Docusign Envelope ID: D4075E0F-185E-8530-80E5-6F32757FAC68

KENTUCKY STATE PROPERTY AND BUILDINGS COMMISSION
MINUTES
SEPTEMBER 16, 2026
10:30 AM

The Kentucky State Property and Buildings Commission ("SPBC" or the "Commission") meeting was called to order on Wednesday, September 16, 2026, at 10:30 AM ET via ZOOM video teleconference, by John T. Hicks, Secretary of the Governor's Executive Cabinet and State Budget Director, Office of the State Budget Director ("OSBD"), permanent proxy for Governor Andy Beshear, and Chair of the Commission. Other members present were Geri Grigsby, proxy for Secretary Holly Johnson, Finance and Administrative Cabinet ("FAC"); Steve Humphress, proxy for Russell Coleman, Attorney General; Carla Wright, proxy for the Office of the State Budget Director; Joe McDaniel, Office of the Controller; and Matthew Wingate, proxy for Jeff Noel, Secretary for the Cabinet for Economic Development ("CED").

The Office of Financial Management ("OFM") Staff Members Present: Robert K. Miller, Executive Director; Steven Starkweather, Deputy Executive Director; Bethany Padgett; Billy Aldridge; Melissa Perry; and Aubry McDonald.

Other Guests Present: Pam Howarah, Office of Statewide Accounting Services ("SAS"); representatives from Capital Projects and Bond Oversight Committee ("CPBOC"); Christy Kinney and Heather Keene, Legislative Research Commission ("LRC"); and Barbara Dickens, General Counsel for FAC.

Secretary Hicks verified with staff a quorum was present, and the press had been notified of the meeting.

Secretary Hicks introduced the first item for business, which was the approval of the minutes from the August 18, 2026, meeting. A motion to accept the minutes of the August 18, 2026, meeting was made by Ms. Grigsby and seconded by Mr. Humphress. There being no further discussion, the motion **CARRIED.**

Secretary Hicks recognized Matthew Wingate to present **Resolutions 2026-66, 2026-67 and 2026-68**:

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING A KENTUCKY PRODUCT DEVELOPMENT INITIATIVE GRANT AWARD TO NICHOLAS COUNTY FISCAL COURT ON BEHALF OF THE BOURBON COUNTY-NICHOLAS COUNTY JOINT ECONOMIC DEVELOPMENT AUTHORITY FOR $3,393,795.

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING A KENTUCKY PRODUCT DEVELOPMENT INITIATIVE GRANT AWARD TO TRIGG COUNTY FISCAL COURT ON BEHALF OF THE CADIZ-TRIGG COUNTY INDUSTRIAL AUTHORITY, INC. FOR $905,336.

Docusign Envelope ID: D4075E0F-185E-8530-80E5-6F32757FAC68

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING A KENTUCKY PRODUCT DEVELOPMENT INITIATIVE GRANT AWARD TO DAVIESS COUNTY FISCAL COURT ON BEHALF OF THE CITY OF OWENSBORO FOR $1,000,000.

Mr. Wingate stated the Resolutions were for the approval of the Economic Development Revenue Bonds to be issued by the Commission. He stated the projects were identified by an independent site selection consultant through the Kentucky Product Development Initiative ("KPDI") program as having the potential for future investments/locations of economic development projects. All funds shall be disbursed on a reimbursement basis once supporting documentation has been received.

Mr. Wingate presented Resolution 2026-66 for the approval of the Economic Development Revenue Bonds to be issued by the Commission to make a grant to the Nicholas County Fiscal Court on behalf of the Bourbon County-Nicholas County Joint Economic Development Authority for $3,393,795. The Nicholas County Fiscal Court on behalf of the Bourbon County-Nicholas County Joint Economic Development Authority is seeking to focus on site preparation and infrastructure improvements to the recently established Bourbon County-Nicholas County Joint Regional Industrial Park. Formerly known as the Finfrock property, the Bourbon County-Nicholas County Joint Economic Development Authority purchased the site using KPDI funds in 2022. This project will focus on site improvements to the recently established Bourbon County-Nicholas County Regional Industrial Park. This portion of the project will focus on the construction of 3,500 linear feet of gravity sanitary sewer and pump station to provide additional capacity to serve the site and site grading and earthwork for 40 acres of the property in preparation for a future rail storage yard. This project was a potential infrastructure project identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Mr. Wingate presented Resolution 2026-67 for the approval of the Economic Development Revenue Bonds to be issued by the Commission to make a grant to the Trigg County Fiscal Court on behalf of the Cadiz-Trigg County Industrial Authority, Inc. for $905,336. The Trigg County Fiscal Court on behalf of the Cadiz-Trigg County Industrial Authority, Inc. is seeking to continue developing the I-24 Business Park as the official gateway to Land Between the Lakes and abundant opportunity. The project will provide direct access to 57 acres for continued industrial development through a new access road that will provide additional access to the Interstate 24 Business Park, acreage that will allow direct access into the middle of the park. This project was a potential infrastructure project identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Mr. Wingate presented Resolution 2026-68 for the approval of the Economic Development Revenue Bonds to be issued by the Commission to make a grant to the Daviess County Fiscal Court on behalf of the City of Owensboro for $1,000,000. The Daviess County Fiscal Court on behalf of the City of Owensboro is completing the next phase of development for the 121-acre Massie Site to include: Wetland Delineation, Threatened and Endangered Species Study, Phase I Archaeological Study, Cultural Historic Survey, Geotechnical Report for entrance and pad, Site Plan, and Construction of the pad and entrance. This project was a potential infrastructure project

Docusign Envelope ID: D4075E0F-185E-8530-80E5-6F32757FAC68

identified by an independent site selection consultant as having the potential for future investment/location of an economic development project.

Secretary Hicks called for a motion to approve Resolutions **2026-66, 2026-67 and 2026-68**. Ms. Wright made a motion to approve, which was seconded by Mr. McDaniel. The motion **CARRIED** and Resolutions **2026-66, 2026-67 and 2026-68** were **ADOPTED.**

With no further business before the Commission, Secretary Hicks asked for a motion to adjourn, Mr. Wingate made a motion which was seconded by Ms. Wright and the meeting adjourned at 10:36 AM.

Respectfully submitted,

Signed by:
7614F8BCB846464...
Secretary

KENTUCKY STATE PROPERTY AND BUILDINGS COMMISSION