\$31.250
KHC Tax-Exempt Bond Counsel Fee	\$15,000
KHC Tax-Exempt Bond Administrative Fee	\$5,000
Bond Counsel	\$65,000
<u>TEFRA/Publication/Print</u>	<u>\$5,000</u>
Total	\$683,521



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

ANDY BESHEAR

Governor

MS. HOLLY M. JOHNSON

Secretary

HEATHER OVERBY

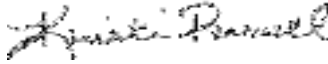
Chairman

CHELSEY COUCH

Executive Director

MEMORANDUM

TO: Ryan Barrow
Office of Financial Management

FROM: Kristi Russell, SFCC 

DATE: July 5, 2023

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 25, 2023:

Clay County- \$18,000,000 estimated – New Area Technology Center. State estimated annual debt service is \$59,880 and local is \$1,323,405. No tax increase is necessary to finance this project

Magoffin County- \$1,680,000 estimated – New Local Area Vocational Education Center. State estimated annual debt service is \$43,782 and local is \$88,112. No tax increase is necessary to finance this project

Wolfe County- \$1,210,000 estimated – New auditorium. State estimated annual debt service is \$24,843 and local is \$65,661. No tax increase is necessary to finance this project

If you or the Committee needs any additional information, please feel free to contact me.





June 29, 2023

School Facilities Construction Commission
Attn: Chelsey Couch Executive Director
Carriage House
Frankfort, KY 40601

RE: \$18,000,000 Clay County School District Finance Corporation
School Building Revenue Bonds, Series of 2023C

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 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 4.67% 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

Enclosures

BOND PAYEE DISCLOSURE FORM

Par Amount:	\$18,000,000	
District	CLAY COUNTY SCHOOL DISTRICT	
Issue Name:	School Building Revenue Bonds, Series 2023C	
Purpose:	Construction of a new ATC building	
Projected Sale Date:	Q3 2023	
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:	/ /	<i>To be filled in by SFCC</i>
Date scheduled for Committee review:	/ /	<i>To be filled in by SFCC</i>

	SFCC Portion	Local Portion	Total
Estimated par amount of Bonds:	\$840,000	\$17,160,000	\$18,000,000
% Share of total Bonds:	4.67%	95.33%	100.00%
Estimated average annual debt service:	\$59,880	\$1,323,405	\$1,383,285
Estimated debt service reserve:	\$0	\$0	\$0

Estimated Cost of Issuance:

Fiscal Agent, Bond Counsel, Advertisements, etc	\$3,967	\$81,033	\$85,000
Special Tax Counsel	\$0	\$0	\$0
Number verifications	\$0	\$0	\$0
Bond Rating & Bank Fee	\$1,580	\$32,270	\$33,850
Underwriter's Discount	\$16,800	\$343,200	\$360,000
Credit Enhancement	\$0	\$0	\$0
Total Cost of Issuance:	\$22,346	\$456,504	\$478,850

Anticipated Interest Rates:

5 Years: 3.300% 10 Years: 3.500% 15 Years: 4.100%
20 Years: 4.300%

Notes: No Tax Increase required

CLAY COUNTY SCHOOL DISTRICT
PLAN OF FINANCING -- SERIES 2023C

Date of Report: 06.29.23

Local Bond Payments Outstanding	1
Summary of Funds for Bond Payments	2
Projected Series 2023C.....	3
Disclosure.....	4



CLAY 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>Total</u>	
	(100% SFCC) (100% SFCC) (100% SFCC)						
FYE	Series 2012-REF	Series 2014	Series 2017-REF	Series 2018	Series 2020	Series 2022	Debt Service
2024	\$1,050,863				\$326,565	\$201,700	\$1,579,128
2025	\$1,022,363				\$326,515	\$228,500	\$1,577,378
2026					\$1,051,265	\$239,400	\$1,290,665
2027					\$1,044,008	\$244,800	\$1,288,808
2028					\$1,045,909	\$244,900	\$1,290,809
2029					\$1,049,285	\$239,900	\$1,289,185
2030					\$1,040,744	\$249,600	\$1,290,344
2031					\$1,046,820	\$244,000	\$1,290,820
2032					\$1,045,781	\$243,300	\$1,289,081
2033					\$1,042,668	\$247,300	\$1,289,968
2034					\$1,043,673	\$246,000	\$1,289,673
2035					\$1,040,871	\$249,400	\$1,290,271
2036					\$1,052,577	\$237,700	\$1,290,277
2037					\$1,045,048	\$245,800	\$1,290,848
2038					\$1,018,902	\$268,000	\$1,286,902
2039					\$799,365	\$318,400	\$1,117,765
2040					\$803,702	\$312,500	\$1,116,202
2041						\$360,300	\$360,300
2042						\$356,700	\$356,700
2043						\$122,400	\$122,400
Totals:	\$2,073,225				\$15,823,698	\$5,100,600	\$22,158,123

CLAY COUNTY SCHOOL DISTRICT

SUMMARY OF FUNDS AVAILABLE

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>	<u>K</u>	<u>L</u>
FYE	Local Nickel	Growth 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
2024	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922	(\$1,579,128)	\$1,206,794			\$1,206,794
2025	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922	(\$1,577,378)	\$1,208,544	\$29,787	\$30,093	\$1,268,424
2026	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922	(\$1,290,665)	\$1,495,257	\$29,787	\$30,093	\$1,555,137
2027	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922	(\$1,288,808)	\$1,497,114	\$29,787	\$30,093	\$1,556,994
2028	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922	(\$1,290,809)	\$1,495,113	\$29,787	\$30,093	\$1,554,993
2029	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922	(\$1,289,185)	\$1,496,737	\$29,787	\$30,093	\$1,556,617
2030	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922	(\$1,290,344)	\$1,495,578	\$29,787	\$30,093	\$1,555,458
2031	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922	(\$1,290,820)	\$1,495,102	\$29,787	\$30,093	\$1,554,982
2032	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922	(\$1,289,081)	\$1,496,841	\$29,787	\$30,093	\$1,556,721
2033	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922	(\$1,289,968)	\$1,495,954	\$29,787	\$30,093	\$1,555,834
2034	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922	(\$1,289,673)	\$1,496,249	\$29,787	\$30,093	\$1,556,129
2035	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922	(\$1,290,271)	\$1,495,651	\$29,787	\$30,093	\$1,555,531
2036	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922		\$2,785,922	\$29,787	\$30,093	\$2,845,802
2037	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922		\$2,785,922	\$29,787	\$30,093	\$2,845,802
2038	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922		\$2,785,922	\$29,787	\$30,093	\$2,845,802
2039	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922		\$2,785,922	\$29,787	\$30,093	\$2,845,802
2040	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922		\$2,785,922	\$29,787	\$30,093	\$2,845,802
2041	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922		\$2,785,922	\$29,787	\$30,093	\$2,845,802
2042	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922		\$2,785,922	\$29,787	\$30,093	\$2,845,802
2043	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922		\$2,785,922	\$29,787	\$30,093	\$2,845,802
2044	\$300,884	\$300,884	\$203,352	\$990,401	\$990,401	\$2,785,922		\$2,785,922	\$29,787	\$30,093	\$2,845,802

NOTES: Data based on KDE Seek Forecast Calculations (FY 23-24)

CLAY COUNTY SCHOOL DISTRICT

PROJECTED SERIES 2023C

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	Local Funds Available For Future Projects	
		----- Estimated New Bond Issue -----									
\$1,579,128	2024			\$348,666	\$348,666	\$14,970	\$333,696	\$1,912,824	\$2,785,922	\$873,098	
\$1,577,378	2025	\$285,000	3.400%	\$692,488	\$977,488	\$59,880	\$917,608	\$2,494,986	\$2,785,922	\$290,936	
\$1,290,665	2026	\$520,000	3.350%	\$678,933	\$1,198,933	\$59,880	\$1,139,053	\$2,429,718	\$2,785,922	\$356,204	
\$1,288,808	2027	\$535,000	3.300%	\$661,395	\$1,196,395	\$59,880	\$1,136,515	\$2,425,323	\$2,785,922	\$360,599	
\$1,290,809	2028	\$555,000	3.300%	\$643,410	\$1,198,410	\$59,880	\$1,138,530	\$2,429,339	\$2,785,922	\$356,583	
\$1,289,185	2029	\$575,000	3.300%	\$624,765	\$1,199,765	\$59,880	\$1,139,885	\$2,429,070	\$2,785,922	\$356,852	
\$1,290,344	2030	\$590,000	3.200%	\$605,838	\$1,195,838	\$59,880	\$1,135,958	\$2,426,302	\$2,785,922	\$359,620	
\$1,290,820	2031	\$610,000	3.350%	\$586,180	\$1,196,180	\$59,880	\$1,136,300	\$2,427,120	\$2,785,922	\$358,802	
\$1,289,081	2032	\$635,000	3.400%	\$565,168	\$1,200,168	\$59,880	\$1,140,288	\$2,429,369	\$2,785,922	\$356,553	
\$1,289,968	2033	\$655,000	3.450%	\$543,074	\$1,198,074	\$59,880	\$1,138,194	\$2,428,162	\$2,785,922	\$357,760	
\$1,289,673	2034	\$675,000	3.500%	\$519,963	\$1,194,963	\$59,880	\$1,135,083	\$2,424,756	\$2,785,922	\$361,166	
\$1,290,271	2035	\$700,000	3.600%	\$495,550	\$1,195,550	\$59,880	\$1,135,670	\$2,425,941	\$2,785,922	\$359,981	
\$1,290,277	2036	\$730,000	3.750%	\$469,263	\$1,199,263	\$59,880	\$1,139,383	\$2,429,660	\$2,785,922	\$356,262	
\$1,290,848	2037	\$755,000	3.900%	\$440,853	\$1,195,853	\$59,880	\$1,135,973	\$2,426,821	\$2,785,922	\$359,101	
\$1,286,902	2038	\$790,000	4.000%	\$410,330	\$1,200,330	\$59,880	\$1,140,450	\$2,427,352	\$2,785,922	\$358,570	
\$1,117,765	2039	\$955,000	4.100%	\$374,953	\$1,329,953	\$59,880	\$1,270,073	\$2,387,838	\$2,785,922	\$398,084	
\$1,116,202	2040	\$995,000	4.130%	\$334,829	\$1,329,829	\$59,880	\$1,269,949	\$2,386,150	\$2,785,922	\$399,772	
\$360,300	2041	\$1,635,000	4.160%	\$280,274	\$1,915,274	\$59,880	\$1,855,394	\$2,215,694	\$2,785,922	\$570,228	
\$356,700	2042	\$1,705,000	4.190%	\$210,546	\$1,915,546	\$59,880	\$1,855,666	\$2,212,366	\$2,785,922	\$573,556	
\$122,400	2043	\$1,965,000	4.225%	\$133,316	\$2,098,316	\$59,880	\$2,038,436	\$2,160,836	\$2,785,922	\$625,086	
	2044	\$2,135,000	4.300%	\$45,903	\$2,180,903	\$44,910	\$2,135,993	\$2,135,993	\$2,785,922	\$649,930	
\$22,997,523	Totals:	\$18,000,000		\$9,665,695	\$27,665,695	\$1,197,600	\$26,468,095	\$49,465,618	\$58,504,362	\$9,038,744	

Municipal Advisor Disclosure of Conflicts of Interest and Other Information

RSA Advisors, LLC (“RSA Advisors”)

Introduction

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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

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.

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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 26, 2023

School Facilities Construction Commission
Attn: Chelsey Couch Executive Director
Carriage House
Frankfort, KY 40601

RE: \$1,680,000 Magoffin County School District Finance Corporation
School Building Revenue Bonds, Series of 2023

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 Local Area Vocational Center.

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 35.71% 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

147 East Third St.
Lexington, KY
40508

859/977-6600

fax: 859/381-1357

www.rsamuni.com

Enclosures

BOND PAYEE DISCLOSURE FORM

Par Amount:	\$1,680,000	
District	MAGOFFIN COUNTY SCHOOL DISTRICT	
Issue Name:	School Building Revenue Bonds, Series 2023	
Purpose:	New Local Area Vocational Center	
Projected Sale Date of Bonds:	Q3 2023	
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:	/ /	<i>To be filled in by SFCC</i>
Date scheduled for Committee review:	/ /	<i>To be filled in by SFCC</i>

	SFCC Portion	Local Portion	Total
Estimated par amount of Bonds:	\$600,000	\$1,080,000	\$1,680,000
% Share of total Bonds:	35.71%	64.29%	100.00%
Estimated average annual debt service:	\$43,782	\$88,112	\$131,894
Estimated debt service reserve:	\$0	\$0	\$0

Estimated Cost of Issuance:

	\$6,357	\$11,443	\$17,800
Fiscal Agent, Bond Counsel, Advertisements, Printing, Etc)	\$0	\$0	\$0
Special Tax Counsel	\$0	\$0	\$0
Number verifications	\$4,125	\$7,425	\$11,550
Bond Rating & Bank Fee	\$12,000	\$21,600	\$33,600
Underwriter's Discount	\$0	\$0	\$0
Credit Enhancement	\$22,482	\$40,468	\$62,950
Total Cost of Issuance:			

Anticipated Interest Rates:

5 Years: 3.450% 10 Years: 3.700% 15 Years: 3.850%
20 Years: 4.120%

Notes: No Tax Increase required

MAGOFFIN COUNTY SCHOOL DISTRICT
PLAN OF FINANCING -- SERIES 2023

Date of Report: 06.26.23

Local Bond Payments Outstanding	1
Summary of Funds for Bond Payments	2
Projected Series 2023.....	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>
FYE	Series 2014	Series 2015R	Series 2015	Series 2019-REF	Debt 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
Totals:	\$9,758,845	\$3,520,008	\$1,654,475	\$1,989,828	\$16,923,157

MAGOFFIN COUNTY SCHOOL DISTRICT

SUMMARY OF FUNDS AVAILABLE

A	B	C	D	E	F	G	H	I	J	K	L	M	N
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
2024	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264	(\$1,460,057)	\$504,207					\$504,207
2025	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264	(\$1,459,888)	\$504,376	\$17,499	\$7,047	\$9,774	\$9,462	\$548,158
2026	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264	(\$1,462,311)	\$501,952	\$17,499	\$7,047	\$9,774	\$9,462	\$545,734
2027	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264	(\$1,465,373)	\$498,890	\$17,499	\$7,047	\$9,774	\$9,462	\$542,672
2028	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264	(\$1,470,463)	\$493,801	\$17,499	\$7,047	\$9,774	\$9,462	\$537,583
2029	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264	(\$1,472,575)	\$491,688	\$17,499	\$7,047	\$9,774	\$9,462	\$535,470
2030	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264	(\$1,111,708)	\$852,556	\$17,499	\$7,047	\$9,774	\$9,462	\$896,338
2031	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264	(\$1,110,601)	\$853,663	\$17,499	\$7,047	\$9,774	\$9,462	\$897,445
2032	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264	(\$1,111,655)	\$852,609	\$17,499	\$7,047	\$9,774	\$9,462	\$896,391
2033	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264	(\$1,109,689)	\$854,575	\$17,499	\$7,047	\$9,774	\$9,462	\$898,357
2034	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264	(\$1,113,740)	\$850,524	\$17,499	\$7,047	\$9,774	\$9,462	\$894,306
2035	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264	(\$1,114,932)	\$849,332	\$17,499	\$7,047	\$9,774	\$9,462	\$893,114
2036	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264		\$1,964,264	\$17,499	\$7,047	\$9,774	\$9,462	\$2,008,046
2037	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264		\$1,964,264	\$17,499	\$7,047	\$9,774	\$9,462	\$2,008,046
2038	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264		\$1,964,264	\$17,499	\$7,047	\$9,774	\$9,462	\$2,008,046
2039	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264		\$1,964,264	\$17,499	\$7,047	\$9,774	\$9,462	\$2,008,046
2040	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264		\$1,964,264	\$17,499	\$7,047	\$9,774	\$9,462	\$2,008,046
2041	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264		\$1,964,264	\$17,499	\$7,047	\$9,774	\$9,462	\$2,008,046
2042	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264		\$1,964,264	\$17,499	\$7,047	\$9,774	\$9,462	\$2,008,046
2043	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264		\$1,964,264	\$17,499	\$7,047	\$9,774	\$9,462	\$2,008,046
2044	\$192,167	\$192,167	\$143,822	\$718,054	\$718,054	\$1,964,264		\$1,964,264	\$17,499	\$7,047	\$9,774	\$9,462	\$2,008,046

NOTES: Data based on KDE Seek Forecast Calculations (FY 23-24)

MAGOFFIN COUNTY SCHOOL DISTRICT

PROJECTED SERIES 2023

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	Local Funds Available For Future Projects	
	FY June 30	Principal Payment	Coupon	Interest Payments	Total Payments	SFCC Portion	Local Portion			
\$1,460,057	2024			\$32,758	\$32,758	\$10,946	\$21,813	\$1,481,870	\$1,964,264	\$482,394
\$1,459,888	2025	\$25,000	3.650%	\$65,060	\$90,060	\$43,782	\$46,278	\$1,506,166	\$1,964,264	\$458,098
\$1,462,311	2026	\$25,000	3.550%	\$64,160	\$89,160	\$43,782	\$45,378	\$1,507,689	\$1,964,264	\$456,575
\$1,465,373	2027	\$25,000	3.450%	\$63,285	\$88,285	\$43,782	\$44,503	\$1,509,876	\$1,964,264	\$454,388
\$1,470,463	2028	\$25,000	3.450%	\$62,422	\$87,422	\$43,782	\$43,640	\$1,514,104	\$1,964,264	\$450,160
\$1,472,575	2029	\$25,000	3.450%	\$61,560	\$86,560	\$43,782	\$42,778	\$1,515,353	\$1,964,264	\$448,911
\$1,111,708	2030	\$30,000	3.500%	\$60,604	\$90,604	\$43,782	\$46,822	\$1,158,530	\$1,964,264	\$805,734
\$1,110,601	2031	\$30,000	3.550%	\$59,546	\$89,546	\$43,782	\$45,764	\$1,156,365	\$1,964,264	\$807,899
\$1,111,655	2032	\$30,000	3.600%	\$58,474	\$88,474	\$43,782	\$44,692	\$1,156,346	\$1,964,264	\$807,918
\$1,109,689	2033	\$30,000	3.650%	\$57,386	\$87,386	\$43,782	\$43,604	\$1,153,293	\$1,964,264	\$810,971
\$1,113,740	2034	\$30,000	3.700%	\$56,284	\$86,284	\$43,782	\$42,502	\$1,156,242	\$1,964,264	\$808,022
\$1,114,932	2035	\$35,000	3.850%	\$55,055	\$90,055	\$43,782	\$46,273	\$1,161,205	\$1,964,264	\$803,059
	2036	\$130,000	3.850%	\$51,879	\$181,879	\$43,782	\$138,097	\$138,097	\$1,964,264	\$1,826,167
	2037	\$135,000	3.850%	\$46,777	\$181,777	\$43,782	\$137,995	\$137,995	\$1,964,264	\$1,826,269
	2038	\$140,000	3.850%	\$41,484	\$181,484	\$43,782	\$137,702	\$137,702	\$1,964,264	\$1,826,562
	2039	\$145,000	3.850%	\$35,997	\$180,997	\$43,782	\$137,215	\$137,215	\$1,964,264	\$1,827,049
	2040	\$155,000	4.000%	\$30,106	\$185,106	\$43,782	\$141,324	\$141,324	\$1,964,264	\$1,822,940
	2041	\$160,000	4.000%	\$23,806	\$183,806	\$43,782	\$140,024	\$140,024	\$1,964,264	\$1,824,240
	2042	\$165,000	4.040%	\$17,273	\$182,273	\$43,782	\$138,491	\$138,491	\$1,964,264	\$1,825,773
	2043	\$170,000	4.080%	\$10,472	\$180,472	\$43,782	\$136,690	\$136,690	\$1,964,264	\$1,827,574
	2044	\$170,000	4.120%	\$3,502	\$173,502	\$32,837	\$140,666	\$140,666	\$1,964,264	\$1,823,598
\$15,462,994	Totals:	\$1,680,000		\$957,887	\$2,637,887	\$875,640	\$1,762,247	\$17,225,241	\$41,249,541	\$24,024,299

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June 22, 2023

VIA ELECTRONIC MAIL

Ms. Chelsey Bizzle Couch, Executive Director
Kentucky School Facilities Construction Commission
700 Louisville Road
Frankfort, Kentucky 40601

RE: Reporting of Bond Issuance Costs to the Capital Projects and Bond Oversight Committee

Enclosed please find a Bond Payee Disclosure form for the following bond issue:

\$1,210,000 (estimated)
Wolfe County (Kentucky) School District Finance Corporation
School Building Revenue Bonds, Series 2023

Please be advised that the enclosed costs are estimates. Actual costs will not be known until the bonds have been sold. A tax increase will not be necessary to support debt service on this financing.

We hereby request that the above bond issue be reported to the Bond Oversight Committee at its next regularly scheduled meeting.

If you need any additional information, please do not hesitate to call me at (859) 368-9622.

Sincerely,

A handwritten signature in blue ink that reads "Michael George".

Michael George
Managing Director

Enclosure

cc: David Malone
Kenny Bell

Wolfe County School District

School Building Revenue Bonds, Series 2023

(District Portion)

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Net New D/S	Fiscal Total
08/23/2023	-	-	-	-	-	-
03/01/2024	19,220.00	4.000%	7,535.50	26,755.50	26,755.50	-
06/30/2024	-	-	-	-	-	26,755.50
09/01/2024	-	-	6,830.44	6,830.44	6,830.44	-
03/01/2025	10,578.00	4.000%	6,830.44	17,408.44	17,408.44	-
06/30/2025	-	-	-	-	-	24,238.88
09/01/2025	-	-	6,618.88	6,618.88	6,618.88	-
03/01/2026	9,401.00	4.000%	6,618.88	16,019.88	16,019.88	-
06/30/2026	-	-	-	-	-	22,638.76
09/01/2026	-	-	6,430.86	6,430.86	6,430.86	-
03/01/2027	13,177.00	4.000%	6,430.86	19,607.86	19,607.86	-
06/30/2027	-	-	-	-	-	26,038.72
09/01/2027	-	-	6,167.32	6,167.32	6,167.32	-
03/01/2028	11,904.00	4.000%	6,167.32	18,071.32	18,071.32	-
06/30/2028	-	-	-	-	-	24,238.64
09/01/2028	-	-	5,929.24	5,929.24	5,929.24	-
03/01/2029	15,580.00	4.000%	5,929.24	21,509.24	21,509.24	-
06/30/2029	-	-	-	-	-	27,438.48
09/01/2029	-	-	5,617.64	5,617.64	5,617.64	-
03/01/2030	14,203.00	4.250%	5,617.64	19,820.64	19,820.64	-
06/30/2030	-	-	-	-	-	25,438.28
09/01/2030	-	-	5,315.83	5,315.83	5,315.83	-
03/01/2031	12,682.00	4.250%	5,315.83	17,997.83	17,997.83	-
06/30/2031	-	-	-	-	-	23,313.66
09/01/2031	-	-	5,046.33	5,046.33	5,046.33	-
03/01/2032	16,096.00	4.250%	5,046.33	21,142.33	21,142.33	-
06/30/2032	-	-	-	-	-	26,188.66
09/01/2032	-	-	4,704.29	4,704.29	4,704.29	-
03/01/2033	14,442.00	4.250%	4,704.29	19,146.29	19,146.29	-
06/30/2033	-	-	-	-	-	23,850.58
09/01/2033	-	-	4,397.40	4,397.40	4,397.40	-
03/01/2034	17,719.00	4.500%	4,397.40	22,116.40	22,116.40	-
06/30/2034	-	-	-	-	-	26,513.80
09/01/2034	-	-	3,998.72	3,998.72	3,998.72	-
03/01/2035	15,816.00	4.500%	3,998.72	19,814.72	19,814.72	-
06/30/2035	-	-	-	-	-	23,813.44
09/01/2035	-	-	3,642.86	3,642.86	3,642.86	-
03/01/2036	18,828.00	4.500%	3,642.86	22,470.86	22,470.86	-
06/30/2036	-	-	-	-	-	26,113.72
09/01/2036	-	-	3,219.23	3,219.23	3,219.23	-
03/01/2037	16,750.00	4.500%	3,219.23	19,969.23	19,969.23	-
06/30/2037	-	-	-	-	-	23,188.46
09/01/2037	-	-	2,842.36	2,842.36	2,842.36	-
03/01/2038	19,579.00	4.500%	2,842.36	22,421.36	22,421.36	-
06/30/2038	-	-	-	-	-	25,263.72
09/01/2038	-	-	2,401.83	2,401.83	2,401.83	-
03/01/2039	17,310.00	4.500%	2,401.83	19,711.83	19,711.83	-
06/30/2039	-	-	-	-	-	22,113.66
09/01/2039	-	-	2,012.36	2,012.36	2,012.36	-
03/01/2040	19,939.00	4.500%	2,012.36	21,951.36	21,951.36	-
06/30/2040	-	-	-	-	-	23,963.72
09/01/2040	-	-	1,563.73	1,563.73	1,563.73	-
03/01/2041	22,461.00	4.500%	1,563.73	24,024.73	24,024.73	-
06/30/2041	-	-	-	-	-	25,588.46
09/01/2041	-	-	1,058.36	1,058.36	1,058.36	-
03/01/2042	24,872.00	4.500%	1,058.36	25,930.36	25,930.36	-
06/30/2042	-	-	-	-	-	26,988.72
09/01/2042	-	-	498.74	498.74	498.74	-
03/01/2043	22,166.00	4.500%	498.74	22,664.74	22,664.74	-
06/30/2043	-	-	-	-	-	23,163.48
Total	\$332,723.00	-	\$164,128.34	\$496,851.34	\$496,851.34	-

Wolfe County School District

School Building Revenue Bonds, Series 2023
(SFCC Portion)

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Net New D/S	Fiscal Total
08/23/2023	-	-	-	-	-	-
03/01/2024	45,780.00	4.000%	19,881.17	65,661.17	65,661.17	-
06/30/2024	-	-	-	-	-	65,661.17
09/01/2024	-	-	18,119.56	18,119.56	18,119.56	-
03/01/2025	29,422.00	4.000%	18,119.56	47,541.56	47,541.56	-
06/30/2025	-	-	-	-	-	65,661.12
09/01/2025	-	-	17,531.12	17,531.12	17,531.12	-
03/01/2026	30,599.00	4.000%	17,531.12	48,130.12	48,130.12	-
06/30/2026	-	-	-	-	-	65,661.24
09/01/2026	-	-	16,919.14	16,919.14	16,919.14	-
03/01/2027	31,823.00	4.000%	16,919.14	48,742.14	48,742.14	-
06/30/2027	-	-	-	-	-	65,661.28
09/01/2027	-	-	16,282.68	16,282.68	16,282.68	-
03/01/2028	33,096.00	4.000%	16,282.68	49,378.68	49,378.68	-
06/30/2028	-	-	-	-	-	65,661.36
09/01/2028	-	-	15,620.76	15,620.76	15,620.76	-
03/01/2029	34,420.00	4.000%	15,620.76	50,040.76	50,040.76	-
06/30/2029	-	-	-	-	-	65,661.52
09/01/2029	-	-	14,932.36	14,932.36	14,932.36	-
03/01/2030	35,797.00	4.250%	14,932.36	50,729.36	50,729.36	-
06/30/2030	-	-	-	-	-	65,661.72
09/01/2030	-	-	14,171.68	14,171.68	14,171.68	-
03/01/2031	37,318.00	4.250%	14,171.68	51,489.68	51,489.68	-
06/30/2031	-	-	-	-	-	65,661.36
09/01/2031	-	-	13,378.67	13,378.67	13,378.67	-
03/01/2032	38,904.00	4.250%	13,378.67	52,282.67	52,282.67	-
06/30/2032	-	-	-	-	-	65,661.34
09/01/2032	-	-	12,551.96	12,551.96	12,551.96	-
03/01/2033	40,558.00	4.250%	12,551.96	53,109.96	53,109.96	-
06/30/2033	-	-	-	-	-	65,661.92
09/01/2033	-	-	11,690.10	11,690.10	11,690.10	-
03/01/2034	42,281.00	4.500%	11,690.10	53,971.10	53,971.10	-
06/30/2034	-	-	-	-	-	65,661.20
09/01/2034	-	-	10,738.78	10,738.78	10,738.78	-
03/01/2035	44,184.00	4.500%	10,738.78	54,922.78	54,922.78	-
06/30/2035	-	-	-	-	-	65,661.56
09/01/2035	-	-	9,744.64	9,744.64	9,744.64	-
03/01/2036	46,172.00	4.500%	9,744.64	55,916.64	55,916.64	-
06/30/2036	-	-	-	-	-	65,661.28
09/01/2036	-	-	8,705.77	8,705.77	8,705.77	-
03/01/2037	48,250.00	4.500%	8,705.77	56,955.77	56,955.77	-
06/30/2037	-	-	-	-	-	65,661.54
09/01/2037	-	-	7,620.14	7,620.14	7,620.14	-
03/01/2038	50,421.00	4.500%	7,620.14	58,041.14	58,041.14	-
06/30/2038	-	-	-	-	-	65,661.28
09/01/2038	-	-	6,485.67	6,485.67	6,485.67	-
03/01/2039	52,690.00	4.500%	6,485.67	59,175.67	59,175.67	-
06/30/2039	-	-	-	-	-	65,661.34
09/01/2039	-	-	5,300.15	5,300.15	5,300.15	-
03/01/2040	55,061.00	4.500%	5,300.15	60,361.15	60,361.15	-
06/30/2040	-	-	-	-	-	65,661.30
09/01/2040	-	-	4,061.27	4,061.27	4,061.27	-
03/01/2041	57,539.00	4.500%	4,061.27	61,600.27	61,600.27	-
06/30/2041	-	-	-	-	-	65,661.54
09/01/2041	-	-	2,766.65	2,766.65	2,766.65	-
03/01/2042	60,128.00	4.500%	2,766.65	62,894.65	62,894.65	-
06/30/2042	-	-	-	-	-	65,661.30
09/01/2042	-	-	1,413.77	1,413.77	1,413.77	-
03/01/2043	62,834.00	4.500%	1,413.77	64,247.77	64,247.77	-
06/30/2043	-	-	-	-	-	65,661.54
Total	\$877,277.00	-	\$435,950.91	\$1,313,227.91	\$1,313,227.91	-