

The actions delineated below were taken in open session of the Kentucky Agricultural Finance Corporation Board at the July 11, 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 Lakeview Court, Frankfort, KY
July 11, 2025**

Call to Order

Deputy Commissioner of Agriculture Warren Beeler presiding, called the Kentucky Agricultural Finance Corporation Board (KAFC) regular business meeting to order at 10:03 a.m. (EDT).

Roll Call

The following members were present: Deputy Commissioner Warren Beeler (designee for Commissioner of Agriculture Jonathan Shell), Billy Aldridge (designee for Secretary Holly M. Johnson), Dan Flanagan, Frank Penn, Jonathan Noe, Michael Cochran, Dr. Kenny Burdine, Wes King, Lori Noel, Wayne Hunt and Steven Olt.

Absent Members: Linda Rumpke.

Notification of Media

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

Welcome

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

Approval of Minutes

Deputy Commissioner Beeler entertained a motion to approve the minutes of the June 20, 2025, board meeting.

Mr. Flanagan moved to approve the minutes, as presented; Mr. King seconded the motion.

VOTE: Motion Passed; Unanimous.

Kentucky Department of Agriculture Report

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

Executive Director's Report

Deputy Commissioner Beeler called on Brandon Reed to give the Executive Director's Report. Mr. Reed gave an overview office's activities since the June board meeting. Mr. Reed gave an overview of the 2023-2024 State Auditor's Office letter referencing the Kentucky Office of Agricultural Policy is in good standing. Mr.

Reed gave an overview of the Kentucky Selling Farmer Tax Credit (KSFTC) Program. Lastly, Mr. Reed called upon Steven Olt, Frank Penn, & Kenny Burdin to swear in under their new KAFC board member terms.

Deputy Executive Director's Report

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

Mr. McCloskey referenced the Kentucky Agricultural Development Fund State Pool Tobacco Funds (on file) as of June 30, 2025.

Mr. McCloskey reviewed Kentucky Agricultural Development Fund County Balances (on file) as of June 30, 2025.

Mr. McCloskey reviewed the KAFC Statement of Financial Position (*on file*) as of June 30, 2025

KAFC Statement of Financial Position			
As of June 30, 2025			
Assets			
Cash KAFC Accounts		\$	33,668,774
Hold Account-Not Authorized for Distribution		\$	20,000,000
Loan Payments Due KAFC			
Category A		\$	127,749,097
Category B		\$	1,166,064
Total Loans		\$	128,915,161
Total Assets		\$	182,583,935
Hold Account-Not Authorized for Distribution		\$	20,000,000
Liabilities			
KAFC loans approved not closed		\$	19,081,801
Principal Outstanding		\$	128,915,161
Total Liabilities		\$	167,996,962
Unobligated Assets		\$	14,586,973
Total Liabilities & Unobligated Assets		\$	182,583,935

Mr. Penn moved to accept the KAFC financial report, as presented; Mr. Aldridge seconded the motion.

VOTE: Motion Passed; Unanimous.

Farm Service Agency Report

Deputy Commissioner Beeler called on Warren Whitaker to give the Farm Service Agency Report. Mr. Whitaker gave an overview of offices activities and updates since the June board meeting.

KCARD Report

Deputy Commissioner Beeler called on Brent Lackey to give the KCARD Report. Mr. Lackey gave an overview of offices activities and updates since the June board meeting.

Economic Development Cabinet Report

Deputy Commissioner Beeler called on Tim Back and Matt Jordan to give the Economic Development Cabinet Report. Mr. Back gave an overview of offices activities and updates.

KAFC Loan Review Committee Report

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

Ms. Noel moved to accept the committee report, as presented; Dr. Burdine seconded the motion.

VOTE: Motion passed; Unanimous.

KAFC Compliance Committee

Deputy Commissioner Beeler called Mr. Noe to give the KAFC Compliance Committee report. Mr. Noe stated the KAFC staff met with him to review the appropriate amount of loans closed. Mr. Noe stated that there were no issues found.

Mr. Aldridge moved to accept the committee report, as presented; Ms. Noel seconded the motion.

VOTE: Motion passed; Unanimous.

Presentation**CWT Farms, International, Inc**

Deputy Commissioner Beeler called on Mr. Reed to introduce Andy Esco to present an overview of CWT Farms, International, Inc.

New Business

Deputy Commissioner Beeler called on Mr. McCloskey and Hunter Jones to present the following applications:

Agricultural Infrastructure Loan Program (AILP)**AF25-0055 Hoover, Randall**

Mr. McCloskey referenced the above application requesting \$250,000 for the purchase of 200 acres with 6 Tyson breeder barns with improvements in Todd County. Farm Credit Mid-America in Hopkinsville, KY is the participating lender. This application was referred to the Loan Review Committee.

The Loan Review Committee recommends approving as presented.

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

VOTE: Motion Passed; Unanimous.

AF25-0088 Head, Stacy

Mr. Jones referenced the above application requesting \$150,000 for the construction of a beef packing barn in Monroe 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; Dr. Burdine seconded the motion.

VOTE: Motion Passed; Unanimous.

AF25-0100 Connelly, Michael

Mr. McCloskey referenced the above application requesting \$250,000 for the construction of a 35,000 bird Handsome Brooke Farm aviary in Laurel County. Farm Credit Mid-America in Somerset, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

Agriculture Processing Loan Program (APLP)

AF25-0101 Ghazawi, Nadia

Mr. Jones referenced the above application requesting \$150,000 for the purchase of a meat processing facility in Gallatin County. Farm Credit Mid-America in Lexington, KY is the participating lender.

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

Dr. Burdine moved to approve the staff recommendation and contingent on approval of \$250,000 forgivable loan by the Kentucky Agricultural Development Board; Mr. Flanagan seconded the motion.

VOTE: Motion Passed; Unanimous.

Beginning Farmer Loan Program (BFLP)

AF25-0078 Bean, Landon

Mr. McCloskey referenced the above application requesting \$56,250 for the purchase of 22 acres in Nelson County. Farm Credit Mid-America in Elizabethtown, 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; Mr. King seconded the motion.

VOTE: Motion Passed; Unanimous.

AF25-0089 Kaufmann, Landry

Mr. McCloskey referenced the above application requesting \$250,000 for the purchase of 62 acres with 3 Tyson pullet barns in Monroe 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. Hunt moved to approve the staff recommendation, as presented; Mr. Cochran seconded the motion.

VOTE: Motion Passed; Unanimous.

AF25-0090 Wells, Nathan

Mr. Jones referenced the above application requesting \$250,000 for the purchase of 12 acres with 4 Perdue broiler houses in McLean County. Farm Credit Mid-America in Owensboro, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 95% FSA guarantee on Farm Credit Mid-America and KAFC 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.

AF25-0091 Watson, Brandon

Mr. McCloskey referenced the above application requesting \$247,500 for the purchase of 95 acres in Garrard County. Central Kentucky Agricultural Credit Association in Richmond, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

AF25-0092 Walls, Kasey

Mr. McCloskey referenced the above application requesting \$225,000 for the purchase of 209 acres in Lincoln County. Central Kentucky Agricultural Credit Association in Standford, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

AF25-0093 Chasteen, Kimberly

Mr. McCloskey referenced the above application requesting \$212,500 for the purchase of 85 acres in Rockcastle County. Farm Credit Mid-America in Somerset, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

AF25-0094 Chilton, Andrew

Mr. McCloskey referenced the above application requesting \$174,375 for the purchase of 48 acres in Anderson County. Central Kentucky Agricultural Credit Association in Frankfort, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

AF25-0095 Hughes, Alex

Mr. McCloskey referenced the above application requesting \$250,000 for the purchase of 70 acres in Logan County. Independence Bank in Russellville, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

AF25-0096 Hay, Charles

Mr. Jones referenced the above application requesting \$70,500 for the purchase of 20 acres in Hart County. South Central Bank Inc. in Glasgow, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

AF25-0097 Harris, Jacob

Mr. McCloskey referenced the above application requesting \$250,000 for the purchase of a Vital Farms egg barn in Marshall County. FNB bank, Inc in Mayfield, KY is the participating lender.

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

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

VOTE: Motion Passed; Ms. Noel Abstained.

AF25-0098 Nunn, Sarah

Mr. Jones referenced the above application requesting \$87,500 for the purchase of 36 acres in Anderson County. Bank of Columbia in Columbia, KY is the participating lender. This application was referred to the Loan Review Committee.

The Loan Review Committee recommends approving as presented.

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

VOTE: Motion Passed; Unanimous.

AF25-0099 Carey Jr, Bobby

Mr. McCloskey referenced the above application requesting \$250,000 for the purchase of 50 acres in Bourbon County. Central Kentucky Agricultural Credit Association in Paris, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

Old Business:

Deputy Commissioner Beeler called on Mr. Jones to present the following modifications, time extensions and withdrawn applications.

Modifications

AF24-0002 Tucker, Thomas

Mr. Jones presented a memorandum (*on file*) regarding the above-mentioned loan. The KAFC Board approved Mr. Tucker's request for \$250,000 as a part of a \$645,642 project for the construction of a 25,000-bushel Shivers drying bin, legs, and conveyors in Warren County at the January 12, 2024 meeting.

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 remain a 1st and 2nd on the 63+/- acres originally proposed but will be cross collateralized with other loans bringing the overall C/LTV to 5%. Field and Main Bank's note and KAFC note will also be modified to a 15-year term rather than a 7-year term.

This request is to modify the participation to include the additional financing to construct the 70,000-bushel grain bin with improvements in Field and Main Bank's participation, also to extend the term of Field and Main Bank and KAFC from 7-year to 15-year, and to include additional collateral on Field and Main Bank's note and KAFC's note.

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

VOTE: Motion Passed; Unanimous.

Extension

AF24-0129 Arnett, Ricky

Mr. Jones presented a memorandum (*on file*) regarding the above referenced loan. The loan officer indicated that there have been delays in closing the loan due to getting construction underway. This request is for a three (3) month extension to allow time for the construction to commence and birds to get placed. The new deadline would be March 12, 2026.

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

VOTE: Motion Passed; Mr. Olts Abstained.

AF25-0012 Woods, William

Mr. Jones presented a memorandum (*on file*) regarding the above referenced loan. The loan officer indicated that there have been delays in closing due to getting the integrator contract and the FSA guarantee. This request is for a three (3) month extension to allow time to receive the integrator contract and finalizing the FSA guarantee. The new deadline would be September 14, 2025.

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

VOTE: Motion Passed; Unanimous.

AF25-0045 Ghazawi, Nadia

Mr. Jones presented a memorandum (*on file*) regarding the above referenced loan. The loan officer indicated the purchase of the 79 acres was contingent upon the purchase of a meat processing facility and there has been delays in getting all of the funding acquired for the purchase of the meat processing facility. This request is for a three (3) month extension to allow time to finalize the funding to purchase the meat processing facility. The new deadline would be October 11, 2025.

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

VOTE: Motion Passed; Unanimous.

Withdrawn Application

AF24-0217 Wilson, Trevor

AF24-0202 Williams, Tyler

No action necessary on withdrawn applications.

Closing Remarks

Deputy Commissioner Beeler informed the board the next KAFC meeting will be at Franklin County Extension Office on Friday, August 8, 2025, at 10:00 a.m. (EDT).

Adjournment

There being no further business, Deputy Commissioner Beeler entertained a motion to adjourn the meeting at 12:00 a.m. (EDT).

Mr. Olt moved to adjourn the July KAFC board meeting; Mr. King seconded the motion.

VOTE: Motion Passed; Unanimous.

APPROVED DATE: 8-8-25

PRESIDING OFFICER: Mac Bailey COS
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 and Compliance Review Committee meeting minutes is attached as Appendix A.

APPENDIX A: Loan Review/Compliance Committee Meeting Minutes



Meeting Date:	July 11, 2025
Meeting Location:	Franklin County Extension Office
Meeting Chair:	Lori Noel
Attendees:	<p>Committee Members: Warren Beeler, Jonathan Noe, Lori Noel, Kenny Burdine, Michael Cochran, Wayne Hunt, Frank Penn, Steven Olt, Dan Flanagan</p> <p>Staff: Bill McCloskey, Hunter Jones, Brian Murphy, Brandon Reed, Alexis Scheidt, Bailey Siry- Crowder, Hannah Sharp-Johnson, Mary Brooke Stith</p> <p>Guests: Representative of CWT Farms and Mark Dykes</p>
Minutes Issued By:	Hunter Jones, Loan Programs Manager
Meeting Call to Order:	9:00 AM EDT
Meeting Adjourned:	9:45 AM EDT

Agenda Items

New Business

1. Review of new loans:
 - a. AF24-0055 Randal Hoover: Integrator Discussion
 - i. Bill McCloskey led the discussion with a brief history about the loan, and discussion about the updates that had taken place since the loan was submitted.
 - ii. After discussion the committee recommended approving the loan contingent upon CWT Farms giving a full presentation to the whole board.
 - b. AF25-0098 Sarah Nunn: Credit Discussion
 - i. Hunter Jones started the discussion with an overview of the loan and turned it over to Mark Dykes with Bank of Columbia to elaborate on the applicant's credit score.
 - ii. After discussion the committee recommended approving the loan.

Old News:

2. Review of AF20-0037: Pennington Stave and Cooperage:
 - a. 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



Compliance:

1. 61 loans closed January – March of 2025
 - a. Of the 61 closed 16 had to be reviewed to maintain the 25% compliance requirement.
 - b. After review by Jonathan Noe, he made note that all documents had been received and KAFC is in compliance.

1. Next Compliance meeting will be October 2025