

KENTUCKY STATE PROPERTY AND BUILDINGS COMMISSION
MINUTES
JUNE 19, 2023
3:00 PM

The Kentucky State Property and Buildings Commission (“SPBC” or the “Commission”) meeting was called to order on Monday, June 19, 2023, at 3:00 PM 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”); Joe McDaniel, Acting State Controller and Executive Director, Office of the Controller; Carla Wright, proxy for the Office of the State Budget Director (“OSBD”); and Katie Smith, proxy for Jeff Noel, Secretary for the Cabinet for Economic Development (“CED”).

The Office of Financial Management (“OFM”) Staff Members Present: Ryan Barrow, Executive Director of OFM; Steven Starkweather, Deputy Executive Director of OFM; Billy Aldridge; Melissa Perry; Aubry McDonald; and intern Story Miller.

Other Guests Present: Brian Thomas, Executive Director, Office of General Counsel 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 May 22, 2023, meeting. A motion to accept the minutes of the May 22, 2023, meeting was made by Ms. Wright and seconded by Mr. McDaniel. There being no further discussion, the motion **CARRIED**.

Secretary Hicks recognized Katie Smith to present **Resolution 2023-20, 2023-21, 2023-22, 2023-23, 2023-24, 2023-25, 2023-26, 2023-27, 2023-28, 2023-29 and 2023-30**:

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO BARREN COUNTY FISCAL COURT ON BEHALF OF THE BARREN COUNTY ECONOMIC AUTHORITY FOR \$1,081,215.

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE

BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO GREEN COUNTY FISCAL COURT ON BEHALF OF THE GREEN ECONOMIC TEAM, INC. OF GREENSBURG, GREEN COUNTY FOR \$269,957.

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO HICKMAN COUNTY FISCAL COURT ON BEHALF OF THE HICKMAN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY FOR \$76,564.

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO JACKSON COUNTY FISCAL COURT ON BEHALF OF THE JACKSON COUNTY/MCKEE INDUSTRIAL DEVELOPMENT AUTHORITY FOR \$95,000.

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO JESSAMINE COUNTY FISCAL COURT ON BEHALF OF THE JESSAMINE COUNTY JOINT ECONOMIC DEVELOPMENT AUTHORITY, INC. FOR \$1,287,955.

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO LARUE COUNTY FISCAL COURT ON BEHALF OF THE LARUE COUNTY INDUSTRIAL FOUNDATION, INC. FOR \$361,345.

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT ON BEHALF OF THE

LEXINGTON-FAYETTE URBAN COUNTY INDUSTRIAL AUTHORITY, INC. FOR \$2,000,000.

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO MCCREARY COUNTY FISCAL COURT ON BEHALF OF THE MCCREARY COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY FOR \$410,466.

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO TODD COUNTY FISCAL COURT ON BEHALF OF THE TODD COUNTY INDUSTRIAL FOUNDATION, INC. FOR \$297,568.

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO WAYNE COUNTY FISCAL COURT ON BEHALF OF THE WAYNE COUNTY INDUSTRIAL AUTHORITY FOR \$361,200.

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE APPLICATION OF THE SECRETARY OF THE CABINET FOR ECONOMIC DEVELOPMENT TO IDENTIFY AND SPECIFY CERTAIN ECONOMIC DEVELOPMENT PROJECTS TO BE FINANCED FROM THE PROCEEDS OF ECONOMIC DEVELOPMENT REVENUE BONDS TO BE ISSUED BY THE COMMISSION TO MAKE A GRANT TO WOODFORD COUNTY FISCAL COURT ON BEHALF OF THE CITY OF VERSAILLES FOR \$653,104.

Ms. Smith stated the next eleven Resolutions were for the approval of the Economic Development Revenue Bonds to be issued by the commission. She stated all projects were identified by an independent site selection consultant through the Kentucky Product Development Initiative (KPDI) program as having the potential for future investment/location of economic development projects. All funds shall be disbursed on a reimbursement basis once supporting documentation have been received.

Ms. Smith presented Resolution 2023-20 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Barren County Fiscal Court on behalf of the Barren County Economic Authority for \$1,081,215. The Barren County Fiscal Court in partnership with the Barren County Economic Authority is extending water, sewer, and natural gas infrastructure as well as grading 100 acres to attract business.

Ms. Smith presented Resolution 2023-21 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Green County Fiscal Court on behalf of the Green Economic Team, Inc. of Greensburg, Green County for \$269,957. The Green County Fiscal Court in partnership with the Green Economic Team, Inc. of Greensburg, Green County is seeking to construct a build ready pad along with additional infrastructure improvements at the Greensburg Industrial Park.

Ms. Smith presented Resolution 2023-22 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Hickman County Fiscal Court on behalf of the Hickman County Industrial Development Authority for \$76,564. The Hickman County Fiscal Court in partnership with Hickman County Industrial Development Authority is seeking to build an entryway into the Enterprise Park Clinton, as well as water well and high-pressure pump work.

Ms. Smith presented Resolution 2023-23 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Jackson County Fiscal Court on behalf of Jackson County/McKee Industrial Development Authority for \$95,000. The Jackson County Fiscal Court on behalf of Jackson County/McKee Industrial Development Authority is seeking to increase the marketability of property in the Jackson County Regional Industrial Park by making it Build-Ready Certified along with other upgrades of the site.

Ms. Smith presented Resolution 2023-24 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Jessamine County Fiscal Court on behalf of the Johnson County Fiscal Court for \$217,500. One East Kentucky in partnership with Johnson County Fiscal Court is seeking to expand their existing Kentucky Build-Ready Certified industrial park in Hager Hill.

Ms. Smith presented Resolution 2023-25 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the LaRue County Fiscal Court on behalf of the LaRue County Industrial Foundation, Inc. for \$361,345. The LaRue County Fiscal Court in partnership with the LaRue County Industrial Foundation, Inc. is seeking to acquire a property, of approximately 69 acres, for industrial development.

Ms. Smith presented Resolution 2023-26 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Lexington-Fayette Urban County Government on behalf of the Lexington Fayette Urban County Industrial Authority, Inc. for \$2,000,000. The Lexington-Fayette Urban County Government on behalf of the Lexington Fayette Urban County Industrial Authority, Inc. is seeking to complete improvements to the Legacy Business Park.

Ms. Smith presented Resolution 2023-27 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the McCreary County Fiscal Court on behalf of the McCreary County Industrial Development Authority for \$410,466. The McCreary County Fiscal Court on behalf of the McCreary County Industrial Development Authority is seeking to finishing construction on a speculative building to attract industry.

Ms. Smith presented Resolution 2023-28 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Todd County Fiscal Court on behalf of the Todd County Industrial Foundation, Inc. for \$2297,568. The Todd County Fiscal Court on behalf of the Todd County Industrial Foundation, Inc. is seeking to make infrastructure improvements to the Robertson Property, a vacant industrial development property, in Todd County.

Ms. Smith presented Resolution 2023-29 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Wayne County Fiscal Court on behalf of the Wayne County Industrial Authority for \$361,200. The Wayne County Fiscal Court on behalf of the Wayne County Industrial Authority is seeking to extend water and sewer service at the business park.

Ms. Smith presented Resolution 2023-30 for the approval of the Economic Development Revenue Bonds to be issued by the commission to make a grant to the Woodford County Fiscal Court on behalf of the City of Versailles for \$653,104. The Woodford County Fiscal Court on behalf of the City of Versailles is seeking to provide water and wastewater improvements to attract industry.

Ms. Smith noted that all of the projects were recommended by Secretary Noel with concurrence by Secretary Johnson and were approved by CED at its meeting on May 25, 2023. CED staff respectfully recommends approval.

Secretary Hicks called for a motion to approve all eleven Resolutions **2023-20, 2023-21, 2023-22, 2023-23, 2023-24, 2023-25, 2023-26, 2023-27, 2023-28, 2023-29 and 2023-30**. Ms. Grigsby made a motion to approve and was seconded by Ms. Wright. The motion **CARRIED** and Resolutions **2023-20, 2023-21, 2023-22, 2023-23, 2023-24, 2023-25, 2023-26, 2023-27, 2023-28, 2023-29 and 2023-30** were **ADOPTED**.

Secretary Hicks recognized Melissa Perry to present **Resolution 2023-31**:

A RESOLUTION OF THE STATE PROPERTY AND BUILDINGS COMMISSION OF THE COMMONWEALTH OF KENTUCKY APPROVING THE ISSUANCE OF MOREHEAD STATE UNIVERSITY GENERAL RECEIPTS BONDS (ASSET PRESERVATION POOL 2022-2024 PROJECT).

Ms. Perry presented Resolution 2023-31 for the approval to issue the Morehead State University General Receipts Bonds for approximately \$5,480,000. Proceeds of the bonds will be used to finance the projects listed as "Asset Preservation Pool" in H.B. 1 of the 2022 Regular Session of the Kentucky General Assembly and pay associated costs of issuance. Morehead State University Board of Trustees approved this financing at their March 30, 2023 board meeting. The proposed date of sale is July 18, 2023. The estimated total project cost is approximately \$5,480,000. The

anticipated all in true interest cost is 4.24% over a term of 20-years. You will notice that there is deferred principal through Fiscal Year 2028 in order to maintain aggregate level debt service for the University from Fiscal Year 2024 to Fiscal Year 2033. The financing was included in OFM's submittal to Capital Projects and Bond Oversight Committee. The method of sale is a tax-exempt competitive offering. Bond counsel is Dinsmore, and the Financial Advisor is Baird. Staff recommends approval.

Secretary Hicks called for a motion to approve Resolution **2023-31**. Ms. Wright made a motion to approve and was seconded by Ms. Smith. The motion **CARRIED** and Resolution **2023-31** was **ADOPTED**.

With no further business before the Commission, Secretary Hicks asked for a motion to adjourn, Ms. Smith made a motion and was seconded by all and the meeting adjourned at 3:14 PM.

Respectfully submitted,

Ryan Barrow

Ryan Barrow
Secretary

