



CABINET FOR ECONOMIC DEVELOPMENT

Andy Beshear  
Governor

Old Capitol Annex  
300 West Broadway  
Frankfort, Kentucky 40601

Jeff Noel  
Secretary

January 19, 2024

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

**RE: Economic Development Fund Grant - \$1,999,908 to Campbell County Fiscal Court on behalf of the Campbell County Economic Progress 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 \$1,999,908 in Economic Development Fund (EDF) funds for the purpose of making a grant to the Campbell County Fiscal Court on behalf of Campbell County Economic Progress Authority, Inc.

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

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:  
  
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Secretary, Finance and Administration Cabinet      1/22/2024  
Date

cc: Kristina Slattery  
Katie Smith



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

**Date:** January 25, 2024  
**Grantee:** Campbell County Fiscal Court  
**Beneficiary:** Campbell County Economic Progress Authority, Inc.  
**City:** Claryville **County:** Campbell  
**Activity:** Manufacturing  
**Bus. Dev. Contact:** D. Milbern **DFS Staff:** R. Aiken

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

<b>Anticipated Project Investment - Owned</b>	<b>Total Investment</b>
Land/Building Acquisition	\$544,116
Infrastructure Extensions/Improvements	\$50,000
Site Preparation	\$3,211,700
Due Diligence	\$29,000
Road Improvements	\$165,000
<b>TOTAL</b>	<b>\$3,999,816</b>

<b>Anticipated Project Funding</b>	<b>Amount</b>	<b>% of Total</b>
Economic Development Fund Grant (State)	\$1,999,908	50.0%
Campbell County Fiscal Court	\$1,999,908	50.0%
<b>TOTAL</b>	<b>\$3,999,816</b>	<b>100.0%</b>

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

**RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT:** **\$1,999,908**

**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

January 22, 2024

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

**RE: Economic Development Fund Grant - \$550,000 to City of Jeffersontown on behalf of the Papa John's USA, Inc.**

Dear Secretary Johnson:

In accordance with KRS 154.12-100, this letter shall serve as notice of my recommendation for the use of \$550,000 in Economic Development Fund (EDF) funds for the purpose of making a grant to the City of Jeffersontown on behalf of Papa John's USA, Inc (Company).

Papa John's USA, Inc. is an international food and restaurant Company. The Company supplies, services, supports and operates Company-owned and franchised pizza delivery and carryout restaurants. Papa John's current facility in Jeffersontown includes three buildings. Having shifted to remote or hybrid during the COVID-19 Pandemic, the Company began the process of evaluating the need for this facility. This led to the Company's evaluation and decision to commit to maintain its presence in the Louisville Metro. The Company will invest in this location as well as retain multiple jobs. The proposed EDF grant funds will be used to offset the cost associated with this project. In consideration of this EDF grant, Papa John's International, Inc. will be required to retain 420 full-time jobs for employees subject to Kentucky individual income tax (excluding contract or temporary employees) in Jefferson County in accordance with the following compliance schedule:

Compliance Date	Full-time, Jobs Required	Job Type	Average Wage Required	Average Wage Type
December 31, 2024	420	Retain	\$42.79	Total Hourly Compensation (includes benefits)
December 31, 2025	420	Retain	\$42.79	Total Hourly Compensation (includes benefits)
December 31, 2026	420	Retain	\$42.79	Total Hourly Compensation (includes benefits)
December 31, 2027	420	Retain	\$42.79	Total Hourly Compensation (includes benefits)
December 31, 2028	420	Retain	\$42.79	Total Hourly Compensation (includes benefits)

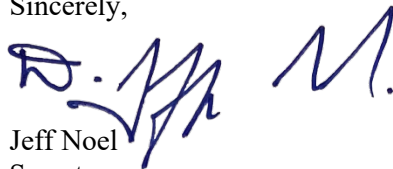
Secretary Holly M. Johnson  
January 22, 2024  
Page Two

Under the terms of the EDF grant agreement, disbursement of grant funds will occur after the annual compliance reporting has occurred. The amount of the disbursements will be based on the performance requirements achieved. If Papa John’s USA, Inc. fails to retain the job target as of each compliance date, then the amount of the grant payable after each compliance measurement date will be reduced by the sum of \$262 for each new, full-time job not retained by the Company at each of the four annual measurement dates. Furthermore, if Papa John’s International Inc. fails to pay these new jobs the average hourly wage of \$42.79, including benefits, the amount of the grant payable after each compliance measurement date will be reduced by a pro rata portion of the EDF grant based on a formula to be outlined in the EDF grant agreement.

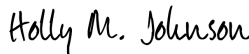
Any funds repaid to the Papa John’s USA, Inc. by the City of Jeffersontown must be used for economic development purposes as approved by the Cabinet for Economic Development (Cabinet). In no event will the repayment of EDF grant proceeds exceed the EDF grant amount of \$550,000.

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:  
 1/22/2024  
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Secretary, Finance and Administration Cabinet Date

cc: Kristina Slattery  
Katie Smith

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

**Date:** January 25, 2024  
**Grantee:** City of Jeffersontown  
**Beneficiary:** Papa John's USA, Inc.  
**Approved Affiliates:** Papa John's International, Inc.  
 PJ Food Service, Inc.  
 Trans Papa Logistics, Inc.  
 Preferred Marketing Solutions , Inc.  
 Papa Cares, LLC

**City:** Louisville **County:** Jefferson  
**Activity:** Headquarters  
**Bus. Dev. Contact:** D. Milbern **OFS Staff:** M. Elder

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

**Anticipated Project Investment - Owned**

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

<b>Total Investment</b>	
	\$0
	\$6,000,000
	\$0
	\$0
	<b>\$6,000,000</b>

**Anticipated Project Funding**

Economic Development Fund Grant (State)  
 Working Capital and/or Line of Credit  
**TOTAL**

<b>Amount</b>	<b>% of Total</b>
\$550,000	9.2%
\$5,450,000	90.8%
<b>\$6,000,000</b>	<b>100.0%</b>

**Job and Wage Requirement Table**

Compliance Date	Full-time Jobs Required	Job Type	Average Wage Required	Average Wage Type
12/31/2024	420	Retain	\$42.79	Total Hourly Compensation (includes benefits)
12/31/2025	420	Retain	\$42.79	Total Hourly Compensation (includes benefits)
12/31/2026	420	Retain	\$42.79	Total Hourly Compensation (includes benefits)
12/31/2027	420	Retain	\$42.79	Total Hourly Compensation (includes benefits)
12/31/2028	420	Retain	\$42.79	Total Hourly Compensation (includes benefits)

**Collateral Required:** Not applicable - Grant is performance-based and disbursement will not occur until after annual compliance is confirmed.

**Job Penalty Provision:** \$262 per job not maintained

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

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

12/31/2024	\$110,000
12/31/2025	\$110,000
12/31/2026	\$110,000
12/31/2027	\$110,000
12/31/2027	\$110,000

**RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT:** **\$550,000**

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

**Active State Participation at the Project Site:** None

**Unemployment Rate:**  
County: 3.8%      Kentucky: 3.9%

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



CABINET FOR ECONOMIC DEVELOPMENT

**Andy Beshear**  
Governor

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300 West Broadway  
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**Jeff Noel**  
Secretary

January 18, 2024

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

**RE: Economic Development Fund Grant - \$1,101,400 to Logan County Fiscal Court on behalf of the Logan Industrial Development Authority, Inc.**

Dear Secretary Johnson:

KRS 45.247 previously permitted the use of the Kentucky Transportation Cabinet's Highway Construction Contingency Account (the "Construction Contingency Account") to fund highway construction projects for the promotion of economic or industrial development. During the 2022 Regular Session, the General Assembly modified the authority of the Secretary of the Kentucky Transportation Cabinet to utilize the Construction Contingency Account in accordance with KRS 45.247 and removed the Secretary's authority to utilize the funds for highway construction projects for the promotion of economic or industrial development.

Because industrial access road funds are important to the success of economic development projects, the Secretaries of the Cabinet for Economic Development and the Transportation Cabinet are utilizing the Economic Development Fund program to recommend funding and support for such industrial access road projects. In accordance with KRS 154.12-100, this letter shall serve as notice of our joint recommendation for the use of \$1,101,400 in Economic Development Fund (EDF) funds for the purpose of making a grant to the Logan County Fiscal Court on behalf of Logan Industrial Development Authority, Inc.

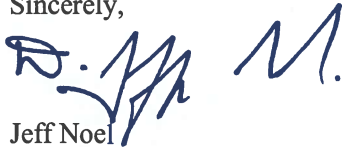
The Logan County Fiscal Court, in partnership with Logan Industrial Development Authority, Inc., is considering the engineering, design, and construction of a roadway in the West Industrial Park. The project will assist Logan County to attract economic development projects to the park. Furthermore, funds for this project are critical to provide access to more competitive sites and to improve economic growth. Additionally, an economic development project has been identified to locate in the industrial park and will not be able to proceed without the access road.

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, funds from other sources, 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 which entity will in turn provide said funds to the project applicant.

Holly M. Johnson, Secretary  
January 18, 2024  
Page Two

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

Sincerely,



Jeff Noel  
Secretary, Cabinet for Economic Development



Jim Gray  
Secretary, Kentucky Transportation Cabinet

cc: Kristina Slattery  
Katie Smith

**AGREED TO AND APPROVED BY:**

DocuSigned by:

*Holly M. Johnson*

1/20/2024

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Secretary, Finance and Administration Cabinet

Date



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

**Date:** January 25, 2024  
**Grantee:** Logan County Fiscal Court  
**Beneficiary:** Logan Industrial Development Authority, Inc.  
**City:** Russellville **County:** Logan  
**Activity:** Manufacturing  
**Bus. Dev. Contact:** C. Peek **OFS Staff:** M. Elder

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

**Anticipated Project Investment - Owned**

	<b>Total Investment</b>
Land	\$0
Building/Improvements	\$1,200,000
Equipment	\$0
Other Start-up Costs	\$0
<b>TOTAL</b>	<b>\$1,200,000</b>

**Anticipated Project Funding**

	<b>Amount</b>	<b>% of Total</b>
Economic Development Fund Grant (State)	\$1,101,400	91.8%
Repaid EDF Funds	\$44,000	3.7%
Local Cash Grant	\$54,600	4.6%
<b>TOTAL</b>	<b>\$1,200,000</b>	<b>100.0%</b>

CED Funds will be used to assist with the engineering, design and construction costs required for the road project.

**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, etc. and a progress report will be required to be submitted with each request. Upon staff's review and approval of all documentation, funds will be disbursed to the local government entity to provide to the project applicant.

**RECOMMENDED ECONOMIC DEVELOPMENT FUND AMOUNT:**

**\$1,101,400**

Please note KRS 45.247 previously permitted the Kentucky Transportation Cabinet's Highway Construction Contingency Account to be used to cover industrial access. CED and KYTC agreed funds used from this account must be tied to an economic development project that will create net new jobs and new investment in the Commonwealth. During the 2022 Regular Session of the General Assembly, KRS 45.247 was modified and removed the permission to utilize the account for industrial access roads. Thus, the EDF program is now being requested to fund industrial access road projects.

**Recommendation:**

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