

The actions delineated below were taken in open session of the Kentucky Agricultural Finance Corporation Board at the June 20, 2025, business meeting. This is provided in summary form; an official record of the meeting is available in the permanent records of the Kentucky Office of Agricultural Policy (KOAP), 107 Corporate Drive, Frankfort, Kentucky 40601.



**Kentucky Agricultural Finance Corporation Board  
Summary Minutes of the Business Meeting  
Franklin County Extension Office  
101 W. Broadway, Frankfort, KY  
June 20, 2025**

**Call to Order**

Commissioner of Agriculture Jonathan Shell , called the Kentucky Agricultural Finance Corporation Board (KAFC) regular business meeting to order at 9:06 a.m. (EDT).

**Roll Call**

The following members were present: Commissioner of Agriculture Jonathan Shell , Melissa Perry (designee for Secretary Holly M. Johnson), Jonathan Noe, Michael Cochran, Dan Flanagan, Frank Penn, Lori Noel, Wayne Hunt, Linda Rumpke, Dr. Kenny Burdine, Wes King and Larry Jagers.

**Notification of Media**

Commissioner Shell received verification from Hannah Sharp-Johnson, Board and Special Events Manager; that the media had been notified of the KAFC board meeting.

**Welcome**

Commissioner Shell welcomed everyone to the KAFC meeting. Board members and guests participated in person.

**Approval of Minutes**

Commissioner Shell entertained a motion to approve the minutes of the May 9, 2025, board meeting.

Mr. Hunt moved to approve the minutes, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Unanimous.

**Kentucky Department of Agriculture Report**

Commissioner Shell updated the board on activities of the Kentucky Department of Agriculture (KDA).

**Executive Director's Report**

Mr. Reed gave an overview of the offices activities since the May board meeting.

**Deputy Executive Director's Report**

Commissioner Shell called on Bill McCloskey, KOAP Deputy Executive Director, to present the financial report to the board.

Mr. McCloskey referenced the Kentucky Agricultural Development Fund State Pool Tobacco Funds (on file) as of May 22, 2025.

Mr. McCloskey reviewed Kentucky Agricultural Development Fund County Balances (on file) as of May 20, 2025.

Mr. McCloskey reviewed the KAFC Statement of Financial Position (*on file*) as of May 31, 2025

| <b>KAFC Statement of Financial Position</b>       |            |    |              |
|---|------------|----|--------------|
| <b>As of May 31, 2025</b>                         |            |    |              |
| <b>Assets</b>                                     |            |    |              |
| Cash KAFC Accounts                                |            | \$ | 21,657,265   |
| Hold Account-Not Authorized for Distribution      |            | \$ | 15,000,000   |
| Loan Payments Due KAFC                            |            |    |              |
|   | Category A | \$ | 127,120,327, |
|   | Category B | \$ | 1,167,588    |
|   | Category C | \$ | 128,287,915  |
| <b>Total Assets</b>                               |            | \$ | 164,945,180  |
| Hold Account-Not Authorized for Distribution      |            | \$ | 15,000,000   |
| <b>Liabilities</b>                                |            |    |              |
| KAFC loans approved not closed                    |            | \$ | 16,657,850   |
| Principal Outstanding                             |            | \$ | 127,371,264  |
| <b>Total Liabilities</b>                          |            | \$ | 159,945,765  |
| <b>Unobligated Assets</b>                         |            | \$ | 4,999,415    |
| <b>Total Liabilities &amp; Unobligated Assets</b> |            | \$ | 164,945,180  |

Dr. Burdine moved to accept the KAFC financial report, as presented; Mr. Flanagan seconded the motion.

VOTE: Motion Passed; Unanimous.

**Memo Action Items****A2008-0400 Kentucky Agricultural Finance Corporation**

Commissioner Shell called on Mr. Reed to present a memorandum (*on file*). The Kentucky Agricultural Finance Corporation (KAFC) Board requests the Kentucky Agricultural Development Board (KADB) to consider the transfer of \$17.5 million dollars. \$5,000,000 would be transferred into the hold account the KAFC keeps for KADB funds that it does not access without the KADB's approval. The remaining \$12,500,000 would be transferred into KAFC's unobligated account for its 2025/2026 operations, bringing its unobligated funds to \$17,369,807.

Mr. Cochran moved to approve the memorandum on behalf of the Kentucky Agricultural Finance Corporation to the Kentucky Agricultural Development Board; Ms. Rumpke seconded the motion.

VOTE: Motion Passed; Unanimous.

#### **KAFC Loan Review Committee Report**

Commissioner Shell called on Ms. Rumpke to give the KAFC Loan Review Committee report. Ms. Rumpke stated the loans would be discussed in order of the agenda.

Ms. Rumpke moved to accept the committee report, as presented; Mr. King seconded the motion.

VOTE: Motion passed; Unanimous.

#### **Memo Items**

##### **KADF Horticulture Incentives Loan Program**

Commissioner Shell called on Ms. Rumpke to give an overview of the KAFC Horticulture Incentives Loan Program. Ms. Rumpke stated the committee moved to approved the KAFC Horticulture Incentives Loan Program pilot program as presented.

Ms. Rumpke moved to accept the committee report, as presented; Mr. King seconded the motion.

VOTE: Motion passed; Unanimous.

#### **New Business**

Commissioner Shell called on Mr. McCloskey, Hunter Jones, Chelsea Smither, and Tera Roberts to present the following applications:

##### **Agricultural Infrastructure Loan Program (AILP)**

##### **AF25-0064 Flood, Philip**

Mr. Roberts referenced the above application requesting \$45,000 to refurbish Tyson poultry houses in Breckinridge County. Magnolia Bank in Elizabethtown, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on KAFC and Magnolia Bank funds, with a combined loan-to-value no greater than 100%.

Mr. Cochran moved to approve the staff recommendation, as presented; Mr. Noe seconded the motion.

VOTE: Motion Passed; Unanimous.

##### **AF25-0065 Clark, Jed**

Mr. Jones referenced the above application requesting \$250,000 to construct eight Tyson poultry houses in Graves County. The Murray Bank in Murray, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Mr. Penn moved to approve the staff recommendation, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Unanimous.

##### **AF25-0066 Rodriguez, Victor**

Mr. Roberts referenced the above application requesting \$250,000 for the purchase of 32 acres with two Pilgrim's Pride barns and one Pilgrim's Pride mega barn in Graves County. River Valley Ag Credit in Paducah, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on KAFC and RVACA funds, with a combined loan-to-value no greater than 100%.

Mr. Hunt moved to approve the staff recommendation, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0067 Watt, Joseph**

Mr. McCloskey referenced the above application requesting \$250,000 for the construction of two Perdue layer barn in Edmonson County. Magnolia Bank in Elizabethtown, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on Magnolia Bank funds, with a combined loan-to-value no greater than 100%.

Dr. Burdine moved to approve the staff recommendation, as presented; Mr. Noe seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0081 Harris, Randall**

Mr. Jones referenced the above application requesting \$250,000 for the construction of a Vital Farm egg barns in Marshall County. FNB Bank, Inc in Mayfield KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Mr. Cochran moved to approve the staff recommendation, as presented; Ms. Rumpke seconded the motion.

VOTE: Motion Passed; Ms. Noel Abstained.

**AF25-0083 Adkins, Michael**

Mr. Roberts referenced the above application requesting \$250,000 for the construction of two Fairfield Specialty egg barns in Graves County. River Valley Ag Credit in Mayfield, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on KAFC and River Valley Ag Credit funds, with a combined loan-to-value no greater than 100%.

Mr. Jaggars moved to approve the staff recommendation, as presented; Mr. Noe seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0084 Matheny, Johnny**

Mr. McCloskey referenced the above application requesting \$250,000 for the purchase of 50 acres with 10 Tyson barns in Graves County. River Valley Ag Credit in Mayfield, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on KAFC and River Valley Ag Credit funds, with a combined loan-to-value no greater than 100%.

Mr. Hunt moved to approve the staff recommendation, as presented; Mr. Noel seconded the motion.

VOTE: Motion Passed; Unanimous.

### **Agriculture Processing Loan Program (APLP)**

#### **AF25-0085 Geron, Joshua**

Mr. Jones referenced the above application requesting \$250,000 for the purchase of equipment to help establish the Lebanon Meat Market, LLC in Marion County. Community Trust Bank in Danville, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Ms. Perry moved to approve the staff recommendation, as presented; Dr. Burdine seconded the motion.

VOTE: Motion Passed; Mr. Noe Abstained.

### **Beginning Farmer Loan Program (BFLP)**

#### **AF25-0055 Unruh, Rylan**

Mr. Roberts referenced the above application requesting \$250,000 for the purchase of 56 acres with 6 Pilgrims Pride barns in Calloway County. River Valley Ag Credit in Clinton, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on KAFC and River Valley Ag Credit funds, with a combined loan-to-value no greater than 100%.

Ms. Noel moved to approve the staff recommendation, as presented; Mr. Penn seconded the motion.

VOTE: Motion Passed; Unanimous.

#### **AF25-0068 Awi, Lian**

Mr. McCloskey referenced the above application requesting \$250,000 for the purchase of 50 acres with 6 broiler houses in Hopkins County. Field & Main Bank, Inc in Henderson, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 95% FSA guarantee on Field and Main Bank and KAFC funds, with a combined loan-to-value no greater than 100%.

Dr. Burdine moved to approve the staff recommendation, as presented; Mr. Hunt seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0069      Kap, Cung**

Ms. Smither referenced the above application requesting \$250,000 for the purchase of 10 acres with seven broiler houses in Hopkins County. Field & Main Bank, Inc in Henderson, KY is the participating lender.

Staff recommends approval, with documentation of proof of Kentucky residency, contingent upon the approval and obligation of a 95% FSA guarantee on Field & Main Bank and KAFC funds, with a combined loan-to-value no greater than 100%.

Mr. Cochran moved to approve the staff recommendation, as presented; Mr. King seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0070      Thawng, Mim Hrin**

Mr. McCloskey referenced the above application requesting \$250,000 for the purchase of 50 acres with 8 broiler barns in Hopkins County. Field & Main Bank, Inc in Henderson, KY is the participating lender.

Staff recommends approval, with documentation of proof of Kentucky residency, contingent upon the approval and obligation of a 95% FSA guarantee on Field and Main Bank and KAFC funds, with a combined loan-to-value no greater than 100%.

Ms. Noel moved to approve the staff recommendation, as presented; Mr. Hunt seconded the motion

VOTE: Motion Passed; Unanimous.

**AF25-0071      Sisson, Colton**

Mr. Jones referenced the above application requesting \$250,000 for the construction of 4 Tyson Poultry barns in Graves County. FNB Bank Inc in Mayfield, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 95% FSA guarantee on FNB Bank and KAFC funds, with a combined loan-to-value no greater than 100%.

Mr. Noe moved to approve the staff recommendation, as presented; Dr. Burdine seconded the motion.

VOTE: Motion Passed; Ms. Noel Abstained.

**AF25-0072      Zellers, Annette**

Mr. McCloskey referenced the above application requesting \$237,500 for the purchase of 5 acres with 2 Perdue broiler houses in Grayson County. Magnolia Bank in Elizabethtown, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Ms. Noel moved to approve the staff recommendation, as presented; Dr. Burdine seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0073                      Meredith, Charles**

Mr. Roberts referenced the above application requesting \$204,326 for the purchase of 21 acres with 2 Perdue broiler houses in Ohio County. Magnolia Bank in Elizabethtown, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 95% FSA guarantee on Magnolia Bank funds, with a combined loan-to-value no greater than 100%.

Mr. Penn moved to approve the staff recommendation, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0074                      Cowan, Brady**

Mr. Jones referenced the above application requesting \$250,000 for the purchase of 42 acres in Adair County. Bank of Columbia in Columbia, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on Bank of Columbia and KAFC funds, with a combined loan-to-value no greater than 100%.

Dr. Burdine moved to approve the staff recommendation, as presented; Mr. Noe seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0075                      Foutch, Olivia**

Mr. McCloskey referenced the above application requesting \$250,000 for the construction of a Vital Farms layer barn in Graves County. The Citizens Bank in Hickman, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 95% FSA guarantee on The Citizens Bank and KAFC funds, with a combined loan-to-value no greater than 100%.

Mr. Cochran moved to approve the staff recommendation, as presented; Dr. Burdine seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0076                      Curry, Scott**

Mr. Jones referenced the above application requesting \$233,750 for the purchase of 124 acres in Green County. Bank of Columbia in Columbia, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Mr. Hunt moved to approve the staff recommendation, as presented; Mr. Jagers seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0077                      Riley, Wyatt**

Mr. McCloskey referenced the above application requesting \$125,000 for the purchase of 80 acres in Marshall County. Farmers Bank & Trust Co in Princeton, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Ms. Noel moved to approve the staff recommendation, as presented; Mr. Hunt seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0079                      McClure, Jeffrey**

Mr. Jones referenced the above application requesting \$242,500 for the purchase of 118 acres in Rockcastle County. Central Kentucky Agricultural Credit Association in Richmond, KY is the participating lender. This application was referred to the Loan Review Committee.

The Loan Review Committee recommends to approve the application as presented.

Ms. Rumpke moved to approve the committee recommendation, as presented; Ms. Noel seconded the motion.

VOTE: Motion Passed; Mr. Noe Abstained.

**AF25-0080                      Simpson, Dane**

Ms. Smither referenced the above application requesting \$150,000 for the purchase of 85 acres in Washington County. Town & Country Bank and Trust Company in Bardstown, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Mr. Jagers moved to approve the staff recommendation, as presented; Ms. Rumpke seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0082                      Darnell, Barrett**

Mr. Jones referenced the above application requesting \$55,000 for the purchase of 30 acres in Caldwell County. Farmers Bank & Trust Co in Princeton, KY is the participating lender.

Staff recommends approval, with a combined loan-to-value no greater than 85%.

Ms. Noel moved to approve the staff recommendation, as presented; Mr. Cochran seconded the motion.

VOTE: Motion Passed; Unanimous.

**AF25-0086                      Poole, Kevin**

Mr. Smither referenced the above application requesting \$250,000 for the purchase of 114 acres in Clark County. Central Kentucky Ag Credit in Paris, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on Central Kentucky Ag Credit and KAFC funds, with a combined loan-to-value no greater than 100%.

Mr. Penn moved to approve the staff recommendation, as presented; Mr. Jagers seconded the motion.



VOTE: Motion Passed; Mr. Noe Abstained.

**Old Business:**

Commissioner Shell called on Mr. Roberts and Mr. Jones to present the following modifications and withdrawn applications.

**Modification**

**AF24-0002                      Tucker, Thomas**

Mr. Roberts presented a memorandum (*on file*) regarding the above-mentioned loan. The loan officer with Field and Main Bank in Henderson has requested a modification for loan AF24-0002 on behalf of Mr. Thomas Tucker. The KAFC Board approved Mr. Tucker's request for \$250,000 for the construction of a 25,000-bushel Shivers drying bin, legs, and conveyors in Warren County at the January 12, 2024, meeting.

The borrowers increased the scale of their project by also building an additional 70,000- bushel grain bin. Their plan was to pay for this through their cash reserves but did not have the capital to do so and needed to borrow more funds. The loan officer indicated that Field and Main Bank is wanting to increase their loan amount for this project.

Security for KAFC's and Field and Main Bank's requests will still be 63+/- acres valued at \$1,467,000. However, if this modification is approved, LTV will increase from 41% to 59%. Field and Main Bank's note will also be modified to a 15-year term rather than a 7-year term.

The request is a three month extension to modify the participation too include the additional financing to construct the 70,000-bushel grain bin in Field and Main Bank's first mortgage position.

Mr. Penn moved to approve staff recommendation, as presented; Mr. Jaggars seconded the motion.

VOTE: Motion Passed; Unanimous.

**Withdrawn Application**

AF24-0002                      Nalley, Dustin "Taylor"

AF25-0010                      Stoltzfooz, Jonas

**No action necessary on withdrawn application.**

**Closing Remarks**

The next KAFC board meeting will be a Joint meeting on Friday, July 11, 2025, at the Franklin County Extension Office in Frankfort, KY at 10:00 a.m. (EDT).

**Adjournment**

There being no further business, Commissioner Shell entertained a motion to adjourn the June meeting at 10:17 a.m. (EDT).

Ms. Rumpke moved to adjourn the June KAFC board meeting; Mr. Flanagan seconded the motion.

VOTE: Motion Passed; Unanimous.

APPROVED DATE: July 11, 2025

PRESIDING OFFICER: W. B. Bule  
Kentucky Agricultural Finance Corporation, Chair

BOARDS COORDINATOR: Hannah Sharp-Johnson  
Hannah Sharp-Johnson, Board Secretary

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1. A copy of the Loan Review Committee meeting minutes is attached as Appendix A.

# APPENDIX A: Loan Review/Compliance Committee Meeting Minutes



|                               |  |
|-------------------------------|--|
| <b>Meeting Date:</b>          | June 20, 2025  |
| <b>Meeting Location:</b>      | Kentucky Historical Society  |
| <b>Meeting Chair:</b>         | Linda Rumpke   |
| <b>Attendees:</b>             | Committee Members: Jonathan Shell, Jonathan Noe, Lori Noel, Kenny Burdine, Michael Cochran, Wayne Hunt, Frank Penn, Lori Noel, Warren Beeler, Milisa Perry, Linda Rumpke, Wes King, Dan Flanagan<br><br>Staff: Bill McCloskey, Tera Roberts, Hunter Jones, Brian Murphy, Brandon Reed, Chelsea Smither<br><br>Guests: Brent Lackey, and Chris Cooper |
| <b>Minutes Issued By:</b>     | Hunter Jones, Loan Programs Manager  |
| <b>Meeting Call to Order:</b> | 8:0 AM EDT   |
| <b>Meeting Adjourned:</b>     | 8:44 AM EDT  |

## Agenda Items

### New Business

1. Review of new loans:
  - a. AF25-0079, Jeffery McClure: Credit Score Discussion
    - i. Hunter Jones gave a description of the loan then he referred to Chris Cooper, loan officer with Central Kentucky Ag Credit who gave the breakdown of the credit history.
    - ii. After discussion the committee recommended approving the loan.
2. Review of New Loan Program:
  - a. KADF Horticulture Incentives Program
    - i. Bill gave a walk-through of the program and how it is to be run.
    - ii. The committee had a discussion but there was no action was necessary.

### Old News:

3. Review of AF20-0037: Pennington Stave and Cooperage:
  - a. On behalf of Pennington Stave and Cooperage, loan officer Todd Lockett of South-Central Bank of Barren Co requested the KAFC Board approve a six-month interest only period in repaying their KAFC loan. The Loan Review Committee met to review the request.
  - b. As requested by the Loan Review Committee Brian Murphy gave a monthly update regarding the status of the business.

# APPENDIX A: Loan Review/Compliance Committee Meeting Minutes

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4. Review of New Loan Program:
  - a. Horticulture Incentives Loan Program (HILP)
    - i. Hunter Jones gave a walk-through of the guidelines.
    - ii. The committee made the decision that the loan would need to be secured by more than just the produce. The committee also made the decision that 2025 would be a pilot that is retro active back 90 days from June 20th.
    - iii. Committee recommended full board approval.
1. Next Compliance meeting will be July 2025