

Winchester-Clark County
Industrial Development Authority
Regular Meeting
Wednesday, January 21, 2026

The Winchester-Clark County Industrial Development Authority (“WCCIDA”) met on Wednesday, January 21, 2026, for its regularly scheduled meeting. Members present included Kerry Creech, Larry Disney, Tim Janes, Mason Guy, Dwain Wheeler, and Wes Harris. Others present included Mayor JoEllen Reed, Judge Les Yates, Colleen Murray, accounting advisor, John H. Rompf, attorney, Brad Sowden, Executive Director, and Cindy Banks, Chamber Director.

Chairman Wes Harris called the meeting to order at 9:01 a.m. A quorum was present for the transaction of business.

Mason Guy gave the invocation.

The minutes from the regular meeting of December 17, 2025, were unanimously approved as presented on a motion by Mason Guy and a second by Dwain Wheeler.

Wes Harris opened the floor for public comment, with no one commenting.

New Business

Colleen Murray presented the financial statements for the period ending December 31, 2025. On a motion by Dwain Wheeler and a second by Tim Janes, the financial statements were unanimously approved as presented.

Brad Sowden presented the WCCIDA invoice transactions for the date ending January 16, 2026. A motion was made to approve the invoices as presented by Mason Guy. Larry Disney made a second, and the board unanimously approved the motion.

Brad Sowden asked the board to revisit the presentation given to the WCCIDA regarding the community center project led by Ms. Christy Bush and Clark County Public Schools. The board reviewed several sponsorship opportunities and decided to support the project with \$12,000 for Gym renovations and necessary equipment for proposed uses. The motion was led by Wes Harris, the board Chair, followed by a second from Dwain Wheeler, and then unanimous approval.

Brad Sowden presented a Palmer Engineering invoice for board review and approval. The bulk of this invoice was due to UES and their provision of professional services for the Denham Court project. Brad requested board approval to pay Palmer Engineering \$3,822.50 from the general fund. A motion was made by Dwain Wheeler, seconded by Kerry Creech, followed by a unanimous vote of approval.

Brad Sowden shared with the board information regarding a grant the IDA is seeking for road improvements in the industrial park. The BUILD grant has a ceiling of \$25 million. Brad Sowden shared that he is working with Palmer Engineering and the BGADD for the mid-February application deadline. This grant would enable the expansion of roads in the existing park and provide a multi-use path for foot traffic.

Brad Sowden presented an invoice to the board for review and payment regarding advertising for the Downtown Winchester campaign. The IDA, Chamber, and Tourism agreed to partner with Downtown Development to garner more traffic and investment into the downtown area of Winchester. This \$10,000 campaign was divided into four. Brad asked for board approval to pay the Downtown Development office \$2,500 from the general fund. A motion was made by Wes Harris, seconded by Mason Guy, and was unanimously approved.

Brad Sowden presented to the board the opportunity to renew its corporate membership with the Chamber of Commerce. A motion was made by Wes Harris and seconded by Larry Disney to pay from the general fund to the Chamber of Commerce \$1,750 for 2026 membership.

Brad Sowden shared with the board preliminary plans for wastewater extension construction on Denham Court. At the time of delivery, there was no estimate for said construction. The board will revisit this proposal at our next meeting or at a special-called meeting if expediting is necessary.

Jill Hamlin, Director of the Tourism Commission, gave an update on the advertising campaign supported by the IDA at a previous meeting. Her report explained how Winchester–Clark County Tourism used the \$25,000.00 marketing grant provided by the Winchester–Clark County Industrial Development Authority (IDA). Tourism focused on placing advertising through opportunities offered by the Kentucky Department of Tourism (KDT). Hamlin stated that this approach allows local dollars to go further by enabling access to larger audiences, lower rates, and placements not available through local purchasing alone. A breakdown of costs follows:

<u>Category</u>	<u>Amount</u>
Direct Advertising	\$14,166
Agency Services	\$9,000
Total Marketing Investment	\$23,166

The remaining \$1,834.00 was intentionally held back rather than spent immediately. These funds are reserved for marketing use and will be applied as opportunities are finalized.

Wes Harris made the following motions:

I move pursuant to KRS 61.810 (1) (g) Property Acquisition and Disposition under KRS 61.810 (1) (b) to involve discussions of valuations of property, which, if discussed in public with possible publicity thereof, would likely affect the value of a specific piece of property to be acquired or disposed of by the WCCIDA.

In addition, pursuant to KRS 61.810(g), discussions between a public agency and a representative of a business entity, or discussions concerning a specific proposal, are not open discussions because they would jeopardize the business's siting, retention, expansion, or upgrading.

Moreover, I am moving to enter closed session to discuss and deliberate on personal matters pursuant to KRS 61.810(1)(f).

The motions to enter closed session were seconded by Larry Disney and unanimously approved.

On a motion by Tim Janes and a second by Larry Disney, the Board unanimously approved returning to open session.

Items discussed in closed session requiring board approval were:

#1. On a motion from Tim Janes and a second from Larry Disney, the board approved a \$500 DoorDash allowance for the Assistant Director and her family while she recovers from surgery.

#2. On a motion from Larry Disney and a second from Dwain Wheeler, the board approved a land sale to Lewis Brashear. The 14.116-acre parcel lies behind their existing project on Rolling Hills Lane. The board approved the \$35,000-per-acre sale price, which will generate \$494,060 in land sales in February.

With no further business to discuss, the board unanimously approved adjournment at 10:05 a.m. on a motion by Larry Disney and a second by Tim Janes. The next meeting will be held on Wednesday, February 18, 2026, at 9:00 a.m. at our offices located at 61 South Main Street, Winchester, KY 40391.

Respectfully Submitted,

Brad Sowden
Director,
Winchester-Clark County Industrial Development Authority (WCCIDA)