



WELCOME

Welcome to Bedford, Virginia, one of the fastest growing areas in the State. A good mix of industry, commerce and agriculture ensures a strong, diversified economy and a positive business climate. Bedford's political atmosphere is stable, the tax rates favorable, the school system excellent, and the quality of life outstanding.

Strategically located between the metropolitan areas of Lynchburg and Roanoke, Bedford is part of the Lynchburg Metropolitan Statistical Area. A good labor environment exists, providing availability at reasonable costs, and a strong work ethic results in high productivity and low turnover.

The Bedford area abounds with natural beauty and outdoor recreational opportunities offering residents and visitors a pleasant environment in which to live, work and play.

LOCATION

Bedford County consists of 764 square miles in the west-central portion of Virginia known as the Piedmont Plateau. The City of Bedford, the county seat, is located in the heart of the county on the US Route 460 corridor, midway between the cities of Lynchburg to the east and Roanoke to the west.

The city covers an area of 6.81 square miles. The County's boundaries consist of the Blue Ridge Mountains on the west, the James River on the northeast and Smith Mountain Lake on the south. The area has a rolling to hilly terrain with elevations from a low of 800 feet above sea level, to a high of 4,200 feet.

GOVERNMENT

Government policies are directed toward the economic and social development of the Bedford area. Government attitude toward business and industry is one of cooperation and support.

The City and County maintain independent governments. The City operates under a city manager form of government with City Council as the governing body. A Board of Supervisors governs the County and employs a County Administrator as chief administrative officer. Both governments operate under fiscally sound management, and both have Comprehensive Plans to monitor and guide development. The City and County participate in revenue sharing for economic development.



MAJOR MARKETS WITHIN 700 MILES OF BEDFORD, VA

HISTORY

Bedford County was formed in 1754 and named for the Fourth Duke of Bedford, a British government official. In 1782, the Town of Liberty (now City of Bedford) was established. Originally an agrarian-based economy, Bedford's industrial development began in 1880, and since that time, industrial growth has been consistent and often fostered by the involvement of local citizens. In the early 1980's, the city undertook renovation of its historic downtown district and became one of Virginia's first Main Street Cities.



Downtown - City of Bedford



CLIMATE

Average Annual Rainfall	42.1 inches
Average Annual Snowfall	16.1 inches
Average Relative Humidity	61 percent
Temperature Average - Winter	37°
Temperature Average - Summer	76°
Elevation	1017 feet

ECONOMIC DEVELOPMENT

The Bedford area is decidedly pro-active in economic development. Primarily, the focus has been on acquiring and developing industrial property with appropriate zoning and the necessary public infrastructure such as adequate public roads, water, sewer and storm water management. In some cases shell or virtual buildings have been made available so that a new or expanding industry might be afforded an opportunity to move ahead on a project with a shortened timetable. Available sites are not limited to one area alone. In fact, at least three separate sites along a major highway corridor (US 460) are publicly owned and operated. The significant advantage of publicly owned property is the opportunity for an expedited project, but it can also mean the establishment of a long-standing working relationship between the company



and the locality. The 100-acre Bedford Center for Business is operated by the Bedford City/County Joint Economic Development Authority. The County and the City also each have an office of Economic Development with professional staff members who can facilitate expansions and relocations. In addition each locality has an active Economic Development Authority to assist new or expanding companies with projects and offer tax-exempt industrial revenue bond financing as an option for qualifying industries. Localities may provide incentive assistance for qualifying projects.

Commercial and industrial areas are generally concentrated along major transportation corridors such as US 460, US 221 and Virginia primary routes 122, 24, 501 and 43 with the greatest concentrations of commercial development in the Forest area, Moneta/Smith Mountain Lake and along the US 460 corridor.

ENTERPRISE ZONE: The City of Bedford was one of six localities to receive an Enterprise Zone designation in September 2005 under the newly restructured Virginia Enterprise Program. The designation provides opportunities for the use of state and local enterprise zone incentives to help create new jobs, promote private investment and improve overall economic growth. The zones are designated for 10 years and can be renewed for up to two, five year periods. For more information about the VEZ program contact Elizabeth Berry-Mosley, Local Zone Administrator at (540) 587-6020 or visit <http://www.dhcd.virginia.gov/EZones/default.htm>

BUSINESS SITES AND PARKS have been established by the City and County in order to provide an environment for growth and expansion of existing companies as well as locations for new business. These sites are varied and designed to appeal to a variety of different operations.

Bedford Center for Business: The 100-acre Center for Business has a variety of sites available with telecommunications and all other infrastructure in place, including rail sites and a graded 9 acre lot.

New London Business and Technology Center: Located on a major highway, this 500 acre commerce park offers state-of-the-art technology in a wooded setting with walking trails throughout. Special tax advantages are available to qualifying companies in this Technology Zone.



Montvale Center for Commerce: The Montvale Center for Commerce offers the amenities sought by today's growing companies, excellent sites with public water and sewer, located on a major divided highway.



Smith Mountain Lake

LABOR FORCE

The Bedford area labor force is adequate for existing and future business needs. Due to proximity to Roanoke and Lynchburg, the labor force within a 30 mile radius of Bedford is in excess of 300,000 people.

Twenty-nine percent of the Bedford area workforce is employed in manufacturing. Service, retail trade, local government and construction are the next largest employers. Workforce training is available through the Region 2000 Career Center and local community colleges.

FINANCE

The Bedford Area is served by numerous banking institutions with expertise in business lending. Economic Development Authorities in the city and county are authorized to issue tax-exempt revenue bonds.



Recent Growth in Forest Area

TRANSPORTATION

Highways: Four inter-regional highways pass through or are easily accessible from the Bedford area:

- US 460 connecting with I-81 near Roanoke and US 29 in Lynchburg
- US 501 linking the Shenandoah Valley with central North Carolina
- US 221 connecting Lynchburg & Bedford
- US 122 connecting Smith Mountain Lake and Bedford

Railroads: The east-west line of Norfolk Southern RR connects the agricultural Midwest, the industrial Great Lakes and the Allegheny coalfields with the Atlantic Coast. AMTRAK passenger service is available in Lynchburg.

Airports: The Lynchburg and Roanoke Regional Airports provide air service to the Bedford area. Commercial air service is provided by US Airways Express, Delta Connection, United Express, Allegiant Air and Northwest AirlinK with many daily departures and arrivals. Limousine service and rental cars are available at both airports.

Ports: The Bedford area is located approximately 220 miles from the Ports of Virginia which includes one of the finest natural harbors in the world and three inland river ports. Bedford is also 325 miles from the port of Baltimore, Maryland, and 495 miles from the port of New York.

Motor Carriers: Major trucking firms provide excellent daily carrier service to the Bedford area.

LOCAL TAXES (2008) In Virginia, cities and counties are separate taxing entities. A manufacturing company or business pays either county or city tax, depending upon its location.

REAL ESTATE TAX

		Nominal Tax Rate / \$100	Assess. Ratio	Effective Rate / \$100
Bedford City		\$.81	100%	\$.81
Bedford County		\$.50	100%	\$.50

MACHINERY TOOLS TAX

	Value Used for Tax Purposes	Nominal Tax Rate / \$100	Assess. Ratio	Effective Rate / \$100
Bedford City	Original Cost	\$1.30	60%	\$.78
Bedford County	Original Cost	\$6.00	20%	\$1.20

AUTOMOBILES/TRUCKS/PERSONAL PROPERTY TAX

	Value Used for Tax Purposes	Nominal Tax Rate / \$100	Assess. Ratio	Effective Rate / \$100
Bedford City	Trade-In (NADA)	\$1.80	100%	\$1.55
Bedford County	Average Retail (NADA)	\$8.50	20%	\$1.70

MERCHANTS CAPITAL TAX

	Value Used for Tax Purposes	Nominal Tax Rate / \$100	Assess. Ratio	Effective Rate / \$100
Bedford City	N/A			
Bedford County	FMV Original Cost	\$1.10	20%	\$.22

BUSINESS FURNITURE & FIXTURES TAX

	Value Used for Tax Purposes	Nominal Tax Rate / \$100	Assess. Ratio	Effective Rate / \$100
Bedford City	Original Cost	\$1.50	52%	\$.78
Bedford County	Original Cost	\$8.50	20%	\$1.70

BUSINESS, PROFESSIONAL & OCCUPATIONAL LICENSE TAX

	Category	Flat Rate	Rate / \$100	Dollar Volume Gross Receipts
Bedford City	Retail	\$10.00	.125	Over \$8,000
	Service	\$10.00	.25	Over \$4,000
	Professional	\$25.00	.50	Over \$5,000
	Wholesale	\$25.00	.10	Gross Purchases
	Contractors	\$25.00	.10	Over \$25,000
Bedford County	N/A			

SALES AND USE TAX RATE

Local: 1.0% • State: 4.0% • City Meals and Lodging Tax: 5.0% • County Meals Tax: 4.0% • County Lodging Tax 5.0%

ELECTRICITY

City of Bedford
Appalachian Electric Power Company
Southside Electric Cooperative



NATURAL GAS

Columbia Gas Services

TELECOMMUNICATIONS

Verizon Telephone, Cox Communications, Jet Broadband, nTelos, and Comcast.

Broadband Service is available through multiple providers.

Water: City of Bedford

Current Capacity: 3.0 mgd
Average Daily Use: 1.1 mgd
Storage: 3.5 mgd

Water: Bedford County Public Service Authority

Current Capacity: 4.0 mgd
Average Daily Use: 1.3 mgd
Storage: 2.0 mgd

Information on rates and flow available on request.

www.bedfordva.gov www.bcpsa.com

Waste Water: City of Bedford

Current Capacity: 2.0 mgd
Average Daily Use: 0.9 mgd

Waste Water: Bedford County Public Service Authority

Current Capacity: 1.0 mgd
Average Daily Use: 0.3 mgd

Solid Waste Disposal

City of Bedford Sanitary Landfill
Bedford County Sanitary Landfill

EDUCATION

The public school system of Bedford County is dedicated to excellence in education and strives to ensure that all children of school age (K-12) receive the highest quality education appropriate to their individual needs and abilities. Special programs for academically gifted and handicapped students are available. The Bedford Science and Technology Center offers an outstanding vocational education program to area students including drafting technology, EMT, electricity, electronics, business data processing and automotive technology. The Center works in cooperation with local business and industry as well as Central Virginia Community College to develop and enhance curriculum.



The community has been strongly committed to public education since the Bedford County School Division began in August 1846. The Bedford County Public Schools of today, accredited by the Southern Association of Colleges and Schools, offers education to approximately 10,800 students enrolled in elementary, middle, high, vocational, and alternative schools. More than 800 teachers serve children throughout the county's 23 schools.

For more information, visit the Bedford County Public Schools web site: www.bedford.k12.va.us or call (540) 586-1045

Central Virginia Community College - Bedford Center: (CVCC) began offering classes at a new, state-of-the-art facility located in the Bedford Center for Business in January 2005. The Bedford Center offers financial aid and degree counseling. The facility also offers placement testing to assist students in determining their skill levels in math and English.

The Bedford Center offers a Community Meeting space that provides classroom style seating for up to 100 people and is internet ready for technology based presentations for conferences and seminars. Break-out rooms are available. CVCC's Bedford Center is highly focused on meeting the training and development needs of industry and local organizations through access to a diverse instructional staff and modern curricula. CVCC at the Bedford Center can assist leaders in creating customized continuing education and credit classes aimed at improving individual and organizational performance. Its two-year college transfer programs in arts and sciences and in certain pre-professional areas lead to associate degrees and offer courses generally acceptable for transfer to four-year institutions. For additional information regarding the Bedford Center or the main campus in Lynchburg, contact www.cvcc.vccs.edu

Virginia Western Community College: Located in Roanoke, this two-year public institution of higher learning offers degree programs in Associate of Arts (AA), Associate of Science (AS) and Associate in Applied Science (AAS) degrees as well as career studies and certificate programs. The Associate in Arts and Associate in Science degree programs are specifically designed for students who want to transfer to a four-year college. For additional information contact www.vw.vccs.edu or call the Admissions Office at (540) 857-7231.

Colleges/Universities

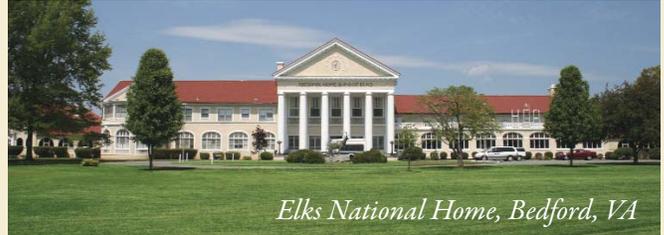
A number of excellent colleges are located within one hour of Bedford including Liberty University, Lynchburg College, Virginia Military Institute, Washington and Lee University, Hollins University, Randolph College, Roanoke College, Salem College, Sweet Briar University, and the Roanoke Higher Education Center. Within a two-hour drive are the University of Virginia in Charlottesville, Virginia Tech in Blacksburg, James Madison University, Averett College, Ferrum College, Longwood University, Mary Baldwin College, Radford University, and Virginia Commonwealth University.

POPULATION



Bedford County:	66,457
City of Bedford:	6,111
County Median Age:	40.1
City Median Age:	40.3
Per Capita Income:	\$33,674

Source: Center For Public Service
June 2008



Elks National Home, Bedford, VA

EDUCATION – Fall 2007 Enrollment

	Number	Enrollment	Pupil/Teacher Ratio
Elementary	15	4,985	19.1
Middle	3	2,324	21.1
High School	3	3,506	21.1
Vocational Center	1	0	
Alternative	1	0	
High School Graduates			797
Percentage Continuing Education			75%

MAJOR EMPLOYERS

Company	Product/Service	Employment
Barr Laboratories	Generic Pharmaceuticals	569
Bedford Memorial	Hospital	360
Bedford Weaving Mills	Textile Manufacturing	143
Brooks Food Group	Frozen Foods	182
Cintas	Uniform Rental/Cleaning	142
Georgia-Pacific	Paper Products	330
In Service America	Call Center	389
Mail America	Direct Mail	315
Sam Moore Furniture	Furniture	287
Sentry Equipment Erectors	Conveyor Equipment Mfg.	210
Tyco Electronics	Radio Communication Systems	150



James River

MEDICAL SERVICES

Bedford Memorial Hospital offers a full range of health care services. Emergency transport to larger medical centers in Lynchburg, Roanoke and Charlottesville is provided by rescue squad ambulances, and the LifeGuard 10 medical helicopter. Other major medical facilities in the area include Centra Health, Bedford County Health Department, free medical and dental clinics, the adult day care center and the Blue Ridge Dialysis. Nine retirement and nursing homes operate in the area. The Bedford Community Health Foundation, an independent foundation, serves various medical needs of the Bedford community through an endowment fund.



EMERGENCY MANAGEMENT

The Bedford County Division of Emergency Management is responsible for overall coordination of Fire and EMS Training, Hazardous Material response and mitigation and mass evacuation situations. The City's Office of Emergency Services is the lead agency in response to natural and man-made disasters in the City. The E-911 emergency call-in system accesses police, fire and rescue services.

EMS / RESCUE

Volunteer rescue squads augmented by paid staff serve the City and County and provide advanced life support and ambulance service.

FIRE SUPPRESSION

Volunteer fire departments serve both the City and County with modern fire suppression equipment and well trained personnel. Reciprocal agreements are in effect with neighboring fire-fighting units to lend assistance in the event of a major fire.

LAW ENFORCEMENT

The Bedford community is served by both a Police Department with jurisdiction in the City of Bedford and a Sheriff's Office that covers the County and provides court security for the Bedford County Courthouse. Major programs include regular patrol, traffic safety and control, including motor carrier inspections, school resource officer program, prevention of internet crime, gang resistance training, anti-terrorism, a full Tactical Team, lake patrol, and a K-9 unit among others. There are a number of ways that citizens can be involved in crime prevention including well organized Neighborhood Watch programs. Additionally, the Virginia State Police assigns officers to the area and the Park Service provides rangers for the extensive federal land in the Bedford area. For more information visit the websites at:

www.bedfordcountysheriff.org or www.bedfordva.gov/departments/police

TOURISM AND LEISURE

As a Virginia Accredited Community, Bedford City and County have an active tourism program and Welcome Center that are positively affecting the economic health of the area. Travelers spend millions of dollars at attractions, accommodations, and businesses; and tourism accounts for thousands of jobs with a combined payroll of over \$10 million annually. The Tourism office is located in the new 10,700 s.f. Bedford Area Welcome Center, open daily to showcase the many attractions, activities and events the area offers. Numerous exhibits, including a fire-fighters gallery complete with a 1927 Seagrave Pumper highlight the visitor experience along with other amenities including an orientation theatre, business and community meeting and reception space, internet station and WI-FI access, picnic area, full-service camper hook-ups, covered porches with rocking chairs and terrace, motor coach parking and sanitary sta-

tion, gift shop and coffee café. The Welcome Center is at the junction of US 460 and Rt. 122 directly below The National D-Day Memorial. Other visitor attractions include Thomas Jefferson's retreat home Poplar Forest, the majestic Peaks of Otter, Smith Mountain Lake, Centertown Bedford, the Bedford Museum, Historic Avenel, Holy Land USA and more. From arts, antiques and potteries to mountain hiking, backpacking and dinner cruises, Bedford offers activities and attractions to satisfy the entire family. Forty miles of the Blue Ridge Parkway, the Washington-Jefferson National Forest, the Appalachian Trail and the James River give vis-



The Bedford Welcome Center

itors supreme views and vast play lands for hiking, camping, canoeing, fishing and horseback riding. Smith Mountain Lake and its 500 miles of shoreline and the Smith Mountain Lake State Park offer unlimited water sports and activities. The many marinas provide everything needed to take full advantage of this treasure including fish and ski boats, sailboats, houseboats, wave runners and parasailing opportunities. Don't forget your clubs as our many public golf courses boast some of the most idyllic views you'll find anywhere.

Bedford enjoys a rich heritage and thousands come for its many historic sites. Take a self-guided walking tour of our National Register Historic District. City and County Parks offer a host of recreational opportunities, including tennis courts, picnic pavilions, a stocked trout lake, hiking and mountain biking trails as well as an award winning handicapped accessible trail. Bedford Tourism's website, www.visitbedford.com, provides travelers with a comprehensive overview of all its amenities including accommodation listings and a regional calendar of events.

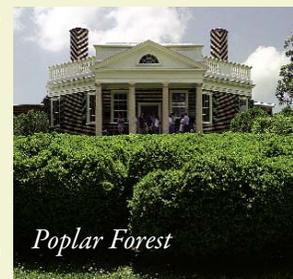
NATIONAL D-DAY MEMORIAL

Bedford is the site of the National D-Day Memorial which is located at the intersection of US 460 and Rt. 122 near the Bedford Welcome Center. Bedford was chosen because of its distinction as the community that sustained the highest per capita loss of lives during that invasion making it a fitting place for the location of this



national memorial honoring the valor, fidelity and sacrifice not only to the first men to hit the beach but all the Allied Forces on D-Day. The Memorial is open from 10:00 a.m. through 5:00 p.m. daily, closed Thanksgiving Day, Christmas Day and New Year's Day and may close due to inclement weather. For more information call 1-800-351-DDAY or visit www.dday.org.

THOMAS JEFFERSON'S POPLAR FOREST was the retreat home of the famous statesman, Thomas Jefferson. This sanctuary represented a place where he could read, write, and savor the companionship of his family. Construction on this distinctive eight-sided house began in 1806 and took approximately 20 years to finish. Poplar Forest is located in eastern Bedford County.



Poplar Forest

Continued



Poplar Forest is open from 10:00 a.m. to 4:00 p.m. Wednesday through Monday from April through November, except Thanksgiving Day. Telephone (434) 525-1806 or www.poplarforest.org

COMMUNITY FACILITIES/ACTIVITIES

The Bedford Public Library System was founded in 1900. With a combined collection of over 150,000 items, it operates a central library in the City of Bedford, five modern libraries in Bedford County and a bookmobile. Annual circulation is approaching 475,000. The library system also offers a full range of information technology including public internet access. www.library.bedford.va.us

The Bower Center for the Arts creates opportunities to engage in visual and performing arts through high quality education, group and individual instruction, presentations, performances and personal involvement. Through coordination and collaboration of an array of individual artists and organizations, the Bower Center for the Arts improves the quality of life through exposure to an ever expanding menu of cultural arts education. The inclusive programming provides a solid educational base as well as a creative outlet that supports personal growth and development. 305 North Bridge Street, Bedford, VA 24523, (540) 586-4235

The Little Town Players, a community theater organization, produces four plays a year. LTP is the recipient of the prestigious President's Action Award for Volunteerism. www.littletownplayers.com

The Bedford area is home to a number of churches, and most major denominations are represented. Fraternal and service clubs are also well represented. A list of these organizations is available from the Bedford Area Chamber of Commerce.

The Sedalia Center near Big Island is a private, regional, non-profit educational center offering programs in the arts, ethnic cultures, environmental awareness, health, and inner development. www.sedaliacenter.org

The Bedford Museum features three floors of exhibits on the history of Bedford from its beginnings through the mid 20th Century. Special exhibits include D-Day exhibits and rooms dedicated to regional history of Native Americans and African-Americans. A genealogy research library is available on the museum's first floor. Located at 201 East Main Street, Bedford, VA 24523 or (540) 586-4520 or visit the website at www.bedfordvamusium.org



Bedford Area Family YMCA Located on 26 acres of wooded property, the Bedford YMCA boasts a state-of-the-art facility that includes a new 12,000 square foot gymnasium, large fitness room, free weight room, aerobics room, 6-lane indoor heated pool with hot tub and sauna, babysitting area, outdoor pavilion, sport courts, playing fields, high and low ropes course, team building course, and more. Membership includes a variety of fitness classes, water exercise classes, strength training classes, reduced fees on programs, and full use of the facility. Programs include a wide variety of youth sports including soccer, basketball, gymnastics, floor hockey and volleyball. Child-care programs including summer camp, preschool and before and after school; swim lessons for all ages and swim team; teen programs and outdoor adventure programs. The Moneta branch has a full fitness center. For more information call (540) 586-3483 or visit the website at www.bedfordymca.org.



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COMMUNICATIONS

Newspapers

Bedford Bulletin, weekly
Smith Mountain Eagle, weekly
Vinton Messenger, weekly
Roanoke Times, daily
Lynchburg News & Advance, daily

Radio

WCQV-880 AM Bedford County
WLEQ-106.9 BOB FM Bedford
Lynchburg and Roanoke Stations

Television

Lynchburg and Roanoke television stations provide programming to the area and cover all major networks including a public television affiliate. Cable service, as well as cable modems and Internet access are available in the City and in most areas of the County. Satellite service is also available. Major networks have satellite offices in Bedford.