



About Us

Commerce Lexington is the business organization for the Bluegrass. Consisting of the Chamber of Commerce, Commerce Lexington Economic Development, and the Business Education Network, Commerce Lexington works with the local government and surrounding communities to enhance business and economic development opportunities in and around the Lexington area.

The material contained within this prospectus is designed to provide you with basic information to evaluate the Lexington area as a business location. The information contained in this document is verified to be accurate at the time of publishing. The professional staff of Commerce Lexington is prepared to assist you by providing specific information based upon your project's requirements. We would be happy to help you make the Bluegrass your new home.



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Services

Commerce Lexington is a nonprofit, public-private economic development partnership representing the Bluegrass Region. Commerce Lexington is conveniently located in downtown Lexington. The professional staff is prepared to help client companies through:

Information Dissemination - provides information required by the decision maker to evaluate the Bluegrass Region as a business location.

Coordination of Community Efforts - acts as a single source of information for the entire region. The region includes nine counties: Bourbon, Clark, Fayette, Franklin, Jessamine, Madison, Montgomery, Scott, & Woodford.

Coordination of Area Visits - provides preparation, coordination, and follow-up for prospect team visits. Commerce Lexington will schedule meetings and site visits with property representatives, area companies, and service providers to offer a complete overview of the Bluegrass Region.

Confidentiality - Commerce Lexington's staff is committed to prospect confidentiality.

Commerce Lexington maintains a real estate inventory system for the nine-county region and will provide detailed site and building information based upon project criteria.

Real Estate Review

The Bluegrass offers a variety of settings suitable for most types of business operations. The nine-county area has both rural, small town, and urban locations. Interstate highways and/or multi-lane highways connect all of the municipalities in the metropolitan area.

Sites

Industrial and office sites are available throughout the metro area. Asking prices for industrial property in the Bluegrass Region range from \$25,000 to \$275,000 per acre. Commerce Lexington will be pleased to provide detailed site information based on a project's specific site requirements.

Industrial Buildings

The available building inventory in Lexington varies periodically, but an inventory of manufacturing and warehousing/distribution facilities is available. Industrial lease rates range from \$1.95 per square foot for bulk warehouse space to \$14.00 per square foot and beyond for high-tech R&D space. The vacancy rate for industrial buildings at mid-year 2020 was 3.60%.

Office Buildings

The majority of the Bluegrass Region's class A and B office space is located in Lexington. There is approximately 12.6 million square feet of Class A and B office space in existence located throughout both the Central Business District and the suburbs. Asking lease rates typically range between \$5.50 and \$27.50 per square foot with an average of \$17.59 per square foot. The vacancy rate for office buildings at mid-year 2020 was 11.04%.

Lexington Economic Partnership

For years, Commerce Lexington's Economic Development team has focused on helping established businesses grow and prosper. Commerce Lexington serves as Lexington-Fayette Urban County Governments resource for economic development; Our economic development team coordinates with the business community and our Lexington Economic Partnership to connect. The partnership includes a representative from each sector - Commerce Lexington for Economic Development, KY Cabinet for Economic Development, LFUCG Office of the Chief Development Officer, Higher Education Representatives - UK and BCTC - and Bluegrass Workforce Innovation Board. Topics of conversation often include the challenges of doing business in the state and region, what could improve their ability to do business, and the programs and services available to them through Commerce Lexington and each sector mentioned.

The Lexington Economic Partnership nurtures healthy relationships with existing businesses to promote a prosperous ecosystem of economic success in Fayette County.

Strategic Targets

Advanced Manufacturing

The Bluegrass Region has a strong advanced manufacturing sector, particularly in the automotive industry, biotechnology products, and renewable energy machinery. The region's strong transportation network allows for the easy import of component supplies and the export and distribution of finished products. To support this sector, Lexington strives to help advanced manufacturing companies expand research and development activities and enhance product lines.

Animal & Equine Sciences

The horse industry is at the heart of Lexington's culture and is a core segment of Lexington's economy, with an estimated 24,600 horses in Lexington. To support this robust industry, the University of Kentucky (UK) became a leader in animal science research. UK's Ag Equine Program and Gluck Equine Research Center advance equine research and veterinary services. These institutions are valuable research partners for many of Lexington's equine companies.

AgTech

AgTech applies new technology, particularly software and hardware, to the agriculture industry. Elected in 2018, Lexington's Mayor, Linda Gorton, announced an aggressive economic development campaign focused on attracting and growing AgTech companies in partnership with UK, Agriculture Commissioner Ryan Quarles, and Alltech. With a highly educated workforce and a vibrant agricultural history, Lexington is an ideal destination for high-tech agriculture businesses.

Business and Professional Services

Lexington is a regional hub for business and professional services, which includes legal, architectural, engineering, consulting, and real estate firms, as well as back-office support operations, accounting and payroll services, and processing facilities. The primary market niches in Lexington are research and development, financial services, and advanced manufacturing. In addition, Commerce Lexington seeks to add more services in support of entrepreneurs, including legal counsel, accounting, mentoring, and managerial activities.

Clean Technology

Clean tech is an emerging industry in Lexington and the state as Kentucky ranked 2nd in clean job growth from June to December 2020, according to E2. There are many assets to help move cleantech forward in the region. Of specific importance are the number of biotech firms in the area and the concentration of life science research being conducted at UK and the Center for Applied Energy Research (CAER), a multidisciplinary energy technology research center to improve the environment. There is a lot of overlap between life sciences, biotechnology, and certain branches of renewable energy including biomass and its conversion to biofuels.

Life Sciences

Lexington has leveraged the top ranked research programs at UK, a culture of innovation and commercialization, a superior business climate, and an expansive network of medical centers to provide an environment where any niche of the life science industry can grow. Health care in Lexington is supported by a strong tie to academic programs at the UK. UK has the #6 pharmacy program in the nation, ranks nationally for R&D expenditures, and ranks as a top-50 NIH funded institution. Lexington is also home to the only research and development business park in Kentucky - UK's Coldstream Research Campus.

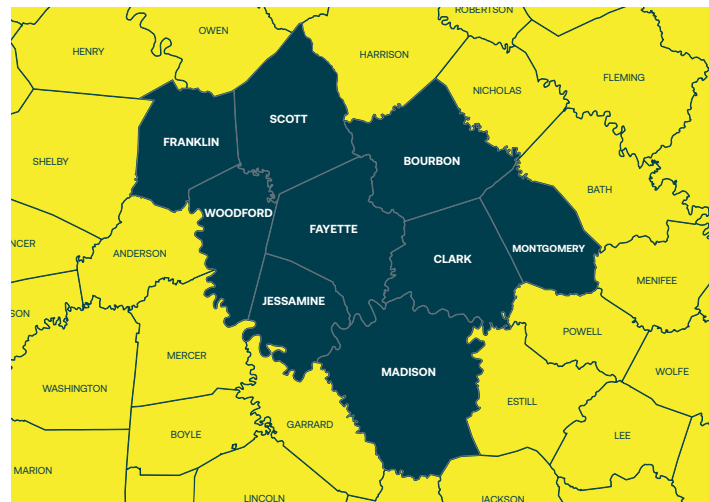
Software & Information Technology

Lexington has a unique business mix of software and information technology industry leaders such as Lexmark, OpenText, and IBM, world class small business such as Xometry and Corrisoft, and social networking and interactive media start-ups like Frogdice and Gun Media. With such a diverse cast of business in the industry Lexington is an ideal location for IT and software businesses.

Visitor Industries

Lexington is at the heart of the horse industry, the start of the Bourbon Trail, and the home of the University of Kentucky. Visitors are drawn to Lexington for events and conferences at the Lexington Convention Center, which contains Rupp Arena and the Lexington Opera House. In addition Lexington has attracted visitors through both national and international events such as ONE: The Alltech Ideas Conference and the 2015 and 2020 Breeders' Cup World Championship.

Introduction to the Bluegrass



Long known as the epicenter of the horse industry with miles upon miles of idyllic horse farms and **almost \$450 million in horse sales at Keeneland in 2020**, Lexington has also created a buzz in the high-tech industry. The World Headquarters of Lexmark International is joined by OpenText, Conduent, and a thriving tech and biosciences community.

The health care industry continues to be at the forefront of economic growth for Lexington and the Bluegrass. All three major hospitals in Lexington are planning or have completed major expansions of their current facilities. Along with the UK Chandler Medical Center, which offers Colleges of Allied Health Sciences, Dentistry, Medicine, Nursing, Pharmacy, and Public Health, seven other colleges in the Lexington area are involved in medical-related instruction.

The crown jewel of the Bluegrass is our higher education. Anchored by the state's flagship university, the University of Kentucky, the Bluegrass boasts 10 colleges and universities within 40 miles of Lexington. In addition, Lexington has four other professional and technical colleges. **In total, nearly 67,000 students are enrolled in institutions of higher learning in the Bluegrass, graduating over 19,000 annually.**

Since the announcement in 1985 that Toyota would locate its largest North American manufacturing facility in Scott County, the Bluegrass Region has witnessed a sharp increase in the number of automotive related manufacturing and parts distribution companies. A partial list of the automotive parts plants which have located in the Bluegrass includes: Accuromm USA, Central Motor Wheel America, International Crankshaft, Aident, Kokoku Rubber, Montplast, Nitto Denko, Toyota Tsusho America, Webasto Roof Systems Inc., Vuteq, and Yokohama Industries America.

The University of Kentucky, Toyota, Lexmark International, and the Lexington-Fayette Urban County Government are some of the major employers in the area.

Located on a plateau at the edge of the Cumberland Gap, **the Bluegrass is the financial, educational, retail, health care, service, and cultural center of Central Kentucky.** From the excitement of cheering your favorite horse down the stretch to unsurpassed collegiate athletics to working with companies from around the globe, the Bluegrass offers all the amenities of a major metropolitan area with the immediate escape of pastoral countryside.

Lexington-Fayette County is the merged urban county government at the center of an nine-county alliance that represents the Bluegrass Region.

Local residents and businesses alike know how great the Bluegrass is for living, working, and raising a family. However, our secret is out and the accolades continue to pour in. Recently, Lexington was ranked **#10 City with the Best Work-Life Balance** by SmartAsset (2021), **#8 Best Run City in America** by WalletHub (2021), and **#11 Best City for First-Time Home Buyers**(2021) by SmartAsset. Lexington and the Bluegrass Region are consistently rated highly from quality of life to business and careers and everything in between.

Boasting a robust economy, the Bluegrass is a diversified growth engine for health and educational services, government, retail trade, manufacturing, and construction. Because of these diverse opportunities, Lexington's unemployment rate is consistently lower than the rest of Kentucky and the rest of the nation. Lexington was recently ranked as the **#9 City with the Most Diverse Industries** (2020) by WalletHub.

Population & Demographics

The Bluegrass Region has 688,987 residents according to the most recent Census Bureau estimates. The region's population has grown close to 9.2% overall since the 2010 Census, and includes the counties of Bourbon, Clark, Fayette, Franklin, Jessamine, Madison, Montgomery, Scott, and Woodford.

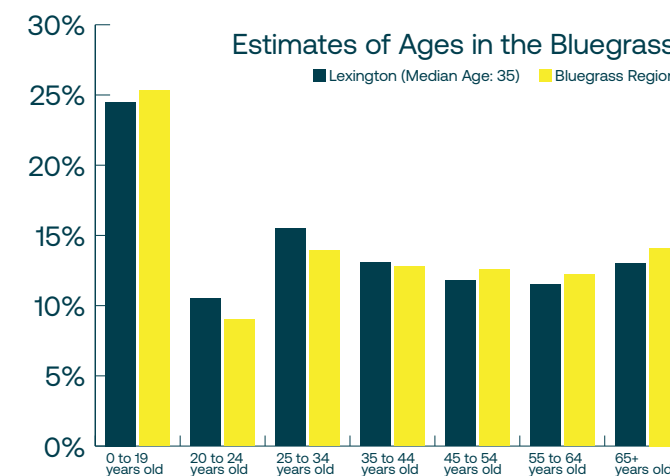
The Bluegrass Region's (and especially Lexington's) population is younger, on average, than both Kentucky and the United States. **The median age of Lexington-Fayette County is 35 years old.** Kentucky's median age is 39.2 years old while the United States' median age is 38.5 years old.

| | Historic Population | | Projection |
|------------|---------------------|---------|------------|
| | 2010 | 2020 | 2025 |
| Region | 630,796 | 688,987 | 744,252 |
| Bourbon | 19,985 | 20,252 | 20,027 |
| Clark | 35,613 | 36,792 | 36,508 |
| Fayette | 295,803 | 322,570 | 354,318 |
| Franklin | 49,285 | 51,541 | 51,123 |
| Jessamine | 48,586 | 52,991 | 60,271 |
| Madison | 82,913 | 92,701 | 95,773 |
| Montgomery | 26,499 | 28,114 | 31,241 |
| Scott | 47,173 | 57,155 | 67,570 |
| Woodford | 24,939 | 26,871 | 27,421 |

Source: U.S. Census Bureau, 2020 and Kentucky State Data Center, University of Louisville, 2017.

| | Caucasian/White | African American/Black | Of Hispanic Origin | Some Other Race |
|------------|-----------------|------------------------|--------------------|-----------------|
| Region | 86.7% | 6.0% | 5.4% | 1.9% |
| Bourbon | 86.6% | 5.2% | 7.3% | 0.9% |
| Clark | 90.5% | 4.5% | 4.0% | 1.0% |
| Fayette | 70.9% | 15.0% | 9.2% | 4.9% |
| Franklin | 84.6% | 8.8% | 4.0% | 2.6% |
| Jessamine | 89.4% | 4.3% | 4.5% | 1.8% |
| Madison | 89.9% | 4.3% | 3.3% | 2.4% |
| Montgomery | 93.6% | 2.2% | 3.3% | 0.9% |
| Scott | 87.8% | 5.2% | 5.4% | 1.5% |
| Woodford | 86.8% | 4.6% | 7.5% | 1.1% |

Source: U.S. Census Bureau, 2020.



Source: U.S. Census Bureau, 2020.

| | Male | Female |
|------------|-------|--------|
| Region | 48.6% | 51.4% |
| Bourbon | 48.0% | 52.0% |
| Clark | 49.0% | 51.0% |
| Fayette | 49.0% | 51.0% |
| Franklin | 49.0% | 51.0% |
| Jessamine | 48.0% | 52.0% |
| Madison | 49.0% | 51.0% |
| Montgomery | 49.0% | 51.0% |
| Scott | 49.0% | 51.0% |
| Woodford | 47.0% | 53.0% |

Source: U.S. Census Bureau, 2019.

Transportation & Market Access

Located in the heart of Central Kentucky's Bluegrass Region, Lexington is the Commonwealth's second largest metropolitan area. Its central location and excellent transportation system have been major factors in Lexington's growth and development.

Lexington is located at the center of a 31 state distribution area and is within a 600-mile radius of two-thirds of the nation's manufacturing facilities, personal income, and population. By virtue of this geographic location and Kentucky's integrated system of state maintained roads, interstates, and parkways, **the Bluegrass is within overnight range of over half of the U.S. market.**

In the heart of Central Kentucky, the Bluegrass is arranged like a wheel around Lexington, which serves as the cultural and economic hub. Interstate 75, a major north-south corridor, and Interstate 64, a major east-west route, are the main spokes which intersect north and east of downtown Lexington. Interstate 75 serves Lexington

with six interchanges. Interstate 64 shares two of these interchanges north and northeast of downtown Lexington. The average daily traffic count at the intersection of I-64 and I-75 is about 98,500 vehicles.

"AAA" rated highways (80,000 pound gross load limit) serving Lexington include U.S. 25, 27, 60, 68, and 421. Primary and secondary highways serving Lexington are linked together by Kentucky Route 4 (New Circle Road), a four lane beltway encircling the city.

An abundance of trucking companies serve the Bluegrass with local terminals. RJ Corman provides main line rail service to Lexington and the surrounding area with Class 1 connections to CSX Transportation and the Norfolk Southern Railway System. The intermodal facility, which serves the area, is located in Georgetown, along I-75 in the northern portion of the Bluegrass.

Lexington is also the home of the largest UPS ground hub in the state, with the ability to process over 55,000 packages and documents every hour. The Lexington hub delivers to 60% of the US population in 2 days via ground, and 79% in 3 days.

UPS Worldport, the largest fully automated package handling facility in the world, is located about an hour to the west of Lexington via I-64 at Louisville International Airport. More than 300 flights arrive and depart daily from the UPS Worldport, processing an average of 416,000 packages per hour. **The proximity of the Worldport facility provides Lexington area customers with maximum flexibility for overnight air deliveries worldwide.**

The DHL Express International Sorting Hub is an hour's drive north via I-75 from Lexington. The DHL facility at CVG is a state-of-the-art, fully automated sortation center. It has proven its high performance functionality and enables DHL Express to further enhance operational effectiveness in international shipping.

Along with DHL, Amazon Air, a cargo airline for Amazon's delivery services, is located at CVG. This recent endeavor by Amazon includes capital investment of \$1.5 billion. **The hub began operations in August of 2021 and employs over 2,000 people. By the end of 2021, the facility will operate process millions of packages weekly.**



Airports

Newly renovated Blue Grass Airport serves nearly 1.2 million passengers each year. The airport is conveniently located less than ten minutes away from down-town Lexington. Passengers enjoy all the advantages of a regional airport - no traffic, no long lines at the security checkpoint, and no long walks to your car - with all the amenities of larger airports. The terminal building offers comfortable waiting areas, an executive lounge, state-of-the-art meeting facilities, great shopping venues, free wireless internet access, and much more. Blue Grass Airport is serviced by four major airlines providing 15 non-stop destinations and 80 daily flights. Its 7,000' ILS CAT I runway and the 4,000' Runway 9-27 handle about 80 commercial flights a day by Allegiant Air, American, Delta, and United. The airport has 15 boarding gates and nearly all airline operations utilize covered jet bridges.

The weather observation equipment at the airport includes the important Low Level Wind Shear Alert System (LLWAS). Blue Grass Airport also houses a U.S. Customs Service

Office, which services the many passengers and cargo shipments arriving from international points of origin.

Blue Grass Airport has an adjacent Fixed Base Operator, TAC Air.

TAC Air, a full-service FBO, provides services 24 hours a day which include: AVGas and Jet A, quick turn fuel service, de-icing, a pilot briefing area and weather information center, 45,000 square feet of hangar space, full service avionics and maintenance, corporate aircraft catering, on-site rental cars and US Customs. TAC Air also offers two conference rooms, an exercise room, quiet room, movie theater and an expanded passenger lobby.

Lexington is also conveniently located within about an hour's drive to Louisville and Cincinnati-Northern Kentucky International Airports. Louisville is west of Lexington via I-64 and offers approximately 150 daily flights, and Cincinnati is to the north via I-75 with 179 daily flights.



| Nonstop Flights from Blue Grass Airport | | |
|---|--------------------|------------------|
| Destination | Peak Daily Flights | Flights Per Week |
| Atlanta | 8 | 54 |
| Chicago | 7 | 48 |
| Charlotte | 5 | 34 |
| Detroit | 4 | 27 |
| Dallas | 3 | 19 |
| Philadelphia | 3 | 20 |
| Destin | 1 | 2 |
| Ft. Lauderdale | 1 | 4 |
| Houston | 1 | 7 |
| Minneapolis | 1 | 7 |
| Myrtle Beach | 1 | 2 |
| New York (LGA) | 1 | 7 |
| Orlando (Sanford) | 1 | 7 |
| Punta Gorda | 1 | 5 |
| St. Petersburg | 1 | 4 |
| Washington, DC | 1 | 6 |

Source: Blue Grass Airport, 2019.



Pictured Above: Horse transport - Blue Grass Airport transports approximately 750 horses per year.

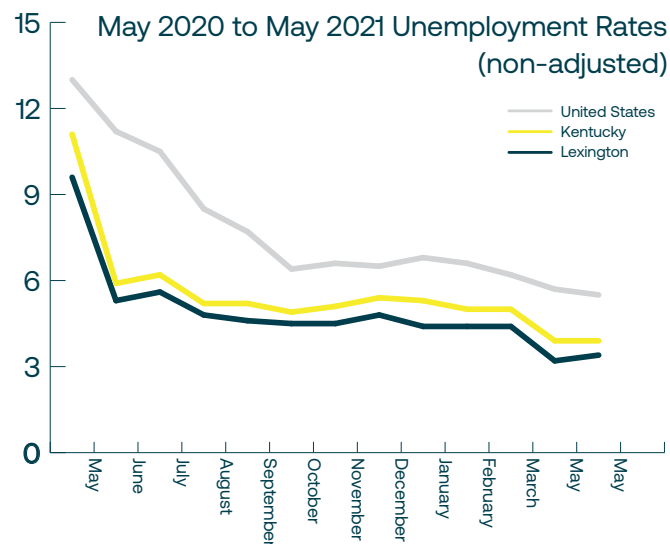


Workforce & Employment

The Bluegrass Region is a focal point in Kentucky for trade, service, and government functions. Inside the Bluegrass, the City of Lexington is the center for finance, insurance, and real estate activities. Lexington and the surrounding communities are also very successful in attracting and retaining manufacturing employment.

The largest employer in the Bluegrass Region is the University of Kentucky, employing nearly 10,000 educators, administrators, and support staff. Toyota is the largest manufacturer, and Baptist Health is the largest solely health care employer in the region. The Fayette County Public School system and Lexington-Fayette Urban County Government are the largest single government organizations in the area.

The Bluegrass Region has successfully avoided much of the high unemployment rates that have manifested themselves in the state of Kentucky as well as the USA during the recent recession. A diverse economy that includes government, education, and health care as well as a highly educated labor force helped to shield the Bluegrass from seeing the worst of the worldwide economic crisis.



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics Program.

| | Jan - Aug | | Annual averages | |
|-------------------------|-------------|-------------|-----------------|-------------|
| | 2021 | 2020 | 2019 | 2018 |
| Bluegrass Region | 4.1% | 6.0% | 3.4% | 3.5% |
| Bourbon | 3.8% | 5.9% | 3.7% | 3.9% |
| Clark | 4.4% | 6.6% | 3.8% | 4.0% |
| Fayette | 3.9% | 5.7% | 3.2% | 3.2% |
| Franklin | 4.6% | 6.6% | 3.6% | 3.6% |
| Jessamine | 4.0% | 5.6% | 3.5% | 3.5% |
| Madison | 4.1% | 6.0% | 3.7% | 3.7% |
| Montgomery | 5.4% | 8.0% | 5.1% | 5.8% |
| Scott | 3.6% | 6.3% | 3.3% | 3.2% |
| Woodford | 3.4% | 5.0% | 3.0% | 2.9% |

Source: Bureau of Labor Statistics, Local Area Unemployment Statistics Program.

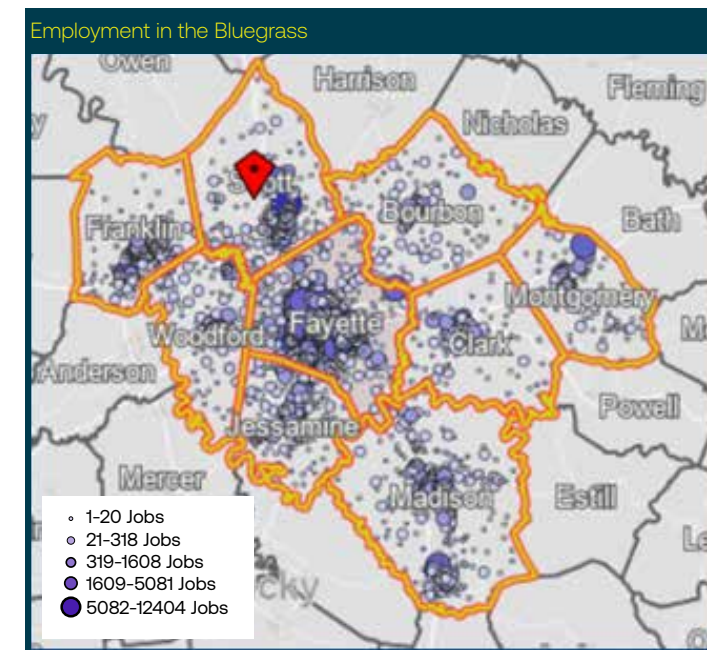
| | 2020 | 2019 | 2018 |
|-------------------------|----------------|----------------|----------------|
| Bluegrass Region | 351,289 | 358,810 | 354,288 |
| Bourbon County | 9,577 | 9,631 | 9,677 |
| Clark County | 17,006 | 17,276 | 17,114 |
| Fayette County | 172,284 | 175,727 | 174,013 |
| Franklin County | 24,745 | 25,195 | 24,950 |
| Jessamine County | 26,160 | 26,793 | 26,417 |
| Madison County | 45,855 | 47,652 | 46,826 |
| Montgomery County | 11,355 | 11,644 | 11,646 |
| Scott County | 29,378 | 29,815 | 28,907 |
| Woodford County | 14,929 | 15,077 | 14,738 |

Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

Labor Force Analysis

Employment in the nine-county Bluegrass Region is centered in Fayette County (Lexington).

Overall, 58% of the jobs in the Bluegrass Region are in Fayette County. Although Fayette County has the highest number of workers making more than \$3,333 a month, Scott County has the highest percentage (55.6%). This is undoubtedly attributable to the presence of



Source: US Census Bureau, OTM, 2019.

| Total Primary Jobs | 357,094 | |
|--|---------|--------|
| Ages | | |
| Age 29 or younger | 89,746 | 25% |
| Age 30 to 54 | 190,338 | 53% |
| Age 55 or older | 77,010 | 22% |
| Income Levels | | |
| \$1,250 per month or less | 78,710 | 22% |
| \$1,251 to \$3,333 per month | 115,233 | 32% |
| More than \$3,333 per month | 163,151 | 46% |
| Industries | | |
| Health Care and Social Assistance | 52,980 | 14.80% |
| Manufacturing | 42,275 | 11.80% |
| Retail Trade | 40,502 | 11.30% |
| Educational Services | 38,758 | 10.90% |
| Accommodation and Food Services | 34,626 | 9.70% |
| Administration & Support, Waste Management and Remediation | 25,642 | 7.20% |
| Public Administration | 22,117 | 6.20% |
| Professional, Scientific, and Technical Services | 18,603 | 5.20% |
| Construction | 15,381 | 4.30% |
| Wholesale Trade | 11,969 | 3.40% |
| Transportation and Warehousing | 11,917 | 3.30% |
| Other Services (excluding Public Administration) | 9,228 | 2.60% |
| Finance and Insurance | 8,553 | 2.40% |
| Arts, Entertainment, and Recreation | 5,517 | 1.50% |
| Agriculture, Forestry, Fishing and Hunting | 4,780 | 1.30% |
| Information | 4,495 | 1.30% |
| Real Estate and Rental and Leasing | 4,212 | 1.20% |
| Management of Companies and Enterprises | 3,823 | 1.10% |
| Utilities | 1,002 | 0.30% |
| Mining, Quarrying, and Oil and Gas Extraction | 714 | 0.20% |

Source: US Census Bureau, LEHD OTM, 2019.

Note: Primary jobs includes each individual's highest earning job, one job per person. Secondary or multiple jobs are not included.

Labor Shed Analysis

Around 30% of the Bluegrass labor force resides outside the region. Most notably, 4% of the Bluegrass labor force resides in Jefferson County (Louisville).

Fayette and Woodford Counties import 27.8% and 29.2% of their labor force respectively from outside of the Bluegrass Region - the fewest of the nine Bluegrass counties. On the other end of the scale, Franklin (46.3%) and Clark (40.7%) Counties import the highest percentage of their labor from outside of the Bluegrass Region.

In keeping with its status as the employment center in the Bluegrass Region, Fayette County (Lexington) both houses

| Home Destination Analysis | | |
|---|----------------|--------|
| People who work in Lexington and live in... | | |
| Total | 200,715 | |
| Fayette County | 98,239 | 48.90% |
| Jessamine County | 10,025 | 5.00% |
| Jefferson County | 8,207 | 4.10% |
| Madison County | 9,316 | 4.60% |
| Scott County | 8,293 | 4.10% |
| Clark County | 5,431 | 2.70% |
| Woodford County | 4,567 | 2.30% |
| Franklin County | 3,111 | 1.50% |
| Bourbon County | 2,762 | 1.40% |
| Montgomery County | 2,148 | 1.10% |
| Kenton County | 1,789 | 0.90% |
| Boone County | 1,776 | 0.90% |
| Anderson County | 1,902 | 0.90% |
| Mercer County | 1,660 | 0.80% |
| Boyle County | 1,482 | 0.70% |
| All other locations | 40,007 | 19.90% |

Source: US Census Bureau, LED On The Map, 2019.

and imports the highest number of workers of all the Bluegrass counties.

Due to the large number of counties in Kentucky, most urban areas are arranged like a hub and spoke system with the urban area acting as the hub and using Kentucky's system of US highways and interstates to connect to the smaller municipalities. Lexington is no exception. Most people in Kentucky are used to commuting and are willing to drive to their job. The average commuting time for Kentucky residents was 23.1 minutes in 2020, while the average commuting time for Lexington residents was about 20.1 minutes. These travel times compare favorably with the national average of 26.4 minutes.

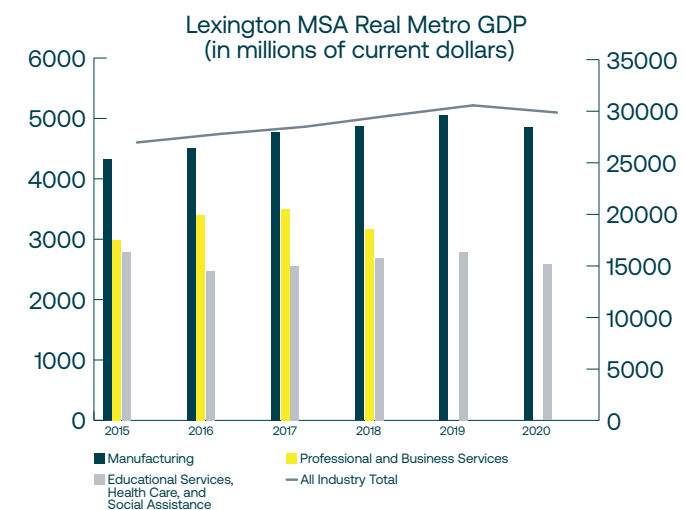
| Work Destination Analysis | | |
|---|----------------|--------|
| People who live in Lexington and work in... | | |
| Total | 144,350 | |
| Fayette County | 98,239 | 68.10% |
| Jefferson County | 9,455 | 6.60% |
| Scott County | 5,274 | 3.70% |
| Jessamine County | 4,354 | 3.00% |
| Franklin County | 2,948 | 2.00% |
| Madison County | 2,537 | 1.80% |
| Woodford County | 2,199 | 1.50% |
| Clark County | 1,869 | 1.30% |
| Boone County | 1,725 | 1.20% |
| Bourbon County | 883 | 0.60% |
| Kenton County | 796 | 0.60% |
| Warren County | 703 | 0.50% |
| Bullitt County | 647 | 0.40% |
| Boyle County | 517 | 0.40% |
| Montgomery County | 485 | 0.30% |
| All other locations | 11,719 | 8.10% |

Economy

Despite a solid base of manufacturing and automotive suppliers, the Bluegrass Region is mainly a service-based economy. By itself, manufacturing is one of the larger employers and the higher wage-payers in the Bluegrass. However, when combined, the various service sectors easily outpace manufacturing in both employment and wages. Especially strong in the areas of health care and education, the service-producing sectors continue to be the main economic engine for the region.

The Bluegrass is a \$30 billion economy marked by consistent, sustainable growth. Between 2001 and 2019, the Bluegrass Region's economy (GDP) grew 83.3% overall, translating into a real compound annual growth rate of 3.2%.

In terms of median and per capita income, the Bluegrass easily trumps the state of Kentucky as a whole. It matches up much more favorably with the US average on median household, family, and personal income, as well as per capita income.



Source: Bureau of Economic Analysis, 2021.

| Lexington MSA Private Sector Employment | | |
|--|------------|-------------------|
| Selected Industries | Employment | Payroll (\$1,000) |
| Total for all sectors | 231,800 | \$10,590,009.00 |
| Health care and social assistance | 39,197 | \$2,143,104.00 |
| Retail trade | 29,889 | \$863,575.00 |
| Manufacturing | 28,934 | \$1,723,345.00 |
| Accommodation and food services | 27,714 | \$492,404.00 |
| Administrative and support and waste services | 17,209 | \$558,152.00 |
| Construction | 15,073 | \$905,250.00 |
| Professional, scientific, and technical services | 14,839 | \$955,079.00 |
| Other services (except public administration) | 10,258 | \$312,295.00 |
| Wholesale trade | 9,022 | \$551,326.00 |
| Transportation and warehousing | 8,278 | \$352,645.00 |
| Finance and insurance | 6,261 | \$456,662.00 |
| Information | 5,501 | \$230,940.00 |
| Management of companies and enterprises | 5,353 | \$547,262.00 |
| Educational services | 5,249 | \$122,319.00 |
| Arts, entertainment, and recreation | 4,026 | \$110,220.00 |
| Real estate and rental and leasing | 2,767 | \$107,917.00 |
| Utilities | 1,202 | \$112,546.00 |
| Agriculture, forestry, fishing and hunting | 763 | \$32,293.00 |
| Mining, quarrying, and oil and gas extraction | 232 | \$12,675.00 |

Source: US Census Bureau MSA Business Patterns, 2019.

| Bluegrass Region Major Employers | | | |
|---|-----------|---------------------------------|-----------|
| Manufacturing | | | |
| Company | Employees | Industry | County |
| Toyota Motor Manufacturing | 9,712 | Auto Manufacturing | Scott |
| Lockheed Martin | 1,500 | Contractor Support | Fayette |
| Hitachi Automotive Systems Americas Inc | 1,100 | Auto Manufacturing | Madison |
| Toyota Production, Engineering & Manufacturing Center | 852 | Auto Manufacturing | Scott |
| Adient US LLC | 833 | Auto Manufacturing | Scott |
| Montaplast of North America | 800 | Auto Manufacturing | Franklin |
| Hyster-Yale Group Inc. | 760 | Lifting Equipment | Madison |
| Link-Belt | 750 | Construction Equipment | Fayette |
| Webasto Roof Systems | 660 | Automotive Parts | Fayette |
| Catalent Pharma Solutions | 600 | Pharmaceutical Manufacturing | Clark |
| TOPY America | 567 | Auto Manufacturing | Franklin |
| EnerSys | 520 | Battery Manufacturing | Madison |
| Schneider Electric | 515 | Energy Machinery | Fayette |
| Toyota Tsusho America | 511 | Auto Manufacturing | Scott |
| General Dynamics Information Technology Inc. | 500 | Information Services | Clark |
| Big Ass Fans | 460 | Industrial Ceiling Fans, Lights | Fayette |
| Pepsi-Cola Bottling Co. | 460 | Food/Beverage | Fayette |
| Alltech | 450 | Food/Beverage | Jessamine |
| Yokohama Industries America Inc. | 400 | Auto Manufacturing | Woodford |
| Leggett & Platt Inc. | 400 | Auto Manufacturing | Clark |
| Buffalo Trace Distillery | 353 | Beverage | Franklin |
| McKechnie Vehicle Components | 353 | Auto Manufacturing | Jessamine |
| Sheridan | 350 | Sign Manufacturing | Woodford |
| Aichi Forge USA Inc | 350 | Auto Manufacturing | Scott |
| Leggett & Platt Inc. | 318 | Auto Manufacturing | Scott |
| Hayashi Telemu North America | 310 | Auto Manufacturing | Franklin |
| NSG – Pilkington North America | 300 | Auto Manufacturing | Woodford |

Source: Commerce Lexington, 2021

| Bluegrass Region Major Employers | | | |
|--|-----------|--------------------------------|-----------|
| Non-Manufacturing | | | |
| Company | Employees | Industry | County |
| University of Kentucky | 15,541 | Education | Fayette |
| Kentucky State Government Employees | 11,210 | Government | Franklin |
| Amazon.com | 5,727 | Distribution | Fayette |
| Fayette County Public Schools | 5,620 | Education | Fayette |
| Baptist Health | 4,502 | Healthcare | Fayette |
| Lexington-Fayette Urban County Government | 2,884 | Government | Fayette |
| Catholic Health Initiatives (CHI) | 2,621 | Healthcare | Fayette |
| Conduent | 2,500 | Outsourcing | Fayette |
| Veterans Medical Center | 2,000 | Healthcare | Fayette |
| Madison County School System | 2,000 | Education | Madison |
| Eastern Kentucky University | 1,800 | Education | Madison |
| Jessamine County School System | 1,500 | Education | Jessamine |
| Lexmark International Inc. | 1,400 | World HQ | Fayette |
| Scott County Public Schools | 1,372 | Education | Scott |
| Franklin County School System | 1,100 | Education | Franklin |
| Lexington Clinic | 1,100 | Healthcare | Fayette |
| UPS | 1000 | Transportation and Warehousing | Fayette |
| Frankfort Regional Medical Center | 800 | Healthcare | Franklin |
| Kentucky State University | 790 | Education | Franklin |
| Valvoline | 650 | Headquarters | Fayette |
| Amazon.com - Kindle Support | 550 | Back Office | Clark |
| Georgetown Community Hospital | 514 | Healthcare | Scott |
| Cardinal Hill Rehabilitation Hospital | 508 | Healthcare | Fayette |
| Galls LLC | 500 | HQ & Mail Order | Fayette |
| McLane Cumberland | 500 | Distribution | Jessamine |
| General Dynamics Information Technology Inc. | 500 | Information Services | Clark |
| Tempur Sealy International | 450 | Headquarters | Fayette |

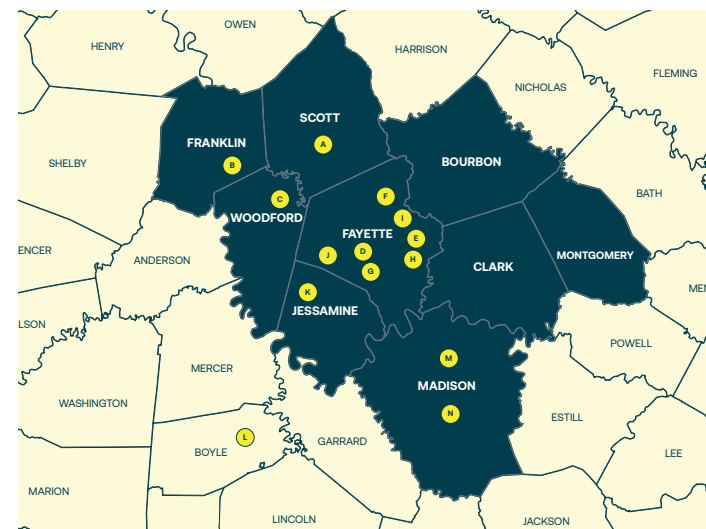
Education

Building on its early reputation as the Athens of the West, Lexington continues to excel in education. Along with some of the best public schools in the state, Lexington also has one of the best educated labor forces in the nation. According to 2019 U.S. Census data, 45% of Lexington's population 25 years or older has at least a Bachelor's degree, making it the 11th most highly educated city in the U.S., and 19.3% has an advanced degree, ranking Lexington the 10th most highly educated city. Equally impressive, 59% of Lexington residents age 18-24 are enrolled in college or graduate school, ranking the city 3rd in college enrollment rates among cities with a population over 300,000.

Anchored by the state's flagship university, the University of Kentucky, the Bluegrass boasts 10 colleges and universities within 40 miles of Lexington.¹ In addition, Lexington has four other professional and technical colleges.² In total, nearly 70,000 students are enrolled in institutions of higher learning in the Bluegrass, graduating over 18,000 annually.

| Percent over Age 25 with a Bachelor's Degree or Higher | |
|--|--------|
| Bourbon County | 19.40% |
| Clark County | 20.10% |
| Fayette County | 45.00% |
| Franklin County | 29.90% |
| Jessamine County | 29.50% |
| Madison County | 32.80% |
| Montgomery County | 15.70% |
| Scott County | 28.40% |
| Woodford County | 33.80% |

Source: U.S. Census Bureau, ACS, 2021.



- A. Georgetown College
- B. Kentucky State University
- C. Midway University
- D. University of Kentucky
- E. National College of Business and Technology
- F. Transylvania University
- G. Bluegrass Community and Technical College
- H. Indiana Wesleyan University
- I. MedQuest College
- J. Sullivan University
- K. Asbury University
- L. Centre College
- M. Eastern Kentucky University
- N. Berea College

| Colleges and Universities Within 40 Miles of Lexington | | | | |
|--|-----------------|----------------|-------------------|-------------------------|
| Institution | 2020 Enrollment | 2020 Graduates | Degrees Conferred | Distance from Lexington |
| University of Kentucky | 31,110 | 7,965 | B, M, PhD | 0 mi |
| Eastern Kentucky University | 14,465 | 3,820 | A, B, M | 21 mi |
| Bluegrass Community & Technical College | 10,182 | 4,484 | A | 0 mi |
| Kentucky State University | 2,290 | 205 | A, B, M | 22 mi |
| Midway University | 1,880 | 299 | A, B, M | 12 mi |
| Asbury University | 1,734 | 423 | A, B, M | 16 mi |
| Georgetown College | 1,566 | 395 | B, M | 12 mi |
| Berea College | 1,432 | 335 | B | 34 mi |
| Centre College | 1,333 | 354 | B | 32 mi |
| Transylvania University | 957 | 178 | B | 0 mi |
| Total | 66,949 | 18,458 | | |

Source: Kentucky Council for Postsecondary Education; Commerce Lexington, 2021.

Colleges and Universities

University of Kentucky

The University of Kentucky (UK) is the Commonwealth's flagship university and its principal research institution. The Carnegie Foundation classifies UK as a Doctoral University (highest research activity), one of only 94 public universities in the nation ranked in the top category. In 2019, UK faculty were awarded \$417.1 million in grants and research development awards. In 2002, UK became one of the few major universities in the country allowed to award Beckman Scholarships, and, in 2019, UK ranked as a top-50 NIH funded institution with \$71,365,353 through 125 awards.

A joint MBA/BS degree program between the College of Business and Economics and the College of Engineering was established in 1994. This innovative five-year program is aimed at creating future leaders in high technology industries.

UK has placed an emphasis on developing a world-class College of Engineering, with degree programs in biomedical, chemical, civil, electrical, mechanical and mining engineering, materials science, computer science, and engineering mechanics.

The Von Allmen Center for Entrepreneurship – an initiative of the Gatton School of Business and Economics – assists in the formation and growth of new technology-based businesses and of aspiring entrepreneurs through their Bootcamp program.

The Office of Technology and Commercialization (OTC) exists to advance innovation that makes a difference. OTC does this primarily through cultivating entrepreneurship and startup creation, protecting and licensing early-stage technologies, and helping build Kentucky's innovation ecosystem.

The Kentucky Small Business Development Center, offering a wide range of consulting, seminars, and technical assistance for businesses, operates a downtown Lexington training and resource center.

Eastern Kentucky University

Eastern Kentucky University (EKU) is a public teaching and research university with undergraduate and graduate programs located in Richmond, Madison County, with 40 additional online programs. EKU's campus has five academic colleges and three libraries, and EKU operates five regional campuses throughout Kentucky serving a total of nearly 15,000 students. Established in 1906, EKU has been educating Kentuckians for over 100 years.

Bluegrass Community & Technical College

The Bluegrass Community & Technical College is a post-secondary vocational institution located on the northwest side of Lexington. It offers career training in over 40 areas of study, including Biotechnology, Business Management and Marketing, Computer Information Technology, and many other technical programs. Services include: Evening Programs, Assessment Services, and Customized Business and Industry Classes.

The Advanced Manufacturing Technician (AMT) program, operated by KY FAME, a partnership between regional manufacturers, offers BCTC students an apprentice-based curriculum that combines learning with hands-on experience in an immersive environment. Students learn the knowledge and skills required for advanced manufacturing and apply those concepts while working part-time for regional manufacturers, such as Toyota and Link-Belt.

In 2017, BCTC opened their Advanced Manufacturing Center in Georgetown, KY. The new 78,000 square foot facility is has been created to resemble a manufacturing facility and has a maximum capacity of 1,200 students. With strong business and industry support, BCTC provides relevant curricula, cooperative training sites, and job placement opportunities. Students earning diplomas successfully complete exit competency exams. Employers are guaranteed that the students are competent in the skills for which they have been trained.

Articulation agreements in several programs allow graduates of Bluegrass Community Technical & College to receive college credit toward an associate's degree in their program continuum at select colleges and universities. The Southern Association of Schools accredits all schools.

Kentucky State University

Kentucky State University (KSU) is a public undergraduate and graduate university in the state capital of Frankfort, Franklin County. KSU enrolls around 2,000 students and offers associate's, bachelor's, and master's degrees. The university has four colleges, an agricultural research farm, and an environmental education center. Reflecting its origins as a historically black university and land grant institution, more than half of today's enrolled students are African American and from in-state. Diversity, excellence and innovation, ethical conduct, and social responsibility are among KSU's core values.

Georgetown College

Georgetown College is a small private Christian liberal arts college in Georgetown, Scott County, offering multiple undergraduate areas of study and a Master of Arts in Education. Georgetown College emphasizes excellent teaching and mentoring to provide a quality education and has a very low student-faculty ratio.

Asbury University

Asbury University is a nondenominational Christian liberal arts institution dedicated to academic excellence and spiritual vitality. Primarily a four-year institution, Asbury also offers three master's degree programs and enrolls approximately 2,000 students. Since 1984, Asbury film students have worked in a variety of media positions at the Olympic Games. Asbury is located less than 20 miles from Lexington in Jessamine County.

Berea College

Located in Berea, Madison County, Berea College is a four-year liberal arts college offering bachelor's degrees in 34 majors and enrolling around 1,400 students. Berea College is a unique educational institution that accepts only students with high academic performance and financial need, largely from Appalachia, and charges no tuition. Instead, students work in university departments or service jobs for at least 10 hours per week.

Midway University

Formerly Midway College, Midway University is a private liberal arts undergraduate offering business, equine studies, health sciences, and arts and science programs. Midway enrolls around 1,900 students and was the only women's college in Kentucky until 2016, when the Midway University Board of Trustees voted to become fully coeducational in all of its undergraduate and graduate programs.

Centre College

Centre College is a four-year undergraduate private liberal arts college enrolling around 1,300 students. Centre offers 27 majors and 35 minors, and the student-faculty ratio is 10 to 1. Centre College is located about 35 miles south of Lexington in Danville, Kentucky, and was founded nearly 200 years ago in 1819. Centre College focuses on providing students with internships, research opportunities, study abroad programs, and graduation within four years.

Transylvania University

Transylvania University ("Transy") is a private liberal arts college in downtown Lexington. Founded in 1780, Transylvania was one of the first colleges in Kentucky and is one of the oldest in the country. Transylvania enrolls nearly 1,000 students with a student-faculty ratio of 11 to 1 and offers 46 majors, 39 minors, and dual degree engineering programs. Students at Transylvania are encouraged to think critically and independently, communicate across specialties, be socially responsible, and embrace the college's culture of interactive and lifelong learning. The name "Transylvania" means "across the woods" and preserves the area's history as a heavily forested area colonized by a group of settlers that included Daniel Boone as chief scout.

Elementary and Secondary Schools

Lexington's public school system is rated highly in the state of Kentucky. It has achieved this distinction partially because of the educational attainment of its citizens and partially because of the achievements of its graduates. Lexington's high school juniors and seniors consistently achieve higher national testing scores compared to their peers across the state and are competitive around the nation. In addition, both students and teachers of Fayette County Public Schools (FCPS) consistently earn recognition for various academic and sports accomplishments. For example, in recent years several elementary schools placed in the Governor's Cup and students from FCPS high schools placed highly in multiple divisions of the Kentucky Beta Club senior convention.

FCPS operates a variety of magnet school programs. Of particular interest to the business community are the programs educating students in math, technology, applied skills, and foreign languages. The two applied technology centers offer secondary students training in the principles of technology, graphic arts, electronics, and other topics. Lexington also had several private and parochial schools at all levels. There is even a Japanese Saturday School program.

The Toyota Motor Manufacturing plant created an increased Japanese presence in the Lexington area. To better serve the large Japanese foreign national population currently living in the Bluegrass, the University of Kentucky runs a Japanese Saturday School for interested students from first through twelfth grade. In conjunction with the Japanese Saturday School, self-supporting opportunities are offered to enhance interaction with Japan and between the Japanese and American communities. Japanese Programs operates a Saturday kindergarten program and provides translation services, on-site training programs, and a variety of cultural and recreational experiences. Today, approximately 175 students and 15 faculty are involved in the Central Kentucky Japanese School.

Commerce Lexington, the Business and Education

Network, and FCPS have partnered with the Ford Motor Company on an initiative called the Academies of Lexington. This initiative mobilizes educators, employers, and community leaders to create a new generation of young people who will graduate from high school both college and career-ready. The Academies of Lexington combine the high expectations of college preparatory programs with the real-world relevance and rigor of career and technical education to offer extensive real-world contact with adults currently working in the field or area of interest, and they enable students to earn dual enrollment and/or articulated college-level credits while still in high school.

| Average ACT Scores | | | | | |
|--------------------|-----------|---------|------|---------|---------|
| | Composite | English | Math | Reading | Science |
| Lexington | 19.6 | 18.7 | 19.2 | 20.2 | 19.9 |
| Kentucky | 18 | 17.1 | 17.7 | 18.5 | 18.3 |
| USA | 20.3 | 19.6 | 19.9 | 20.9 | 20.4 |

Source: Kentucky Department of Education, (2020-2021) ACT.org National Profile Report (2021).



| Lexington Private Schools | | |
|--------------------------------------|------------|------------|
| School | Grades | Enrollment |
| Ardor Montessori School | PS - 6 | 40 |
| Christ The King Elementary School | PK - 8 | 502 |
| Clays Mill Road Christian Academy | K - 12 | 116 |
| Community Montessori | PK - 8 | 260 |
| KORE Academy | 1 thru 12 | 35 |
| KYCAA Chinese School | K-12 | 115 |
| Lexington Catholic High School | 9 thru 12 | 800 |
| Lexington Christian Academy | PK - 12 | 1520 |
| Lexington Latin School | Pre-K - 12 | 245 |
| Lexington Montessori | PK - 6 | 72 |
| The Lexington School | PK - 8 | 596 |
| The Lexington School Learning Center | PS - 8 | 558 |
| Lexington Universal Academy | PreK - 8 | 140 |
| Mary Queen of Holy Rosary School | PK - 8 | 602 |
| Montessori High School | 9 thru 12 | 20 |
| Providence Montessori | K - 7 | 231 |
| Redwood Cooperative School | PS - 6 | n/a |
| Saint Peter & Paul School | PK - 8 | 430 |
| Sayre School | PK - 12 | 518 |
| Seton Catholic School | K - 9 | 477 |
| Sphinx Academy | 8 thru 12 | 36 |
| Summit Christian Academy | PK - 8 | 125 |
| Trinity Christian Academy | PK - 12 | 392 |
| Veritas Christian Academy | PK - 12 | 165 |

Source: Fayette County Public Schools, 2019.

| Lexington Magnet Schools/Programs | | |
|--|----------|------------|
| School | Grades | Enrollment |
| Carter G. Woodson Academy | 6 to 12 | 131 |
| Dixie Magnet Elementary | K to 5 | 570 |
| Gifted Accelerated Program | 4 to 8 | n/a |
| International Baccalaureate Diploma Program at Tates Creek High School | 9 to 12 | 200 |
| Lexington Traditional Magnet School | 6 to 8 | 446 |
| Liberal Arts Academy at Henry Clay | 9 to 12 | 308 |
| Math, Science, and Technology Center at Paul Laurence Dunbar High School | 9 to 12 | 228 |
| Maxwell Spanish Immersion Magnet Elementary | PK to 5 | 563 |
| Opportunity Middle College | 11 to 12 | 114 |
| Pre-Engineering Program at Lafayette High | 9 to 12 | 306 |
| Pre-Engineering Program at Leestown Middle | 6 to 8 | 180 |
| School for the Creative and Performing Arts at Lafayette High School | 9 to 12 | 300 |
| School for the Creative and Performing Arts (Bluegrass) | 4 to 8 | 277 |
| StationARTS at Bryan Station High School | 9 to 12 | 146 |
| STEAM Academy | 9 to 12 | 360 |
| MULTI-SCHOOL GIFTED AND TALENTED PROGRAMS | | |
| Spanish Immersion Program (SIP) | | |
| Elementary Accelerated Program | | |
| Middle School Accelerated Program | | |
| SCAPA | | |

Source: BluegrassEducation.com

The Academies of Lexington

The Academies of Lexington are small learning communities within Fayette County public high schools that allow all students to connect what they are learning in the classroom with real-world applications. These Academies provide students with a new kind of educational experience—one that helps them truly thrive in today’s economy. This initiative is a partnership between Fayette County public high schools, students, families, educators, businesses, and community partners, uniting Lexington behind the cause of transforming public education in our city.

High school students are graduating into a world that is changing faster than ever. Today’s workplace would be unrecognizable twenty years ago—the internet, automation, and increasingly advanced technology have revolutionized the way we work in the twenty-first century. But while industry has evolved, education has stayed largely the same. In order to truly prepare our students for the world that is waiting for them when they graduate, we have to transform the way we approach public education. Students deserve an educational experience that is as innovative, immersive, and engaging as the world around them.

The Academies of Lexington seek to innovate and transform public education in Lexington through collaboration with local businesses. As a result, students are better prepared for college or their career after graduating, and employers have a workforce equipped to meet their needs. Concentrations within the Academies of Lexington include: engineering, manufacturing and robotics, professional services, information technology, business, entrepreneurship, education, and medical services.

Public Library

The Lexington Public Library (LPL) is a beloved institution that has provided Lexington residents with resources for success and a lifetime of discovery for more than two

centuries. Today, LPL serves its community through six facilities, an innovative digital branch, and robust outreach services. LPL lends more than 3.3 million items and welcomes over nine million visitors to its libraries and virtual branch annually. In addition to a rich collection, LPL offers diverse programs, arts and cultural opportunities, and talented staff that furthers its mission to connect people, inspire ideas, and transform lives.

The University of Kentucky and Transylvania University both have library systems, which non-students may also access.



| The Academies of Lexington | |
|--|------------|
| School | Enrollment |
| Bryan Station High School | |
| Freshman Academy | 501 |
| Engineering, Manufacturing, & Robotics | 211 |
| Leadership & Professional Services | 243 |
| Information Technology | 286 |
| Medical Sciences | 279 |
| Frederick Douglass High School | |
| Freshman Academy | 455 |
| Technology | 282 |
| Professional Services | 340 |
| Health Sciences | 337 |
| Tates Creek High School | |
| Freshman Academy | 483 |
| Design & Engineering | 351 |
| Business, Entrepreneurship, & Education | 282 |
| Medical & Emergency Services | 324 |
| International Baccalaureate & Information Technology | 330 |

Source: Commerce Lexington, 2019.

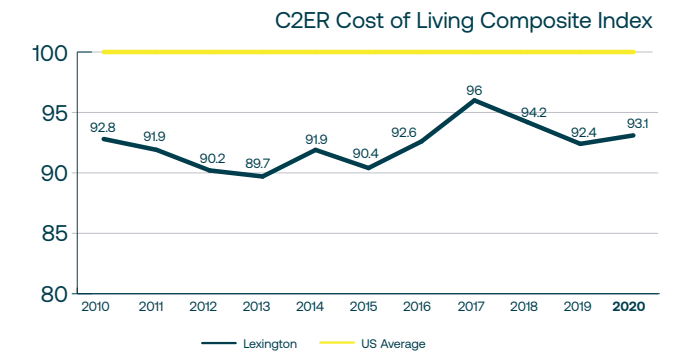
Quality of Life

Housing & Cost of Living

Equally important to the economic growth of a region is the cost of living for its citizens. According to the C2ER Cost of Living Index, which compares participating cities in the USA on six different categories, as well as a composite score, Lexington is a relatively inexpensive place to live. Lexington’s composite cost of living score consistently rates below the U.S. average, as do most of its individual scores.

The Bluegrass also has an impressively stable housing market. Avoiding the majority of the housing bubble, median sales prices on single family homes fell only 2% year to year during the recent housing bust.

For the average sales price of \$166,592 in 2017, one could expect to buy a three bedroom house. Brick exteriors are somewhat prevalent locally due to a ready supply of clay to local brick manufacturers. Persons relocating from the northeast and the west coast should be able to trade up substantially.



Source: Lexington-Bluegrass Association of Realtors.
 †The LBAR data covers a total of 22 counties in Central Kentucky.

| Bluegrass' Housing Data | | | |
|-----------------------------|---------------|---------------|---------------|
| | 2020 | 2019 | 2018 |
| Total Units Sold | 15,309 | 14,153 | 13,278 |
| Total Dollar Sales | \$3.5 billion | \$2.9 billion | \$2.7 billion |
| Single Family Homes | | | |
| Residential Sales (Units) | 14,687 | 13,720 | 12,405 |
| Residential Sales (Dollars) | \$3.5 billion | \$2.9 billion | \$2.5 billion |
| Median Sales Price | \$198,000 | \$178,000 | \$170,000 |
| Average Days on Market | 19 | 52 | 51 |

| C2ER Cost of Living Index - 2020 Annual Average | | | | | | | |
|---|-----------------|---------------|-------------|--------------|----------------|-------------|--------------|
| Location | Composite Index | Grocery Items | Housing | Utilities | Transportation | Health Care | Misc. Goods |
| Lexington | 93.1 | 89.4 | 83.3 | 102.3 | 92.6 | 80.5 | 101.7 |
| Brooklyn | 178.8 | 134.5 | 332.7 | 103.9 | 108.9 | 105.8 | 121.8 |
| Los Angeles | 147.7 | 113.9 | 228.9 | 107.9 | 134.5 | 110.2 | 115.7 |
| Chicago | 123.9 | 107.2 | 163 | 92.7 | 113.6 | 98.9 | 113.9 |
| Philadelphia | 111.7 | 119.9 | 116.8 | 111.3 | 113.5 | 100.4 | 105.6 |
| Dallas | 107.7 | 99.9 | 115.9 | 108 | 93.2 | 113.8 | 107.1 |
| Seattle | 156.8 | 127.7 | 232.7 | 109.4 | 140.8 | 127.6 | 128.9 |
| San Diego | 142.9 | 114.4 | 212 | 125.8 | 136.1 | 108.3 | 110.4 |

University of Kentucky Athletics

The University of Kentucky athletics program provides sporting events year-round. Rupp Arena is the home court of the University of Kentucky Wildcats, the 2012 NCAA Men's College Basketball National Champions. It is one of the largest arenas of its kind and it is located in the heart of the downtown area. The Kentucky Wildcats have a rich history in college basketball with eight NCAA National Championships and numerous Final Four and Runner-up banners. Wildcat fans are highly dedicated, and it isn't uncommon for the average yearly attendance to exceed the stated capacity of Rupp Arena.

Adjacent to Rupp Arena are a convention center, hotel, shopping mall, and numerous restaurants at the Central Bank Center, which will finish a \$250 million expansion and renovation in the Spring of 2022 that will create a new 100,000 square foot exhibit hall, a 22,500 square foot ballroom, and 30,000 square feet of meeting space.



In addition to college basketball, Kentucky Wildcat fans also pour into the 61,000-seat Kroger Field in the fall for exciting SEC football games. Kroger Field recently received a \$120 million renovation and is a tailgating mecca as football fans enjoy the warm autumn weather and match-ups with the top teams in college football. Kentucky football holds a unique and storied tradition that began in 1881, when they were the first Southeastern Conference team to introduce football into its athletic program. **Kentucky football has won one national championship, two Southeastern Conference championships and appeared in 18 bowl games.** The Wildcats are the 2006 and 2007 Music City Bowl, 2008 Liberty Bowl, 2018 Citrus Bowl, 2019 Belk Bowl, 2020 Gator Bowl and 2022 Citrus Bowl champions.



Culture & Recreation

The lively arts community in the Bluegrass offers an endless selection of dance, theater, and musical opportunities ranging from barbershop quartets to African and modern dance; there is even a performing guitar society. The Lexington Ballet Company promotes interest in classical ballet for both public and school audiences. The Actors Guild of Lexington presents dynamic contemporary theater during its 10-play season. In addition, the beautifully renovated Lexington Opera House is the site of a season of Broadway productions provided by professional touring companies. The Bluegrass Theatre Guild in Frankfort produces a variety of Broadway and off-Broadway shows throughout the year. Versailles is home to the Woodford County Theatre which produces four quality plays each year.

Overall, the Bluegrass is home to several cultural arts programs including: Lunch with the Arts, Big Band and Jazz Series, Summer Sunday Sessions, Woodland Art Fair, Shakespeare Festival, Ballet Under the Stars, Woodland Jubilee Festival, Midway Fall Festival, High Bridge Homecoming Festival in Nicholasville, Wilmore Arts & Crafts Festival, Spoonbread Festival in Berea, The Great American Pottery Festival, Paris Pumpkin Festival, Festival of the Horse in Scott County, and the Folklife Festival in Frankfort. Each of these programs is free and open to all ages.

Lexington boasts a professional orchestra, the Lexington Philharmonic. To make classical music available to everyone, the Philharmonic also conducts free Young People's Concerts, which reach over 14,000 young central Kentuckians, as well as a tour in the summer, which includes "Picnic with the Pops," an event that has become a Lexington tradition. The Peanut Butter & Jelly Series is a great way to introduce your youngest kids to classical music while combining hands-on learning with demonstrations.

For children, the Bluegrass is a vibrant center of artistic and cultural activity. Founded in 1938, Lexington Children's Theatre is a fully professional, nonprofit organization dedicated to the intellectual and cultural enrichment of young people. It is one of the country's oldest,

continuously operating theatres creating live performances for young people.

Joining the Lexington Children's Theater is the Explorium. The Explorium, located in downtown Lexington, encourages the young to learn by touching, experimenting, and exploring.

| Lexington Area Theaters |
|--|
| Actor's Guild of Lexington |
| Bluegrass Theatre Guild Inc. |
| Downtown Arts Center |
| Kentucky Theater Troubadour Series |
| Lexington Children's Theater |
| Lexington Opera House's Broadway Live Series |
| Lexington Studio Players |
| Singletery Center for the Arts |
| Woodford County Theatre |



Among the city’s fascinating places is the Headley-Whitney Museum, which houses an eclectic collection of rare bibelots and jewel-encrusted boxes, Oriental porcelain, and tapestries. The University of Kentucky Art Museum has a diverse permanent collection and has been the site of many special national shows, including the Armand Hammer Collection. At Transylvania University, the Morlan Gallery hosts a range of traveling exhibitions. The Kentucky Military History Museum in Frankfort houses an impressive collection of military memorabilia. The Hopewell Museum in Paris, Kentucky, is dedicated to preserving and fostering an appreciation for culture, history, art, and architecture with a special emphasis on the unique features of Bourbon County. The Bluegrass Heritage Museum in Winchester educates visitors about the region’s people and culture.

For movie buffs, Lexington has a special attraction. Built in 1921, the 800-seat renovated Kentucky Theater combines the grandeur of Italian Renaissance architecture with a state-of-the-art projection system featuring Dolby sound. The “Kentucky” is a Lexington landmark, which has become a meeting place for visitors and residents alike. As a revival theater, three to six classic, foreign, first run, and avant-garde films are shown daily.

The Otis A. Singletary Center for the Arts at the University of Kentucky annually presents a wide range of nationally and internationally recognized performers. Faculty music groups, artists, and a theater department add to the variety of artistic opportunities for local and visiting audiences.

The Leeds Center for the Arts located in Winchester offers cultural and community events including plays, musicals, concerts, classes, seminars, and children’s programming.

Located in the heart of downtown, the Downtown Arts Center is an arts and entertainment center with theatre, dance, music, and visual and new media arts. The DAC also offers exhibit and meeting space, and is home to a Performance Theatre, a 250-seat contemporary “Black Box” theatre with flexible seating. The DSC is owned by the Lexington-Fayette Urban County Government and managed by the Lexington Arts and Cultural Council (LACC).

Lexingtonians look proudly on two unique historic facilities that serve as headquarters for major arts organizations. LexArts operates ArtsPlace, a community arts center. Located in a renovated 1904 YWCA building, ArtsPlace houses arts

organizations, a gallery, and a theater, as well as providing many free concerts and exhibitions to the public. The 400 members of the Lexington Art League are headquartered in the magnificent 19th-century Loudon House.

The Lexington-Fayette Urban County Division of Parks and Recreation provides a variety of leisure services. **The Urban County Government maintains 90 parks occupying more than 5,000 acres, 9 aquatic facilities (4 of which are aquatic centers), five golf courses, 74 tennis courts, and 65 ball fields.** Services are provided in athletics, equestrian programs, nature programs, adult education programs, day camps, senior citizens’ programs, recreational programs for special populations, and special events. Recognizing the tremendous popularity of extreme sports, the Lexington-Fayette Urban County Government created the Woodland Skatepark in 1999.

The Division of Parks and Recreation operates a nature sanctuary, Raven Run, located approximately six miles from Richmond Road in Lexington. This 470-acre tract is staffed with a naturalist who plans exciting and interesting programs such as wildflower walks, nature walks, insect walks, and constellation walks. The sanctuary also maintains a nature center and has a seven-mile network of hiking trails that provide access to the streams, meadows, and woodlands that characterize the area. These programs are free and available to all ages.

| Lexington Area Museums |
|---|
| American Saddlebred Museum |
| Aviation Museum of Kentucky |
| Bluegrass Heritage Museum |
| Explorium of Lexington |
| The Headley-Whitney Museum |
| Hopewell Museum |
| The Hunt-Morgan Civil War Museum |
| International Museum of the Horse |
| Kentucky Military History Museum |
| Lexington History Museum |
| Transylvania’s Morlan Gallery |
| University of Kentucky Art Museum |
| University of Kentucky Museum of Anthropology |

Yearly activities in Lexington include the July 4th Celebration, Shakespeare in the Park, Roots and Heritage Festival, Bluegrass State Games, Kentucky Christmas Chorus, Memorial Day Weekend, Three on Three Basketball tournament, Museum Go Round, St. Patrick’s Day Parade, Junior League Horse Show, Festival of the Bluegrass, and many other city-wide events.

Dedicated to man’s relationship with the horse, the Kentucky Horse Park features two outstanding museums, twin theatres, and nearly 50 different breeds of horses. Located in Lexington, the park is a working horse farm with 1,200 acres surrounded by 30 miles of black plank fencing. Visitors can watch a harness maker at work, enjoy the parade of breeds, or take a horse-drawn carriage tour. The park offers a variety of classes and programs for both adults and youngsters. Special events are held throughout the year at the Rolex Stadium and the Alltech Arena, including the Land Rover Kentucky Three-Day Event and the High Hope Steeplechase. On Sundays at the park, spectators can enjoy polo matches (free admission). The galleries at the Kentucky Horse Park host a variety of internationally significant exhibitions, such as the world exclusive Imperial China, Horses and Hollywood, and All the Queen’s Horses. Recently refurbished to accommodate the world-class exhibitions it now holds, these galleries also feature changing exhibits of equine art from some of the world’s foremost equestrian artists. At the end of the year the Kentucky Horse Park hosts the “Southern Lights Spectacular Sights on Holiday Nights” which has been designated a Top Twenty Event by the Southeast Tourism Society. The four-mile driving tour is a lavish display of the splendor and traditions of the season. This display is accompanied by other holiday activities and events at the Park. All of these elements combine to make a visit to the park an enjoyable experience for everyone in any season. The Kentucky Horse Park is also home to the National Horse Center, a collection of 34 top national, state, and regional equine management associations and organizations that believe the Kentucky Horse Park is the ideal setting for their headquarters.

Filled with hearty pin oaks, sycamores, and maple trees, Keeneland’s paddock is one of the most beautiful places you will find in the Bluegrass.

Located in Lexington, this National Historic Landmark is home to some of the world’s most prestigious Thoroughbred races and auctions. In addition, there is a constant bustle of activity for simulcast racing and many special events. Keeneland is one of the few racetracks in America where the racing fans are allowed to get close to the horses. Races are held Wednesday through Sunday during the months of April and October each year. Keeneland also hosts a variety of horse related events annually, and the annual horse sales at Keeneland are world renowned. In 2015, Keeneland hosted the Breeders’ Cup World Championship, bringing horses and people from around the world to Lexington, including 25 international contenders. **After having a record setting Friday attendance in 2015 of 44,947, the Breeders’ Cup returned to Lexington in 2020 and will be back again in 2022.**

Other facilities for recreation include nearly 30 golf courses (six of them private country clubs), racquetball and tennis clubs, health spas, horseback riding stables, bowling facilities, indoor and drive-in movie theaters, shopping malls, and special shopping areas. Lexington also offers numerous public service organizations and special interest clubs.



Mountain climbing enthusiasts are especially interested in the Lexington area with the nearby Red River Gorge (within an hour's drive) ranked one of the five best crags in America by Climbing's 2/03 edition.

The Elkhorn Creek is available for canoeing from late fall to late spring, downstream from Georgetown. Because of its mild whitewater, beautiful scenery, plentiful access, and proximity to four major urban areas, the Elkhorn is fast becoming Kentucky's most popular canoeing stream.

The Legacy Trail is a twelve-mile walking and biking trail leading from downtown Lexington to the Kentucky Horse Park. While in downtown the Trail will be located on existing streets, giving way to a dedicated, 12 foot wide paved path. Over time this Trail will grow and link to Georgetown to the north and to the Kentucky River on the south. The completion of the Legacy Trail is important to improving the community's health by becoming a place for extensive recreation. The Trail will help the community prosper by becoming a vital component in our economic development efforts to attract young professionals, retirees, and the kinds of businesses that follow. The Legacy Trail will be a place for the community to learn about its past, heritage, and culture as well as our unique environment.



Climate

Lexington has four distinct seasons that include cool plateau breezes, comfortable nights in summer, and no prolonged periods of heat, cold, rain, snow, or wind. Average minimum and maximum temperatures are 36-74°F in the spring, 62-86°F in the summer, 37-79°F in the fall, and 25-55°F in the winter.

| Annual Climate Information | |
|----------------------------|--------------|
| Average Temp (°F) | 55.5° |
| Average Rainfall | 45.21 inches |
| Average Snowfall | 13 inches |

Source: U.S. Climate Data, 2020.

Community and Craft Industries

Lexington hosts many cultural festivals celebrating its diversity. Since 1989, the Roots & Heritage Festival has grown into a month long cultural event and has earned recognition as one of the Top Twenty Events in the South east by the Southeast Tourism Society. Festival Latino de Lexington, sponsored by Lexington Parks and Recreation and area businesses, includes two days of live music, youth activities, cultural presentations, international booths, and authentic cuisine. Lexington also hosts a Pride Festival every year and has passed fairness ordinances.

Lexington offers a variety of ways for its citizens to be engaged in the community and culture. The Living Arts and Science Center merges art and science, offering hands on exhibits, classes, performances, and community programs that enrich Lexington and offer exciting volunteer opportunities for young people to become involved in the community. Lexington's arts council, LexArts, is a cultural development and advocacy organization that strives to bring art into daily life. LexArts organizes a Gallery Hop and is located at ArtsPlace, a community art center located in a renovated 1904 YMCA building housing arts organizations, a gallery, and a theater.

PRHBTN, a local community movement, has brought street art to Lexington, enriching the urban culture of downtown. PRHBTN brings together national, state, and regional artists to create public murals on walls and buildings in Lexington, including at the Distillery District, with the support of local art organizations.

Located on 25 acres just one mile outside of downtown the Lexington Distillery District is a collection of historical industrial buildings with unique attractions, including shops and art spots, and vivid street art by PRHBTN. Art, ceramic creations, hand-stamped cards, and unique jewelry made by Kentucky artisans are for sale at Made KY, and nearby M.S. Rezny Studio and Gallery features photography, collage, paintings, and other art media. Visitors can also eat dinner at the Middle Fork Kitchen Bar, enjoy craft ice cream such as

Bourbon & Honey at the Crank and Boom Dessert Cafe and Lounge, sit on the patio at the craft microbrewery Ethereal Brewing, or relax and play corn hole on Break Room's patio.

Although Kentucky is famous for its bourbon, the craft beer movement in Lexington and the Bluegrass Region is alive and well. Craft breweries are now scattered across Kentucky, and more and more of our residents are seeking out small craft brewers and locally-made beers in addition to sampling our classic bourbons. The Brewgrass Trail is dedicated to showcasing the craft brewers establishing themselves in the Bluegrass.

For more than 200 years, Kentucky's legendary distilleries have crafted the world's finest bourbons. This tradition can be explored on the Kentucky Bourbon Trail tour, featuring six signature distilleries within 30 miles of Lexington, including Alltech's Lexington Brewery and Distillery in downtown. Another famous Kentucky brand, James E. Pepper whiskey, re-opened in late 2017 in Lexington's Distillery District, where it originated in 1879. The \$1.3 million investment includes a museum and be a tourist destination.

CNN recently named the Kentucky Bourbon Trail a "Top 10 Classic American Experience."



Getting Around

Lexington is committed to walkable neighborhoods and healthy lifestyles. Last year, Lexington installed over 40 pedestrian directional signs downtown to encourage people to explore the city. The signs show destinations in terms of walking minutes instead of distance and show case shopping, recreation, historical sites, downtown landmarks, and neighborhoods. Lexington also redesigned several streets downtown, creating green bikeways to enhance bicycle safety and access to the city.

From the heart of downtown, it is only a five or ten minute walk to numerous museums, the Kentucky Theatre, the Farmer's Market and Thursday Night Live at the Pavilion, the Opera House, Downtown Arts Center, city government buildings, shopping, and dozens of restaurants. Downtown Lexington received a Walk Score of 93 and a Bike Score of 96 from Walkscore.com.

To further increase Lexington's walkability and bicycle access, Lexington developed the **Town Branch Commons Corridor Project (TBCC)**. The TBCC will expand bicycle and pedestrian access to all areas of the city by connecting existing parks, trails, and bikeways to create 19.5 miles of uninterrupted pedestrian and bicycle transit trails, including 3.8 miles in downtown Lexington. Residents, tourists, students, and employees will be able to travel by foot or by bicycle to shopping, dining, and working downtown, as well as to the beautiful farms, eclectic neighborhoods and suburbs, shopping, dining, and recreation throughout Lexington.



The Town Branch Commons Corridor is designed as a linear park, with greenspace and attractive landscape that will beautify the city, increase property values, and create a natural habitat for suburb wildlife and plants. TBCC will improve the quality of life for people using all modes of transit, while improving the safety of bicycle and pedestrian commuters. TBCC separates bicycle and pedestrian commuters from vehicular traffic, creates more designated bike lane throughout the city, increases and improves pedestrian crossing, improves lighting and visibility of drivers, cyclists, and pedestrians, and creates traffic calming measures such as narrowing travel lanes.

Lextran, the Transit Authority of Lexington, operates a network of buses, trolleys, shuttle services, and paratransit to connect citizens to all areas of Lexington. Over 70 buses cover 67 square miles with 980 bus stops and 17 bus routes connecting to downtown locations. Every year, a total of 5 million passengers ride Lextran buses, paying only \$1 for regular fare. Fifty-one percent of Lextran users are going to and from work, 12% are visiting socially, 12% are going shopping, and 2% are headed to their college campus.

In addition to being bicycle and pedestrian friendly, Lexington is a drivable city with plenty of affordable parking downtown. LexPark estimates that there are nearly 10,000 public parking spaces in downtown Lexington, with over 800 metered spaces, 4 city parking garages with over 2,000 parking spaces, and multiple surface parking lots.

Utilities

Kentucky enjoys a tremendous competitive advantage in the provision of energy, natural gas, and water supply. The state's large coal reserves and their resulting proximity to coal burning utility plants, a direct location on the interstate natural gas pipeline corridor, and an abundant natural water supply keep Kentucky's utility costs among the very lowest in the nation.

Investor-owned electric companies and rural electric cooperatives are regulated by the Kentucky Public Service Commission, including approval of rate schedules. These power distributors are allowed to negotiate lower economic incentive rate contracts with large industrial and commercial customers. Significant discount rates can be granted for up to five years for both new and expanding operations. As of 2017, in the industrial and commercial sectors, **Kentucky's electricity prices were 17.2% and 7.6% below the national average, respectively. Residential customers also paid 15.8% below the national average.**

The largest electricity provider in the Lexington Metropolitan Area is **Kentucky Utilities Company**, which is a subsidiary of LG & E Energy, headquartered in Louisville. **Kentucky Utilities** serves more than 555,000 customers in 77 counties of Kentucky and five counties in southwestern Virginia. Kentucky Utilities' service area is an attractive place to live and do business. Specific rates can be provided upon request.

The **East Kentucky Power Cooperative** also serves the needs of many local electricity users in the Lexington metropolitan area. It is a partnership of 18 member systems, including the Blue Grass, Clark, Harrison, and Fox Creek Rural Electric Power Cooperatives. Specific rates can be provided upon request.

The cost of **natural gas** varies across Kentucky, depending upon the source of gas, the local distributor, the volume of gas used and the type of service contracts (e.g. firm vs. interruptible service). The majority of the gas consumed in Kentucky is obtained from the interstate pipeline system between the Gulf states and the Northeast, which passes directly through Kentucky, thus ensuring competitive and readily available supply of natural gas.

All gas distribution and intrastate gas transmission companies in Kentucky, except municipal systems, are regulated by the Kentucky Public Service Commission, including approval of rates charged to customers. Regulated gas companies can offer economic incentive rates for certain large industrial and commercial customers for up to five years, for both new and expanding operations. Gas companies also can offer a discount or waiver of gas main extension costs. Industries consistently using large quantities of natural gas may negotiate for transport gas service at a cost substantially below normal gas service costs. The company buys gas from the producer through contracts with the local gas distributor. The minimum level of usage required for transport gas service varies with the gas distributor.

Natural gas supplies are provided by two private sources in the Bluegrass Region. **Columbia Gas of Kentucky**, the state subsidiary of the Columbia Gas System, distributes natural gas for residential and commercial users and provides transportation services to industrial users. **Delta Gas Company** is headquartered in Clark County, and provides similar services, concentrating on serving the needs of customers located in the southern portions of the Bluegrass Region. Specific rates can be provided upon request.

| Lowest State Electrical Costs (Cents per kwh) | | | |
|---|------------|------------|-------------|
| | Industrial | Commercial | Residential |
| US Average | 6.84 | 10.68 | 13.01 |
| Wyoming | 6.73 | 9.64 | 11.17 |
| Idaho | 6.08 | 7.67 | 10.23 |
| Washington | 4.8 | 8.75 | 9.71 |
| Kentucky | 5.68 | 9.74 | 10.59 |
| Utah | 5.98 | 8.26 | 10.4 |

Source: Energy Information Administration, 2019.

| Cost of Natural Gas (\$ per Million Btu) | | |
|--|------------|------------|
| Residential | Industrial | Commercial |
| 4.62 | 7.55 | 7.8 |
| 3.87 | 8.2 | 8.66 |

Source: Energy Information Administration, 2019.

Water service is available through local providers in each of the Bluegrass counties. **Kentucky American Water**, located in Lexington, is the largest, with a capacity of 90 million gallons per day (MGD). Water companies are also regulated by the Kentucky Public Service Commission. Specific rates can be provided upon request.

| Water Availability | | | | |
|-----------------------------|-------------------------|----------------|-----------------------------|-----------------------|
| | Existing Capacity (MGD) | Peak Day (MGD) | Avg. Daily Production (MGD) | Avg. as % of Capacity |
| Bourbon County | | | | |
| Paris | 3 | 3.349 | 2.323 | 77% |
| Clark County | | | | |
| Winchester | 6 | 4.96 | 4.42 | 74% |
| Fayette County | | | | |
| Kentucky American Water | 90 | 54.815 | 42.281 | 47% |
| Franklin County | | | | |
| Frankfort Water Plant Board | 18 | 12.274 | 7.701 | 43% |
| Jessamine County | | | | |
| Nicholasville | 9 | 6.751 | 4.515 | 50% |
| Wilmore | 2 | 0.95 | 0.581 | 29% |
| Madison County | | | | |
| Berea Municipal | 6 | 4.562 | 2.95 | 57% |
| Richmond Utilities | 12 | 10.198 | 6.96 | 58% |
| Montgomery County | | | | |
| Mt. Sterling | 4.3 | 4.032 | 2.518 | 59% |
| Scott County | | | | |
| Georgetown Municipal | 4 | 3.521 | 2.962 | 74% |
| Woodford County | | | | |
| Versailles | 10 | 4.12 | 3.02 | 30% |

Source: Bluegrass Area Development District Rate Book, October 2020.

| Waste Water Treatment | | | |
|----------------------------------|-------------------------|-----------------|-----------------------|
| | Existing Capacity (MGD) | Avg. Flow (MGD) | Avg. as % of Capacity |
| Bourbon County | | | |
| Paris | 3.3 | 1.95 | 59% |
| Clark County | | | |
| Winchester--Lower Howards Creek | 2 | 1.25 | 63% |
| Winchester--Strodes Creek | 7.2 | 4.6 | 64% |
| Fayette County | | | |
| Lexington--Town Branch | 30 | 22.58 | 75% |
| Lexington--West Hickman | 33.87 | 19.47 | 57% |
| Franklin County | | | |
| Frankfort | 9.9 | 5.7 | 58% |
| Jessamine County | | | |
| Nicholasville--Jessamine Creek | 4.1 | 4.258 | 104% |
| Wilmore | 1 | 0.589 | 59% |
| Madison County | | | |
| Berea | 4.32 | 3.816 | 88% |
| Northern Madison SD | 1 | 0.24 | 24% |
| Northern Madison SD (Exec. Park) | 0.03 | 0.012 | 40% |
| Richmond Silver Creek | 1 | 0.365 | 37% |
| Richmond Otter Creek | 8 | 4.78 | 60% |
| Montgomery County | | | |
| Mt. Sterling | 4.3 | 2.991 | 70% |
| Scott County | | | |
| Georgetown No. 1 | 4.5 | 3.246 | 72% |
| Georgetown No. 2 | 2.2 | 1.572 | 71% |
| Stamping Ground | 0.14 | 0.062 | 44% |
| Woodford County | | | |
| Versailles | 3 | 2.794 | 93% |
| Midway | 0.75 | 0.006 | 1% |

Source: Bluegrass Area Development District Rate Book, October 2020.

Kentucky is served by one of the most extensive **telecommunications** networks in the country, providing an important link to information-intensive businesses around the world. Fiber optic, wireless radio, digital microwave, and satellite technologies are integrated into a sophisticated infrastructure capable of handling the most demanding needs.

Kentucky has moved far ahead of most states in developing its telecommunications infrastructure into a statewide communications and information network known as the Kentucky Information Highway. This digital network provides for high speed, high capacity delivery of voice, data, and video images. Kentucky's telecommunication infrastructure includes fiber connected central offices, fiber ring diversity, digital switching, dual fiber feeds, and SONET based fiber optic rings. Full statewide deployment of ATM (asynchronous transfer mode) and Frame Relay networks has been completed. This technology provides the flexible bandwidth required for high-speed transport of voice, data image, and video simultaneously.

Lexington is a natural major hub in the state's telecommunication system. Lexington's state-of-the-art network can support any telecommunication needs, ranging from the basic needs of a household to the broadband, high-speed data transmission needs of any large business. A full range of industry-leading telecommunications services and equipment are in place in Lexington. Voice, data, wireless, and Internet communications needs are served by cutting-edge technology. Advanced commercial telecommunication services, including dedicated Fiber Optic, T1, and T3 services are readily available at any geographical location in the city of Lexington. DSL and high speed Co-Axial Cable Modem is also readily available close to everywhere in the city, and can be made available anywhere on demand.

On Nov. 14, 2017, former Mayor Jim Gray announced that MetroNet will invest \$70 million to make Lexington the largest gigabit city in the country. Once finished, this initiative will increase Lexington's average internet speed from 16.2 megabits per second to up to 1,000 megabits per second. The term gigabit city refers to the availability of internet speeds up to 1,000 megabits across an entire city.

Currently there are several telecommunication providers in the Lexington market that offer a full range of services to businesses and households.

Windstream Communications, the incumbent Lexington telecommunications company, is headquartered in Little Rock, Arkansas. Windstream offers phone, broadband, and digital TV services. Windstream was formed through the spinoff of Alltel's landline business and merger with VALOR Telecom. Windstream has over 322 route-miles of fiber optic cable in Lexington.

Charter Communications launched Spectrum in Lexington in early 2017 after acquiring Time Warner Cable and Bright House Networks. Spectrum is the fastest-growing TV, internet, and voice provider in the country and offers television, internet, on-demand, HD, and voice products to Lexington residents and businesses. Spectrum internet starts at 60 Mbps.

QX.Net is Kentucky's largest independent Internet service provider. Locally owned and operated, QX.Net is the operator of the state's largest wireless network. Whether a T1, DS3, or point-to-point Gigabit wireless circuit is required, QX.Net has the resources and the expertise to deliver the solution.

MetroNet, the Indiana-based telecommunications company, announced a \$70 million investment into Lexington's fiber-optic network. MetroNet provides 100% fiber-optic internet, TV, and phone service with speeds up to 1,000 megabits per second.

The Commonwealth of Kentucky has begun a project to improve internet access throughout the state. Using existing utility poles, KentuckyWired will set up a 3,400-mile physical system of fiber optics cables throughout Kentucky. As an open access network, local public or private Internet Service Providers (ISPs) can connect and extend services, improving connectivity speed and access, particularly in rural areas of the state. KentuckyWired is expected to be completed by 2020.

Incentives

State Incentives

Kentucky's General Assembly passed legislation in 2009 combining the KIDA, KJDA, and KREDA incentive programs into one streamlined incentive program called the **Kentucky Business Investment Program or KBI**. Also included is an incentive program for existing businesses for capital expenditures, the Kentucky Reinvestment Act or KRA.

The following information is meant to be a summary guide to Kentucky's Incentive Programs as presented by the Kentucky Economic Development Finance Authority (KEDFA). As with all state administered tax incentive programs, any inducement offered to an eligible company is negotiated by Cabinet for Economic Development officials.

For more information on Kentucky's incentives, please visit: <http://www.thinkkentucky.com>

Kentucky Business Investment Program (KBI)

Eligible Companies: Any business entity engaged in one or more of the following activities: Manufacturing, agribusiness, or regional and national headquarters (regardless of the underlying business activity).

Non-retail service or technology activities must be: designed to serve a multi-state, national, or international market; provided to a customer base that includes more than 50% non-residents; and may include, but are not limited to, call centers, centralized administrative or processing centers, telephone or internet sales order or processing centers, distribution or fulfillment centers, data processing centers, research and development facilities, and other similar activities.

Eligible company does not include companies where the primary activity to be conducted within the Commonwealth is forestry, fishing, mining, coal or mineral processing, the provision of utilities, construction, wholesale trade, retail trade, real estate, rental and leasing, educational services, accommodation and food services, or public administration services.

Eligible Projects: An eligible project must create a minimum of 10 new, full-time jobs for Kentucky residents and maintain an annual average of at least 10 new, full-time jobs for Kentucky residents. At least 90% of the new, full-time Kentucky resident employees must receive base hourly wages of at least \$10.88 (150% of the federal minimum wage). Kentucky resident employees must receive total hourly compensation (base hourly wages plus employee benefits) of at least \$12.51. Also required are minimum eligible costs of at least \$100,000.

Eligible Costs: Eligible costs will only include costs incurred after the date of preliminary approval. For a project to be considered an "owned" project, the approved company or an affiliate either owns the project in fee simple or possesses the project pursuant to a capital lease. Eligible costs for owned projects include 100 percent of the land, building, site development, and startup costs.

For a project to be considered a "leased" project, the approved company occupies the site of the project pursuant to an operating lease agreement with an unrelated entity that reflects an arms' length transaction. Eligible costs for leased projects include 100 percent of the start-up costs and 50 percent of the estimated annual rent payments for each year of the tax incentive agreement.

Start-up costs include the costs incurred to furnish and equip a facility, such as computers, furnishings, office equipment, manufacturing equipment, fixtures, relocation of out-of-state equipment, and nonrecurring costs of fixed telecommunication equipment. The cost of equipment eligible for recovery as an eligible cost is limited to \$20,000 for each new, full-time job for Kentucky residents created as of the activation date.

Incentives: Tax incentives are available for up to 10 years via tax credits up to 100 percent of tax paid on corporate income or limited liability entity tax arising from the project. Wage assessment incentives up to four percent (including up to one percent required local participation) of gross wages of each employee. If the local community does not have a local occupational fee, then an alternative form of participation should be provided. The employees recoup the wage assessment through a state income tax credit equal to the amount of the wage assessment withheld.

The tax incentives remain in place until the authorized recovery amount (approved cost) is realized or for the term of the tax incentive agreement, whichever occurs first. Unused credits that have been authorized for the project may be carried forward for the term of the tax incentive agreement, however, unused credits expire at the maturity of the agreement.

For more information on the KBI program, please visit: <http://www.thinkkentucky.com/kyedc/pdfs/KBIFactSheet.pdf>

Kentucky Small Business Tax Credit Program (KSBTC)

Eligible Companies: Any for-profit small business, including sole proprietorships, partnerships, limited partnerships, corporations, limited liability companies, joint ventures, associations, or cooperatives, that has 50 or fewer employees.

Eligible Projects: The project must create and fill one or more eligible positions and invest \$5,000 or more in qualifying equipment or technology. The position must be filled for 12 months and pay at least 150 percent of the federal minimum wage.

Eligible Costs: Eligible costs include at least \$5,000 in qualifying equipment or technology that is tangible property bought by the business for use in the business with a per-unit cost of a minimum of \$300 and an expected life of more than one year.

Incentives: The tax credit amount will be equal to \$1,000 multiplied by the number of eligible positions plus 50 percent of the actual purchase price of qualifying equipment or technology. This program provides a nonrefundable state tax credit of \$3,500—\$25,000.

For more information on the KSBTC program, please visit: <http://www.thinkkentucky.com/Entrepreneurship/KSBTC.aspx>

Kentucky Small Business Credit Initiative (KSBCI)

Eligible Companies: Corporations, partnerships, joint ventures, sole proprietorships, state-designated charitable, religious, and other nonprofits, government-owned corporations, consumer and marketing cooperatives, and faith-based organizations with 500 or fewer employees.

Eligible Projects: The loan may be used for eligible purposes such as, but not limited to, start-up costs, working capital, business asset acquisitions and expansions, franchise financing, equipment loans, inventory financing, owner occupied commercial real estate acquisitions, renovation, and construction.

Eligible Costs: KSBCI is designed to generate jobs and increase the availability of credit to small businesses by reducing the loan risk of participating Kentucky lenders, credit unions, and Community Development Financial Institutions. The terms and conditions of the loans will be determined by the lenders and borrowers. Loans may be in the form of lines of credit, in which case the amount of each loan will be calculated as the maximum amount that can be drawn down against that line of credit. In some cases, refinancing may be available.

Other financing programs may be available through the Kentucky Cabinet for Economic Development based on further eligibility.

For more information on the KSBCI program, please visit: <http://thinkkentucky.com/kyedc/pdfs/KSBCIFactSheet.pdf>

Kentucky Revitalization Act (KRA)

Eligible Companies: Any Kentucky company engaged in manufacturing and related functions at a location operating within the Commonwealth on a permanent basis for a reasonable period of time preceding the request for assistance.

Eligible Projects: The project must involve a minimum of eligible equipment and related costs of at least \$2,500,000. Eligible equipment and related costs must be related to a qualifying Reinvestment Project which includes the acquisition, construction, and installation of new equipment and the construction, rehabilitation, and installation of improvement to facilities necessary to house the new equipment; and the development of an occupational training program to train or retrain the full-time employees of the company to support the Reinvestment Project. Eligible equipment and related costs does not include costs related to the replacement or repair of existing machinery or equipment resulting from normal wear and usage.

Projects must also agree to maintain a full-time employment base of at least 85% of employment at the facility as of the date of preliminary approval. Companies cannot have been awarded incentives under the Kentucky Industrial Revitalization Act (KIRA) within the previous five years.

Eligible Costs: Eligible costs include eligible equipment and related costs incurred after the date of preliminary approval that are approved by KEDFA for recovery and may be up to 50% of the eligible equipment and related cost and 100% of the job skills upgrade training costs incurred in connection with an occupational training program for full-time employees specifically related to training or retraining employees as part of the reinvestment project. The minimum requirements of incurring eligible equipment and related cost expenditures of at least \$2,500,000 and maintaining 85% of the full-time employment level at the facility must be achieved in order to proceed with final approval.

Incentives: A tax incentive is available for up to 10 years from the date of final approval via tax credits up to 100% of tax paid on corporate income or limited liability entity tax generated by or arising from the project. The tax incentive remains in place until the authorized incentive amount is realized or for the term of the reinvestment agreement, however, unused credits expire at the maturity of the agreement.

For more information on the KBI program, please visit:
<http://www.thinkkentucky.com/kyedc/pdfs/KRAFactSheet.pdf>

Kentucky Skills Network

The Kentucky Skills Network partners with new and existing companies to match employer needs with available workforce resources. Through options such as reimbursable grants and tax credits for classroom training, on-the-job training, tuition and certification training, and entry level and skills upgrade training, Kentucky has resources for company-specific flexible and customizable training.

1. Grant-in-Aid (GIA)

The GIA program provides up to 50 percent reimbursement of eligible costs to companies/consortia for approved training activities.

2. Skills Training Investment Credit (STIC)

The STIC program provides tax credit to companies for up to 50 percent of company specific training activities.

3. KCTCS - Workforce Solutions

Through the Kentucky Community and Technical College System, Workforce Solutions provides companies with grant funding to assist with the costs of KCTCS workforce training and assessment services to current, as well as, potential employees. Workforce Solutions Funding is divided into incumbent worker and location/expansion projects.

For more information, please visit
http://www.thinkkentucky.com/workforce/Kentucky_Skills_Network.aspx

Kentucky Enterprise Initiative Act (KEIA)

Eligible Companies: Any business entity that establishes a new or expanded service or technology, manufacturing, or tourism attraction activity in Kentucky.

Eligible Projects: The project must involve a minimum investment of \$500,000. Eligible investment costs include expenditures for research and development equipment, acquisition of real property, building, and construction materials, construction, installation, and rehabilitation of fixtures and facilities, necessary or desirable for improvement of real estate owned, used, or occupied by the approved company.

Tax Incentives: A KEIA approved company is eligible to receive a refund of sales and use tax paid for construction materials and building fixtures and for equipment used in research and development purchased during the life of the project not to exceed the amount authorized in the memorandum of agreement. An approved company has 18 months from the date of KEDFA approval to purchase materials eligible for refund. KEDFA may grant a 12 month extension for good cause. The total tax refund incentive available for commitment by KEDFA for all projects, for each fiscal year, is limited to \$20,000,000 for building and construction materials and \$5,000,000 for equipment used for research and development. Sales tax paid on expenditures made prior to KEDFA approval as an "approved company" will not be refunded.

For more information on KEIA, please visit:
<http://www.thinkkentucky.com/kyedc/pdfs/keia.pdf>

Knowledge-Based Economy Incentives

Commonwealth Seed Capital LLC

Commonwealth Seed Capital, LLC, (CSC) is an independent, non-profit fund that makes debt or equity investments in early-stage Kentucky business entities to facilitate the commercialization of innovative ideas and technologies. Investments are typically made in these specified innovation areas: health and human development; information technology and communications; bioscience; environmental and energy technologies; and materials science and advanced manufacturing.

SBIR/STTR Matching Program

A Small Business Innovation Research/Small Business Technology Transfer incentive program will encourage small businesses to explore their technological potential and maximize profit from commercialization. The Matching Program will currently match all Phase 1 and Phase 2 federal awards received by Kentucky businesses. This would include matching awards of up to \$100,000 to support Phase 1 exploration of the technical merit or feasibility of an idea or technology. Phase II federal awards, which support full-scale research and development, would be matched by the Commonwealth up to the first \$500,000.

Kentucky Enterprise Fund

The Kentucky Enterprise Fund invests in early stage technology-based companies. By encouraging the commercialization of innovative ideas, this fund fosters competitive, profitable companies that create high paying jobs and wealth in Kentucky. This fund is administered by the Kentucky Science & Technology Corporation (KSTC) and makes initial equity investments at both the \$20,000 pre-seed level and \$50,000 to \$250,000 seed level and can follow-on with investments up to \$750,000 to help promising entrepreneurs get their ideas off the ground.

Companies seeking capital investment go through a rigorous due diligence process and are often judged in terms of team, customer validation, market opportunity, and potential

return on investment. The goal is to help build successful technology-related companies in Kentucky.

Investments are made in small to medium sized, innovative, technology-based companies that are poised for exponential growth and are working to commercialize innovative technology in biosciences, environmental and energy technologies, human health and development, information technology and communications, materials science, and advanced manufacturing.

For more information about KY Innovation, KSTC, SBIR/STTR Matching, or the Enterprise Fund, please visit:
<http://kstc.com/> or <https://www.kyinnovation.com/>

Lexington Jobs Fund

This \$1.25 million local incentive fund was created by the Lexington Mayor to promote high quality job creation in Lexington, KY and can be utilized by expanding companies investing in our community in the form of a grant, forgivable loan, or loan. Businesses may apply for a low interest loan (up to \$250,000) or a forgivable loan (up to \$100,000) if they are making an investment and creating jobs in Lexington. Funding decisions are based on job creation, additional payroll, and wages.

For more information, please visit:
<http://www.locateinlexington.com/Site-Selection-Services-Incentives-1.aspx>



Taxes

STATE CORPORATION INCOME TAX (KRS 141.010 et seq.)

Kentucky corporations and foreign corporations “doing business” are subject to the corporation income tax. The Kentucky corporation income tax is an annual tax based on an entity’s taxable net income. A limited liability entity tax (LLET) is imposed on corporations and pass-through limited liability entities. Corporations must pay the LLET in addition to the corporate income tax but the LLET due may be used as a credit against the income tax, reduced by the \$175 minimum tax. “Doing business” is defined to include (a) being organized under the laws of this state; (b) having a commercial domicile in this state; (c) owning or leasing property in this state; (d) having one or more individuals performing services in this state; (e) maintaining an interest in a general partnership doing business in this state; (f) deriving income from or attributable to sources within this state, including deriving income directly or indirectly from a trust doing business in this state; or (g) directing activities at Kentucky customers for the purpose of selling them goods or services.

The corporate income tax does not apply to the following entities: pass-through entities such as partnerships; S corporations; limited liability companies if treated as partnerships for federal income tax purposes; financial institutions; savings and loan associations; banks for cooperatives; production credit associations; insurance companies, including farmers or other mutual hail, cyclone, windstorm, or fire insurance companies, insurers, and reciprocal underwriters; corporations or other entities exempted from federal income taxation pursuant to IRC 501; religious, educational, charitable or like corporations not organized or conducted for pecuniary profit; rural electric cooperative corporations; rural telephone cooperative corporations and qualified investment partnerships. A limited liability entity tax also applies to all pass-through entities, including corporations.

Tax Rate Schedule

For taxable years beginning on or after January 1, 2018, the corporate income tax rate is a flat 5% of net income. The LLET imposed on corporations and pass-through limited liability entities is the greater of \$175 or the lesser of: a tax based on either the gross receipts or gross profits of the entity. In general, the rate is 9.5 (\$0.095) per \$100 of the corporation’s or entity’s Kentucky gross receipts or 75 (\$0.75) per \$100 of the corporation’s or entity’s Kentucky gross profits. The owner, shareholder, member, or partner of a pass-through entity is entitled to a credit equal to their proportionate share of the tax reduced by the minimum tax of \$175.

| Local Taxes | | |
|--------------------------|--------------|--------------|
| Location | Payroll | Net Profits |
| Bourbon County | 0.75% | 0.75% |
| City of Millersburg | 1.00% | 1.00% |
| City of Paris | 1.50% | 1.50% |
| Clark County | 1.50% | 1.50% |
| City of Winchester | 2.00% | 2.00% |
| Fayette County | 2.25% | 2.25% |
| Lexington | 2.25% | 2.25% |
| Franklin County | 1.00% | 1.00% |
| City of Frankfort | 1.95% | 1.95% |
| Jessamine County | 1.00% | 1.00% |
| City of Nicholasville | 1.50% | 1.00% |
| City of Willmore | 2.00% | 2.00% |
| Madison County | 1.00% | 1.00% |
| City of Richmond | 2.00% | 2.00% |
| City of Berea | 2.00% | 2.00% |
| Montgomery County | 2.00% | 2.00% |
| City of Mt. Sterling | 2.00% | 2.00% |
| Scott County | 1.00% | 1.00% |
| Georgetown | 1.00% | 1.00% |
| Woodford County | 1.50% | 1.50% |
| City of Midway | 2.00% | 2.00% |
| City of Versailles | 1.50% | 1.50% |

Source: Kentucky Secretary of State, 2019.

Kentucky’s Apportionment Formula

Corporations and pass-through entities doing business within and without the state compute Kentucky taxable income using an apportionment fraction. For taxable years beginning prior to January 1, 2018, the apportionment fraction was based on a three-factor formula, the numerator of which was the property factor, representing 25% of the fraction, plus the payroll factor, representing 25% of the fraction, plus the sales factor, representing 50% of the fraction, and the denominator of which was four, reduced by the number of factors, if any, having no denominator. However, if the sales factor has no denominator, the denominator is reduced by two. Each factor was calculated by dividing property, payroll or sales in Kentucky by property, payroll or sales everywhere. For taxable years beginning on and after January 1, 2018, the apportionment fraction is based only on a sales factor calculated by dividing sales in Kentucky by sales everywhere.

Multi-state corporations can petition the Kentucky Department of Revenue for alternate apportionment formulas, when the statutory formula does not fairly represent the extent of the corporation’s business activities in Kentucky. State statutes and regulations provide for special apportionment measures for communication service providers, cable television companies, common carrier transportation companies, pipeline companies, regulated investment companies, securities brokerage companies, and loan companies.

Filing Method

For tax years beginning on or after January 1, 2005 and before January 1, 2019, a corporation is to file a return on a separate return basis, unless the corporation is part of an affiliated group. Affiliated corporations with 80% or greater ownership or voting rights and meeting certain nexus requirements must file a consolidated return. This includes all corporations doing business in the state in any part of a taxable year unless the corporation is: 1) Included in another corporation’s return; 2) Exempt from corporate income tax under KRS 141.040(1) (a) to (h); 3) A real estate investment trust or company as defined by the Internal Revenue Code; 4) A domestic international sales company; or 5) Any corporation with a net operating loss and the property, payroll and sales factors are zero.

Corporations with an annual state income tax liability estimated to reach \$5,000 or more must file a declaration of estimated tax and make installment payments.

Gross Income

Gross income of corporations subject to Kentucky income tax is similar to income reported for federal income tax purposes. Excluded from Kentucky gross income is income exempt from taxation by the Kentucky Constitution and the Constitution and statutory laws of the U.S.; all dividend income; and fifty percent of the gross income from any disposal of coal covered by Section 631(c) of the Internal Revenue Code, if no deduction is taken for percentage depletion.

Included in Kentucky gross income is interest income from obligations of other states and their political subdivisions (bonds, notes, mortgages, etc.); included is the gross income of lessors income tax payments made by the lessees to lessors, under the provisions of Section 110 of the IRC and excluded are payments from the gross income of lessees; included are certain amounts paid to related parties as required by Kentucky statute; and the amount of depreciation deduction calculated under Sections 167 and 168 of the IRC.

Net Income

Net income is calculated by subtracting from gross income: the deduction for depreciation allowed by KRS 141.0101; any amount paid for vouchers or similar instruments that provide health insurance coverage to employees or their families; and all the deductions from gross income allowed corporations by Chapter 1 of the IRC as modified by Kentucky statute.

Unemployment Insurance (U.I.)

The taxable wage base for U.I. taxes in the state is the first \$8,000 of each worker’s annual wages. An individual working 40 hours per week at the federal and state minimum wage exceeds the taxable wage within a calendar year. U.I. tax rates for Kentucky’s employers are set annually from statutory tables of rates. An individual employer’s contribution rate within the table is determined by its reserve account balance ratio (reserve account balance divided by taxable wages for the previous three years). A new employer pays at a rate of 2.7 percent of the first \$8,000 of wages during the first three years of operation to establish a reserve account with the state U.I. system. Thereafter it is experience rated, with a contribution rate based on its reserve ratio. Businesses become liable for paying state unemployment insurance taxes by paying at least \$1,500 in wages in a calendar quarter, or by employing at least one (1) worker in each of twenty (20) weeks during a calendar year, or by acquiring an existing liable business. Different rules apply for agricultural, domestic and nonprofit employment.

Sole Proprietorships and Partnerships

Sole proprietors, members or partners of limited liability companies or partnerships and general partners pay state individual income taxes on their shares of the earnings of the business, as opposed to paying income taxes at the entity level. These entities, however, file annual information returns, and limited liability companies and limited liability partnerships pay the limited liability entity tax described above.

Personal Income Tax

Resident individuals must pay on their entire income, while nonresidents must pay tax on that portion of income derived from Kentucky sources. A credit for taxes paid to other states is available in some circumstances.

Payroll & Net Profits Tax

Kentucky’s county and city governments and school districts are permitted to impose an occupational license fee measured by payroll and/or net profits. This fee is commonly referred to as a “tax”. A local government may decide to impose no tax, only one tax (payroll or net profits), or both taxes (payroll and net profits).

The payroll tax is actually a tax on individuals working within the county or municipality levying the tax. The employer is responsible for withholding and remitting the taxes withheld. The net profits tax is imposed on the apportioned taxable net income of all entities and sole proprietors doing business within the county or city.

Rates for the payroll and net profit taxes vary by geographic location within the Lexington MSA. In Lexington, both the payroll and the net profits tax are imposed at 2.25%. In addition, the Fayette County Board of Education also imposes both a payroll and net profits tax at the rate of .5%.

Sales Tax

A state sales tax of 6.0% is imposed on the sale or lease of tangible personal property, digital property and the furnishing of certain services. Local sales taxes are not levied in Kentucky. Major exemptions from the state sales tax important to industry in Kentucky include: items purchased for resale; machinery for new and expanded manufacturing, raw materials, industrial supplies, tools; energy and energy producing fuels (to the extent that they exceed 3 percent of the cost of production); and containers, packaging, wrapping materials. Credit is given for sales taxes paid out of state if the other state grants similar credits for taxes paid in Kentucky.

Property Tax

Kentucky’s state and local property tax system differs from those of most states. State government taxes all property not specifically exempt by the state constitution, and local governments are allowed to tax only a few classes of property.

The basis of assessments for property taxes in Kentucky is 100 percent of fair cash value. State and County governments split the responsibility of assessing value. Assessments are based upon most property held on January 1 annually.

Taxpayers are required to report the value of all of their taxable property to the local property valuation administrator (PVA) annually.

| Property Tax Rate Description | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | District 8 |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| State | 0.122 | 0.122 | 0.122 | 0.122 | 0.122 | 0.122 | 0.122 | 0.015 |
| County/General Service | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | 0.08 | |
| School | 0.81 | 0.81 | 0.81 | 0.81 | 0.81 | 0.81 | 0.81 | |
| Extension Services | 0.004 | 0.004 | 0.004 | 0.004 | 0.004 | 0.004 | 0.004 | |
| Soil & Water Conservation | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | 0.001 | |
| Health Department | 0.028 | 0.028 | 0.028 | 0.028 | 0.028 | 0.028 | 0.028 | |
| Lextran | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | 0.06 | |
| Full Service | 0.173 | | | | | | | |
| Refuse | | | 0.143 | | | | | |
| Street Lights | | | | 0.021 | | | | |
| Refuse & Street Lights | | | | | 0.164 | | | |
| Street Lights & Street Cleaning | | | | | | 0.031 | | |
| Refuse & Street Cleaning | | | | | | | 0.152 | |
| Total | 1.277 | 1.104 | 1.247 | 1.125 | 1.268 | 1.135 | 1.256 | 0.015 |

Source: Fayette County Property Valuation Administrator.

| Line Item | Description by Class | TOTAL | State | School | General Service | Extension Services | Health Department | LexTran |
|-------------------------------------|---|-------|-------|--------|-----------------|--------------------|-------------------|---------|
| 40 ; 41 | Aircraft Personal Property Non-Commercial (Watercraft) | 0.959 | 0.015 | 0.75 | 0.092 | 0.004 | 0.028 | 0.06 |
| 33 ; 34 | Raw Materials/Goods in Process/Dealer | 0.05 | 0.05 | | | | | |
| 17; 60; 82 | Tools & Fixtures | 1.394 | 0.45 | 0.75 | 0.092 | 0.004 | 0.028 | 0.06 |
| 31; 32; 35 | Merchant Inventory/Manufacturers' Finished Goods/ Goods in Warehouse or Distribution Center | 0.994 | 0.05 | 0.75 | 0.092 | 0.004 | 0.028 | 0.06 |
| 27 ; 81 | Manufacturing Machinery | 0.15 | 0.15 | | | | | |
| 36 | Inventory In-Transit | 0.088 | | | | | 0.028 | 0.06 |
| 37 | Tobacco Storage | 0.03 | 0.015 | | 0.015 | | | |
| 39 | Agricultural Products in Hand | 0.015 | 0.015 | | | | | |
| 38 | Agricultural Products in Storage | 0.06 | 0.015 | | 0.045 | | | |
| 50 ; 70 | Goods in Transit/Livestock/Farm Equipment & Foreign Trade Zone | 0.001 | 0.001 | | | | | |
| 90 | Recycling Machinery & Equipment | 0.45 | 0.45 | | | | | |
| 2019 Motor Vehicle Tax Rates | | | | | | | | |
| | Motor Vehicle | 1.221 | 0.45 | 0.592 | 0.088 | 0.003 | 0.028 | 0.06 |

Source: Fayette County Property Valuation Administrator.

Expansions & Locations

| Announced Locations and Expansions | | | | | |
|------------------------------------|-----------------------------|---|---------------------|-------------|------------|
| 2021 | | | | | |
| Type | Company Name | Product | Reported Investment | Direct Jobs | County |
| Exp. | Amazon | Fulfillment center for Amazon.com | n/a | 500 | Fayette |
| New | AppHarvest | High tech Hydroponic green house farms | \$42,500,000 | 60 | Madison |
| Exp. | Blue Frame Technology LLC | Digital video software company | \$10,949 | 3 | Fayette |
| Exp. | Blue Frame Technology LLC | Digital video software company | \$5,172 | 1 | Fayette |
| Exp. | Carina Medical LLC | AI technology for cancer treatment | \$7,336 | 2 | Fayette |
| Exp. | Coastal Cloud | UK Salesforce Consultancy Incubator Program | \$500,000 | 40 | Fayette |
| Exp. | Fuani | Inkjet & microfluidic technology research | \$6,078,096 | 0 | Fayette |
| Exp. | Georgia-Pacific | Dixie cup manufacturing | n/a | 50 | Fayette |
| New | Helpware Inc. | Business outsourcing company | \$250,000 | 150 | Clark |
| New | James Pepper Distilling Co. | Barrell warehouse | \$3,290,000 | 1 | Woodford |
| New | Neogen Corporation | Food, beverage, animal protein and agriculture safety testing | \$9,839,960 | 79 | Montgomery |
| Exp. | Pathology and Cytology Labs | specimen transport, preparation, immunohistochemistry testing and final patient reporting | \$500,000 | 40 | Fayette |
| Exp. | PowerTech Water, Inc. | Clean Water Technologies | \$300,000 | 24 | Fayette |
| Exp. | Thoroughbred Aviation | Aviation Maintenance | \$800,000 | 47 | Fayette |
| New | Who Got the Money? | Entrepreneurial companies | \$52,000,000 | 110 | Central KY |
| Exp. | Wise Bird Cider Co. LLC | Manufacturer of cider craft beverages | \$11,229 | 3 | Fayette |

| Announced Locations and Expansions | | | | | |
|------------------------------------|--|--|---------------------|-------------|-----------------|
| 2020 | | | | | |
| Type | Company Name | Product | Reported Investment | Direct Jobs | County |
| Exp. | Anixter | Sales Center for Global Distributor of network, security, electrical, electronic and utility power solutions | n/a | 103 | Fayette |
| Exp. | Computer Services and Solutions, Inc. | IT solutions & security | \$5,711 | 1 | Fayette |
| Exp. | Trinsoft, LLC | Customized software solutions | \$15,423 | 3 | Fayette |
| Exp. | Blue Frame Technology LLC | Digital video software company | \$10,653 | 3 | Fayette |
| Exp. | Helios Aerosystems | Engineering and manufacturing of aerospace racks | \$6,718 | 1 | Fayette |
| Exp. | Key Investment Solutions | Shared service center | \$15,080 | 4 | Fayette |
| New | Who Got the Money? | Entrepreneurial companies | \$51,100,000 | 121 | Central KY |
| Exp. | Everburn Manufacturing Inc | Fiber fireplace logs | \$3,000,000 | 40 | Fayette |
| Exp. | Pilkington North America | Assembly work for automotive windows | \$300,000 | 8 | Fayette |
| Exp. | AppHarvest | High-tech greenhouse | | | Madison |
| Exp. | Framebridge | Manufactures custom frames from online orders | n/a | 240 | Fayette/Madison |
| Exp. | Quality Logistics LLC dba Longship Logistics | Third-party logistics company specializing in over-the-road truckloads of fresh, frozen, and dry shipments | \$4,300,000 | 155 | Fayette |
| Exp. | Zelios | CBD extraction | \$150,000 | 5 | Fayette |
| Exp. | Summit Biosciences, Inc. | Develops, commercializes, and manufactures prescription nasal spray products | \$20,390,000 | 78 | Fayette |
| Exp. | MosquitoMate, Inc. | Biotech manufacturer of ZAP mosquitoes | \$22,908 | 5 | Fayette |
| Exp. | NX Development Corp. | Life sciences company dedicated to the development of Gleolan for tumor visualization | \$1,225,000 | 20 | Fayette |
| Exp. | Blue Frame Technology LLC | Digital video software company | \$5,219 | 1 | Fayette |
| New | Blue Equine Pharmaceuticals | Equine pharmaceutical compounding company | \$38,000 | 20 | Fayette |
| Exp. | Consultant Solutions, Inc. dba CSI Group | Automation, trading, and management consulting firm | \$37,650 | 7 | Fayette |
| Exp. | Hummingbird Nano, Inc. | High-tech manufacturer of ultra-small, precision molded components | \$9,295 | 2 | Jessamine |
| Exp. | Barnhill Enterprises, LLC | Manufacturer of chimney caps and products | \$32,810 | 2 | Fayette |
| Exp. | Lepidext LLC | Insect control r and d | \$14,000 | 1 | Fayette |
| Exp. | Barnhill Chimney Supply, LLC | Manufacturer of chimney caps and products | \$15,496 | 1 | Fayette |
| Exp. | Irving Material | Ready-mixed concrete | \$240,000 | 4 | Fayette |
| New | Fresh Bourbon dba Edwards Spirit Company | African American owned premier bourbon distillery | \$5,400,000 | 15 | Fayette |

WHO GOT THE MONEY?

WGT\$? recognizes entrepreneurial companies that are contributing to the long-term growth and prosperity of our community. These entrepreneurs are the mechanism for growing new businesses and jobs that form the basis for a knowledge-based economy.

2021 Results

\$52.1 million Investments (grants, equity, debt) **\$77.5 million** Revenue Generated

\$64,000 Average Salary for FT Employees **110 new jobs**

623 Employed

Results calculated from self-reported numbers from FY2021 that were provided by 70 Lexington, KY startups.

Announced Locations and Expansions

| 2019 | | | | | |
|------|-------------------------------------|--|---------------------|-------------|---------|
| Type | Company Name | Product | Reported Investment | Direct Jobs | County |
| Exp | Visumatic Industrial Products, Inc. | Manufacturer of automated systems | \$6,100 | 1 | Fayette |
| Exp | hydra soap | Handmade aromatherapy products manufacturer | \$2,680,000 | 10 | Fayette |
| New | Wise Bird Cider Co. | Manufacturer of cider craft beverages | \$0 | 5 | Fayette |
| Exp | Bluegrass Tool & Industrial | Supplier of industrial products | \$26,000 | 6 | Fayette |
| Exp | Helios Aerosystems | Engineering and manufacturing of aerospace racks | \$5,500 | 1 | Fayette |
| Exp | MosquitoMate Inc. | Biotech manufacturer of ZAP mosquitoes | \$22,500 | 2 | Fayette |
| Exp | West Sixth Brewing Company, LLC | Craft brewing operation | \$12,500 | 3 | Fayette |
| Exp | Blue Star Plastics | Custom plastic injection molding and assembly | \$5,000,000 | 25 | Fayette |
| Exp | CLARK Material Handling Company | Corporate headquarters, manufacturing and assembly of forklifts | \$4,600,000 | 40 | Fayette |
| New | Bullard Center | Research, development, marketing and product development center for safety equipment | \$0 | 40 | Fayette |
| Exp | Toyota Motor Manufacturing Kentucky | North American Production Support | \$238,000,000 | 0 | Scott |
| Exp | Tech29, LLC | Blockchain software development company | \$383,000 | 10 | Fayette |



Lexington, Kentucky is what a great place to do business looks like. A city with smart, educated talent, thriving in a community with a high quality of life.

HERE'S OUR PROOF

- #9 Most Diversified Metro Economies in the US**
-WalletHub
- #2 Best Cities for New College Grads**
-SmartAsset
- #10 Percentage of Population with an Advanced Degree**
-US Census Bureau
- #10 City with Best Work-Life Balance**
-SmartAsset
- #6 Cities with the Lowest Startup Costs**
-SmartAsset
- #5 Best Run City in America**
-WalletHub

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Economic Development

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