

2020



FACTS AND FIGURES

Columbia/Boone County
Missouri



Regional Economic Development Inc.

WELCOME *to* COLUMBIA

BOONE COUNTY, MISSOURI

Columbia/Boone County, Missouri, is centrally located in the United States in mid-Missouri, along Interstate 70 between Kansas City and St. Louis. Eleven major cities are located within 500 miles of Columbia. Columbia/Boone County lies in the Central Time Zone.





Photo by Notley

TABLE OF CONTENTS

Population	4
Employers.....	5
Schools.....	6
Higher Education	7
University of Missouri	8
Cost of Living	12
Housing.....	14
Community.....	15
Taxes	16
Transportation/Utilities.....	18
Missouri Certified Sites.....	19
Boone County Communities ..	20
REDI Investors.....	22
About REDI.....	23

THANK YOU FOR YOUR INTEREST IN COLUMBIA, MISSOURI.

Columbia is a growing city (population 123,180) with a strong economy rooted in education, research, healthcare, life-sciences, manufacturing and high-tech industry.

Columbia is Boone County's largest population center and has received many recognitions for its quality of life. Columbia is resilient to recession due to its stable economy. Columbia offers opportunities for business, research and manufacturing, and is an ideal location to develop and nurture emerging technology.

Regional Economic Development Inc. (REDI) works to attract new businesses to Columbia and Boone County, to maintain and deepen our economic diversity and assure economic mobility for the residents of our community. REDI also works to assist and expand established legacy companies, as well as foster entrepreneurship and business start-ups.

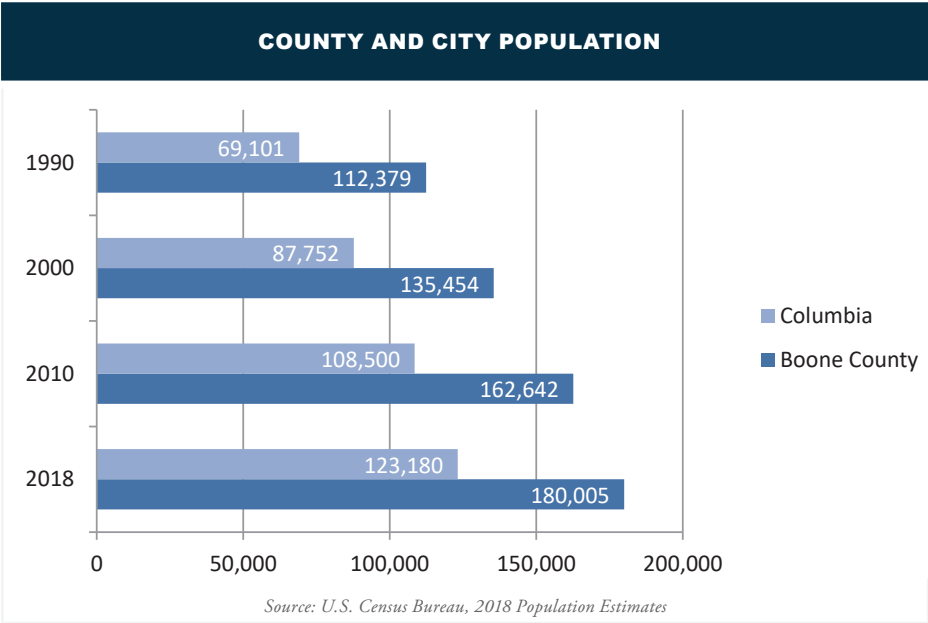
The University of Missouri in Columbia offers collaboration at the University's Christopher S. Bond Life Sciences Center, the Missouri Innovation Center at the Life Science Business Incubator at Monsanto Place, the MU Research Reactor, and Discovery Ridge Research Park. All of these facilities are available for companies that benefit from close collaboration with world-class University researchers.

Columbia is also home to Columbia Public Schools, Columbia Area Career Center and Moberly Area Community College. These educational institutions collaborate with local employers to provide career and technical education, training the current and future workforce with real-world skills to fill fast-changing jobs within industry and manufacturing.

In this Fact Book you will find county-wide data and data specific to the City of Columbia. Whether you locate to Columbia or the Boone County communities of Ashland, Centralia or Hallsville, you will find the amenities and assets that boost prosperity throughout the mid-Missouri region.



BOONE COUNTY AGE BREAKDOWN	
< 5 Years	6.0%
5-9 Years	5.6%
10-14 Years	5.6%
15-19 Years	8.3%
20-24 Years	15.2%
25-39 Years	21.3%
40-44 Years	5.5%
45-49 Years	5.3%
50-54 Years	5.7%
55-59 Years	5.4%
60-64 Years	5.3%
65-84 Years	9.8%
> 85 Years	1.2%
Male	84,812
Female	89,777
Median Age	30.6
Source: American Community Survey, 5-Year Estimates 2017	



BOONE COUNTY POPULATIONS	
Columbia	123,180
Ashland	3,947
Centralia	4,244
Hallsville	1,564
Source: U.S. Census Bureau 2018 Population Estimates	

BOONE COUNTY LARGEST EMPLOYERS

REDI FACTS & FIGURES 2020

*University of Missouri	8,480
University Hospital and Clinics	5,304
Columbia Public Schools	2,672
Veterans United Home Loans	2,360
~Harry S. Truman Memorial Veterans' Hospital	1,602
City of Columbia	1,371
Boone Hospital Center	1,357
Shelter Insurance Companies	1,277
Joe Machens Dealerships	778
Hubbell Power Systems, Inc.	750
MBS Textbook Exchange	730
Columbia College	580
^IBM	503
~State of Missouri (excludes MU)	503
State Farm Insurance Companies	500
Boone County Government	475
3M	464
Kraft Heinz	450
Central Bank of Boone County	325
Missouri Employers Mutual	311
MidwayUSA	300
~Landmark Bank/Simmons Bank	276
Quaker Oats Company	265
Eurofins BioPharma Product Testing Columbia, Inc.	255
~MFA, Inc.	241
Dana Light Axle Products	231
Woodhaven	231
AAF Flanders	216
~Schneider Electric: Square D	214
Burrell Behavioral Health	188
~U.S. Dept. of Agriculture	185
~CenturyLink	180
American Outdoor Brands	174
Columbia Insurance Group	163
U.S. Postal Service	150
~Columbia Orthopaedic Group	130
EquipmentShare	130
OTSCON	118
Aurora Organic Dairy	117
Environmental Dynamics International, Inc. (EDI)	105
Miller's Professional Imaging	100

The above numbers represent the number of full-time benefited employees each company employs in Boone County only.

Source: Individual companies, unless noted

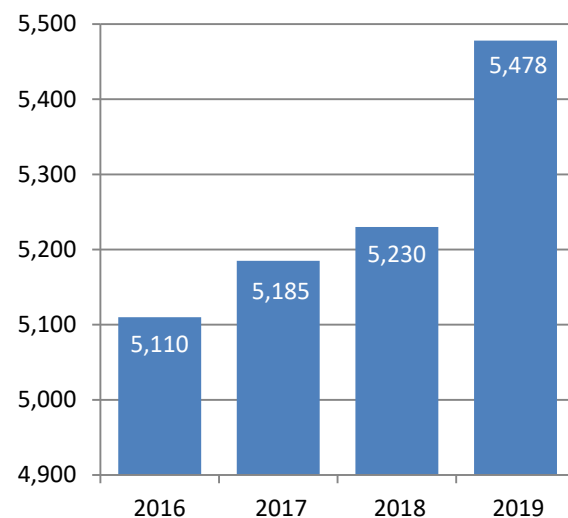
~ Figures reported 2018 or prior.

^Does not publicly disclose. Reported to state July 2019.

*Includes MU, Extension and System employees



BUSINESS LICENSES



Source: City of Columbia Finance Department

COLUMBIA/BOONE COUNTY SCHOOLS

Columbia and Boone County schools are strong, routinely producing some of the largest numbers of National Merit Scholars among Missouri public and private school districts.

Columbia Public Schools (CPS) is a PK-12 district accredited with distinction by the Missouri Department of Elementary and Secondary Education. The district is the fifth largest in the state and includes 21 elementary schools, six middle schools, four high schools, the Columbia Area Career Center, and an early childhood program. A seventh middle school is under construction and set to open in August 2020.

CPS high school students consistently achieve ACT test scores above the state and national averages, with the district providing for all high school juniors to

take the test. Columbia students' 2018 average composite score is 21.7, higher than the average of Missouri test-takers (19.9) and the national average (20.8).

STAR assessment results indicate 73.1 percent of students are reading on grade level by the end of third grade. Nearly 77 percent of elementary students demonstrate proficiency in math.

More than 2,300 high school students took advanced placement courses, with nearly 75.8 percent earning college credit.

The district graduation rate is nearly 90 percent, with nearly 75 percent attending college or post-secondary institution, compared to 66.7 percent statewide.

The Columbia Area Career Center has a graduation rate of 98 percent.

BOONE COUNTY PUBLIC SCHOOLS

School	2019 Enrollment	Student-Classroom Teacher Ratio
Columbia Public Schools	19,052	16:1
Southern Boone Public Schools (Ashland)	1,742	17:1
Hallsville Public Schools	1,426	18:1
Centralia Public Schools	1,372	18:1
Harrisburg Public Schools	614	16:1
Sturgeon Public Schools	433	12:1

Source: DESE Missouri Comprehensive Data System



HIGHER EDUCATION

In addition to the University of Missouri flagship campus, Columbia boasts private universities, satellite campuses, and many other higher education opportunities nearby.

The UNIVERSITY OF MISSOURI was founded in 1839 in Columbia, representing the birth of public higher education west of the Mississippi River. Today, the 1,262-acre campus improves lives as Missouri's largest public research university and serves citizens statewide as a land-grant institution. MU offers 325 degrees and certificates through 13 colleges and schools. Among Missouri's public universities, Mizzou grants 27 percent of bachelor's degrees, 21 percent of master's degrees and 46 percent of doctoral degrees. MU has 30,046 students from every U.S. state and 122 countries and is a member of the prestigious Association of American Universities. Faculty, staff and students work hard to honor the public trust by upholding four values: respect, responsibility, discovery and excellence. Contact the Office of Visitor Relations at 104 Jesse Hall, Columbia, MO 65211; 573-882-6333 or 800-856-2181, visitus.missouri.edu.

COLUMBIA COLLEGE is a private, nonprofit liberal arts and sciences college that takes pride in small classes, experienced faculty and quality educational programs. Founded in 1851 as Christian Female College, the college changed its name to Columbia College in 1970. That year, it transitioned from a two-year women's college to a four-year coeducational college. CC has a traditional campus, more than 30 venues nationwide, an evening program in Columbia, and an online program. The college serves approximately 18,000 students annually. The college offers associate, bachelor's and master's degrees. Contact Columbia College at 1001 Rogers St., Columbia, MO 65216; 573-875-7352, www.ccis.edu.

STEPHENS COLLEGE is a women's college located in Columbia. It is the second-oldest women's college in the country. Founded in 1833, Stephens College offers undergraduate education for women in the performing arts and pre-professional fields with a broad range of majors and minors. Stephens offers graduate, continuing education, online and certificate programs to men as well as women. Contact Stephens College, 1200 East Broadway, Columbia, MO 65215; 573-442-2211, www.stephens.edu.



MOBERLY AREA COMMUNITY COLLEGE offers Associate degrees at its specialized facility in Columbia. MACC offers a full range of academic and career technical courses required for various degrees; programs developed with local manufacturers to fill employment demands; and programs in collaboration with four-year universities. Located at Parkade Center, 601 Business Loop 70 West, Suite 216, Columbia, MO 65203; 573-234-2068, www.macc.edu.

CENTRAL METHODIST UNIVERSITY is a four-year private university located in Fayette, with sites across the state including two in Columbia: 1400 Forum Blvd. Suite 16, Columbia, MO 65203; 573-447-3311; and 601 Business Loop 70 West, Columbia, MO 65203; 573-777-5885, www.centralmethodist.edu/locations/columbia-forum.php, www.centralmethodist.edu/locations/columbia-parkade.php

WILLIAM WOODS UNIVERSITY is a four-year university offering undergraduate and graduate degrees. Located in Fulton, Missouri, with a Columbia campus at Business Loop 70 West, #215, Columbia, MO 65203; 573-449-8170, www.williamwoods.edu/contact_us/index.html.

COLUMBIA AREA CAREER CENTER is part of the Columbia Public School District and prepares today's learners for tomorrow's careers. CACC offers career and technical training (CTE), adult and continuing education. CACC is located at 4203 S. Providence Road, Columbia, MO 65203; 573-214-3800, www.Career-Center.org.

POST-SECONDARY EDUCATION OPPORTUNITIES WITHIN 50 MILES OF BOONE COUNTY

School	Enrollment
University of Missouri	30,046
Columbia College	12,080
Moberly Area Community College	5,202
Lincoln University	2,478
William Woods University	2,302
State Technical College of Missouri	1,471
Central Methodist University	1,148
Stephens College	756
Westminster College	717
Columbia Area Career Center	57
Metro Business College	48

Source: National Center for Education Statistics

THE UNIVERSITY OF MISSOURI



“MISSOURI’S BUSINESS COMMUNITY . . .

*. . . has benefited from more than 180 years of
public and private investment in the University of Missouri,
one of America’s leading research universities.*

*Our faculty, staff and students help fuel economic growth and prosperity
by generating innovation and original ideas that prepare a
highly educated workforce, help businesses succeed and create jobs.”*

— **Alexander Cartwright, University of Missouri Chancellor**

DEGREES AWARDED WITHIN SELECTED SCIENCE-RELATED FIELDS 2018-2019					
	BACH	MAST	DOCT	PROF	TOTALS
College of Agriculture, Food and Natural Resources (includes Animal Science, Biochemistry, Food Science, Plant Sciences, Environmental Sciences, and Natural Resource Science)	291	52	40	—	353
College of Engineering (includes Bioengineering, Chemical, Civil, Environmental, Electrical, Computer, Industrial, Mechanical, and Informatics)	743	99	47	—	889
College of Veterinary Medicine	—	13	8	111	132
School of Health Professions	788	167	—	61	1,016
School of Medicine	—	66	12	95	173
School of Nursing	204	7	6	48	265
College of Arts and Science					
Biological Science	278	6	13	—	297
Chemistry	29	2	13	—	44
Geological Sciences	8	4	5	—	17
Mathematics & Statistics	79	29	13	—	121
Physics and Astronomy	22	2	6	—	30
Total	2,421	475	192	315	3,403

MU granted a total of 10,776 degrees in 2018-19. More than 30 percent of degrees awarded were in science, technology, engineering, mathematics or health fields.

MU IS AN IMPORTANT INVESTMENT

- MU's founders established the first public university west of the Mississippi River and the first state university in Louisiana Purchase territory.
- Many states fund separate research and land-grant universities, but Missouri combines those roles at its flagship institution. As the state's major public research university, MU solves problems and improves lives. As a land-grant institution, MU has a statewide mission of serving the public good.
- Mizzou is a member of the prestigious Association of American Universities (AAU), an organization composed of 65 leading institutions that transform lives through education, research and innovation. AAU members earn the majority of competitively awarded federal grants for research to improve health, address national challenges and contribute significantly to America's economic strength.
- MU is categorized with universities that conduct the most scientific research and offer the highest level of instruction. The Carnegie Classification of Institutions of Higher Education describes MU and only 130 other U.S. schools as "R1 doctoral universities" with "very high research activity."
- Among Missouri's public universities, Mizzou grants 27 percent of bachelor's degrees, 21 percent of master's degrees and 46 percent of doctoral degrees.

MU PROVIDES A FIRST-RATE EDUCATION FOR DIVERSE STUDENTS

- MU has 30,046 students from every U.S. state and 122 countries.
- MU's 2019 freshman class is diverse and academically gifted. First-time college student minority enrollment increased by 30 percent compared to last year. In addition, the class had a strong ACT average of 27, which is significantly higher than the state average of 20.8 and the national average of 20.7. At the same time, MU logged a record retention rate of 87.9, meaning nearly nine out of ten freshmen from last year returned this fall.
- Graduate programs, professional schools and the discovery of new knowledge through research add unparalleled value to an MU degree. Mizzou also offers many real-world experiences, including opportunities for civic involvement, humanitarianism, advocacy, leadership and stewardship.
- MU's endowed chairs and professorships help the university recruit nationally prominent scientists and scholars. Mizzou faculty excel at teaching and in their fields. They bring discoveries and creative achievements into the classroom, lead national groups, publish in prestigious journals, attract research grants and win major honors. In 2018, emeritus Professor George Smith won the Nobel Prize in chemistry.
- Hundreds of students each year conduct independent research under the guidance of MU's world-class faculty mentors.

MISSOURI INNOVATION CENTER

*BRIGHT IDEAS BECOMING
BRILLIANT COMPANIES*

The Missouri Innovation Center (MIC) is home to startup companies based on MU faculty and student innovations. MIC recruits other young companies to Columbia to collaborate with MU researchers.

DISCOVERY RIDGE RESEARCH PARK

*WHERE SCIENCE
GOES TO WORK*

Discovery Ridge is an emerging research park and joint project of the University of Missouri System and MU. The park has two tenants, Eurofins BioPharma Product Testing and IDEXX BioAnalytics, a biomedical diagnostic company.

BOND LIFE SCIENCES CENTER

*TEAMWORK IS KEY TO
ADDRESSING MODERN
PROBLEMS*

The Bond Life Sciences Center is a state-of-the-art facility housing MU's top life scientists who work together to improve the quality and safety of food, prevent and treat disease and protect the environment.

RESEARCH REACTOR

*PROVIDING QUALITY NUCLEAR
PRODUCTS & SERVICES*

The MU Research Reactor (MURR) is the largest U.S. producer of radioisotopes used in the diagnosis and treatment of cancer.

- MU students hold patents and start businesses. They own their intellectual property, manage an angel investment fund supported by the Kauffman Foundation, participate in business accelerators, and win major venture and pitch competitions.
- Last year, 6,086 undergraduates gained experience and earned credit by volunteering for 456 community and government partners. This service contributed an estimated \$11.5 million to the Missouri economy while meeting critical needs of citizens. In the past 12 years, MU students in service-learning courses have served over 2 million hours.
- By the time they graduate, 18 percent of undergraduates have studied abroad. Programs are available for every major in more than 40 countries.
- Mizzou has 1,634 international students (5.4 percent of total enrollment). According to the annual Open Doors report, international students contribute more than \$637 million to the Missouri economy each year.
- Examples of first-rate interdisciplinary research environments at MU include the Thompson Center for Autism and Neurodevelopmental Disorders, the Christopher S. Bond Life Sciences Center, the Dalton Cardiovascular Research Center and the Donald W. Reynolds Journalism Institute.
- The NextGen Precision Health Initiative, the top capital priority of the UM System, is expected to accelerate medical breakthroughs for patients in Missouri and beyond, increase collaboration among university scientists and industry partners, attract research funding, generate jobs, and train a new generation of health care scientists and practitioners who will help Missouri address the health care needs of the future. The NextGen Initiative is supported by the Alliance for Precision Health, which will leverage UM expertise in collaboration with Siemens Healthineers, a global pioneer in medical technology.

MU POWERS THE ECONOMY

MU RESEARCH GENERATES SOLUTIONS FOR OUR FUTURE

- MU research generates new knowledge and jobs; yields discoveries with commercial potential; gives students hands-on experience and prepares them to be scientific leaders; and creates a foundation for major advances in health, food, energy, communication and national security.
- MU has medicine, veterinary medicine, agriculture and engineering on the same campus, along with the nation's only NIH-funded university rat and swine centers, and the most powerful university research reactor in the U.S. The university provides industry partners with faculty expertise, licensable innovations, state-of-the-art instrumentation, and research and business infrastructure.
- In 2018, MU Chancellor Alexander Cartwright set the ambitious goal of doubling the university's research funding in five years. In 2019, grant funding increased by \$48 million over the previous fiscal year, and Mizzou experienced a 29% increase in grant proposals totaling more than \$1 billion. These increases will provide the revenues that will increase research output and boost economic development in the region and state.
- MU's research enterprise as a whole remains robust. Internal research investments and extramural funding support generated more than \$210 million in research expenditures in FY2019. Newly awarded dollars, most coming in the form of highly competitive grants from agencies such as the National Institutes of Health and the National Science Foundation, also saw solid year-over-year gains.
- The Association of Public and Land-Grant Universities designates MU as an "Innovation and Economic Prosperity University" for spurring economic development through innovation, entrepreneurship and workforce development.
- MU's economic impact on Missouri in FY17 was \$3.9 billion, according to a study conducted by Tripp Umbach.
- With about 17,000, MU is one of the state's largest employers.
- Mizzou educates the workforce, granting a record 10,776 degrees in 2018-19. More than 30 percent of degrees awarded were in science, technology, engineering, mathematics and health fields.
- More Missouri physicians have earned medical degrees from MU than from any other university, almost two-thirds of the state's veterinarians are graduates, and law alumni serve at every level of the state judiciary.
- MU has nearly 340,000 alumni worldwide, 182,546 alumni in Missouri, 34,575 alumni in the Kansas City area and 70,449 alumni in St. Louis.
- Hundreds of alumni and friends are supporting the historic \$1.3 billion *Mizzou: Our Time to Lead* campaign to endow resources for MU's future, support signature research centers and institutes, and fuel a campus renaissance.

MU CULTIVATES AN ECOSYSTEM FOR ENTREPRENEURSHIP

- Research initiatives and funding generate faculty innovations, some of which are licensed, patented and further developed in commercial settings. In FY19, Mizzou signed 61 license and option agreements with companies and was issued 40 U.S. patents. In fact, during the last three years, MU's licensing income totaled more than \$12.8 million.
- MU is consistently in the top 25 percent of the nation's higher education institutions for total gross licensing income, according to annual U.S. Licensing Activity Surveys conducted by the Association of University Technology Managers. License agreements allow companies to access university-owned innovations. In FY2019, companies optioned or licensed 103 different inventions.
- Examples of Mizzou ventures and products: Organovo, based on MU's 3-D bioprinting technology that builds living tissues, is now traded on the New York Stock Exchange; Beyond Meat, a plant-based meat substitute, is available in more than 21,000 stores and restaurants; OBERD has become the world's largest orthopedic outcomes database; and heartburn medicine Zegerid has achieved well over \$1.5 billion in net sales worldwide.
- MU's Office of Economic Development runs innovation and entrepreneurship programs to help students and faculty, creates meaningful partnerships with industry, and generates revenue via technology advancement and commercialization.
- The Missouri Innovation Center (MIC) helps launch startup companies, many from student and faculty discoveries, providing resources, mentoring and assistance with financing.
- MU's Coulter Translational Partnership Program accelerates the translation of biomedical innovations into products that improve patient care. The program bridges the gap between academic research and industry by providing engineer-clinician teams with the funding and resources needed to de-risk their technology and attract more funding to continue the commercialization process.
- The Mizzou Venture Mentoring Service is an educational program and consulting service that recruits successful business and community members to provide confidential mentoring to aspiring entrepreneurs, creating a culture that helps Missouri retain the best and brightest entrepreneurial minds.
- Entrepreneurship education at MU creates economic opportunities for students and teaches them to think unconventionally, problem solve, take risks and persevere. The new Entrepreneur

Quest program offers students an opportunity to create ventures based on their innovative ideas. EQ provides workshops, tools and mentoring to help students from any degree program transition their ideas into viable business models ready to pitch for up to \$30,000 in seed funding.

MU FACULTY EXCEL AT TEACHING AND THEIR FIELDS

- MU's faculty bring discoveries and creative achievements into the classroom, publish more than 2,000 books and scholarly articles each year, and attract millions of dollars from public and private sources. Examples from 2019: \$24.8 million in federal funding for a plant bioscience laboratory building; a \$10 million gift from the Kinder Foundation to support new degree programs; an \$8.6 million grant from the National Institutes of Health to establish a national Swine Somatic Cell Genome Editing; a \$6 million gift from Jim Fitterling for the NextGen Precision Health Institute; a \$4 million gift from Michael Budds to establish the Budds Center for American Music Studies; and a \$1.4 million grant from the National Science Foundation to help develop cyberinfrastructure across the Midwest.
- With 16 agricultural research centers, farms and forests across Missouri, and MU Extension innovations for farmers and ranchers, Mizzou is leading the way in improving global food security.
- Of MU's ranked, professional faculty, 92.8 percent hold doctorates or the highest terminal degree in their fields.
- The UM System has made the list of "Top 100 Worldwide Universities Granted U.S. Utility Patents" since 2013 when the National Academy of Inventors and the Intellectual Property Owners Association began publishing the ranking to highlight faculty innovation.

MU SERVES THE PUBLIC GOOD

- MU's founders established the first state university in Louisiana Purchase territory with the belief that a diffusion of knowledge among the people is essential for a free society.
- MU is classified by the Carnegie Foundation for the Advancement of Teaching as a "Community Engaged Campus" for stellar public service.
- MU Health's 7,000+ employees work in one of the state's most comprehensive health care networks, which includes five hospitals, and numerous primary and specialty clinics.
- MU Extension, supported by a partnership with federal, state and local governments, takes university knowledge to Missouri's 114 counties, Kansas City and St. Louis.

DALTON CARDIOVASCULAR RESEARCH CENTER

*CENTER OF EXCELLENCE IN
CARDIOVASCULAR RESEARCH*

Interdisciplinary research is the hallmark of the university's Dalton Cardiovascular Research Center. Mizzou scientists from such fields as biochemistry, engineering, medicine, physiology and veterinary medicine come together and apply their particular expertise to health problems like hypertension, cancer, cystic fibrosis and heart disease.

SHARED RESOURCES FOR RESEARCH

MU's core facilities provide centralized access to instruments, technologies, expert consultation and other services useful to higher education investigators and external clients from industry and business.

Mizzou Cores:

*Animal Modeling Core
Cell and*

*Immunobiology Core
DNA Core*

*Electron Microscopy Core
Informatics Research*

Core Facility

Metabolics Center

Molecular Cytology Core

Molecular Interactions Core

*Nuclear Magnetic
Resonance Core*

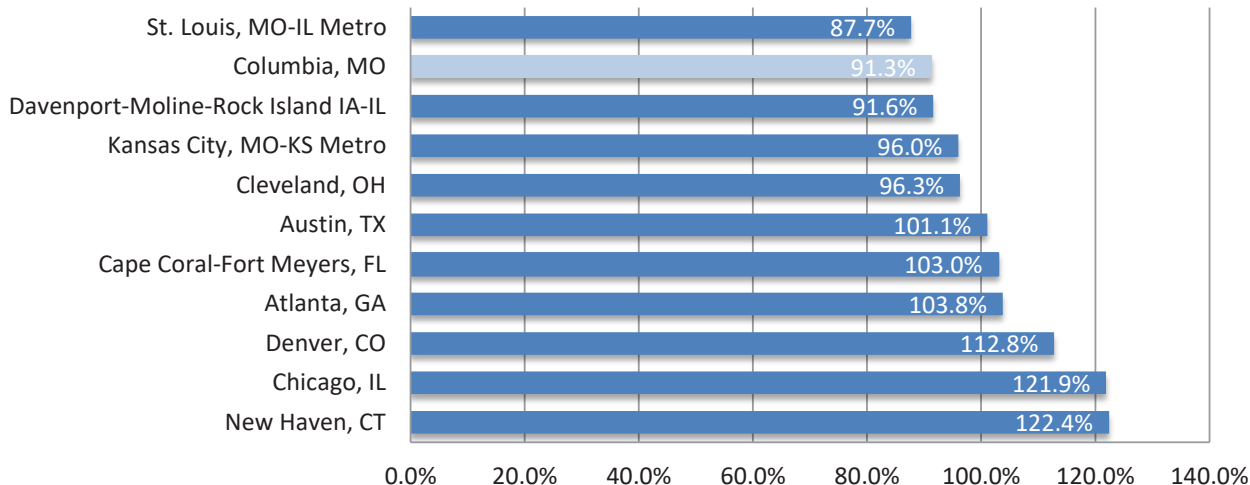
*Charles W. Gehrke
Proteomics Center*

X-Ray Microanalysis Core

For more information visit
[research.missouri.edu/
about/cores](https://research.missouri.edu/about/cores)

COST OF LIVING

COST OF LIVING COMPOSITE INDEX



Source: C2ER Cost of Living Index 2019 Third Quarter



HOUSEHOLD INCOME

Income	Boone	Columbia
<\$10,000	10.1%	12.8%
\$10,000 - \$14,999	4.9%	5.5%
\$15,000 - \$24,999	9.8%	10.6%
\$25,000 - \$34,999	9.7%	9.5%
\$35,000 - \$49,999	13.3%	13.2%
\$50,000 - \$74,999	17.7%	15.5%
\$75,000 - \$99,999	12.1%	10.9%
\$100,000 - \$149,999	13.1%	12.4%
\$150,000 - \$199,999	4.8%	4.8%
>\$200,000	4.4%	4.9%
Total # of Households	68,898	47,000
Median	\$52,005	\$47,326
Mean	\$70,887	\$69,694

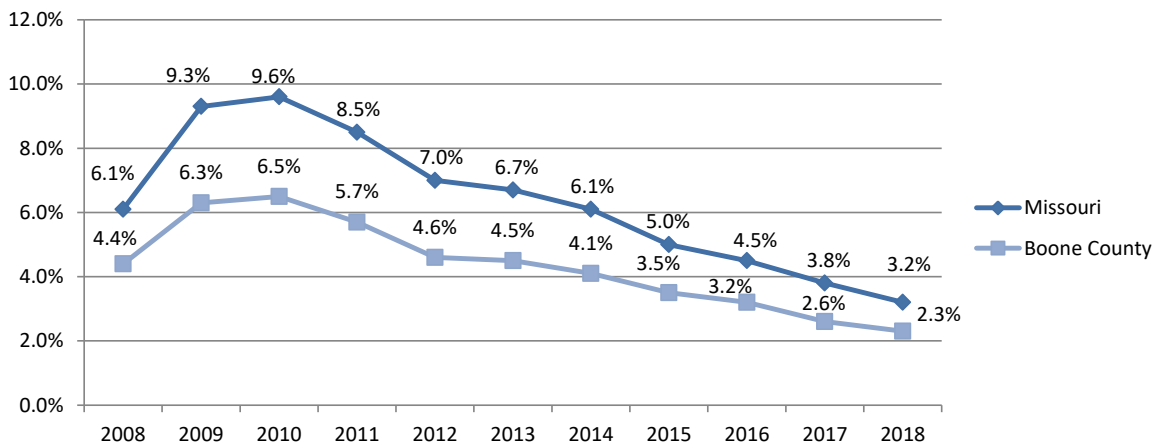
Source: U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates

MEAN HOURLY WAGE RATE FOR AREA MSAS

	Columbia	St. Louis	Kansas City
Bookkeeping, Accounting, & Auditing Clerks	\$16.81	\$19.33	\$19.52
Computer Programmers	\$32.56	\$39.67	\$36.59
Database Administrators	\$36.78	\$44.28	\$41.15
First-Line Supervisors of Production & Operating Workers	\$32.09	\$31.26	\$30.03
Industrial Production Managers	\$53.97	\$52.32	\$51.01
Laborers and Freight, Stock & Material Movers, Hand	\$13.65	\$16.37	\$14.93
Office Clerks, General	\$15.84	\$16.47	\$15.61
Receptionists and Information Clerks	\$12.71	\$13.58	\$14.06
Assemblers and Fabricators, All Other, Including Team Assemblers	\$17.72	\$18.13	\$19.24
Heavy and Tractor-Trailer Truck Drivers	\$19.92	\$24.48	\$22.82

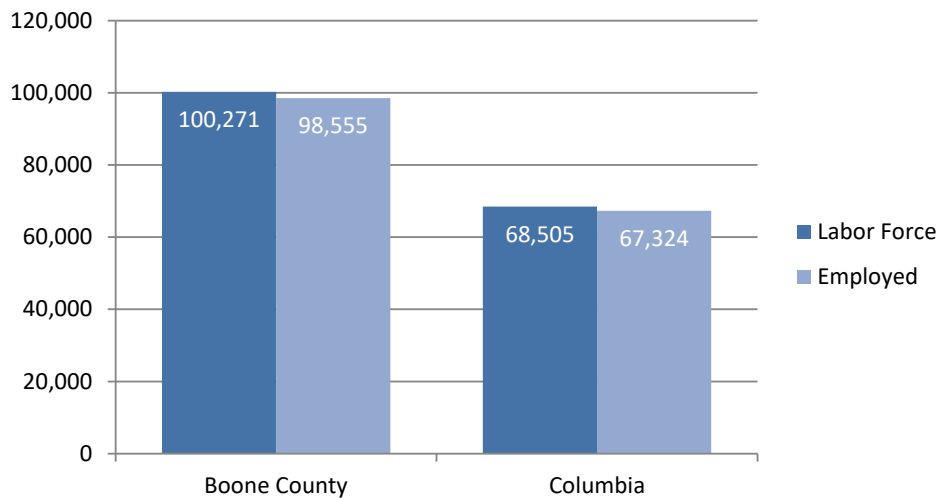
Source: Mo. DED/MERIC, U.S. Dept. of Labor Bureau of Labor Statistics; 2018 Wage Estimates

STATE AND COUNTY AVERAGE UNEMPLOYMENT RATES



Source: Missouri Economic Research and Information Center yearly averages

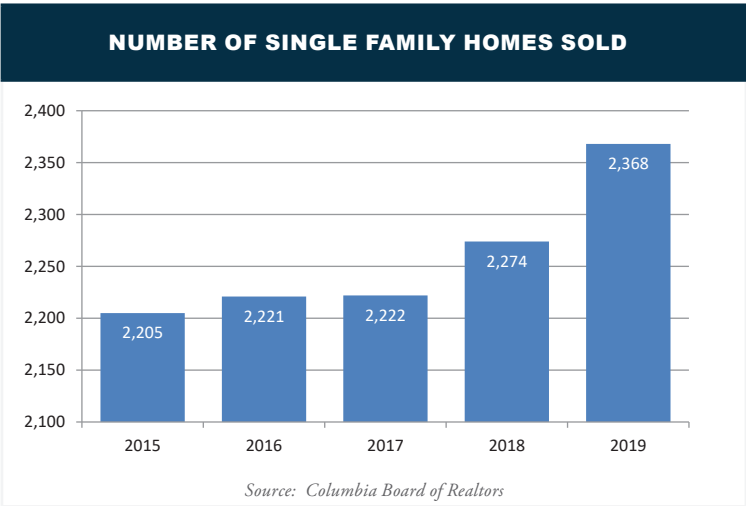
LABOR FORCE



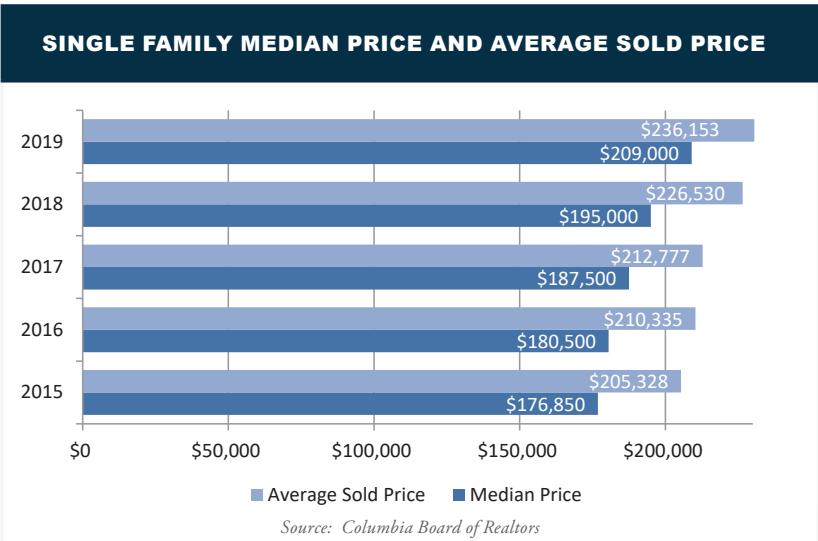
Source: Missouri Economic Research and Information Center, October 2019, not seasonally adjusted

HOUSING

Columbia and Boone County offer a lot of house for the money.



BOONE COUNTY HOME SALES					
	2015	2016	2017	2018	2019
Under \$49K	37	34	28	21	20
\$50K - \$79K	87	70	64	56	46
\$80K-\$99K	80	73	70	65	71
\$100K-\$159K	681	638	638	546	510
\$160K-\$349K	1,131	1,138	1,195	1,309	1,378
>\$350K	203	245	227	280	343
Totals	2,205	2,198	2,222	2,277	2,368



COMMUNITY

COLUMBIA RACE DISTRIBUTION	
White	77.4%
African American	10.4%
Asian	6.0%
Hispanic/Latino	3.2%
American Indian/Alaskan Native	0.3%
Native Hawaiian/Pacific Islander	0.1%
Two or more races	4.8%
Source: U.S. Census Bureau, Population Estimates, July 1, 2018	

CLIMATE	
Average Temperature	54.5°F
Annual High Temperature	64.7°F
Annual Low Temperature	44.3°F
Average Annual Precipitation - Rainfall	42.64 in
Average Annual Snow Fall	19 in
Source: U.S. Climate Data 2016	

TOTAL CONSTRUCTION				
	City of Columbia		Boone County	
	Permits	Valuation	Permits	Valuation
2019	844	\$200,094,117	969	\$107,443,865
2018	1,022	\$159,726,394	967	\$93,105,197
2017	1,152	\$356,274,974	1,160	\$136,170,578
2016	1,314	\$271,463,598	985	\$99,771,483
2015	1,510	\$324,120,088	902	\$86,956,960
2014	1,375	\$347,555,392	886	\$66,669,294
Single Family Construction				
2019	335	\$105,965,257	274	\$63,547,642
2018	195	\$44,877,388	269	\$64,030,422
2017	377	\$92,176,606	356	\$75,971,227
2016	469	\$111,593,095	291	\$69,502,995
2015	431	\$107,785,695	248	\$56,230,969
2014	344	\$89,341,131	215	\$45,952,932
Sources: showmeboone.com, City of Columbia				

HEALTHCARE	
Hospital Name	Bed Count
University Hospital and Clinics	590
Boone Hospital Center	350
Harry S. Truman Memorial Veterans' Hospital	126
Women's and Children's Hospital	98
Howard A. Rusk Rehabilitation Center	60
Missouri Psychiatric Center	59
Landmark Hospital of Columbia	42
TOTAL	1,277
Sources: American Hospital Directory, Inc.; VA	

Boone County, Missouri, with its interior continental location, experiences moderately cold winters and warm summers that are often humid. There are usually a few days of temperatures below zero during the winter months, and above 100 in the summer months, but there are some years when the temperatures do not reach these extremes. Some snow usually falls each winter, but typically stays on the ground for less than a week. The late spring and early summer months produce more frequent and larger amounts of rain than the other months of the year.

TAXES

TAXABLE SALES - BOONE COUNTY

	Quarter	Total Taxable Sales
2019	1	\$608,394,640.50
2019	2	\$664,085,673.16
2018	1	\$642,481,895.25
2018	2	\$685,066,591.08
2018	3	\$686,562,185.85
2018	4	\$695,390,270.49
2017	1	\$642,831,200.70
2017	2	\$697,459,315.65
2017	3	\$693,484,633.76
2017	4	\$680,333,786.40
Source: Missouri Department of Revenue: Taxable Sales (Sales and Use Taxes)		

BOONE COUNTY COMMERCIAL PROPERTY TAX RATE*

	2019	2018	2017	2016	2015
State	0.0300	0.0300	0.0300	0.0300	0.0300
County	0.2836	0.2846	0.2846	0.2846	0.2846
City	0.4075	0.4100	0.4100	0.4100	0.4100
Columbia Public Schools	6.0988	6.1425	6.0555	6.0430	5.4656
Columbia/Boone County Library District	0.3064	0.3091	0.3091	0.3091	0.3091
Surtax*	0.6100	0.6100	0.6100	0.6100	0.6100
TOTAL	7.7363	7.7862	7.6992	7.6867	7.1093

Source: Boone County Collector's Office

Tax rates are representative -- actual rates may vary upon location

Real property is assessed at 32% of fair market value

Residential Property Tax Rate is assessed at 19% of fair market value

The tax rate is applied to each \$100 of assessed value

Personal property equipment is assessed at 33 1/3% of fair market value.

*County-wide Surtax on Subclass III Real Property. County includes General Revenue, Family Resources, Common Road and Bridge

SALES TAX

Boone County's combined state and county sales tax rate is 5.975%. An additional sales tax, up to 1%, may apply within Transportation Development Districts (TDDs). Missouri has responded to the needs of industry by providing eighteen major exemptions from sales/use taxes. Some of those exemptions include:

- Machinery and equipment used in a manufacturing facility
- Machinery that abates air or water pollution
- Materials and supplies used to install the above
- Electricity consumed in the manufacturing process; provided the cost of the electricity exceeds ten percent of total production costs.
- Sales tax for 2020 in Columbia is 7.975%, except in TDD designated areas which may have a tax rate as high as 8.475%.

MISSOURI CORPORATE INCOME TAX

Missouri provides a solid business expansion foundation, financial and otherwise. Missouri taxes only income earned in Missouri, giving businesses a critical advantage. Starting January 1, 2020, Missouri's corporate income tax rate dropped to 4 percent, making it one of the most tax-friendly states in the U.S. Missouri also moved to a single factor, market-based corporate income tax apportionment model based only on sales. In addition, it is important to note that Missouri has not adopted worldwide or nationwide unitary tax assessment in computing multinational corporate income tax liability.

For more information, visit www.MissouriPartnership.com.

PROPERTY TAX

Personal property equipment is assessed at 33 $\frac{1}{3}$ % of fair market value.

- The inventories of manufacturers, retailers, distributors and wholesalers are exempt from property tax.
- Agricultural Property is assessed at 12% of fair or true market value.
- Residential Property is assessed at 19% of fair or true market value.
- Real property (land and building) classified as commercial or industrial is assessed at 32% of fair market value.

Assessed Value is a percentage of the market value as determined by the Assessor's Office. In order to calculate the assessed value, multiply the market value (or appraised value) by the appropriate assessment rate for the type of property. For example, residential property assessed at \$100,000 x 19% = \$19,000 then \$19,000 divided by \$100 = \$190 then \$190 x \$6.59 = \$1,252.10 taxes owed. For more information, contact the Boone County Assessor's Office at 573-886-4251.

UNEMPLOYMENT INSURANCE

Missouri unemployment benefits provide temporary compensation to those workers meeting the eligibility requirements of Missouri law. The value and duration of unemployment benefits vary from state to state because each state unemployment office applies its own formulas and limits within federal guidelines when calculating the level of unemployment compensation. For more information, visit the Missouri Department of Labor and Industrial Relations Division of Employment Security at <https://labor.mo.gov/DES>.

WORKERS COMPENSATION

Missouri employers are required to carry workers' compensation insurance if they have five or more employees. Missouri employers involved in the construction industry are required to carry the coverage if they have one or more employees. This applies to all employers, regardless of whether the employees are part-time/casual laborers, full-time, or family members.

Members of an LLC and officers of a corporation apply towards this employee count, sole proprietors and members of a partnership do not.

Sole proprietors and members of a partnership are not themselves covered unless they elect, with their insurer, to be covered; close family member-employees and members of a limited liability company are presumed to be covered unless they opt out with their insurer.

Those subject to providing workers' compensation insurance for their employees must either go through an insurance carrier or may choose to be self-insured upon approval from the Division. For more information, visit the Missouri Department of Labor and Industrial Relations Division of Workers' Compensation at <https://labor.mo.gov/DWC>.

GROSS RECEIPTS

Like most Missouri cities, the City of Columbia levies an in lieu of gross receipts tax payment on monthly utility services within the City of Columbia. The current rate is 7.5268%.

INCENTIVE

An incentive program, based on Chapter 100 Revenue Bonds, is available in Boone County. Contact REDI staff for more information at 573-442-8303.

EQUITY INVESTMENT

Centennial Investors was created to meet the early capital needs of university and private sector entrepreneurs. It assists in bringing to market exciting ideas generated in university labs and private businesses. Often referred to as "Angel Investing," this private capital is an important requirement for creating new products, services and jobs in our community. For more information, please contact either Missouri Innovation Center at 573-884-0487 or Columbia Chamber of Commerce at 573-874-1132.



TRANSPORTATION AND UTILITIES

Access to major highways, a regional airport and rail service increases delivery speed of goods and services to and from mid-Missouri. The central location also minimizes shipping costs.

AIR TRANSPORTATION

American Airlines offers round trips between Columbia Regional Airport (COU), Chicago O'Hare International Airport (ORD), and Dallas/Fort Worth International Airport (DFW); United Airlines offers round trips between Columbia Regional Airport (COU), Denver International Airport (DEN) and Chicago O'Hare International Airport (ORD). Columbia Regional Airport is located 10 minutes south of Columbia off U.S. Highway 63. The airport's primary runway (2-20) is 6,500 ft long. The crosswind runway (13-31) is 5,500 ft long.

General Aviation Services provided by Columbia Jet Center (www.ColumbiaJet.aero) include: fuel services, aircraft management, aircraft sales, hangar space, pilot services, flight instruction, light twin aircraft charter service, and professional charter handling. Aircraft maintenance services are provided by Columbia Avionics (www.ColumbiaAvionics.com)

Kansas City International Airport (two hours west) and Lambert St. Louis International Airport (90 min. east) are each served by multiple major airlines.

ROADWAYS

Interstate 70-- East/West
U.S. Highway 63-- North/South

BUS SERVICES

Columbia Public Transit, Greyhound, airport shuttle and charter services

RAILROADS

COLT (Columbia Terminal) - includes a local transload facility with shipping services and rail service from the Norfolk Southern main line in Centralia.

COLUMBIA WATER

Source: 18 wells in the McBaine bottoms and two emergency deep wells

Plant Design Capacity:

32 million gallons per day (MGD)

Average Daily Consumption:

12.0 MGD

Peak Consumption:

25.3 MGD (7-25-2012)

BOONE COUNTY WATER

Consolidated Public Water Supply
District #1, Public Water
Districts #4, #9 and #10.

SEWER

The City of Columbia owns and operates the Columbia Regional Wastewater Treatment Plant and Constructed Wetland Treatment Units. The plant is currently permitted with a design capacity of 20.6 MGD with an average daily flow of 17.4 MGD during FY19. A plant expansion project was recently completed and upon issuance of a new operating permit, the plant will have an increased design capacity of 25.2 MGD.

ELECTRICITY

AmerenUE, Columbia Water & Light, Boone Electric Cooperative and Centralia Municipal Water & Light

NATURAL GAS

Ameren Missouri

LOCAL BROADBAND AND TELEPHONE

There are multiple broadband providers throughout Boone County.



MISSOURI CERTIFIED SITES

DISCOVERY RIDGE RESEARCH PARK

Discovery Ridge is an emerging research park development near the campus of the state's top public research university and is destined to become a thriving environment of business and research activity for tenants who desire close proximity to the intellectual resources of the University of Missouri. 12 lots available ranging in size from 2.4 acres to 12.8 acres. Owner can accommodate larger site needs via available adjoining land. No zoning. CCR's permit office, lab, light manufacturing and corporate training.

TRANSPORTATION

Nearest Interstate: Interstate 70 Distance (miles): 5

Nearest 4-Lane Highway: U.S. Highway 63 Distance (miles): 0.5

Nearest Commercial Airport: Columbia Regional Airport Distance (miles): 8

Rail Served: No

EWING INDUSTRIAL SITE

The site has approximately 283 contiguous acres zoned industrial. 109.55 acres of the 283 acres is a certified site. The site is adjacent to the COLT rail transload facility (railcar switching/truck). The site has access and proximity to an electrical substation and transmission and distribution lines and can accommodate data centers. Majority of property is zoned M-C, controlled industrial district. Site is bisected by a transmission line that cannot be built under, so may not be able to accommodate very large industrial buildings.

TRANSPORTATION:

Nearest Interstate: Interstate 70 Distance (miles): 5

Nearest 4-Lane Highway: U.S. Highway 63 Distance (miles): 3

Nearest Commercial Airport: Columbia Regional Airport Distance (miles): 19

Rail Served: Rail spur possible

HINSHAW EAST INDUSTRIAL SITE

This 81 acre industrial site in Columbia's industrial corridor offers excellent access to US Highway 63 and Interstate 70. All utilities to site. Redundant electrical power from multiple sources could be made available. Neighboring facilities include 3M, Schneider Electric/Square D, Quaker Oats and Honeywell. Additional 25 acre site with rail available across Paris Road.

TRANSPORTATION:

Nearest Interstate: Interstate 70 Distance (miles): 4

Nearest 4-Lane Highway: U.S. Highway 63 Distance (miles): 1

Nearest Commercial Airport: Columbia Regional Airport Distance (miles): 15.5

Rail Served: No



BOONE COUNTY COMMUNITIES

ASHLAND

Ashland, Missouri, is located in southern Boone County and is one of the region's fastest growing communities along the Highway 63 corridor. As the population continues to grow, residents still enjoy the quaint, small-town ambiance along with the excellent Southern Boone County School District, thriving churches and impressive residential developments.

Ashland's location is a treasure for Boone County. Many residents enjoy the easy commute to Columbia or Jefferson City both less than 15 minutes away on U.S. Highway 63, a four lane divided highway. The regional airport on the northern edge of the city is just minutes from downtown Ashland. It is a prime development site for the mid-Missouri region and is home to the new Cartwright Business and Technology Park. Also located within a ten minute drive of city limits is access to the Katy Trail State Park system that stretches across the state and runs along the Missouri River bluffs.

The City of Ashland website, www.ashlandmo.us, has additional details about city government, city services, city staff and Southern Boone Schools.

The greater Ashland area is also represented by two active entrepreneurial groups. The Southern Boone Chamber of Commerce (www.southernboonechamber.com), provides business support to business entities. The Southern Boone Economic Development Council (www.investinsouthernboone.org), provides resources and support to new business attraction, site selection, infrastructure and existing business development opportunities. Each of their websites provides additional information on the community, chamber membership and events.





CENTRALIA

Centralia, Missouri, is the second largest community in Boone County and is located approximately 25 miles northeast of Columbia. Centralia was founded in 1857 as a station on a new railroad approximately half-way or central to the railroad from St. Louis to Ottumwa, Iowa. Today, Centralia is served by the Norfolk Southern and Kansas City Southern national rail lines and by the COLT Railroad.

Centralia is the home of Hubbell Power Systems, the largest manufacturer in Boone County and an internationally recognized leader in manufacturing and distribution facility of equipment for electrical distribution systems. The city is a steadily growing residential community with 4,000 citizens and a growing retail trade center. A high value is placed on education through support of a modern school system and a nationally-recognized local public library.

Centralia has established an Enhanced Enterprise Zone (EEZ) that offers aggressive tax benefits for new or expanding industrial employers. The City has active partnerships with REDI, the Regional Planning Commission and the Centralia Area Chamber of Commerce to promote economic growth. The City of Centralia owns the electric, water and sewer utilities which allows better coordination of services for commercial and industrial prospects.

The City of Centralia website, www.centraliamo.org, has information about city services and government, with links to other community and regional organizations. The Chamber website, www.centraliamochamber.com, has information on area businesses, Civil War history, area festivals and events including the annual Anchor Fest the first weekend after Memorial Day which is dedicated to the invention of the helical utility pole anchor by A.B. Chance in 1912.

HALLSVILLE

Hallsville, Missouri, was the second fastest growing city in Boone County, tripling in size in the last 15 years according to the 2010 Census. Just 10 miles north of I-70, it offers the ambiance of a quaint community with an excellent school district.

Hallsville has an Industrial Park, and a 120-acre zoned industrial site that is shovel ready. With many service businesses, a charming restaurant and a bed and breakfast, Hallsville makes a great day trip to visit its unique gift shops. With a grocery store, hair salons, and other resources, the active Chamber of Commerce keeps the business community revitalized.

Hallsville is put on the world map for hosting the NRA/ Midway USA Bianchi Cup Shooting Match at the Green Valley Rifle & Pistol Club, and the VORTAC known by pilots around the country.

Hallsville has one of the lowest property tax, sales tax, and user fee rates in the area, which keeps the cost of living down for an affordable quality of life. Its subdivisions are growing, with lots for custom and spec homes available.

Find more information at www.hallsvillemissouri.wordpress.com or on the City's Facebook page at City of Hallsville, Missouri.

REDI INVESTORS

The following businesses have demonstrated their commitment to economic development in Columbia and Boone County, Missouri, through investment in Regional Economic Development Inc. (REDI).

COUNCIL OF 10 INVESTORS

City of Columbia, Missouri
Boone County, Missouri
University of Missouri-Columbia
Boone Electric Cooperative
Boone Hospital Center
Central Bank of Boone County
Commerce Bank
Hawthorn Bank
Landmark Bank

LEADER INVESTORS

3M Columbia
City of Columbia Water & Light
Discovery Ridge Research Park
First State Community Bank
Huebert Builders, Inc.
Joe Machens Dealerships
Mediacom Business
Shelter Insurance Companies
Veterans United Home Loans
Williams-Keepers

SUSTAINING INVESTORS

Aurora Organic Dairy
C&C Construction, Inc.
Crockett Engineering
Hulett Heating & Air Conditioning
Missouri Innovation Center
Providence Bank
RE/MAX Boone Realty
Commercial Division
Simon Oswald Architecture
The Bank of Missouri
The Callaway Bank

ASSOCIATE INVESTORS

Addison's and Sophia's	KOMU-TV
Alliance of Realtors	Lathrop GPM
Allstate Consultants	Lindner Properties
Ameren Missouri	Little Dixie Construction
Atkins Companies	Maher Commercial Real Estate
Boone-Central Title	Maly Commercial Realty, Inc.
Burrell Inc.	McClure Engineering Company
Capitol Paving and Construction	Mid-Continent Financial Services
City of Ashland	Miller's Professional Imaging
City of Centralia	Missouri Employers Mutual Insurance
Columbia Area Career Center	Moberly Area Community College
Columbia Board of Realtors	Moore & Shryock, LLC
Columbia College	Moresource, Inc.
Columbia Daily Tribune/ Tribune Publishing	Nabholz Construction
Columbia Insurance Group	Nanova, Inc.
Columbia Mall	Orscheln Properties Company, LLC
Columbia Orthopaedic Group	Plaza Commercial Realty
Columbia Public Schools	Professional Contractors & Engineers
Crawford Construction	PTC Laboratories, Inc.
The District - Downtown Community Improvement District	River City Construction
Emery Sapp & Sons, Inc.	SilverTree Companies
Engineering Surveys & Services	The Harold E. Johnson Companies, Inc.
Fechtel Beverage	TIG Advisors
House of Brokers Realty	Tiger Institute/Cerner Corporation
Klingner & Associates	University of Missouri-School of Medicine
	Vervocity Interactive
	Winter-Dent & Company

AFFILIATE INVESTORS

Chris and Ann Bouchard
Dave Griggs, Past REDI Chair
John John, Real Estate Agent
Teresa Maledy, Cradle to Career Alliance
Vicki Russell, Past REDI Chair

ATTRACT. EXPAND. GROW.

about **REDI**

Regional Economic Development Inc. (REDI) is a nonprofit, public/private partnership created to enhance the vitality of business and increase the number of quality, sustainable jobs in Columbia and Boone County, Missouri. REDI is accredited by the International Economic Development Council.



REDI was founded in 1988 when community leaders recognized the need to collaborate to attract, expand and grow business and preserve the area's exceptional quality of life. REDI is funded by the City of Columbia, Boone County, the University of Missouri, and nearly 100 local businesses and municipalities to coordinate the region's economic development activities. REDI is governed by an 18-person Board of Directors selected by and representing its public and private investors. The REDI staff also serves the Economic Development Department for the City of Columbia.

Columbia, in Boone County, Missouri, is a mid-sized city with a strong economy rooted in education, research, healthcare, life-sciences, manufacturing and high-tech industry. Successful economic development requires a regional perspective, and REDI's partnership of public and private entities allows it to work collaboratively with various local, regional and state economic development agencies, as well as educational institutions, to:

ATTRACT new businesses and quality jobs that enhance the area's economy and community.

EXPAND the presence of existing legacy businesses and ensure a sustainable workforce.

GROW startup businesses and foster a stronger entrepreneurial ecosystem.

The REDI partnership harnesses the synergy of collaboration, avoids the cost of duplicate efforts among its partners, and supplements taxpayers' dollars with private investments. REDI works to attract businesses that complement Columbia's existing industries and resources. REDI assists companies seeking to locate or start a business in the region, promoting Columbia's and Boone County's excellent quality of life, highly skilled labor force, and central location near interstate highways, rail and air service.

To learn more about the business opportunities in Boone County, contact REDI.

REDI's representatives can help you with:

- Available site and building information
- Comprehensive area demographic information
- Labor availability studies
- Community tours
- Community orientations and introductions
- Customized state and local incentive proposals

FOR INFORMATION ON UPCOMING EVENTS OR TO
SUPPORT ECONOMIC DEVELOPMENT BY INVESTING IN REDI

CALL
573-442-8303

VISIT
COLUMBIAREDI.COM
FACEBOOK.COM/COLUMBIAREDI



Regional Economic Development Inc.

**IF YOUR BUSINESS REQUIRES A
STRONG WORKFORCE IN A
BUSINESS-FRIENDLY ENVIRONMENT,
COLUMBIA/BOONE COUNTY, MISSOURI,
IS THE RIGHT LOCATION FOR YOU.**

Companies benefit from our highly-skilled workforce and collaboration with the University of Missouri, the state's premier research institution. Columbia and Boone County have been chosen by international companies such as BioPharma Services Inc. to locate their U.S. facilities. Aurora Organic Dairy and American Outdoor Brands chose Columbia/Boone County for their new state-of-the-art facilities, and long-time manufacturers like 3M and Kraft Heinz have found Columbia to be an ideal location. Many employers agree with what our residents know to be true: Columbia and Boone County offer a low cost of living with a superior quality of life that employees enjoy.

We look forward to hearing from you.

REGIONAL ECONOMIC DEVELOPMENT INC.

500 East Walnut, Suite 102
Columbia, MO 65201

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