

# What's Happening

All times are Central

## This Week

### GCIS SBDM Council

The Green County Intermediate School SBDM Council will hold their regular monthly meeting on Thursday, January 15 at 4:30 p.m., in the school conference room.

### Post 5813, VFW, Aux.

The regular monthly meeting of the James L. Pruitt Post 5813, Veterans of Foreign Wars, and the Auxiliary will be held Jan. 15 starting with a meal at 6:30 p.m. Members are encouraged to attend and anyone interested in joining either organization is invited to attend.

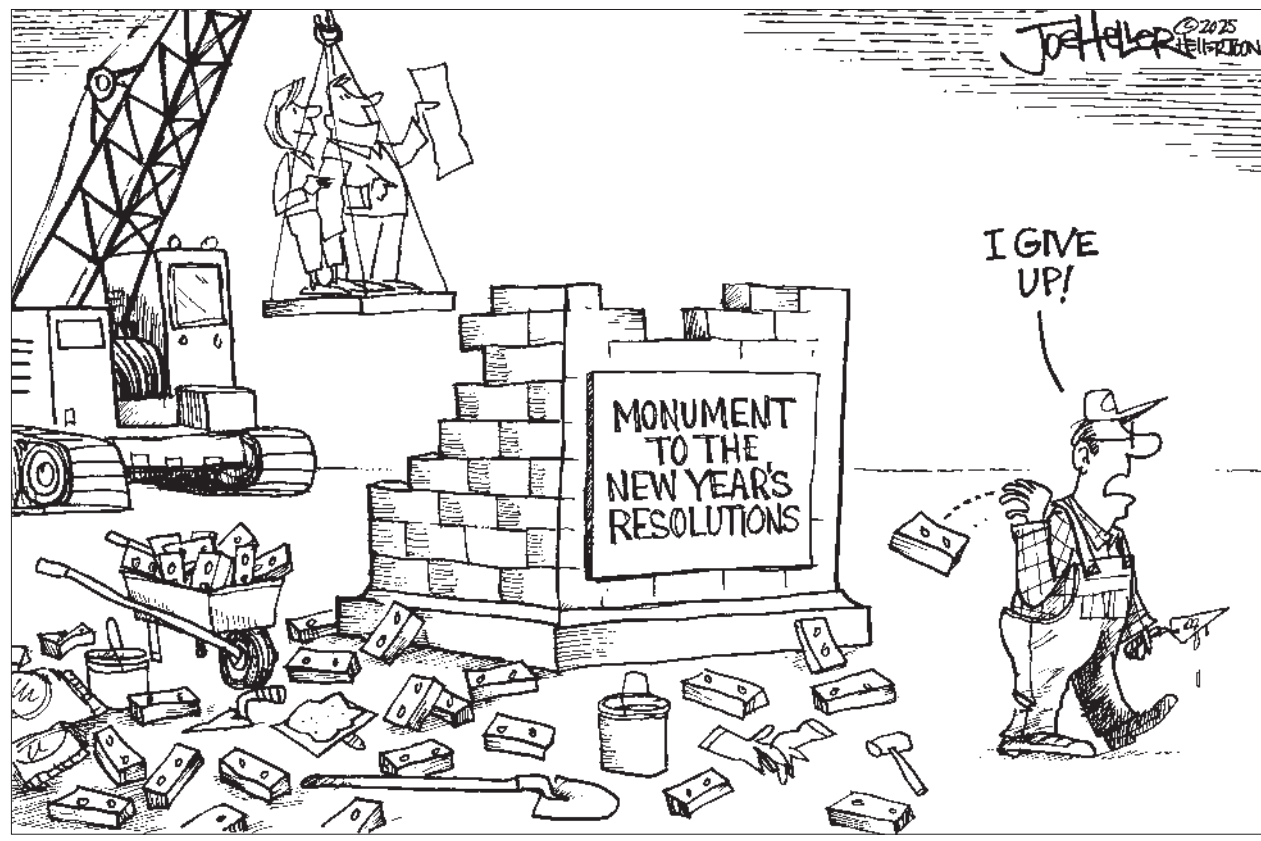
## Happening Soon

### GCMS SBDM Council

The regular monthly meeting of the Green County Middle School SBDM Council scheduled for January 21 is cancelled due to school not being in session that day. The council will hold a special called meeting on January 28 at 3 p.m. in the school conference room. This will be the regular monthly meeting of the council.

### GCHS SBDM Council

The Green County High School Site Base Council will meet on Wednesday, January 21 at 3 p.m. in the conference room at the high school.



## Letter to the Editor

### Making our beautiful town shine

Dear Editor,

As we come to the close of 2025, we want to reminisce about the memories made in our community.

Our mission, as the Arts Council, is to

provide opportunities to celebrate the arts, showcase our community's assets and create an interest in the history of our beautiful little town. With each endeavor we asked for

support and the response was amazing! Our passion deepened about five years ago to grow and enhance our community. We are so thankful to everyone who helped us fulfill our

dreams and ask for your continued support as we strive to make our beautiful little community even more amazing!

**Thank you,  
Green County  
Arts Council**

# Expectations must be reconsidered based on dissolution of BlueOval SK

When the announcement of BlueOval SK landed in 2021, it sent a jolt of excitement and optimism throughout the Elizabethtown-Fort Knox MSA and beyond. The reported scale was unprecedented: two roughly 4 million-square-foot battery facilities, thousands of projected jobs and a promise that Hardin County would sit at the center of America's EV future.



**Jeff Farmer**  
Focus on Finance

Our community responded exactly as you would hope and expect. Housing developers moved quickly. Multifamily projects were planned and built. Commercial and retail land was assembled. Infrastructure investments followed.

The response reflected confidence in the long-term direction of manufacturing and confidence in the future of our region.

Now, five years later, the picture looks different. BlueOval SK as a joint venture has been dissolved. Ford Motor Company has taken direct control of the Kentucky facilities and public messaging has shifted. Ford has indicated that Kentucky1 will be retooled over the next 18 months to manufacture large-scale battery energy storage systems serving industries well beyond the automotive sector. As of today, Kentucky2 remains without a clearly defined production path.

This change has left many in our local market asking fair ques-

tions: Will these massive facilities be fully utilized? Did we build too much, too fast? What does this mean for commercial real estate? How does this impact on affordable housing? These questions come with emotion over the recent dissolution announcement.

It's important to separate emotion from strategy. Ford's pivot reflects broader realities playing out nationwide. Consumer adoption of EVs has been slower and more uneven than early projections suggested. At the same time, Ford publicly has reaffirmed its commitment to core products like the F-Series trucks, including the Lightning, while also doubling down on hybrid and extended-range vehicle platforms that better align with current consumer preferences and market profitability.

Just as important, Ford's move toward battery energy storage systems positions Kentucky1 to serve fast-growing markets tied to grid resilience, data centers, utilities and industrial power management. In other words, the facility is not being mothballed—it's being repositioned to meet needs beyond the automotive industry and market. From an

industrial real estate standpoint, this distinction matters greatly.

Large-scale energy storage is not a niche product. Demand is expanding as utilities modernize the grid, data centers proliferate and manufacturers seek onsite energy solutions. While the ramp-up timeline is longer than many expected, the long-term relevance of the facilities remains intact.

Where the tension shows up most clearly is in housing and multifamily development. The initial BlueOval SK announcement accelerated residential construction across Hardin County and neighboring markets. Developers acted rationally based on the information available at the time. But construction timelines rarely align neatly with industrial ramp-ups and today we're seeing the consequences of that mismatch.

We now find ourselves with newer multifamily supply coming online, while job creation tied directly to the plants is taking longer to materialize. This has contributed to softer occupancy and pricing pressure, particularly on older multifamily assets that struggle to compete with new developments offering modern amenities and social interactions.

This isn't unique to Hardin County. Nationally, multifamily markets are experiencing similar dynamics. A surge of post-pandemic development has led to temporary oversupply in many secondary and tertiary markets, putting downward pressure on rents and increasing concessions, especially for Class B and aging Class C properties.

In short, what we're experiencing locally is part of a broader cycle, not a local failure. From a commercial real estate advisor's perspective, there are several key takeaways. First, overbuilding is often only obvious in hindsight. Communities that fail to prepare for growth often regret it just as much as those who prepare too aggressively. Hardin County chose to prepare. Second, industrial megaprojects rarely follow linear timelines. Automotive, energy and advanced manufacturing sectors are capital-intensive and policy-sensitive. Adjustments are normal, even if uncomfortable. Third, realignment creates secondary opportunities. Energy storage manufacturing supports a different but equally valuable supply chain. That includes logistics, component suppliers, maintenance operations and professional services—all of which support commercial real estate demand over time. Finally, markets normalize. Multifamily absorption will catch up as employment stabilizes and diversifies. Older properties may need reinvestment, repositioning or pricing

adjustments, but they won't disappear. In fact, periods like this often create acquisition opportunities for patient investors. The original push toward full EV adoption may have leaned too heavily on policy pressure and climate rhetoric, underestimating consumer behavior and economic realities. Ford Motor Company's current approach—emphasizing hybrids, diversified powertrains and grid-scale energy solutions—reflects a more market-driven, sustainable strategy.

For the Elizabethtown-Fort Knox MSA, this shift doesn't erase the progress made since 2021. The infrastructure is here. The land is assembled. The workforce pipeline has been strengthened. Those fundamentals don't vanish simply because timelines change.

Commercial real estate cycles are about adaptation, not perfection. Communities that succeed are the ones that adjust expectations without abandoning vision. Hardin County is still well-positioned. The story is no longer about forcing a single outcome; it's about letting diversified market demand take root and grow. Over the long run, this recalibration may prove to be the stronger foundation.

Jeff Farmer is a real estate consultant with eXp Commercial and Action Advisors. Opinions expressed are those of the author.

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This editorial opinion is a continuation of a series of stories that we are pursuing as we look to the future and growth in and around LaRue County. - Allison Shepherd, publisher

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