

The following individual has been proposed for membership in Rotary:

Christie Pierce
Classification: Service Industry, Marketing, Advertising, Creative Design
Sponsor: Alisha Chaffin

Objections should be made in writing within seven (7) days to The Board of Directors, Rotary Club of Lexington, 401 W. Main Street, Suite 305, Lexington, KY 40507. Objections are kept in strict confidence.



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1. Is it the TRUTH?
2. Is it FAIR to all concerned?
3. Will it build GOODWILL and BETTER FRIENDSHIPS?
4. Will it be BENEFICIAL to all concerned?

Sep 19	No Lunch Meeting, Service Week, Doing Rotary Differently
Sep 26	Allison Lankford, Update on Gatton Park at Town Branch
Oct 3	Matthew Mitchell, Winning Tools: 3 Leadership Principals that Build Purpose, Respect, and Success
Oct 10	Adam Edelen, CEO & Founder, Edelen Renewables
Oct 17	No Lunch Meeting, Service Week, Doing Rotary Differently
Oct 24	Nick Mingione, Head Baseball Coach, University of Kentucky
Nov 7	Dr. Ryan Quarles and Dr. Greg Feeney, KCTCS and BCTC
Nov 14	David Lyons, Murder Podcast

- Sep 14** District 6740 Rotary Leadership Institute, Part I, II, and III presented concurrently. **Location:** Lexington Public Library, Eastside Branch, 9:30-4:30pm, free
- Sep 18** Military Missions, 12 Volunteers, Pack Boxes for Servicemen, 6-7:30pm
- Sep 19** Back Pack Pack-Up, God's Pantry Food Bank Winchester Rd, 1:00pm
- Sep 27** Early Morning Mixer, 46Solutions, Lexington Green, 8-9:30am, free
- Sep 28** Tails & Tail-gate for Town Branch, UK vs Ole Miss game watching, Basham home, 11:30am
- Oct 17** Spin to Win the Fight Against Polio, CycleYOU, 6:30pm
- Oct 23** Keeneland, Lexington Room, \$100, 11:00-6:00pm

Speakers: LaKisha Miller, Executive Director, Kentucky Chamber Foundation
Workforce Center & Amanda Huddleston, Board Chair
Program: Empowering Kentucky's Workforce – Leading the Way in Talent Development
Location: The Mane on Main

To the Rotarians in the room whose livelihoods are tied to the availability of a talented and motivated workforce, the following bleak report from the U.S. Chamber of Commerce in late 2023 comes as no surprise:

Before the pandemic, Kentucky's labor market faced challenges. The state's unemployment rate of 4.1% was higher than the national rate, and its labor force participation rate stood five points below the national average. The state had 88 workers available for every 100 open jobs. . . On the downside, labor force participation has yet to fully recover, and unemployment still is above average. In addition, the state continues to face a worker shortage, evident by the fact that there are



Today we are joined by the Kentucky Chamber Foundation's Workforce Center (Workforce Center) Executive Director LaKisha Miller and Board Chair Amanda Huddleston as they discuss the current landscape of Kentucky's workforce. Learn how the Workforce Center is spearheading initiatives to help the private sector take the lead in developing strong talent pipelines. Gain insights into innovative programs and strategies that are shaping the future of workforce development in the state.

LaKisha has served as the Executive Director of the Workforce Center for over five years. A tireless advocate for Kentucky's workforce, she contributes significantly to state and national work-

force development. LaKisha's impactful leadership is recognized by the U.S. Chamber of Commerce Foundation, where she serves as a Workforce Fellow and co-chair of the Jobs and Workforce Data Network. Her commitment to advancing employer-led workforce systems has positioned her as a national leader, earning accolades for her dedication and achievements in guiding the nation toward robust workforce solutions.

Workforce Center Chair Amanda Huddleston, SHRM-CP, in addition to being a fellow Rotarian, is the President of People Plus, a woman and family-owned staffing and workforce solutions provider in Kentucky that has been a Best Place to Work for the past twelve years. She is the 2024 Immediate Past Chair of the Kentucky Society of HR Management. In her twenty years within the HR profession, Amanda has been an advocate for positive, safe workplace cultures and helping our Kentucky businesses and workforce have the tools to succeed. Amanda has been a member of Rotary since 2007.

The Workforce Center was established in 2017 by the Kentucky Chamber of Commerce. **SPEAKERS, 2**

The Rotary Club of Lexington
401 W. Main, Ste. 305
Lexington, KY 40507
Phone: 389-8100

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FROM PAGE 1

SPEAKERS

ber Foundation and was the first of its kind in the nation with a core mission to build a workforce based on the actual needs of business. As noted on its web page, “The Kentucky Chamber believes that as we build a thriving and strong workforce, the needs of the economy should be front and center.”

ROTARY HELPS PUT THE MIRACLE IN THE BLUEGRASS MIRACLE LEAGUE!

The Toyota Bluegrass Miracle League had wonderful weather for opening day for its Fall 2024 season on September 7th. As a result of an increased number of players and the beautiful weather, Rotary Club of Lexington fed nearly 300 players and their families over the four games played that day. The picnic was fully funded by members of the committee, with Bill Cox at the grill, sou chef Edwin Gibson, food line workers Jeff Thompson, Paul Chewning, Jim Dundon, Sharon Reed (and her granddaughter!), Peggy Trafton, and Eileen O’Brien. Cheyenne McBride supplied drinks for the crowd, and then proceeded to organize and label anything within reach. Joe Beavin, Gerry van der Meer, Dan Koett, Alisha Chaffin, Jon Larson, and Tony Barrett helped stock, serve, and cheer. Bret Anderson threw out the first pitch of the season and proceeded to introduce himself and do a wonderful job as Rotary’s top ambassador. We had great support and participation and that made the day special for the participants.

Thanks to all who continue to make this a star in the Rotary firmament.

– Eileen O’Brien



Rotary in Review

IN THE WORLD OF REAL ESTATE, THE TIMES THEY ARE A-CHANGIN’!

Last week the Rotary Club of Lexington hosted Richard Gibbens, CEO of Bluegrass Realtors Association, who presented on the significant shifts in the real estate market and what they mean for both consumers and professionals. With his vast industry experience, Gibbens provided an overview of current trends and new regulations reshaping the housing market in the Bluegrass region.

Gibbens began by reflecting on the dramatic shifts brought on by the COVID-19 pandemic. He noted that buyer behavior, mortgage rates, and housing inventory have all been affected. The demand for suburban and rural homes, sparked during the pandemic, remains strong as people continue to reassess their living situations. The landscape of real estate has changed significantly with the low-interest rates of recent years that drove a homebuying boom, having since cooled with rising rates.

The current market is now defined by a combination of low housing inventory and high demand, especially in the Bluegrass region. This imbalance has pushed home prices higher, making the market fiercely competitive. Affordability is a growing concern, particularly for first-time homebuyers who face the challenges of rising mortgage rates and

increasing home prices. Inflation and economic uncertainty have only added to these difficulties, further complicating real estate decisions.

Gibbens also focused on key legal changes to the real estate commission structure nationally, which took effect in March 2024 following a settlement between the National Association of Realtors (NAR) and home sellers. One of the most notable changes is that sellers’ agents can no longer dictate compensation to buyers’ agents on the Multiple Listing Service (MLS). As a result, homebuyers must now negotiate with and pay their agents directly, a significant shift from past practices where the buyer’s agent fee was essentially set in the listing agreement.

In addition, new regulations require that agents enter into written agreements with buyers, clearly outlining the realtor’s compensation to ensure transparency. Realtors are also required to establish buyer-broker agreements with prospective buyers before showing homes or discussing purchases. These agreements detail the agent’s compensation structure and help buyers understand what they will be charged upfront.

These changes, while aimed at increasing transparency, present new challenges

for both buyers and realtors. Gibbens acknowledged that buyers must now navigate unfamiliar territory, having to pay their agents directly. However, he also pointed out that this shift could empower buyers to critically assess the services provided by their agents. For realtors, the new rules emphasize the importance of clear communication and transparency in compensation discussions.

Gibbens concluded his presentation with practical advice for those navigating the real estate market. He encouraged homebuyers to familiarize themselves with the new compensation structures and work closely with experienced agents who can guide them through the process. Sellers, while still benefiting from strong demand for homes, should also be mindful of how these legal changes may affect their transactions.

Gibbens provided our Club with a comprehensive update on market trends and the legal shifts reshaping the real estate industry. His presentation underscored the need to stay informed and adaptable in today’s evolving housing market.

– Dan Koett

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Kim.Johnson@OCWFG.com

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Morgan Stanley

Jim Richardson CFP®, CLTC, CPM®
Senior Vice President
Financial Advisor
444 East Main Street
Lexington, KY 40507
+1 859 231-9527
James.A.Richardson@ms.com
NMLS #1255648

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DANIEL H. MILLER
— ATTORNEY AT LAW —

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