

FACTS ^{AND} FIGURES



CITY OF COLUMBIA

701

redi

Regional Economic Development Inc.

IEDC ACCREDITED

2025

COLUMBIA/BOONE
COUNTY, MISSOURI

WELCOME *to* COLUMBIA

BOONE COUNTY, MISSOURI

Columbia/Boone County 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 is in the Central Time Zone.

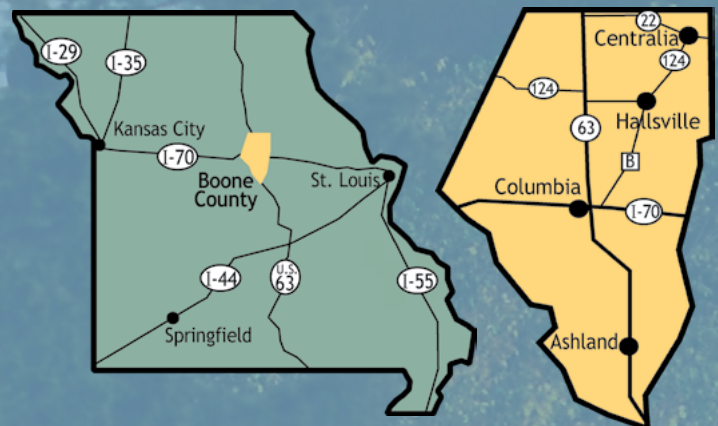




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THANK YOU FOR YOUR INTEREST IN COLUMBIA, MISSOURI.

Columbia is a growing city (129,330) 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, the

NextGen Precision Health Institute 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 College, Stephens College, 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, Hallsville or Sturgeon, you will find the amenities and assets that boost prosperity throughout the mid-Missouri region.

**As of July 2023, estimated based on growth since official 2020 census data.*



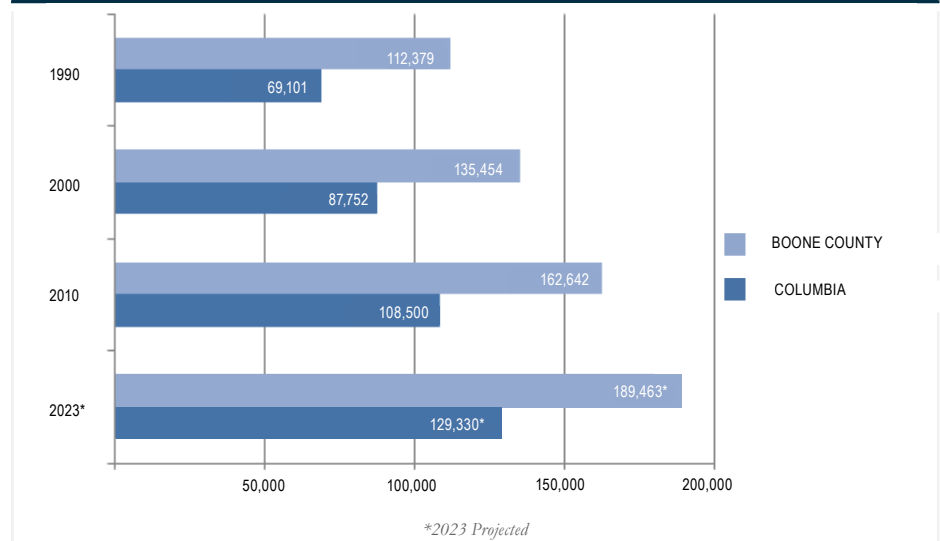
POPULATION

BOONE COUNTY AGE BREAKDOWN

| | |
|-------------|-------|
| < 5 Years | 4.9% |
| 5-9 Years | 4.8% |
| 10-14 Years | 7.0% |
| 15-19 Years | 8.7% |
| 20-24 Years | 13.5% |
| 25-34 Years | 14.1% |
| 35-44 Years | 11.9% |
| 45-54 Years | 10.8% |
| 55-59 Years | 4.7% |
| 60-64 Years | 5.7% |
| 65-74 Years | 8.5% |
| 75-84 Years | 3.9% |
| > 85 Years | 1.4% |
| Male | 48% |
| Female | 52% |
| Median Age | 33 |

Source: American Community Survey,
Year Estimates 2023

COUNTY AND CITY POPULATION



BOONE COUNTY 2020 POPULATIONS

| | |
|------------|---------|
| Columbia | 126,254 |
| Ashland | 4,747 |
| Centralia | 4,541 |
| Hallsville | 1,614 |
| Sturgeon | 907 |

Source: 2020 Decennial Census

BOONE COUNTY LARGEST EMPLOYERS

| | |
|---|-------|
| University of Missouri | 9,998 |
| MU Health Care | 8,103 |
| Columbia Public Schools | 3,014 |
| Veterans United Home Loans | 2,847 |
| Harry S. Truman Memorial Veterans' Hospital | 2,074 |
| City of Columbia | 1,442 |
| Boone Health | 1,400 |
| Shelter Insurance Companies | 1,115 |
| Hubbell Power Systems, Inc. | 675 |
| EquipmentShare | 618 |
| Solvantum - Formerly 3M | 526 |
| Emery Sapp & Sons | 501 |
| Boone County Government | 481 |
| MBS Textbook Exchange | 470 |
| Kraft Heinz | 450 |
| Schneider Electric | 427 |
| Burrell Behavioral Health | 399 |
| Columbia College | 343 |
| Central Bank of Boone County | 340 |
| Eurofins BioPharma Product Testing Columbia, Inc. | 336 |
| Midway USA | 300 |
| Watlow | 236 |
| JBS - Formerly Swift/Principe | 205 |

The above numbers are reported as of Q1 2024 and represent full-time benefited employees each company employs in Boone County only.

COLUMBIA/BOONE COUNTY SCHOOLS

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

Columbia Public Schools (CPS) is the fourth largest school district in the state and includes 21 elementary schools, seven middle schools, four high schools, the Columbia Area Career Center and an early childhood program. The pre-K - 12 district has a focus on key areas in growth, innovation, and achievement for all students.

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' 2023 average composite score was 21, higher than the average of Missouri test-takers (20.1) and the national average (19.5).

Students took nearly 1,700 advanced placement exams, with more than 79.5 percent earning college credit.

The district graduation rate is 91.5 percent, with 64.3 percent attending college or post-secondary institution and 15.6 percent in an industry recognized credentialing an occupational area. Additionally, 48 students earned their high school diploma and an associate's degree through the district's early college program.

| BOONE COUNTY PUBLIC SCHOOLS | | |
|---|-----------------|---------------------------------|
| School | 2023 Enrollment | Student-Classroom Teacher Ratio |
| Columbia Public Schools | 18,801 | 17:1 |
| Southern Boone Public Schools (Ashland) | 1,941 | 16:1 |
| Hallsville Public Schools | 1,496 | 18:1 |
| Centralia Public Schools | 1,302 | 17:1 |
| Harrisburg Public Schools | 572 | 16:1 |
| Sturgeon Public Schools | 389* | 13:1* |

Source: DESE Missouri Comprehensive Data System

**Figures as of 2022*



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 371 degrees and certificates through 13 colleges and schools. Among Missouri's public universities, Mizzou grants 30% of bachelor's degrees, 16% of master's degrees and 42% of doctoral degrees. MU has 31,543 students from every U.S. state and more than 100 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, missouri.edu/visit.

COLUMBIA COLLEGE was founded in 1851 in Columbia, Missouri, and has helped students advance their lives through higher education for more than 170 years. As a private, nonprofit, liberal arts and sciences institution, the college takes pride in its small classes, experienced faculty and quality educational programs. The college, accredited by the Higher Learning Commission, has over 20 locations, including 14 venues on military installations and offers day, evening and online classes. Columbia College has more than 98,000 alumni worldwide. Contact Columbia College at 573-875-7352 or 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. MACC is located at Parkade Center, 601 Business Loop 70 West, 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. Columbia, MO 65203; 573-447-3311; and 601 Business Loop 70 West, Columbia, MO 65203; 573-777-5885, www.centralmethodist.edu.

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, Columbia, MO 65203; 573-449-8170, www.williamwoods.edu.

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, adult and continuing education. CACC is located at 4203 S. Providence Road, Columbia, MO 65203; 573-214-3800, www.Career-Center.org.

RANKEN TECHNICAL COLLEGE'S newest location in Ashland, Missouri, leverages 117 years of experience as a leading Midwestern technology school. Ashland offers top programs in Fabrication & Welding, Industrial Maintenance, and Information Technology. Ranken also provides customized workforce development training in Ashland to upskill company employees. Ashland maintains Ranken's high standards, ensuring students receive an excellent education from industry-leading staff.

POST-SECONDARY EDUCATION OPPORTUNITIES WITHIN 50 MILES OF BOONE COUNTY

| School | Enrollment |
|-------------------------------------|------------|
| University of Missouri | 31,013 |
| Columbia College | 6,046 |
| Moberly Area Community College | 4,997 |
| Lincoln University | 1,799 |
| William Woods University | 1,729 |
| State Technical College of Missouri | 2,259 |
| Central Methodist University | 1,017 |
| Stephens College | 532 |
| Westminster College | 593 |
| Columbia Area Career Center | 57 |
| Ranken Technical College | 32 |

Source: IPEDS Data, Fall 2023

THE UNIVERSITY OF MISSOURI



MISSOURI'S BUSINESS COMMUNITY . . .

. . . has benefited from more than 185 years of public and private investment in the University of Missouri, one of America's leading research universities.

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

DEGREES AWARDED WITHIN SELECTED SCIENCE-RELATED FIELDS 2022-2023

| | BACH | MAST | DOCT | PROF | TOTALS |
|---|--------------|------------|------------|------------|--------------|
| College of Agriculture, Food and Natural Resources (includes Animal Sciences; Biochemistry; Applied Social Sciences; Food, Nutrition and Exercise Sciences; Plant Science; and Natural Resources) | 337 | 39 | 26 | — | 402 |
| College of Engineering (includes Chemical and Biomedical; Civil and Environmental; Electrical and Computer Science; Information Technology; Industrial and Systems; Mechanical and Aerospace) | 644 | 96 | 36 | — | 776 |
| College of Health Sciences | 698 | 209 | 7 | 59 | 973 |
| College of Veterinary Medicine | 22 | 14 | 7 | 120 | 163 |
| School of Medicine | — | 28 | 3 | 119 | 150 |
| School of Nursing | 245 | 76 | 7 | 41 | 369 |
| College of Arts and Science | | | | | |
| Biological Sciences | 263 | — | 3 | — | 266 |
| Chemistry | 33 | 4 | 10 | — | 47 |
| Geological Sciences | 13 | 7 | 1 | — | 21 |
| Mathematics & Statistics | 72 | 17 | 7 | — | 96 |
| Physics and Astronomy | 26 | 3 | 2 | — | 31 |
| Total | 2,353 | 493 | 109 | 339 | 3,294 |

MU granted a total of 11,426 degrees in 2023-24. More than 30 percent of degrees awarded were in science, technology, engineering, mathematics or health fields.

MIZZOU IS AN IMPORTANT INVESTMENT

- MU's founders established the first public university west of the Mississippi River and the first state university in the 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 71 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 146 other U.S. schools as "R1 doctoral universities" with "very high research activity."
- MU offers 376 degree and certificate options, including 93 undergraduate degrees, 86 master's degrees, four specialist degrees, 62 doctoral degrees and 131 certificates.
- Among Missouri's public universities, Mizzou grants 30% of bachelor's degrees, 16% of master's degrees and 42% of doctoral degrees.

MIZZOU PROVIDES A FIRST-RATE EDUCATION FOR DIVERSE STUDENTS

- MU has 31,543 students from every U.S. state and 106 countries and is ranked the 4th Best Value among all flagship universities by U.S. News & World Report.
- MU's 2024 freshman class is academically gifted with a strong ACT average of 19.4 compared to the state average of 19.4 and the national average of 19.5. More than 5,955 new freshman joined Mizzou in the fall, up 13.7% from fall 2023.
- 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.
- Each year, more than 6,500 students conduct independent research under the guidance of MU's world-class faculty mentors.
- MU students hold patents and start businesses. They own their intellectual property, manage an angel investment fund, participate in business accelerators and win major venture and pitch competitions.

MISSOURI INNOVATION CENTER

*BRIGHT IDEAS BECOMING
BRILLIANT COMPANIES*

The Missouri Innovation Center, which manages the MU Life Science Business Incubator, provides a full-service commercialization program for new, high-growth business ventures, some based on MU faculty and student innovations.

DISCOVERY RIDGE RESEARCH PARK

*WHERE SCIENCE
GOES TO WORK*

Discovery Ridge is an emerging research park where tenants leverage university innovations in agriculture, health, engineering, biology and other areas.

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 researchers who work together to solve problems in human and animal health, the environment and agriculture.

RESEARCH REACTOR

*PROVIDING QUALITY
NUCLEAR PRODUCTS &
SERVICES*

Scientists at the MU Research Reactor, the highest-power university nuclear reactor in the U.S., conduct ground-breaking research and develop life-saving pharmaceuticals for cancer patients.

- Mizzou offers students many real-life experiences and hands-on learning opportunities. Examples include managing the campus floral shop, opening a retail store in the student center, working at the country's only university-owned TV network affiliate, performing at national venues, teaching children of all ages, preparing income taxes for families, providing health care and much more.

MISSOURI 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 and four National Institutes of Health animal model resource centers to help transform research findings into therapies and technologies to improve our health and quality of life. The university provides industry partners with faculty expertise, licensable innovations, state-of-the-art instrumentation, and research and business infrastructure assistance.
- MU generated an estimated \$500 million in research expenditures in FY2024. Almost 1,000 distinct investigators received 1,383 awards, most coming in the form of highly competitive grants from agencies like the National Institutes of Health and the National Science Foundation. There were 74 awards over \$1 million.
- 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 University of Missouri System's NextGen Precision Health Initiative 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. In October 2021, MU opened the Roy Blunt NextGen Precision Health building, which integrates multidisciplinary laboratory space with advanced analytical instrumentation, computational processing and pilot-scale manufacturing to create a comprehensive research pipeline.

MISSOURI POWERS THE ECONOMY

- As the state's largest and most comprehensive university, Mizzou's reach and impact extend far beyond its campus boundaries. According to a recent economic impact report, the reach generated \$5 billion for the state's economy in fiscal year 2021, supported nearly 50,000 jobs and contributed \$281.8 million in state and local taxes.
- MU is making bold investments in faculty, programs and infrastructure updates. These include MizzouForward, a 10-year, \$1.5 billion plan promoting excellence in research, student success and engagement; the NextGen Precision Health initiative, focused on developing treatments and solutions to some of the most pressing challenges in health care; and a \$20 million expansion to the MU Research Reactor.
- With 18,483 employees, MU is one of the largest employers in Missouri.
- Mizzou educates the workforce, granting 11,426 degrees in 2023-24. More than 30 percent of degrees awarded were in science, technology, engineering, mathematics and health fields.
- MU has 365,780 alumni worldwide, 197,639 alumni in Missouri, 37,091 alumni in the Kansas City area and 73,141 alumni in St. Louis.

MISSOURI 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 FY23, Mizzou researchers disclosed more than 100 inventions and received 19 U.S. patents.
- MU 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.



- Mizzou's new TechHub, support by the National Science Foundation, is designed to jump-start translational research by providing training, mentoring, wrap-around support and funding opportunities for MU students, faculty and staff. It is one of several accelerators on campus offering get-to-market strategies.
- Entrepreneurship education at MU creates economic opportunities for students and teaches them to think unconventionally, problem solve, take risks and persevere. For example, the new Griggs Innovators Nexus in the MU Student Center offers programs like Entrepreneur Quest, which has awarded more than \$223,000 in funding since 2018 to help students translate their ideas into scalable businesses.

MISSOURI FACULTY EXCEL AT TEACHING, RESEARCH AND THEIR FIELDS

- MU's faculty bring discoveries and creative achievements into the classroom, publish more than 2,650 books and scholarly articles each year, and attract millions of dollars from public and private sources.
- MU's Interdisciplinary Plant Group is an internationally recognized community of more than 50 faculty-led teams of plant scientists that transcends traditional boundaries to tackle food security and other issues.
- The Missouri Agricultural Experiment Station extends research generated by the College of Agriculture, Food and Natural Resources to nearly 14,000 acres across Missouri to meet the needs of agricultural producers and natural resource managers. These MU laboratories provide research faculty with a wide variety of real-world conditions to test and develop strategies for agricultural production, based on

the geographical and climatic differences of a diverse state.

- Examples of recent grants: \$20 million from the Advanced Research Projects Agency for Health to develop a new cancer therapeutic; \$20 million from the Environmental Protection Agency to rejuvenate Missouri rural communities affected by extreme weather; \$11 million from the USDA to help reduce obesity rates; \$10 million from Inkfish LLC to deploy air and wastewater pathogen testing technologies; \$8 million from the U.S. Department of Education for new bullying prevention strategies; \$3 million from the National Institutes of Health to reduce arterial stiffening due to aging; and \$2.4 million from the National Science Foundation to breed crops that can better handle stress from heat and drought.

MISSOURI SERVES THE PUBLIC GOOD

- MU is classified by the Carnegie Foundation for the Advancement of Teaching as a "Community Engaged Campus" for stellar public service.
- MU Health Care's more than 8,000 employees work at one of the state's most comprehensive health care networks, which includes seven hospitals and approximately 50 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.
- 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.

ROY BLUNT NEXTGEN PRECISION HEALTH BUILDING

PERSONALIZED HEALTH SOLUTIONS FOR MISSOURIANS AND BEYOND

As part of the statewide initiative, this world-class facility brings expert health researchers and clinicians together under one roof in search of solutions to the world's greatest health challenges.

DALTON CARDIOVASCULAR RESEARCH CENTER

CENTER OF EXCELLENCE IN CARDIOVASCULAR RESEARCH

Dalton Center scientists from biochemistry, engineering, medicine, physiology, veterinary medicine and other areas address health problems like hypertension, cancer, cystic fibrosis and heart disease.

SHARED RESOURCES FOR RESEARCH

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

Mizzou Cores:

*Advanced Light Microscopy
Animal Modeling
Bioinformatics and Analytics
Cell and Immunobiology
Cognitive Neuroscience Systems
Electron Microscopy
Flow Cytometry
Gehrke Proteomics Center
Genomics Technology
Laboratory for Infectious Disease Research
Metabolics Center
Molecular Interactions
Nuclear Magnetic Resonance
PET Imaging Center
Plant Transformation
Small Animal Phenotyping
X-Ray Microanalysis Core*

This list changes periodically. Visit research.missouri.edu for the latest information.



ROY BLUNT NEXTGEN PRECISION HEALTH BUILDING

COST OF LIVING 2023

COST OF LIVING COMPOSITE INDEX

| Metro | Index | Grocery | Housing | Utilities | Transport. | Health | Misc. |
|---------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Joplin, MO | 85.2 | 94.6 | 68.1 | 108.3 | 81.3 | 94.5 | 89.4 |
| St. Louis MO-IL | 89.7 | 99.3 | 78.9 | 97.2 | 95.1 | 83.4 | 91.8 |
| Springfield, MO | 89.6 | 96.2 | 79.7 | 83 | 89.8 | 97.3 | 95.5 |
| Columbia, MO | 90.5 | 96.7 | 82.1 | 96.8 | 86.7 | 99.4 | 93.1 |
| Kansas City, MO-KS | 90.1 | 98.1 | 84.2 | 104.7 | 88.8 | 83.4 | 88.9 |
| Missouri | 89 | 97 | 78.6 | 98 | 88.3 | 91.6 | 91.7 |
| U.S. Average | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |

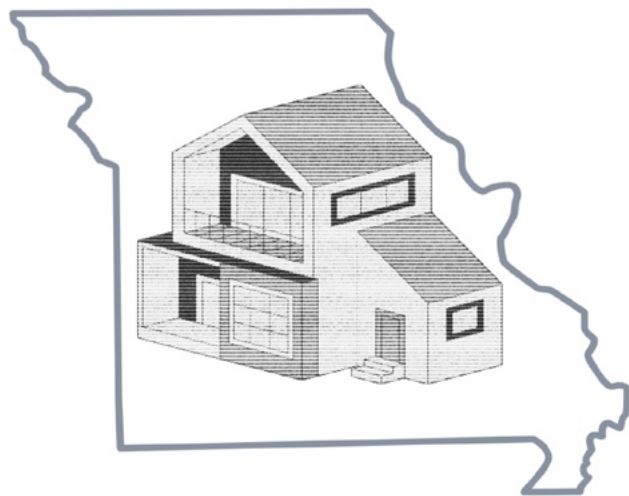
As of 2023, Missouri is ranked 6th Lowest Cost of Living in the United States

Source: C2ER Cost of Living Index 2023 Third Quarter

HOUSEHOLD INCOME

| Income | Columbia |
|-----------------------|----------|
| <\$10,000 | 6.3% |
| \$10,000 - \$14,999 | 2.1% |
| \$15,000 - \$24,999 | 8.4% |
| \$25,000 - \$34,999 | 8.0% |
| \$35,000 - \$49,999 | 11.2% |
| \$50,000 - \$74,999 | 16.7% |
| \$75,000 - \$99,999 | 13.1% |
| \$100,000 - \$149,999 | 18.6% |
| \$150,000 - \$199,999 | 8.3% |
| >\$200,000 | 7.3% |
| Total # of Households | 76,762 |
| Median | \$69,218 |
| Mean | \$89,828 |

Source: U.S. Census Bureau, 2023 ACS Inflation-Adjusted

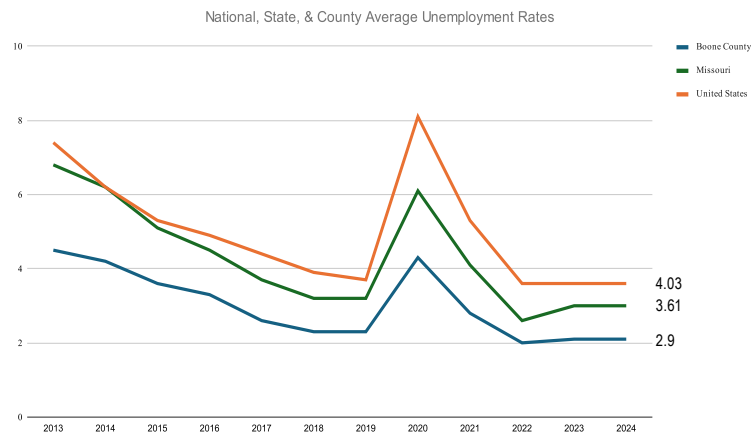


MEAN HOURLY WAGE RATE FOR AREA MSAS

| | Columbia | St. Louis | Kansas City |
|--|----------|-----------|-------------|
| Bookkeeping, Accounting, & Auditing Clerks | \$21.41 | \$23.79 | \$23.35 |
| Computer Programmers | \$34.38 | \$42.94 | \$41.22 |
| Database Administrators | \$39.08 | \$44.85 | \$56.93 |
| First-Line Supervisors of Production & Operating Workers | \$32.29 | \$34.55 | \$34.74 |
| Industrial Production Managers | \$55.85 | \$59.34 | \$59.45 |
| Laborers and Freight, Stock & Material Movers | \$16.92 | \$19.72 | \$19.57 |
| Office Clerks, General | \$19.98 | \$21.51 | \$21.69 |
| Receptionists and Information Clerks | \$15.71 | \$16.82 | \$17.02 |
| Transportation and Material Moving Occupations | \$19.20 | \$21.58 | \$22.18 |

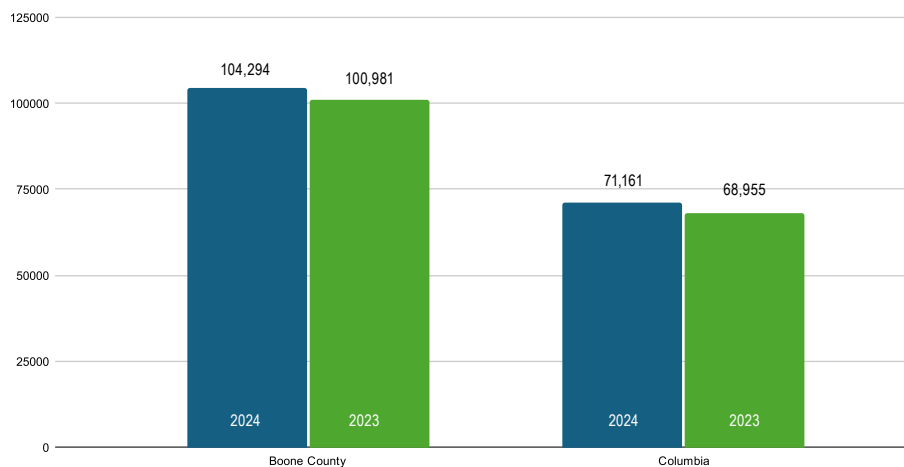
Source: Mo. DED/MERIC, U.S. Dept. of Labor Bureau of Labor Statistics; 2023 Wage Estimates

NATIONAL, STATE AND COUNTY AVERAGE UNEMPLOYMENT RATES



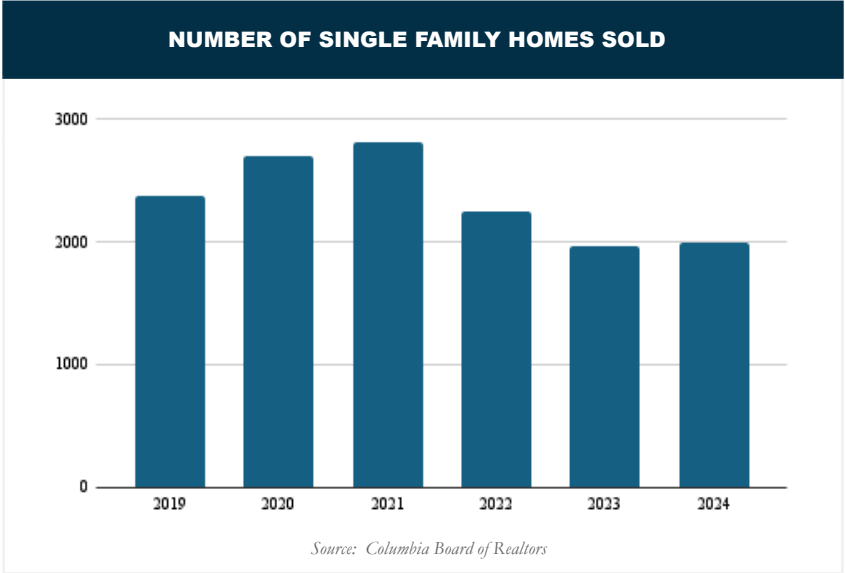
Source: Missouri Economic Research and Information Center yearly averages

LABOR FORCE



Source: Missouri Economic Research and Information Center, December 2024, not seasonally adjusted

HOUSING



| AVERAGE SOLD PRICES | | | | | |
|--------------------------------------|-----------|-----------|-----------|-----------|-----------|
| | 2020 | 2021 | 2022 | 2023 | 2024 |
| Single Family Homes | \$256,986 | \$292,860 | \$328,319 | \$343,436 | \$372,329 |
| Existing Single Family Homes | \$250,135 | \$287,317 | \$318,997 | \$331,729 | \$359,589 |
| New Construction Single Family Homes | \$299,660 | \$325,075 | \$391,955 | \$401,794 | \$433,427 |

Source: Columbia Board of Realtors



COMMUNITY

| COLUMBIA RACE DISTRIBUTION | |
|--|-------|
| White | 74.3% |
| African American | 12.1% |
| Asian | 6.1% |
| Hispanic/Latino | 4.3% |
| American Indian/Alaskan Native | 0.2% |
| Native Hawaiian/Pacific Islander | 0.1% |
| Two or more races | 6.1% |
| Source: U.S. Census Bureau, Population Estimates, 2024 | |

| CLIMATE | |
|---|----------|
| Average Temperature | 56.5°F |
| Mean High Temperature | 88.5°F |
| Mean Low Temperature | 22.5°F |
| Average Annual Precipitation - Rainfall | 41.29 in |
| Average Annual Snow Fall | 15.9 in |
| Source: U.S. Climate Data 2024 | |

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.

| TOTAL CONSTRUCTION | | | | |
|--|------------------|------------------|--------------|---------------|
| | City of Columbia | | Boone County | |
| | Permits | Valuation | Permits | Valuation |
| 2024 | 1,275 | \$455,806,261.72 | | |
| 2023 | 2,145 | \$315,275,083 | 893 | \$131,300,981 |
| 2022 | 883 | \$266,910,877 | 893 | \$131,300,981 |
| 2021 | 1,139 | \$339,137,558 | 997 | \$168,877,323 |
| 2020 | 860 | \$214,650,234 | 1186 | \$145,725,723 |
| 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 |
| Single Family Construction | | | | |
| 2024 | 375 | \$163,636,428 | | |
| 2023 | 274 | \$122,307,051 | | |
| 2022 | 282 | \$106,731,936 | 244 | \$83,351,248 |
| 2021 | 457 | \$152,419,237 | 311 | \$89,363,320 |
| 2020 | 374 | \$121,151,061 | 378 | \$85,265,141 |
| 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 |
| Sources: showmeboone.com, City of Columbia | | | | |

| HEALTHCARE | |
|---|-----------|
| Hospital Name | Bed Count |
| University Hospital and Clinics | 740 |
| Boone Hospital Center | 281 |
| Harry S. Truman Memorial Veterans' Hospital | 130 |
| TOTAL | 1,151 |
| Sources: American Hospital Directory, Inc.; VA 2023 | |

TAXES

BOONE COUNTY COMMERCIAL PROPERTY TAX RATE*

| | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| State | .0300 | .0300 | .0300 | .0300 | 0.0300 | 0.0300 | 0.0300 |
| County | .2834 | .2820 | .2820 | .2674 | 0.2836 | 0.2836 | 0.2846 |
| City | .4075 | .4032 | .4032 | .4032 | 0.4078 | 0.4075 | 0.4100 |
| Columbia Public Schools | 5.7195 | 5.6731 | 5.6661 | 5.6932 | 6.0984 | 6.0988 | 6.1425 |
| Columbia/Boone County Library District | .3058 | .3022 | .3022 | .3022 | 0.3064 | 0.3064 | 0.3091 |
| Surtax** | .6100 | .6100 | .6100 | .6100 | 0.6100 | 0.6100 | 0.6100 |
| TOTAL | 7.3562 | 7.3005 | 7.2935 | 7.3206 | 7.7362 | 7.7363 | 7.7862 |

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

Sales tax for 2024 in Columbia is 7.975%, except in TDD designated areas which may have a tax rate as high as 8.475%. 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.

PROPERTY TAX

Personal property equipment is assessed at 33 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 573-886-4270.

MISSOURI CORPORATE INCOME TAX

Starting January 1, 2020, Missouri's corporate income tax rate dropped to 4%, 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.

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 www.labor.mo.gov/DES.

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%.

INCENTIVES

An incentive program, based on Chapter 100 Revenue Bonds, is available in Boone County for large capital investment projects. An Economic Development Job Creation Rider is available for new industrial customers or existing industrial customers who expand their business and add new jobs within the electric service area of the Columbia Utilities Department.

Contact REDI staff for more information at 573-442-8303.



TRANSPORTATION

Access to major highways, a regional airport with a new terminal 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 daily round trips between Columbia Regional Airport (COU), Chicago O'Hare International Airport (ORD), and Dallas/Fort Worth International Airport (DFW). Columbia Regional Airport is located 10 minutes south of Columbia off U.S. Highway 63. The airport's primary runway (2-20) is 7,400 ft long. The crosswind runway (13-31) is 5,500 ft long. Visit www.flycou.com.

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 Blackhawk Aero. Visit www.blackhawk.aero.

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

NEW AIRPORT TERMINAL

The terminal at Columbia Regional Airport has four gates with passenger boarding bridges and is three times larger than the old terminal. And, parking is free!

It includes a sensory room, increased seating and electronic charging stations and an indoor pet relief area, as well as expanded restrooms, including a mothers' room.

This terminal is a designated Percent for Art project. One percent of the total budget of the new construction was set aside for site-specific public art.

BUS SERVICES AND PUBLIC TRANSIT

Columbia has a public bus system that uses a combination of electric, compressed natural gas, and diesel buses. Go COMO transit operates both fixed route and door to door Paratransit services for qualified individuals. Greyhound, Mo-X shuttles to the St. Louis airport, and charter services are also available to travelers.

RAILROADS

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

INFRASTRUCTURE IMPROVEMENTS

The Missouri Department of Transportation (MoDOT) released a five-year spending plan for bridge and road projects. The Statewide Transportation Improvement Program (STIP) proposed spending around \$7.6 billion from FY2023-FY2027.

One of MoDOT's first projects is underway to improve a 20-mile stretch of I-70 from U.S. 63 in Columbia to U.S. 54 in Kingdom City. Construction is ongoing with an anticipated completion date in late 2027.

ROADWAYS

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

UTILITIES

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

The Consolidated Public Water Supply District operates a reliable network of water mains, wells and storage facilities throughout Boone County.

ENERGY EFFICIENCY LOANS

Commercial and residential loans are available to home and business owners. Loans may be used toward an energy efficiency assessment, air conditioner, heat pump, natural gas furnace, lighting, solar water heater, or solar energy system.

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. In 2022, Socket Telecom received over \$5 million to expand broadband infrastructure in northern Boone County as part of a \$42.2 million federal grant to the state of Missouri.

SEWER

The City of Columbia owns and operates the Columbia Wastewater Treatment Plant and Constructed Wetland Treatment Units. The plant is currently permitted with a design capacity of 25.2 MGD with an average daily flow of 14.2 MGD.



IRONSTAR WIND (2029)

Invenergy Transmission has continued working on the right-of-way acquisition through property easements in Missouri and Kansas, with the majority of those easements in place as of 2023. As a result of a need to amend their Certificate of Convenience and Necessity due to the converter station changing locations, this project will return to the Missouri PSC in 2023. The anticipated delivery date is 2029.

COLUMBIA LANDFILL GAS

In 2023, The Landfill Gas Energy Plant produced 13,521 MWH of energy at a cost of \$43.99 per MWH, which was 1.10% of Columbia's energy system total.

TRUMAN SOLAR

In 2023, the Truman Solar facility produced 22,698 MWH of energy at a cost of \$44.81 per MWH, which was 1.84% of Columbia's energy system total.

Source: The City of Columbia's 2024 Renewable Energy Plan



BOONE COUNTY COMMUNITIES

ASHLAND

Ashland, Missouri, located in southern Boone County and conveniently situated on Highway 63, is one of the region's fastest growing communities, growing from 3,707 to 4,747 between 2010 and 2020. The City estimates the population today to be around 5,250 based on building permit data.

As the population continues to grow, residents still enjoy the quaint, small-town ambiance along with the excellent Southern Boone County School District, boutique storefronts and a robust housing market that offers a variety of price points.

Many residents enjoy the easy commute to Columbia or Jefferson City, both less than 15 minutes away on U.S. Highway 63. The Columbia Regional Airport on the northern edge of the City is just minutes from downtown Ashland, making the City an ideal location for economic investment. Ashland is home to the Cartwright Business and Technology Park and its Amazon distribution facility, Ranken Technical College and Lakeside Ashland, a first of its kind outdoor movie theater and event venue.

The City has welcomed two new residential subdivisions over the last year and has added new businesses, ranging from large commercial projects to small entrepreneurial businesses.

The City of Ashland website, www.ashlandmo.us, has additional details about City government and services, staff directory, and links to other important entities and offerings.

HALLSVILLE

Hallsville, Missouri is located just 10 miles north of I-70 and boasts a charming small-town feel and an exceptional school district. For a day trip, Hallsville features several service businesses, delightful food establishments, a newly built Farmer's Market, and an upgraded community park.

Further information can be found on the city's official website at www.hallsvillemo.org or on its Facebook page, City of Hallsville, Missouri.

CENTRALIA

Located just 25 miles northeast of Columbia, Centralia beckons you with its rich history and a forward-looking vision for growth. Established in 1857 as a strategic railway station, Centralia has evolved into a dynamic city with a central location served by national rail lines—Norfolk Southern, Kansas City Southern, and the COLT Railroad.

Centralia boasts a diverse economic landscape, home to Hubbell Power Systems, the largest manufacturer in Boone County. Recognized globally for its excellence in manufacturing and distribution of electrical distribution systems equipment, Hubbell Power Systems proudly calls Centralia its home.

Centralia thrives on the heartbeat of its local community. From charming boutiques to cozy cafes, Centralia is a place where local entrepreneurs are not just welcomed; they are celebrated. In its commitment to economic growth, Centralia has established an Enhanced Enterprise Zone (EEZ).

This initiative extends aggressive tax benefits, providing a welcoming environment for both new and expanding industrial employers. We believe in fostering a climate where businesses can thrive, ensuring a vibrant and sustainable future for all. Explore Centralia's offerings beyond its economic prowess on the City's website, www.centraliamo.org.

STURGEON

Located at the northern border of Boone County, Sturgeon is approximately two miles east of U.S. 63, along Highway 22. The town, founded in 1856, currently has just over 900 residents.

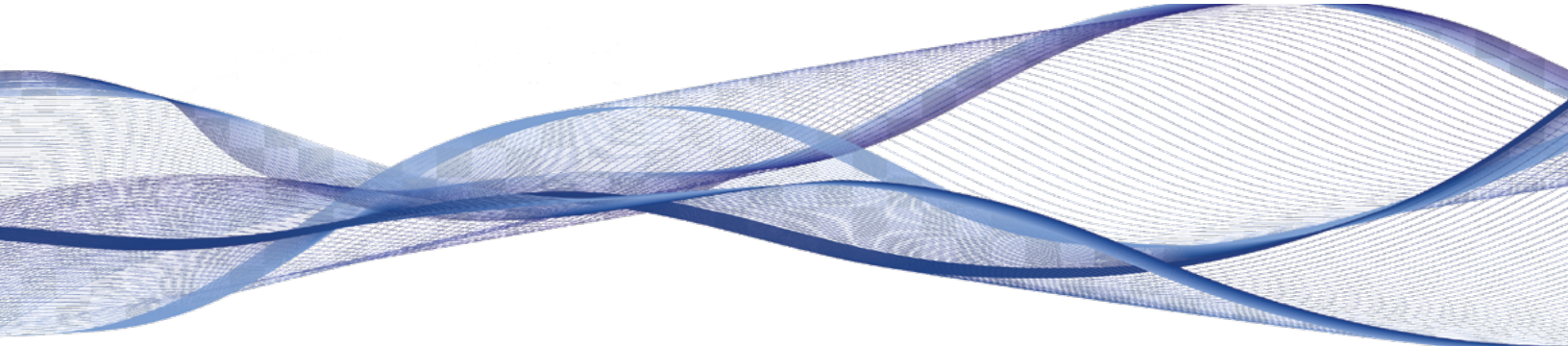
Small town values, guided growth, preservation of historical, cultural and natural heritage are just a few of the core principles that makes the City of Sturgeon a wonderful place to call home. A new subdivision is currently under construction in 2024.

The City of Sturgeon website, www.sturgeon-mo.org, has more information about the community, city services, schools, utilities and local businesses.



Regional Economic Development Inc.

IEDC ACCREDITED



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 Principe Italia to locate their U.S. facilities. Aurora Organic Dairy and American Outdoor Brands also chose Columbia/Boone County for their new state-of-the-art facilities, and long-time manufacturers like Solventum 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.

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