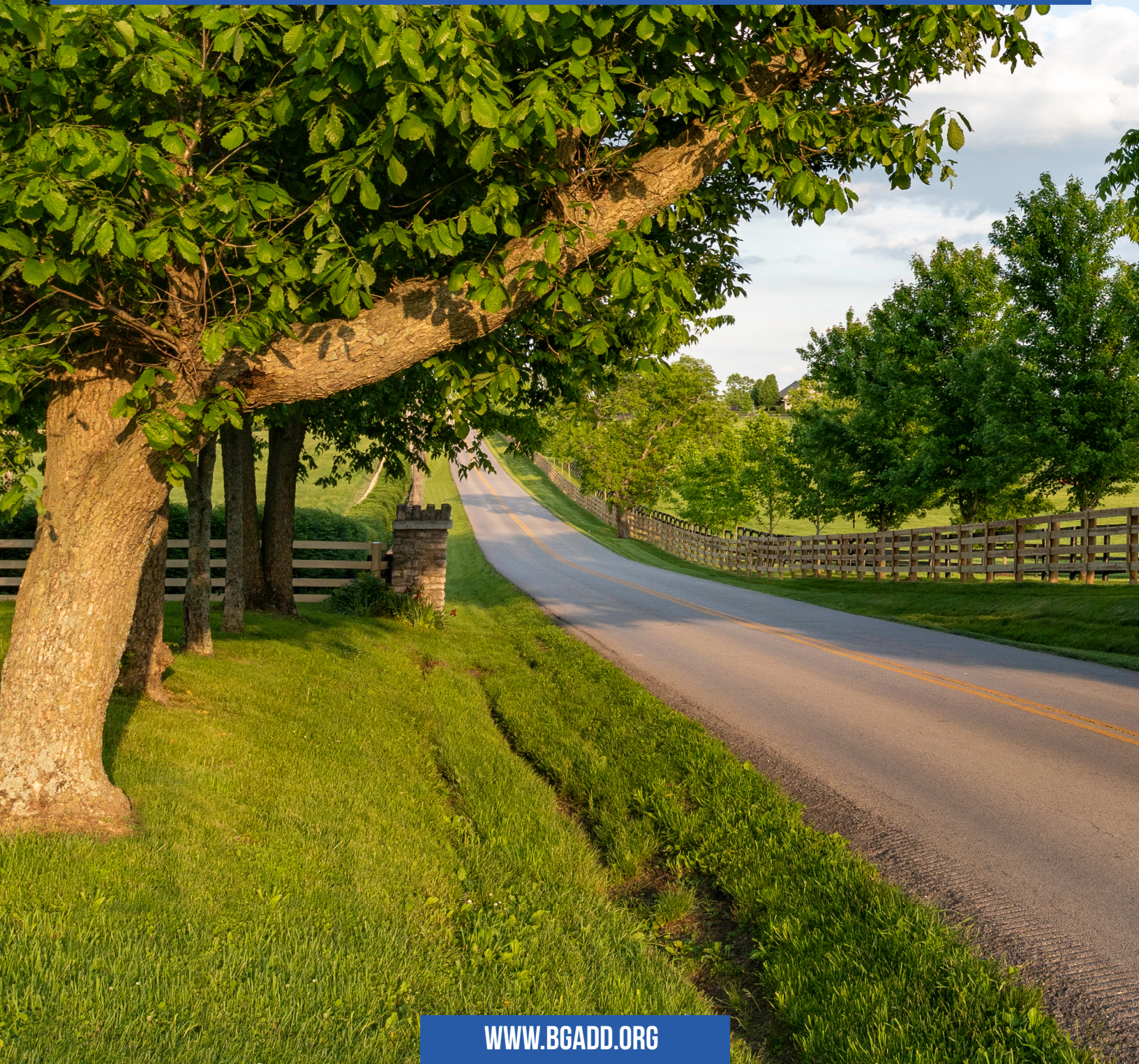




Bluegrass Area
Development
District

2022 - 2027

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY



WWW.BGADD.ORG

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Dear BGADD Board of Directors,

We hope that this email finds you well. At our upcoming Quarterly Board Meeting, we will be seeking your approval of the 2022 Bluegrass Area Development District Comprehensive Economic Development Strategy, known as the "CEDS Plan." This document, which informs the planning and development efforts of not only our organization but the region at large, is the collaborative work product of Bluegrass ADD staff, the Executive Board, and the Advisory Committees and Councils of the ADD. In addition to guiding the BGADD's efforts, this document is required by the federal EDA in order for BGADD to receive "JFA" (Joint Funding Administration) dollars that allow the ADD to operate. The CEDS plan goes through a full re-write every five years. The BGADD CEDS plan five-year update is due by the end of 2022.

The Executive Board and the Regional Planning Committee identified five key priorities/areas of focus in the plan that will guide our footsteps for the next five years. These are:

- Broadband Expansion
- Opioids & Addiction Recovery
- Housing Availability & Affordability
- Industrial Development & Advanced Manufacturing
- Labor Market Shortages

Linked below is a draft of the newly minted 2022 CEDS plan. Between now and the quarterly board meeting next Wednesday evening, October 26th, our staff will continue to add infographics and photos to the plan for final publication, but at this time the plan's text is complete. We'd ask that you'd review this document between now and the board meeting.

https://bgadd.org/wp-content/uploads/2022/10/BGADD-CEDS-Plan-2022-2027_DRAFT.pdf

Thank you for your continued service to our region and we look forward to being together on next week.

Very Respectfully,



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**BLUEGRASS AREA DEVELOPMENT DISTRICT
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) 2022**

RESOLUTION

WHEREAS, the Bluegrass Area Development District (BGADD) is one of fifteen Area Development Districts within the Commonwealth of Kentucky; and

WHEREAS, the Kentucky Area Development Districts, in coordination with the Department of Local Government (DLG), and the Economic Development Administration (EDA), previously engaged in a Commonwealth-wide, community-based, strategic planning process; and

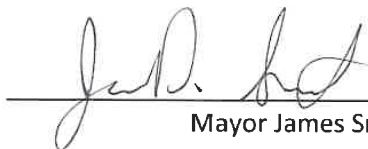
WHEREAS, the CEDS is a continuous process enabling Kentuckians to strategically plan for themselves through consensus management of all resources; and

WHEREAS, the CEDS has been developed and updated in accordance with the standards set forth by the U.S. Department of Commerce, Economic Development Authority and is recommended for approval by the CEDS Committees; and

WHEREAS, the Board of Directors recognizes this plan and its annual updates to be used as the Bluegrass Area Development District's consensus for existing and future growth as well as revitalization in the region.

NOW, THEREFORE, BE IT RESOLVED, that the Bluegrass Area Development District Board of Directors approves and adopts the Bluegrass Area Development District 2022 Comprehensive Economic Development Strategy document, and will provide copies to the Economic Development Administration, and the Department of Local Government, and make the document available for public inspection both at the Bluegrass Area Development District's website (www.bgadd.org), and at the offices of the BGADD located at 699 Perimeter Drive, Lexington, Kentucky.

Adopted October 26, 2022



Mayor James Smith, Chair



Mike Sanford, Secretary

1.0 SUMMARY BACKGROUND

Introduction

A Comprehensive Economic Development Strategy, or CEDS, is a plan that identifies unique aspects of the regional economy and how they will be utilized to collectively enrich local industry. A CEDS plan is required by Area Development Districts in order to obtain federal funding from the U.S. Economic Development Agency (EDA). It also forms the baseline for local governments and businesses to use as they move forward with their own plans. Per the EDA, the CEDS must be updated every 5 years.

The aim of this plan is to identify the things that make us stronger, weaker, and how we will use them to create our strategy. The Bluegrass Area Development District (BGADD) has taken the lead in the creation of this plan. The CEDS has been developed with input from local governments, businesses, and educational institutions. This input is extremely valuable, as it allows the CEDS to provide equitable solutions to all stakeholders, both small and large.

Background

The BGADD

Established in 1971 under state enabling legislation, the Bluegrass Area Development District serves Anderson, Bourbon, Boyle, Clark, Estill, Fayette, Franklin, Garrard, Harrison, Jessamine, Lincoln, Madison, Mercer, Nicholas, Powell, Scott, and Woodford counties. BGADD is governed by a 72-member Board of Directors and provides many vital services to the region along with centralizing regional economic planning.



Figure 1.0: BGADD Map

The Region

In Kentucky there are 15 development districts, with BGADD being the largest in total area. The region sits in Central Kentucky, covering 4,294 square miles. The regional population is roughly 826,000, making the BGADD the second most populous ADD in the state. However, county-to-county the population varies drastically, with the most populous (Fayette) at 322,570 and the least populous (Nicholas) at 7,537.

Interstate corridors passing through the region include I-75 and I-64. State highways include The Bluegrass and Mountain Parkways. The state capitol, Frankfort, is also located within the region (Franklin County). Due in part to its large population, Fayette County remains the center of the region's economy. A large portion of the region is located in an area referred to as 'The Golden Triangle'. This area's triangular shape is defined by Lexington, Louisville, and Northern Kentucky/Cincinnati. This region accounts for 54% of Kentucky's population and has continuously been a major economic motor.



Current Economic Climate

Primary Industries in the region include manufacturing, agriculture, construction, horse racing/breeding, hospitality, health care, and retail trade. Major employers within the region are Toyota, The University of Kentucky, Eastern Kentucky University, The Bluegrass Army Depot, Bluegrass Airport, and various bourbon distilleries. Professional and Management positions remain the most prevalent occupations within the region, followed by sales, service, and production.

The Bluegrass region, like the rest of the nation, was dealt a major blow by the COVID-19 pandemic. Layoffs occurred in every part of the region and unemployment reached unprecedented numbers during 2020. Though the region has recovered a vast majority of these jobs, some negative effects have lingered.

Throughout the pandemic, drug related deaths increased sharply in the region's state. Drug deaths, particularly in relation to opioids, were responsible for the majority of these. People who make up a large part of the region's workforce (ages 25-44), accounted for most of these deaths.

In terms of growth, the region is still working to reclaim its previous workforce numbers. The Bluegrass region has recuperated nearly all jobs lost during the pandemic, however. The region currently has an unemployment rate of 3.1%, which is slightly lower than the national rate of 3.4%. The region has received federal money from the Coronavirus Aid, Relief and Economic Security Act (CARES) and American Rescue Plan Act (ARPA) funds since 2020 and 2021, respectively. These funds have and will be used to improve the region's roads, schools, and access to broadband internet.

"Central Kentucky is one of the most attractive regions in the nation for doing business and it is our hope that this CEDS plan can help the region move forward in taking advantage of the great opportunities that the region has available. The Bluegrass ADD has always been a leading catalyst for the expansion of our economic base. We will continue to lead the way."

- Mayor James Smith, Chair of BGADD Board of Directors

2.0 REGIONAL S.W.O.T. ANALYSIS

Introduction

An important facet of planning for successful regional growth and prosperity through 2027, and a required element of CEDS planning, is a S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats) Analysis. This analysis uses stakeholder input to qualitatively evaluate and inventory the factors that will affect the future of Central Kentucky's Economy, both positively and negatively. Throughout the development of the BGADD regional S.W.O.T. analysis and CEDS plan development, several challenging macroeconomic trends were at play that were affecting the entire nation, and not just Central Kentucky specifically.

These included:

- COVID-19: This S.W.O.T. Analysis was completed in 2021 and early 2022, at the tail end of the pandemic, a period when many businesses and industries were still adjusting to operating in the pandemic/post-pandemic environment.
- Hiring and Labor Market Shortages: At the height of the pandemic, the BGADD lost a total of 43,247 established FTE positions, and unemployment climbed to a total as high as nearly 66,000. Now, in the aftermath of the pandemic, many businesses are struggling to find labor to fill their needs moving forward.
- Economic Inflation and a Rising Consumer Price Index.

Stakeholder Involvement

Specific input for the 2022 regional S.W.O.T. analysis came primarily from focus-group discussions with the advisory councils of the BGADD, including:

- Bluegrass Area Development District Executive Board
- Area Water Management Council
- Bluegrass Economic Development Advisory Council
- Natural Resources and Environmental Protection Advisory Committee
- Tourism, Historic Preservation, and Recreation Advisory Committee
- Regional Transportation Committee
- Regional Planning Committee

Each committee was consulted, and the S.W.O.T. Analysis on page 4 is a compilation of the Strengths, Weaknesses, Opportunities, and Threats most emphasized by each committee, as well as main points that were mentioned across multiple committees. Summaries of the full S.W.O.T. analysis from each committee can be found in Appendix B.



STRENGTHS

- 20% of Kentucky's GDP
- Robust College System
- Strong Manufacturing Economy
- 98% Access to Potable Water
- Affordable Electric Utilities
- Attractive Native Industries
- Accessible Transportation Network
- Top-Notch Healthcare Network
- Outdoor Recreation Opportunities



WEAKNESSES

- Low Availability of Affordable Housing
- High Rates of Drug Overdoses
- Expensive Childcare
- Poor Overall Physical Health
- Aging Water & Sewer Infrastructure
- Limited Wastewater Infrastructure
- Capabilities for Industrial Development
- Limited Recycling Opportunities
- High Rent Prices
- Major Bridge Repairs Needed



OPPORTUNITIES

- Funnel Graduates into Workforce
- Incoming Funds for Recovery & Rehabilitation Facilities and Programs
- Large Funding Opportunities for Broadband, Water & Sewer, and Industrial Development
- High-Skilled Workers Seeking Jobs after Army Depot Closure
- Manufacturing Booms
- Ecotourism



THREATS

- Housing Insecurity
- High-Skilled Job Loss from Army Depot Closure
- Frequent Flooding Events
- Limited Availability of Public, Properly Zoned Industrial Property
- Brain Drain
- Shortage of Trade Labor
- Increasing Gap of Income Levels & Standard of Living in Rural Counties

"S" Regional Strengths

- Over 20% of KY's GDP and growing ¹
- Home to the State's Flagship University (UK), two other state Universities (Kentucky State and EKU), a robust community college system, and 6 of the state's 16 private Liberal Arts Colleges, many of which are nationally ranked.
- Very strong existing manufacturing economy with lots of jobs (roughly twice the national average for manufacturing jobs per capita).
- Excellent proximity to major markets
- Robust Interstate and US Highway network (I-75, I-64, Martha Lane Collins Bluegrass Parkway, Bert T Combs Mountain Parkway, US 27, and More) allows nearly ¾ of US population to be reached within a 1 day (12-hour) drive.
- Many long-time major existing employers in key economic sectors.
- Collaboration between Sanitation Districts through KY Inter-System Operational Permits (KISOP)

¹Bureau of Economic Analysis

- Approx 98% of KY residents served by potable water, excellent water supply both raw and treated
- Affordable electric utilities- Kentucky has the lowest electricity rates in the nation.
- Recent tradition of low unemployment rates (Pre-COVID)
- Robust healthcare network with multiple major hospitals
- Central KY's Native Industries (Horses and Bourbon) greatly stimulate tourism and spending and we're well known for them.
- Outdoor recreation opportunities abound, and can be expanded especially in Appalachia
- All 17 counties in the BGADD region have some form of public transit
- Major Airport, multiple regional airports, State capitol

"W" Regional Weaknesses

- Very low availability of affordable housing for first-time home buyers and young professionals the area seeks to attract
- Addiction, Opioids, and other Illicit Drugs: more overdoses requiring hospitalization in January through September 2020 than in all of 2019.²
- Need for expanded rehabilitation and recovery opportunities.
- Expensive Childcare: May be contributing to labor market shortage in post-pandemic economy. High percentage of single parent homes affected.
- Rent is expensive relative to per capita median incomes
- Kentucky lags behind on many key indicators of the population's physical health: obesity, diabetes, heart disease, smoking, etc.
- Aging water and sewer infrastructure, especially in smaller communities.
- Wastewater Treatment Plant capacities as a hindrance to industrial development; Sanitary Sewer infrastructure lags behind water
- Limited recycling opportunities
- Many major bridge repair projects with hefty price tags are needed.

"O" Regional Opportunities

- Capture the talent graduating from local Universities and Colleges and keep them here in the local workforce
- Recovery and Rehabilitation - Successful SUD recovery and rehabilitation facilities can bring SUD victims back into the workforce, changing lives, aiding in the need for labor supply, and increasing local government tax revenues.
- Opioid settlement payments will begin in the near future, presenting new opportunities to address SUD's in our communities.
- Bluegrass Army Depot closure
- Many high-skill workers soon to be seeking jobs - an opportunity for regional industries to address workforce needs.
- COVID-sparked funding opportunities

²Resiliency Plan

- Unprecedented levels of funding for broadband, water and sewer, industrial development
- Manufacturing booms in advanced manufacturing, electric vehicles, and bourbon
- Increasing popularity of ecotourism

"T" Regional Threats

- Housing Insecurity - low inventory, high real estate prices, and climbing interest rates.
- Lack of affordable housing for young professionals
- Bluegrass Army Depot Closure and jobs loss - major threat to regional economy.
- Significant flooding events occurring with increased frequency.
- Limited amount of publicly controlled, properly zoned, available industrial property
- "Brain Drain"- youths obtain higher education and then leave our Appalachian counties not to come back
- Huge lack of water and wastewater treatment plant operators
- Shortage of trade labor
- Increasing gap in income levels/standard of living between counties nearest Lexington and those most rural - a problem that will only continue to get worse if Rural Broadband expansion does not occur quickly and equitably



Figure 2.1: (From Top Clockwise) UK Hospoital, Buffalo Trace Distillery, and Downtown Frankfort

3.0 STRATEGY & ACTION PLAN

Regional Action Plan

The 2022 BGADD CEDS plan effectively serves as the primary steering/focusing document for Central Kentucky's regional planning and development efforts through 2027. The purpose of the Comprehensive Economic Development Strategy's Action Plan is to chart a course of action for the Area Development District, as well as the region's local governments, to invest time and resources in a focused manner that improves the health, quality of life, and economic prosperity of the region.

The goals and objectives (and corresponding strategic action items) outlined below are informed by the directives and priorities given the BGADD by its executive board.

Executive Board's Goals & Objectives:

From 2017 to 2021, the BGADD Board of Directors identified Opioids and Broadband Expansion as the top two regional priorities to be addressed by the Area Development District, as well as by the local governments of the region.

Through Executive Board discussion and visioning exercises with the Regional Planning Committee, the 2022 CEDS plan will have five top priorities. In addition to recommitting to addressing Opioids & Addiction and Broadband Expansion in the region, the elected officials of the BGADD region identified Challenges in the Labor Market, the need for Affordable Housing Stock, and Advanced Manufacturing/Industrial Development as the most important areas to direct the planning, grant writing, and technical assistance resources.

Opioids & Addiction

Address the opioid and addiction crises facing Central Kentucky with a holistic approach that emphasizes alternatives to incarceration, especially comprehensive residential recovery housing paired with career and vocational training.

Broadband Expansion

Equitably expand broadband internet accessibility through the continued installation of fiber optic cable across the Bluegrass region, with an emphasis on ensuring that "last mile" service areas are not missed by expansion projects undertaken by the region's Internet Service Providers ("ISP's").

Labor Market

Improve the Bluegrass region's economy by addressing the current hiring and labor market shortages through the upskilling and specialized training of job seekers, retaining Central Kentucky's youth as they graduate high school and college, and by bringing members of the recovery community back into the labor force to occupy high-quality jobs.

Housing

Ensure that the Bluegrass continues to be an attractive and affordable place for families to live and work, by focusing land use planning and future development efforts on increasing housing stock, especially "starter" homes and options for first-time homebuyers.

Industrial Development & Advanced Manufacturing

Facilitate the expansion of existing industries/employers and the recruitment of new industries/employers with an emphasis upon high-skill, high-wage advanced manufacturing and Kentucky's recent influx of activity in the electric vehicle and battery manufacturing industries, as well as upon Kentucky's famed equine/ag and distilling industries.

Strategic Actions

Opioids & Addiction

- Increase regional capacity for recovery by pursuing funding from EDA, CDBG Recovery Housing Program, ARC, & through WIOA's Programs to fund the development of residential recovery housing facilities that otherwise would not occur.
- Strengthen existing relationships/partnerships in Central KY's recovery community by supporting local clinical addiction treatment facilities, recovery houses, residential rehabilitation facilities, and other community and nonprofit organizations whose mission is to address addiction in the Bluegrass.
- Educate, empower, and support local law enforcement and courts to be able to provide avenues back to productive, addiction-free lives for those arrested for nonviolent drug offenses.
- Provide the resources, education/training, and job opportunities necessary for individuals coming out of recovery to re-enter the labor market and earn the income necessary to re-establish independence.

Broadband Expansion

- Support Requests for Proposals ("RFP's") advertised regionwide for broadband expansion projects by providing the data, mapping, and technical assistance each community may need during project development and implementation.
- Ensure that rural areas are treated equitably in terms of internet accessibility and affordability, and (to the greatest extent possible) speed, by pushing for all needed "last mile" fiber optic lines to be included any time an ISP installs fiber in a new area.
- Continue to efficiently leverage the \$250,000,000+ that the state is deploying through KIA's broadband deployment fund to cut down on local government cash investment/borrowing needed to complete expansion projects.
- Find innovative ways to meet local matching requirements requested by ISP's that respond to RFP's.
- Encourage formation of public-private partnerships between ISP's and local governments of the Bluegrass.

Labor Market

- Increase public and corporate awareness of the Kentucky Career Center-Bluegrass' comprehensive suite of services to assist more jobseekers in need, and to address the present and future hiring crises faced by employers in the Bluegrass.
- Bring Bluegrass citizens from the recovery community back into the labor force permanently, by using KY Career Center to bridge the gap between residential rehabilitation and permanent gainful employment.

- Successfully mitigate the closure of the Chemical Weapons Demilitarization facility at Bluegrass Army Depot and retain the large high-skill labor force that will be forced into the job market.
- Capitalize on the region's excellent higher education system by retaining recent college graduates to begin careers in the Bluegrass and provide career-specific training for workforce-bound high school students.
- Promote labor force re-entry (increase labor force participation rate) in the aftermath of the Covid-19 pandemic by investments in affordable and convenient childcare and adaptation to/encouragement of the increasing number of "remote" work opportunities.

Housing

- Promote an emphasis on increased stock of affordable housing, especially of single-family "starter homes" that will attract first-time homebuyers to the region and help retain young professionals in the area.
- Invest in public goods, quality of life initiative, and recreational facilities in our communities, in order to build community, improve quality of life, and increase the desirability of living in the region.

Industrial Development & Advanced Manufacturing

- Capitalize upon newly minted state-level economic development funding opportunities that include the Kentucky Product Development Initiative (KPDII), Team Kentucky's Site Development Initiative, and traditional grant funding opportunities to attract new industries.
- Prepare for anticipated uptick in advanced manufacturing (especially electric vehicle and battery manufacturers and their support industries/suppliers) by assisting local industrial authorities with grant applications and investments in speed-to-market improvements on vacant properties within our region's industrial parks, and by identifying new/potential industrial sites to bring into public control.
- Invest in transportation maintenance and improvements projects that will accommodate increasing freight traffic on Bluegrass highways (See Supplemental Transportation Report).
- Promote the tourism attractions and native industries located in the Bluegrass that draw travelers into the area (See Supplemental Tourism, Hospitality, and Retail Report).



Image Source: MWM Consulting

Case Study

Bluegrass Army Depot Closure

In July 2023, the Chemical Weapons Demilitarization arm of the Bluegrass Army Depot destroyed the last of the chemical weapons stockpile. The depot's cumulative impact on the economy of both Madison County and the region is colossal, representing 4.9% of Madison County's labor force and accounting for over \$1.2 million in payroll taxed through the employment of approximately 1,600 civilian and contract employees.

In preparation for the anticipated loss of employment, economic activity, and in turn local government revenue, the BGADD is in the process of completing a study funded by the Office of Local Defense Community Cooperation (OLDCC) to identify ways to retain the talented individuals who will be seeking employment and to minimize the negative economic impact of the closure. BGADD has also utilized OLDCC funding for the development of an Area Defense Diversification Plan to determine target industries following full plant closure as well as a CSEPP Transition Report to provide strategic options to increase local revenues to replace the cessation of CSEPP funding. BGADD received a \$2,000,000 National Dislocated Worker Grant (NDWG) to be used in part to provide services for workers affected by the closure of the Demilitarization operation.

To offset the change in military operations at the Bluegrass Army Depot and the associated economic impact it may cause to Madison County and the region by creating a competitive environment that will capitalize on available and highly skilled labor force that attracts new industries and ensures economic growth. Success will be measured by sustaining the services county and city governments provide to the citizens of Madison County with little to no loss in payroll revenue.

4.0 EVALUATION

Introduction

To be an effective plan, the CEDS doesn't only focus on what the Bluegrass Area lacks or needs, it must also consider the district's unique assets and competitive advantages. Therefore, it is important for the area to benchmark current conditions and set measurable S.M.A.R.T. goals to monitor progress and adjust action items as needed.

This 5-year update will help provide the framework for gathering information for the CEDS Annual Performance Report. The following measures were developed in conjunction with the CEDS planning process, keeping in mind that the data we use must be readily available and replicable over time.

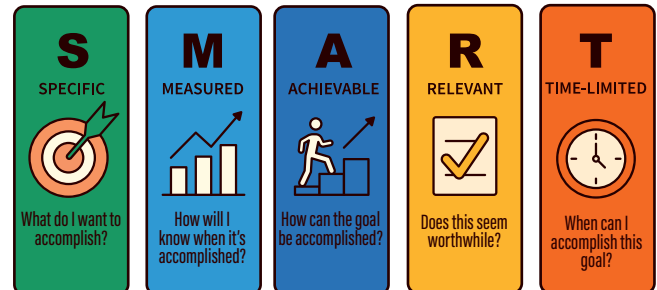


Figure 4.1: SMART Goals Graphic

Performance Metrics

The performance metrics chosen will evaluate the progress of activities in achieving the vision and goals and objectives for each Focus Area within their respective Pillar. These metrics reflect what is important to the region, what needs to be reversed or created, and what regional assets can be leveraged.

It is important that these measures bolster the relevant data and background information collected, the SWOT analysis, and the strategic direction and action plan developed to help identify the region's assets, limitations, and overall ability to build capacity.

Success Story



In the Summer of 2022, Blue Run Spirits announced that it will invest \$51 million into a 35,000 square foot distillery and 20,000 square foot barrel storage facility in the Lane's Run business park in Georgetown, creating 45 full-time jobs.

Image Source: www.kybws.com

Opioid & Addiction Metrics

Indicators of Success

- Track the number of individuals coming out of residential recovery who return to full time employment with a living wage.
- Diminishing overdose statistics regionwide.
- Lowering recidivism rate for drug offenses in BGADD.
- Increase in the number of available recovery housing beds.
- Reduced need for, and expenditures on (as a result of reduced need), NARCAN by local governments and law enforcement.

Broadband Metrics

Indicators of Success

- Number of Locations Awarded to ISP's in each county through broadband deployment fund, RDOF, and local RFP's.
- Successfully ascertain additional Broadband Deployment fund grant awards for unserved and underserved BGADD areas, especially in Estill County.
- Shrinking percentage of the BGADD map unserved or underserved by fiber
- Improved crowdsourcing speed test results with respect to upload and download speeds available regionwide.

Labor Market Metrics

Indicators of Success

- Increase in BGADD labor force participation rate
- High rate of retention of high school, college, and university graduates as they start careers.
- Successful retention of X% of former BG Army Depot Employees.
- Increased number of individuals moving to the area who have remote or work from home careers.
- Successful implementation of 2021 BGWIB strategic plan, and meeting of state mandated career center metrics.

Housing Metrics

Indicators of Success

- Increase the number of affordable single-family housing developments to meet the demand of first-time buyers.
- Adequate availability of senior living facility beds to accommodate an aging population.

Advanced Manufacturing Metrics

Indicators of Success

- Announcements of new industry developments and expansions by existing employers.
- Job Growth concentrated in advanced manufacturing, white collar, and high-skill, high-wage positions.
- Increases in regional production & freight traffic volumes.
- High rate of retention of high school, college, and university graduates as they start careers

Success Story



In May of 2022, pharmaceuticals researcher, creator, and manufacturer Catalent announced a \$175 million, 107,000 square foot, 277 job expansion of its Winchester facility.

Image Source: www.fiercepharma.com

5.0 RESILIENCY

Introduction

Economic Resilience is a fairly new requirement for Comprehensive Economic Development Strategy Documents, with the objective of positioning regional councils of government and Economic Development Districts to preemptively lessen the effects of various disasters that may strike our communities and our region, and to make sure that the necessary strategies and resources are in place to respond quickly and effectively when a disaster does, in fact, strike.

I: COVID-19 & Pandemic Resilience

During the writing of the 2022 CEDS plan, the region, like the rest of the world, was navigating the challenges of the COVID-19 pandemic. The public health and economic impacts of the pandemic on the Bluegrass Region specifically were staggering:

As of June, 2021, the 17-County BGADD had seen an estimated 84,329 COVID-19 cases, and 967 COVID deaths.

During the second quarter of 2020, at the height of the pandemic, there were 43,247 fewer jobs in the 17-county region than 2019- an 11.5% decrease in overall employment over a 12-month period. April of 2020 saw 65,678 members of the region's workforce unemployed.

As a result, new strategies for regional economic resilience and continuity were developed, with an emphasis being placed on regional broadband and internet connectivity for all, improved transportation planning and infrastructure to support a struggling supply chain, and dramatically increasing volumes of freight. The overarching effects of the pandemic were too numerous to list. During the pandemic, the EDA CARES Act funded the development of the BGADD COVID-19 Economic Resiliency Plan. This document summarizes the local effects of the pandemic, the region's response, and contains action items for hardening the region against the economic trauma that could be caused by future public health crises

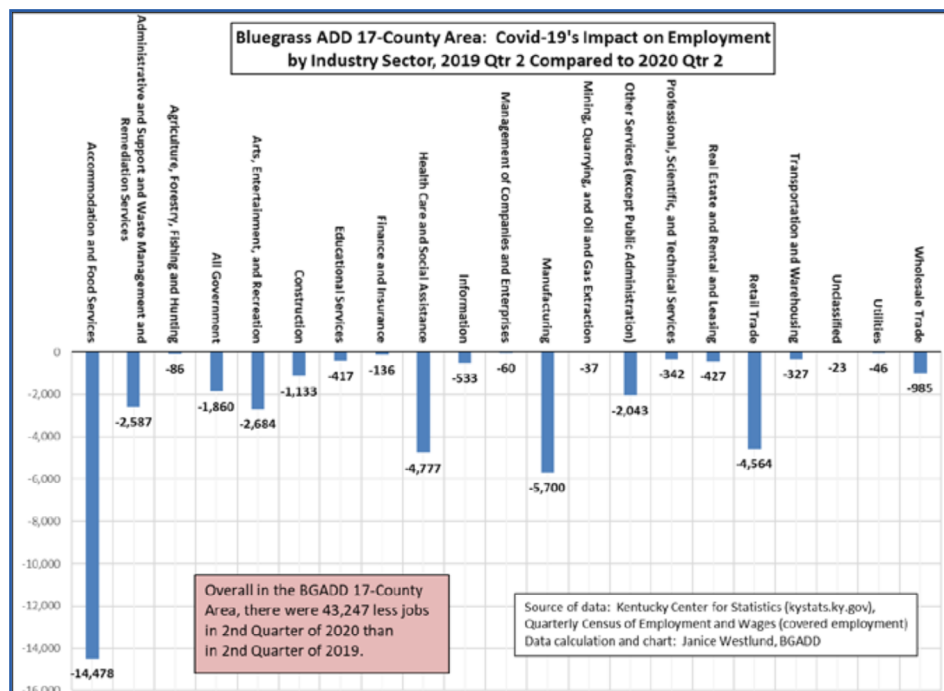


Figure 5.1: COVID-19's Impact on Employment by Sector

II: Economic Resilience

Economic resilience deals specifically with preserving the quality of life for residents and business/industry within the region. It revolves around maintaining high employment, higher paying jobs and careers, increasing education of the local workforce and helping draw business and industry to the region for which the local workforce is prepared. During BGADD advisory committee meetings, and during summer 2022's visioning exercise with the BGADD Executive board, Industrial Development with an emphasis on advanced manufacturing was cited as a top-5 priority of the Bluegrass Area Development District.

As such, economic resilience efforts on the part of the region and local jurisdictions should focus on how to keep employers in the region, improve educational and professional opportunities, improve income levels (which directly affects poverty levels), and entice new businesses to the area. The goal of economic resilience is to have a diverse economy, but to also draw more businesses and industries to the region than leave or close. The Bluegrass region faces a major challenge from the outset here, as the Bluegrass Army Depot's inevitable closure will lead to the permanent reduction of total employment on the base by approximately 1,200, of which most positions are high-skill, high-wage. As a result, the Bluegrass needs to create jobs in high-skill, high-technology industry sectors.

To that end, BGADD recognizes the following major opportunities to improve Economic Resilience at the time of this plan's writing:

Industrial Site Development

In 2021 and 2022, Kentucky has seen major development of momentum in the automotive manufacturing industry (Especially with regard to EV's and vehicle battery production), which was already among the state's most important industry clusters. The state anticipates an influx of materials suppliers and manufacturing process companies to locate new facilities in Kentucky. This represents a major opportunity to mitigate the loss of jobs anticipated at the Bluegrass Army Depot, and to provide high-quality, high-wage job growth for the region.

Site Development

Kentucky's state government, through efforts by the legislature as well as by Team Kentucky, KCED, and Governor Beshear, launched the state's "Site Development Initiative" in early 2022. Over the next five years, BGADD will support this initiative and aid in high-skill, high-wage job growth by:

- Assisting KCED and Team Kentucky with industrial site identification and marketing of the region through expanded use of "Select Kentucky" and "Zoom Prospector" software.
- Promote regional collaboration and networking between local economic development authorities, chambers, utility and energy providers, and local/regional businesses, through workshops, trainings, and the Bluegrass Economic Development Advisory Committee (BEDAC).
- Aid local governments and economic development authorities in tapping into and effectively leveraging the new funding opportunities provided statutorily through the Kentucky Product Development Initiative (KRS 154.21) to facilitate speed to market and enhancement of new and existing vacant industrial property, with an emphasis on advanced manufacturing.

Higher Education

Highlight the robust college, university, community college, and vocational institutions in the region as a reason for new companies and investors to locate.

Workforce

Continue to provide comprehensive workforce and job-seeker services through the KY Career Center.

Native Industry and Ecotourism

Promote the continued growth of Kentucky's unique native industries (emphasizing equine, bourbon & spirits) and promote the Red River Gorge and Geologic Area to continue to increase the Bluegrass Region's attractiveness as a tourism destination.

III: Physical Resilience

Physical Resilience of the economy deals specifically with maintaining, preserving, and repairing all physical assets within a community, region, or specific jurisdiction. This would include keeping in working order all infrastructure of both public and private utilities, and the roadways. It would also include maintaining and rehabilitating buildings and critical facilities.

During visioning exercises with the BGADD Executive Board during the summer of 2022, broadband infrastructure expansion was deemed a top-5 board priority, and flood mitigation and prevention was discussed as another major point of emphasis.

Water & Sewer Infrastructure

- Water and Wastewater have long been a major focus of the planning department at BGADD, as well as of local governments across the Bluegrass. Over 98% of the region is served with potable water, and major improvements have been made to provide the corresponding sanitary sewer service.
- Following the pandemic, multiple unprecedented funding opportunities have presented themselves for the region including: KIA Cleaner Water Program Funding (Rounds I&II), American Rescue Plan Act Funding, and many more.
- One-time opportunity for communities to make major debt-free investments into the maintenance, restoration, and expansion of their water and wastewater systems to effectively prepare for the future.

Transportation Infrastructure & Connectivity

Transportation Infrastructure Improvements in the BGADD region over the next five years should promote resiliency by:

- Improved access and connectivity between the region's major freight generators, "MFG's," (typically major manufacturing employers and industrial properties) and the region's robust system of highways and interstates.¹
- Improvements to public transit, especially in rural areas and in regional transit, to promote equity and access to high-paying jobs.
- Plan for increased freight volumes in conjunction with growing automotive and advanced manufacturing industries.

Regional Flooding

During visioning exercises with the BGADD Executive Board during the summer of 2022, flooding and natural disasters were cited as one of the biggest threats to both safety and quality of life in the region moving forward. In 2021 and 2022, catastrophic flooding occurred in Estill, Powell, Nicholas, and Clark Counties, and multiple counties sustained tornado damages. In April 2025, historic rainfall resulted in major flooding throughout the BGADD region, with the Kentucky River reaching near-record levels in Franklin County. Regional hardening against future natural disasters can be promoted by the BGADD by:

- Inclusion of Major Mitigation Project needs in FEMA Hazard Mitigation Planning Updates.
- Increased emphasis on/promotion of new FEMA BRIC program.
- Creation of KIA Project Profiles for needed stormwater management projects.

Broadband

Broadband deployment is a top priority of the BGADD Board. Improved access to broadband internet will increase regional resiliency by:

- Providing improved rural access to online communications, resources, and employment & education opportunities.
- Increase ability to recruit talent to the region, with enhanced remote and work-from-home employment opportunities.
- Resilience and preparedness against future public health crises, where internet access has proven to be pivotal to continuity of education and business operations..

Flooding in BGADD



Clay City (pictured) experienced catastrophic flooding in March of 2021 that inundated much of the community's downtown. In 2020 and 2021, historic flooding occurred in Clark, Estill, Powell, and Nicholas Counties.

Image Source: WKYT

Click to View

THE 2022 BGADD RESILENCY PLAN

IV: Climate Resilience

According to EDA's federal guidelines, natural disasters threaten the well-being of our economy through supply chain interruptions, damage to physical infrastructure, and more. Our region has experienced several tornado and high wind events and numerous floods in very recent memory that have underscored the disruptive capability of natural disasters on local economies.

Planning

In order to be as prepared as possible for the challenges that Mother Nature inevitably throws at our region, the Bluegrass ADD recently completed the 5-year rewrite of its FEMA-Approved Hazard Mitigation Plan.

- The planning process involved a teams of stakeholders from each of the 17 counties in the region, who gathered for multiple planning and vulnerability assessment meetings.
- The Bluegrass ADD Regional Hazard Mitigation Plan addresses each of EDA's climate resilience priorities: Vulnerability Assessment, Prioritization of Identified Mitigation Actions, and Implementation Options.

CLICK TO VIEW HAZARD MITIGATION PLAN

For the first time, BGADD is pursuing a regional EPA Brownfield assessment in order to reclaim areas damaged by man-made and natural hazards for the purposes of economic revitalization.

Recent and Ongoing Projects

BGADD and its communities have made concerted efforts to leverage state and federal funds available to foster resiliency and emergency preparedness in the region.

- The City of Cynthiana is pursuing HUD Community Development Block Grant (CDBG) funds for the construction of a new fire station.
- Cynthiana has been awarded nearly \$2 million in state and federal grants to mitigate the danger and drowning risks associated with three low head dams on the South Fork of the Licking River.
- The City of North Middletown has received CDBG funding to construct a new fire station.
- North Middletown has received nearly \$2 million in state and federal grants from KYEM and FEMA to construct a new tornado safe room/storm shelter.
- The City of Versailles has been awarded nearly \$3 million in state and federal grants from KYEM and FEMA for the construction of a community tornado shelter/safe room.
- Nicholas County, a community that has suffered multiple catastrophic flooding events in the last handful of years, is pursuing HUD CDBG funding for the construction of a new EMS facility and constructed a new county fire station.
- The City of Ravenna, Kentucky, has utilized FEMA pre-disaster mitigation funding in order to design a totally overhauled citywide stormwater drainage system and is currently pursuing a congressional appropriation for construction.

- Burgin, Kentucky received technical assistance and evaluation from the US Army Corps of Engineers of an area that has been susceptible to repetitive flooding for over 50 years, and has been selected for a congressional appropriation to construct a mitigation solution.
- Clay City, Kentucky, is currently being studied by the USACE for the potential construction of a dry canal to divert floodwaters that have devastated the community and the banks of the Red River for decades.
- Multiple jurisdictions in the region have secured backup generators for their emergency operations centers, EMS facilities, and water and wastewater treatment plants.

Engagement:

BGADD's Natural Resources and Environmental Protection Advisory Committee (NREPAC) and BGADD's Emergency Preparedness Committee each meet bi-monthly, engaging relevant regional stakeholders, all of whom have a role to play in the event of serious emergencies associated with natural disasters.

Clay City: Future Site of Sewer Project



Image Source: Tab Patterson, BGADD

6.0 ADVANCING OPPORTUNITY IN ECONOMIC & COMMUNITY DEVELOPMENT

Advancing opportunity in economic development and planning efforts is central to the mission of the Bluegrass Area Development District. In addition to having input throughout the CEDS planning process from a dynamic set of committees and councils representing all BGADD counties, many professional disciplines, and a diverse range of races, ethnicities, and socioeconomic positions, the BGADD has made concerted efforts to promote economic development in our region by way of projects that create new opportunities for growth and prosperity.

2023 BGADD Projects & Initiatives to Enhance Regional Equity

ARC “Ready LDD”

BGADD received funding through the Appalachian Regional Commission’s Ready LDD program to hire a full-time staff person explicitly focused on the region’s 7 ARC counties, which are likely the most economically disadvantaged in the region.

Workforce Housing

Seeking out partnerships with regional stakeholders and developers to work towards addressing the region’s lack of affordable workforce housing and “starter homes” (See 2023 Housing Supplemental Report)

Broadband

BGADD is taking an active role in facilitating Requests for Proposals (RFP’s) for rural broadband expansion to ensure that all have equal access to opportunities to engage in remote learning and work (See Broadband Supplemental Report).

Recovery

BGADD is engaged in multiple projects with a nexus to recovery and to address the addiction crisis that Kentucky faces. These projects will not only positively affect the lives of those they touch in recovery, but will hopefully have a positive impact on Kentucky’s workforce, labor force participation rate, ability to staff new businesses and industries, etc.

- Isaiah House Recovery Housing Projects in Boyle, Woodford, and Mercer Counties
- Franklin County Women and Family Shelter Project
- Richmond RHOAR Facility Project Development

Community Safe Rooms

Referenced in the Climate Resiliency Section, BGADD has assisted with securing grants for two community safe rooms in the region that are either being designed or constructed as of September 2023. Each project has a lens that is focused on enhancing public safety and supporting communities with the greatest need.

- North Middletown, located in Bourbon County, is 59.5% Low-to-Moderate income based upon surveys conducted during project scoping for a new fire station in 2021. The station, which includes a community safe house, was made operational in November 2025.

- The Versailles Community Safe Room will be constructed at 930 Clifton Road in Versailles- in a predominantly lower-income neighborhood with over 480 residences within a half-mile radius of the facility, and Simmons Elementary School just over a half-mile away. The facility will be capable of sheltering over 2,000 citizens in the event of a tornado or windstorm emergency.

Infrastructure and Community Facilities

- CDBG-CV funds are being used to catalyze the relocation of the City of Paris' Waste Transfer Station and Convenience Center. For over 50 years, the waste transfer station was located in the "West Side" residential neighborhood. Garbage trucks created traffic delays, unsafe conditions due to narrow roads. The facility has been relocated onto the Paris bypass off Legion Road, away from residences and into a location that is more conveniently accessed and safer for truck traffic.
- Clay City is in the midst of making 100% grant-funded I&I repairs to its wastewater collection system. The City experiences higher levels of inflow than any other system in the region, and the city has the lowest median household income of any community in the BGADD. The City also chronically floods, and issue being studied by way of a grant through the US Army Corps of engineers.

North Middletown: Safe House Construction



ACKNOWLEDGMENTS

Bluegrass Area Development District would like to acknowledge the time and effort invested into the CEDS plan and all other regional planning initiatives by the BGADD Executive Board, Board of Directors (BOD), and its Advisory Committees and Councils.

BGADD Executive Board

Name	County	Board Title	County
Mr. Mike Sanford, Chair	Mercer County	Judge Executive Trille Bottom, Treasurer	Boyle County
Judge Executive Steve Hamilton Vice Chair	Nicholas County	Mayor Jo Ellen Reed, Secretary	Clark County
Members			
Judge Executive Orbrey Gritton	Anderson County	Judge Executive David West	Jessamine County
Judge Executive Mike Williams	Bourbon County	Judge Executive Woods Adams	Lincoln County
Judge Executive Donnie Watson	Estill County	Mayor Bruce Fraley	Madisoon County
Chris Ford	Fayette County	Mr. James Caudill	Powell County
Judge Executive Michael Mueller	Franklin County	Deputy Judge Jared Hollon	Scott County
Judge Executive Chris Elleman	Garrard County	Mayor Brian Traugott	Woodford County
Mayor James Smith	Harrison County		

Bluegrass Economic Development Advisory Committee (DAC)

Name	Represents	Board Title	
Judge Executive David West Chair	Jessamine County	Judge Executive Regan Taylor Vice Chair	Madison County
Members			
Tom Cook	Bourbon County	Shane New	Lincoln County
Gordon Wilson		Robyn Fayne	Madison County
Josh Gooch	Boyle County	David Stipes	
JJ Harris		Greyson Evans	Mercer County
Erika O'Brien	Clark County	Larry Tinchier	Nicholas County
Brad Sowden		Craig Dawson	Powell County
Joe Crawford	Estill County	Jack Conner	Scott County
Kevin Atkins	Fayette County	Karyn Leverenz	
Gina Greathouse		Michael Michalisin	Woodford County
Andi Johnson		Elizabeth Carter	Regional
Anthony Roy	Garrard County	Audrey Grace	
Jeff Vanhook		Lucas Witt	
Garnett Furnish	Harrison County		
Tom Calkins	Jessamine County		
Russ Meyer			

BGADD Staff: Jakob Marsh

Community Resiliency and Public Health Council

Name	County	Name	County
Judge Executive Sarah Steele, Chair	Mercer County	Phillis Adams	Madison County
Ann Evans	Anderson County	Melissa Gross	
Ned Sheehy	Bourbon County	Tobie Reeser-Sherrow	Mercer County
Debbie Fatkin	Clark County	Stacy Crase	Powell County
Trish Shupe		Michele Carlisle	Scott County
Trena Stocker	Estill County	Megan Miller	
Sherry Hannan	Fayette County	Karyn Leverenz	
Sandy Shafer		Kandice Whitehouse	
Marchel Jenkins	Franklin County	Laurie Dorough	Woodford County
Brittany Parker		Ryan Bowman	Regional
Jamie Hester	Garrard County	Nick Davis	
J Smith		Ben Haydon	
Terrice May	Harrison County	Jennifer Hayes	
Beth Garrod-Logsdon	Jessamine County	Penny Hughes	
Rita Wash		BGADD Staff: Gene Detherage	
Judy Collins	Lincoln County		
Cynthia Hildebrandt			

Emergency Preparedness Advisory Committee

Name		County	
Judge Executive Eddie Barnes, Chair		Powell County	
Member			
Bart Powell	Anderson County	Ashley Powell	Lincoln County
Lloyd Campbell	Bourbon County	Scott Maples	
Brian Caldwell	Boyle County	Tim Gray	Madison County
Steve Asbury	Clark County	Brad Cox	Mercer County
James Tipton		Michael McDowell	Nicholas County
Lucas Barnes	Estill County	Doug French	
Ronnie Riddell		Kevin Bamcock	Powell County
Rob Larkin	Fayette County	Mike Hennigan	Scott County
Roy Kinney	Franklin County	Karyn Leverenz	
Wanda Shelton	Garrard County	Russ Crabtree	Woodford County
Joey Nelson	Harrison County	Drew Chandler	
Johnny Adams	Jessamine County	BGADD Staff: Michael Murphy	

BGADD Staff: Michael Murphy

Natural Resources & Environmental Protection Advisory Committee (NREPAC)

Name		County	
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Members			
Rhody Monty	Anderson County	Judge Executive Joe Pat Covington	Scott County
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Kenneth Dryden	Clark County	Kyne Goodman	
Chris Thomason		Jared Hollon	
Audrea Miller	Estill County	Karyn Leverenz	
Billy Williams		Libby Jones	Woodford County
Jennifer Carey	Fayette County	Dan Knight	
Jim Duncan		Catherine Atkins	Regional
Charles Martin		Andy Bathje	
Rebecca Hall	Franklin County	Dr. William Martin	
James Hester	Garrard County	Andrew Drayer	
Kayleigh Evans	Harrison County	Steve Evans	
Nathan Fields		EC Lewis	
David Carlstedt	Jessamine County	Tony Miller	
Bob Amato		Brandon Sears	
Tom Calkins		Matt Springer	
Bill Payne	Lincoln County	Brian Storz	
Alan Banks	Madison County	Debbie Sweet	
James Marcum		Larry Taylor	
Mike Sanford	Mercer County	Russ Turpin	
Andrew Fugitt	Nicholas County	Kurt Zehnder	

Bluegrass Greensource: Amy Sohner

Tourism, Historic Preservation, & Recreation Advisory Committee (THRAC)

Name		County	
Judge Executive Sarah Steele, Chair		Mercer County	
Members			
Robbie Morgan	Anderson County	Paul Bradford	Jessamine County
Betty Ann Allen	Bourbon County	Charla Reed	
Candace Arnold	Boyle County	Jane Vanhook	Lincoln County
Martha Caywood		David Jones	Madison County
Nancy Turner	Clark County	Stephanie Nelson	
Leanna Conner		George Ridings	
Jill Hamlin		Philip Seyfrit	
Robert Jeffries		Lori Tatum	
Jessica Stevens	Estill County	Jerry Johnson	Nicholas County
Teresa McKinley		Pete Fingerson	Powell County
Mary Quinn Ramer	Fayette County	Bailey Gilkerson	Scott County
Kristan Curry		Karyn Leverenz	
Leslie Miller		Kim Rice	
Mayor Layne Wilkerson	Franklin County	Lori Saunders	Woodford County
Robin Antenucci		Sioux Finney	
Craig Potts			Sarah Kays
Sherry Johnson	Garrard County	Olivia Schmidt	
Tomi Clifford	Harrison County	BGADD Staff: Grace Raga	

BGADD Staff: Grace Ragain

Estill County: Mack Theater

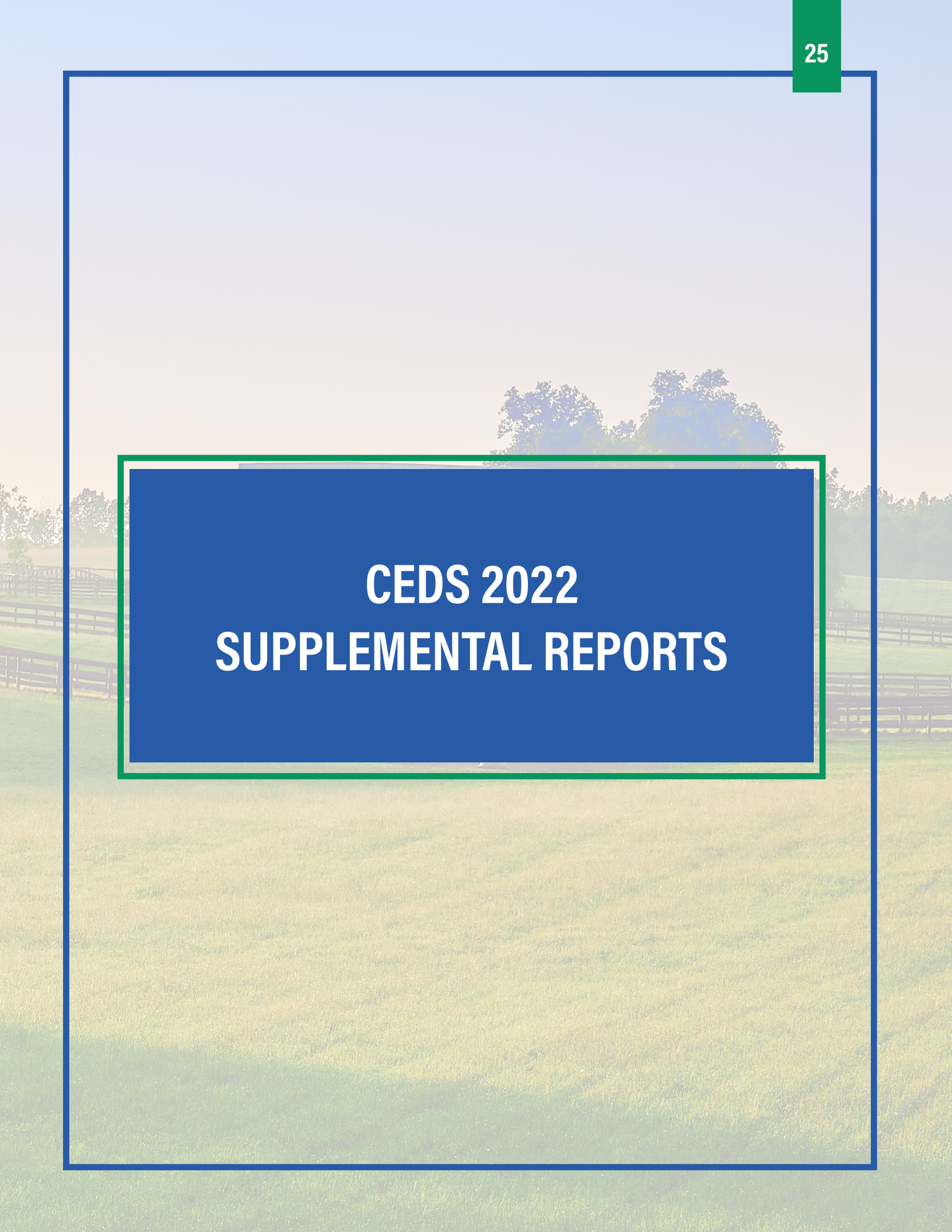


Image Source: Tab Patterson, BGADD

Water Management Council (409)

Name		County	
Judge Executive Woods Adams, Chair		Lincoln County	
Members			
Judge Executive Orbrey Gritton	Anderson County	Dave Carlstedt	Jessamine County
Rhody Monty		Tom Calkins	
Jamie Miller	Bourbon County	Bob Amato	
Marshall Carrier	Boyle County	Bill Payne	Lincoln County
Mayor James Gross	Estill County	Judy Collins	
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Rebecca Hall		Mike Sanford	
Judge Executive Chris Elleman	Garrard County	Judge Executive Joe Pat Covington	
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J. Smith		Karyn Leverenz	Scott County
Judge Executive Jason Marshall	Harrison County	Judge Executive James Kay	Woodford County
Nathan Fields		BGADD Staff: Casey Cash	

BGADD Staff: Casey Cash



CEDS 2022 SUPPLEMENTAL REPORTS



Bluegrass Area
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2022

INDUSTRIAL SITE DEVELOPMENT & ADVANCED MANUFACTURING OPPORTUNITIES WHITE PAPER

2024 UPDATE



Introduction

Coming out of the COVID-19 pandemic, Kentucky experienced an influx of announcements of new industries and employers as well as expansions, most notably Ford Motor Company and SK/Blue Oval's 2021 announcement of a \$6 Billion, 6,000 job development in Hardin County to begin the production of Ford electric vehicles. This development is separated from the BGADD region by only a one-hour trip on the Bluegrass Parkway and is not the only major economic development announcement that has been made in Kentucky in recent memory. With major economic development implications statewide, and a state-identified need to dramatically increase the number of available industrial properties to support not only the supplier network for Ford/SK/Blue Oval, but also other advanced manufacturing employers, opportunity abounds for Central Kentucky to create high-paying job growth. In order to capitalize, the region has made inroads into preparing the locations/sites that these industries will occupy. The 2024 update to the BGADD CEDS Industrial Development supplemental report is focused on one of the main factors, public funding, that has allowed economic developers in central Kentucky to move the needle.

Major Challenges

Availability of “Build Ready” and “Shovel Ready” Industrial Sites

At a time when Kentucky's Cabinet for Economic Development anticipates an onslaught of Requests for Information (RFI's) from industries and site selection consultants from around the country and the world, prime available industrial sites in the state are at a premium.

To begin addressing this issue, BGADD (and the IDA's of its 17 counties) participated in Team Kentucky and Governor Beshear's site development initiative in the early Spring of 2022. The Bluegrass Economic Development Advisory Committee and BGADD staff completed an exhaustive search of potential industrial sites, both publicly and privately owned. Presentations of available sites were made to the Governor and KCED, with requests related to funding needs to improve marketability. BGADD and the Industrial Development Authorities have also made significant updates to “Zoom Prospector” - the state's online, searchable, industrial property locator. These updates provide accurate and up-to-date property listings that will benefit organizations looking to locate in Kentucky, and aid KCED in answering requests for information that come in from various industries and site selectors (<http://kentucky.zoomprospector.com/>).

Shortly after the Governor's initiative, the state announced unprecedented levels of funding availability and flexibility via the KPDI Program for site development and improvements as well as property acquisition.

New Funding Opportunities

Since 2022, multiple first-time funding sources became available to the Industrial Development Authorities of Kentucky.

KPDI: By way of KRS 154.21, the state legislature made \$100 million available through the Kentucky Product Development Initiative, a program that had previously had never been funded with over \$3 million in any given year. Each County in Kentucky was eligible to apply for a specific amount of funding based on population, with no county being eligible for over \$2 million. With applications that were due in September of 2022, the vast majority of BGADD Counties pursued funding for vacant site/industrial park improvements or for the acquisition of new industrial property to bring to market. BGADD applicants participated in visits from Site Selection Group out of Dallas, Texas, to be planned for November and December of 2022, with an extremely high rate of success/funding approval. Statewide, just under two thirds of the \$100 million allocation was awarded during KPDI “round one” in 2022. In 2023, the remainder of the funds were allocated to projects across the state via KPDI “round 2,” with all

counties statewide being eligible to apply for up to \$2 million. The BGADD region continued to experience a high rate of success. 2022 and 2023 KPDI awards, along with their planned uses are listed below.

Pilot, 2022, and 2023 KPDI Awards across BGADD				
County	Beneficiary	Property Type	Grant Funds	Scope
Madison	Berea Development Corporation, Inc. dba Berea IDA/City of Berea	Existing	\$500,000	Build Ready Site Improvements
Bourbon	Bourbon County- Nicholas County Joint Economic Development Board	New	\$675,416	Acquisition and site design of 100+/- Acre Regional Industrial Park
Scott	City of Georgetown	Existing	\$1,500,000	Transportation/Site Improvements- Lane's Run Park
Woodford	City of Versailles	New	\$653,104	Edgewood Property
Woodford	City of Versailles	New	\$2,000,000	Edgewood Property
Harrison	Cynthiana Harrison County Economic Development Authority	Existing	\$450,000	Improvements to Cynthiana Business Park
Harrison	Cynthiana-Harrison County Economic Development Authority, Inc.	New	\$450,000	Acquisition of 60 +/- Acre "White Oak" Property
Boyle	Danville Boyle County Economic Development Authority	New	\$744,078	Acquisition of Norfolk Southern Rail Site
Jessamine	Jessamine County Joint Economic Development Authority, Inc.	New	\$1,287,955	Jenette Industrial Park Phase II Site Improvements
Jessamine	Jessamine County Joint Economic Development Authority, Inc.	New	\$2,000,000	Jenette Industrial Park Phase III Site Improvements
Garrard	Lancaster-Garrard County Industrial Development Authority, Inc.	New	\$290,000	
Fayette	Lexington-Fayette Urban County Industrial Authority, Inc.	New	\$2,000,000	Coldstream Research Campus
Powell	Powell County Industrial Development Authority, Inc.	New	\$319,012	Clay City Business Park
Madison	Richmond Industrial Development Corporation	Existing	\$300,000	Richmond Industrial Park Build Ready Site
Madison	Richmond Industrial Development Corporation	New	\$500,000	
Lincoln	Stanford-Lincoln County Industrial Development Authority	New	\$595,008	
Fayette	University Kentucky Coldstream Research Campus	New	\$500,000	Coldstream Research Campus Improvements
Clark	Winchester-Clark County Industrial Development Authority	New	\$500,000	70-Acre Rail Site Improvements
Clark	Winchester/Clark County Industrial Development Authority	New	\$2,000,000	Development of Denham Court

Table 1: BGADD KPDI Allocations by County

The KPDI program was met with widespread approval and catalyzed enough on an increase in the availability and quality of industrial property available in the state that the general assembly renewed the program with an additional \$40 million of funding in FY2025 for the KPDI initiative of 2024 and \$40 million more for deployment in the year to follow. In FY2025 and FY2026, the local matching funds requirements from the original KPDI program were reduced dramatically. BGADD will continue to prioritize KPDI as the best and most readily available significant grant opportunity for the region's industrial authorities to be able to invest in land, site improvements, and buildings—especially in light of the reduced local match requirement.

To date, the KPDI program provided the 19 awards in the chart above, with several more pending KEDFA Approval. This process has improved existing industrial inventory and has yielded brand new industrial park opportunities that include (but may not be limited to)¹:

- Bourbon-Nicholas Regional Industrial Park
 - +/- 100 Acres of Rail-Served greenfield industrial property
- Denham Court
 - Access and improvements to +/- 60 new acres in the Winchester Industrial Park
- Danville-Boyle County Rail Site
 - Danville Boyle County Economic Development Authority has acquired +/- 78 acres of Norfolk Southern rail-served property for development and is pursuing additional opportunities to increase its inventory of available greenfield sites for future development.
- Cynthiana-Harrison County “White Oak” Property
 - +/- 60 acres of new greenfield industrial property.
- Enhanced opportunities at Lexington's expanded Coldstream Research Campus.
- The City of Versailles has secured and brought to market the 120+/- acre Edgewood property, which has already sold to an entity that seeks to develop a distilling operation and associated support facilities and tourism opportunities.
- Phases II and III of Jessamine County's Jenette Industrial Park (with the assistance of CPF appropriations and HB1 funds).
- 500+ acres of new property to be developed as a result of the new regional partnership between Fayette, Scott, and Madison Counties.

Regionalization in Economic Development in the Bluegrass

Out of the KPDI process, an emerging trend is the inception of regional industrial parks, founded through multijurisdictional collaboration and interlocal agreements. Several new regional Industrial Parks have been founded, or are in the process of being founded, with KPDI funding playing a key part. Those include:

- Bourbon and Nicholas Counties have formed the Bourbon County-Nicholas County Joint Economic Development Board, and have acquired and are developing +/-100 acres for industry
- Rockcastle, Garrard, and Lincoln Counties have pooled their resources to bring over 1,500 acres of property to market.
- Other regional/joint projects in the works (pending KEDFA Approval at the time of publication).

“MegaSite” Funding:

KCED announced in the spring of 2022 that \$100 million or more would be made available for approved “Megasite” developments with funding needs of over \$10 Million. Much of this fund remains available, positioning Kentucky to capitalize on opportunities required to secure the anchor employers of the state economy's future.

Megasite opportunities in and around the region exist in multiple locations, anchoring the region for massive economic growth. Those opportunities include (but aren't limited to):

- Mercer County 958-Acre Wilkinson Industrial Site

- A major priority for the Kentucky Cabinet for Economic Development and the General Assembly
- Rail, US Highway Access, extremely high capacities of electricity, water, wastewater, and natural gas can be made available.
- RGL Rockcastle 1,400 Acre Megasite
 - Though outside the catchment area of the BGADD, the site involves an interlocal agreement implicating both Garrard and Lincoln Counties and has the potential to employ residents of many more BGADD counties.
 - 1,400+ acre site recognized at the Bronze level by the Site Selector's Guild's "REDI Sites" program- the new National Standard set by the preeminent association of consultancies.
 - To date, the site has secured nearly \$99 million in funding associated with the project.

"Community Projects" and Congressionally Directed Funding:

For several industrial sites in the BGADD region, federal Congressional appropriations through HUD and the EPA have been made available that have made substantial improvements possible for Jessamine County's Jenette Industrial Park and LFUCG's Coldstream Research Park, with funding in FY2025 and beyond a possibility for several other initiatives.

2024 State Budget Funding:

During the 2024 legislative session, the General Assembly made unprecedented investments in the previously mentioned RGL Megasite (\$62 million) and the Mercer County Wilkinson Industrial Site (\$11.5 million), and made provisions for interstate improvements in Madison County, should a mega-development move forward there.

These funding commitments, among the most substantial for economic development in the state's history, uniquely position several locations within the BGADD region to be prepared for the possibility of thousands of new jobs being brought online.

Looking Ahead:

At the time of publication of this report, many of the cities, counties, and development authorities in the Bluegrass region have shifted their focus to continuing to improve or add to their available industrial property via KPDI 2024.

Technical assistance is available to all units of local government across the Bluegrass region from the Bluegrass ADD in preparing plans and funding applications not only for industrial development, but for most all initiatives that would enhance the economy of Central Kentucky.



Bluegrass Area
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2022

TRANSPORTATION REPORT



Introduction

Ties between transportation and economic development are numerous and diverse. The ability for industries to transport freight, receive materials and equipment, and attract talent is directly tied to transportation accessibility, safety, and connectivity. This section provides mapping of several key elements of transportation aspects as they relate to economic development in the region.

Kentucky Highway Freight Network

The Kentucky Highway Freight Network (KHFN) is divided into four tiers which are dependent on its significance. Tier 1 indicates a freight network that is nationally significant. These are often Interstates; however they can include other routes which have been recognized as being nationally significant. Tier 2 routes have Statewide significance and can include roadways built to interstate standards, such as Parkways, as well as other routes identified as being of Statewide importance. Roads that are identified as Tier 3 have regional significance. These often include State roads, but can include County and City streets, and provide important connections to higher tier roadways. Tier 4 routes are those which are identified as being important, however their significance is limited to a smaller location. These are often connector roads which run between higher tiered routes and other intermodal connectors.

The Bluegrass ADD has two intermodal connectors listed on the National Highway System (NHS) which are:

Facility	Type	Connector #	Connector Description	Facility ID
Lexington Bluegrass Field	Airport	1	FS 8550 - US 60 to Facility	KY13A
Norfolk Southern Intermodal - Georgetown	Truck/Rail Facility	1	KY 620 - Facility to I-75 Interchange	KY11R

Table 2: BGADD's Intermodal Connectors

In order to be justified as an NHS intermodal connector, several criteria must be met. For airports, this includes:

- Passengers--scheduled commercial service with more than 250,000 annual enplanements.
- Cargo--100 trucks per day in each direction on the principal connecting route, or 100,000 tons per year arriving or departing by highway mode.

For truck or rail, the primary criteria is the following:

- 50,000 TEUs per year, or 100 trucks per day, in each direction on the principal connecting route, or other units measured that would convert to more than 100 trucks per day in each direction. (Trucks are defined as large single-unit trucks or combination vehicles carrying freight.)

Secondary criteria which may be used to justify an NHS connection to an intermodal terminal includes:

- Intermodal terminals that handle more than 20 percent of passenger or freight volumes by mode within a State;
- Intermodal terminals identified either in the Intermodal Management System or the State and metropolitan transportation plans as a major facility;
- Significant investment in, or expansion of, an intermodal terminal; or
- Connecting routes targeted by the State, MPO, or others for investment to address an existing, or anticipated, deficiency as a result of increased traffic.

Although Lexington Bluegrass Field and Norfolk Southern Intermodal in Georgetown are the only two intermodal connectors that make the NHS list, other intermodal connectors include:

Railroads Class III

- R.J. Corman Railroad Company Central Kentucky Lines - Lexington

- Transkentucky Transportation Railroad (TTI) - Paris
- Bluegrass Railroad - Versailles

Airports

Major Commercial Airport

- Blue Grass Airport – Lexington

General Aviation Airports

- Cynthiana – Harrison County Airport
- Danville – Boyle County
- Stuart Powell Field - Boyle County
- Capital City Airport - Frankfort
- Georgetown – Scott County Regional Airport
- Richmond – Central Kentucky Regional Airport
- Stanton – Powell County Airport

Ferry

- Valley View Ferry

A map detailing the KHFN and intermodal connectors in the Bluegrass Region can be found on the following page.





**Bluegrass Area
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Kentucky Highway Freight Network



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Document Path: I:\CP00-Noncounty specific\Transportation\ANNUAL WORK PLAN\AWP - Major Freight Users-Intermodal Connectors\FY 2022\KY Freight Network with Major Freight Users Inventory.mxd

Figure 1: BGADD Highway Freight Network

Major Freight Generators Inventory

The Major Freight Generators (MFGs) is a listing of facilities or locations identified throughout the region known for generating significant freight movement. The list is very subjective and can be interpreted differently by the regional committee, local officials and other stakeholders for each county/region. Planners, through consultation with RTC and local officials in each county, determine the facilities for each area. Keeping the inventory current is necessary for helping promote the safe and efficient movement of people, goods and services throughout the county, region, and state. The MFG inventory is a valuable tool for analyzing transportation systems and data, identification and evaluation of needs in the region, and the subsequent evaluation and prioritization of projects.

The inventory identifies land uses that create larger volumes or concentrations of freight such as: major manufacturers, distribution centers for truck and rail, quarries, steel/aluminum mills, and various suppliers and industrial centers. The MFG can have a profound impact on the operations of the surrounding road network. Major freight facilities are described by the KYTC as having more than one hundred (100) trucks per day during peak seasons and greater than one hundred (100) employees or other facilities that have more than one hundred thousand (100,000) square feet or more under roof which is indicative of major freight activity. The maps contain freight generators that would be considered as major under this definition as well as other freight generators in the area that do not meet this qualification.

In order to understand freight traffic patterns and volumes in an area, it is important to know about existing MFG locations and changes that have occurred such as the addition or closing of a facility. To facilitate the availability of this information, the ADD maintains this inventory of locations. Inventory data can be made available to transportation planners, designers, the public, and local officials when making transportation decisions such as during the highway prioritization process, a corridor improvement study, or a development or calibration of traffic models. The inventory is maintained as part of a Geographic Information System (GIS) and can be displayed on maps with existing traffic data such as traffic counts, unscheduled needs list, highway plan projects, safety data, etc.

The BGADD has a current freight generators inventory with 330 locations identified throughout the region. This inventory is reviewed yearly with the RTC to ensure accuracy and the RTC is encouraged to inform BGADD staff of changes that have occurred in their communities such as the closing or opening of a new facility. The maps that follow have been created to illustrate the MFG inventory on regional, county, city, or community level. Locations are colorcoded and identified by amount of freight traffic each facility produces and receives on a daily basis. For this illustration, the BGADD identifies light to intermediate freight traffic as being dark and light green, moderate as yellow, high as orange and severe as red. Freight generators that qualify as a KYTC-defined major freight generator based on the volume of freight are identified as moderate, high, and severe in the maps, or yellow, orange, and red, respectively. This to help represent the amount of freight expected from each area to plan for future infrastructure, development, land use and other regional and local planning needs.

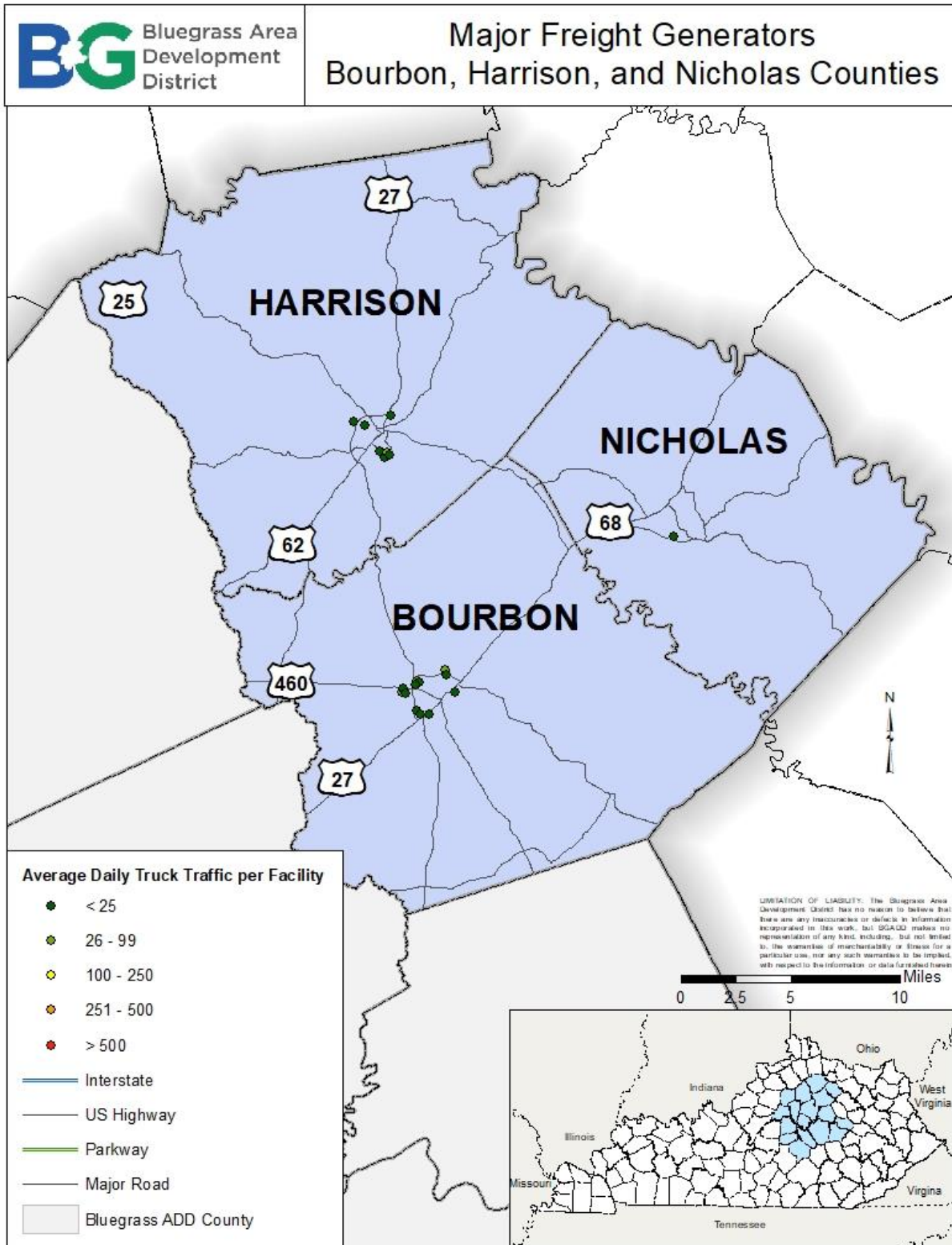


Figure 2: Major Freight Generators - Bourbon, Harrison, and Nicholas Counties

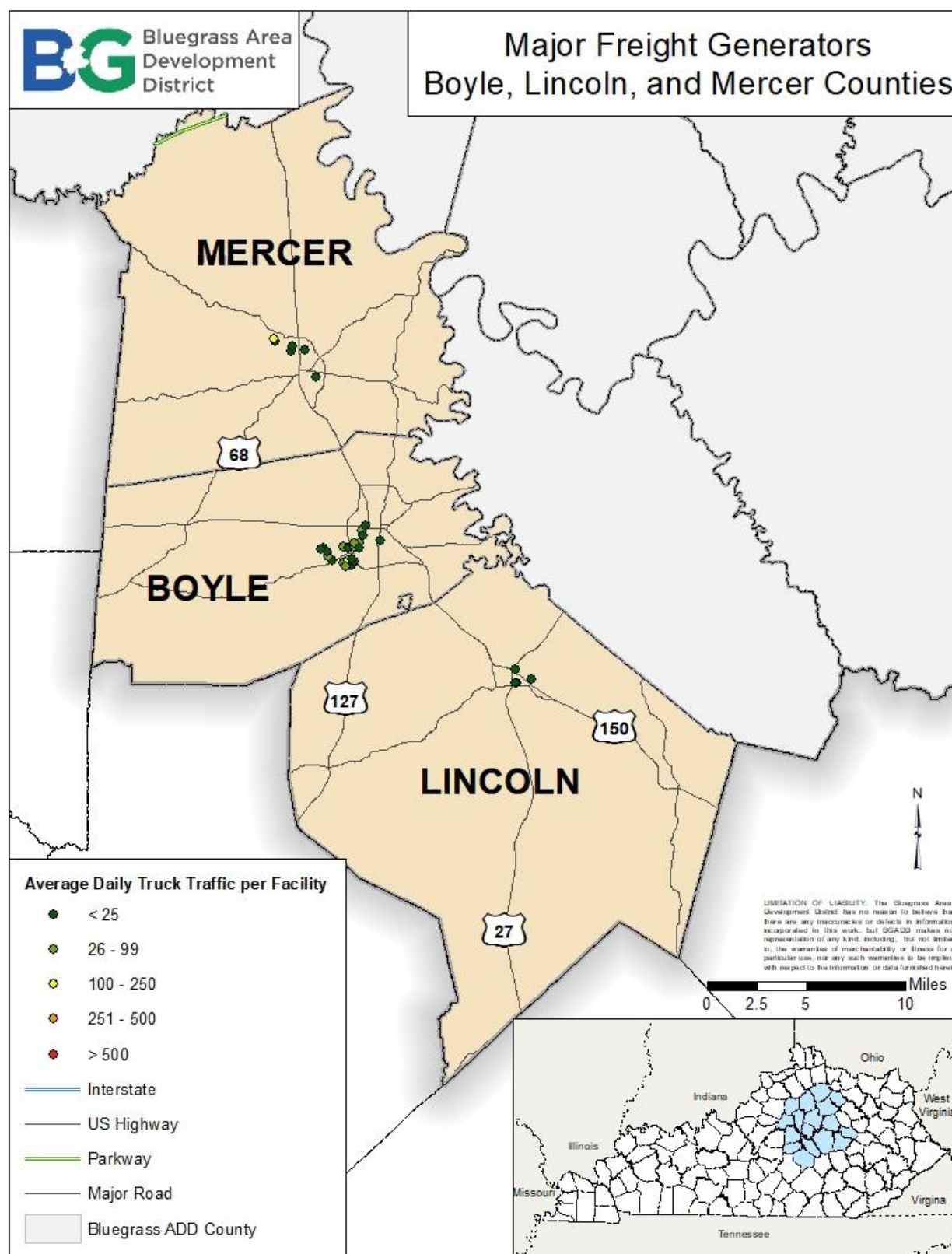


Figure 3: Major Freight Generators - Boyle, Lincoln, and Mercer Counties

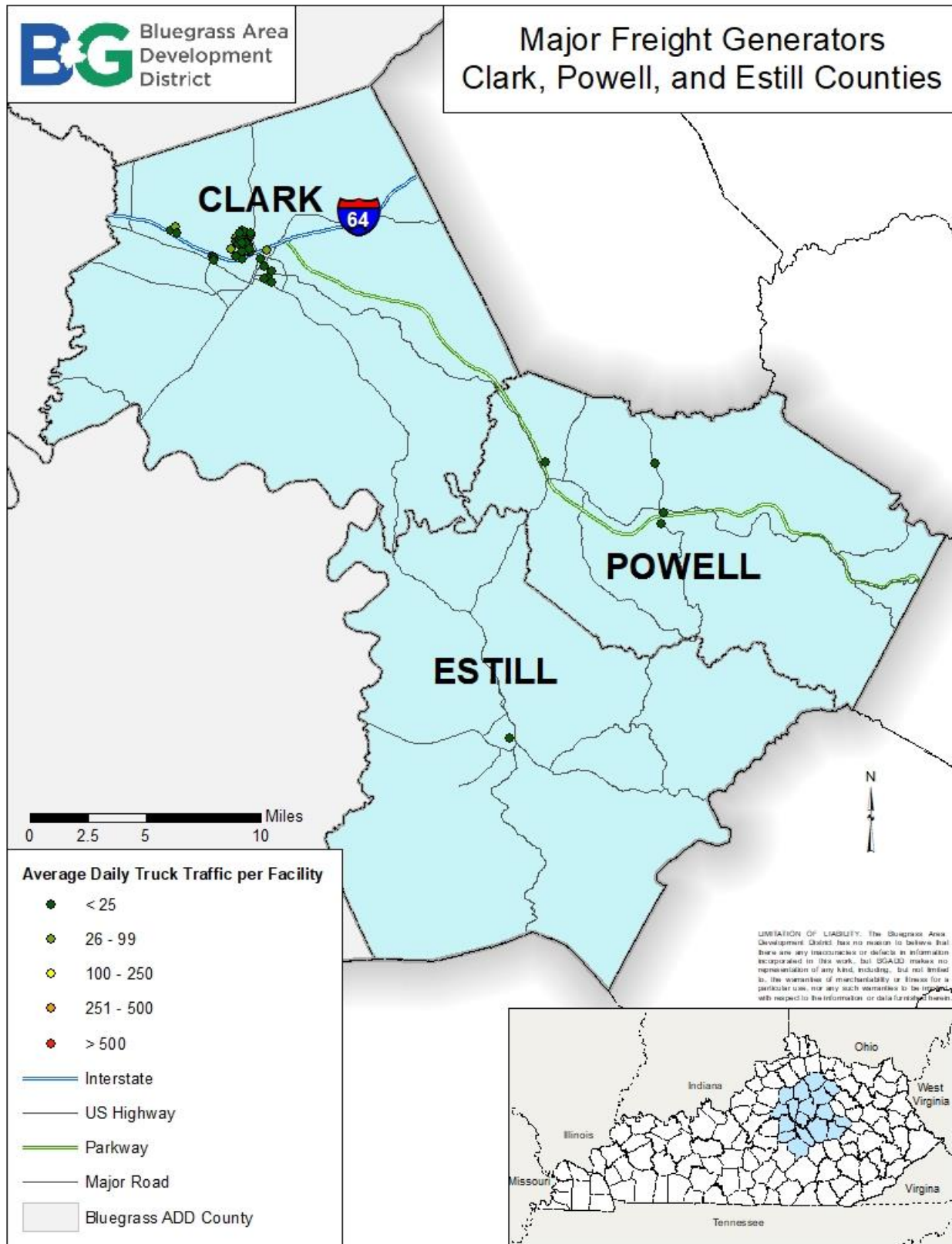


Figure 4: Major Freight Generators - Clark, Powell, and Estill Counties

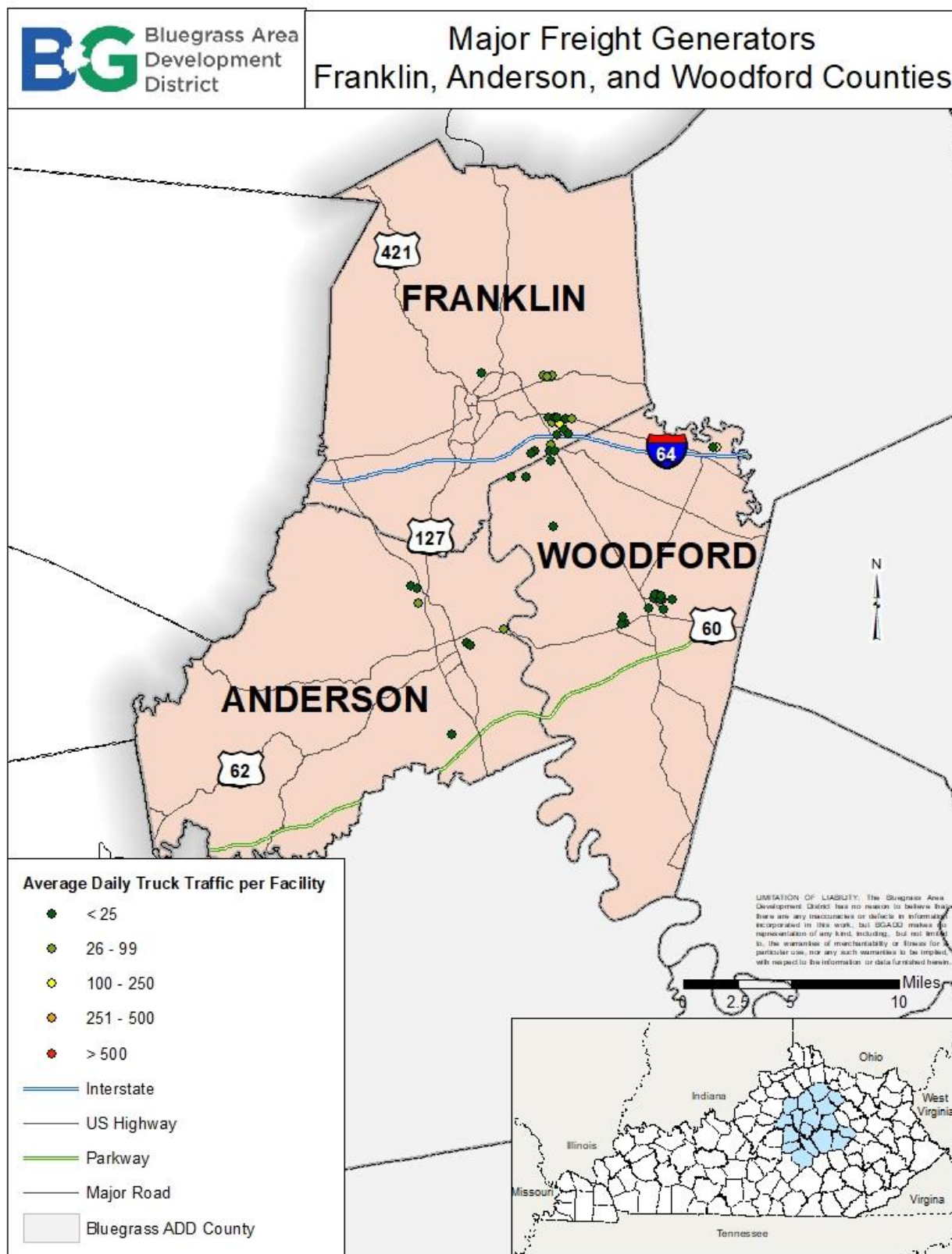


Figure 5: Major Freight Generators - Franklin, Anderson, and Woodford Counties



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Major Freight Generators Garrard, Jessamine, and Madison Counties

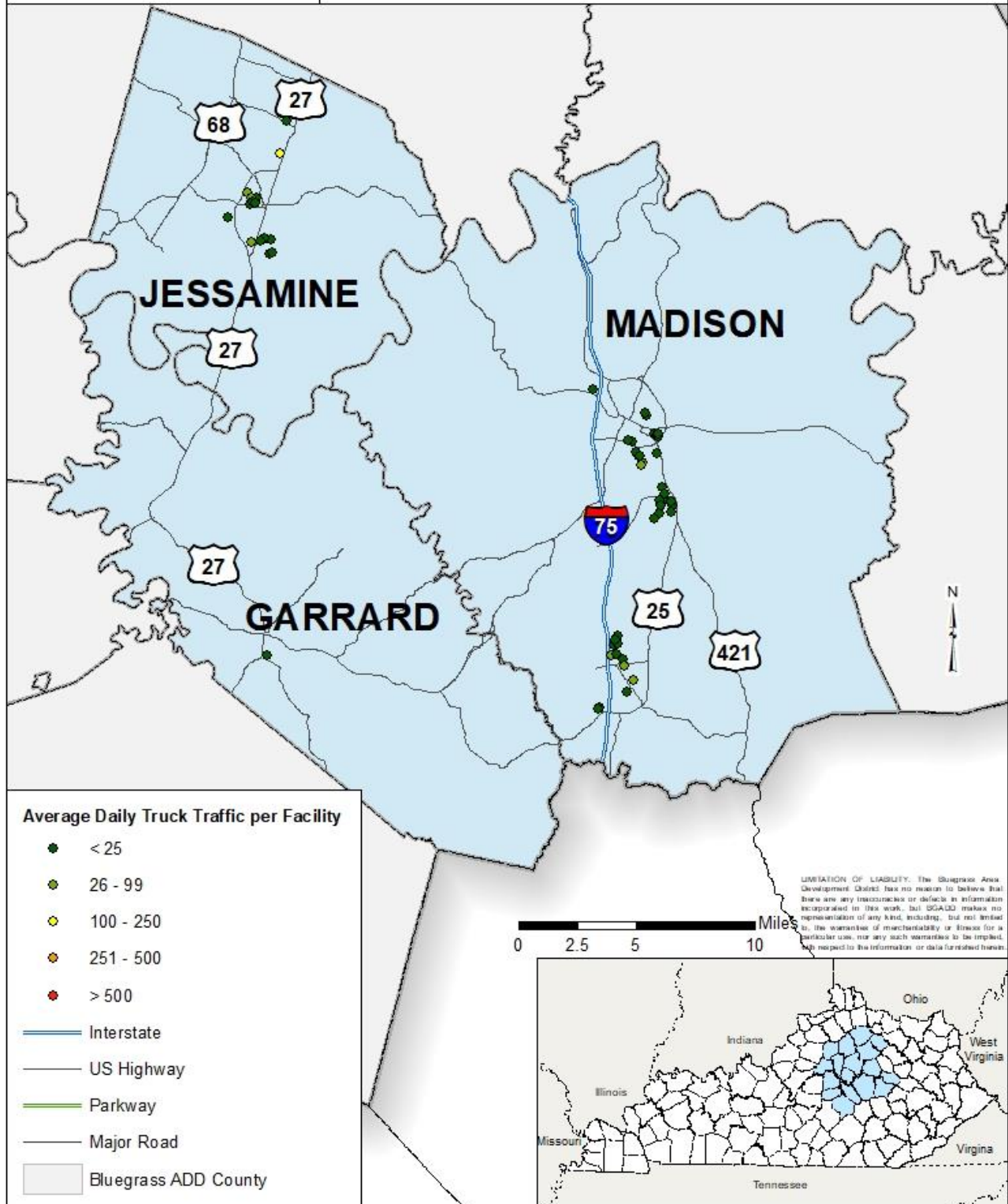


Figure 6: Major Freight Generators - Garrard, Jessamine, and Madison Counties

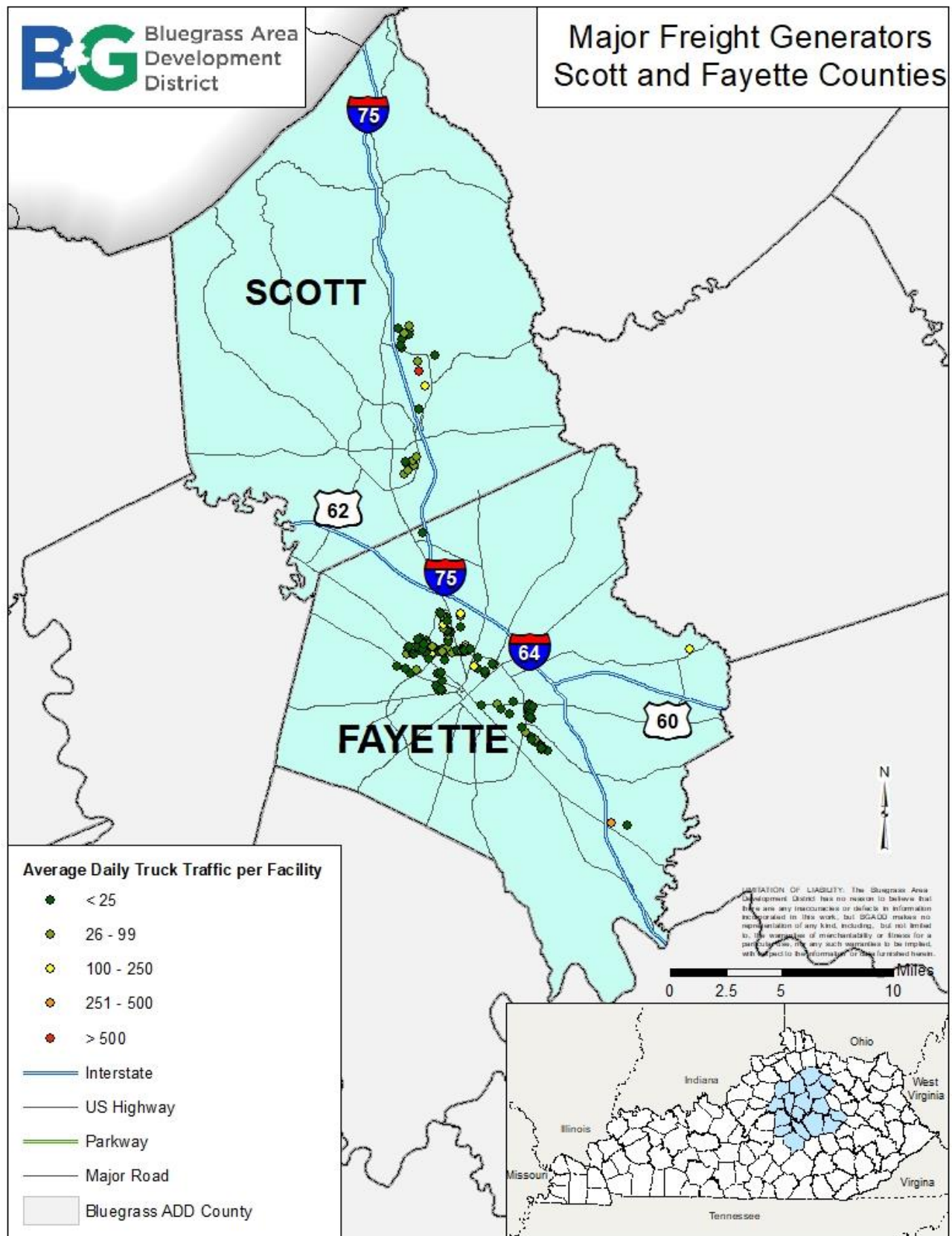


Figure 7: Major Freight Generators - Scott and Fayette Counties

Truck Parking Locations

Truck parking location information may be used to develop an idea of where we may need to improve those facilities in order to promote the safe and efficient movement of people, goods and services. These facilities are vital to the uninterrupted distribution of freight and the safety of truck drivers. The table below indicated the County, Name, and Total Spaces available for truck parking.

County	Name	Total Spaces
Anderson	Marathon	7
	Marathon/Ellis Trucking	4
Boyle	Marathon Gas	25
Clark	EB Rest Area	12
	96 Truck Stop	40
	Winchester Shell	40
	Speedway	3
	Gasoline Alley	3
Fayette	Donerail Travel Center	25
Franklin	Best Western, Shell, Marathon, BP	2
	I-64 Valero	2
Jessamine	BP/Double Kwik	15
Madison	Gulf Gas Station on Exit 90	10
	76 Truck Center	30
	Love's Travel Stop #291	80
	Best Western, Shell, Waffle House	4
	Parking at Shell & Valero	4
Powell	Rest Area	10
	KY-213 Exit to Stanton Parking at McDonalds and BP	13
	Parking at Family Dollar	10
Scott	NB Weigh Station	4
	Pilot Travel Center #353	110
	Pilot Travel Center #47	81
	SB Rest Area	47
	NB Rest Area	46
	Parking for Super 8 Motel Guests	30
Woodford	EB Rest Area	18
	Speedway	4
	Shell, Additional Unmarked Street Parking	7
	West Bound Rest Area	18
Total Parking		704

Table 2: BGADD Truck Parking Locations

The following map indicates where truck parking locations are at in the Bluegrass Region. Hospitals are also included on the map to show the nearest available medical services which accommodate large trucks should they be needed.

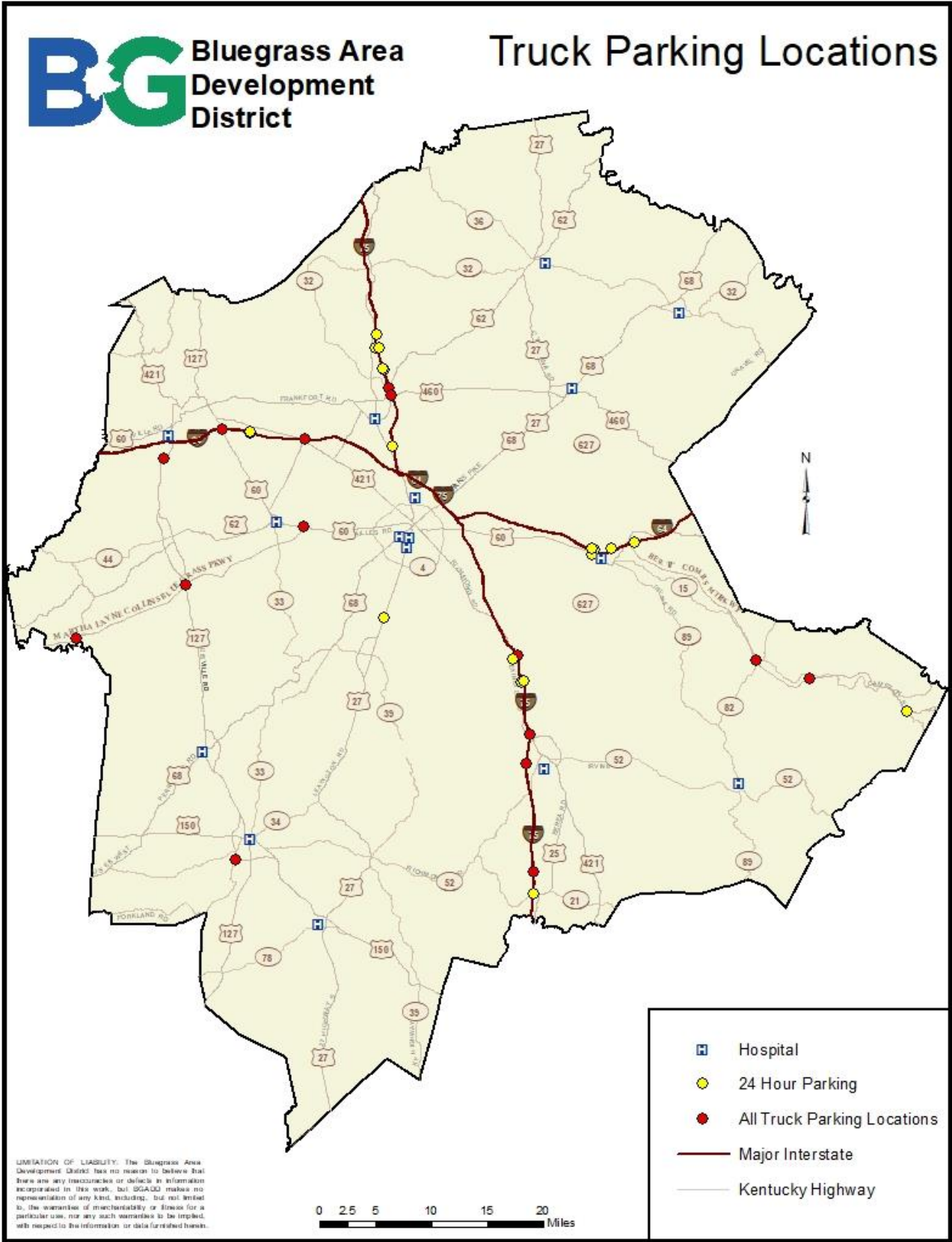


Figure 8: BGADD Truck Parking Locations

Transportation Needs

Strategic Highway Investment Formula for Tomorrow (SHIFT)

The Strategic Highway Investment Formula for Tomorrow, or SHIFT, is the process which is used to prioritize transportation projects for funding through the Six-Year Highway Plan (SYP). SHIFT is a data-driven, objective, and collaborative approach to determine the state's transportation funding priorities. It is a prioritization method utilized to bring balance and dependability to Kentucky's Highway Plan. The key elements of SHIFT: it is built on real data, it is objective, it is open and transparent, it is collaborative – engaging the input of local and district leaders in transportation, it is dependable.

Unscheduled Needs List

As SHIFT is the method by which projects are identified, a project that becomes active and has the capability to be run through SHIFT is listed on the Unscheduled Needs List (UNL). The UNL is the unconstrained list of all potential needs or deficiencies identified or suggested for consideration for future implementation. These projects represent identified needs that may or may not have data supported deficiencies for which conceptual projects may have been developed, but for which there are no current funding commitments.

The UNL is divided into two lists called the active list and inactive list. The active list will contain the needs that are followed and monitored closely and the list from which projects are prioritized and ranked. A need on the inactive list is one that historically had a low priority or no longer is considered a need. These needs are no longer monitored, but they are not deleted from the database in case the respective need once again becomes valid. It is possible, as needs change or new needs are identified, to move from the active list to the inactive list. Likewise, if determined to be a valid need, then there can be movement from the inactive list to the active list. The following map is a list of all identified needs, both active and inactive, in the Bluegrass Region. Analysis of Recommended



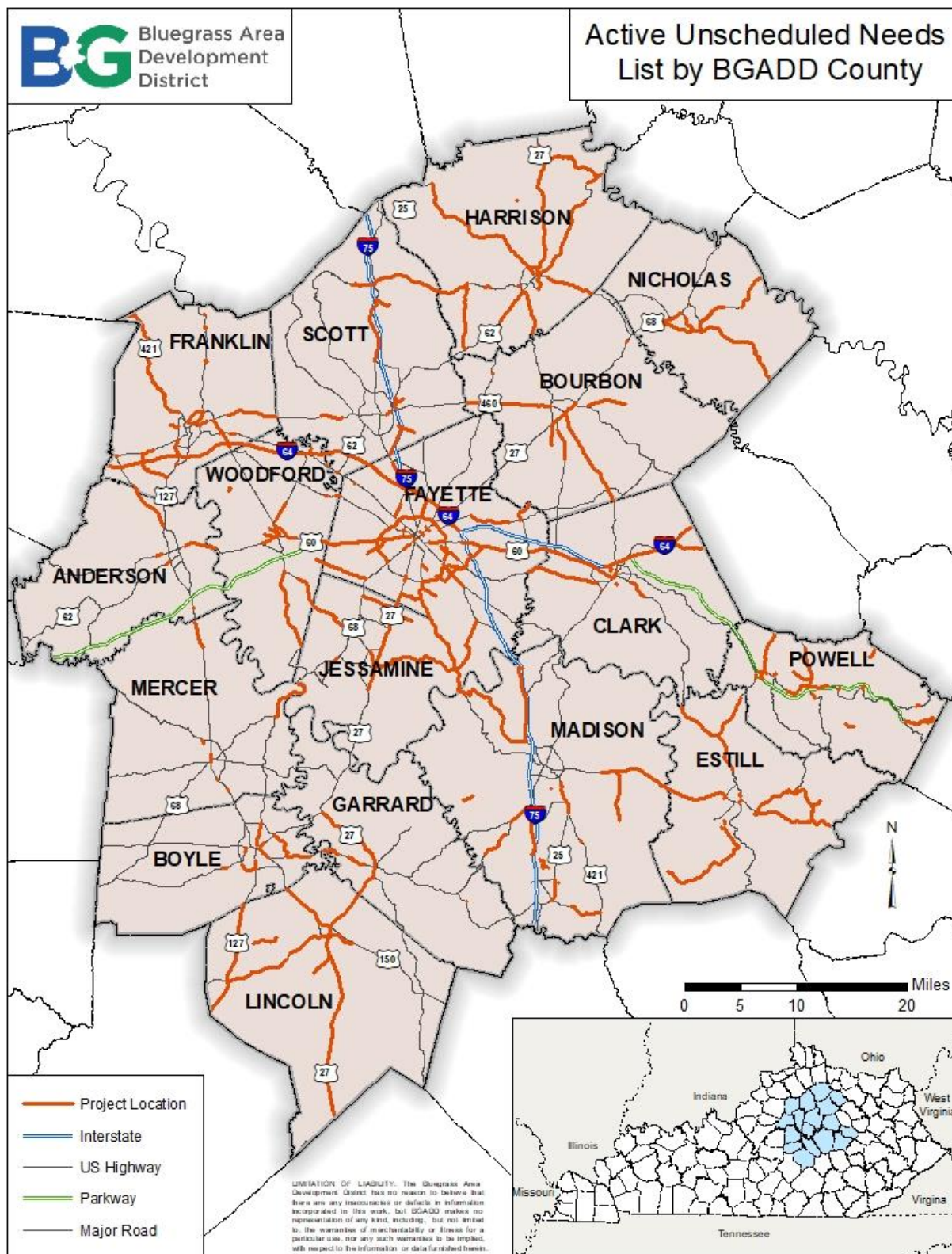


Figure 10: BGADD Active Unscheduled Needs List

Transportation Projects from a CEDS Perspective

Background

Governor Beshear released the Recommended Highway Plan in January 2022. This recommended plan, although not enacted, gives the public a chance to review transportation funding and which projects are important from a Statewide perspective.

Purpose

This report is to summarize the highway projects listed in the "Highway Improvement Projects Listing" section of the Recommended Highway Plan that either are identified as an NHS route, a Kentucky Highway Freight Network (KYHFN) route, and/or impact either an NHS or KYHFN route. This analysis may be useful to those in Economic Development or for Transportation Planning Purposes. After the enacted highway plan is released, this document may be used to compare and contrast which freight-related projects received funding. If projects in this analysis are not listed in the enacted highway plan or if the enacted highway plan has additional projects that were not listed in the recommended highway plan, further research may be required before any part of this document is used for additional study or analysis.

Methods

Projects from the Highway Improvement Projects Listing were selected based on their position within the Bluegrass ADD (BGADD) region. BGADD ArcGIS maps were also reviewed to determine which routes were either NHS or KYHFN, as these routes are the most crucial to freight movement throughout the State. A listing of all routes in the BGADD region that fall into one of these two categories was created and is listed below.

It is worth mentioning that further analysis will be required to ensure that the project location would impact either the NHS or KYHFN on each identified route. In some instances, only a part of a route would be included due to its connectivity or proximity to an interstate or other transportation or freight infrastructure. Furthermore, interstates are not included in the list above as there are only two that impact the region: I-75 and I-64. It is assumed that any improvement of these routes would guarantee an impact on freight movement throughout the region, so they are included in the next phase of analysis.

County	U.S. Routes	KY Routes	CS or CS Routes	Other
Anderson	127, 62	44, 151	-	9002 BG PKWY
Bourbon	62, 68, 460, 27	-	-	-
Boyle	127, 150, 68	2168, 34, 52	-	-
Clark	60	1958, 9000, 627, 89, 2888	CS1297, CS1001, CR1302, CS1286	-
Estill	-	52, 89, 82	-	-
Fayette	60, 27, 421, 68, 25	1974, 859, 4, 922, 1681, 57, 353, 1878, 1927, 1978, 1425, 1973, 418	CS4524, CS2523, CS4524	-

County	U.S. Routes	KY Routes	CS or CS Routes	Other
Franklin	60, 421, 460, 127	676, 1659, 151, 420, 2261	-	-
Garrard	27	52, 954, 34	-	-
Harrison	27, 62	-	-	-
Jessamine	27, 68	29, 169	-	-
Lincoln	27, 127	390	-	-
Madison	25, 421	52, 956, 876, 2872, 627, 388, 21, 595, 954	CR1303	-
Mercer	68, 127	390	-	9002 BG PKWY
Nicholas	68	-	-	-
Powell	-	11, 213, 9000, 15, 82	-	-
Scott	25, 460, 421	62, 3552, 3487, 2906	CS1034	-
Woodford	60, 62, 68	33, 2113	-	9002 BG PKWY

Table 4: BGADD Route Listings

Findings

The following is a listing of projects found in the Recommended Highway Plan that may have some freight impact due to their location or proximity on/to an NHS or KYHFN route.

County	Project	Comments
Anderson	RECONSTRUCT KY 151 FROM US 127 AT LAWRENCEBURG TO I-64 IN FRANKLIN COUNTY	KY 151; Two Counties – Anderson and Franklin
	IMPROVE US-62 (VERSAILLES RD.) FROM HILLTOP DR. TO WEST END OF BRIDGE OVER KENTUCKY RIVER AT TYRONE	US-52
Bourbon	REHABILITATION OF CANE RIDGE ROAD (KY 537) TO ACCOMMODATE NEW 8 FOOT SHOULDERS FROM THE INTERSECTION WITH 460 TO THE ENTRANCE PAST COLOR POINT	Not located on NHS or KYHFN, but does intersect with 460 and services Color Point
Boyle	None Listed	None Listed
Clark	EXTEND THE WINCHESTER EAST BYPASS (KY 1958) FROM IRVINE ROAD (KY 89) TO KY 627 SOUTH OF WINCHESTER	On NHS
	RECONSTRUCT US 60 FOR SAFETY IMPROVEMENTS FROM I-64 IN CLARK COUNTY (MP 14.210)) TO 500 FEET WEST OF SEWELL SHOP ROAD (MP 17.032)	Not on NHS section; May still qualify under KYHFN
	ADD A LEFT TURN LANE BY THE ENTRANCE OF 1520 BOONESBORO RD	On NHS

County	Project	Comments
Estill	IMPROVE LEVEL OF SERVICE, SAFETY, AND CONNECTIVITY ON KY-82 FROM KY-89 IN ESTILL CO. TO NEW CONSTRUCTION LOCATED NORTH OF HUDSON MILL ROAD IN ESTILL COUNTY	Not on NHS section; May still qualify under KYHFN
	IMPROVE GEOMETRICS ON KY-89 IN ESTILL COUNTY FROM KY-1886 TO THE ESTILL/ CLARK COUNTY LINE	Not on NHS section; May still qualify under KYHFN
Fayette	IMPROVE NEW CIRCLE ROAD FROM LEESTOWN ROAD TO NEAR GEORGETOWN ROAD	On NHS
	LEXINGTON-GEORGETOWN; RECONSTRUCT/WIDEN US 25 FROM SPURR ROAD TO KEARNEY ROAD	Not on NHS section; May still qualify under KYHFN
	LEXINGTON-GEORGETOWN; RECONSTRUCT/WIDEN US 25 FROM KEARNEY ROAD TO IRONWORKS ROAD	Not on NHS section; May still qualify under KYHFN
	IMPROVE NEWTOWN PIKE FROM KY-4 TO I-75	On NHS
	CONSTRUCT CITATION BOULEVARD FROM RUSSELL CAVE ROAD TO NEWTOWN PIKE	May be added to NHS or KYHFN once complete
	REPLACE RJ CORMAN RAILROAD BRIDGE OVERPASS (MP 8.378), IMPROVE DRAINAGE AND TYPICAL SECTION ON US 27	On NHS. Unsure if RR bridge replacement would impact freight
	REDUCE CONGESTION ON KY-4 (NEW CIRCLE RD) FROM TRADE CENTER DR TO WOODHILL DR	On NHS
	NEW CIRCLE RD: IMPROVE SAFETY AND REDUCE CONGESTION FROM US-68 (HARRODSBURG RD) TO US60 (VERSAILLES RD)	-
	IMPROVE LIBERTY ROAD FROM GRAFTONS MILL LANE TO NEW CIRCLE ROAD AND IMPROVE INTERSECTION WITH NEW CIRCLE ROAD	Not on NHS section; May still qualify under KYHFN
	REDUCE CONGESTION ON I-64/I-75 FROM NORTHERN SPLIT TO NEWTOWN PIKE	On NHS; major interstate project
	REDUCE CONGESTION ON I-64/I-75 FROM NEWTOWN PIKE TO PARIS PIKE	On NHS; major interstate project
	REDUCE CONGESTION ON I-64/I-75 FROM PARIS PIKE TO THE SOUTHERN SPLIT	On NHS; major interstate project
	CONSTRUCT A RIGHT TURN LANE HEADED WESTBOUND ON VIRGINIA AVE FROM US 27 AND CONSTRUCT A BUS TURNOUT SOUTH OF VIRGINIA AVE	On NHS
	ADDRESS CONGESTION AND IMPROVE SAFETY ON US 60 FROM MP 12.41 TO 16.37 BY WIDENING AND MODERNIZING US 60 FROM THE END OF THE FOUR-LANE SECTION NEAR POLO CLUB BLVD TO KY 859	Not on NHS section; May still qualify under KYHFN
	MODERNIZE AND IMPROVE CAPACITY ON US 60 FROM KY 859 (HALEY RD) TO KY 1958 (BYPASS RD) (IN CLARK CO)	Not on NHS section; May still qualify under KYHFN; Impacts Clark & Fayette

County	Project	Comments
Franklin	IMPROVE SAFETY, TRUCK MOBILITY, AND REDUCE CONGESTION ALONG I-64 FROM DIRECTLY EAST OF US127 TO US-60 SOUTH OF FRANKFORT	On NHS
	ADD A TURN LANE AT THE INTERSECTION OF KY 676 AND US 60	On NHS; directly relates to freight movement; major interstate project
	WIDEN I-64 TO 6 LANES FROM KY-395 TO KY-151	On NHS, also impacts non-BGADD County (Shelby)
Garrard	CONSTRUCT WEST LANCASTER BYPASS	On NHS
	IMPROVE US-27 FROM WEST LANCASTER BYPASS TO KY-34	May be added to NHS or KYHFN once complete
Harrison	RECONSTRUCT US 27 FROM MP 11.9 TO MP 12.4	Not on NHS section; May still qualify under KYHFN
Jessamine	EAST NICHOLASVILLE BYPASS SECTION IA: IMPROVE CONNECTIVITY AND MOBILITY EAST AROUND NICHOLASVILLE FROM SOUTH OF KY-39 TO NORTH OF KY-169	May be added to NHS or KYHFN once complete
Lincoln	US-27 CORRIDOR FROM SOMERSET TO LEXINGTON. IMPROVE SAFETY AND REDUCE CONGESTION ON US-27 FROM KY-1247 TO EDUCATION WAY	On NHS
	IMPROVE US-27 FROM KY-590 TO BELL STREET IN STANFORD	On NHS
	NEW TURNING LANE AT ARCADIA VIEW DRIVE	On NHS
	US 150 NEW TURNING LANE NEAR HUBBLE ROAD AND CRAWFORD LANE	On NHS
	RECONSTRUCT US 27 FROM BELL STREET (END OF 8-196.00) IN STANFORD TO LINCOLN-GARRARD COUNTY LINE	On NHS
	INSTALL TURN LANE AT DOLLAR GENERAL STORE ON US 150	On NHS; Unsure of impact on freight movement
Madison	IMPROVE KY-52 FROM WALLACE MILL ROAD TO INTERSTATE 75 AT THE DUNCANNON ROAD INTERCHANGE	Not on NHS section; May still qualify under KYHFN
	PRIORITY SECTION II & III: WIDEN US-25 FROM US-421 TO PUMPKIN RUN	On NHS
	ADD A LEFT TURN LANE ON US 421 INTO THE KINGSTON ELEMENTARY SCHOOL	Not on NHS section; May still qualify under KYHFN, not expected to have a major freight impact
Mercer	IMPROVE SYSTEM MOBILITY ALONG MOBERLY ROAD FROM KY 390 TO KY 1989 IN NORTHWEST HARRODSBURG	Not on NHS or KYHFN; may have some impact due to proximity of routes.
Nicholas	None Listed	None Listed

County	Project	Comments
Powell	MINOR WIDENING TO IMPROVE REDUNDANCY OF REGIONAL TRAVEL.	Not on NHS section; May still qualify under KYHFN
Scott	RECONSTRUCT KY 32/I-75 INTERCHANGE EXIT 136 (LOVE'S TRUCK STOP), REALIGNING PORTER RD WITH SADIEVILLE RD AT US25.	Not "on" NHS section; KY 32 portion may still qualify under KYHFN
	IMPROVE CAPACITY AND ACCESS ON KY 2906 FROM US 460 TO US 62	Not "on" NHS section; KY 32 portion may still qualify under KYHFN
	IMPROVE US 460 FROM RUSSELL CAVE RD TO I 75	Not "on" NHS section; KY 32 portion may still qualify under KYHFN
Woodford	IMPROVE US 60 (VERSAILLES ROAD) FROM THE BLUEGRASS PARKWAY/HUNTERTOWN PIKE TO PISGAH PIKE	On NHS
	ACCESS MANAGEMENT IMPROVEMENTS ON US 60 FROM LEXINGTON ROAD AT WOODFORD FEED TO MARSAILLES DRIVE	On NHS
	ACCESS MANAGEMENT IMPROVEMENTS ON US 60 FROM LEXINGTON ROAD AT WOODFORD FEED TO MARSAILLES DRIVE	On NHS; May be an accidental duplicate of above project.
	IMPROVE KY-169 FROM NORTH OF CLEAR CREEK RD IN JESSAMINE COUNTY TO NORTH OF KY-1967 IN WOODFORD COUNTY.	Not on NHS section; May still qualify under KYHFN; Impacts Woodford and Jessamine.





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TOURISM, HOSPITALITY, & RETAIL REPORT



Tourism

The tourism sector is a vital engine for economic growth within the Commonwealth of Kentucky, driving business sales, employment, and tax revenue. Launched in late 2024, the New Kentucky Home initiative combines tourism promotion with business and talent attraction to drive economic development across the state. According to a report titled "Economic Impact of visitors in Kentucky 2019", approximately 3.7% (1 in 26) of all jobs in the Commonwealth were sustained by tourism.

Other important statistics related to the economic benefits of tourism in the Commonwealth include:

Visitor Spending

- Those visitors to the Commonwealth of Kentucky spent almost \$8 billion in 2019. This generated roughly \$11.8 billion in total business sales, including indirect and induced impacts.

Continued Growth

- From 2018 to 2019, total income from tourism-sustained jobs increased by roughly 6.8% (\$2.9 billion to \$3.1 billion).



Figure 1: Natural Bridge - Red River Gorge

Employment

- A total of 95,803 jobs were sustained by visitors to Kentucky in the year 2019. This included 68,563 direct and 27,240 indirect and induced jobs.

Fiscal Contributions

- Tourism generated \$1.5 billion in tax revenue in 2019, with \$823 million accruing to state and local governments.



Figure 2: Acres of Land Winery

Tourism-Related Activities in the Bluegrass Region of Kentucky

Visitors to the Bluegrass Region of central Kentucky can find a number of tourism-related activities.

A few activities that can be found include:

Equine

Fayette and surrounding counties are world-renowned for their many horse farms. The City of Lexington is itself known as the "Horse Capital of the World." In addition to the horse farms themselves, visitors to the region can also find the Kentucky Horse Park and Keeneland Race Course where tours are often held, teaching about this unique and incredibly important industry.

Bourbon

Another industry that is of critical importance to Commonwealth of Kentucky, including the Bluegrass Region is the Bourbon industry. Kentucky's "signature industry" generates more than 22,500 jobs with an annual payroll topping \$1.23 billion statewide. The production and consumption of Kentucky bourbon produces more than \$286 million in annual tax revenue for the state and local governments. Visitors to the region will find many opportunities to witness and learn first-hand about the production of the well-regarded local spirit at many of the area's famous distilleries. In addition, many distilleries participate in the "Kentucky Bourbon Trail" and "Urban Bourbon Trail" which allows visitors to take a tour of the region's most famous distilleries. In addition to major distilleries that have created brands known worldwide, the Bluegrass Region is also home to a number of smaller craft breweries and distilleries. For those who are looking to experience these distilleries, the "Kentucky Bourbon Trail Craft Tour" provides visitors with an opportunity to experience the best of Kentucky's craft distilleries.

Outdoors

Within a short drive of Lexington, one can find many hiking and multipurpose trails. There are also a number of state parks and recreational areas that provide visitors with opportunities for hiking, fishing, hunting, and

¹Source: Economic Impact of Visitors in Kentucky 2019

boating. Some well-known outdoor recreation sites include Herrington Lake, Red River Gorge, Natural Bridge State Resort Park, Cedar Creek Lake, the Pinnacles, and the Palisades.

Heritage/Historical

Kentucky was also the location of several battles that were fought during the Civil War as well as many important historical sites. A few of these sites include the Mary Todd Lincoln House, Henry Clay's "Ashland" Estate, Fort Boonesborough, Fort Harrod, Logan's Fort, Constitution Square, William Whitley House, Kentucky Military History Museum, Lexington Opera House, and Liberty Hall Historic Site.

Retail

As one of the most populous regions of the state, the Bluegrass Region accounts for a sizable portion of Kentucky's overall retail sales. The region features six counties that serve as primary retail centers for the region. These counties include Fayette (Lexington), Madison (Richmond and Berea), Jessamine (Nicholasville) Franklin (Frankfort), Scott (Georgetown), and Boyle (Danville).



Case Study **The Bluebird**

In 2012, Chef William B. Hawkins partnered with Marksbury Farm Market to open Kentucky's premier farm-to-table restaurant – The Bluebird Café in Stanford, KY. Marksbury Farm Market is local, with their facilities located roughly 20 minutes north of Stanford in Lancaster, KY. The use of locally sourced produce and meats supports local farmers and provides a unique opportunity for those in the community to experience high-quality farm to table dishes.

Retail Sales in the Bluegrass ADD Region

County	Retail Sales (\$1,000)	Retail Sales Per Capita
Anderson	\$237,836	\$10,546
Bourbon	\$430,381	\$21,425
Boyle	\$527,835	\$17,599
Clark	\$480,114	\$13,358
Estill	\$66,149	\$4,663
Fayette	\$809,916	\$16,018
Franklin	\$6,341,837	\$19,722
Garrard	\$56,025	\$3,210
Harrison	\$145,820	\$7,782
Jessamine	\$986,055	\$18,509
Lincoln	\$146,310	\$5,972
Madison	\$1,232,205	\$13,502
Mercer	\$171,989	\$7,978
Nicholas	\$16,201	\$2,259
Powell	\$97,818	\$7,963
Scott	\$597,898	\$10,907
Woodford	\$271,818	\$10,306
TOTAL	\$12,616,207	N/A
AVERAGE	\$742,130	\$11,278

Source: U.S. Census Bureau (2017)

Table 1: BGADD Retail Sales



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WATER & SEWER INFRASTRUCTURE REPORT



Introduction

Water service is provided to nearly all residents within the Bluegrass Region through the efforts of both public jurisdictions and private water companies. Wastewater or sewer services are provided most commonly within the cities in the Region. In recent years, sanitation districts have been established to address failing package plants and septic systems serving areas outside of city limits. Most (unincorporated) county land is required by the health department, in the absence of sewer services, to provide a septic system.

The Bluegrass Area Development District publishes a “Rate Book” which looks at water and sewer customers, and associated costs per City and County within the 17-county region. In addition to the rate book information, a list of potential wastewater projects can be found within the WRIS Portal - Kentucky Infrastructure Authority website.

Infrastructure

Water Utilities and Sanitation Districts

In 1999 Governor Patton signed an Executive Order to provide water to all Kentuckians by the year 2020. This Executive Order affects quality of life as well as providing an incentive to businesses looking to locate in the Bluegrass Region. Infrastructure needs for both residents and businesses/industries cannot be understated and definitely meets the criteria as a resiliency method, both to maintain a steady-state and to help mitigate loss through active measures.

The Sustainable Infrastructure Initiative, which is part of the Clean Water/Drinking Water Plan of the Kentucky Infrastructure Authority (KIA) is designed to provide clean drinking water service, or at least access to publicly provided drinking water, to every household in Kentucky. Currently, the Bluegrass Region has reached about ninety-eight percent (98%) coverage for households served by a public water system. KIA's regional approach stems from a desire to consolidate smaller systems into a larger system to provide more efficient and cost-effective services and access to public drinking water.

It should be noted that most water producers in the Bluegrass Region use the Kentucky River as their primary source of raw water, with many others using it as a secondary source. Water sources used by municipalities and private water companies include reservoirs, aquifers, and wholesale purchases of water from other water utilities.

KIA has been working with the Kentucky Division of Water to eliminate and limit the use of package treatment plants throughout the state. The BGADD is aiding in this goal by promoting the creation of sanitation districts to create improved and first-time access to public sewer and eliminate the need for package plants or septic systems.

As an example, the cities of Hustonville and Burgin previously had no public wastewater options for their citizens. Citizens and businesses depended on failing septic tanks and elementary schools were served by failing package treatment plants. As they failed, raw sewage leaked directly into tributaries or other sources of clean water that led directly to primary raw water sources listed above. There have been several wastewater infrastructure systems constructed in the recent past, and there are others anticipated to be constructed within the next few years. These projects are regional in nature and will help with both quality of life of residents, and the viability of business and industry locating to the region.

Funding for water and sewer infrastructure is crucial in addressing these needs. In 2021, Governor Beshear and the Kentucky Legislature has allocated a total of \$550 million out of its ARPA allocations to create the Cleaner Water Program. This program extended loans with 100% principal forgiveness for water and sewer projects to address

local priorities, federal consent decrees, and extension of drinking water lines. The Bi-partisan Infrastructure Bill will provide additional funding to the existing Clean Water and Drinking Water SRF programs and establish new programs to address lead service lines and emerging contamination. Many counties and cities are also utilizing their own American Rescue Plan Act (ARPA) allocations on priority water and sewer projects.

Digital Rate Book

In an effort to modernize and improve access to key regional infrastructure and demographic data, the Bluegrass ADD launched a new Digital Rate Book on July 1, 2025. Developed using the ArcGIS platform—already licensed by the Area Development District—this tool centralizes information relating to local utilities, tax rates, and population metrics in a user-friendly, interactive format.

The Digital Rate Book is publicly accessible through the ADD website , offering a streamlined alternative to traditional print publications. It features an interactive map that displays the respective service areas of regional water and sewer utilities. Accessible data includes detailed rate and tap-on fee information as well as local tax rates, county and city population data, and low-to-moderate income (LMI) percentages, offering a comprehensive snapshot of socioeconomic conditions across jurisdictions.

To ensure data integrity and redundancy, information was gathered during mandatory system visits. A key feature of the digital format is the ability to update data in real time, allowing for more responsive decision-making by local governments, planners, and developers while eliminating delays typically associated with annually updated print rate books.

Primary Focus Objective

Infrastructure is of paramount importance to the economic vitality of a region. Both suppliers and consumers rely on a network of infrastructure to both sell or obtain goods and services. All infrastructure (new and existing) improvements should focus on safety (reducing injury and fatalities), reducing congestion, improving system reliability, and reducing delays in delivery of services and goods.

Strategy One

Improve the quality and efficiency of existing infrastructure, as well as create consistency in system designs within the Bluegrass Region.

Actionable Policy

1. Ensure adequate and efficient water supply.
2. Ensure adequate and efficient wastewater or septic system design and availability.
3. Promote reducing subdivision construction within agricultural intense areas due to lack of infrastructure.
4. Promote consistency in design of infrastructure systems between Counties and Cities (i.e., regional engineering design details).



Bluegrass Area
Development
District

2022

HOUSING REPORT



Introduction

Across Kentucky, and the U.S., the housing market has skyrocketed since 2020, as has market volatility. As a result, there is very low availability of affordable housing for first-time home buyers and young professionals, coupled with climbing home prices and mortgage interest rates. To ensure that the Bluegrass continues to be an attractive and affordable place for families to live and work, an increase in the stock of "starter" homes and options for first-time homebuyers must be a major area of focus for land use planning and development efforts in the Region's near future.

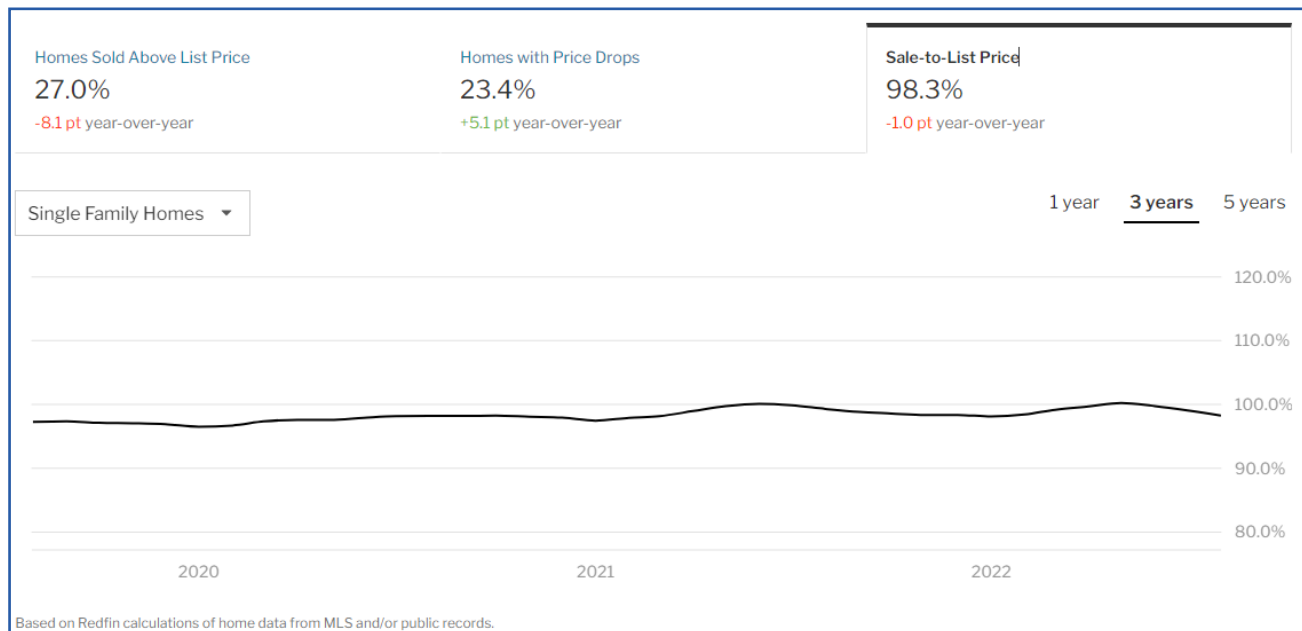
Starter homes can be condos or townhouses for sale, but most often they are single-family homes. Single-family starter homes are usually smaller, less expensive homes that first-time homebuyers plan to live in temporarily until they're ready for their "forever" homes. They are typically smaller homes, between 750 and 1,400 square feet and have one to two bedrooms and one bathroom.

Starter homes are often "fixer-uppers" that need quite a lot of repairs, so they are generally more affordable than comparable homes in better condition. Thus, first-time buyers who are willing to make upgrades and renovations can save money and build equity. These homes are pivotal to the economic success of a given place, in that their availability can increase the attractiveness of a community to young professionals and their families, and the lack thereof can quickly affect the availability of young talent in the local labor market.

Housing Market Trends in Kentucky and the BGADD

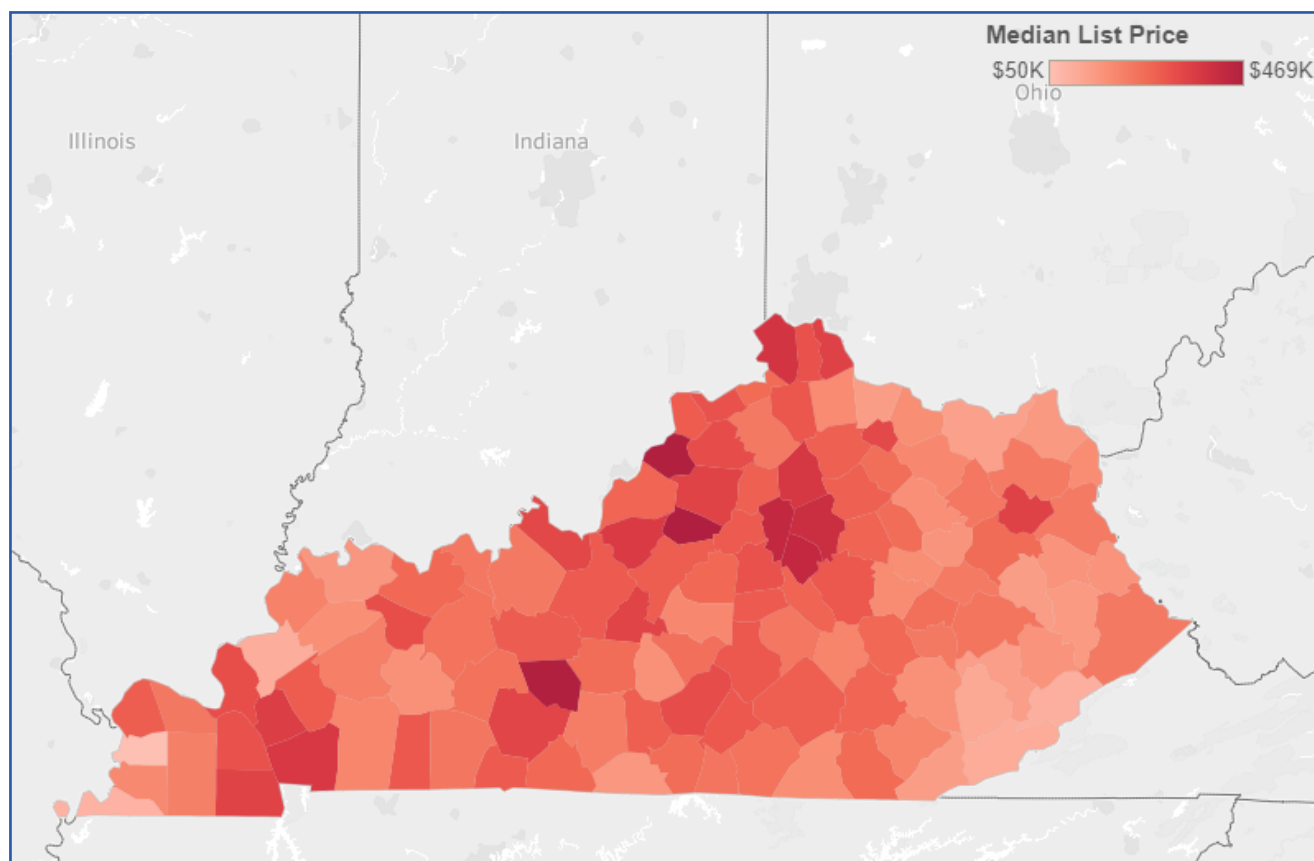
What is the housing market like right now?

In August 2022, home prices in Kentucky were up 10.9% compared to last year, selling for a median price of \$247,800. On average, the number of homes sold was down 5.9% year over year and there were 4,562 homes sold in August this year, down 4,843 homes sold in August last year. The median days on the market was 27 days, up 5 yearover-year.



Source: www.redfin.com

Figure 1: KY Single Family Median Sale Price



Source: www.redfin.com

Figure 2: KY Single Family Median Sale Price Heat Map

Median Price List in the Bluegrass ADD Region

County	Median Price List
Anderson	\$291,000
Bourbon	\$279,000
Boyle	\$292,000
Clark	\$272,000
Estill	\$180,000
Fayette	\$409,000
Franklin	\$210,000
Garrard	\$272,000
Harrison	\$280,000
Jessamine	\$428,665
Lincoln	\$229,000
Madison	\$299,950
Mercer	\$310,000
Nicholas	\$250,000
Powell	\$177,000
Scott	\$377,250
Woodford	\$430,000

Source: www.redfin.com

Figure 1: KY Single Family Median Sale Price List

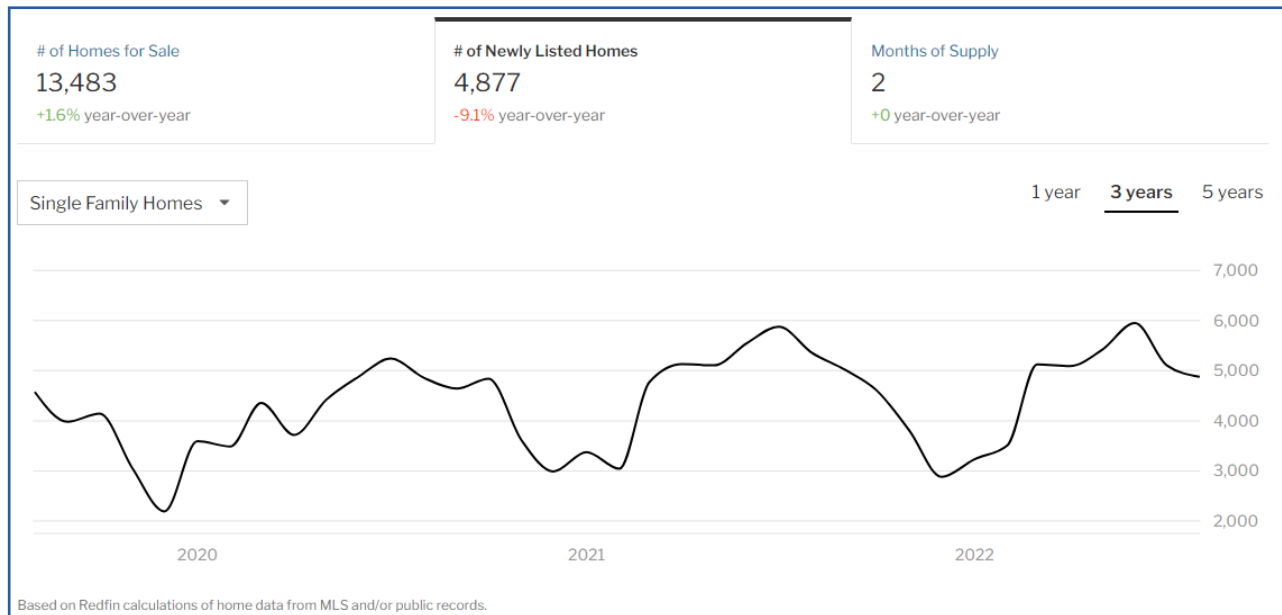
Are there enough homes for sale to meet buyer demand?

In August 2022, there were 13,483 homes for sale in Kentucky, up 1.6% year over year. The number of newly listed homes was 4,877, down 9.1% year over year. Housing availability is also assessing how many months of demand can be met by the supply currently on the market. Presently, Kentucky is averaging 2 months worth of inventory on the market at any given time, a number that has not increased year-over-year.



Source: www.redfin.com

Figure 3: KY Single Family Homes for Sale



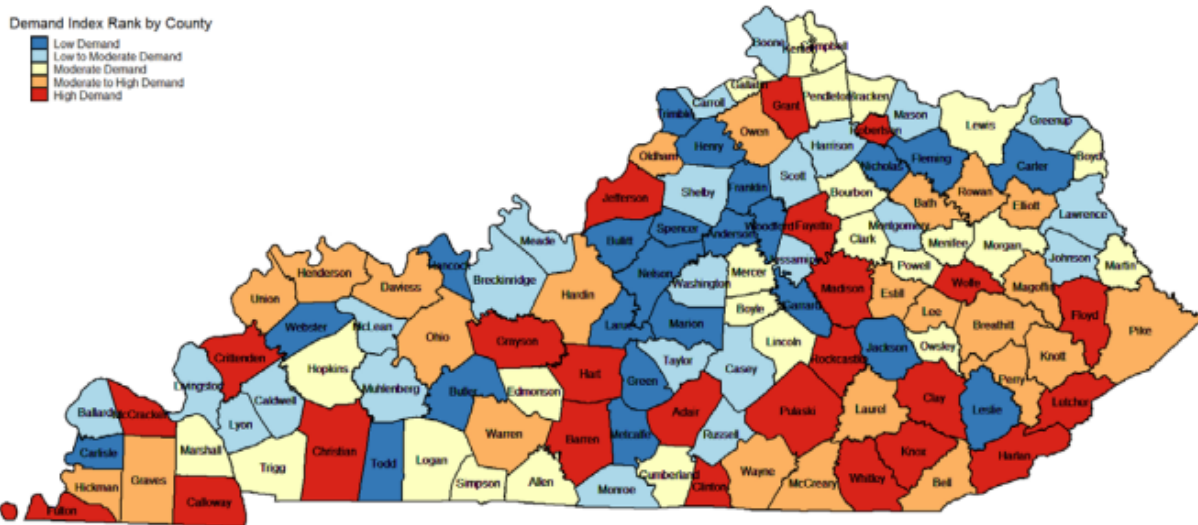
Source: www.redfin.com

Figure 4: KY Single Family Newly Listed Homes

Housing Demand Index (2018)

The housing demand index was created by the University of Kentucky's Gatton College of Business and Economics as part of a report Kentucky Housing Association's Housing Needs Assessment. The heat map was generated from county level variables that influence the demand for housing in Kentucky. The index utilizes an aggregate scoring system that ranks counties from greatest to least demand for 18 different variables (Housing Demand Index, p. 1-2). Counties with the highest demand for a variable receive a 1, while counties with the lowest demand receive a 120.

Each individual variable was ranked from 1 to 120. Once all individual elements were ranked, each corresponding rank was aggregated to a total score. This aggregate score was ranked using the same methodology as the individual elements, creating an "Overall Rank" by county. This data is based off of the latest housing census data for counties.

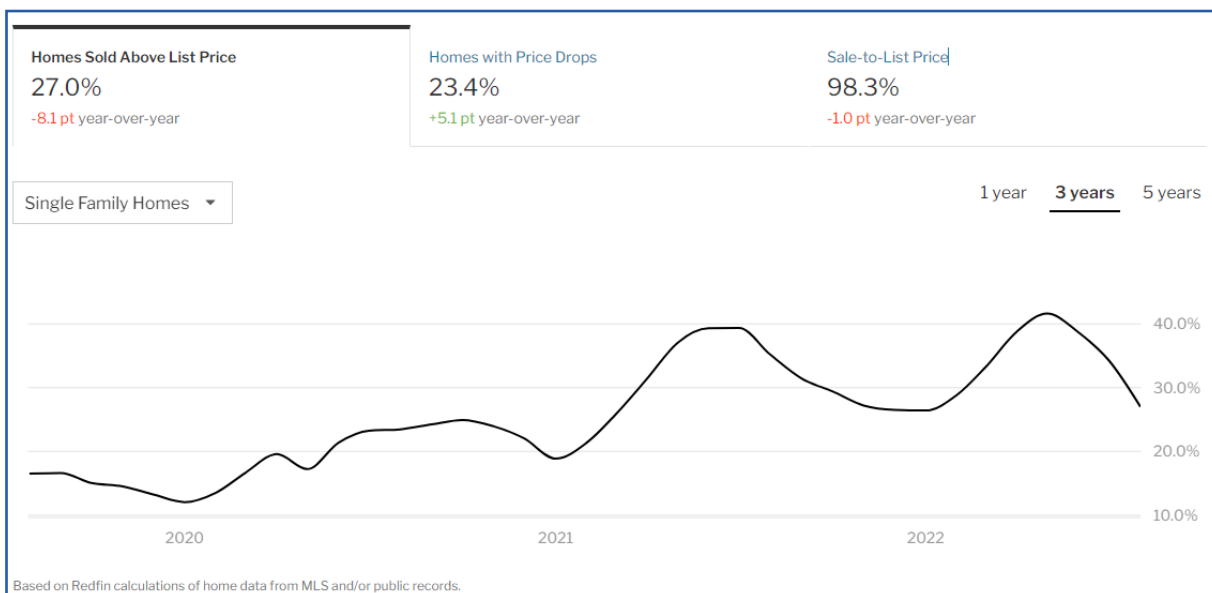


Source: Housing Demand Index, p. 4

Figure 5: KY Housing Demand

How competitive is the market?

In August 2022, 27.0% of homes in Kentucky sold below list price, down 8.1 points year over year. There were only 23.4% of homes that had price drops, up from 18.0% of homes in August last year. There was a 98.3% sale-to-list price, down 1.0 points year over year.



Source: www.redfin.com

Figure 6: KY Single Family Homes Sold Above List Price

Occupancy Rates

County	Owner-Occupied House Unit Rate (2016-2020)	Total Housing Units (July, 2021)
Anderson	75.5%	10,143
Bourbon	62.9%	9,155
Boyle	68.9%	12,968
Clark	67.6%	16,257
Estill	69.6%	6,840
Fayette	54.6%	147,594
Franklin	62.4%	24,073
Garrard	85%	7,262
Harrison	70.4%	8,130
Jessamine	67.3%	20,883
Lincoln	78.3%	10,857
Madison	60.6%	39,811
Mercer	73.3%	10,409
Nicholas	69.7%	3,325
Powell	70.1%	5,608
Scott	72.3%	23,224
Woodford	69.5%	11,601

Source: Census QuickFacts



2023 Supplemental Housing Report

Current Housing in the Bluegrass

The dominant housing style in the Bluegrass Region is single-family detached housing and is found at a higher rate than the rest of Kentucky, and even the nation. Only two counties in the region have lower rates of single-family housing than the statewide rate (67.8 percent of housing stock). Anderson, Woodford, and Garrard Counties' housing stocks are over 80 percent single-family houses, which are the highest in the region, while Fayette and Madison Counties both have less than 65 percent of their housing stocks as single-family residential. The other major housing type in the region is mobile homes, as Powell, Nicholas, Lincoln, and Estill Counties have over 20 percent of their housing stock as mobile homes, almost double the statewide rate of 11 percent. The median home value in the region varies between \$83,100 (Estill) and \$225,600 (Scott), with the majority of counties having a median value of around \$150,000.

Over the previous year, the median sale price of homes across the Bluegrass Region continued to increase for the majority of counties. The largest year-over-year increase was in Powell County, but Boyle, Fayette, Franklin, Jessamine, and Lincoln Counties all had median sale prices higher than 15 percent from the previous year. Bourbon, Clark, Mercer, and Nicholas Counties saw moderate declines in the sale price, with Garrard County sticking out as an outlier due to a 21 percent decrease.

BGADD Median Sales Price

County	Median Sale Price (July 2023)	Year-Over-Year Change
Anderson	\$232,500	5.70%
Bourbon	\$173,500	-5.20%
Boyle	\$294,000	23.50%
Clark	\$252,000	-1.20%
Estill	\$175,000	6.10%
Fayette	\$341,727	17.30%
Franklin	\$243,000	21.50%
Garrard	\$227,000	-21%
Harrison	\$195,000	0.50%
Jessamine	\$387,062	34.40%
Lincoln	\$200,000	31.10%
Madison	\$277,700	7.20%
Mercer	\$228,950	-4.10%
Nicholas	\$120,000	-4.00%
Powell	\$237,000	66.90%
Scott	\$320,000	10.30%
Woodford	\$385,450	19.40%

Source: Redfin

Table 1: Median Home Sale Price and Year-Over-Year Change

The median rent paid across the Bluegrass Region is varied. Unsurprisingly, the more urban counties have higher rents, with Fayette and Scott Counties being the highest at over \$900 a month, followed by Jessamine, and Franklin Counties with median rents over \$800. Estill, Harrison, Lincoln, Mercer, and Nicholas Counties have median rents

below \$700 a month. Many counties in the region have high percentages of renters that are considered “rent burdened,” or they spend more than 30 percent of their income on housing costs. Anderson and Powell have the highest rates, as over 60 percent of renters in each county are considered rent burdened. Only four counties have less than 40 percent of renters considered rent-burdened, Lincoln, Harrison, Franklin, and Scott Counties.

BGADD Median Rent

County	Rent	County	Rent
Anderson	\$776	Jessamine	\$848
Bourbon	\$728	Lincoln	\$643
Boyle	\$734	Madison	\$761
Clark	\$772	Mercer	\$652
Estill	\$633	Nicholas	\$643
Fayette	\$967	Powell	\$711
Franklin	\$835	Scott	\$996
Garrard	\$728	Woodford	\$823
Harrison	\$659		

Table 2: Median Rent by County. Data via American Community Survey

Percentage of Renters that are Considered Rent Burdened

County	Rent	County	Rent
Anderson	61.10%	Jessamine	41.50%
Bourbon	43.80%	Lincoln	38.50%
Boyle	45.40%	Madison	44.10%
Clark	45.20%	Mercer	41.10%
Estill	40.10%	Nicholas	40.40%
Fayette	46.30%	Powell	64.40%
Franklin	36.40%	Scott	36.50%
Garrard	45.40%	Woodford	43.20%
Harrison	38.40%		

Table 3: Percentage of Renters that are Considered Rent Burdened. Data via American Community Survey

Housing Market Trends in Kentucky

The median sale price for Kentucky homes continues to increase, albeit at a slower rate, to a new high of \$257,400 in June 2023. This is a continuation of a longer multi-year trend, shown in the graph below, and is a comparable trend to other states nationwide. The year-over-year sale price increase did grow at a slower rate, 2.2 percent, compared to previous years (6.8 percent growth from June 2019 to 2020, 14.4 percent from June 2020 to 2021, and 11.5 percent from June 2021 to 2022). The slowing sale price is paired with a 16 percent decline in the number of homes sold and an increase of 4 days for the median days of a house on the market.



Table 4: Median Sale Price for Kentucky homes over the previous 3 years. Data via Redfin

This slowdown of the housing market across Kentucky might not have materialized in the Bluegrass Region. Over the past year, 4 of the 10 cities with the fastest growing sales price were in the region. The top 10 are listed below, with areas in the Bluegrass Region **bolded**.

Metro Areas in Kentucky with Largest Year-Over-Year Price Increase

Elizabethtown	42.5 percent	Covington	26.6 percent
Nicholasville	38.4 percent	Erlanger	22.6 percent
Paducah	29.4 percent	Murray	21.2 percent
Newport	28.5 percent	Lexington-Fayette	17.8 percent
Danville	26.8 percent	Lexington	17.3 percent

Metro Areas in Kentucky with Largest Year-Over-Year Price Increase



Table 6: New Home Listing Counts in Kentucky over the Previous 5 years. Data via the Federal Reserve

This trend is seen in the Bluegrass Region as well. Below are the number of homes listed in the 5 largest counties in the region over the previous (Fayette, Scott, Jessamine, Madison, Franklin) and the year-over-year change. All of the counties have a decreasing number of houses listed, as well as a mostly negative year-over-year monthly change. Because many of these counties are currently experiencing population growth, and substantial projected growth, this is concerning because it could indicate that an increasing supply, fewer homes are seeing the market and could eventually cause quick price increases.

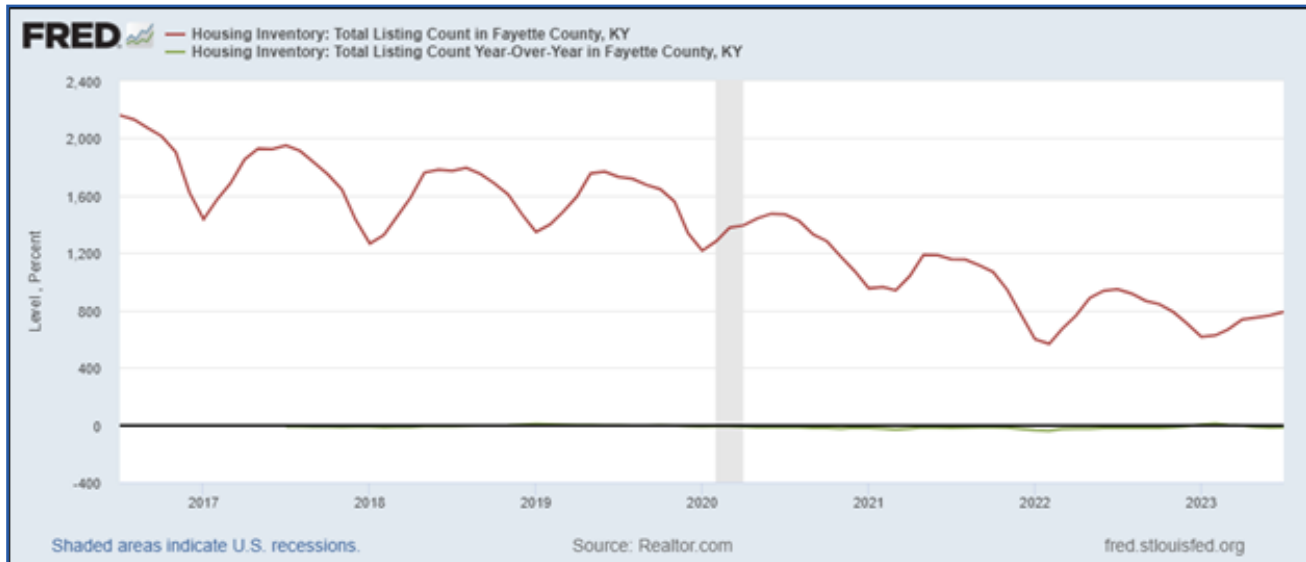


Table 7: Total Listing Count and Year-Over-Year Change for Fayette County. Data via the Federal Reserve

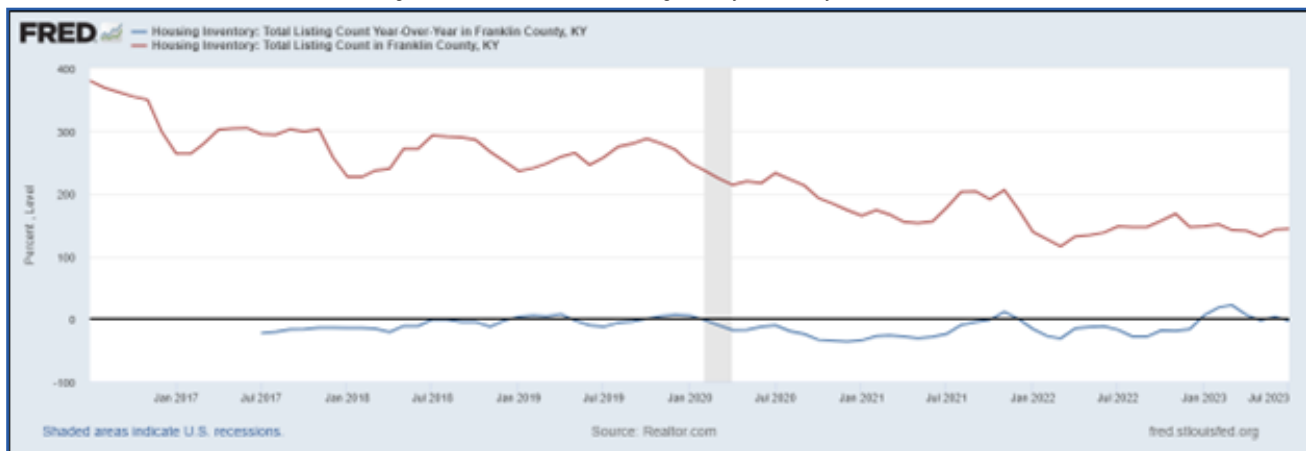


Table 8: Total Listing Count and Year-Over-Year Change for Franklin County. Data via the Federal Reserve

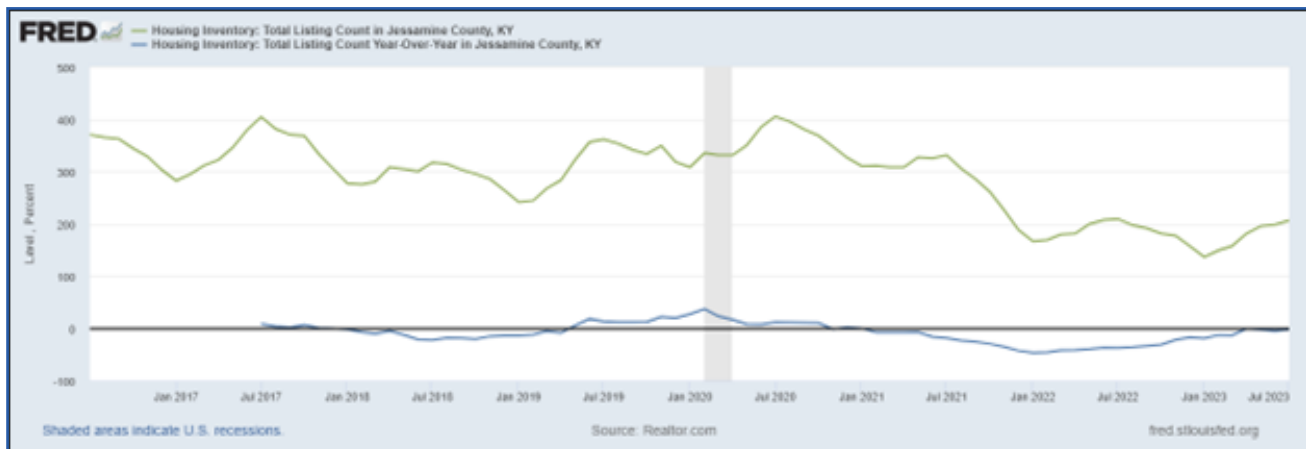


Table 9: Total Listing Count and Year-Over-Year Change for Jessamine County. Data via the Federal Reserve

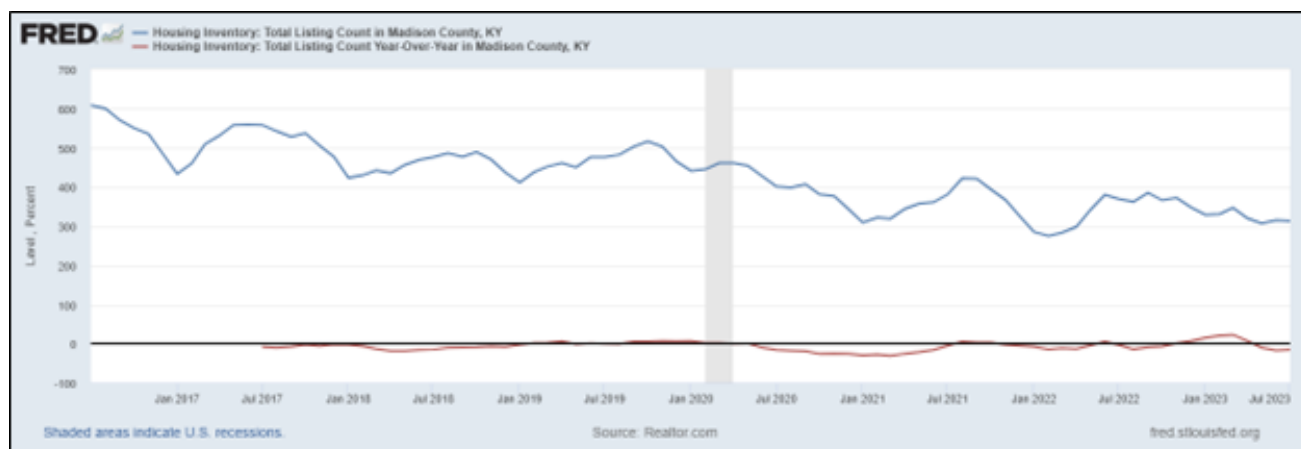


Table 10: Total Listing Count and Year-Over-Year Change for Madison County. Data via the Federal Reserve

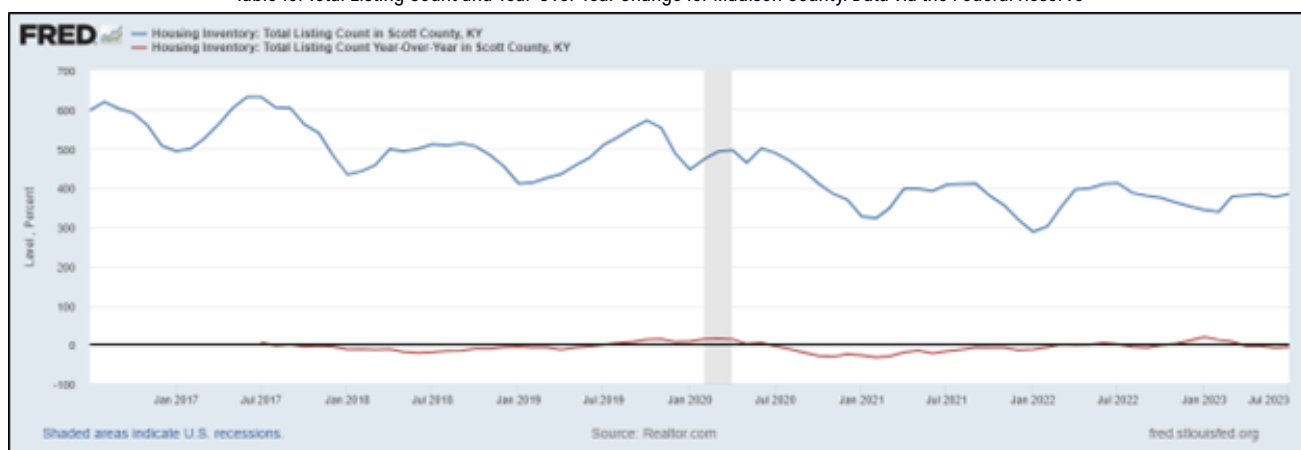


Table 11: Total Listing Count and Year-Over-Year Change for Scott County. Data via the Federal Reserve

Future Needs

The 17-county Bluegrass Region is expected to experience population growth over the next couple of years, further putting pressure on the housing market. The Kentucky State Data Center projects the populations of Kentucky counties and regions and projects the population of the Bluegrass Region to reach 1 million residents around 2050, with a slightly smaller average household size. To accommodate this growth, there is a projected need for an additional 80,000 housing units by 2050. The need for additional housing will force local planning commissions to continue to make difficult decisions relating to density, as there is a clear preference for single-family housing and low-density development throughout the region while balancing the agricultural culture of the area and a desire to protect the agricultural land.

When looking at the county level, it is obvious that the growth is not spread evenly across the county. Most of the growth is expected in Lexington-Fayette or its surrounding counties, with Fayette, Anderson, Jessamine, Madison, and Scott Counties expected to grow by over 20 percent by 2050. Scott County in particular is expected to grow rapidly, with an almost 80 percent increase in population over the next 30 years. Bourbon, Estill, Harrison, and Lincoln Counties are expected to lose population, with the remaining counties expecting growth somewhere between these levels. Most of the Bluegrass Region is expected to have a smaller household size, which correlates to additional housing needs slightly beyond the population growth. Anderson, Fayette, Jessamine, Madison, and Scott Counties are expected to see the number of households in each county grow by over 25 percent.

Population Projections - Bluegrass Area

	2010	2020	2030	2040	2050
Total Population	770,404	832,909	896,269	949,433	998,826
Average Household Size	2.41	2.4	2.36	2.34	2.34
Housing units needed	319,670	347,045	379,775	405,741	426,849

Table 12: Population and Housing Projections for the Bluegrass Region. Data via Kentucky State Data Center



Population Projections by County

County	2020	2030	2040	2050	Growth Rate (2020 to 2050)
Anderson	23,852	25,909	27,493	28,845	20.90%
Bourbon	20,252	20,142	19,766	19,207	-5.20%
Boyle	30,614	31,918	32,719	33,330	8.90%
Clark	36,972	37,862	38,016	38,047	2.90%
Estill	14,163	13,283	12,210	11,110	-21.60%
Fayette	322,570	351,352	375,774	398,219	23.50%
Franklin	51,541	53,287	54,249	54,989	6.70%
Garrard	16,953	17,444	17,389	17,121	1.00%
Harrison	18,692	18,515	17,962	17,371	-7.10%
Jessamine	52,991	57,706	61,439	64,162	21.10%
Lincoln	24,275	23,712	22,615	21,436	-11.70%
Madison	92,701	101,458	109,034	116,156	25.30%
Mercer	22,641	23,503	23,997	24,430	7.90%
Nicholas	7,537	7,920	8,327	8,864	17.60%
Powell	13,129	13,288	13,294	13,344	1.60%
Scott	57,155	70,596	85,864	102,616	79.50%
Woodford	26,871	28,374	29,285	29,569	10.00%

Table 13: Population Projections by County. Data via Kentucky State Data Center

Housing Projections by County

County	2020	2030	2040	2050	Growth Rate (2020 to 2050)
Anderson	23,852	25,909	27,493	28,845	20.90%
Bourbon	20,252	20,142	19,766	19,207	-5.20%
Boyle	30,614	31,918	32,719	33,330	8.90%
Clark	36,972	37,862	38,016	38,047	2.90%
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Garrard	16,953	17,444	17,389	17,121	1.00%
Harrison	18,692	18,515	17,962	17,371	-7.10%
Jessamine	52,991	57,706	61,439	64,162	21.10%
Lincoln	24,275	23,712	22,615	21,436	-11.70%
Madison	92,701	101,458	109,034	116,156	25.30%
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Nicholas	7,537	7,920	8,327	8,864	17.60%
Powell	13,129	13,288	13,294	13,344	1.60%
Scott	57,155	70,596	85,864	102,616	79.50%
Woodford	26,871	28,374	29,285	29,569	10.00%

Table 14: Projected Housing Needs. Data via Kentucky State Data Center





Bluegrass Area
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UPDATE SUPPLEMENTAL REPORT: BLUEGRASS RECOVERY INITIATIVE



Introduction

The Bluegrass Recovery Initiative (BRI), housed within the Bluegrass Area Development District (BGADD), is a regionally coordinated effort to strengthen Central Kentucky's economic and social resilience by addressing the workforce and community impacts of substance use disorder (SUD). The initiative advances CEDS priorities by fostering collaboration, improving workforce participation, and aligning recovery-focused strategies with regional economic development.

Purpose and Strategy

The BRI pursues six core objectives that directly support regional competitiveness and inclusion:

1. **Strategic Planning**: Align prevention, treatment, recovery, reentry, and interdiction efforts across the region.
2. **Collaboration**: Coordinate communication among agencies and stakeholders managing SUD-related funding, including opioid abatement resources.
3. **Targeted Investment**: Identify service gaps and align funding to strengthen the continuum of care.
4. **Judicial Coordination**: Improve outcomes through partnerships with courts, detention centers, and reentry programs.
5. **Workforce Integration**: Link recovery services with employment and training opportunities.
6. **Technical Assistance**: Support local governments with data, evaluation, and the formation of local advisory boards.

Structure and Implementation

BRI leverages BGADD's existing framework while adding specialized roles: an Executive Director, Continuum of Care Specialist, Criminal Justice Specialist, Economic Specialist, and Administrative Specialist. Together, they coordinate regional planning, manage data, and strengthen collaboration between recovery systems, employers, and local governments.

Regional Scope and Sustainability

The initiative will launch in eleven counties—including Anderson, Bourbon, Boyle, Fayette, Franklin, Harrison, Jessamine, Madison, Mercer, Scott, and Woodford—and expand to six additional counties in Phase II.

BRI's sustainability plan includes diversifying funding, reducing dependence on grants, and pursuing opportunities such as the Appalachian Regional Commission's INSPIRE Initiative. By year four, the goal is to maintain operations through a blend of local and regional support.

Conclusion

By connecting recovery, reentry, and workforce systems, the Bluegrass Recovery Initiative transforms public health challenges into opportunities for economic renewal. This coordinated framework strengthens Central Kentucky's workforce, supports local governance, and advances the region's long-term economic vitality.



Bluegrass Area
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HEALTHCARE & EDUCATION REPORT



H



→ EMERGENCY



→ South Entrance

Introduction

The Bluegrass region is home to not only several community colleges, but also two of the largest higher learning institutions in the state. Because of this, the region is home to world class healthcare, including the state's #1 ranked hospital in Kentucky (Albert Chandler Hospital). The region also has one of only two medical schools in the state. Healthcare and education are huge economic drivers in the bluegrass region. Employing a combined 70,947 people, both are vital to our future.

Education

The Bluegrass region is home to 10 colleges and universities, 4 of which are public. Two major institutions, The University of Kentucky and Eastern Kentucky University, call the region home. All institutions are growing at a steady rate.

This year has been one of growth for the state's flagship university. In the fall of 2022, The University of Kentucky in Lexington admitted 6,120 students, the largest freshman class in school history. Enrollment has now reached over 32,000. The graduation rate has now risen to 69% as well. The university reports that it handed out over 7,500 degrees last year, a number that is expected to increase in the coming years.

Eastern Kentucky University has recently seen a spike in enrollment. Located in Richmond, ECU has an enrollment of 14,465. For the first time in six years, ECU has begun to see growth again. The retention rate of freshman moving into their sophomore year was reported to have grown by 4% as well. ECU has also recently received around \$55 million in state appointed funds for various projects over the coming years.

The Bluegrass region holds the distinction of being the only region in Kentucky that is home to an HBCU, Kentucky State University. Providing education and a healthy environment for African American students to grow, Kentucky State is an important institution in the region. Located in Frankfort, KSU just last year received its largest donation in school history. As part of an initiative to develop more black leaders, Diageo donated \$1 million to the school.

The region is also home to a branch of the Kentucky Community & Technical College System. Bluegrass Community & Technical College (BCTC) has three locations in Lexington as well as four other regional campuses located in Danville, Georgetown, Lawrenceburg, and Winchester. BCTC is key in training the region's manufacturing workforce, receiving several grants to aid students pursuing degrees in construction and manufacturing. BCTC also plays a major role in creating workers for the ever-growing healthcare industry.

Healthcare

Having just recently gone through a global pandemic, there is no question that our regional hospitals were put under great strain. The extra burden of COVID-19 patients presented a major problem to our regional healthcare providers. One glaring issue was the shortage of nurses in Kentucky. A study conducted by the Kentucky Nurses Association showed that 73% of nurses in Kentucky felt that hospital staffs were too small to handle the increased patient load. The top priorities in alleviating this crisis, as listed by the nursing association, were Increasing staff size and adding more non-clinical staff to take responsibility of non-essential nursing tasks. Providing over 30,000 jobs while simultaneously keeping our region healthy, the healthcare providers of the bluegrass are among our most important stakeholders. As healthcare is a growing industry, regional hospitals have been making big plans for the future. These plans include a \$64 million expansion at UK Chandler hospital and a 30,000 square foot addition to Georgetown Community hospital. Our region is proudly home to over 10 major healthcare facilities, including the previously mentioned #1 ranked hospital UK Albert Chandler. Provided below is a list of all hospitals in the region:

- Baptist Health – Lexington
- Baptist Health - Richmond
- Bluegrass Community Hospital – Versailles
- Bourbon Community Hospital – Paris
- Chi Saint Joseph - Lexington
- Eastern State Hospital - Lexington
- Ephraim McDowell Regional Medical Center – Danville
- Frankfort Regional Medical Center – Frankfort
- Georgetown Community Hospital – Georgetown
- Good Samaritan Hospital - Lexington
- Shriners Hospital - Lexington
- UK Chandler Hospital – Lexington
- VA Medical Center – Lexington

Action Items

1. Support the higher learning institutions of the region so that growth continues. Encourage dual credit courses at all 29 of our regional public high schools.
2. Support an initiative to expand the reach of the Lexington medical society to surrounding counties such as Scott, Clark, Madison, Franklin, Boyle, Woodford, and Bourbon.
3. Support and improve programs training and recruiting for long-term health careers (nursing) as well as short term (technicians).
4. Educate residents of the region on opioid use. Encourage people to exercise precaution when using opioids and to ONLY use them when prescribed. Increase regional awareness of recovery housing resources and employment opportunities for individuals in recovery.
5. Support programs that create a bridge from high school to employment for regional teens seeking alternatives to pursuing a 4-year college degree, including bolstering of vocational programs in our public high schools and increasing awareness of the high-quality advanced manufacturing education available through BCTC in both Georgetown and Danville.





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BROADBAND EXPANSION REPORT



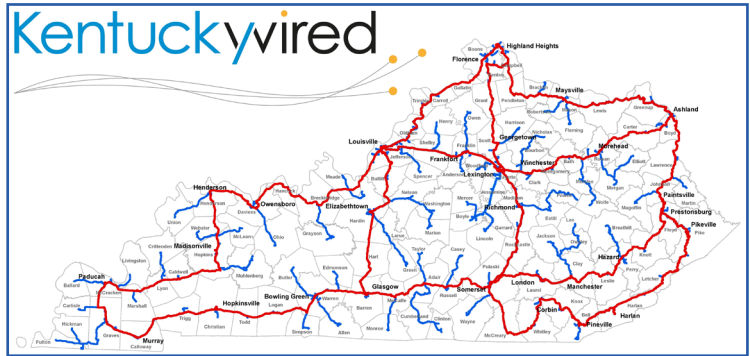
Introduction

Since the publication of the Bluegrass Area Development District's last 5-year rewrite of the Comprehensive Economic Development Strategy in 2017, broadband internet expansion has been identified as a top-two priority to be addressed collaboratively by the region's 17 counties and 32 cities and for BGADD as the region's planning & development organization. This commitment to technological advancement and connectivity was renewed by BGADD's executive board as a top priority to continue to be pursued for at least the next five years.

What's Been Done

Kentucky Wired

Today in Kentucky and especially the Bluegrass, almost all remaining needs for the installation of new fiber optic cable will facilitate what are known as "last-mile" connections. These connections, made by internet service providers, or "ISP's," facilitate the direct connections between existing broadband infrastructure and retail-end internet users (our homes and offices). As of September 2022, Kentucky Wired, the state-owned and constructed middle-mile network of statewide fiber-optic internet cable, was 99% complete, and fully complete in the BGADD Region (See Map Below for September 2022 KY Wired Update).



Source: www.kentuckywired.ky.gov

Figure 1: KY Fiber Optic Network

What's Happening

RDOF Auction 904

The FCC's Rural Digital Opportunity Fund provided grant funding eligibility for a significant portion of the BGADD area, and will facilitate ISP investment in areas scattered across the Bluegrass.

Thusfar, the FCC has provided Kentucky with \$148,978,767 statewide, an investment of approximately \$33.35 per Kentuckian.

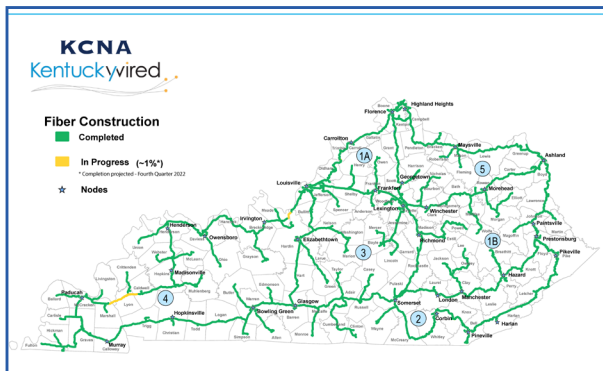


Figure 2: KY Fiber Optic Construction

KIA Broadband Deployment Fund

A silver lining in to the COVID-19 pandemic, Kentucky's legislature allocated \$250,000,000 in 2021 to the "Broadband Deployment Fund" to be distributed by the Kentucky Infrastructure Authority, to partner with ISP's to facilitate last-mile connections statewide. During the

summer of 2022, the first round of planned deployment areas (and grant amounts) were announced, allocating the first \$81,000,000 investment out of the fund, with the Bluegrass region claiming a significant portion. More specifically, Charter Spectrum was awarded the lion's share of available funding in the BGADD, having received 18 grant awards across the state totaling \$49.9 million. The operator will also contribute matching funds as required by the Better Internet program – making Charter's overall project investment into last-mile fiber in Kentucky worth \$118.8 million.

With these funds, Charter will provide high-speed internet to over 18,000 unserved homes and businesses in 13 Kentucky counties, including Anderson, Bourbon, Boyle, Jessamine, Lincoln, and Madison. Frankfort Plant Board was awarded large sections of Franklin County, through the same program, and Crystal Broadband was award a grant in Powell County that will cover 1,006 locations.

County-by County Broadband Updates

Listed below is a Fall 2022 update for each county in the BGADD region on awarded broadband funding and planned projects.

Anderson County

Anderson had no RDOF dollars awarded. Through the state's Broadband Deployment Fund, Spectrum was awarded three grants that will cover 2,092 unserved locations.

Bourbon County

Bourbon County has worked with the seven-county region surrounding Fayette County to issue an RFP to ISP's to facilitate last mile connections. This seven county alliance is in the final stages of awarding projects, and is considering proposals from finalists (Spectrum, AllPoints, and AltaFiber (aka Cincinnati Bell)). Additionally, Spectrum won two grants in the State's Broadband Deployment Fund grant program, that will cover 1,942 locations in Bourbon County, and the county had some small areas of RDOF awarded to Windstream and Spectrum.

Boyle County

In 2021 Spectrum won RDOF areas to serve about ½ the county. Boyle County also applied for some areas through the State's first round Broadband Deployment Fund and was awarded 1,158 locations.

Clark County

Clark County has worked with the seven-county region surrounding Fayette County to issue an RFP to ISP's to facilitate last mile connections. This seven county alliance is in the final stages of awarding projects, and is considering proposals from finalists (Spectrum, AllPoints, and AltaFiber (aka Cincinnati Bell)). Windstream also won a large RDOF area in Clark County.

Spectrum applied for funding to serve additional areas in Clark County through the State's first round of the Broadband Deployment Fund, but no locations were selected.

Estill County

Windstream has won a small RDOF area in Estill County.

Fayette County

Fayette County has worked with six surrounding counties to issue an RFP to ISP's to facilitate last mile connections. This seven county alliance is in the final stages of awarding projects, and is considering proposals from finalists (Spectrum, AllPoints, and AltaFiber (aka Cincinnati Bell)). Fayette also had some small areas of RDOF awarded to Windstream and Spectrum.

Franklin County

The Franklin Plant Board was award most of the county through the State's first round Broadband Deployment fund, with 11 grants awarded.

Garrard County

Windstream has been working with Garrard to cover the entire county.

Harrison County

Harrison County awarded an RFP to AllPoints Broadband in the Spring of 2022. AllPoints has started surveying the county and planning new connections.

Jessamine County

Jessamine County has worked with the seven-county region surrounding Fayette County to issue an RFP to ISP's to facilitate last mile connections. This seven county alliance is in the final stages of awarding projects, and is considering proposals from finalists (Spectrum, AllPoints, and AltaFiber (aka Cincinnati Bell)). Spectrum applied for

funding through the State's first round Broadband Deployment Fund and was awarded 150 locations. Windstream has been awarded RDOF funding for connections in the county.

Lincoln County

Lincoln County had some small areas of RDOF awarded to Windstream and Spectrum. Spectrum then applied for funding through the State's first round Broadband Deployment Fund, they were awarded 2,165 Lincoln County locations.

Madison County

Madison County awarded an RFP to AllPoints Broadband during Summer 2022. Spectrum applied for funding through the State's first round KIA Broadband Deployment Fund, and was awarded 1284 locations.

Mercer County

Mercer County awarded an RFP to AllPoints Broadband during the Spring of 2022.

Nicholas County

Spectrum was awarded several RDOF areas in Nicholas County and is in the planning phase of deployment.

Powell County

Powell County issued an RFP and had two responses. Further, Crystal Broadband applied for funding through the State's first round Broadband Deployment Fund, and was awarded 1,006 locations.

Scott County

Georgetown-Scott County awarded an RFP to Spectrum in 2021. The preliminary/planning work is complete, and construction is ready to begin as of September 2022.

Woodford County

Woodford County has worked with the seven-county region surrounding Fayette County to issue an RFP to ISP's to facilitate last mile connections. This seven county alliance is in the final stages of awarding projects, and is considering proposals from finalists (Spectrum, AllPoints, and AltaFiber (aka Cincinnati Bell)).

What's to Come

BGADD has identified the following action items to expand regional broadband moving forward:

- Support Requests for Proposals ("RFP's") advertised regionwide for broadband expansion projects by providing the data, mapping, and technical assistance each community may need during project development and implementation.
- Ensure that rural areas are treated equitably in terms of internet accessibility and affordability, and (to the greatest extent possible) speed, by pushing for all needed "last mile" fiber optic lines to be included any time an ISP installs fiber in a new area.
- Continue to efficiently leverage the \$250,000,000+ that the state is deploying through KIA's broadband deployment fund to cut down on local government cash investment/borrowing needed to complete expansion projects.
- Find innovative ways to meet local matching requirements requested by ISP's that respond to RFP's.
- Encourage formation of public-private partnerships between ISP's and local governments of the Bluegrass

On the page to follow is a map displaying Broadband expansion projects awarded in the BGADD region during calendar year 2022. Moving forward, BGADD will enact the listed goals in order to support unserved and underserved areas, and will work to assist the region in capturing additional broadband deployment fund dollars for those areas.

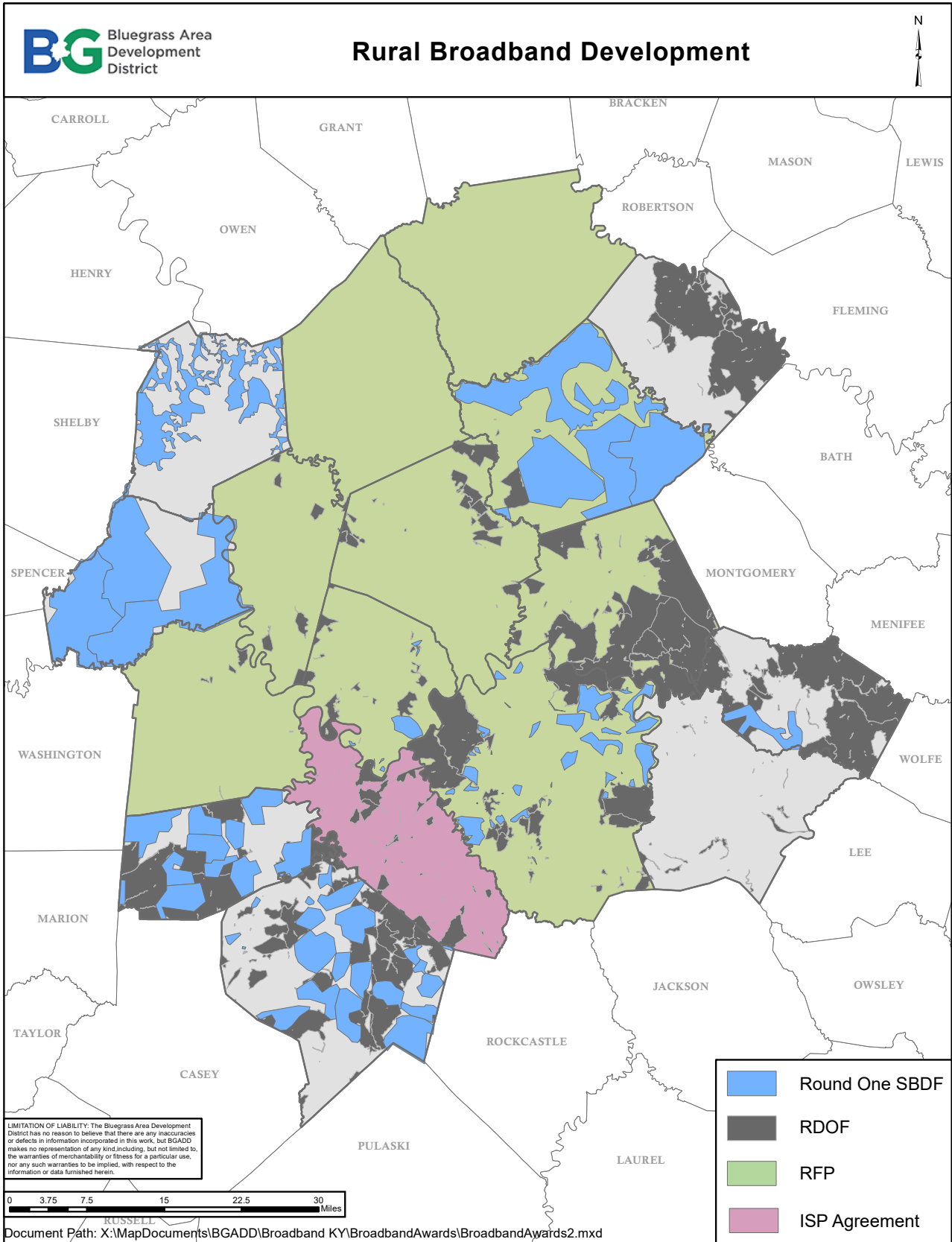


Figure 3: BGADD Rural Broadband Development

A photograph of two horses in a field. In the foreground, a brown horse with a white blaze on its face stands looking towards the camera. To its right, another brown horse is grazing. In the background, there is a large white barn with multiple cupolas and a white fence. The scene is set in a grassy field under a soft, warm light.

APPENDICES



Bluegrass Area
Development
District

APPENDIX A

WORKFORCE RESOURCES



Workforce Services Strategic Plan 2021 - 2026

This Strategic Plan was nearly a year and half in the making and had more than two-hundred employers and community organizations provide input.

The Strategic Planning Taskforce kicked off the strategic planning process on November 4, 2019. The Committee outlined a process and key questions for the Environmental Analysis, which would be used to inform their planning. The results of the Environmental Analysis were shared with the Board in August 2020. Some of the key points included:

- The analysis included qualitative and quantitative research in all 17 counties of the BGWIB area.
- More than 200 employers, partners, and Kentucky Career Center staff were included in the research.
- More than 45 hours of discussion was captured through focus groups and one-on-one telephone interviews.
- The majority of the online survey responses were collected in February and early March, prior to the shutdowns required by the COVID-19 pandemic. The majority of the focus groups and interviews were conducted from April – July 2020.

The detailed results were carefully analyzed by the Taskforce during the Fall of 2020 and used to inform a detailed Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis. During this time, the Taskforce also evaluated the existing mission and vision statements, and edits were recommended.

In October 2020, the Board was invited to review the Taskforce's work, including the revised mission and vision statements and the draft SWOT. Board members provided their insight and feedback, which supported the Taskforce's direction. The finalized SWOT, which was informed by more than 200 employers, partners, and board members, was used as a springboard to develop the goals. The goals were drafted to define what BGWIB would like to accomplish by the end of the strategic plan in 2026 and why they were important.

In November 2020, the plan was turned over to a team of ten staff members to draft objectives and measures, as well as provide feedback on the draft mission, vision, core values, and goal statements. The objectives broadly define how the goals will be achieved, and the measures require internal data, so it was determined staff was best positioned to draft these components. The Committee reviewed the staff's contributions and, using their feedback and input, revised the final plan, which will be presented to the Board in February 2021.

Mission

To promote a Bluegrass Area workforce development system that provides data-driven, customer-engaged, and effective solutions for employers and residents through the integration of education, training, and community programs in order to support economic growth.

Vision

Delivering success through innovation and transformational workforce development initiatives.

Core Values

- Cooperation
- Effective
- Integrity
- Meaningful Results
- Services
- Innovative

Core Values

01. Cooperation

We will foster an atmosphere of cooperation by encouraging a collaborative, inspiring, and inclusive work environment.

02. Effective

Our work will be guided by evidence-informed practices and principles, ensuring that we provide services that help our clients achieve their goals.

03. Integrity

Our work will exhibit transparency, professionalism, and ethical behavior to deliver high-quality services to all our clients.

04. Meaningful

We will build relationships with our community to deliver a dependable workforce to employers and promote sustainable wages and stable jobs that grow into lifelong career pathways.

05. Service

Will provide responsive, consistent, and client-focused services for the betterment of job seekers and employers in the Bluegrass Area.

06. Innovative

We will encourage a creative, forward-thinking work environment to meet our clients' challenges and become a leading workforce program.



Goal Statements



01. Outreach

Increase Kentucky Career Center – Bluegrass services awareness through direct communications, public relations, and virtual outreach efforts to better serve our community.



02. Education Efforts

Provide up-to-date workforce information and best employment practices to maintain a healthy employer/employee relationship with less turnover.



03. Employer Engagement

Maximize the number of employers who utilize services to increase opportunities for our clients.



04. Address Employee Barriers

Strengthen resources/partnerships at the state and local levels to advocate for solutions addressing job seekers' barriers.



05. Increase Funding

Create operational sustainability through diversified funding opportunities that align with the program's vision and goals.



06. Innovation

Recognized nationally as an innovative workforce program that better serves our clients.

Objectives and Measures:

GOAL I. Outreach: Increase Kentucky Career Center – Bluegrass services awareness through direct communications, public relations, and virtual outreach efforts to better serve our community.

Objective I.1: Dedicated staff will meet with partners and organizations to provide information on services provided through the KCC-B.

- Measure 1.1a: Add one dedicated intern to outreach and one to public relations.

Objective I.2: Dedicated staff will provide increased press releases, relationship building with local media to improve brand awareness.

- Measure 1.2a: Staff will invite at least one media outlet per special event (hiring events, job fairs, etc.)
- Measure 1.2b: Minimum of one press release / news article per quarter.

Objective I.3: Provide faster, easier, and more efficient ways for Bluegrass residents to contact KCC-B staff and become more familiar with services provided through the career center.

- Measure 1.3a: Establish 13 access points, one for each county that does not have a bricks and mortar KCC-B building, by July 1, 2022.
- Measure 1.3b: Complete a development plan for a Virtual Career Center to include funding, costs, operations, functions, staffing, etc., by July 1, 2022.

Objective I.4: Increase the effectiveness of existing partnerships and engage in new community partnerships.

- Measure 1.4a: Staff will invite at least one media outlet per special event (hiring events, job fairs, etc.)

Goal II. Education Efforts: Provide up-to-date workforce information and best employment practices to maintain a healthy employer/employee relationship with less turnover.

Objective II.1. Increase awareness of educational resources and tools available for job seekers and industry partners.

- Measure II.1a: Standardized presentations (suggested in news commentary format) presented quarterly on social media in collaboration with Business Services.

Objective II.2. Educate job seekers regarding career opportunities in targeted industries upon completion of work-based learning/educational programs.

- Measure II.2a: Staff will provide bi-annual presentations virtually to the public to promote employer/employee relationships

Objective II.3. Identify and promote community resources with the purpose of overcoming participant barriers.

- Measure II.3a: KCC-B online services (Community Resource Minute and Workforce Wednesday) will ensure nine new content contributions quarterly

Objective II.4. Expand existing outreach to all high schools in the Bluegrass Area.

- Measure II.4a: At least 5% of youth participant enrollment shall come from at least five school systems within the Bluegrass Area.

Goal III. Employer Outreach: Maximize the number of employers who utilize services to increase opportunities for our client.

Objective III.1: Increase the way our Business Services network throughout our 17 counties.

- Measure III.1.a: One year to create five consortiums, one for each high demand sector by July 1, 2022.
- Measure III.1.b: Sector-based consortiums will meet a minimum of quarterly.

Objective III.2: Improve and increase relationships with businesses by providing unique services.

- Measure III.2.a: Increase participation of employers utilizing virtual Business Services by nine quarterly,

Objective III.3: Enhance connections with local Chambers and other organizations.

- Measure III.3.a: Speaking engagement or presentation at least once per quarter to a chamber or other economic development or business organization.

Goal IV. Address Employee Barriers: Strengthen resources/partnerships at the state and local levels to advocate for solutions addressing job seekers' barriers.

Objective IV.1: Increase awareness of educational resources and tools available for job seekers and industry partners.

- Measure IV.1.a: Increase transportation options in three new counties annually.

Objective IV.2: Assist participants in obtaining eligibility documentation.

- Measure IV.2.a: Increase the number of new partners who serve hard-to-serve clients by four quarterly.

Objective IV.3: Assist participants in overcoming child care barriers.

- Measure IV.3.a: Increase child care options by three new counties annually. (Including providing Child Development Association training to increase the number of CDA certified child providers to care for children of participants returning to work.)

Goal V. Increase Funding: Create operational sustainability through diversified funding opportunities that align with the program's vision and goals.

Objective V.1: Identify funding opportunities that align with core program values and operational structure.

- Measure V.1.a: Apply for at least five new funding streams annually.
- Measure V.1.b: Review funding priorities quarterly through Grants Task Force to ensure alignment with vision and goals.

Objective V.2: Create strategic alliances with partner agencies to maximize funding opportunities.

- Measure V.2.a: Attend partnership meetings quarterly to discuss needs, goals, and improve partnership relations for grant support.

Goal VI. Innovation: Recognized nationally as an innovative workforce program that better serves our clients.

Objective VI.1: Develop and implement innovative and transformational ways to meet the needs of job seekers and employers in the Bluegrass.

- Measure V.1a: KCC-B focus groups will review and provide feedback on new initiatives and directives at least quarterly.
- Measure V.1b: Annual gap analysis of service needs through surveys and feedback by employers and jobseekers served with a minimum of 20% response of total.

Objective V.2: Promote our innovative programs and initiatives to national workforce organizations and agencies.

- Measure V.2a: Apply to present at least three national, regional, and/or state workforce conferences per year.

[Click here to view
Workforce Planning Documents](#)





Bluegrass Area
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APPENDIX B

FULL S.W.O.T. ANALYSIS 2022

Area Water Management Council

STRENGTHS

- Fayette County's release from the Stormwater portion of the Consent Decree
- 82 projects currently in progress in Fayette County for capacity as a whole and about half of those completed with a deadline date of 2026 for completion
- KY Inter-System Operational Permits (KISOP), sanitary sewer cooperation – accepting flow from other sanitary sewer districts
- Danville's completion of a large system upgrade increasing potable water treatment capacity to 12 million gallons per day and the increased capacity allows partnering with other drinking water utilities and funding opportunities
- Partnering which allows better communication with other water districts.
- Central KY Regional Airport in Madison County is a hub for several industries not only in Madison County but surrounding counties
- Berea adding 30KW solar powered pump station at their Walnut Meadow treatment
- The Bluegrass Economic Advancement Movement (BEAM) initiative
- Progress and on-going work since the recommendations in the 2014 BEAM Regional Infrastructure Report
- Water treatment facilities with a monitoring system control room allow for monitoring trends and reporting of those trends to identify issues, for example a mainline break, and the data produced by the monitoring system control room also provides use data for water cost discussions
- Money is cheap right now
- Madison County has funding and is in design phase on putting fiber optic through water lines. Pipeline reduction is less than 2%

WEAKNESSES

- Aging infrastructure – limits large manufacturers from locating in the area
- Getting water lines in place were part of Governor Patton's initiative to get water and sewer service to every Kentuckian by 2020, but we are still catching up on getting sewers in place
- Not having enough capacity for both water and sewer limits growth and limits large manufacturers from locating in the area
- Versailles has a reduced water/sewer demand due to various factors including but not limited to water saving devices. This results in a decrease in revenue to the water utilities to cover maintenance and updates on collection and distribution lines. Need more income to do other work such as updating collection and distribution lines.
- Flushable wipes clogging up sewer lines and pumps costing lot so money to repair
- Broadband is important for plants to operate
- Desire to put Fiberoptic lines through water lines to spread broadband throughout a region BUT lacking funds
- Not excess capacity on waste-water treatment for the region

- When the Clean Water Act, funding needs, etc. are discussed our clean drinking water supply gets most of the attention, while sometimes our wastewater facilities don't get the attention it is due from a public education standpoint as well as funding availability.

OPPORTUNITIES

- Stimulus funding to cities and counties and applications to KIA
- Excess capacity on drinking water so in a better position for economic growth
- BGADD Workforce WIOA training program for certified water and waste-water operators
- Public education about Clean Water Act
- Increased education about impacts to aging sanitary sewer infrastructure and its impact of underground water supplies, streams, and rivers
- Fiberoptic lines through water lines to spread broadband throughout a region
- Increase sanitary sewer capacity to put us in a better position for economic growth
- Additional capacity allows entering in discussions with other districts, and when two regions can benefit it makes grant applications better
- Now is good time to push for partnering
- Upgrades to system monitoring to provide technology – worth the investment
- Take the waste-water package plant that the serves Central Kentucky Regional Airport (KRGa) offline and expand the infrastructure there to provide for the expansion of the Central Kentucky Regional Airport (KRGa) and expansion of the Eastern Kentucky University Aviation Program.
- Water treatment facilities with a monitoring system control room allow for monitoring trends and reporting of those trends to identify issues, for example a mainline break, and the data produced by the monitoring system control room also provides use data for water cost discussions

THREATS

- Moody's and Standard and Poor's rating for Kentucky have been downgraded
- Difficulty in attracting certified water and waste-water operators
- Cyber security, security of network, and servers (ex. a Florida waste-water facility had an outside threat that would have caused increased levels of chemicals to be added to the water but luckily a worker caught it)
- People on both the public and the political side don't want to raise rates even though it is needed to fund infrastructure
- Lack of public education about water and the Clean Water Act
- Funding is made worse by the order to not turn off utilities due to lack of payment for service. Bills not paid result in rates being raised. How long are the customers not paying going to not be required to pay back unpaid utility bills. Bills not paid result in rates being raised.

Bluegrass Economic Development Advisory Committee

STRENGTHS

- We have excellent Colleges and Universities.
- Kentucky's location to markets positions us for resilience in pandemics.
- Travel is increasing and visitors are coming back to Kentucky as part of the tourism.
- BGADD area interstates provide major corridor connections to the state, and the region.
- Bourbon Distilleries
- We are blessed in KY to have a lot of water capacity – more fresh water than any other state, and over 98% of BGADD residents/businesses served with potable water.
- The water will be a huge benefit in food processing.
- The 52 connector coming out of Garrard county, which will have its letting in the fall to complete that project, will be a benefit to our region.
- Central Kentucky Airport and currently working on a safer route of travel for to the airport
- Steady population growth
- Robust rental real estate market
- BGADD area is doing better on health of the people living in it as compared to other ADDs in the state.

WEAKNESSES

- Availability of affordable housing for first-time home buyers and bringing workers to the area. How do we attract young professionals without quality housing which they can afford? This is a major challenge in our future.
- Public sector competing with the private sector for jobs
- Having a sufficient number of workers to fill job openings
- 66 % of Boyle County's workforce commutes in, but most come from the south, and not from the BGADD region.
- Opioids uptick: There were more overdoses requiring hospitalization in January through September 2020 than in all of 2019.
- Incarcerating is not working with the drug issue.
- Police are doing a great job, but policing the drug addicts by putting them in jail doesn't solve the problem.
- Shortage in housing, and local prices going up as a result.
- Increase in food processing means increase in industrial wastewater to deal with.
- Kentucky lags behind many states on key indicators of health, i.e. rates of obesity, heart disease, diabetes, smokers, etc.

OPPORTUNITIES

- Capture the talent graduating from our Universities and Colleges and keep them here.
- DLG will be funding more rehabilitation/recovery housing to address the opioid crisis.

- Good jobs and opportunities might help bring down the opioid overdoses
- Turning the focus with individuals with addiction issues to rehabilitation instead of incarceration.
- Madison County has tried some out of box programs that have brought awareness.
- Starting to do more in the fight against the Opioid crisis which is good.
- Need to invest in peoples lives with the anticipation for that person to becoming a tax paying citizen.
- Create more taxpayers. Turn people dealing with substance abuse into taxpayers by providing services to help them recover.
- Workforce that is there at the Bluegrass Army Depot - closure will mean many highly skilled individuals will need jobs.

THREATS

- "If interest rates start increasing with high cost of materials to build homes, it could throw us back into a recession like when the housing bubble burst."
- Threat of loss of jobs from closure of the Bluegrass Army Depot
- Workforce will decline over the next 30 - 40 years due to aging population structure.
- Workforce numbers – people are retiring and don't have the workers to replace those.
- Government used to be able to keep wages down due to benefits such as pension, but now they don't have that incentive- the public sector is losing the battle for talented employees.

Natural Resources and Environmental Protection Advisory Committee

STRENGTHS

- Number of communities that are undertaking new infrastructure projects
- Ample supply of raw and finished water
- Funding for infrastructure that was in place before the Covid pandemic hit
- Stimulus/Infrastructure Bill money coming out will boost water and sanitary sewer funding
- Federal money helping to increase water quality at the Farmdale sanitation district
- Replacing a package plant and septic at the forks of the Elkhorn
- Kentucky Division of Water's regionalization by taking package plants offline and creating a regional treatment component
- BGADD is about 96-98% served for potable water
- Proposal for Frankfort to use solar power facilities to provide electricity for their municipal buildings
- Regional interest in solar power
- Clark County has solar meeting scheduled for May 25th
- Kentucky is still lowest in cost for electric power, predominantly in coal and natural gas.
- Giga bit cities increasing in our region
- A lot of people come here to fish
- Campgrounds stay full.
- Bourbon brings tourism.
- EU put hold on planned tariff hike for all whiskey exports from the United States
- Distilleries are doing expansions: Castle and Key, Jim Beam, Woodford Reserve, Buffalo Trace, and Four Roses
- Jim Beam is removing a low-profile dam on Elkhorn Creek. Removing low-profile dams saves lives and improves environmental quality for fish and wildlife.

WEAKNESSES

- Lack of available workforce
- Septic tanks located within the watersheds
- Air quality
- Too many litter bugs
- Interstate highway access
- Broadband – rural areas that have zero to very little internet access
- Recycling market is not good, some counties have to take their recycling to other counties

OPPORTUNITIES

- Expand solar energy use
- Address getting septic tanks located in water sheds on sanitary sewers
- AgriTech and Agri-businesses, like AppHarvest and Kentucky Fresh Market, the high tech large greenhouses, are assets and opportunities for economic advancement
- Lots of land for farming/ranching
- Bluegrass Greensource's Food Action Team developing the local food system by info sharing, because not enough people going into farming/ranching
- Black Soil KY

THREATS

- Shortage of water and waste-water operators, and the current water and waste-water operators are an aging workforce and will need to be replaced as they retire
- Shutdowns of gas stations due to lack of gas
- PVC supply is a threat since there is a shortage of materials to make the PVC piping making pricing fluctuate. Pricing is volatile for projects. Buy it today or no guarantee situations. Having to postpone projects
- Supply/Distribution line shortage
- Rental car companies sold their cars during Covid pandemic since they weren't renting, so it crashed the used car market, then the car chip shortage in China
- Along with shortage of water and waste-water workers – not developing storm water infrastructure fast enough. Keeping up with the growth of some counties
- Need to catch up with the sanitary sewer infrastructure where the potable water infrastructure has been constructed

Tourism, Historic Preservation, and Recreation Advisory Committee

STRENGTHS

- Tourism office in Lawrenceburg, with a website, social media, and Tourism Director, increased number of people coming to town
- Housing market increase
- Communities with amenities because people are drawn to them as places to move to
- Internet connecting amenities to the area
- Hot spots for internet – offering internet as a draw draws people to want to live there to raise the families
- Scott County working on bringing fiber optic
- During the Covid19 pandemic, when schools closed but transitioned to students attending school from home, Scott County opened their facilities that had Wi-Fi to give students from households with little or no internet a place they could attend school online, plus tutors were provided to help students not fall behind during the Covid19 pandemic.
- Access to Wi-Fi
- Scott County's quality parks and recreation amenities
- Many people are moving to Scott County. Toyota, of course, is part of it, but there are other things drawing people to Scott County in addition to Toyota.
- Small town feel and access to big town amenities and promoted by tourism office
- Commercial and industrial greenhouse being built in Richmond which are bringing jobs
- Berea, Madison, and Richmond are working together to provide their parks system.
- Sadieville - Road project for interstate interchange but wants to maintain the small-town atmosphere since it draws people to the area and to live there.
- Networking with other communities in the region to share ideas, grant money, and discover opportunities
- In 2019, Scott County had 528.7 acres of Park maintained for a jurisdictional population of 56,031 while nationally the median acres maintained was 348 acres for a jurisdictional population of 50,000 to 60,000 which means Scott County provides and maintains a much higher number of acres per person than other jurisdictions of similar size.
- Lincoln county's History is its biggest draw and also recreation is a draw.
- Lincoln County housing estimates seem lower than actually built and the 2020 Census will show a difference which most likely will be an increase in housing when the decennial census data is released.
- Houses in Lincoln County are selling at much higher prices now
- Diversity in tourism offerings in the BGADD 17 county area is a regional strength since the region offers a variety of urban, rural, and historic tourism opportunities
- In-person Government meetings and events are opening back up now with the Covid19 vaccines administered.
- Distilleries are opening up some now that the Covid19 threat is diminished by the vaccines.

- More cohesive approach to Social Media. One site for all the different options, info, and videos on a website.
- Transportation Cabinet has a list of bike and ped trails plans and projects.
- Ensure our region's biking information is linked to Biking apps.

WEAKNESSES

- Trail plans that may need to updated
- Areas without Wifi/broadband
- Lack of zoning law in some areas
- Lack of funds for parks. Takes money for park maintenance and improvements.

OPPORTUNITIES

- Recreation's impact on real estate
- Quality parks and greenspace recreation amenities are #3 ranked real estate draw
- Return of events happening with the Covid opening up
- Create one location to find all the bike and ped trails plans and projects.
- Update regional trail plans, comprehensive trail plans, and county trail plans.
- Powell County Fiscal Court working on zoning law
- Working with and coordinating with the U.S. Forestry Service which owns much of the land in Powell County
- Networking meetings with other counties and cities where they can share info about grants and budgets and needs.
- Networking is opportunity for filling in gaps that wouldn't be discovered without those meetings. An example was one county wanted a Skateboard Park which are very expensive but through information learned in mutual meetings one county gave skateboard park equipment they acquired through a grant to another county to use for free when that county didn't have the funds to acquire it.
- Maximizing Lincoln county's History and Recreation as a draw to the county.
- Platform where we could search trails etc. in one place.

THREATS

- Flooding impacting tourism
- Boonesboro has one of the most popular campgrounds in the state, but it was flooded resulting in a major impact on tourism.
- Hall's delays in reopening due to flooding
- Pandemic impacting Tourism

Regional Transportation Committee

STRENGTHS

- Agency Coordination
- Location, near major cities, better connection to road systems and resources
- High education level in the region
- Local corporations/industries stepping in to provide virtual learning
- The region is full of hard-working people, moving forward will require hard work
- State parks and trails, outdoor recreation
- Adventure tourism, red river gorge and plenty of outdoor tourist activities, natural beauty, history, racehorse industry and horse park
- "State Branding" – people outside of the state know about the derby, know about natural activities, know about tourism, etc.
- Most people have access to clean water
- Low cost of living
- Great roadway system, multiple interstates and parkways, easy to move people, most roads can handle an increased capacity
- Lots of changes for the better over the past 20, 30, 50 years
- Universities and technical schools in the region, lot of local talent and educated employees
- New agricultural industries coming to the bluegrass region
- Every county has at least some form of public transit service
- SHIFT process, more thought that goes into how we fund transportation, better positioned to plan transportation projects
- Fellowship and ability of committees to work together

WEAKNESSES

- A lot of effort to keep everyone informed
- Rural America falling behind
- Broadband, kids can't do their homework, even farming operations need internet, e-commerce not available in many rural locations
- Limited cell coverage, hard to attract migrating talent to rural areas, hard to keep people who grew up in rural areas to stay in rural areas
- Rural Public Transit
- "Rural" even includes only 3-5 miles outside of the city, limiting resources available to internet innovation and commerce
- Some roads have narrow shoulders and drop offs, safety needs to be a concern
- Hard to find tradesmen/women.
- Need more innovative ways to easily recycle and use recycled products
- Public transit can be expensive in rural areas, historical funding sources have not provided in recent years

OPPORTUNITIES

- Broadband
- Rural Health Departments, expansion through grants
- Grants
- More people moving to rural areas, could bring more tax revenues to rural places
- Future understanding and mapping of high speed internet and broadband
- New opportunities and innovations for areas that have high speed internet or broadband
- Attract high-tech opportunities and educational resources
- Cities/municipalities are working on their industrial park/industrial development to bring in more industries and economic opportunities
- County-to-county public transit connector, looking at more regional public transit service
- Potential undiscovered grants to apply for public transit services

THREATS

- More people moving to rural areas to “work from home” – may be taxing to housing market, resources, local infrastructure
- Potential changes to local culture through urban folks moving to rural areas, potential conflict
- Lack of funding to focus on safety needs, too many problems and not enough money to spread around (especially rural highways)
- How to keep local talent from moving to other states?

BGADD Regional Planning Council

STRENGTHS

- Attracting Growth, bringing in people from other states.
- Cost of Living (counters the low per capita income)
- Strong manufacturing job economy, approx. 2x the US average
- About 95% of people who work in the Bluegrass Region work in the Bluegrass region
- People come from outside of the region to work here, we are a job & resource hub for KY
- Good transportation network to facilitate commuter traffic
- Bridging KY helps replace the worst bridges, more streamlined process for funding
- Occupational taxes gained without necessarily the costs of providing other services for out-of-region commuters
- Improving response to pandemic
- KY River and phenomenal water supply
- Unemployment rates have remained relatively low (below 5%)
- Steady, sustainable growth can help stimulate the economy
- Location and proximity to resources.
- Affordable electricity, multiple electricity sources
- Homeownership can lead to more financial security, more people who own a home with or without a mortgage are able to live affordably in the Bluegrass region.
- A lot of colleges/universities in the region, producing a highly educated workforce

WEAKNESSES

- Childcare is unaffordable, percentage of single parent homes (1.5% for BGADD vs 1.2% for US)
- Lack of broadband
- Behind in per capita income vs. US
- Planning and zoning need to keep up with modular and manufactured housing
- Bridges are in dire need of repair, better investment in transportation infrastructure to keep up with growing economy
- Can be hard for businesses to attract employees
- Renting can be highly unaffordable (majority of renters spend 30%+ of household income towards rent payment)
- High renting could mean that people are unable to save for a down payment on a home
- Drug use continues to be a difficult barrier to overcome, especially difficult during pandemic
- Drug rehabilitation facilities are often difficult to commute to, not near residential areas
- Transitional facilities are needed to help people recovering from drug use to re-enter society
- Stigma attached to drug use/users
- Previous "drug treatment" including jailing users, which did not help the drug epidemic and did not provide a solution to keep users clean long-term

- Need better solution to how to address drug treatment and rehabilitation, types of facilities, and treatment options

OPPORTUNITIES

- Opportunity to expand broadband, pandemic brought this issue to the forefront
- More grants available, 5G becoming available
- Fayette is growing at a faster rate than the US, could bring more jobs that help employ surrounding counties. Scott County is also growing at a strong rate.
- Modular and manufacturing housing can help provide affordable housing options
- Keeping the educated workforce in the region
- Opioid settlement will bring money to KY, we need to be prepared to use it well to help the people recovering from drug use
- Opportunity to look at where rehabilitation centers are and reducing attached stigma

THREATS

- Need to make sure that we keep up with the growth rate as we attract residents
- Affordable Housing, keep up with demand
- Changes in automation could reduce the need for manufacturing jobs
- Fewer people work utilities, which can lead to entire teams being sick (ex. Covid-19), leaving few or no people who can operate water/wastewater/sanitation or other utilities. Could further impacts of a public health crisis.
- Keeping up with development demand can increase the need for city and county staff to approve permits and plan effectively
- It can be difficult to have mixed housing if zoning regs (deed restrictions) require a certain housing type, reducing affordability
- Increased demand for housing has led to increase in housing cost, which has led to increased property evaluations, and can decrease the affordability of housing for people on fixed incomes
- Online opportunities are providing more competition for regional institutions and their affordability.



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APPENDIX C

REGIONAL CENSUS DATA 2022

County	Land Area	Population	Incorporated Communities	Highways	Industries
Anderson	204 sq. mi.	23,852	Lawrenceburg	"U.S. 127, State Route 53, U.S. 62, Bluegrass Parkway"	Education, Retail, Manufacturing, Public Admin
Bourbon	292 sq. mi.	20,252	Millersberg, North Middletown, Paris	"U.S. 68, U.S. 27, U.S. 460"	Manufacturing, Health Care, Social Assistance, Retail
Boyle	183 sq. mi.	30,614	Danville, Junction City, Perryville	"U.S. 68, U.S. 27, U.S. 150, State Route 52"	Manufacturing, Health Care, Education
Clark	140 sq. mi.	36,972	Winchester	I-64, U.S. 60, Mountain Parkway	Manufacturing, Health Care, Retail
Estill	256 sq. mi.	14,163	Irvine, Ravenna	State Route 52	Manufacturing, Retail, Health Care
Fayette	283 sq. mi.	321,793	Lexington	"I-75, I-64, U.S. 25, U.S. 27, U.S. 60, State Route 4"	Health Care, Education, Retail
Franklin	207 sq. mi.	51,682	Frankfort	"I-64, U.S. 60, U.S. 127, U.S. 421"	Public Admin, Retail, Manufacturing
Garrard	230 sq. mi.	17,362	Lancaster	U.S. 27, State Route 52	Health Care, Manufacturing, Construction
Harrison	306 sq. mi.	18,950	Berry, Cynthiana	U.S. 27, U.S. 62, U.S. 36	Manufacturing, Health Care, Retail
Jessamine	172 sq. mi.	53,626	Nicholasville, Wilmore	"U.S. 27, State Route 169, U.S. 68"	Health Care, Retail, Education
Lincoln	332 sq. mi.	24,243	Crab Orchard, Hustonville, Stanford	U.S. 27, U.S. 150	Health Care, Manufacturing, Education
Nicholas	197 sq. mi.	7,153	Carlisle	U.S. 68, State Route 36	Manufacturing, Retail, Construction
Madison	437 sq. mi.	94,666	Berea, Richmond	I-75, U.S. 25, U.S. 421	Education, Health Care, Manufacturing
Mercer	249 sq. mi.	22,850	Burgin, Harrodsburg	U.S. 127, U.S. 68	Manufacturing, Health Care, Retail
Powell	178 sq. mi.	13,133	Clay City, Stanton	Mountain Parkway	Manufacturing, Health Care, Construction

County	Land Area	Population	Incorporated Communities	Highways	Industries
Scott	285 sq. mi.	58,252	Georgetown, Sadieville, Stamping Ground	I-75, U.S. 460, U.S. 62, U.S. 25	Manufacturing, Health Care, Education
Woodford	190 sq. mi.	27,075	Versailles, Midway	I-64, U.S. 60, U.S. 62	Healthcare, Education, Retail, Manufacturing

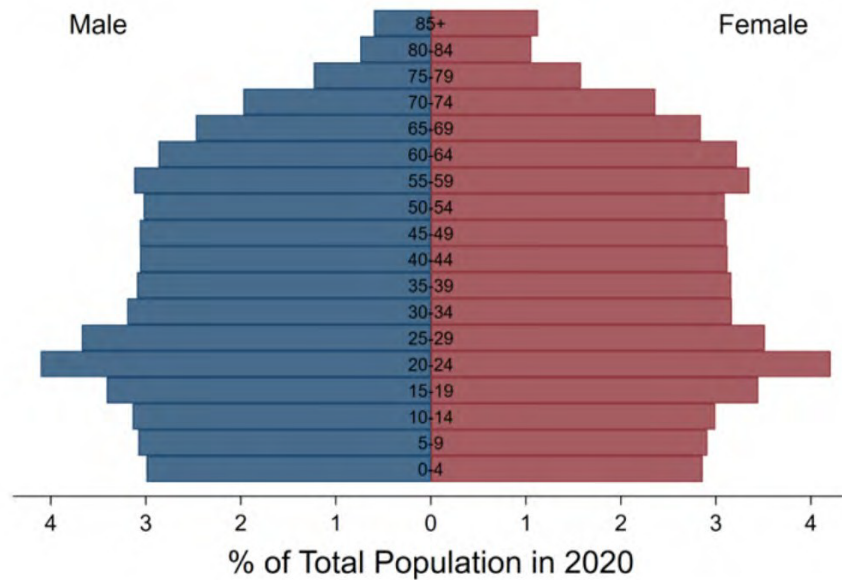
Population

Population by Age	BGADD Total	% of Total	U.S. Total	% of Total
Total	825,936	100%	326,569,308	100%
Preschool (0 to 4)	49,486	6.0%	19,650,192	6.0%
School Age (5 to 17)	130,468	15.8%	53,646,546	16.4%
College Age (18 to 24)	97,002	11.7%	30,435,736	9.3%
Young Adult (25 to 44)	215,163	26.1%	86,831,842	26.6%
Adult (45 to 64)	208,562	25.3%	83,642,175	25.6%
Older Adult (65+)	125,255	15.2%	52,362,817	16.0%

Population By Race

Population by Race	BGADD Total	% of Total	U.S. Total	% of Total
Total	825,936	100%	326,569,308	100%
Alone	1,528	0.2%	2,688,614	0.8%
Asian Alone	17,171	2.1%	18,421,637	5.6%
Black Alone	70,373	8.5%	41,227,384	12.6%
Native Hawaiian and Other Pac. Isl. Alone	359	0.0%	611,404	0.2%
White Alone	693,843	84.0%	229,960,813	70.4%
Two or More Race Groups	27,439	3.3%	16,875,542	5.2%
Total Hispanic or Latino	39,899	4.8%	59,361,020	18.2%
Mexican	26,484	3.2%	36,537,028	11.2%
Cuban	1,060	0.1%	2,332,584	0.7%
Puerto Rican	3,242	0.4%	5,699,150	1.7%
Other	9,113	1.1%	14,792,258	4.5%

Age Distribution Population Projections



	2010	2020	2025	2030	2035	2040	2045	2050
Total Population	770,404	832,909	865,632	896,296	923,774	949,433	973,628	998,826
Hispanic and Latino	33,964	41,467	45,450	50,327	55,744	61,730	67,700	73,774
Black	63,704	73,210	77,876	82,428	86,710	90,853	94,711	98,686
White	644,272	679,272	698,051	712,630	722,779	729,774	735,593	741,736
Other Race	28,464	38,272	44,255	50,884	58,541	67,076	75,624	84,630

Education

Educational Attainment	BGADD Total	% of Total	U.S. Total	% of Total
Total Population (25+)	548,980	100%	222,836,834	100%
Less than 9th Grade	23,415	4.3%	10,923,030	4.9%
9th to 12th, No Diploma	35,982	6.6%	14,639,650	6.6%
High School Graduate	151,604	27.6%	59,421,419	26.7%
Some College, No Degree	111,615	20.3%	45,242,254	20.3%
Associate's Degree	44,727	8.1%	19,254,254	8.6%
Bachelor's Degree	104,586	19.1%	45,034,610	20.2%
Graduate or Professional Degree	77,051	14.0%	28,321,709	12.7%

Housing

Housholds	BGADD Total	% of Total	U.S. Total	% of Total
Total Households	324,655	100%	122,354,219	100%
Family Households	205,996	63.5%	79,849,830	65.3%
Married with Children	57,863	17.8%	22,836,022	18.7%
Married without Children	94,652	29.2%	35,970,981	29.4%
Single Parents	29,054	8.9%	10,574,623	8.6%
Other	24,427	7.5%	10,468,204	8.6%
Non-Family Households	118,659	36.5%	42,504,389	34.7%
Living Alone	93,395	28.8%	34,254,532	28.0%

Housing Units

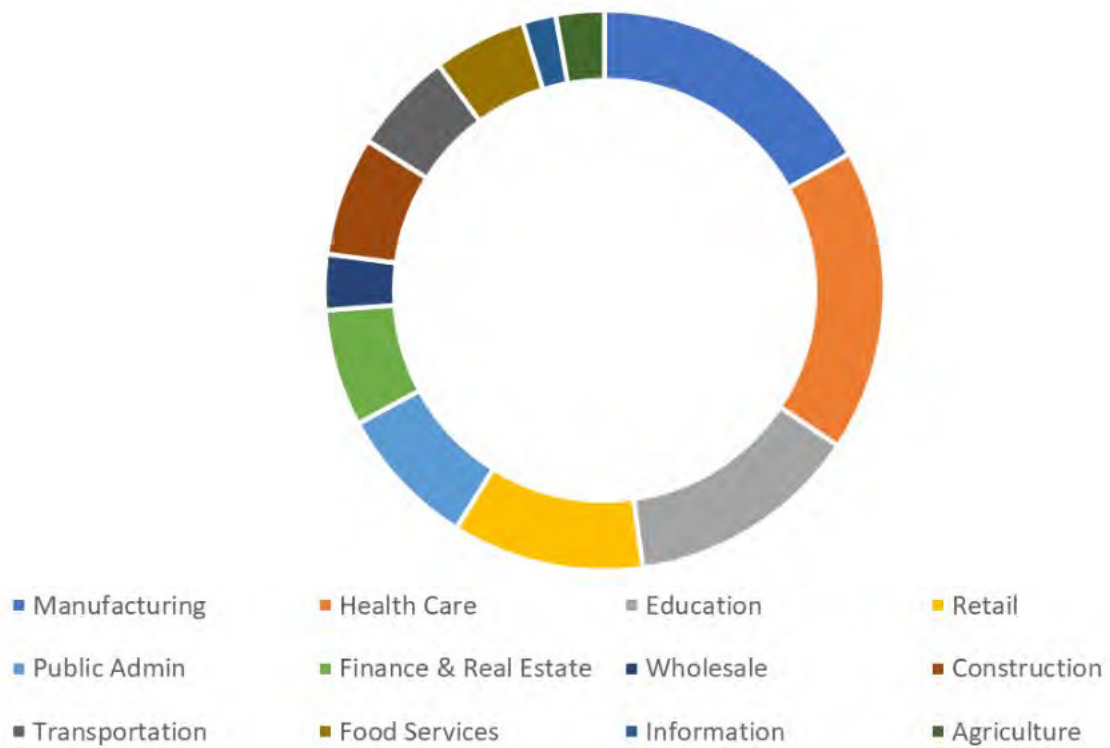
Housing Units	BGADD Total	% of Total	U.S. Total	% of Total
Total Housing Units	357,406	100%	122,354,219	100%
Owner-Occupied	204,022	57.1%	78,801,376	56.9%
Renter-Occupied	120,633	33.8%	43,552,843	31.5%
Vacant for Seasonal or Recreational Use	32,751	9.2%	16,078,532	11.6%
1 Unit (Attached or Detached)	235,171	65.8%	84,360,620	60.9%
2 to 9 Units	43,510	12.2%	14,884,609	10.8%
10 to 19 Units	14,641	4.1%	5,163,777	3.7%
20+ Units	14,531	4.1%	11,190,803	8.1%
Built before 1940	30,327	8.5%	17,184,492	12.4%

Vital Statistics

County	Births	Deaths	Migration
Anderson	2,606	2,222	911
Bourbon	2,256	2,266	-79
Boyle	3,197	3,327	2,038
Clark	4,356	4,250	774
Estill	1,564	1,989	-146
Fayette	40,858	23,705	11,788
Franklin	5,896	5,519	1,520
Garrard	1,908	1,780	691
Harrison	2,241	2,326	174

County	Births	Deaths	Migration
Jessamine	6,724	4,573	3,329
Lincoln	3,356	2,999	-623
Madison	10,259	7,692	8,709
Mercer	2,539	2,754	793
Nicholas	898	1,015	210
Powell	1,643	1,744	-294
Scott	6,893	3,793	8,216
Woodford	2,873	2,418	1,381
TOTAL	100,067	74,372	39,471

Employment by Industry



GPRA 2020

County	Project	"01/01/20 - 03/31/20"	"04/01/20 - 06/31/20"	"07/01/20 - 09/31/20"	"10/01/20 - 12/31/20"	"Funding Source"	"Public Investment"
Bourbon	AgTech Scientific	X	X	X		CDBG ED	\$1,000,000
	North Middleton Community Safe Room	X	X	X		FEMA DR	\$800,000
	Fire Department (4 New Hires)		X	X		FEMA SAFER	\$600,000
	U.S. Nitrile		X	X		CDBG ED	\$800,000
Estill	Search & Rescue Equipment (Irvine)	X	X	X		KOHS	\$31,000
	Mack Theatre Renovation Project	X	X	X		CDBG	\$500,000
	WD System Improvements	X	X	X		ARC, KIA	\$2,899,450
	Ravenna Advance Assistance Stormwater Engineering	X	X	X		FEMA PDM 2019	\$100,000
	Ravenna Veteran's Memorial Park	X	X	X		LWCF	\$80,000
Garrard	Lancaster Sewer Plant Improvements	X	X	X		CDBG, ARC, KIA, RD	\$5,554,800
	Paint Lick Sewer System (Phase 1)	X	X	X		ARC	\$2,899,450

County	Project	"01/01/20 - 03/31/20"	"04/01/20 - 06/31/20"	"07/01/20 - 09/31/20"	"10/01/20 - 12/31/20"	"Funding Source"	"Public Investment"
Jessamine	Wilmore Granary Project	X	X	X		CDBG, LOCAL	\$600,000
Lincoln	LCSD (Phase 2)	X	X	X		CDBG, ARC, KIA	\$5,836,000
	McKinney WD	X	X	X		CDBG, ARC, KIA	\$2,868,115
	Stanford Sewer Rehab (Phase 1) Improvements	X	X	X		CDBG, KIA	\$2,020,000
Madison	BMU - Walnut Meadow Pump Station & South Middletown Trunk Sewer Improvements (Berea)	X	X	X		CDBG	\$1,000,000
	Madison Co. Airport Utility Line Extensions	X	X	X		ARC, KIA	\$1,149,950
	Berea Police Department (3 new hires)	X	X	X		COPS, VOCA	\$305,000
	Berea Scaffold Cane Trail Shared-Use Path	X	X	X		RTP	\$250,000
Mercer	N. Mercer WD System Improvements	X	X	X		CDBG	\$1,000,000

GPRA 2021

County	Project	01/01/21 - 03/31/21	04/01/21 - 06/31/21	07/01/21 - 09/31/21	10/01/21 - 12/31/21	Funding Source	Public Investment
Bourbon	AgTech Scientific	X	X	X	X	CDBG ED	\$1,000,000
	North Middleton Community Safe Room	X	X	X	X	FEMA DR	\$800,000
	Bourbon Co. FEMA SAFER	X	X			FEMA SAFER	\$600,000
	Bourbon Co. FEMA AFG		X	X		FEMA AFG	\$164,000
Bourbon	City of Millersburg Park Improvement Project		X	X		LWCF	\$125,000
Estill	Search & Rescue Equipment (Irvine)	X				KOHS	\$31,000
	Mack Theatre Renovation Project	X	X	X	X	CDBG	\$500,000
	WD System Improvements	X	X	X	X	ARC, KIA	\$2,899,450
	Ravenna Advance Assistance Stormwater Engineering	X	X	X	X	FEMA PDM	\$100,000
	Ravenna Veteran's Memorial Park	X	X	X	X	LWCF	\$80,000
Garrard	Lancaster Sewer Plant Improvements	X	X	X	X	CDBG, ARC, USDA RD	\$5,554,800
	Paint Lick Sewer System (Phase 1)	X	X	X	X	ARC	\$2,899,450

County	Project	01/01/21 - 03/31/21	04/01/21 - 06/31/21	07/01/21 - 09/31/21	10/01/21 - 12/31/21	Funding Source	Public Investment
Jessamine	Wilmore Granary Project	X	X	X	X	CDBG, LOCAL	\$600,000
Lincoln	LCSD (Phase 2)	X	X	X	X	CDBG, ARC, KIA	\$5,836,000
	McKinney WD	X	X	X		CDBG, ARC, KIA	\$2,868,115
	Stanford Sewer Rehab (Phase 1) Improvements	X	X	X		CDBG, KIA	\$2,020,000
	Bluegrass 911	X				KY 911	\$17,400
	Logan Hubble Park			X	X	RTP	\$250,000
Madison	BMU - Walnut Meadow Pump Station & South Middletown Trunk Sewer Improvements (Berea)	X	X	X	X	CDBG	\$1,000,000
	City of Berea/ Southern MADison WD	X	X	X	X	ARC, KIA	\$1,149,950
	Berea Police Department	X	X			COPS, VOCA	\$305,000
	Berea Scaffold Cane Trail Shared-Use Path	X	X	X	X	RTP	\$250,000
Mercer	N. Mercer WD System Improvements	X	X	X	X	CDBG	\$1,000,000

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APPENDIX D

AUGUST 2022 BGADD EXECUTIVE BOARD MEETING MINUTES

MINUTES
BLUEGRASS ADD EXECUTIVE COMMITTEE
AUGUST 24, 2022

The Executive Committee met Wednesday; August 24 at the Bluegrass ADD office. Chair Mayor James Smith called the meeting to order at 4:00 p.m. The following members were present:

Judge Orbrey Gritton	Anderson County	Mayor James Smith	Harrison County
Judge Mike Williams	Bourbon County	Judge David West	Jessamine County
Mayor Ed Burtner	Clark County	Judge Jim Adams	Lincoln County
Judge Donnie Watson	Estill County	Mayor Robert Blythe	Madison County
Chris Ford	Fayette County	Mike Sanford	Mercer County
Judge Huston Wells	Franklin County	James Caudill	Powell County
Ken Parson	Garrard County		

Also present, Jared Hollon and Jon Gay. A quorum was declared present.

Secretary Mike Sanford directed the Board to pages 1-5 of the packet for the July Executive and July Quarterly Committee meeting and asked for approval. A motion was made by Judge Williams and seconded by Judge Adams to approve the report. The motion carried.

Michael Buschmann directed the members to their handout for the July financial report. Mr. Buschmann wanted to point out page 5 for the change in net assets, net assets at the beginning of the year and net assets at the end of the year. Mr. Buschmann with through and discussed the aging, community planning and workforce program with the board. He wanted to informed the board they are looking into outsourcing payroll.

James Caudill made a motion to approve the financial report. Mike Sanford seconded the motion. The motion carried.

Next was the Report on Investment. Michael Buschmann went over the report with the board members and asked for any questions. A motion was made by Judge Wells and seconded by Judge Williams to approve the report. The motion carried.

Chair Mayor Smith asked for approval for the Credit Card vouchers e-mailed to the members prior to the meeting for review. A motion was made by Judge Williams and seconded by James Caudill to approve the vouchers. The motion carried.

Celeste Robinson gave the Area Agency on Aging and Independent Living Council report. The council met July 13 at the Richmond Senior Center and was also available by zoom.

Guest Speaker: Dr. Elizabeth Rhodus with UK Sanders-Brown Center on Aging presented Harmony at HOME for Caregivers of People Living with Dementia.

Karyn Leverenz presented the Area Water Management Council report. The council met July 15 via zoom. Consideration of Amended and New Project Profiles – There were 8 amended profiles for the full Council to approve. One correction was made – WX21073024 listed Farmdale Water District as the owner/applicant when it should be Peaks Mill Water District.

Karyn Leverenz was called on for the Natural Resources and Environmental Protection Advisory Guest speaker Amy Samples gave a AppHarvest Presentation. Amy's focus includes community partnerships and educational programs. Prior to joining AppHarvest, Amy provided operations management for a regional land trust in Kentucky and she spent several years with The Nature Conservancy. In support of university extension, Amy has also provided community planning outreach and research coordination.

Next, Mikaela Gerry reported on the Regional Planning Council. The Council met July 26 and was held as a hybrid meeting with in-person and zoom. Vice Chair Hewitt turned the meeting over to Eastman Johnson, Regional Land Use Planner for the Bluegrass ADD to present on the Comprehensive Economic Development Strategy (CEDS) Plan. Eastman provided a brief overview of what the CEDS Plan is, what's required in the CEDS Plan, and then opened the floor up for discussion.

Alex Sergent was recognized to report on the Regional Transportation Committee. The Committee met July 11 in person and via zoom. ADD staff Alex Sergent presented on the Transportation Report for the Safe Streets For All and Reconnecting Communities Pilot Program. There was discussion for further understanding of the two programs and people were given time to talk to their respective entities on is they wanted to be a part of either program.

Logan Hart gave the Tourism, Historic Preservation and Recreation Advisory Committee report. The committee met July 12 and did a tour of the Wilderness Trail Distillery. The committee announced events coming up: Taste of Richmond, Elmwood Mansion Trivia, Hops and Wine Festival, and a reenactment of the Battle of Richmond. There will also be a Bourbon Jam Music Festival on August 13th at the old Richmond Mall.

A motion was made by Judge Adams and seconded by James Caudill to approve the reports submitted. The motion carried.

Next, Mr. Duttlinger called on the Director of Aging, Community Planning and Workforce to give an update on their departments and informed the Board the Department updates could be found in their packet. The Department Directors updates will be included in the minutes.

Eastman Johnson and Greyson Evans gave a power point presentation on the Comprehensive Economic Development Strategy plan. During the presentation the members where asked what would be their five year projects. Projects discussed: Broadband; opioid epidemic/addiction and recovery; housing shortage; labor market shortage and advanced manufacturing.

A motion was made by James Caudill and seconded by Mayor Blythe to approve the district staff report. The motion carried.

Chair Judge Mayor Smith directed the Board to the KIRP's contained in the packet and asked if there were any to be discussed. There being none, a motion was made by Mayor Burtner and seconded by Judge Hamilton to accept the KIRP's with staff or committee recommendation given. The motion carried.

- Powell Village Rehab - Powell Village LLC
- Lincoln County Sr. Center Kitchen Expansion Project - Lincoln County Fiscal Court

- Burgin-Water System Improvements Project - City of Burgin
- Overhead Safety Cable Replacement - Valley View Ferry
- Wilmore Granary Restoration Phase II - City of Wilmore
- Kirksville Fire Station CDBG-CP - Madison County Fiscal Court
- KCTC-Scott County Connector Road - KY Transportation Cabinet

Secretary, Mike Sanford asked for a motion to go into closed session pursuant to KRS 61.810 1(f) personnel issue. James Caudill seconded the motion.

A motion was made by Judge Gritton and seconded by Judge Wells to go into regular session with no action taken in closed session. The motion carried.

There being no further business, Chair Mayor Smith asked for a motion to adjourn. A motion was made by James Caudill and seconded by Judge Wells. The meeting adjourned at 5:15 p.m.