

The actions delineated below were taken in open session of the Kentucky Agricultural Finance Corporation Board at the August 8, 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
August 8, 2025**

Call to Order

Chief of Staff Mark Bowling presiding, called the Kentucky Agricultural Finance Corporation Board (KAFC) regular business meeting to order at 10:14 a.m. (EDT).

Roll Call

The following members were present: Chief of Staff Mark Bowling (designee for Commissioner of Agriculture Jonathan Shell), Billy Aldridge (designee for Secretary Holly M. Johnson), Jonathan Noe, Michael Cochran, Dr. Kenny Burdine, Wes King, Lori Noel, Linda Rumpke Wayne Hunt and Steven Olt.

Absent Members: Dan Flanagan and Frank Penn.

Notification of Media

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

Welcome

Mr. Bowling welcomed everyone to the KAFC meeting. Board members and guests participated in person.

Approval of Minutes

Mr. Bowling entertained a motion to approve the minutes of the July 11, 2025, board meeting.

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

VOTE: Motion Passed; Unanimous.

Kentucky Department of Agriculture Report

Mr. Bowling updated the board on activities of the Kentucky Department of Agriculture (KDA).

Executive Director's Report

Mr. Bowling called on Brandon Reed to give the Executive Director's Report. Mr. Reed gave an overview office's activities since the July board meeting.

Deputy Executive Director's Report

Mr. Bowling 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 July 28, 2025.

Mr. McCloskey reviewed Kentucky Agricultural Development Fund County Balances (on file) as of July 24, 2025.

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

| KAFC Statement of Financial Position | | | |
|---|-------------|----|-------------|
| As of July 31, 2025 | | | |
| Assets | | | |
| Cash KAFC Accounts | | \$ | 34,430,398 |
| Hold Account-Not Authorized for Distribution | | \$ | 20,000,000 |
| Loan Payments Due KAFC | | | |
| | Category A | \$ | 127,487,202 |
| | Category B | \$ | 1,023,266 |
| | Total Loans | \$ | 128,510,468 |
| Total Assets | | \$ | 182,940,866 |
| Hold Account-Not Authorized for Distribution | | \$ | 20,000,000 |
| Liabilities | | | |
| KAFC loans approved not closed | | \$ | 20,502,426 |
| Principal Outstanding | | \$ | 128,510,866 |
| Total Liabilities | | \$ | 169,013,292 |
| Unobligated Assets | | \$ | 13,927,574 |
| Total Liabilities & Unobligated Assets | | \$ | 182,940,866 |

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

VOTE: Motion Passed; Unanimous.

Farm Service Agency Report

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

KCARD Report

Mr. Bowling called on Brent Lackey to give the KCARD Report. Mr. Lackey gave an overview of offices activities and updates since the July board meeting.

KAFC Loan Review Committee Report

Mr. Bowling called on Ms. Rumpke to give the KAFC Loan Review Committee report. Ms. Rumpke stated that the committee would like any applicant without a credit score will have to be referred to the KAFC Loan and Compliance Committee. Lastly, Ms. Rumpke stated that the loans would be discussed in order of the agenda.

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

VOTE: Motion passed; Unanimous.

New Business

Mr. Bowling called on Mr. McCloskey, Hunter Jones, & Chelsea Smither to present the following applications:

Agricultural Infrastructure Loan Program (AILP)

AF25-0102 Stewart, William

Mr. McCloskey referenced the above application requesting \$250,000 for the construction of a Vital Farms poultry house in Calloway 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 and KAFC funds, with a combined loan-to-value no greater than 100%.

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

VOTE: Motion Passed; Unanimous.

AF25-0103 Tichenor, Joshua

Ms. Smither referenced the above application requesting \$250,000 for the construction of a 60ft, 12 ring grain bin, and a grain leg with a pit in Butler County. Farm Credit Mid-America in Owensboro, 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. Aldridge seconded the motion.

VOTE: Motion Passed; Unanimous.

AF25-0104 Little, Caleb

Mr. Jones referenced the above application requesting \$56,613 for the construction of a new cattle barn in Calloway County. FNB Bank, Inc in Mayfield, 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, as presented; Mr. Cochran seconded the motion.

VOTE: Motion Passed; Ms. Noel Abstained.

AF25-0120 Young, Justin

Ms. Smither referenced the above application requesting \$250,000 for the purchase of poultry equipment in Fulton County. River Valley AgCredit in Clinton, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

AF25-0121 Smith, David

Mr. McCloskey referenced the above application requesting \$250,000 to upgrade Pilgrims Pride poultry barns in Graves County. River Valley AgCredit in Clinton, KY is the participating lender.

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

Ms. Rumpke moved to pend the application for additional information; Ms. Noel seconded the motion.

VOTE: Motion Passed; Unanimous.

Horticulture Incentives Loan Program (HILP)

AF25-0111 Lowe, Shea

Mr. McCloskey referenced the above application requesting \$250,000 for limited working capital during harvest in Calloway County. FNB Bank, Inc in Murray, KY is the participating lender. This application was referred to the Loan Review Committee.

The Loan Review Committee recommends approving as presented.

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

VOTE: Motion Passed; Ms. Noel Abstained.

Beginning Farmer Loan Program (BFLP)

AF25-0105 Hughes, Cody

Mr. Jones referenced the above application requesting \$250,000 for the purchase of 203 acres in Hardin 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. Aldridge moved to approve the staff recommendation, as presented; Mr. Noe seconded the motion.

VOTE: Motion Passed; Unanimous.

AF25-0106 Batts, John

Ms. Smither referenced the above application requesting \$250,000 for the purchase of 42 acres with 5 Tyson poultry houses in Hickman County. River Valley AgCredit in Clinton, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

AF25-0190 Tucker, Christopher

Mr. McCloskey referenced the above application requesting \$250,000 for the purchase of 26 acres with 2 Cobb pullet houses in Wayne County. Bank of Columbia in Columbia, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

AF25-0110 Mattingly, Ethan

Mr. Jones referenced the above application requesting \$74,950 for the purchase of 21 acres in Grayson County. Farm Credit Mid-America in Hardinsburg, 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%.

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

VOTE: Motion Passed; Unanimous.

AF25-0112 Martin, Jeffrey

Mr. McCloskey referenced the above application requesting \$250,000 for the purchase of 127 acres in Todd County. Farm Credit Mid-America in Russellville, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

AF25-0113 Montgomery, David

Ms. Smither referenced the above application requesting \$250,000 for the purchase of 232 acres in Anderson County. Central Kentucky Agricultural Credit Association in Frankfort, 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, as presented; Mr. Olt seconded the motion.

VOTE: Motion Passed; Mr. Noe Abstained.

AF25-0114 Byler, Joseph

Mr. Jones referenced the above application requesting \$250,000 for the purchase of 42 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%.

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

VOTE: Motion Passed; Unanimous.

AF25-0116 Lacewell, James

Mr. McCloskey referenced the above application requesting \$250,000 for the purchase of 7 acres with 4 Pilgrim's Pride poultry barns in Hickman County. River Valley AgCredit in Clinton, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

Old Business:

Mr. Bowling called on Mr. Jones and Mr. McCloskey 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. Eicher request for \$125,000 as a part of a \$300,000 project for the purchase of 47 acres in Monroe County at the March 14, 2025, meeting.

This request was sent to the Loan Review and Compliance Committee due to Cole's brother Quincy also applying for a loan and living in the same household which limited them to a combined KAFC limit to \$250,000 or \$125,000 for each brother. Since that time Cole's brother Quincy has withdrawn his application.

The loan officer indicated that KAFC will add \$25,000 to Cole's available balance which will bring his total KAFC balance to \$150,000, which is 50% of the total project cost. The new expiration date will be September 14, 2025. This application was referred to the Loan Review Committee.

The Loan Review Committee recommends approving as presented.

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

VOTE: Motion Passed; Unanimous.

Extension

AF23-0157 Smith, Gary

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 construction delays. Staff has been in contact with the loan officer and the borrower is working to have his first flock by the beginning of May. The loan officer has requested an extension to allow for completion and closing.

This request is for a three (3) month extension to allow for closing. The new deadline would be October 11, 2025.

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

VOTE: Motion Passed; Unanimous.

AF23-0167 Garcia, Alfonso

Mr. McCloskey presented a memorandum (*on file*) regarding the above referenced loan. The loan officer indicated that there has been a delay due to the integrator. The KAFC board approved Mr. Alfonso's request for \$250,000 for the construction of 2 Pilgrims egg barns in Graves County at the November 17, 2023 meeting. This request is for a three (3) month extension to allow time for finalizing improvements requested by the integrator and to close the loan. The new expiration date would be October 17, 2025.

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

VOTE: Motion Passed; Unanimous.

AF23-0178 Ballman, Christopher

Mr. Jones presented a memorandum (*on file*) regarding the above referenced loan. The loan officer has requested an extension on behalf of Mr. Christopher Ballman. The KAFC board approved Mr. Ballman's request for \$165,000 for the construction of a grain storage and improvements in Warren County at the January 12, 2024, meeting.

This request is for a six (6) month extension to allow time for the construction to be completed and to close the loan. The new expiration date would be January 12, 2026.

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

VOTE: Motion Passed; Unanimous.

AF24-0007 Halcomb, John

Mr. McCloskey presented a memorandum (*on file*) regarding the above referenced loan. The KAFC board approved Mr. Halcomb's request for \$204,500 for the construction of grain storage and improvements in Warren County at the January 12, 2024, meeting. This request is for a three (3) month extension to allow time for construction to be completed and to close the loan. The new expiration date would be October 12, 2025.

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

VOTE: Motion Passed; Unanimous.

AF25-0048 Hager, James

Mr. Jones presented a memorandum (*on file*) regarding the above referenced loan. The KAFC board approved Mr. Hager's request for \$250,000 to purchase 98 acres in Breckinridge County at the May 9, 2025, meeting. The loan officer has indicated that there has been a delay due to the property being held up in estate court.

This request is for a three (3) month extension to allow time for the property to be released and to close the loan. The new expiration date would be November 9, 2025.

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

VOTE: Motion Passed; Unanimous.

AF25-0051 Cung, Tin

Mr. McCloskey presented a memorandum (*on file*) regarding the above referenced loan. The KAFC board approved Mr. Cung's request for \$225,000 to purchase 59 acres with 4 Tyson broiler houses in Barren County at the May 9, 2025, meeting. The loan officer has indicated that there has been a delay due to the buyer and seller negotiating prices.

This request is for three (3) month extension to allow time for negotiations to finalize and to close the loan. The new expiration date would be November 9, 2025.

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

VOTE: Motion Passed; Unanimous.

Withdrawn Application

| | |
|-----------|-------------------|
| AF24-0182 | Harkness, Jamison |
| AF25-0027 | Eicher, Quincy |
| AF25-0058 | Belue, Lanna |
| AF25-0075 | Foutch, Olivia |

No action necessary on withdrawn applications.

Closing Remarks

Mr. Bowling informed the board the next KAFC meeting will be at Franklin County Extension Office on Friday, September 12, 2025, at 10:00 a.m. (EDT).

Adjournment

There being no further business, Mr. Bowling entertained a motion to adjourn the meeting at 11:34 a.m. (EDT).

Mr. Noe moved to adjourn the August KAFC board meeting; Mr. Cochran seconded the motion.

VOTE: Motion Passed; Unanimous.

31APPROVED DATE: 9-12-2025

PRESIDING OFFICER: [Signature]
Kentucky Agricultural Finance Corporation, Chair

BOARDS COORDINATOR: [Signature]
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: | August 8, 2025 |
| Meeting Location: | Franklin County Extension Office |
| Meeting Chair: | Linda Rumpke |
| Attendees: | Committee Members: Jonathan Noe, Lori Noel, Kenny Burdine, Michael Cochran, Wayne Hunt, Billy Aldridge, Steven Olt, Linda Rumpke Staff: Bill McCloskey, Hunter Jones, Brian Murphy, Brandon Reed, Chelsea Smither, Alexis Scheidt, Becca Besok, Hannah Sharp-Johnson, Savanna Hill, Mary Brooke Stith, Leslie Monhollen |
| Minutes Issued By: | Chelsea Smither, Loan Programs Manager |
| Meeting Call to Order: | 9:05 AM EDT |
| Meeting Adjourned: | 10:04 AM EDT |

Agenda Items

New Business

1. Review of new loans:
 - a. AF25-0111 Shea Lowe: New Loan Program
 - i. Bill McCloskey led the discussion with a brief background about the program.
 - ii. Lori Noel gave an update on the industry and explained how she structured the loan.
 - iii. Discussion on how to secure loans in this program, looking into requiring and FSA guarantee in 2026, and a 90 day retroactive period for 2025.

Old News:

1. Review of AF20-0037: Pennington Stave and Cooperage: Payment Updates
 - a. As requested by the Loan Review Committee Brian Murphy gave a monthly update regarding the status of the business.
2. Review of AF19-0005: Austin Tabor: Delinquent
 - a. Brian Murphy gave an update from Farm Credit Mid America about foreclosure.
3. Review of AF21-0039: Tyler Wells (AW Farms): Delinquent
 - a. Brian Murphy gave an update from Peoples Bank about foreclosure.
4. Review of AF25-0026: Cole Eicher: Modification Request
 - a. Hunter Jones led discussion on why they are requesting an additional \$25,000.