The actions delineated below were taken in open session of the Kentucky Agricultural Finance Corporation Board at the July 10, 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.

KAFC
KENTUCKY AGRICULTURAL FINANCE CORPORATION

Kentucky Agricultural Finance Corporation Board
Summary Minutes of the Business Meeting
Franklin County Extension Office
101 Lakeview Court, Frankfort, KY
July 10, 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 10:12 a.m. (EDT).

Roll Call

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

Absent Member: 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 June 19, 2026, board meeting.

> Ms. Noel moved to approve the minutes, as presented; Mr. Hunt 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).

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 reviewed the KAFC Statement of Financial Position (*on file*) as of June 30, 2026

KAFC Statement of Financial Position		
As of June 30, 2026		
Assets		
Cash KAFC Accounts	$	36,208,355
Hold Account-Not Authorized for Distribution	$	29,000,000
Loan Payments Due KAFC		
Category A	$	140,292,056
Category B	$	2,385,630
Category C	$	142,677,686
Total Assets	$	207,886,041
Hold Account-Not Authorized for Distribution	$	29,000,000
Liabilities		
KAFC loans approved not closed	$	25,460,782
Principal Outstanding	$	142,677,686
Total Liabilities	$	197,138,468
Unobligated Assets	$	10,747,573
Total Liabilities & Unobligated Assets	$	207,886,041

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

VOTE: Motion Passed; Unanimous.

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

Commissioner Shell assumed chair at 10:53 a.m.

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

KAFC Loan Review and Compliance Committee Report
Commissioner Shell called on Ms. Noel to give the KAFC 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. Cochran seconded the motion.

VOTE: Motion passed; Unanimous.

KAFC Guidelines Committee Report
Commissioner Shell called on Ms. Noel to give the KAFC Guidelines Committee report. Ms. Noel stated there was discussion around Beginning Farmer Eligibility. After discussion, the committee recommended approving the changes as presented. New eligibility will be based on the borrower's Schedule F filings instead of owning a farm. The Gross Farm Income of the new project will also need to be at least 75% of the annual debt.

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

VOTE: Motion passed; Unanimous.

New Business
Commissioner Shell called on Mr. McCloskey, Chelsea Smither, Becca Besok, Landon Peach & Alandria Whittemore to present the following applications:

Agricultural Infrastructure Loan Program (AILP)

AF26-0091 Wilson, Chad
Ms. Smither referenced the above application requesting $250,000 to purchase a Tyson poultry operation in Monroe County. Farm Credit Mid-America in Glasgow, KY is the participating lender.

Staff recommends pending the applicant until an updated cashflow is submitted and to further review applicants' eligibility with the BFLP.

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

VOTE: Motion Passed; Unanimous.

AF26-0107 Thomas, Ian
Mr. Peach referenced the above application requesting $100,000 in Mercer County. Stock Yards Bank and Trust Company in Cynthiana, KY is the participating lender.

Staff recommends pending the applicant due to lack of documentation.

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

VOTE: Motion Passed; Unanimous.

Beginning Farmer Loan Program (BFLP)

AF26-0080 Swarey, Christian
Ms. Whittemore referenced the above application requesting $125,000 to purchase 20 acres farm in Trigg County. Farmers Bank & Trust Company in Princeton, KY is the participating lender.

Staff recommends pending this application for further financial documentation to be submitted.

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

VOTE: Motion Passed; Unanimous.

AF26-0097 Popplewell, Alex
Ms. Besok referenced the above application requesting $250,000 to purchase 65 acres in Russell 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. Olt moved to approve the staff recommendation, as presented; Dr. Burdine seconded the motion.

VOTE: Motion Passed; Unanimous.

AF26-0098 Burkholder, Leonard

Mr. McCloskey referenced the above application requesting $187,500 to purchase 76 acres in Todd County. Farm Credit Mid-America in Russellville, KY is the participating lender. This application was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends denying this application due to the borrowers' gross farm income not being at least equal to the annual installments for any debt associated with the real estate purchase.

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

VOTE: Motion Passed; Unanimous.

AF26-0099 Coomes, Collin

Ms. Whittemore referenced the above application requesting $145,151 to purchase 78 acres at auction in Breckinridge 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 FCMA 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.

AF26-0100 Shrewsberry, Hunter

Mr. McCloskey referenced the above application requesting $112,500 to purchase 110 acres and two barns in Breckinridge County. Farm Credit Mid-America in Hardinsburg, 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. Cochran seconded the motion

VOTE: Motion Passed; Unanimous.

AF26-0101 Blair, Devin

Ms. Smither referenced the above application requesting $117,500 for the purchase of 31 acres in Madison County. Central Kentucky Agricultural Credit Association in Richmond, 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. Cochran seconded the motion.

VOTE: Motion Passed; Unanimous.

AF26-0103 Martin, Harlan

Mr. McCloskey referenced the above application requesting $250,000 for the purchase of 60 acres in Todd County. Farm Credit Mid-America in Russellville, KY is the participating lender. This application referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends denying the applicant due to not meeting the current guidelines.

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

VOTE: Motion Passed; Unanimous.

AF26-0104 Nawl, Joel

Ms. Whittemore referenced the above application requesting $250,000 for the purchase of 54 acres in McCreary County. Farm Credit Mid-America in Somerset, KY is the participating lender. This application referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends approving contingent upon FSA guarantee and proof of KY drivers license.

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

VOTE: Motion Passed; Unanimous.

AF26-0105 Rodriguez, Carmen

Mr. McCloskey referenced the above application requesting $232,000 for the purchase of 15 acres and two poultry barns with other agriculture structures in Clinton 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 FCMA 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.

AF26-0106 Baugh, Hayden

Ms. Besok referenced the above application requesting $130,325 for the purchase of 43 acres in Madison County. Central Kentucky Agricultural Credit Association in Richmond, 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 as presented; Mr. Olt seconded the motion.

VOTE: Motion Passed; Unanimous.

Horticulture Incentives Loan Program (HILP)

AF26-0077 Dennison, Paul
Ms. Smither referenced the above application requesting $100,000 to provide working capital for a horticulture operation in Hart County. Farm Credit Mid-America in Glasgow, KY is the participating lender.

KOAP Staff recommend pending the application due to missing a business plan, proof of crop insurance, and a description/cost estimate.

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

VOTE: Motion Passed; Unanimous.

Large Animal Veterinary Loan Program (LVLP)

AF26-0102 Crouch, Dawn
Ms. Smither referenced the above application requesting $250,000 to purchase 2.5 acres with improvements in Bourbon County. Peoples Bank of Kentucky 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 approval as presented.

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

VOTE: Motion Passed; Unanimous.

Old Business:
Commissioner Shell called on Ms. Smither and Ms. Besok to present the following modifications.

AF26-0040 Troyer, David
Ms. Besok presented a memorandum *(on file)* regarding the above-mentioned loan. The KAFC Board approved Mr. Troyer's request for $250,000 for the construction of four Perdue hen houses at the April 11, 2025, meeting.

The loan officer indicated that there have been cost overruns with the construction and improvements of the poultry barns. This modification request is to add a $129,400 15-year FLCA loan to complete construction of the poultry improvements. This request was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends approved as presented.

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

VOTE: Motion Passed; Unanimous.

AF25-0127 Scranton, Roy
Ms. Smither presented a memorandum *(on file)* regarding the above-mentioned loan. The KAFC Board approved Mr. Scranton's request for $250,000 for the construction of four Tyson barns in Christian County at the September 2025 meeting.

The loan officer indicated that there have been cost overruns with the construction and improvements of the poultry barns. Planters Banks is increasing their loan by $219,000; all collateral and positions will stay the same. This request was referred to the Loan Review and Compliance Committee.

The Loan Review and Compliance Committee recommends approved as presented.

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

VOTE: Motion Passed; Unanimous.

AF26-0010 Dame, Wesley
Ms. Smither presented a memorandum *(on file)* regarding the above-mentioned loan. The KAFC Board approved Mr. Dame's request for $175,000 for the purchase of 160 acres in Hopkins County at the February 2026 meeting.

The loan was originally presented and approved with FSA funding and a guarantee. They have decided to no longer use FSA and Independence Bank will cover the funding needed. This request is for approval of the loan without FSA involvement.

This modification was pended at the June 2026 meeting so a positive cash flow can be presented. KAFC staff has not received the requested documents so this request will stay pending.

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

VOTE: Motion Passed; Unanimous.

Time Extensions:
Commissioner Shell called on Mr. Reed presented the following time extensions.

AF24-0129 Arnett, Ricky
The memorandum *(on file)* regarding the above referenced loan. The loan officer indicated that there have been delays in closing the loan, due to the borrower needing more time to finish construction upgrades. The new expiration date would be November 12, 2026.

AF24-0139 Dyer, Michael
The memorandum *(on file)* regarding the above referenced loan. The loan officer indicated that there has been a delay in the applicant establishing a Kentucky residence. Staff recommends to deny the extension.

AF25-0151 Whitehouse, Weston
The memorandum *(on file)* regarding the above referenced loan. The loan officer indicated that there have been delays in closing the loan, due to the borrower needing more time to finish construction upgrades. The new expiration date would be September 14, 2026.

AF25-0184 Stoltzfus, Benjamin
The memorandum *(on file)* regarding the above referenced loan. The loan officer indicated that there is time needed to close the loan. The new expiration date would be November 16, 2026.

AF26-0019 Phelps, William Tyler
The memorandum *(on file)* regarding the above referenced loan. The loan officer indicated that they are waiting for the final title opinion from FSA before they submit all the necessary documentation for the loan to be disbursed. The new expiration date would be November 16, 2026.

AF26-0027 Mackey, Grant
The memorandum *(on file)* regarding the above referenced loan. The loan officer indicated that there have been delays in closing the loan, due to the borrower still working through the FSA loan process. The new expiration date would be January 12, 2027.

AF26-0031 Cook, Kathryn

The memorandum *(on file)* regarding the above referenced loan. The loan officer indicated that there have been delays in closing the loan, due to the borrower still working through the FSA loan process. The new expiration date would be November 16, 2026.

AF26-0032 Stutzman, Steven
The memorandum *(on file)* regarding the above referenced loan. The loan officer indicated that the integrator contract has not been received yet. The new expiration date would be August 13, 2026.

AF26-0034 Stoltzfus, Levi
The memorandum *(on file)* regarding the above referenced loan. The loan officer indicated that there is time needed to close the 1031 deal and will likely not close until late September. The new expiration date would be November 16, 2026.

AF26-0039 Lyons, Jason
The memorandum *(on file)* regarding the above referenced loan. The loan officer indicated that the applicant is still completing upgrades and does not have a contract yet. The new expiration date would be December 14, 2026.

Mr. Olt moved to approve the staff recommendations for ten (10) time extensions, as presented; Mr. King seconded the motion.

VOTE: Motion Passed; Unanimous.

Withdrawn Application
AF24-0232 Ingram, Remington

AF26-0073 Morgan, Leigh

No action necessary on withdrawn applications.

Closing Remarks
Commissioner Shell informed the board the next KAFC meeting will be at the Franklin County Extension Office on Friday, August 14, 2026, at 10:00 a.m. (EDT).

Adjournment
There being no further business, Commissioner Shell entertained a motion to adjourn the meeting at 11:37 a.m. (EDT).

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

VOTE: Motion Passed; Unanimous.

APPROVEDDATE: August 14, 2026

PRESIDINGOFFICER: ________________
Kentucky Agricultural Finance Corporation, Chair

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

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 10, 2026
Meeting Location:	Franklin County Extension Office
Meeting Chair:	Lori Noel
Attendees:	**Committee Members:** Lori Noel, Kenny Burdine, Michael Cochran, Wayne Hunt, Frank Penn, Cory Bridges, Steven Olt, Billy Aldridge, and Dan Flanagan. **Staff:** Bill McCloskey, Brandon Reed, Brian Murphy, Chelsea Smither, Becca Besok, Alandria Whittemore, Landon Peach, Hannah Johnson, Alexis Scheidt, Jesse Moore, and intern Emma Filiatreau.
Minutes Issued By:	Chelsea Smither, Loan Programs Manager
Meeting Call to Order:	9:08 AM EDT
Meeting Adjourned:	10:02 AM EDT

Agenda Items

New Business

1. Guidelines:
    a. Beginning Farmer Loan Program
        i. The committee recommended approving the proposed changes.

2. Review of new loans:
    a. AF26-0098 Leonard Burkholder: Co-App Credit Score & GFI
        i. The committee recommended denying the request because it does not meet the current program GFI guideline requirements.

    b. AF26-0103 Harlan Martin: Co-App Credit Score & GFI
        i. The committee recommended denying the request because it does not meet the current program GFI guideline requirements.

    c. AF26-0102 Dawn Crouch: LAVLP
        i. The committee recommended approving the application as presented.

    d. AF26-0104 Joel Nawl: Cash Flow
        i. The committee recommended approving the application as presented with proof of Kentucky residency established.

Old News:

1. AF25-0040 David Troyer: Modification
    a. The committee recommended approving the modification request.

2. AF25-0127 Roy Scranton: Modification
    a. The committee recommended approving the modification request as presented.
        i. They urge staff to double check lien positions on the title at the time of disbursement.

3. AF26-0010 Wesley Dame: Modification
    a. The committee recommended pending the modification request for further information.

Stressed Loans:

1. KAFC Staff provided an update on the following stressed loans:
    a. AF15-0091 Joseph Mehr
    b. AF19-0005 Austin Tabor
    c. AF20-0037 Pennington Stave
    d. AF20-0051 Jason Black
    e. AF21-0091 AW Farms
    f. AF22-0055 Oxbow
    g. AF22-0085 Holland
    h. A2017-0106 Victory Foods
    i. AF24-0029 Jonah Sisk

Compliance:

1. Review Loan Disbursements

    29 Loans Closed October – December 2025
    38 Loans Closed January – March 2026

2. Report on 10 Reviewed Loans (Randomly Selected by the Committee Chair)
    a. AF25-0092 – Kasey Walls
    b. AF24-0166 – Joseph Daughtery
    c. AF25-0140 – Derrick Wise
    d. AF25-0190 – Christopher Greenwell
    e. AF25-0081 – Randall Harris
    f. AF25-0178 – Jacob Clapp
    g. AF25-0123 – Matthew Morgan
    h. AF25-0078 – Landon Bean
    i. AF25-0149 – Cameron Morgeson
    j. AF24-0070 – Arthur Turner

Adjournment:

1. Committee adjourned in acclamation.