

The actions delineated below were taken in open session of the Kentucky Agricultural Finance Corporation Board at the March 13, 2026, 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
March 13, 2026**

Call to Order

Brandon Reed, designee for Commissioner of Agriculture Jonathan Shell presiding, called the Kentucky Agricultural Finance Corporation Board (KAFC) regular business meeting to order at 10:24 a.m. (EST).

Roll Call

The following members were present: Brandon Reed (designee for Commissioner of Agriculture Jonathan Shell), Robert Miller (designee for Secretary Holly M. Johnson), Michael Cochran, Wes King, Lori Noel, Wayne Hunt, Steven Olt, Dan Flanagan, and Dr. Kenny Burdine.

Absent Members: Frank Penn, Linda Rumpke, and Jonathan Noe.

Notification of Media

Mr. Reed received verification from Hannah Sharp-Johnson, Board Secretary; that the media had been notified of the KAFC monthly board meeting.

Welcome

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

Approval of Minutes

Mr. Reed entertained a motion to approve the minutes of the February 13, 2026, 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

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

Executive Director's Report

Mr. Reed gave an overview on the office's activities since the January board meeting.

Deputy Executive Director's Report

Mr. Reed 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 January 29, 2026.

Mr. McCloskey reviewed Kentucky Agricultural Development Fund County Balances (on file) as of January 28, 2026.

Mr. McCloskey reviewed the K AFC Statement of Financial Position (*on file*) as of January 31, 2026

K AFC Statement of Financial Position		
As of February 28, 2026		
Assets		
Cash K AFC Accounts		\$ 29,591,850
Hold Account-Not Authorized for Distribution		\$ 20,000,000
Loan Payments Due K AFC		
Category A		\$ 133,859,152
Category B		\$ 2,622,212
Category C		\$ 136,481,364
Total Assets		\$ 186,073,214
Hold Account-Not Authorized for Distribution		\$ 20,000,000
Liabilities		
K AFC loans approved not closed		\$ 23,800,405
Principal Outstanding		\$ 136,481,365
Total Liabilities		\$ 180,281,770
Unobligated Assets		\$ 5,791,444
Total Liabilities & Unobligated Assets		\$ 186,073,214

Mr. Olt moved to accept the K AFC financial report, as presented; Mr. Cochran seconded the motion.

VOTE: Motion Passed; Unanimous.

Farm Service Agency Report

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

KCARD Report

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

K AFC Loan Review and Compliance Committee Report

Mr. Reed called on Ms. Noel to give the K AFC Loan Review and Compliance Committee report. Ms. Noel stated the loans would be discussed according to the agenda.

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

VOTE: Motion passed; Unanimous.

Mr. Reed called on Ms. Noel gave an overview guidelines' KAFC guidelines recommendations.

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

VOTE: Motion passed; Unanimous.

New Business

Mr. Reed called on Mr. McCloskey, Chelsea Smither, Becca Besok, Landon Peach & Alandria Lee to present the following applications:

Agricultural Infrastructure Loan Program (AILP)

AF26-0018 Thomas, Everlyn Tapp

Ms. Lee referenced the above application requesting \$175,000 to purchase a grain facility and 18 acres in Union County. Farmers Bank & Trust Company in Princeton, KY is the participating lender. This application was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends pending the application for additional information.

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

VOTE: Motion Passed; Unanimous.

AF26-0020 Ayer, Kyle

Ms. Besok referenced the above application requesting \$62,000 to purchase 34 acres with 2 Perdue broiler houses in McLean County. Farm Credit Mid-America in Owensboro, KY is the participating lender. This application was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends approving as presented contingent on combine loan-to-value no greater than 85%.

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

VOTE: Motion Passed; Unanimous.

AF26-0021 Slayden, Jeromy

Mr. Peach referenced the above application requesting \$250,000 for the construction of a commercial egg operation for Happy Egg Company with 49 acres in Hickman County. First Financial Bank dba FFB AG Bank in Fort Payne, AL is the participating lender. This application was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends pending the application for additional information.

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

VOTE: Motion Passed; Unanimous.

AF26-0023 Powell, Camren

Ms. Lee referenced the above application requesting \$250,000 for the purchase of 5 poultry houses and 35 acres in Grayson County. Farm Credit Mid-America in Hardinsburg, KY is the participating lender. This application was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends approving as presented contingent on loan-to-value no greater than 100% and FSA guarantee.

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

VOTE: Motion Passed; Unanimous.

AF26-0024 Wonderlich, Ryan

Ms. Smither referenced the above application requesting \$150,000 to construct a 200ft steel cattle barn in Shelby 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%.

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

VOTE: Motion Passed; Mr. Noe Abstained.

AF26-0033 Miller, Amos

Ms. Lee referenced the above application requesting \$250,000 to finance construction of a dairy facility in Caldwell County. Farmers Bank & Trust Company in Princeton, KY is the participating lender. This application was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends approving as presented contingent on 1031 being finalized and combine loan-to-value no greater than 85%.

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

VOTE: Motion Passed; Unanimous.

Beginning Farmer Loan Program (BFLP)

AF26-0019 Phelps, William Tyler

Mr. Peach referenced the above application requesting \$62,500 for the purchase of 23 acres in Metcalfe County. The Cecilian Bank in Glasgow, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on 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; Unanimous.

AF26-0025 Wright, Noah

Ms. Besok referenced the above application requesting \$161,045.25 for the purchase of 63 acres in Harrison 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%.

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

VOTE: Motion Passed; Unanimous.

AF26-0026 Haile, Michael

Ms. Smither referenced the above application requesting \$250,000 for the construction of 2 Cobb layer barns in Monroe County. Farm Credit Mid-America in Glasgow KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

AF26-0027 Mackey, Grant

Ms. Besok referenced the above application requesting \$152,500 for the purchase of 75 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. Olt moved to approve the staff recommendation, as presented; Mr. Noe seconded the motion.

VOTE: Motion Passed; Mr. Cochran Abstained.

AF26-0028 Botner, Seth

Ms. Smither referenced the above application requesting \$158,000 for the purchase of 81 acres in Laurel County. Central Kentucky Agricultural Credit Association in Richmond, KY is the participating lender. This application was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends approve as presented contingent upon the approval and obligation of 90% FSA guarantee on CKACA 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; Mr. Noe Abstained.

AF26-0029 Ballinger, Emma

Ms. Besok referenced the above application requesting \$23,750 for the purchase of 17 acres in Rockcastle County. Central Kentucky Agricultural Credit Association in Richmond, KY is the participating lender.

Staff recommends approval, contingent upon the approval and obligation of a 90% FSA guarantee on CKAC 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; Mr. Noe Abstained.

AF26-0030 Bauer, Conner

Ms. Smither referenced the above application requesting \$250,000 for the purchase of 156 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 95% FSA guarantee on CKACA and KAFC funds, with a combined loan-to-value no greater than 100%.

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

VOTE: Motion Passed; Mr. Noe Abstained.

AF26-0031 Cook, Kathryn

Ms. Besok referenced the above application requesting \$250,000 for the purchase of 240 acres in Caldwell County. Farm Credit Mid-America in Hopkinsville, KY is the participating lender.

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

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

VOTE: Motion Passed; Unanimous.

AF26-0032 Stutzman, Steven

Ms. Lee referenced the above application requesting \$207,500 for the purchase of 6 acres and 2 poultry barns in Wayne County. Farm Credit Mid-America in Somerset, KY is the participating lender. This application was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends approving as presented contingent upon approval and obligation of an FSA guarantee on FCMA and KAFC funds with a combined loan-to-value no greater than 100%.

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

VOTE: Motion Passed; Unanimous.

AF26-0034 Stoltzfus, Levi

Mr. McCloskey referenced the above application requesting \$250,000 for the construction of improvements on 94 acres in Caldwell County. Farmers Bank & Trust Company in Princeton, KY is the participating lender. This application was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends approving as presented contingent upon submitting 1031 being finalized and combined loan-to-value no greater than 85%.

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

VOTE: Motion Passed; Unanimous.

Diversification through Entrepreneurship in Agribusiness Loan Program (DEALP)

AF25-0203 Ross, Sandra

Ms. Smither referenced the above application requesting \$250,000 for the construction of an on-farm retail store and agritourism venue in Estill County. Farm Credit Mid-America in Mt. Sterling, KY is the participating lender. This application was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends approving as presented contingent on combined loan-to-value no greater than 85%.

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

VOTE: Motion Passed; Unanimous.

Large Animal Veterinary Loan Program (VET)

AF26-0022 Joenborg, Kevin

Ms. Lee referenced the above application requesting \$250,000 for the construction of a 7,200 square foot veterinary practice in Rockcastle County. Citizens Bank in Mount Vernon, KY is the participating lender. This application was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends approving as presented contingent on combined loan-to-value no greater than 85%.

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

VOTE: Motion Passed; Unanimous.

Old Business:

Mr. Reed called on Ms. Smither and Ms. Besok to present the following modifications.

Modifications

AF25-0068 Awi, Lain

Ms. Smither presented a memorandum (*on file*) regarding the above-mentioned loan. The KAFC Board approved Mr. Awi's request for \$250,000 to purchase 50 acres with 6 broiler houses at the June 2025 meeting.

The loan officer indicates that the cost of upgrades has increased from \$314,518 to \$326,945, so the borrowers will be putting down \$80,000 instead of \$60,000. This application was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends approving contingent upon the FSA guarantee.

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

VOTE: Motion Passed; Unanimous.

AF25-0174 Leslie, William

Ms. Besok presented a memorandum (*on file*) regarding the above-mentioned loan. The KAFC Board approved Mr. Leslie's request for \$250,000 as part of a \$4,169,000 project for the construction of 6 Tyson broiler barns in Webster County at the November 14, 2025, meeting.

The loan officer is requesting to remove the requirement of the FSA guarantee and proposes adding a guarantor and an additional piece of property to the collateral of the loan. The new combined loan-to-value would be 55%.

The Loan Review and Compliance Committee recommends approving as presented.

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

VOTE: Motion Passed; Unanimous.

AF25-0198 Pemberton, Joseph

Ms. Smither presented a memorandum (*on file*) regarding the above-mentioned loan. The KAFC Board approved Mr. Pemberton's request for \$250,000 to purchase 24 acres with 2 Perdue breeder barns at the January 2026 meeting

The loan was originally approved under the assumption that Perdue would be the integrator. A 3-year contract with the integrator is needed to meet the requirement for an FSA guarantee. Although Perdue was made aware of this, they will not offer a contract longer than 1 year unless it is a new build. To receive the FSA guarantee, the borrower has decided to go with CWT Farms as the pay will be competitive and they are offering a 5-year contract.

The Loan Review and Compliance Committee recommends approving as presented.

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

VOTE: Motion Passed; Unanimous.

Extensions

Mr. Reed presented the following the time extension requests.

AF25-0112 Martin, Jeffrey

The memorandum (*on file*) regarding the above referenced loan. The loan officer indicated there have been delays in closing. The new expiration date would be July 13, 2026.

AF25-0151 Whitehouse, Weston

The memorandum (*on file*) regarding the above referenced loan. The loan officer indicated there have been delays with FSA. The new expiration date would be July 16, 2026.

Mr. Noe moved to approve two of the staff recommendations on two time extensions, as presented; Mr. Flanagan seconded the motion.

VOTE: Motion Passed; Unanimous.

Withdrawn Application

AF24-0153 Key, Jason

No action necessary on withdrawn applications.

Closing Remarks

Mr. Reed informed the board the next KAFC meeting will be at Franklin County Extension Office on Friday, April 10, 2026, at 10:00 a.m. (EDT).

Adjournment

There being no further business, Mr. Reed entertained a motion to adjourn the meeting at 11:09 a.m. (EDT).

Mr. Hunt moved to adjourn the March KAFC board meeting; Mr. Cochran seconded the motion.

VOTE: Motion Passed; Unanimous.

APPROVED DATE: _____

PRESIDING OFFICER: W. Reed 04/10/2026
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:	March 13, 2026
Meeting Location:	Franklin County Extension Office
Meeting Chair:	Lori Noel
Attendees:	<p>Committee Members: Lori Noel, Jonathan Noe, Michael Cochran, Wayne Hunt, Robert Miller, Kenny Burdine, Wes King, Steven Olt, and Dan Flanagan.</p> <p>Staff: Bill McCloskey, Brian Murphy, Brandon Reed, Chelsea Smither, Alexis Scheidt, Becca Besok, Hannah Sharp-Johnson, Alandria Lee, Rachel Cowherd, Landon Peach, and Jesse Moore.</p>
Minutes Issued By:	Chelsea Smither, Loan Programs Manager
Meeting Call to Order:	9:00 AM EDT
Meeting Adjourned:	10:17 AM EDT

Agenda Items

New Business

1. Review of new loans:
 - a. AF26-0018 Everly Tapp Thomas: Eligibility & Cash Flow
 - i. The committee recommended pending the request to receive consolidated financials.
 - b. AF26-0020 Kyle Ayer: Co-App Credit Score
 - i. The committee recommended approving the request contingent on receiving co-applicant's credit score and said score being above 600.
 - c. AF26-0021 Jeromy Slayden: New Integrator
 - i. The committee recommended pending the applicant until the integrator with Happy Egg Company comes to provide a presentation to the Board.
 - d. AF26-0023 Camren Powell: Credit Score
 - i. The committee recommended approving the request.
 - e. AF26-0033 Amos Miller: 1031 Exchange & Credit Score
 - i. The committee recommended approving the request.
 - f. AF26-0028 Seth Botner: Guidelines
 - i. The committee recommended approving the request.

APPENDIX A:

Loan Review & Compliance

Committee Meeting Minutes



- g. AF26-0032 Steven Stutzman: Co-App Credit Score
 - i. The committee recommended approving the request.
- h. AF26-0034 Levi Stoltzfus: 1031 Exchange & Credit Score
 - i. The committee recommended approving the request.
- i. AF25-0203 Sandra Ross: DEALP
 - i. The committee recommended approving the request.
- j. AF26-0022 Keving Joenborg: LAVLP
 - i. The committee recommended approving the request.

Old News:

- 1. Guidelines –
 - a. Administrative Procedures
 - i. The committee recommended approving as presented.
 - b. Horticulture Incentives Loan Program Changes
 - i. The committee recommended approving as presented.
 - c. Beginning Farmer Loan Program Change
 - i. The committee recommended approving as presented.
 - d. Agricultural Infrastructure Loan Program Change
 - i. The committee recommended approving as presented.
 - e. Loan Program Documentation Checklists
 - i. The committee recommended removing “for projects under \$50,000” and add “Credit Report”.
 - f. FSA Down Payment Program
 - i. The committee recommended allowing borrowers to utilize KAFC funds on loans that meet all policies of the FSA Down Payment Program.
- 2. Review of AF25-0068 Lian Awi: Modification
 - a. The committee recommended approving the request.
- 3. Review of AF25-0174 William Leslie: Modification
 - a. The committee recommended approving the request.
- 4. Review of AF25-0198 Joseph Pemberton: Modification
 - a. The committee recommended approving the request.

Stressed Loans:

- 1. KAFC Staff provided an update on the following stressed loans:
 - a. AF15-0091 Joseph Mehr

APPENDIX A:

Loan Review & Compliance Committee Meeting Minutes



- b. AF19-0005 Austin Tabor
- c. AF20-0037 Pennington Stave
- d. AF20-0051 Jason Black
- e. AF21-0084 Thaing San
- f. AF21-0091 AW Farms
- g. AF22-0055 Oxbow
- h. AF22-0085 Holland
- i. AF22-0092 James Wade
- j. A2017-0106 Victory Foods
- k. AF24-0029 Jonah Sisk

Adjournment:

1. Committee adjourned in acclamation.