



# Nicholas County, Kentucky Economic Development



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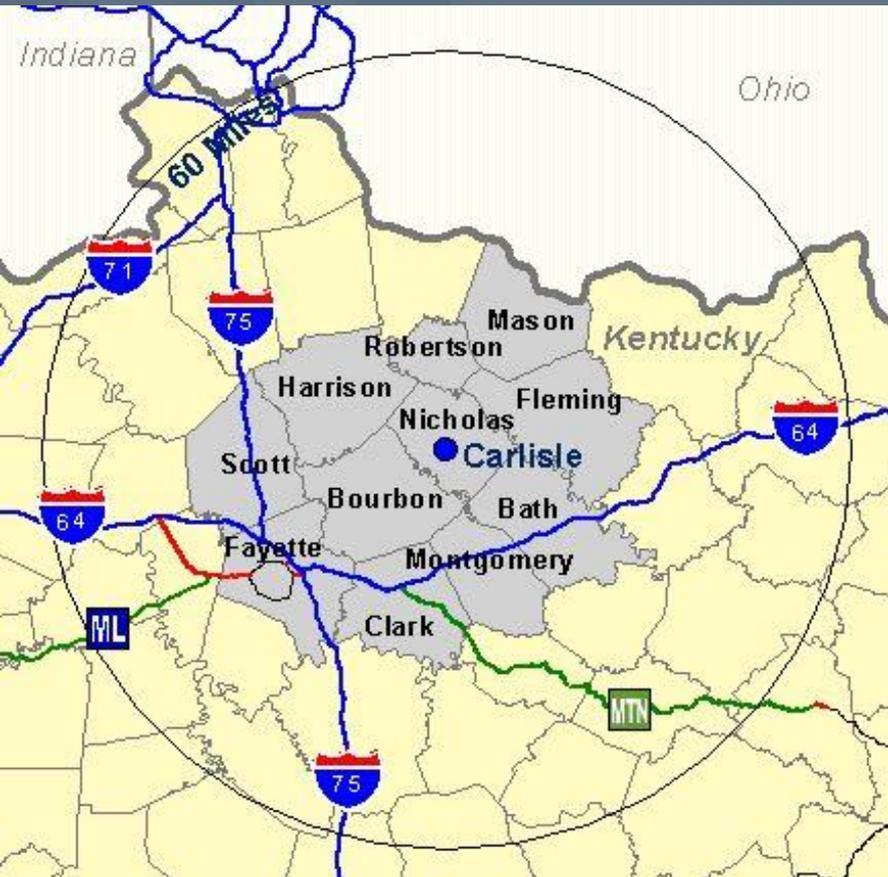
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# Nicholas County and Carlisle

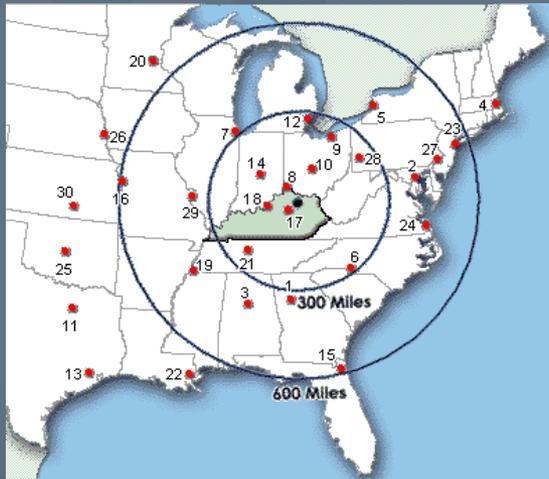


- Nicholas County Population: 7,071
- Carlisle (County Seat): Population: 1,994
- 35 miles Northeast of Lexington
- 35 miles to I-75 and I-64
- 40 miles to Blue Grass Airport (LEX)
- 100 miles from UPS Worldhub international
- 100 miles from DHL Air and World hubs
- 30 miles to the Ohio river port in Maysville
- Rail serviced in Nicholas County by TTI

\*Population per United States Census Bureau



# Nicholas County Location



## Percent of U.S. Within 600 Miles of Nicholas County

**Population:** 51%

**Personal Income:** 52%

**Retail Sales:** 50%

**Manufacturing Employment:** 56%

## Highway Distance to Selected Market Centers

City	Miles	City	Miles	City	Miles
1. Atlanta, GA	411	11. Dallas, TX	906	21. Nashville, TN	248
2. Baltimore, MD	515	12. Detroit, MI	337	22. New Orleans, LA	777
3. Birmingham, AL	438	13. Houston, TX	1,028	23. New York, NY	688
4. Boston, MA	898	14. Indianapolis, IN	185	24. Norfolk, VA	553
5. Buffalo, NY	475	15. Jacksonville, FL	749	25. Oklahoma City, OK	860
6. Charlotte, NC	420	16. Kansas City, MO	608	26. Omaha, NE	798
7. Chicago, IL	366	17. Lexington, KY	36	27. Philadelphia, PA	611
8. Cincinnati, OH	77	18. Louisville, KY	104	28. Pittsburgh, PA	328
9. Cleveland, OH	288	19. Memphis, TN	451	29. St. Louis, MO	366
10. Columbus, OH	148	20. Minneapolis, MN	773	30. Wichita, KS	804



# Population by Selected Age Groups

**More than 60% of Nicholas County's population is workforce eligible.**

**Population by Selected Age Groups, 2009**

	Nicholas County		Labor Market Area	
	Number	Percent	Number	Percent
Under 16	1,439	20.9	99,955	20.2
16-24	623	9.1	74,429	15.0
25-44	1,814	26.4	139,715	28.2
45-64	1,896	27.6	123,840	25.0
65-84	936	13.6	49,756	10.0
85 and older	166	2.4	7,982	1.6
Median Age	N/A		N/A	

Source: U.S. Department of Commerce, Bureau of the Census.

# Nicholas County Strengths



- Affordable and available buildings and land
- Low taxes and utilities
- Beautiful rural setting
- Strong community partnerships
- Blue Lick State Park & Forest Retreat
- Easy access to Lexington, Paris and Maysville



# Blue Licks State Park

- Blue Licks State Park and Battlefield was established 1927
- In addition to the beautiful grounds Blue Licks State Park has much to offer including a beautiful lodge and dining area, camp sites, cottages, banquet halls, a swimming area, trails and river access
- Blue Licks is also home to the annual Battle of Blue Licks reenactment where crowds gather every year to watch history come to life in remembrance of all who fought in this historic battle





# Quality of Life

- From the annual County Fair and Carlisle Blackberry Festival to Friday night football games, the sense of community runs deep
- In addition to beautiful Blue Licks State Park there are many other amenities available in Nicholas County
- Enjoy a round of golf at the Carnico Golf Club, or cross the street and enjoy gorgeous Carnico Lake
- If it's adventure you seek then check out rafting trips down the Licking River
- If relaxation is more in order then unwind at the palatial Forest Retreat for a quite weekend with nature

# Deep Agricultural Roots & Rich History



- Carlisle and Nicholas County is known for having some of the most beautiful farm land in the region
- Nicholas County also houses a wonderful 4-H camp that sees thousands of campers each year from throughout Kentucky
- In partnership with the UK Agricultural department, the 4-H Camp works with youth to instill strong values, responsibility, and appreciation for agricultural roots in Nicholas County and Kentucky

## NICHOLAS COUNTY, KENTUCKY.

FAMILY. FRIENDS. THE BEAUTY OF NATURE.

IT'S LIKE A LITTLE PIECE OF HEAVEN.



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# Proud of Our Troops!

- Nicholas County is extremely grateful and proud of the men and women that serve our county.
- Carlisle is the home of the Kentucky National Guard Bravo Battery 2/138<sup>th</sup> FA.
- In honor of all the men and women who have given their lives to defend our nation, Carlisle has erected a monument in their honor where people gather every year to remember our servicemen and servicewomen.





# Beautiful Downtown Carlisle

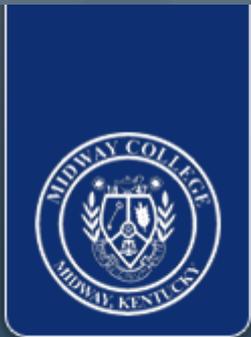
- Founded in 1816, downtown Carlisle serves as the county seat and is home to many historic properties with unique architecture.
- Thanks to the efforts of community leaders, downtown Carlisle is currently in the midst of a revitalization effort.
- Downtown Carlisle is also home to the Neal Community Center, an amazing place full of the history of Nicholas County and wonderful event and banquet space.
- All of these reasons add up to an ideal location for future business locations in the heart of a truly historic downtown District.





# Nicholas County Centered on Education

- Many colleges and universities all within 60 miles of Nicholas County, Kentucky



County	In-state college-going rate for 2006 high school graduates	Bachelor's degree six-year graduation rate for 2006
Bath	49.6%	47.6%
Bourbon	52.6%	31.4%
Fayette	59.1%	52.3%
Fleming	58.3%	44.2%
Harrison	63.5%	45.7%
Montgomery	48.8%	40.6%
<b>Nicholas</b>	<b>63.6%</b>	<b>69.2%</b>
Scott	52.0%	47.5%

*Source: Kentucky Postsecondary Education 2008-10 County Profiles*



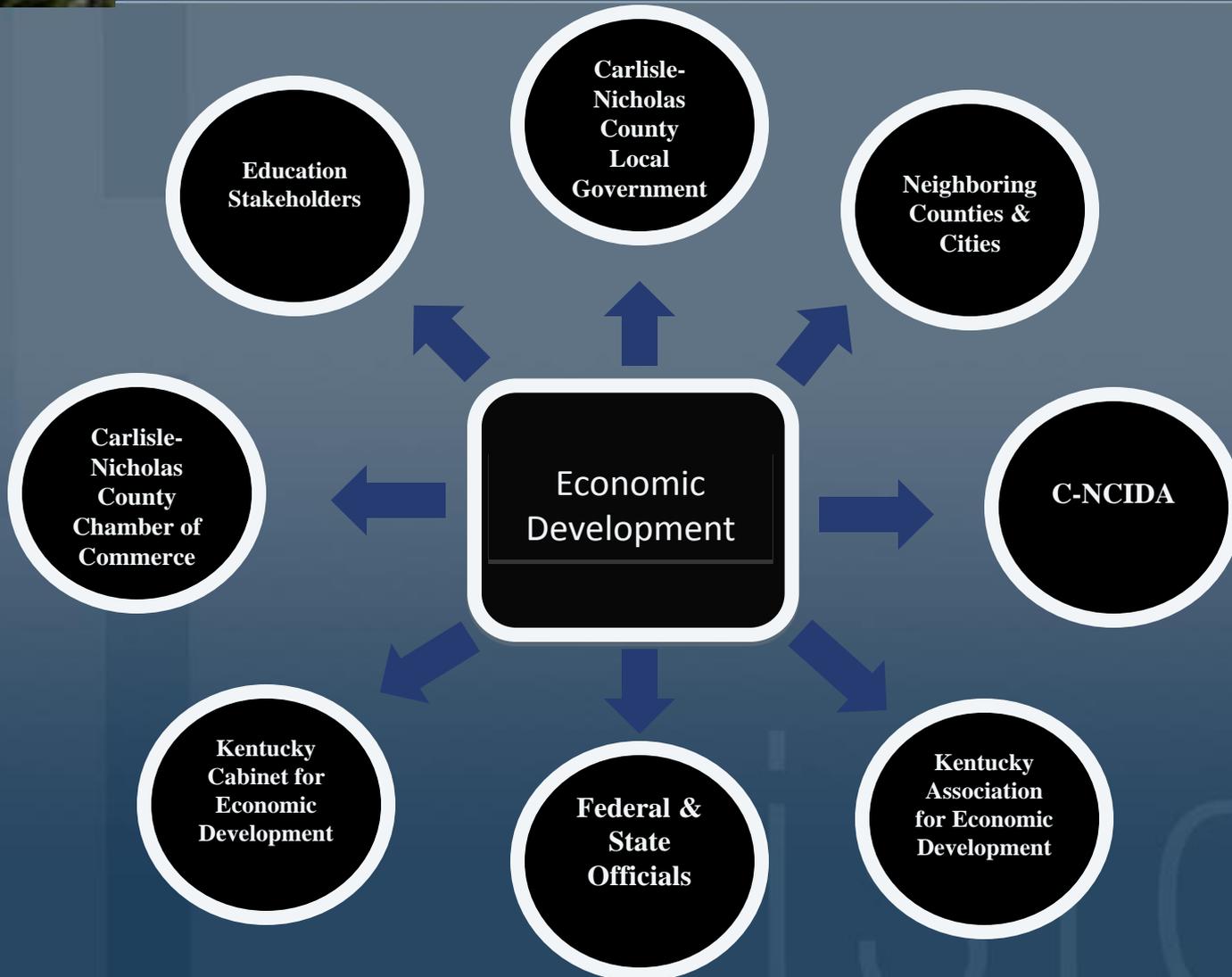
**MOREHEAD STATE UNIVERSITY**



- The Carlisle-Nicholas County Industrial Authority (C-NCIDA) is proud to announce a recent partnership with Maysville Community and Technical College.
- With the recent acquisition of a community development block grant C-NCIDA has acquired the funding to build a new Maysville Community & Technical College extension in Carlisle.
- The college will serve as a resource for Carlisle and Nicholas County to partner with existing businesses and new industry leaders to provide customized education and workforce training and development.



# Economic Development Partnership in Nicholas County



# Nicholas County Economic Development Leadership



## United States Senator Mitch McConnell

- Senate Minority Leader in the United States Senate
- Committee Assignments: Agriculture, Nutrition and Forestry; Appropriations; Rules and Administration



## United States Senator Rand Paul

- United States Senator elected in 2010
- Committee Assignments: Foreign Relations; Health, Education, Labor and Pensions (HELP); Homeland Security and Government Affairs; Small Business and Entrepreneurship



## United States Representative Andy Barr

- Represents Kentucky's 6<sup>th</sup> Congressional District
- Committee Assignments: Committee Financial Services



# Nicholas County Economic Development Leadership



## State Senator Dr. Walter Blevins Jr.

- Kentucky Senate Senior Member
- Committee Assignments: Appropriations; Budget Review; Education; State Government
- Dr. Blevins represents Kentucky's 27<sup>th</sup> Senate District



## State Representative Sannie Overly

- First Ever Female House Democratic Caucus Chair
- Committee Assignments: Agriculture; Banking and Insurance; State Government
- Overly represents Kentucky's 72<sup>nd</sup> House District



# Nicholas County Economic Development Leadership



## Nicholas County Judge/Executive Mike Pryor

- Appointed Judge/Executive by Governor Steve Beshear in January 2013
- Carlisle native with a background as a successful contractor and home builder



## Carlisle Mayor Kevin Booth

- Carlisle native serving in his first term as Mayor
- Veteran of the United States Navy and current Millersburg Chief of Police

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# Nicholas County Economic Development Leadership

## **Carlisle-Nicholas County Industrial Development Authority (C-NCIDA)**

- **Bascom Sorrell - Chairman**
  - **Mary Stewart**
  - **Gene Kelley**
  - **Kevin Zachary**
  - **Paul Mulhollem**
  - **Dr. Bob Sparks**



Carlisle - Nicholas County  
**Chamber of  
Commerce**

# Chamber Goals

- Support success and growth of local farms and businesses
- Encourage moving to and/or establishing a new business in Nicholas County
- Ed Taylor: Chamber of Commerce President

[Carlisle-nicholascounty.org](http://Carlisle-nicholascounty.org)





# Update on Current Nicholas County Economic Development

- **Spotlight on Existing Business and Industry**
  - Bluegrass Quality Products
  - USA UTV Accessories (3 Star Industries)
  - Allison's Concrete
  - TLC Machining

# Blue Grass Quality Products

We take pride  
in our products.

[Bluegrassqualityproducts.com](http://Bluegrassqualityproducts.com)



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# USA UTV ACCESSORIES

*Premium UTV Accessories for all Makes and Models*

[Usautvaccessories.com](http://Usautvaccessories.com)



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# Allison's Concrete

[Allisonsconcrete.com](http://Allisonsconcrete.com)



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# TLC Machining



- 125 Years of Combined Experience
- Speedy Delivery
- Quality Products

TLC Machining, LLC of Carlisle, Kentucky, is a CNC prototype and production shop that also handles hydraulic cylinder repair.

**TLC** Machining,  
LLC



# Nicholas County Spec Building



## Building Information

- Address: 2477 Concrete Road  
Carlisle, KY, 40311
- Year Established: 1966
- Square Footage: 57,000\* Multi-tenant
- Primary Usage: Manufacturing Services
- Construction: Brick and Insulated Metal Panels
- Floor: Concrete
- Floor Dimensions: 240' X 288' ; 240' X 266'
- Center Height: 20-24
- Total Acreage: 10

## Utilities

- Electric: Kentucky Utilities
- Gas: City of Carlisle, 4-inch line at building
- Water: City of Carlisle, 8-inch line at building
- Sewer: City of Carlisle, 10-inch line at building

## Transportation

- Rail Service: None
- Road Access: Kentucky Highways 36 and 68, I-75, I-64
- Commercial Airport: Bluegrass Airport, Lexington, KY 40 mi

## Price/Remarks

- Price: Lease options
- Owner Representative: Carlisle/Nicholas County Industrial Authority
- As this building and space are owned by C-NCIDA we can be extremely flexible with floor space needs
- Flexibility makes this an ideal small business incubator
- We will work with you to design the perfect amount of space for you and your growing business



# Jockey Manufacturing Building



## Building Information

- Address: 2417 Concrete Road  
Carlisle, KY, 40311
- Year Established: 1966
- Square Footage: 167,000
- Primary Usage: Manufacturing Services
- Construction: Brick and Insulated Metal Panels
- Floor: Concrete
- Floor Dimensions: 240' X 288' ; 240' X 266'
- Center Height: 20-24
- Total Acreage: 33

## Utilities

- Electric: Kentucky Utilities
- Gas: City of Carlisle, 4-inch line at building
- Water: City of Carlisle, 8-inch line at building
- Sewer: City of Carlisle, 10-inch line at building

## Transportation

- Rail Service: None
- Road Access: Kentucky Highways 36 and 68, I-75, I-64
- Commercial Airport: Bluegrass Airport, Lexington, KY 40 mi

## Price/Remarks

- Price: Lease options or Make Purchase Offer
- 
- Owner Representative: Carlisle/Nicholas County Industrial Authority





# Nicholas County Outlook in 2013 and Beyond

- ✓ Four Lane Highway connecting Paris to Nicholas County (project underway)
- ✓ C-NCIDA has partnered with Maysville Community & Technical College to open a new extension in Carlisle
- ✓ C-NCIDA continues to actively market available buildings and land to business prospects
- ✓ C-NCIDA becoming more involved in active community and economic development as members of the Kentucky Association for Economic Development and forming key strategic partnerships in Nicholas County, in Kentucky, and beyond
- ✓ Downtown revitalization efforts with cooperation from C-NCIDA, Tourism Commission, Chamber of Commerce, and the City of Carlisle and Nicholas County



# Closing Comments

- Questions, Recommendations, Comments
- Contact Information

Mr. Bascom Sorrell

Chairman, Carlisle-Nicholas County Industrial Development Authority

Phone: 859.289.5466

Cell Phone: 859.473.1283

E-mail: [sorrellb@bellsouth.net](mailto:sorrellb@bellsouth.net)

Website: [Nicholascounty.ky.gov](http://Nicholascounty.ky.gov)

