

10-1955

## Industrial Resources: Clark County - Winchester

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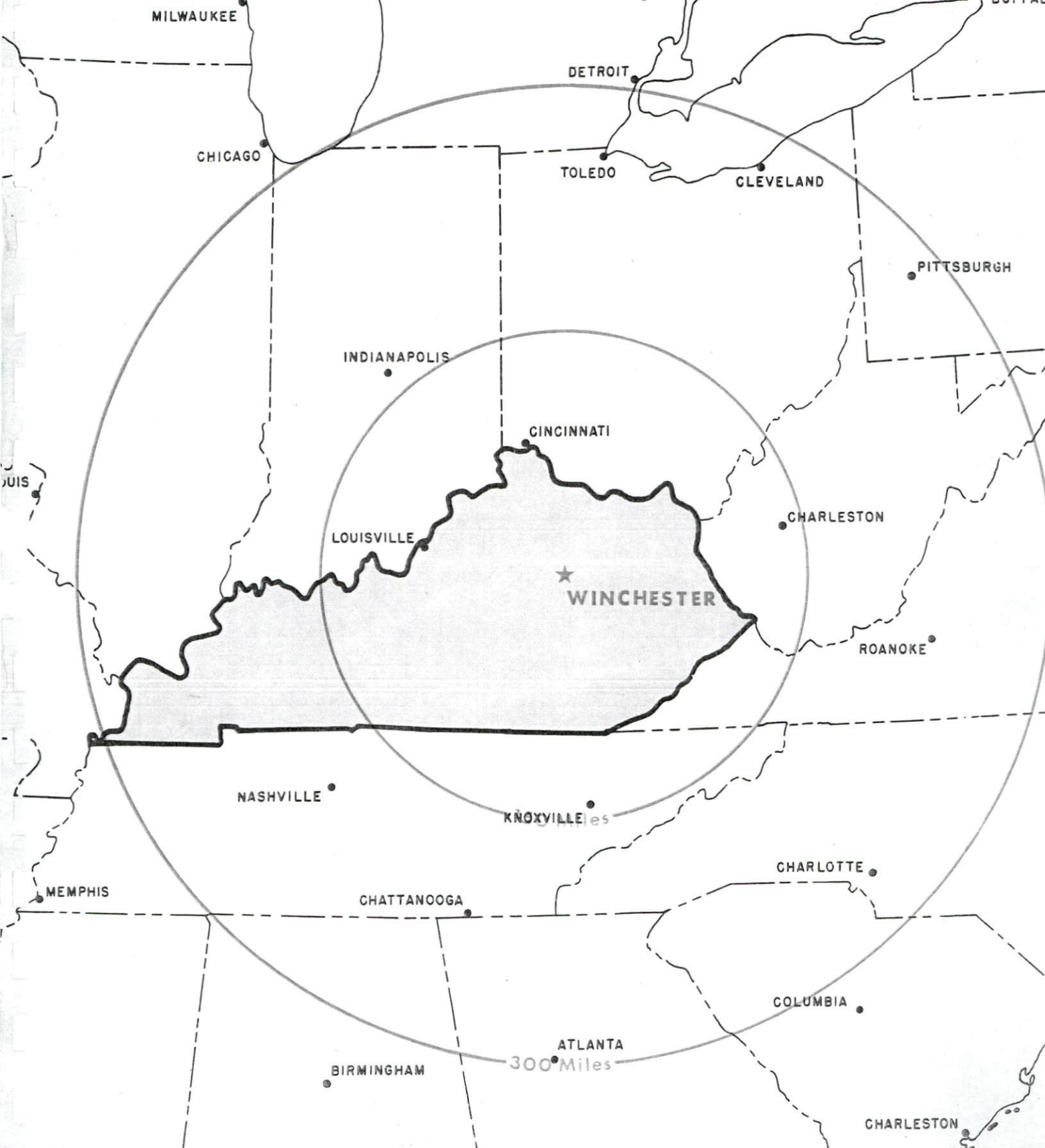
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# INDUSTRIAL RESOURCES WINCHESTER, KENTUCKY



INDUSTRIAL RESOURCES  
WINCHESTER, KENTUCKY

Prepared by  
Chamber of Commerce of Winchester  
and  
The Agricultural and Industrial Development Board of Kentucky  
Frankfort, Kentucky  
October, 1955

# INDUSTRIAL RESOURCES - WINCHESTER, KENTUCKY

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## SUMMARY DATA FOR WINCHESTER, KENTUCKY

POPULATION, 1950: Winchester - 9,266; Clark County - 18,851.  
1954 estimate for Clark County - 19,724.

WINCHESTER LABOR SUPPLY AREA: Includes Clark and all adjoining counties. Estimated number of workers available for industrial jobs in the labor supply area - 3,900 men and 3,000 women. Number of workers available from Clark County - 500 men and 400 women.

### TRANSPORTATION:

Railroads: Winchester is the crossing point of the main lines of the Chesapeake and Ohio and the Louisville and Nashville Railroads.

Air: Blue Grass Airport, Lexington, 18 miles, served by Eastern, Delta and Piedmont Airlines.

Trucks: Hayes Freight Lines, Springfield, Illinois; Ecklar-Moore Express, Inc., Cynthiana, Ky.; Yeary Transfer, Lexington, Ky.; Ecton Freight Lines, Winchester, Ky.

Bus Lines: Southeastern Greyhound Lines, Stevenson Motor Coach Lines.

### HIGHWAY DISTANCES: From Winchester

<u>To</u>	<u>Miles</u>	<u>To</u>	<u>Miles</u>
Atlanta, Ga.	482	Memphis, Tenn.	483
Chicago, Ill.	386	New York, N. Y.	747
Cincinnati, Ohio	92	New Orleans, La.	789
Detroit, Mich.	350	St. Louis, Mo.	359
Los Angeles, Calif.	2,310	Washington, D. C.	540

### UTILITIES:

Electricity: Kentucky Utilities Company, Clark Rural Electric Cooperative Corporation, and East Kentucky Rural Electric Cooperative Corporation.

Natural Gas: Central Kentucky Gas Company.

Water: Winchester Water Works. Source of water - reservoir and Kentucky River. Storage facilities - 500,000 and 250,000 gallon standpipes. Capacity per day 1,250,000 gallons.

Sewerage: Disposal by standard filtration plant, distribution is through 10", 6" and 4" mains.

## POPULATION AND LABOR

### Population

The 1950 population of Winchester was 9,226. Table 1 shows population and recent rates of growth in Winchester, Clark County and Kentucky.

Table 1. Population Growth in Winchester, Clark County and Kentucky: 1900-1950

Year	Winchester		Clark County		Kentucky
	Population	% Increase	Population	% Increase	% Increase
1900	5,964		16,694		
1910	7,156	19.9	17,987	7.7	6.6
1920	8,333	16.4	17,901	-0.5	5.5
1930	8,233	- 1.2	17,640	-1.5	8.2
1940	8,594	4.4	17,988	2.0	8.8
1950	9,226	7.4	18,898	5.1	3.5
1954 (est.) <u>1/</u>			19,724	4.4	-0.03

### Labor Force

Definition and Population Trend. For purposes of this statement, the Winchester labor supply area is defined to include Clark County and the following adjoining Kentucky counties: Bourbon, Estill, Fayette, Madison, Montgomery, and Powell. The population centers of all counties in the area are from 16 to 27 miles from Winchester and this is the geographical area from which workers would be expected to commute heavily to jobs located at Winchester.

The population of the seven-county area was 203,089 in 1950, up by about 21,000 from 1940. Most of the population gain was in Fayette County with an increase of about 22,000. However, Clark County population grew by approximately 1,000 also.

Between 1940 and 1950, there was a net immigration into the area of 2,522 persons which was caused by a net inward movement to Fayette County of 15,191. With the exception of Fayette, all counties in the area had a net outmigration from 1940 to 1950 with the Clark County figure for this 10-year period totaling 679. The outward movement of the population from these counties was probably a reflection of the lack of local job opportunities to absorb a constantly growing labor force. Kentucky had an outmigration of 303,000 in the 10 years up to 1950, and the recent increases in manufacturing in the state have not begun to reduce the outflow since that date.

Economic Characteristics. Economically, the Winchester area is heavily agricultural with 15,419 farm jobs according to the 1950 Census of Population. Farm employment in that year was 2,062 in Clark County. Area farming, which is heavily centered around burley tobacco, is very prosperous when compared with most of the remainder of Kentucky.

Manufacturing employment in the area totaled 6,869 in June of 1954 with 3,906 of these jobs located in Fayette County. Clark County manufacturing employment totaled 723 in this month. Manufacturing employment has shown little change during the past four years and the trend since June 1951 is shown in the table below by county.

	June 1951	June 1952	June 1953	June 1954
Area total	7,149	6,302	7,789	6,869
Bourbon	540	737	1,087	759
Clark	695	739	821	723
Estill	314	253	300	276
Fayette	4,312	3,714	4,242	3,906
Madison	822	491	880	708
Montgomery	409	314	400	400
Powell	57	54	59	77

There are wide differences in the per capita income of counties in this area with income ranging from \$497 in Powell County to \$1,611 in Fayette County. Clark County per capita income of \$1,278 in 1953 was above the state average of \$1,187 and below the U. S. average of \$1,709.

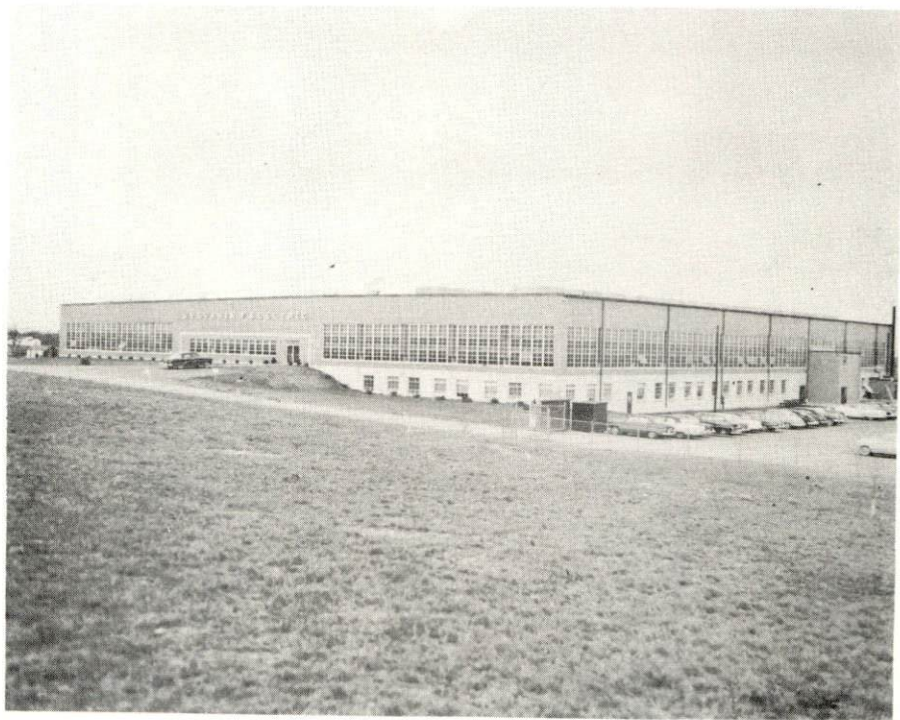
The average weekly wage in industries covered by unemployment insurance in the counties in this area was well below the Kentucky average of \$65.59 in all industries and \$70.60 in manufacturing during the second quarter of 1954. The average weekly wage in all covered industries was \$53.73 in Clark County with the manufacturing average at \$49.25.

Estimated Labor Supply for Industrial Jobs. There are three major components of the estimated area labor supply: 1) The current unemployed measured here by unemployment insurance claimants; 2) men who would shift from low paying jobs such as farming and women who would enter the labor force if jobs were available; 3) the future labor supply due to aging of the population and measured here by the number of boys and girls becoming 18 years of age during the next ten years. 2/

Labor-Management Relations. Labor-management relations in Winchester are described as excellent.



LEGGETT & PLATT, INC.



SYLVANIA ELECTRIC PRODUCTS CO.



## EXISTING INDUSTRY

### Firms, Products and Employment

The following list of manufacturing firms indicates something of the demand for labor and products available in the immediate area of Winchester.

Table 3. Manufacturing Firms, Products and Employment

Firm	Product	Employment		
		Male	Female	Total
Allen County, Inc.	Ready-Mix concrete, crushed limestone, bituminous concrete	44	1	45
Caudill & Co.	Bluegrass seed harvester	9	2	11
Cooperative Fertilizer Service Co.	Fertilizer	28	2	30
Curlee Clothing Co.	(Not operating at present)			
Kentucky Fertilizer Works	Fertilizer	14	1	15
Leggett & Platt, Inc.	Bed springs	94	0	94
Marsh Dairy Co.	Cottage & cheddar cheese	10	5	15
Rees Printing Co.	General printers, printing forms	3	3	6
W. M. Ritter Lumber Co. *	Hardwoods	94	0	94
Sylvania Electric Products Co.	Flash bulbs	74	160	234
Topkis Bros. Co.	Men's clothing	30	150	180
Geo. E. Tomlinson	Take-down tables	14	1	15
G. L. Wainscott Factory	Soft drinks	11	0	11
Winchester Dairy & Retail Outlet	Dairy products, ice cream	6	8	14
Winchester Sun Co., Inc.	Newspaper publisher, printing	17	6	23

\* United Mine Workers

### Unionization

Unions represented in the area include: \*United Mine Workers.

## TRANSPORTATION

### Railroads

Winchester is the junction or crossing point of the main lines of the Chesapeake and Ohio (East-West) and the Louisville and Nashville Railroads (North-South). The Russell Division of the Chesapeake and Ohio operates

(East-West) two freight trains daily and four passenger trains daily. The Louisville and Nashville serves Winchester with two daily freight trains and six passenger trains which make daily stops. The average outbound freight loads per month is 200 cars and inbound freight loads of 350 cars.

Table 4. Railway Freight Transit Times from Winchester, Kentucky 3/

To	Arrive	To	Arrive
Atlanta, Ga.	2nd morning	Louisville, Ky.	1st morning
Birmingham, Ala.	2nd morning	Los Angeles, Calif.	10th day
Chicago, Ill.	2nd morning	Nashville, Tenn.	2nd morning
Cincinnati, Ohio	1st morning	New Orleans, La.	3rd morning
Cleveland, Ohio	2nd morning	New York, N. Y.	3rd morning
Detroit, Mich.	2nd morning	Pittsburgh, Pa.	2nd morning
Knoxville, Tenn.	2nd morning	St. Louis, Mo.	2nd morning

### Highways

Winchester is served by several major highways; U. S. routes 60 (East-West), 227 (North-South) and State routes 89 and 15 intersect the city. The transportation map on the following page shows the railroads, major highways, navigable waterways and recreation areas in Kentucky.

Table 5. Highway Distances from Winchester

To	Miles	To	Miles
Atlanta, Ga.	482	Lexington, Ky.	18
Birmingham, Ala.	424	Louisville, Ky.	95
Chicago, Ill.	386	Nashville, Tenn.	262
Cincinnati, Ohio	92	New York, N. Y.	747
Detroit, Mich.	350	Pittsburgh, Pa.	388
Knoxville, Tenn.	220	St. Louis, Mo.	359

Truck Lines. Common carrier truck service is provided by Hayes Freight Lines, Springfield, Illinois; Ecklar Moore Express, Inc., Cynthia, Ky.; Yeary Transfer, Lexington, Ky.; Ecton Freight Lines, Winchester, Ky. Hayes Freight Lines and Ecklar Moore Express, Inc. maintain terminals in Winchester.

Bus Lines. Winchester is served by Southeastern Greyhound Lines, with 30 buses daily and Stevenson Motor Coach Lines with buses leaving three times daily.

### Airways

The nearest commercial airport is Bluegrass Field in Lexington, 25 miles from Winchester. It is served by Eastern, Delta and Piedmont Airlines.

## UTILITIES

### Electricity

Electricity is supplied Winchester by the Kentucky Utilities Company. Rural customers in Clark and adjoining counties are served by Clark Rural Electric Cooperative Corporation, whose source of power is from East Kentucky Rural Electric Cooperative Corporation.

The Kentucky Utilities Company serves all or part of 75 counties of Kentucky. It has generating capacity of 430,500 KW and has started construction of a new plant which will have an ultimate capacity of an additional 424,000 KW. The company is interconnected with Louisville Gas and Electric Company, Ohio Power, Kentucky Power, Electric Energy, Inc., Central Illinois Public Service Company, TVA, and indirectly through Louisville Gas and Electric Company with Ohio Valley Electric Corporation.

The Clark Rural Electric Cooperative Corporation serves Powell and parts of Bath, Estill, Fayette, Menifee and Montgomery Counties. The East Kentucky Rural Electric Cooperative Corporation, which supplies Clark RECC, has recently completed construction of two 20,000 KW generators located near Winchester.

Current price of electricity will be supplied by the Agricultural and Industrial Development Board.

### Natural Gas

Central Kentucky Natural Gas Company serves Winchester. The BTU content is 1050 and specific gravity .6.

#### Rates:

First	1,000 cu. ft.	\$1.10 per 1,000 cu. ft.
Next	1,000 cu. ft.	.63 per 1,000 cu. ft.
Next	3,000 cu. ft.	.62 per 1,000 cu. ft.
All over	5,000 cu. ft.	.50 per 1,000 cu. ft.
Minimum bill		1.10 per month

## Water

The Winchester Water Works is municipally owned and operated. The source of raw water is from the Kentucky River. Storage facilities for 750,000 gallons are provided in two standpipe tanks; one accommodating 500,000 gallons and the other 250,000 gallons.

The total capacity is 1,250,000 gallons per day. During the period when the demand for treated water is the heaviest, the system pumped an average of 1,120,810 gallons per day. The average pumped per day for the year 1954 was 904,383 gallons or 70.24% of capacity. Water pressure for residential areas ranges from 32 to 36 lbs. p. s. i. and in the business section at 64 lbs. p. s. i. Contracts are being let for the construction of a new pumping station to be completed in 1955.

## FUEL

### Fuel Oil

There are several sources of fuel oil available in Winchester for commercial and industrial use. Prices in car load lots on any grades of fuel oil will be furnished on request by the Agricultural and Industrial Development Board.

### Coal

Coal is available from the Eastern and Western Kentucky coal fields. Current delivered prices of coal will be supplied on request by the Agricultural and Industrial Development Board.

## COMMUNICATIONS

### Postal Facilities

Winchester has a first class post office with 32 employees. Six routes serve the urban area and four routes serve the surrounding country.

### Telephone and Telegraph

Winchester is served by the Southern Bell Telephone and Telegraph Company. Telegraph service is provided by a Western Union office.



CITY HALL, POLICE AND FIRE DEPARTMENTS



McELDOWNEY OFFICE BUILDING AND POST OFFICE

## INDUSTRIAL SITES

Winchester has a number of available industrial sites. For example:

Site #1: This site has up to 70 acres of land. It lies between U. S. Route 60 and the Louisville and Nashville Railroad, adjacent to Van Meter Road (west side of town). There is a 6" water main 300 feet away. Sewerage could be extended.

Site #2: This site lies between the Louisville and Nashville Railroad and East Hickman Street. It has 20 acres of rolling land. Water and sewerage are available.

Site #3: This site, located on the Chesapeake and Ohio Railroad, has 8 acres of land. The city will extend a paved street 300 feet to the property line. Sewerage, water, gas and electricity are available.

## LOCAL GOVERNMENT AND SERVICES

### Type Government

The city is governed by a mayor and two commissioners, who are elected for four-year terms.

### Laws Affecting Industry

Exemption to Industry. As permitted by state law, the city does allow a five year property tax exemption for new industry. This exemption cannot be extended.

Business Licenses. A business and occupational license is levied in Winchester.

Planning and Zoning. The Winchester Planning Commission, organized in 1952, is a seven man commission consisting of the mayor, one city commissioner, one city official and four citizens. The purpose of the commission is to prepare plans for the physical development of the city. These plans include: Zoning, major street plans, subdivision regulations and other studies to guide orderly community growth. As a result of the commission activity, a zoning ordinance has been adopted and is now in effect.

## City Services

Fire Protection. Winchester has 9 full-time firemen and 16 paid volunteer firemen working from a central station. Fire fighting equipment consists of one 750 gpm pumper, one 1,750 gpm combined chemical truck and pumper, and one 500 gpm combined pumper and hook and ladder truck. Necessary hose and extinguishers of all types and sizes are maintained by the department. Winchester has a sixth class rating for fire insurance purposes.

Police Protection. The Winchester police department is comprised of 12 full-time policemen and three radio operators. Two radio equipped patrol cars and one radio equipped motorcycle serve both residential and business areas.

Garbage and Sanitation. There is a free garbage pick-up once daily in the business section and three times weekly in residential areas. Disposal is by means of a city operated incinerator.

Streets. There is a total of 25 miles of streets within the city limits of Winchester, all of which are paved and kept in excellent condition by the street department.

Sewerage. Winchester has separate storm and sanitary sewers which serve over 80% of the city. Distribution is through 10", 6" and 4" sewer mains. The system has a capacity for 2,100,000 gallons per day, or more than double the present demand. Disposal is by a modern sewage disposal plant which runs treated sewage into nearby Strode Creek.

## TAXES

Table 6 shows the property taxes applying in Winchester and Clark County for 1953-54.

	Winchester	Clark County
County	\$ .40	\$ .40
State	.05	.05
City	.75	
School	1.50	1.00
Total	<u>\$ 2.70</u>	<u>\$ 1.45</u>

<u>Ratio of Assessment.</u>	33% city 33% county
<u>Total Assessment.</u>	Winchester - \$12,047,927 Clark County - \$44,791,822
<u>City Income (1954).</u>	\$251,000
<u>City Expenditures (1954).</u>	\$231,000
<u>City Bonded Indebtedness.</u>	None. Water works revenue bonds - \$501,000.
<u>County Income, fiscal year 1953-54.</u>	\$158,024.98
<u>County Expenditures, fiscal year 1953-54.</u>	\$144,261.21.
<u>County Bonded Indebtedness.</u>	None

## LOCAL CONSIDERATIONS

### Housing

There is presently very little housing in Winchester. Increased demands for housing are taken care of by local realtors and builders, who feel that housing can be made available in a very short period of time. The average rental range for two bedroom houses is from \$50.00 to \$75.00 per month. The average construction cost of a two bedroom frame house is \$6,500 to \$7,000. The same in brick construction will average \$10,000 to \$15,000.

### Health

Hospitals. The Clark County Hospital has 53 beds and a nursery with 15 bassinets. In 1954, a new wing was added to the hospital. This new wing houses two modern operating rooms, one ward, four private rooms, x-ray room, laboratory departments, and other services. There are 15 M. D. 's, 7 dentists, 13 RN's, and 2 chiropractors in Winchester.

Public Health Program. The Clark County Health Department has a staff of a part-time doctor (shared with Estill County), two full-time nurses, one sanitarian, and one clerk.



The program comprises: Communicable disease control program -- immunization and tests; venereal disease control program -- field and office visits; tuberculosis control program -- x-ray service and clinic; maternal and child health program; school health program; general sanitation; laboratory services; general public health activities, such as lectures, movies and interviews.

### Education

Graded Schools. The Kentucky Department of Education gives a high school rating of A to the Clark County High School and the Winchester High School.

Table 7. Schools, Enrollment and Student-Teacher Ratio in Winchester and Clark County 4/

System	Enrollment	No. of Teachers
Clark County Elementary (total)	1,833	59
Clark County High (total)	441	18
Winchester Elementary (total)	1,078	33
Winchester High (total)	582	27
St. Agatha Academy (private)	190	8

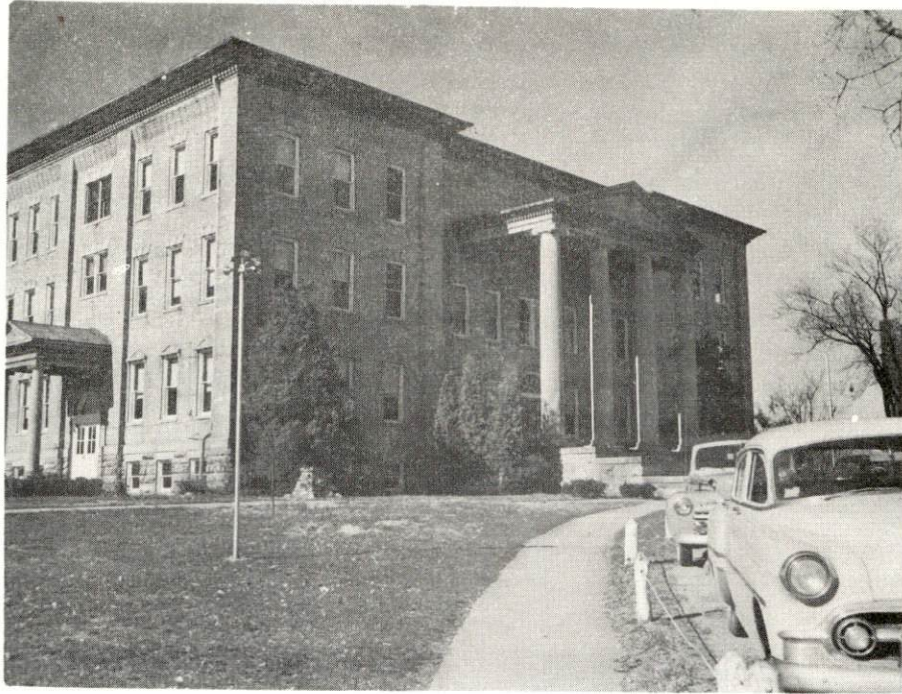
Colleges. Kentucky Bible College is located in Winchester. Other institutions of higher learning include: University of Kentucky and Transylvania College, Lexington, 18 miles; Eastern State College, Richmond, 22 miles; Georgetown College, Georgetown, 31 miles; Asbury College, Wilmore, 33 miles; Berea College, Berea, 35 miles; Centre College, Danville, 59 miles; and Morehead State College, Morehead, 51 miles.

Vocational Education. Kentucky's vocational education program utilizes thirteen highly specialized regional schools, partly integrated with regular secondary education work and partly outside it. These special area trade schools prepare Kentuckians for work in a variety of trade and industrial occupations.

Winchester is served by the Lafayette Vocational School at Lexington, 18 miles distant. As of November, 1954, there was an enrollment of 603 students. Courses offered include: Auto mechanics, drafting, electricity, machine shops, radio, sheet metal, television and woodwork. It should be noted that courses are subject to change as the demand changes.

### Libraries

The Winchester Public Library has a monthly circulation of 4,300 volumes. A 900 volume capacity bookmobile serves Clark County and makes one stop in Powell County. The bookmobile operates on a five day week schedule.



KENTUCKY BIBLE COLLEGE ADMINISTRATION BUILDING



CLARK COUNTY HOSPITAL

### Churches

Winchester has 23 churches representing the following denominations: Baptist, Catholic, Christian, Church of Christ, Church of God, Episcopal, Methodist, Church of Nazarene, Presbyterian and Christian Science.

### Newspapers, Radio and Television

Winchester has one daily newspaper, The Winchester Sun, with 4,000 subscribers.

WWKY, Winchester's radio station, is a daytime station with 1000 watts of power and is affiliated with the Mutual Broadcasting System.

Television reception from Louisville, Lexington and Cincinnati is good.

### Clubs and Organizations

Among the various clubs and organizations are: Chamber of Commerce, Lions Club, Kiwanis Club, Rotary Club, Optimist Club, Lamplighter Club, Blue Grass Shriners Club, Fine Arts Club, Music Club, IOOF, Masons, American Legion, VFW, American Legion Auxiliary, Lioness Club, Homemakers Club, PTA, Alpha Pi, Beta Sigma Phi Sorority, Business and Professional Women's Club, Jr. Auxiliary, Clark County Hospital, Sr. Auxiliary, Boy Scout and Girl Scout clubs.

### Recreation

Winchester is located 10 miles from Boonesboro Beach. This beach offers excellent facilities for swimming and boating. Other points of interest in the vicinity include Pioneer Memorial State Park, Natural Bridge State Park, Keeneland Race Track and Cumberland Falls State Park.

Local facilities include three specially arranged park areas, directed recreation at school playgrounds, a country club with a nine-hole golf course, two theatres, one drive-in theatre, and one swimming pool.

### Banks

Winchester has four banks. Assets and deposits - June 30, 1953.

	<u>Deposits</u>	<u>Assets</u>
The Clark County National Bank	\$5,418,000	\$6,082,000
The Commercial Deposit Bank	2,849,000	3,086,000
Peoples State Bank & Trust Co.	2,978,000	3,344,000
The Winchester Bank	7,512,000	8,257,000
Total for all banks	\$18,757,000	\$20,769,000

## RESOURCES

### Agricultural Products

In 1950, there were 1,459 farms in Clark County covering 153,554 acres, an average of 105.2 acres per farm. Of these farms, 1,092 contain pasture acreage of 95,124 acres. The reported crop acreage in 1951 was 121,167 acres. Chief crops are corn, tobacco and hay.

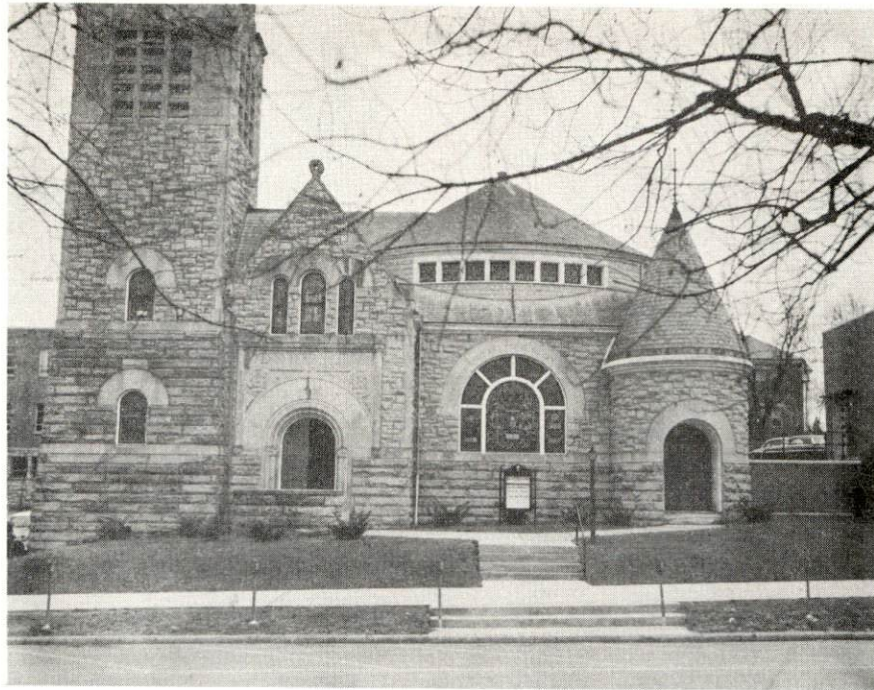
Table 8. Agricultural Statistics for Clark County in 1950 5/

Crops	Acres	Yield per acre	Production	Farm Value (dollars)
Corn (bu.)	8,500	49.5	421,000	775,000
Tobacco (lbs.)	5,475	1,468	8,037,000	Not available
Wheat (bu.)	1,010	18.0	18,200	40,500
Soybeans (bu.)				
Alfalfa Hay (tons)	2,170	1.60	3,470	130,000
Clo-Tim Hay (tons)	6,490	1.40	9,090	337,000
Lespedeza Hay (tons)	4,630	.90	4,170	145,000
		No. on Farms		Farm Value
Livestock		Jan. 1, 1951		(dollars)
All cattle and calves		27,300		3,576,000
Milk cows		5,300		980,000
Hogs and pigs		14,900		387,400
Sheep and lambs		31,900		871,000
Chickens		75,400		94,200
				Farm Value
Livestock Products		Production During 1950		(dollars)
Eggs (doz.)		714,700		253,700
Milk (lbs.)		20,542,000		750,000
Wool (lbs.)		185,700		107,700

### Forests

Of Clark County's 166,000 acres, 21,000 acres, or 13%, is forested land. The principal tree types in the area are hickory, pine and red cedar.

Kentucky's forests are one of its largest resources. Both the amount of timber cut and the proportion used in manufacture within the state could well be increased. The total annual net growth of Kentucky forests is substantially greater than the amount of drain, and less than one-quarter of the lumber, veneer and bolts produced (611 million board feet in 1948) is used in manufacture in the state.



FIRST PRESBYTERIAN CHURCH



FIRST METHODIST CHURCH

## Mineral Resources

Clark County. The principal mineral resource of Clark County is limestone. Sands and gravels, clays, oil and gas, vein minerals, and bituminous shale, are also found, but these are considered to be of little or no commercial value.

Limestone. Limestone is mined on the Kentucky River, eight miles west of Winchester. The formation is the Camp Nelson, which for this area has been passed by the State Department of Highways for use in roadway construction.

Sands and gravels. Sands and gravels, for local construction purposes, can be obtained from along the Kentucky and Red Rivers.

Clays. Local clays include scattered residual deposits from weathered Ordovician limestones (Ordovician limestones appear over wide areas in the north, central, and southcentral portions of the County, which are included in the Blue Grass portion) and plastic materials from the Niagara shales (Estille and Lulbegrud), which occur in the Knobs section. It is believed that these materials afford potential supplies for the manufacture of common brick and tile and perhaps other products.

Oil and Gas. Exploration has been insufficient to prove or disprove the presence of commercial oil and gas. However, to date, only insignificant amounts have been secured.

Vein Minerals. Barite, calcite, galena, sphalerite, and fluorite are found in several veins, but they are of no commercial value.

Bituminous Shale. The Devonian black shale has remote possibilities as a source for synthetic fuels and also, in its weathered form, as a material for heavy clay products.

Kentucky. In 1950, Kentucky ranked 8th in the nation in the production of minerals. Total production was valued at \$460 million and the principal minerals were coal, petroleum, gas and stone. In addition to the minerals shown in Table 9, significant amounts of lead, zinc and native asphalt are mined.

Table 9. Kentucky Mineral Production, 1950 6/

Mineral	Unit	Amount
Coal	Thousand short tons	78,496
Petroleum	Thousand 42 gal. bbls.	10,381
Natural Gas	Million cubic feet	73,316
Stone (exc. limestone for cement)	Thousand short tons	7,417
Clays	Thousand short tons	719
Fluorspar	Short tons	80,137
Sand and gravel	Thousand short tons	2,383
Natural gas liquids	Thousand 42 gal. bbls.	1,779

## MARKETS

Winchester is located in the center of Clark County, which is in the middle portion of the state of Kentucky. It is the county seat of Clark County. The city is a secondary retail market and trading center for the Lexington area. Lexington, Louisville, Nashville, Cincinnati and Knoxville lie within a 300 mile radius of Winchester. The 1950 population of Kentucky and nine states lying to the south was 28 million. Over 36 million people lived in Kentucky and the seven states adjacent to it. Nearby retail market areas and trading centers include Lexington, Danville, Maysville and Ashland.

In 1954, the retail sales were estimated at \$18, 114, 000 for Clark County and \$17, 373 for Winchester. The effective buying income was estimated at \$1, 164 per person and \$3, 989 per family. 7/

## CLIMATE

The average annual precipitation in Kentucky ranges from 38-40 inches in the northern part of the state to 50 inches or more in the southcentral part. Late summer is normally the driest part of the year.

Winter is usually relatively open with midwinter days averaging 32 degrees F. in the northern parts, to 40 degrees F. in the southern for about six weeks duration. Midsummer days average 74 degrees F. in the cooler uplands, to 79 degrees F. in the lowland and southern areas. The growing season varies from 180 days in the North to 210 in the South. Seasonal heating degree days average about 4, 500 for the state. Sunshine prevails for an average of at least 52 percent of the year, and increases to 60 percent or more to the southwest.

Kentucky's climate is temperate. The climatic elements of sunlight, heat, moisture, and winds are all in moderation without prolonged extremes. Rainfall is abundant and fairly regular throughout the year. The seasons differ markedly, though warm to cool weather prevails with only short periods of extreme heat and cold.

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## APPENDIX

History	Appendix A
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HISTORY

Clark County, established in 1792 out of parts of Fayette and Bourbon Counties, was the 14th county formed in the state. The county was named after General George Rogers Clark, a soldier and explorer, whose conquests aided in the settlement of Kentucky and the West.

Winchester, the county seat, was founded by John Baker in 1793, who named the town for his native Winchester, Virginia.

## Appendix B

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 Covered Employment by Major Industry Division, Clark County, Kentucky,  
 June, 1954
 

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Industry	Clark County		Kentucky	
	Number	Percent	Number	Percent
All Industries	2,314	100.0	405,276	100.0
Mining & Quarrying	26	1.1	38,457	9.5
Contract Construction	365	15.8	37,316	9.2
Manufacturing	506	21.9	145,590	35.9
Food and kindred products	14	.6	25,312	6.2
Tobacco	2	.0	9,195	2.3
Clothing, Tex. & Leather	186	8.0	22,184	5.5
Lumber & furniture	198	8.5	14,175	3.5
Printing, Pub. & paper	31	1.3	8,228	2.0
Chemicals, petroleum, coal & rubber	75	3.2	11,914	2.9
Stone, clay & glass			4,590	1.1
Primary metals			6,429	1.6
Machinery, metal & equip.			40,299	9.9
Other			3,264	0.8
Transportation, Communication & Utilities	382	16.5	29,325	7.2
Wholesale & Retail Trade	687	29.7	105,891	26.1
Finance, Ins. & Real Estate	89	3.8	15,566	3.8
Services	249	10.8	31,808	7.8
Other	10	.4	1,323	0.3

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## Appendix C

Economic Characteristics of the Population for Clark County and Kentucky: 1950				
Subject	Clark County		Kentucky	
	Male	Female	Male	Female
Total Population	9,403	9,495	1,474,987	1,469,819
<b>EMPLOYMENT STATUS</b>				
Persons 14 years old & over	6,735	7,058	1,039,654	1,048,459
Labor force	5,282	1,549	799,094	214,162
Civilian labor force	5,275	1,549	777,155	213,916
Employed	5,019	1,504	748,658	206,328
Private wage & salary	2,599	1,148	437,752	156,377
Government workers	403	177	45,354	28,787
Self-employed	1,888	165	235,407	15,104
Unpaid family workers	129	14	30,145	6,060
Unemployed	256	45	28,497	7,588
Experienced workers	256	43	28,082	7,281
New workers		2	415	307
Not in labor force	1,453	5,509	240,560	834,297
Keeping house	52	4,383	5,495	666,564
Unable to work	515	314	70,583	38,564
Inmates of institutions	27	23	14,764	7,223
Other and not reported	859	789	149,718	122,946
14 to 19 years old	526	569	84,410	85,890
20 to 64 years old	260	191	47,447	28,952
65 and over	73	90	17,861	8,104
<b>MAJOR OCCUPATION GROUP OF EMPLOYED PERSONS</b>				
All employed	5,019	1,504	748,658	206,328
Professional & technical	209	182	34,405	25,410
Farmers & farm mgrs.	1,334	32	169,728	2,264
Mgrs., officials & props.	466	90	57,432	9,706
Clerical & kindred wkrs.	217	306	33,228	47,520
Sales workers	267	143	35,141	20,534
Craftsmen and foremen	705	17	107,292	3,096
Operatives & kindred wkrs.	535	287	152,280	37,609
Private household wkrs.	17	192	1,584	21,408
Service workers	196	209	30,522	28,000
Farm laborers, unpaid fam.	125	4	29,165	3,260
Farm laborers, other	573	14	38,358	788
Laborers, ex. farm & mine	300	3	49,848	1,843
Occupation not reported	75	25	9,675	4,890

Source: Bureau of the Census, 1950 Census of Population (Washington, 1952), Vol. II, Part 17, Tables 25, 28 and 43.

CLIMATIC DATA FOR WINCHESTER, CLARK COUNTY, KENTUCKY

Month	Temperature Norm 1/ Degrees Fahrenheit	Total Prec. Norm 1/ Inches	Average Relative Humidity Readings 2/	
			6:30 AM	6:30 PM (CST)
January	32.9	4.18	83	73
February	35.4	3.62	82	68
March	43.7	4.32	80	65
April	54.3	3.50	75	60
May	64.3	3.81	76	64
June	72.2	4.05	78	66
July	75.9	3.65	78	67
August	74.5	3.45	81	67
September	68.5	3.07	81	65
October	57.4	2.59	79	62
November	44.8	3.34	80	68
December	35.8	3.77	84	70
Annual Norm:	55 degrees F.	43.35 inches		

1/ Station Location: Lexington, Kentucky.

2/ Station Location: Lexington, Kentucky.

Length of record - 6:30 AM readings - 51 years; 6:30 PM readings - 16 years.

Days Cloudy or Clear: (62 years of record) - 129 days clear; 106 days partly cloudy; 130 days cloudy.

Percent of Possible Sunshine: (34 years of record) - Annual 52 percent.

Days with Precipitation over 0.01 Inch: (66 years of record) - 133 days.

Days with 1.0 or More Snow, Sleet, Hail: (62 years of record) - 6 days.

Days with Thunderstorms: (62 years of record) - 44 days.

Days with Heavy Fog: (44 years of record) - 11 days.

Prevailing Wind: (62 years of record) - Southwest.

Seasonal Heating Degree Days: (49 years of record) - Approximate long-term means - 4,763 degree days.

## KENTUCKY CORPORATION TAXES

### Corporation Organization Tax

Domestic corporations having capital stock divided into shares are required to pay an organization tax to the Secretary of State at the time of corporation. The tax is based upon the number of shares authorized:

	<u>Rate Per Share (Par Value)</u>	<u>Rate Per Share (No Par Value)</u>
First 20,000 shares	1¢	1/2¢
20,001 through 200,000 shares	1/2¢	1/4¢
Over 200,000 shares	1/5¢	1/5¢

The minimum tax is \$10. If additional shares are authorized the tax is computed on the basis of the total number of shares, as amended, and the tax due in excess of that already paid must be paid at the time the amendment to the articles of incorporation is filed.

The tax applies to the capital of foreign corporations in case of merger or consolidation with a Kentucky corporation.

### Corporation License Tax

All corporations except foreign insurance companies, domestic life insurance companies, building and loan associations, banks and trust companies, race track corporations, and franchise paying corporations are liable for the state corporation license tax of 70¢ on each \$1,000 value of capital stock represented by property owned or business transacted in Kentucky. The minimum license tax is \$10. An annual report of facts concerning the corporation and its business is required to be filed with the Department of Revenue not later than the 15th day of the 4th month following the close of the corporation's taxable year. The amount of the tax is computed from this return. The corporation income and license tax returns have been consolidated. Tax payment is due within 30 days after certification of the assessment of its capital stock.

### Corporation Income Tax

The corporation income tax of 4 1/2% applies to the entire net income allocable to this state. Federal income taxes are allowed as a deduction. State and national banks, trust companies, domestic building and loan associations, insurance companies, and non-profit corporations are exempt from the tax. Payment is due on the 15th day of the fourth month after the close of the tax year. Payment of one-third of the tax may be deferred until the 15th day

of the seventh month and an additional one-third until the 15th day of the 11th month following the close of the tax year without interest.

Interest, dividends, rents and royalties, and capital gains not received in connection with the regular business of a corporation are subject to taxation by this state only when such income is received from sources within this state.

Kentucky's portion of taxable corporate income derived from public utilities and the manufacture and sale of tangible property is determined by applying to net income an average of the ratios of the value of tangible property, payroll, and amount of sales in this state to the total value of tangible property, payroll, and amount of sales of the corporation.

In general, this same method is used for allocating taxable income of corporations engaged in other types of business.

#### Franchise Company Taxes

Property of franchise companies (public service companies, railroad companies, common carrier trucking companies, etc.) is subject to taxation at the following rates per \$100 value: real, 5¢; tangible personal, 50¢; non-operating intangible property, 25¢; manufacturing machinery, 50¢; franchise and rolling stock of car line companies, \$1.50; and franchise (value over and above the actual value of tangible property), 50¢. With the exception of manufacturing machinery, franchise and rolling stock of car line companies, and non-operating intangibles, such property is also subject to local taxation.

Franchise companies must, between January 1 and March 31, file an annual report of their operations during the past calendar year. Assessment of franchise property is made by the Department of Revenue as of December 31 of each year. The total over-all value of the company is fixed by various means, among which are (1) capitalizing net utility operating income and (2) determining the market value of the company's stocks and bonds.

Tax payment is due within 30 days after the department's assessment becomes final.

#### General Property Taxes

Kentucky's constitution provides that all property, unless specifically exempt, shall be subject to property taxation. Classification is provided and assessments are required to be at fair cash value. However, Kentucky courts have consistently held that uniformity takes precedence over full value. As of 1955, the statewide assessment level on real estate and tangible personalty is about 35 per cent, and on intangible personalty is approximately full value.

State ad valorem tax rates, applicable to the various classes of property, are shown on the table below. Property which may be taxed locally, subject to constitutional or statutory limits, is indicated by the designation "full" or by the maximum rate which may be levied on a particular class of property.

	Rate Per \$100 Assessed Value			
	State	County	City	School
Annuities	\$ .05	\$ No	\$ No	\$ No
Bank deposits	.10	No	No	No
Bank shares	.50	.20	.20	.40
Brokers accounts receivable	.10	No	No	No
Building and loan association capital stock	.10	No	No	No
Car lines	1.50	No	No	No
Distilled spirits	.50	Full (1)	Full	Full
Farm products in storage	.25	.05 (tobacco) .15 (other)	.05 (tobacco) .15 (other)	No
Farm products in the hands of producers or agent	.25	No	No	No
Intangibles, franchise	.50	Full	Full	Full
Intangibles, franchise nonoperating	.25	No	No	No
Intangibles, not elsewhere specified	.25	No	No	No
Livestock and poultry	.50	No	No	No
Machinery, agricultural and manufacturing	.50	No	No	No
Raw materials and products in course of manufacture	.50	No	No	No
Real property	.05	Full	Full	Full
Tangible personalty, not elsewhere specified (2)	.50	Full	Full	Full

(1) County rates have a maximum of 70¢ but average 62¢; school rates average \$1.45 with a maximum of \$1.50 except for special voted levies not to exceed 50¢. City rates average about 75¢ with a maximum of \$1.50 for cities over 15,000 population.

(2) Includes automobiles and trucks, merchants inventories and manufacturers finished goods, business furniture and fixtures, etc.



The Department of Revenue assesses bank deposits in Kentucky banks as of September 1 and distilled spirits and marginal accounts as of January 1. Tax payment is due on bank deposits on or before November 1 following the assessment date and on marginal accounts within 30 days after the department renders its tax bill to the taxpayer. The tax on distilled spirits may be paid tri-annually on January 1, May 1, and September 1, or annually between September 1 and January 1.

Other property is assessed for state, county, and county school taxes by county tax commissioners, and must be listed as of January 1 between January 1 and March 1. Tax payment is due between the following September 15 and January 1; if rendered before November 1 a discount of 2% applies. Exceptions are money in hand, deposits in out-of-state banks, and tobacco, which are assessed as of September 1; tax payments are due the second succeeding September 15.

City and city school assessment and payment dates vary.

#### Special Taxes

Banks and trust companies, building and loan associations, and insurance companies, which are exempt from corporation license and income taxes, are subject to special taxes.

Banks - Each bank and trust company is required to pay for its stockholders an annual state tax of 50¢ per \$100 value of its capital stock. An annual report to the Department of Revenue and to the assessing officer of the county, city, and school district in which it is located is required by February 1. Tax payment, subject to a 2% discount if paid by November 1, is due between September 15 and December 31 following the assessment date. The assessed value of tangible property may be deducted from the total value of its shares.

Maximum local rates per \$100 are: counties, 20¢; cities, 20¢; and school districts, 40¢.

Building and Loan Associations - A state tax of 10¢ per \$100 is levied on capital stock of domestic building and loan associations in lieu of all other state and local taxes. A report to the Department of Revenue as of January 1 is required by January 31 of each year. Tax payment is due by July 1 of the same year. Shares of borrowing members where the amount borrowed equals or exceeds the amount paid in by those members are exempt from taxation.

Foreign building and loan associations are required to pay an annual tax of \$3 on each \$100 received from shareholders residing in this state, less the amount loaned to shareholders residing in the state. A report must be filed with the Department of Banking on January 1 each year.

KENTUCKY REVISED STATUTES  
1948

103.200 - 103.280

INDUSTRIAL BUILDINGS FOR CITIES GENERALLY

103.200 Definitions for KRS 103.200 to 103.280. As used in KRS 103.200 to 103.280, "industrial building" means any building or structure suitable for and intended for use as a factory, mill, shop, processing plant, assembly plant, or fabricating plant, to be rented or leased to an industrial concern by the city by which it is acquired.

103.210 Issuance of Bonds. In order to promote the reconversion to peace-time economy, to relieve the conditions of unemployment, to aid in the rehabilitation of returning veterans and to encourage the increase of industry in this state, any city may borrow money and issue negotiable bonds for the purpose of defraying the cost of acquiring any industrial building, either by purchase or construction, but only after an ordinance has been adopted by the legislative body of the city specifying the proposed undertaking, the amount of bonds to be issued, and the maximum rate of interest the bonds are to bear. The ordinance shall further provide that the industrial building is to be acquired pursuant to the provisions of KRS 103.200 to 103.280.

103.220 Interest on Bonds; terms. (1) The bonds may be issued to bear interest at a rate not to exceed six percent per annum, payable either annually or semi-annually, and shall be executed in such manner and be payable at such times not exceeding twenty-five years from date thereof and at such place or places as the city legislative body determines.

(2) The bonds may provide that they or any of them may be called for redemption prior to maturity, on interest payment dates not earlier than one year from the date of issuance of the bonds, at a price not exceeding 103 and accrued interest, under conditions fixed by the city legislative body before issuing the bonds.

103.230 Bonds negotiable; disposal; payable only from revenue. Bonds issued pursuant to KRS 103.200 to 103.280 shall be negotiable. If any officer whose signature or countersignature appears on the bonds or coupons ceases to be such officer, before delivery of the bonds, his signature or countersignature shall nevertheless be valid and sufficient for all purposes the same as if he had remained in office until delivery. The bonds shall be sold in such manner and upon such terms as the city legislative body deems best, or any contract for the acquisition of any industrial building may provide that payment shall be made in such bonds. In no event shall any bonds be negotiated on a basis to yield more than 6% except as provided in subsection (2) in KRS 103.220. The bonds shall be payable solely from the revenue derived from the building, and shall not constitute an indebtedness of the city within the meaning of the Constitution.

It shall be plainly stated on the face of each bond that it has been issued under the provisions of KRS 103.200 to 103.280 and that it does not constitute an indebtedness of the city within the meaning of the constitution.

103.240 Use of proceeds of bonds. All money received from the bonds shall be applied solely for the acquisition of the industrial building, and the necessary expense of preparing, printing and selling said bonds, or to advance the payment of interest on the bonds during the first three years following the date of the bonds.

103.250 Receiver in case of default. If there is any default in the payment of principal or interest of any bond, any court having jurisdiction of the action may appoint a receiver to administer the industrial building on behalf of the city, with power to charge and collect rents sufficient to provide for the payment of any bonds or obligations outstanding against the building, and for the payment of operating expenses, and to apply the income and revenue in conformity with KRS 103.200 to 103.280 and the ordinance referred to in KRS 103.210.

103.260 Application of revenue; charges for use. (1) At or before the issuance of bonds the city legislative body shall, by ordinance, set aside and pledge the income and revenue of the industrial building into a separate and special fund to be used and applied in payment of the cost thereof and in the maintenance, operation and depreciation thereof. The ordinance shall definitely fix and determine the amount of revenue necessary to be set apart and applied to the payment of principal and interest of the bonds, and the proportion of the balance of the income and revenue to be set aside as a proper and adequate depreciation account, and the remaining proportion of such balance shall be set aside for the reasonable and proper operation and maintenance of industrial building.

(2) The rents to be charged for the use of the building shall be fixed and revised from time to time so as to be sufficient to provide for payment of interest upon all bonds and to create a sinking fund to pay the principal thereof when due, and to provide for the operation and maintenance of the building and an adequate depreciation account.

103.270 Depreciation account. (1) If a surplus is accumulated in the operating and maintenance funds equal to the cost of maintaining and operating the industrial building during the remainder of the calendar, operating or fiscal year, and during the succeeding like year, any excess over such amount may be transferred at any time by the city legislative body to the depreciation account, to be used for improvements, extensions or additions to the building.

(2) The funds accumulating to the depreciation account shall be expended in balancing depreciation in the industrial building or in making new constructions, extensions or additions thereto. Any such accumulations may be invested as the city legislative body may designate, and if invested the income from such investment shall be carried into the depreciation account.

103.280 Additional Bonds. (1) If the city legislative body finds that the bonds authorized will be insufficient to accomplish the purpose desired, additional bonds may be authorized and issued in the same manner.

(2) Any city acquiring any industrial building pursuant to the provisions of KRS 103.200 to 103.280 may, at the time of issuing the bonds for such acquisition, provide for additional bonds for extensions and permanent improvements, to be placed in escrow and to be negotiated from time to time as proceeds for that purpose may be necessary. Bonds placed in escrow shall, when negotiated, have equal standing with the bonds of the same issue.

(3) The city may issue new bonds to provide funds for the payment of any outstanding bonds, in accordance with the procedure prescribed by KRS 103.200 to 103.280. The new bonds shall be secured to the same extent and shall have the same source of payment as the bonds refunded.

The Following Amendment was made to KRS 103.200 to 103.280 by the 1952 Kentucky Legislature.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF KENTUCKY:

Section 103.200 of the Kentucky Revised Statutes is amended to read as follows:

As used in KRS 103.200 to 103.280, "industrial building" or "buildings" means any building or structure suitable for and intended for use as a factory, mill, shop, processing plant, assembly plant, or fabricating plant, and/or the necessary operating machinery and equipment, to be rented or leased to an industrial concern by the city by which it is acquired.

COMMONWEALTH OF KENTUCKY  
DEPARTMENT OF STATE  
Secretary of State, Frankfort, Kentucky

INSTRUCTIONS FOR FILING ARTICLES  
OF  
INCORPORATION FOR FOREIGN CORPORATIONS  
IN KENTUCKY

1. Original articles of incorporation and all existing and subsequent amendments to original articles must be filed with the Secretary of State of Kentucky, certified by the Secretary of State of the state of incorporation, as of the present date, in the chronological order. All articles and amendments must be accounted for in the certification of the Secretary of State of the state of incorporation. A \$25.00 filing fee for original articles and amendments is required. A fee of \$10.00 is required for recording articles and amendments.
2. A statement of corporation designating process agent and place of business in Kentucky is required. Filing fee \$5.00.
3. Annual verification report of statement of corporation and annual statement of existence is required to be filed on or before July 1st, of each year. Filing fee for each is \$1.00.
4. Photostatic copies will be accepted for filing and recording, if they are plainly legible and in proper legal form with respect to size, durability, etc., and of such size and quality as to permit them to be photostated.

For further information write to:

Secretary of State  
Commonwealth of Kentucky  
Frankfort, Kentucky

## COOPERATING STATE AGENCIES

As a state, Kentucky realizes the importance of industry in developing her many resources. In addition to the Agricultural and Industrial Development Board, which was created for the express purpose of promoting the economic development of the Commonwealth, there are many state agencies actively engaged in programs, which, directly or indirectly, contribute materially to the solution of problems which affect our industrial growth. Since it is a statutory function of the A&ID Board "to coordinate development plans," contact with the following state agencies and others concerned may be established through the Board.

The Kentucky Highway Department, in planning its program of development and expansion, gives every consideration to the needs of existing and proposed industries. During the year 1954, 2,222 miles of highway and bridges were placed under contract at a total cost of \$41,347,000. This figure does not include \$30,000,000 which will be spent on a new turnpike between Louisville and Elizabethtown, Kentucky. Kentucky has ranked in the upper fourth of all states in recent years in both the number of miles of highway construction and in the amount of money spent.

The Department of Economic Security will furnish data regarding potential labor supply, prevailing wage rates, characteristics of labor supply and employment and economic characteristics for any area in the State. The Department's Division of Employment Service with offices in 24 cities in the State is available at all times to assist in recruitment of workers for industry both old and new. All local offices in the State are equipped to administer specific aptitude tests for 270 different occupations as a part of the recruitment process. These tests facilitate getting the "round peg" into the "round hole" thereby helping to reduce worker turnover and training time.

The Kentucky Department of Industrial Relations has been highly successful in its relations with both management and labor. Representatives of this department are available at all times to consult with industries on any matter in which they can be of service.

The Kentucky Department of Revenue offers the services of its tax consultants to industries seeking locations within the state, as well as to resident industries.

The Kentucky Agricultural and Industrial Development Board takes pride, not only in the services it has to offer to industries seeking locations in Kentucky, but in the service it attempts to render on a continuing basis to existing industry. Established industries have found the state to be considerate of their welfare and we welcome the opportunity to introduce representatives of prospective new industries to our present family of industries.