

2009

**A BRIEF COMMUNITY AND ECONOMIC PROFILE
MORGANTOWN AND MONONGALIA COUNTY,
WEST VIRGINIA**

The # 1 Ranked Small City in the Country (bizjournals.com)
One of Best Small Metro Areas for “Business and Careers” (Forbes)
One of the top “Smart Places to Live” (Kiplinger’s)
One of the Top “Boom Towns” (Inc.)
One of the Best Quality of Life and Knowledge Worker Metros (Expansion Manage.)
One of Best Small Towns to Live (Men’s Journal)
One of the Best Sports Cities (Sporting News)

Prepared by Donald Reinke, CECd, AICP
President, Morgantown Area Economic Partnership
Director, Monongalia County Development Authority

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OVERVIEW

Monongalia County, with a population of 88,000 people, is located in the in the north central part of West Virginia. Morgantown, the county seat, is the educational, medical, cultural and commercial hub of the region. Morgantown is home to West Virginia University, one of the top research universities in the country, with an enrollment of over 28,000 students.

The **AGreater Morgantown Area Has More@** in terms of what it offers for business development and expansion. The area excels in such important business location attributes as labor force, transportation facilities, market location, and quality of life. Morgantown is frequently ranked as one of the top cities and metropolitan areas in the country in terms of both quality of life and business climate by national publications and periodicals such as *Forbes, Inc,* and *Kiplinger's*.

This area is one of the major population and economic growth areas in the State. The presence of West Virginia University, a large health care industry, and the emerging growth of the advanced-technology development in the AI-79 High-Tech Corridor@ help to insure a bright and prosperous economic future for the community. Consider locating your business here, and growing with us!

LOCATION

| Highway Distance from Morgantown | |
|---|------------|
| Pittsburgh, PA | 77 |
| Charleston, WV | 155 |
| Columbus, OH | 205 |
| Cleveland, OH | 219 |
| Washington, DC | 213 |
| Baltimore, MD | 215 |
| Philadelphia, PA | 327 |
| Toronto, Canada | 384 |
| Charlotte, NC | 385 |
| New York, NY | 393 |
| Norfolk, VA | 407 |
| Chicago, IL | 528 |

POPULATION

Total Population: Morgantown, Monongalia County, and Area, 1970-2009

| Year | Morgantown | Monongalia County | Area ¹ |
|------|------------|-------------------|-------------------|
| 1970 | 29,431 | 63,714 | NA |
| 1980 | 27,605 | 75,024 | 410,500 |
| 1990 | 25,879 | 75,509 | 381,100 |
| 2000 | 26,809 | 81,866 | 387,400 |
| 2009 | NA | 88,640 | NA |

¹ Represents Monongalia County and six contiguous counties including:

| | |
|--------------|---------|
| Fayette (PA) | Preston |
| Green (PA) | Taylor |
| Marion | Wetzel |

Selected Population Statistics, Monongalia County, 2009

| | |
|------------------------------|---------------|
| Population | 88,640 |
| Households | 37,670 |
| Median Age | 31.25 |
| Persons Per Household | 2.15 |

Race and Ethnicity, Monongalia County, 2009

| Race/Ethnicity | Number | Percent |
|------------------|---------------|--------------|
| White | 81,530 | 92.0 |
| African American | 3,380 | 3.8 |
| Asian/Other | 2,550 | 2.9 |
| Hispanic | 1,180 | 1.3 |
| Total | 88,640 | 100.0 |

CLIMATE

Temperature, Mean Annual (F): 52 degrees
January Mean Temperatures (F): High - 37 degrees, Low - 21 degrees
July Mean Temperatures (F): High - 83 degrees, Low - 63 degrees
Annual Average Rainfall, inches: January - 2.5, July - 4.3, Annual - 41.2
Annual Average Snowfall, inches: 30-45 depending on elevation.
Prevailing Winds: Westerly
Normal Heating Degree Days: 4,697
Normal Cooling Degree Days: 826

GENERAL COMMUNITY INFORMATION

Elevation: Range is from a low of 960' in Morgantown to a high of 2100' at Cooper's Rock.
Land Area, County: 369 square miles

GOVERNMENT

Morgantown: Mayor and 6 Council members, City Manager
Monongalia County: 3 Commissioners, County Administrator

Police-City: 60 sworn officers
County: 35 sworn officers
State: 22 full-time troopers

Fire Depts.-City: 48 paid firefighters plus volunteer support, 1 central and 2 satellite fire companies; ISO Class 3
County: 12 volunteer companies

Planning: Both the City of Morgantown and Monongalia County have Planning Commissions.
Zoning: The City of Morgantown has zoning. The County has a flood plain protection ordinance, but it does not have zoning.

LODGING AND RETAIL OUTLETS

Motels/hotels 20
Bed & Breakfasts 1

Major Shopping Malls/Centers 4

FINANCIAL INSTITUTIONS

The County is served by sixteen financial institutions.

CHURCHES

There are over 70 different congregations representing over 30 different religious affiliations in Monongalia County.

CIVIC CLUBS

There are over 25 civic organizations in Monongalia County.

EDUCATION

Public Schools: Monongalia County offers one of the best public school systems in the United States. *Offspring* and *Expansion Management* Magazines have both rated the county school system as one of the best public school systems in the country. More specific information on the school system for the 2007-2008 school year is as follows:

Number of Public and Private Schools, Monongalia County, 2007-2008

| Type of School | # Public | # Private |
|--------------------------------|-----------|------------|
| Elementary Schools (PK-6) | 12 | 6 |
| Middle Schools (varies 6-8) | 4 | 6 |
| High Schools (varies 9-12) | 3 | 3 |
| Technical Center | 1 | |
| Alternative Education | 2 | |
| Total Number of Schools | 22 | 15* |

* Some of the private schools incorporate more than one type, or grade range, of school.

Selected Public School Statistics, Monongalia County, 2007-2008

| | |
|--|----------------|
| Total Public School Enrollment | 10,221 |
| Total Graduates (from three high schools) | 651 |
| Average SAT Test Scores (Math) | 527 |
| Average SAT Test Scores (Verbal) | 531 |
| Per Pupil Expenditure | \$9,677 |
| Pupil/Teacher Ratio | 14.9:1 |
| # of Child Care Centers (Private) | 15 |
| Schools with High Speed Internet Access | 100% |
| Student/Computer Ratio | 3:1 |

West Virginia University: Morgantown is the home of West Virginia University (www.wvu.edu), the flagship institution of higher education in the State. A public land-grant institution, founded in 1867, the University's 13 colleges and schools offer 185 bachelors, masters, doctoral and professional degree programs. WVU is classified as a Research University (High Research Activity) by the Carnegie Foundation for the Advancement of Teaching, and as such, is one of the nation's top research universities. Students come from all counties in West Virginia, all states in the United States, and approximately 100 other nations. The Student Guide to America's Best 100 College Buys consistently puts WVU in its top 100 based on academics and low tuition costs. Fall 2008 enrollment was over 28,840 students, and there were 5,806 degrees granted in the 2007-2008 academic year.

Other Post-Secondary Schools: Other nearby post-secondary schools and colleges include Fairmont State University in Fairmont; Salem International University in Salem; the West Virginia Junior College in Morgantown, and Waynesburg College in Waynesburg, Pennsylvania.

LIBRARIES

The Morgantown Public Library System consists of the main facility in downtown Morgantown as well as four branches located in the Cheat Lake Area, Clinton District, Clay-Battelle, and Aull Center. One library card can be used throughout the entire Northern Library Network. Free public access Internet terminals with word processing capability are available. The library system also offers a wide variety of free day and evening programs.

LIBRARIES (Continued)

The West Virginia University Library supports the teaching, research, and service functions of the University. The libraries contain close to 1.7 million physical volumes with access to 26 million volumes through a book-sharing consortium. The libraries also provide access to 130 databases and more than 10,000 online full-text journals. The West Virginia & Regional History Collection contains more than 5 million manuscript items, and a new WV History OnView web site catalogs thousands of historical photos. The library system includes five libraries: the Downtown Campus Library, the Charles C. Wise Jr. Library, the Law Library, the Health Sciences Library and the Evansdale Library.

HEALTH CARE

Hospitals: The Monongalia General Hospital is an accredited, community-based hospital providing a full range of inpatient, surgical, medical, outpatient, and emergency room services. As a 189-bed general hospital, the Hospital boasts a medical staff of over 265 specialists and primary care physicians. Over 90 % of the physicians on the Mon General medical staff are Board Certified. Mon General is the flagship of Monongalia Health System (MHS), an integrated health care delivery system, which offers a full range of health care services. In addition to Mon General Hospital, Monongalia Health System's network of affiliates includes Monongalia Emergency Medical Services, Mon Health-Care Equipment and Supplies, Morgantown Hospice, The Foundation of Monongalia General Hospital, The Village at Heritage Point, Surgical Eye Center of Morgantown, The Sleep Center of Mon General Hospital, The Wound Healing Center of Mon General, Regional Healthcare Associates, and an ownership interest in HealthSouth Mountainview Regional Rehabilitation Hospital and HealthWorks Rehab & Fitness. MHS=s web site is www.monhealth.com.

The Robert C. Byrd Health Sciences Center of West Virginia University offers a full range of health care, provided by WVU faculty physicians and associated professionals. Ruby Memorial Hospital is a 370-bed teaching hospital, which includes WVU Children=s Hospital, a same-day surgery center, a skilled nursing unit, and the region=s only Level 1 trauma center. Also on the health science campus are the Mary Babb Randolph Cancer Center, Chestnut Ridge psychiatric hospital, the Sleeth Family Medicine Center, and HealthSouth Mountainview Regional Rehabilitation Center. WVU also hosts a major facility of the National Institute for Occupational Safety and Health. The campus is home to the state=s helicopter ambulance service and is served by a nearby Ronald McDonald House. The Health Sciences Center web site is at www.wvu.edu.

Health Clinics:

| | |
|--|---|
| Clay Battelle Community Health Center | Morgantown Orthopedic Association, Inc. |
| WVU - Cheat Lake Medical Associates | Center for Excellence in Disabilities |
| Community Medical Associates | Cheat Lake Urgent Care |
| Physicians Office Center | Monongalia County Health Department |
| Morgantown Ear, Nose and Throat Clinic | Valley Community Mental Health Center |

Morgantown Health Right Clinic

VanVoorhis Family Practice Center

Physicians and Surgeons: There are over 500 physicians and surgeons in Monongalia County; including specialists in everything from allergies to vascular surgery.

Dentists: There are over 100 dentists in Monongalia County, including specialists in such areas as endodontics, orthodontics, periodontics and pediatric dentistry.

HOUSING PRICES (2008)

| | County | U.S. |
|---------------------------|---------------|-------------|
| Median Single Family Sale | \$180,700 | \$173,000 |
| 2BR/Mo. Rent Range | \$600-\$1000 | NA |
| 3BR/Mo. Rent Range | \$700-\$1,200 | NA |

RECREATION AND CULTURAL FACILITIES

| | | |
|--------------------------|----|--|
| Amateur Theater | 2 | |
| Professional Theater | | West Virginia Public Theater |
| Ball Fields | 23 | |
| Biking/Hiking Trails | 2 | 60 miles of trails along Mon River, Deckers Creek, and Cheat Lake. |
| Bowling Facilities | 2 | |
| Basketball Courts | 40 | |
| Outdoor Tennis Courts | 34 | |
| Indoor Tennis Clubs | 2 | |
| Campgrounds, Private | 3 | |
| Campgrounds, Public | 2 | Cooper=s Rock State Park, Chestnut Ridge Park |
| Golf Country Clubs | 2 | Pines Country Club, Pikewood Golf Club. |
| Public Golf Courses | 4 | |
| Fitness Centers | 10 | |
| Indoor Movie Theaters | 4 | 29 screens. |
| Marinas | 6 | 3 on Cheat Lake, 3 on Mon River. |
| Regional Parks | 4 | Chestnut Ridge, Cheat Lake, Mason Dixon, Camp Muffly, Mylan Park. |
| Community Parks | 10 | |
| Playgrounds | 47 | |
| Skiing, Water | 2 | Cheat Lake (1,730 acres) and Mon River. |
| Skiing, Nordic | | Coopers Rock State Park. |
| Skiing, Alpine | | Alpine Lake, Wisp, Canaan Valley, and Seven Springs are nearby |
| Resort and Conf. Cntr. | | Lakeview Resort. |
| Skating Rink | | White Park. |
| Swimming Pools (public) | 4 | Marilla , Krepps, Camp Muffly. |
| State Forest | | Coopers Rock (12,700 acres). |
| WVU Coliseum | | 14,000 seat capacity. |
| WVU Core Arboretum | | 7 hiking trails. |
| WVU Creative Arts Center | | 1,600 seat capacity. |
| WVU Mountaineer Field | | 60,000 seat capacity. |
| WVU Indoor Rec. Centers | 3 | WVU Indoor pool and recreation centers. |

UTILITIES AND SERVICES

| | |
|---------------------------|--|
| Electric Power: | Allegheny Power Company whose rates consistently rank among the lowest in the nation. |
| Natural Gas Supplier: | Dominion Transmission |
| Natural Gas Distributors: | Dominion Hope Mountaineer Gas |
| Fuel Oil Distributors: | 4 local vendors |
| LP Gas Distributors: | 4 local vendors |
| Sewage Treatment: | Morgantown Utility Board System (Secondary treatment, 12 MGD capacity, 65% present load), and 3 PSDs. |
| Water Treatment: | Morgantown Utility Board (Source - Monongahela River, 14.5 MGD capacity, 72% present load) and 8 PSDs, water associations, or municipal (Star City) systems. |
| Solid Waste Disposal: | 2 local vendors |

COMMUNICATIONS

| | | |
|---------------------|---|---|
| AM Radio: | WAJR WCLG | News/Talk/Sports Oldies/News |
| FM Radio: | WCLG WMQC WVAQ WVWU | Classic Rock Adult Contemporary/Oldies Top 40 Alternative Rock |
| Television: | WNPB PBS affiliate WBOY NBC affiliate Comcast Cable: 20 Basic Cable Channels and a variety of upgrade packages. DVR, On-Demand, and Pay-Per-View options are also available. | |
| Newspapers: | Morgantown Dominion Post (Daily) Daily Athenaeum (Daily during WVU school year, weekly in summer) | |
| Postal Service: | 15 Post Offices | |
| Overnight Delivery: | Federal Express, UPS, U.S. Postal Service. | |
| Telecommunications: | Verizon is the primary local exchange service provider. West Side Telecommunications also serves a portion of the County. High-speed Internet access is offered by Comcast , Fibernet, and Verizon. Cellular Phone service is offered by AT&T, Cellular One, Ntelos, Sprint, U.S. | |

Cellular
SELECTED ECONOMIC INDICATORS
Monongalia County, 2009

| | County |
|---|---------------|
| Per Capita Income | \$35,356 |
| Mean Household Income | \$77,571 |
| Tot. Personal Income (million, 2004 \$) | \$2,724.66 |
| Total Retail Sales (million, 2004 \$) | \$1,007.55 |
| Retail Sales per Household (2004 \$) | \$26,745 |

LABOR ANALYSIS

Civilian Labor Force, Monongalia County and State (2008)

| | County | WV |
|-----------------------------------|---------------|-----------|
| Civilian Labor Force | 48,190 | 806,200 |
| Employment | 46,900 | 771,800 |
| Unemployment | 1,290 | 34,300 |
| Unemployment Rate, % | 2.7 | 4.3 |
| Average Annual Wage | \$37,808 | \$35,985 |
| Average Weekly Wage | \$ 727 | \$ 692 |
| Potential Labor Supply | 2,690 | 182,100 |
| Labor Force Participation Rate, % | 66.2 | 56.1 |
| Number of Private Employers | 2,259 | 44,5966 |
| Number of Public Employers | 100 | 3,702 |

Educational Attainment, Population 25 Years and over, Mon. County and U.S., 2000

| | County | WV | U.S. |
|----------------------------------|---------------|-----------|-------------|
| High School Graduate or higher % | 83.6 | 75.1 | 80.3 |
| College Graduate or higher % | 32.5 | 14.8 | 24.4 |
| Graduate or Prof. Degree % | 17.4 | 5.9 | 8.9 |

Occupational Structure by %, Monongalia County and U.S., 2000

| | County | WV | U.S. |
|--|---------------|-------------|-------------|
| Managerial / Professional | 39.1 | 27.9 | 33.6 |
| Service | 16.6 | 16.6 | 14.9 |
| Sales and Office | 25.7 | 26.1 | 26.7 |
| Farming, fishing, forestry | 0.4 | .7 | .7 |
| Construction, extraction, maintenance | 8.6 | 12.3 | 9.4 |
| Production, transportation, materials moving | <u>9.6</u> | <u>16.4</u> | <u>14.6</u> |

Total 100.0 100.0 99.9
LABOR ANALYSIS, (Continued)

**Industry Sector by Percent of Nonfarm Payroll Employment
 Monongalia County (2000 and 2008), State (2008), and U.S. (2008)**

| Industry Sector | Mon. County Employ. 2000 | Mon. County Percent 2000 | Mon. County Employ. 2008 | Mon. County Percent 2008 | State Percent 2008 | U.S. Percent 2008 |
|--------------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------|--------------------------|
| Natural resources and mining | 530 | 1.3 | 640 | 1.2 | 4.0 | .6 |
| Construction | 1,640 | 3.9 | 2,240 | 4.1 | 5.0 | 5.3 |
| Manufacturing | 2,340 | 5.5 | 3,360 | 6.1 | 7.4 | 9.8 |
| Trade, transportation, and utilities | 6,200 | 14.7 | 7,670 | 14.0 | 18.6 | 19.2 |
| Information | 600 | 1.4 | 590 | 1.1 | 1.5 | 2.2 |
| Financial activities | 1,260 | 3.0 | 1,430 | 2.6 | 3.9 | 5.9 |
| Professional and business services | 3,220 | 7.6 | 4,330 | 7.9 | 8.0 | 13.0 |
| Education and health care | 8,700 | 20.6 | 11,640 | 21.2 | 15.4 | 13.8 |
| Leisure and hospitality | 3,950 | 9.3 | 5,840 | 10.7 | 9.6 | 9.8 |
| Other services | 2,140 | 5.1 | 2,340 | 4.3 | 7.3 | 4.0 |
| Fed. Govt | 1,510 | 3.6 | 1,270 | 2.3 | 3.0 | 2.0 |
| State. Govt. | 7,540 | 17.8 | 10,630 | 19.4 | 6.1 | 3.8 |
| Local Govt. | 2,650 | 6.3 | 2,830 | 5.2 | 10.2 | 10.6 |
| Total | 42,280 | 100.1 | 54,810 | 100.1 | 100.0 | 100.0 |

Sources: Workforce WV; U.S. Bureau of Labor Statistics

TRANSPORTATION

Highways Serving Area: I-68 and 79; US 19 and 119; WV 7, 100 and 218.
Transit: Mountain Line (Local Bus Service), WVU Personal Rapid Transit (Monorail)
Railroads: Norfolk-Southern RR offers daily freight service.
Air: Morgantown Municipal Airport (Hart Field) offers daily commuter service to Northern Virginia's Dulles International Airport. Pittsburgh International Airport is a 90-minute drive northwest of Morgantown.
Water: Monongahela River is a navigable waterway with a 9 foot channel depth.

TAXES

Local Property Tax (2010 Tax Year):

Rate on each \$100 valuation. Valuation based on 60 percent of assessed valuation.

| | Class II | Class III & IV |
|------------|----------|----------------|
| County | 1.0420 | 2.0840 |
| Morgantown | 1.2920 | 2.5840 |

Class II: Owner-occupied houses.

Class III & IV: All other assets not in Class II -- most notably commercial and industrial property.

Municipal Business & Occupation Tax: Charged to businesses located within the municipal boundaries of Morgantown, Westover, and Star City. The tax rates vary according to the type of business and the taxes are based on one hundred dollars of gross income. Contact the municipal B & O tax clerk for more specific information.

State Sales Tax: 6 percent.

Local Income Tax: There is no city or county income tax.

State Income Tax: All taxpayers except married filing separate returns:

| TAXABLE INCOME | TAX LIABILITY |
|-------------------|---------------------|
| Over But not over | Plus Of Excess Over |
| \$ 0 \$10,000 | \$ 0 3.0% \$ 0 |
| 10,000 25,000 | 300 4.0% 10,000 |
| 25,000 40,000 | 900 4.5% 25,000 |
| 40,000 60,000 | 1,575 6.0% 40,000 |
| 60,000 | 2,775 6.5% 60,000 |

Business Taxes: The state of West Virginia presently imposes two primary business taxes: the Corporate Net Income Tax and the Business Franchise Tax. The Corporate Net Income Tax rate is 8.75 percent of the federal taxable income of the corporation for the year. There will be a phased reduction in the tax to 6.5 percent by 2014. The measure of the Business Franchise Tax is the net worth of the corporation or partnership as determined for federal income tax purposes. The tax is levied at the rate of .55% or \$50, whichever is greater. There will be a phased reduction in the rate of tax beginning in 2009 and the tax will be eliminated in 2015. Two additional taxes are levied upon specialized industries. A Severance Tax is imposed on the production of natural resources. The Business and Occupation Tax is an annual privilege tax levied on public utilities, natural gas storage operators and electricity generators.

It should be noted that West Virginia offers tax incentives to encourage business and industry to locate, expand or modernize facilities in this state. These tax incentives are discussed further in the "Business Location Assistance" section of this profile. Evaluation of West Virginia's tax laws and comparisons with those of other states frequently reflect an overall lower tax cost to businesses in West Virginia. The state Department of Tax and Revenue is supportive of economic development and maintains a staff of tax incentive specialists to provide detailed tax projections.

THE TEN LARGEST EMPLOYERS IN MONONGALIA COUNTY, 2008

1. West Virginia University
2. West Virginia United Health System
3. Mylan Pharmaceuticals, Inc.
4. Monongalia County Board of Education
5. West Virginia University Medical Corporation
6. Monongalia General Hospital
7. Wal-Mart Associates, Inc.
8. Teletch Customer Care Management (WV), Inc.
9. The Kroger Company
10. Gabriel Brothers, Inc.

RESEARCH INSTITUTIONS

Research institutions located in Monongalia County include:

- West Virginia University (Numerous centers conducting both basic and applied research)
- West Virginia Agriculture and Forestry Experimentation Station
- WV Geological and Economic Survey
- U.S. Bureau of Mines Coal Research Center
- Petroleum Research Laboratory
- National Biometric Security Project, West Virginia Operations
- National Energy Technology Laboratory
- National Institute for Occupational Safety and Health -- Center for Disease Control
- National Research Center for Coal and Energy
- Center for Entrepreneurial Studies and Development

TRAVEL, TOURISM, AND THE ARTS

Tourism is one of the fastest growing industries in Monongalia County and in North Central West Virginia. Monongalia County offers 22 lodging properties providing over 2000 sleeping rooms per night. Major events include WVU football and athletic events, The Mountaineer Balloon Festival, MountainFest Motorcycle Rally, Spirit of Morgantown Triathlon, West Virginia Wine & Jazz Festival, Arts on the River, and Hoop Group Summer JamFest Basketball Tournament. Area attractions such as Coopers Rock State Forest with a panoramic, scenic overview that looks out over the Cheat River, Prickett's Fort, Sky Rock at Dorsey's Knob, mountain biking and hiking in area forests, and nearby white water rafting are all visitor favorites. Seasonal trips for fall foliage are always a treat as well when the mountains change to create a patchwork of color. But the one attraction that has developed into the area's most popular is the 51 mile Rail Trail System. The rail trail combines both paved and crushed/packed limestone trails that flaunt scenic flora and fauna along the Monongahela River. The trail system is comprised of three trails: the Caperton, Deckers Creek and Mon River.

The Hazel Ruby McQuain Riverfront Park is host to several outdoor performances like concerts, fireworks and Movies on the Mon in the summertime. The Arts initiative in Monongalia County is a growing network and is a thriving community. There are literary readings, dance recitals, concerts and special art exhibitions nearly every week. For aspiring artists, there are private and public lessons in music, dance, pottery, drawing, writing, and other various art forms. Arts Monongahela, the local arts council, is a non-profit collaborative organization that promotes the arts to the public and helps connect the community and artists, has a gallery where local art is displayed at 201 High Street. You can find out more about the arts in the area by going to Arts Mon's website at www.artsmon.org. The Monongalia Arts Center, also located on High Street, is an arts and culture center with two galleries, community theatre and arts education programs. The Metropolitan Theatre, recently renovated in downtown Morgantown, once welcomed entertainers like Don Knotts (a hometown celebrity). It also hosts concerts, pageants, films and other programming year round. The WVU Creative Arts Center is currently home to West Virginia Public Theatre, where Broadway rolls into town each year.

The county is also a popular location for statewide and regional conferences and meetings. A new Morgantown Event Center is currently being built next to the Waterfront Place Hotel and will open in spring of 2010. It will offer more than 30,000 square feet of meeting, convention, banquet, trade show and entertainment space, making it the second largest facility of its kind in West Virginia. Free services such as visitor assistance, conference/meeting planning, welcome packets, area brochures and information, and maps are all available through the Greater Morgantown Convention & Visitors Bureau (GMCVB). For information, call 800-458-7373 or log onto www.tourmorgantown.com.

BUSINESS ASSISTANCE

Financial Assistance: The State of West Virginia offers a variety of financial incentive programs to encourage the location of business and industry. For example, The West Virginia Development Authority (WVEDA) can provide up to 45 percent in financing fixed assets by providing low-interest, direct loans to expanding existing businesses as well as new businesses locating in West Virginia. Other financing programs available from the WVEDA include Indirect Loan Programs, and Industrial Revenue Bonds. Venture capital for small businesses is available via the WV Jobs Investment Trust and the WV Capital Company Act. Project infrastructure financing may also be available via the WV Infrastructure and Jobs Development Council and Tax Increment Financing. Locally, the Morgantown Area Economic Partnership offers small business micro-loans of up to \$35,000 to new or expanding small businesses.

Employee Training: The State offers Workforce Development grant programs to assist new and expanding businesses fulfill their training needs. A combination of customized training for a company=s specific needs and a statewide vocational training system will provide trained workers for business.

Tax Incentives: West Virginia offers many tax incentives to encourage business and industry to locate, expand or modernize facilities in this state. The Economic Opportunity Tax Credit is perhaps the most liberal tax credit allowed by any state. It permits a qualifying taxpayer to recover up to 80 percent of the cost of the investment through credits against state taxes applied over a period of up to 13 years. There are also tax credits for Corporate Headquarters Relocation, Manufacturing Investment, and Strategic R & D Investment. Many other state tax credits exist and Donald Reinke can provide you with information on all tax credits and other business assistance programs.

Sites and Buildings: The Morgantown Area offers a good selection of commercial and industrial sites and buildings at competitive prices, including the following:

- The Monongalia County Development Authority has commercial and industrial property available for sale or lease, including the 80-acre Chaplin Hill Business Park, the 50-acre Fort Martin Industrial Park, the 13-acre Airport Research and Office Park, and the 13-acre Hartman Run Road Site. The Development Authority also owns and operates the 15,000 SF Morgantown Enterprise Center which offers quality, full-service, office space for new businesses at below market rates.
- The Morgantown Industrial and Research Park offers 150 acres of developable land, of which 30 acres are contiguous.
- The Morgantown Area Economic Partnership maintains an inventory of many other commercial and industrial sites and buildings in the Morgantown area.

FOR MORE INFORMATION CONTACT:

Donald Reinke, CEcD, AICP
President, Morgantown Area Economic Partnership
Director, Monongalia County Development Authority
955 Hartman Run Road, Suite 200, Morgantown, WV 26505
Phone: (304) 296-6684; Fax: (304) 296-6689;
E-Mail: info@morgantown.org; Web Site: www.morgantown.org.

***Information Sources:** The sources of information used for this report include primary research performed by the staff of MAP; and secondary data provided by the U.S. Bureau of the Census (www.census.gov), West Virginia Labor Market Information (www.wvlmi.com), and the 2008 Monongalia County Data Pamphlet published by Woods & Poole Economics (www.woodsandpoole.com).*

***Disclaimer:** The author of this report tries to be as accurate as possible in gathering, analyzing, and portraying the information contained herein, however 100% accuracy is not guaranteed.*

(Version: 7/09)