

# INDUSTRIAL PROSPECTUS



NICHOLAS COUNTY  
WEST VIRGINIA

Home of  
Gracious Living



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## NICHOLAS COUNTY



Choosing a home for your business, your family, and your employees' families is a decision that should be evaluated carefully. This prospectus provides a variety of information about the healthy business climate and wholesome lifestyle we enjoy. Among the lowest crime areas in the nation, Nicholas County, West Virginia is a safe, rural community in an "easy access" centralized location.

Businesses relocating or expanding into Nicholas County will find supportive pro-business local governments. The State of West Virginia offers attractive economic development programs. Nicholas County's growing infrastructure promises the resources your company needs to prosper. Buildings and land for development are very affordable. And, we are proud to offer one of the nation's most dedicated and adaptable workforces.

Warm, friendly people are the greatest asset of Nicholas County. You will feel at home on your first visit. The exceptional natural beauty, excellent schools, fully equipped medical facilities and community organizations provide an active lifestyle, full of opportunities for residents of all ages.

We invite you to visit Nicholas County and enjoy our hospitality. Come and tour our communities, industry sites and facilities. Enjoy our activities. We are confident you will agree that Nicholas County, West Virginia is truly the home of gracious living.

Nicholas County Commission



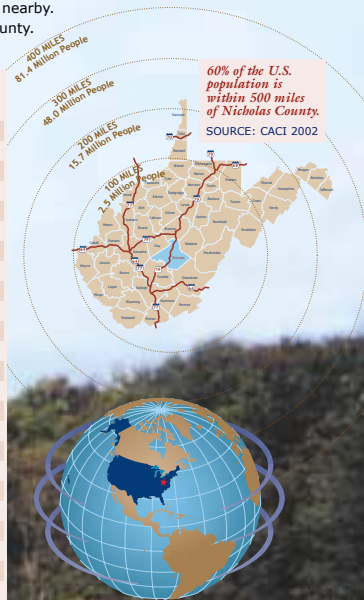
## ACCESSIBLE EASTERN LOCATION

Nicholas County is within easy reach of all major markets in the eastern United States as well as Ontario and other eastern Canadian provinces. Major interstate highways bring shipments along the NAFTA corridor running south from Toronto, Canada through to Florida, Texas, and continuing southward into Mexico. Air freight and passenger service is nearby. Rail serves bulk freight needs in many areas of Nicholas County.

### TRAVELING FROM NICHOLAS COUNTY BY HIGHWAY

| DESTINATION      | DISTANCE IN MILES | UNDER 5 HOURS | UNDER 10 HOURS | UNDER 15 HOURS |
|------------------|-------------------|---------------|----------------|----------------|
| Atlanta, GA      | 495               |               | 8:39           |                |
| Baltimore, MD    | 330               |               | 5:48           |                |
| Birmingham, AL   | 556               |               | 9:40           |                |
| Boston, MA       | 708               |               |                | 12:13          |
| Charleston, WV   | 86                | 1:37          |                |                |
| Charlotte, NC    | 256               | 4:41          |                |                |
| Chicago, IL      | 624               |               |                | 10:39          |
| Columbus, OH     | 292               | 5:00          |                |                |
| Detroit, MI      | 472               |               | 8:14           |                |
| Indianapolis, IN | 443               |               | 7:37           |                |
| Jackson, MS      | 792               |               |                | 13:38          |
| Jacksonville, FL | 637               |               |                | 11:00          |
| Kansas City, MO  | 838               |               |                | 14:11          |
| Little Rock, AR  | 819               |               |                | 13:59          |
| Louisville, KY   | 330               |               | 5:44           |                |
| Montreal, QC     | 790               |               |                | 13:45          |
| Morgantown, WV   | 123               | 2:20          |                |                |
| Nashville, TN    | 473               |               | 8:17           |                |
| New York, NY     | 495               |               | 8:34           |                |
| Philadelphia, PA | 427               |               | 7:33           |                |
| Pittsburgh, PA   | 194               | 3:29          |                |                |
| Providence, RI   | 675               |               |                | 11:33          |
| Raleigh, NC      | 313               |               | 5:42           |                |
| Richmond, VA     | 260               | 4:50          |                |                |
| Toronto, ON      | 503               |               | 8:52           |                |
| Washington, DC   | 314               |               | 5:39           |                |

SOURCE: MAPQUEST 2002



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## TRANSPORTATION SYSTEMS

Products and people are constantly on the move throughout Nicholas County. The network of state and county highways crisscross the area providing access to commercial and recreational facilities throughout the county.



*Richwood Municipal Airport serves as a training facility for the Civil Air Patrol of West Virginia.*

### AIRPORTS

**Summersville Airport/Gerald L. Rader Field**, operated by Rader Aviation provides air taxi and charter service to all U.S. and Canadian airports. In addition, flight training, scenic tour flights, small freight service, aircraft refueling services, hangar space and outdoor tie-downs are available. Summersville's airstrip is 3,000 feet long, 50 feet wide and is equipped with radio controlled lights for 24 hour landing. The airport is used as a base for U.S.D.A. flights to drop rabies vaccine pellets into forested areas. Serving other urgent needs, Rader Field and its pilots are on 24 hour call to fly patients or organs to hospitals for transplant surgery. For information call (304) 872-3660.

**Richwood Municipal Airport** accommodates twin engine planes and small jets with hangar space and tie-down facilities. The runway is 3,360 feet long and 60 feet wide. Local corporations, including SMR Technologies, regularly use the airstrip for business travel. Richwood Airport is available for fly-ins, "fly and camp" events and flight training operations. For information call the City of Richwood at (304) 846-2596.

### Herold Airport

in Craigs-ville is a private airport with a 1400 foot grass airstrip, hangar space and outdoor tie-downs. For information call (304) 742-5220.

### RAILWAYS

Two rail systems serve Nicholas County industries. Both provide intermodal transfer services to trucking and sea ports. For information about **Norfolk Southern Railway Company**, based in Virginia, call (304) 926-1313. For information about **CSX Transportation**, based in Florida, call (800) 327-5405.



*A CSX train pulls a load of freight through a scenic valley in Nicholas County.*





## NICHOLAS COUNTY ASSETS ENCOURAGE INDUSTRIAL GROWTH

Imagine a place where companies can purchase land and construct custom facilities designed for maximum efficiency for less money than a lease/retrofit solution in metropolitan markets. And... the same place lets families grow in an environmentally clean, rural setting with one of the lowest crime rates in the nation. Too good to be true?

You have just imagined Nicholas County, West Virginia, where commercial opportunities are nurtured to grow and thrive. Nicholas County supports commercial and industrial concerns with:

- Affordable land
- Productive workforce
- Abundant natural resources
- Ample utilities
- Growing infrastructure
- Exceptional security and low crime rate
- Supportive local and state governmental policy and incentive programs
- Friendly, small town lifestyle

### Affordable Land

Known for mining, lumber and potato farming, Nicholas County is rich in open land available for development. Companies looking for sites are assisted by the Nicholas County Commission and



*The Summersville National Guard Readiness Center and Convention Center includes space for business conventions, classroom instruction, training programs, sporting events and concerts. The plans allow room for expansion of both National Guard and convention facilities.*

the Cities of Summersville and Richwood. Area tours may be arranged by calling the 4C Economic Development Liaison at (304) 872-2881. Potential sites are evaluated with consideration for location, infrastructure, environmental and other specific needs of the proposed commercial activity.

Available properties include large ranches, retail store fronts, industrial and warehouse buildings, city lots and historic buildings. Listings may be reviewed on the Nicholas County website, [www.nicholascountywv.org](http://www.nicholascountywv.org).

### INDUSTRIAL PARKS

In the City of Summersville, Northside Industrial Park, which is adjacent to Highway 19, includes hotels, restaurants, medical offices, retail shopping

## LAND DEVELOPMENT

### Paco Land, Inc.

Paco Land, Inc. develops land and store sites for its sister company, U-Save Food Stores. Its land holdings include commercial sites in Craigsville (160 acres) and Mount Nebo (22 acres). Owner D.A. Gohil takes pride in serving Nicholas County with gasoline and daily products at the lowest possible prices.

Town(s): Richwood/Craigsville/  
Summersville/Nettie/Mount Nebo  
Year opened: 1982  
Number employees: 130

**PACO LAND, INC.**



### One Gateway Associates / Ottmer, Inc.

Developed in 1998, the Gateway Center in Summersville houses a dozen national and regional tenants, including Wal Mart and Goody's, with attached acreage for additional development. Ottmer, Inc. has property in Mount Nebo with direct access from U.S. Route 19 available and will assist in development.

Town(s): Summersville/  
Mount Nebo  
Year opened: 1994  
Number employees: 5

**ONE GATEWAY ASSOCIATES**



and a chain supermarket. Several larger buildings (previously occupied by Wal Mart and Lowe's who have moved to new, larger buildings nearby) are currently available.

Construction is beginning in 2003 for a National Guard Readiness Center and Convention Center which includes a 1,500 capacity arena and a 300 capacity conference center. The facility will be located in the rear of Northside Industrial Park. It will provide large meeting facilities for corporate events and entertainment events for the community.

A second, larger industrial park is under study in Summersville which will be well suited to the needs

of larger industrial and manufacturing companies. Commercial sites are also under development in the communities of Birch River and Mount Nebo. Each of these sites have visibility and access from Highway 19.

Nicholas County Wood Products Industrial Park in Craigsville currently hosts Jeld-Wen Fiber Products and Columbia Forest Products. There is additional space available for manufacturing companies. Other leaders in lumber milling are Georgia-Pacific, Valley Lumber and Laurel Creek Hardwoods, all of Richwood.

Other wood products manufactured in Nicholas County include pallets by H&H Pallets of Mount

| 2002 AVERAGE LAND PURCHASE AND CONSTRUCTION COST COMPARISONS |                          |                                |                                  |                                   |
|--|--------------------------|--------------------------------|----------------------------------|-----------------------------------|
| COSTS PER SQUARE FEET IN U.S. DOLLARS                        |                          |                                |                                  |                                   |
| LOCATION   | LAND PURCHASE UNIMPROVED | LAND PURCHASE W/INFRASTRUCTURE | CONSTRUCTION COST** OFFICE / BMO | CONSTRUCTION COST** MANUFACTURING |
| Nicholas County  | .05                      | .96                            | 80.00                            | 30.00                             |
| Albuquerque  | 1.10                     | 5.25                           | 143.51                           | 29.20                             |
| Austin   | 1.20                     | 2.00                           | 126.02                           | 25.69                             |
| Colorado Springs   | 2.00                     | 5.20                           | 145.60                           | 29.83                             |
| Dallas   | 3.33                     | 15.71                          | 137.07                           | 26.97                             |
| Raleigh-Durham   | 1.40                     | 4.50                           | 130.03                           | 24.78                             |
| Richmond   | 1.10                     | 11.04                          | 131.17                           | 26.17                             |
| Salt Lake City   | 1.72                     | 2.87                           | 143.51                           | 30.85                             |
| San Antonio  | 1.56                     | 3.00                           | 124.29                           | 25.95                             |
| San José   | 11.00                    | 21.00                          | 226.21                           | 42.97                             |

SOURCES: HENSEL PHELPS CONSTRUCTION CO., SOCIETY OF INDUSTRIAL AND OFFICE BUILDERS, ACT ECONOMIC DEVELOPMENT, KNOWLEDGE CONSTRUCTION, METRO NEW MEXICO DEVELOPMENT, THE ALBUQUERQUE TRIBUNE, QUANTUM COMMERCIAL GROUP, DALLAS INDUSTRIAL MARKETING, INC., HARVEY KELLER & ASSOCIATES, INC., TRACERHARK PROPERTIES, INC., GRUBB & ELLIS/HARRISON & OWENS, RESIDENTIAL UTAH REAL ESTATE, ADAMS LAND CLUB PROPERTIES, SAN JOSÉ MERCURY NEWS

\*\* Construction costs vary due to job and site specifications.

## L A N D D E V E L O P M E N T

### Bright Enterprises, Inc.

Local entrepreneurs, Bill and John Bright began with fundraising product development and sales. As years passed, Bill Bright diversified into land acquisition and development, coal mining, railroads and tourism resorts. His company has subdivided and developed several residential communities in and near Summersville.

Town(s): Summersville  
 Year opened: 1955  
 Number employees: 250



### Northside Development Co./The Ferguson Group

With a group of very diverse companies, Northside Development is a full service land developer with resources to handle large deals. Owner Steve Ferguson was named 1993 West Virginia Entrepreneur of the Year for his part in developing Summersville's Northside Industrial Park. Northside has medical and professional office space for rent, "build-to-suit" industrial park space, and land to build on with infrastructure in place.

Town(s): Summersville  
 Year opened: 1986  
 Number employees: 250





*Nicholas County's rich supply of hardwood forest brings praise from all niches of the wood products industry. Jeld-Wen Fiber and Columbia Forest Products, who are located in Nicholas County Wood Products Industrial Park in Craigsville have made it a successful development.*

Nebo, fine hardwood furniture by Cherry Valley Furniture of Richwood, and solid wood doors and custom mouldings by Gauley Mountain Moulding of Craigsville.

### FARMS AND RANCHES

Agricultural land is available throughout the county. Though still active in agricultural niches

such as equestrian industries, wineries, cheese makers, etc., many of the larger working farms have been retired. Already cleared and ready to develop, agricultural parcels offer prices attractive enough to offset the additional infrastructure they might require.

### RETAIL AND PROFESSIONAL OFFICES

Nicholas County has always been a rural, relatively sparsely populated area. As a result, most of the retail spaces are fairly new buildings with easy access from the highways. With plentiful land surrounding thoroughfares, there is excellent opportunity for large and small retail ventures.

In the older downtown areas of all Nicholas County communities you will find historic buildings that have served as shops and as homes throughout the years. Many date to the civil war period. These charming buildings are surprisingly inexpensive to purchase and can be renovated to accommodate modern office fixtures for professional office space.



*The City of Richwood's historic downtown offers unique buildings for professional office conversions, corporate headquarters and service industry facilities.*

## M I N I N G

### Nicholas Energy Group & Green Valley Group

Wholly owned subsidiaries of Massey Energy Company

These groups operate one major surface mine, one highwall miner, three room and pillar deep mines, two preparation plants and two administrative offices. The groups produce 5.5-6.0 million tons per year for use by power plants, steel mills, and industrial customers. Coal is shipped by rail to both domestic and international customers.

Town(s): Drennen / Leivasy  
 Year opened: 1996  
 Number employees: 400



### Metalcraft Mining Equipment Rebuilders, Inc.

Metalcraft remanufactures underground mining equipment. In addition, they buy and sell used and remanufactured mining equipment. Recently Metalcraft has expanded to manufacture green lumber dip tanks for sale to the lumber industry.

Town(s): Fenwick / Zela  
 Year opened: 1984  
 Number employees: 30



Downtown Richwood was built around a booming lumber industry and once boasted the largest clothespin factory in the world. Its downtown is listed as a group in the National Register of Historic Places and is colored with murals and signs from the past. Many of the historic downtown buildings are available.

## Productive Workforce

Nicholas County residents provide employers with strong work ethics. According to employers surveyed, the percentage of absenteeism is very low. The Plant Manager of Georgia-Pacific Corporation in Richwood says, *"Our workers are very committed to their jobs. We have very little turnover."*

| EMPLOYMENT BY INDUSTRY                      |               |               |               |               |               |               |
|---|---------------|---------------|---------------|---------------|---------------|---------------|
| Companies Doing Business In Nicholas County |               |               |               |               |               |               |
| Industry                                    | 2002          | 2003          | 2004          | 2005          | 2006          | %             |
| Agriculture/Forestry/Fishing                | 50            | 46            | 66            | 177           | 290           | 1.4%          |
| Mining                                      | 2,337         | 1,384         | 1,879         | 1,868         | 2,745         | 13.6%         |
| Construction                                | 1,547         | 1,356         | 940           | 943           | 1,077         | 5.4%          |
| Manufacturing                               | 1,877         | 1,745         | 1,895         | 1,353         | 1,320         | 6.6%          |
| Wholesale Trade                             | 629           | 634           | 690           | 765           | 763           | 3.8%          |
| Retail Trade                                | 5,113         | 4,990         | 4,193         | 4,468         | 4,733         | 23.5%         |
| Transportation/Warehousing                  | 1,376         | 1,235         | 1,312         | 1,455         | 1,504         | 7.5%          |
| Information                                 | 0             | 0             | 0             | 52            | 57            | .3%           |
| Finance/Insurance                           | 350           | 317           | 351           | 374           | 544           | 2.8%          |
| Real Estate/Rental/Leasing                  | 23            | 47            | 43            | 76            | 134           | .7%           |
| Professional/Scientific/Technical           | 574           | 774           | 586           | 956           | 979           | 4.9%          |
| Administrative/Waste/Remediation            | 0             | 0             | 0             | 688           | 469           | 2.3%          |
| Health Care/Social Assistance               | 1,051         | 1,184         | 1,318         | 2,092         | 2,312         | 11.5%         |
| Arts/Entertainment/Recreation               | 4             | 38            | 10            | 26            | 15            | .1%           |
| Accommodation/Food Services                 | 2,606         | 1,865         | 1,320         | 2,439         | 1,758         | 8.7%          |
| Other Services                              | 628           | 598           | 565           | 1,353         | 1,377         | 6.9%          |
| <b>Total Employment</b>                     | <b>17,464</b> | <b>16,217</b> | <b>16,719</b> | <b>19,080</b> | <b>20,090</b> | <b>100.0%</b> |

SOURCE: U.S. CENSUS STATISTICS

## L U M B E R

### Georgia-Pacific Corporation

The oldest industrial plant site in West Virginia, the Richwood Mill celebrated 100 years of operation in 2001. Since its acquisition in 1960, Georgia-Pacific produces 16 million board feet of lumber annually at this hardwood mill and drying plant. Richwood has a good supply of renewable hardwood forest. Their lumber is used domestically and exported globally for use all wood aftermarket industries.



Georgia-Pacific Corporation

Town(s): Richwood  
 Year opened: 1960  
 Number employees: 65



### Columbia Forest Products

The Craigsville plant produces inner plys and core veneer in platforms to be used as core material in plywood and flooring manufactured at other Columbia facilities. The company located in Nicholas County because of its strong resources of renewable Poplar forest and its available labor force. Plant management says absenteeism is very low and the Craigsville workforce is very productive.



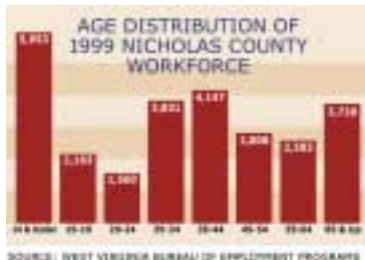
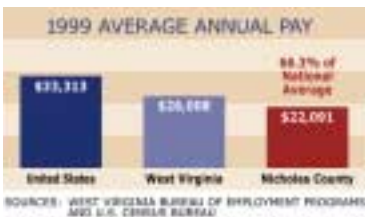
Town(s): Craigsville  
 Year opened: 1991  
 Number employees: 270



West Virginia workers are reputed to be quickly adaptable to new job tasks. A Partner of Bright Enterprises in Summersville explains, "Our workers show a genuine eagerness to learn new skills and have a positive self-image."

Because of a lower than average cost of living, lower wage expectations provide employers with a significant cost savings. The U.S. Bureau of Labor Statistics reports West Virginia's 1999 average annual pay at \$26,008, ranking 42nd among the states. West Virginia Bureau of Employment Statistics place Nicholas County's 1999 average annual wage at only \$22,091, a full third below the national average. The median age of workers in Nicholas County is 34.7 years.

Nicholas County workers like to stay close to home with 82.2 percent holding jobs within county borders according to West Virginia Bureau of Employment Statistics.



### GOVERNOR'S GUARANTEED WORKFORCE PROGRAM

Since 1991, the State of West Virginia guarantees that a qualified workforce will be available to companies moving to, or expanding in the state. By effectively coordinating state job training, the program offers business and industry one-stop access and helps minimize red tape. Program services include:

- Employee recruitment
- Pre-employment assessment
- Workplace development
- Structured on-the-job training

This unique, customized program provides training grants of up to \$1,000 per employee to new companies that create at least 10 jobs within a year, and to existing firms that are either expanding or need to retrain existing employees.

## M A N U F A C T U R I N G

### Bright of America, Inc.

Recognized as one of West Virginia's leading exporters, Bright of America manufactures decorative and fragranced consumer products including potpourri, fragrance oils and candles. They have complete graphics, printing and finishing facilities for the manufacture of educational consumer products, decorative placemats and customized promotional products.

Town(s): Summersville  
 Year opened: 1963  
 Number employees: 100



### SMR Technologies, a B/E Aerospace Company

SMR Technologies, a B/E Aerospace Company engineers and manufactures a wide variety of products for specialized needs of the aerospace and transportation industries. Among their products are deicers for airplane wings and propellers, hoses for midair refueling, passenger cabin air vents and overhead lights, diaphragms for joining train cars, floats for emergency landing helicopters and hovercraft skirts.

Town(s): Fenwick  
 Year opened: 1972  
 Number employees: 110



## Abundant Natural Resources

Rich in minerals, timber and wildlife, Nicholas County has the raw materials needed for a wide variety of extraction, value-added and manufacturing industries. According to State of West Virginia statistics, Nicholas County has nearly 3.5 billion tons of coal reserves. Production levels are 443,738 tons of underground and 2,289,528 tons of surface coal mined annually.

Natural gas is abundant in Nicholas County with an average annual production of over 2.5 million Mcf (thousand cubic feet) from an average of 370 active wells. Oil production averages 309 barrels a year from an average of 10 active wells. (Averaged from 1995 through 1999 from WVGES statistics).

Nicholas County is at the geographic center of the world-renowned Appalachian hardwood belt. Our 350,000 acres of commercial forest land grows red and white oak, poplar, maple, beech, birch, cherry and other hardwoods.

Wildlife, including game animals, small mammals, fish, rodents, turtles and hundreds of varieties of birds, can easily be found. Our wildlife attracts a diverse range of tourism – from hunters to audubon clubs.

Groundwater is plentiful throughout the county along with lakes, rivers and streams. Annual rainfall averages more than 50 inches, with annual snowfall just over 70 inches.



The thick forest surrounding Summersville Lake (above) is home for abundant wildlife such as this beaver (right).



With these resources available, the agriculture industry remains healthy in Nicholas County. "We have mostly part time cattle farmers with an average 10 to 50 head of stock," explains the West Virginia University Extension Agent for Nicholas County. The annual sales volume according to 1997 statistics are:

|   |             |
|---|-------------|
| • Cattle and calves   | \$1,609,000 |
| • Dairy products  | 165,000     |
| • Hay, silage, seeds  | 161,000     |
| • Other livestock and products<br>(does not include horses) | 145,000     |
| • Nurseries and greenhouses                                 | 129,000     |

## A G R I C U L T U R E

### Kirkwood, Ltd.

A West Virginia farm winery, Kirkwood farms grapes and other fruit to make 43 varieties of French hybrid, American varietal, and other fruit wines. Several thousand bottles ship annually across the U.S. In a major expansion, Kirkwood established **Isaiah Morgan Distillery** in 2002 which produces varieties of whisky and brandy.

Town(s): Summersville  
Year opened: 1990  
Number employees: 6



### El-Dorado Farms

El-Dorado trains, breeds, shows and sells American Saddle Bred Horses. In addition, they board and train show horses and train owners for competition riding. Natives of Nicholas County, the owners appreciate the natural beauty, high quality of life and low crime rate.

Town(s): Mount Nebo  
Year opened: 1997  
Number employees: 5





The Summersville Lake Hydroelectric Plant is an 80 megawatt power generation facility which started producing in July 2002. The electricity it produces is sent to the AEP Power Grid for use where needed.

## Ample Utilities

### ELECTRICITY

West Virginia is the largest exporter of electricity in the nation and is the second largest coal producer.



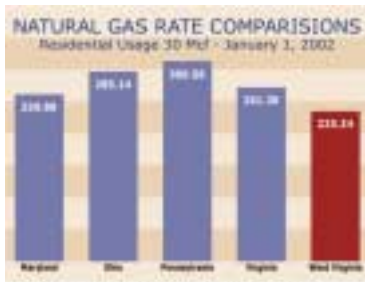
SOURCE: WEST VIRGINIA PUBLIC SERVICE COMMISSION UTILITIES DIVISION

Nearly 100 percent of the electricity generated in West Virginia is from coal-fired plants. These facts cast the state in a significant role to help alleviate the energy crisis facing California and other states.

President Bush and Governor Wise join in supporting energy policies that provide for:

- Increased electricity production
- Investment in clean technologies
- Market-based incentives to encourage economic growth in West Virginia

Two major electric companies, American Electric Power and Allegheny Power, provide complete residential and industrial service throughout the



SOURCE: WEST VIRGINIA PUBLIC SERVICE COMMISSION UTILITIES DIVISION

## M E T A L S

### Coffman's Metals

Providing services for consumers and commercial accounts, Coffman's Metals recycles ferrous and non-ferrous metals and car batteries. Pick-up service is provided to commercial accounts. The company processes an average of 50 tons of non-ferrous and 150-250 tons of scrap iron monthly. In addition, they purchase herbs and moss which are resold to the florist industry.

Town(s): Birch River  
Year opened: 1930  
Number employees: 4



### Craigsville Electric & Machine Co., Inc. (CEMCO)

Catering to the mining and saw mill industries, CEMCO provides highly skilled machine work, welding, fabrication and hydraulic repair services. Primarily a job shop, they manufacture parts to customer specifications such as bushings, conveyors, safety equipment, hydraulic cylinders, loader buckets or log grapples. In addition CEMCO is a Polaris ATV dealership.

Town(s): Craigsville  
Year opened: 1980  
Number employees: 12



county. A smaller combination utility company, Kimball Light and Water Company provides services in limited areas.

### NATURAL GAS

West Virginia is the 15th largest exporter of natural gas in the United States. Natural gas is available in many areas of the county through Dominion Hope Gas, Inc. and West Virginia Power Gas Service. Propane services are available throughout the county from Ferrelgas of Birch River and other area companies.

### WATER AND SEWAGE

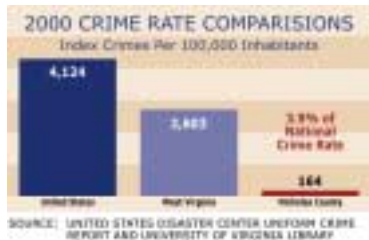
Most Nicholas County communities are served by public water delivery systems including Summersville and Richwood municipal water companies and six public service water districts. Areas around Zela and Muddlety use wells or cisterns for drinking water. A new regional water plant is under construction which will eventually provide water service to the entire county. Water quality is very high.

Three areas are served by public sewer systems: Summersville, Richwood and Craigsville. Other communities are served by owner maintained septic systems.

### TELECOMMUNICATIONS

Telephone service is provided through Verizon West Virginia Inc. or Frontier Communications. Cellular phone and internet services are available in the entire area. Cable television and satellite dish services are available from a variety of companies throughout the county.

Wireless broadband internet service is being made available by 2003 throughout Richwood through the use of "line of sight" wireless towers. *"Where a business is physically located is not nearly as important now as it once may have been,"* says the City of Richwood Mayor. *"Businesses using wireless broadband service will reach the rest of the planet at exceptional data transfer speeds."* A selection of internet providers and web hosting services are available throughout Nicholas County.



## T R A N S P O R T A T I O N

### Rader Aviation

An aircraft charter service, Rader Aviation flies within the United States and Canada with up to 8 passengers and/or small cargo. Local scenic tours run through the summer months for residents and tourists. Rader operates a flight school and provides airport services including fuel, hangar space rental and outdoor tie-down rental.

Town(s): Summersville  
 Year opened: 1956  
 Number employees: 13



### Shelton Trucking

With its start as a coal hauler, Shelton Trucking is a contract carrier with a diversity of trucks. With more than 50 years in Lockwood, the company has grown and expanded to include flatbed hauling for the lumber industry, hauling heavy equipment and low bed work.

Town(s): Lockwood  
 Year opened: 1952  
 Number employees: 22



## SUPPORTIVE LOCAL AND STATE POLICY AND INCENTIVE PROGRAMS

### Growing Infrastructure

Nicholas County Commission and its cities are committed to continued improvements of infrastructure throughout the county. During the past five years, major expansions of roadways, bridges and drinking water delivery systems have been made. Sewage upgrade programs are in the planning stages.

### Support Organizations

**Region 4 Planning and Development Council** provides technical assistance to Nicholas County Commission, the Cities of Summersville and Richwood, six public service districts, and numerous governmental and non-profit organizations. They assist with planning, grant writing, loan packaging, and the development and administration of public infrastructure projects throughout the county including water, sanitary sewer, industrial/business parks, recreational and other projects.

In addition, Region 4 is the Affiliate State Data Center and has primary responsibility for the maintenance and dissemination of census data for its five county area. For information about Region 4 services call (304) 872-4970 or e-mail to [gsfo2566@mail.wvnet.edu](mailto:gsfo2566@mail.wvnet.edu).

The **4C Economic Development Authority** serves Fayette, Nicholas, Raleigh and Summers counties with services to help business relocation and/or expansion needs. An up-to-date inventory of commercial and industrial property listings are maintained by this non-profit organization.

4C's representatives act as facilitators to identify workforce training, incentive programs and financing sources. For more information about 4C services call (304) 872-2881 or visit their website at [www.4ceda.org](http://www.4ceda.org).

### Incentive Programs

Nicholas County supports its commercial and industrial partners with a wide range of helpful incentives from local, state and federal economic development programs. For information about the following incentives call (304) 872-2881.

- Small Business Administration federal grants and loans
- Central Appalachian Empowerment Zone (CAEZ) federal grants and loans
- West Virginia Economic Development Office incentive programs
- West Virginia Workforce Investment Act training programs
- 4C Economic Development Authority revolving loan program
- Nicholas County incentive programs
- Tax increment financing
- Municipality incentive programs

## H E A L T H C A R E

### Summersville Memorial Hospital

S.M.H. is a city-owned acute care and extended care medical facility. It has a 24-hour emergency room, intensive care unit, obstetrics unit, medical/surgical unit, surgical center with operating rooms, lab and radiology unit, extended care facility, physician offices and a full range of outpatient services. The hospital serves over 100,000 patients a year.

Town(s): Summersville  
Year opened: 1968  
Number employees: 500



### Richwood Area Community Hospital

A community-owned, critical access hospital, R.A.C.H. provides basic healthcare needs to the community including a 24-hour emergency room, 24-hour ambulance service, rural health clinic, nursing home care, complete lab and radiology departments, physical therapy and social services. The hospital utilizes telemedicine to provide patients with immediate access to specialists.

Town(s): Richwood  
Year opened: 1950  
Number employees: 90



## EDUCATION & TRAINING

Education and training are readily available in Nicholas County from early toddler programs to higher education and technical training for adults. County training programs partner with industry to equip employees with required job skills.

### Public Library System

The **Public Library System** provides access to the internet and other research materials for those who are learning on their own. There are three public libraries located in Summersville, Richwood and Craigsville. The libraries also offer reading programs for adults and children. Meeting rooms are available by appointment for a small fee.

### Higher Learning

**Glennville State Community and Technical College** in Summersville provides a two-year college program with transfer into baccalaureate degree programs.

Glennville's Provost is excited about ongoing program expansions at the Summersville campus.

*"Glennville is getting more involved with the community and business. One example is our new nursing certification program which addresses a job training need in Nicholas County and throughout the state,"* the Provost said.



Associates degree programs are offered in the following areas of study:

- General Studies
- Business/Business Technology  
Specializations in Legal Secretary,  
Executive Secretary, Medical Secretary
- Criminal Justice
- Environmental Technology

- Forest Technology  
(One of only 22 programs in North America recognized by the Society of American Foresters.)
- Land Surveying
- Paralegal Technology
- Computer Networking
- Administrative Science  
Specialization in Banking

The Tech Prep program is a career-oriented curriculum that incorporates school-based and work-based instruction. Certification programs are offered for the following specialties:

- Medical Coding and Reimbursement
- Real Estate
- Land Surveying
- Church Music
- Basic Skills

### Vocational Training

**The Career Center** in Craigsville, also known as "VoTech", is part of the high school curriculum in the Nicholas County Public School system. It offers skill training for industries including



*A respiratory specialist from Summersville Memorial Hospital demonstrates lung damage from smoking to Career Center students. Experts are brought in during Career Days and Field Days throughout the year to share information with the students.*



nursing, administration, business, electronics, Cisco networking, forestry, wood working, computer aided drafting, equipment maintenance, machining, general construction, surveying, welding, and computer trouble shooting and repair (known as A+ Computer Certification). The skill programs have articulated agreements allowing students to receive both high school and college credits for the classes.

Keeping a focus on career awareness, the Career Center offers students a "School-to-Careers" program which allows entry into registered apprenticeship programs and skilled entry-level jobs directly after high school. The program combines academics with hands-on, skill based learning to attain job readiness.

The Career Center and Glensville State Community and Technical College work together to provide customized training programs for businesses opening in Nicholas County. For example, BB&T bank employees were trained in an accounting program to help staff new branches. And when Columbia Forest Products came to Nicholas County, their new office staff received computer training at the Career Center.

People who want to advance their education and skills find help at the regional **Work4WV Career Center** in Summersville. Part of the Governors Workforce Investment Board, the centers were established to provide a single access point for career services, job search assistance and other employment related services. At the Summersville center, the following services are available:

- Skills assessment
- Career development and counseling
- Job search assistance
- Job referrals
- Rehabilitation retraining

- Education and training programs including day and evening classes for earning high school diplomas (GED), associate degrees, computer training, and more.

Most services are provided free of charge to West Virginia residents. Employers also benefit from new hire and training upgrade funding programs administered by the Work4WV Career Center.

## Public Schools

There are two high schools, two junior high schools, a career center and 11 elementary schools administered by **Nicholas County Board of Education**. Pre-school programs are offered at Craigsville, Summersville, Panther Creek, Birch River, Cherry River and Dixie Elementary Schools. Each school site is shown on the map on Page 3. Students are brought to and from school by school bus.

The curriculum is adopted by the State of West Virginia and provides college preparatory, general education and vocational programs of instruction. Specialty classes such as music, home economics, shop, and drivers training are included in the curriculum. Nicholas County schools rank academically in the middle of West Virginia's performance levels. And, according to Morgan Quitno Press, an independent research company, West Virginia's public schools rank 18th in the nation in their 2002 report.

Nicholas County teachers have an average of 18.6 years of experience, many with masters degrees. The average pupil to teacher ratio was 13.5 during the 2000/2001 school year. Average number of students per class was 20.5 during the same period with nearly 95% attendance.

## Private Schools

Offering pre-school (3 years and up) through 12th grade, **New Life Christian Academy** is





an accelerated college preparatory program which has expanded to include non-college students. With about 175 students enrolled and 15 to 20 students per classroom, academics and Christian principles of living are the school's primary focus. Students also participate in sports, music, drama, spelling bees and other educational activities.

New Life Christian Academy interacts with public schools and the community. They have hosted county and regional events such as the Nicholas County Science Fair.

### Pre-Schools and Child Day Care



**Friends-R-Fun Child Development Center** in Summersville is accredited by the National Academy of Early Childhood Programs and is licensed as a child care facility

by the state of West Virginia. They provide care and instruction to children from six months to 12 years of age including an after school program. The facility is open from 6:30 am to 6:00 pm.

In addition, Friends-R-Fun offers a daytime GED program for adults at their Family Learning Center. The program includes free child care while adults attend classes.

### Nicholas County Starting Points Developmental Center

in Richwood provides a group of services designed to help working families. They offer an educational mentoring and tutoring program for school age children, socialization play groups for children aged 3 to 5, a Womens, Infants & Children (WIC) program, **Richwood Head Start** and family nights.



*The Power-Up Center in Richwood provides computers with software and internet access for after school research and homework.*

### Another service at Starting Points, **Tots to Teens**

**Developmental Center** is a West Virginia state licensed child care facility open from 6 am to 6 pm. They provide care for children from birth to 12 years of age including an after school program.

Starting Points is an outreach office serving six counties for West Virginia's Child Healthcare Insurance Program (CHIP).

The **Power-Up Center** on Main Street in Richwood is a unique, supervised facility where students may

use computers to do homework, surf the internet, play games, or just socialize after school. The Directors are enthusiastic about the program, *"The children and parents have a great time working with the computers, the internet and games."* The service is provided free of charge by the Richwood City Building Commission. Parents provide snacks and are welcome to spend time at the center with the children.



Power-Up provides a location and computer resources for adult education courses taught by Glenville College professors.



## SMALL TOWN LIFESTYLE

The best thing about doing business in Nicholas County, West Virginia is living here. The safe, moderate four seasons, rural setting allows each person to pursue their individual interests – from extreme outdoor sports, to Civil War re-enactments, to joining the quilting club.

### Parks and Recreation Areas

The Richwood area is a recreational paradise where visitors the world over come to fish, mountain bike, hike, camp and enjoy our rich mountain splendor. Driving east on Rt. 39/55 one mile from the City of Richwood, visitors enter the **Monongahela National Forest**. The Gauley Ranger Station is the southwestern gateway to the Forest and features a wealth of information on recreational opportunities in the area.



An award-winning historic display of Richwood's rich heritage is the focal point of the ranger station. The display features artifacts, photographs and information from early 1900's logging and railroading, as well as local Forest Service and Civilian Conservation Corps history.

The Gauley District of the Monongahela National Forest covers parts of Nicholas, Webster, Greenbrier and Pocahontas counties. Traveling up Forest Service Road 76, along the Cranberry River, the Nicholas County section features Big Rock Campground and Woodbine Picnic Area.

More information can be obtained by contacting the Gauley Ranger District, HC 80, Box 117, Richwood, WV 26261, (304) 846-2695 or by visiting the website, <http://www.fs.fed.us/r9/mnf>. Gauley Ranger District office hours are Monday through Friday, 8:00 a.m. to 4:30 p.m.



*Nicholas County waterways provide exciting fishing for trout, bass, muskie, blue gill and catfish. Local outfitters provide gear, trips and fly fishing lessons.*

**Carnifex Ferry Battlefield State Park** is an important Civil War battle site. General John F. Floyd, CSA established Camp Gauley with about 2,000 troops. On Sept. 10, 1861 General William Rosecrans, USA was sent with nearly 7,000 to capture the area. He engaged the confederates with a partial force and was held back. Federal casualties were 130 with 27 dead. Confederate casualties were 30, no dead. After evaluating the larger force, Gen. Floyd led his men across the river to safety during the night without alerting the Federals.



The park features the Patterson House Museum, spectacular overlooks of the Gauley River, four reservable shelters, hiking trails, softball and volleyball areas, playground equipment, horseshoe pits, picnic facilities with tables and grills, and restrooms.

**Highland National Scenic Highway** extends northward 43 miles from Richwood to U.S. Route 219 into the Cranberry Glades area. The two lane highway crosses over the mountainous terrain of the Allegheny Highlands and Plateau, and rises from Richwood's 2,325 foot elevation to 4,500 foot vistas.

**Summersville/Muddlety Walking/Bicycle Trail, Veterans Memorial Park, Summersville Lake Recreation Area, Richwood Rhododendron Roadside Park** and the many other parks and campgrounds throughout Nicholas County make it easy to spend quality time enjoying the outdoors.



## Sports

The beautiful, open outdoor spaces encourage participation in sports and exercise. There are youth leagues for baseball, softball, basketball, football, soccer, gymnastics, cheerleading, dance, and martial arts.

Loaded with deer, bear, turkey and other game, Nicholas County is an adventure wonderland for hunters and wildlife watchers. Summersville Lake is known for bass, trout, muskie and catfish. And our rivers and streams provide among the world's best fly fishing.

There is fun for all ages and levels of daring in:

- Hunting
- Fishing
- Camping
- Hiking
- Rock Climbing
- Cross Country Skiing
- Snow Boarding
- Sledding
- Horseback Riding
- Dance/Gymnastics
- Golf
- Tennis
- Boating
- Swimming
- Canoeing
- Scuba Diving
- Rafting
- Kayaking
- Roller Skating
- Martial Arts

## Cultural Activities

### PERFORMING ARTS

Plays, literary events, and entertainers tour Nicholas County each year. And Summersville enjoys outdoor summer performances on the lawn of the historic Brown Oaks property. These performances are presented by Ivy & Stone Productions, a volunteer organization located

in Summersville, West Virginia. They present literary, visual and performing arts



*The City of Summersville has renovated the historic Brown Oaks Property which is used for the Convention & Visitors Bureau offices, local meetings and outdoor concerts during the summer.*

in Nicholas County and assist in supporting a place for the literary, visual and performing arts.

There are community theater companies in several areas of the county including school and church music and acting events. For evening entertainment there are movie theaters, night clubs and restaurants with live entertainment.

### HERITAGE AND LANDMARKS

Nicholas County Historic Landmarks Commission sponsors tours of historic properties throughout the county. The Nicholas County Historic Museum is set up to display the lifestyle of early settlers. Housed in a landmarked early settlement home, it serves as headquarters of the Genealogical Society. A large number of landmarked historic properties and heritage cemeteries are found throughout the county.

The original Summersville High School auditorium, called "The Old Main," has been restored as a community theater and cultural center. It is one of four historic limestone buildings in Summersville. The others are the Nicholas County Courthouse, the Cornerstone Café, and the BB&T Bank building.



## SENIOR CENTERS

**Nicholas County Senior Center** was built in 2001 and is open for lunches and meetings of senior organizations. The center is active in community events, entertainment, crafts and activities such as quilting, and holds fundraisers such as spaghetti dinners.

The county has four additional Senior Centers which are operated five days a week by **Community Action Partnership**. Located in Richwood, Craigsville, Panther Creek and Summersville, the centers serve lunches, host trips, and provide entertainment and activities. Community Action serves 30,000 meals at the centers each year, and another 24,000 meals in the home delivery program.

### Community Action PARTNERSHIP

*Helping People. Changing Lives.*

Additional services include medical transportation, in-home care, outreach information and referrals, assessments and a caregiver program.

## FESTIVALS

Nicholas County is rich with history. Exciting festivals celebrate area lore and traditional activities throughout the year.

### April

#### **Feast of the Ramson**

On the third weekend, features hometown country cooking with delectable wild ramps (an onion-like herb), local arts and crafts, country and Gospel music, and dancing.

### May

#### **Chili Fest**

Sanctioned by the International Chili Society, features music, arts and crafts, and chili tasting.

### June

#### **"Singing in the Mountains" Gospel Sing**

Gospel music at the Summersville Music Park.



*Nicholas County Senior Centers provide a place for socialization, access to services and information, fun activities, and community service.*

#### **"Music in the Mountains" Bluegrass Festival**

Top names in bluegrass and country music appear annually at the Summersville Music Park.

### July

#### **Scenic Mountain Triathlon**

A swim, bike, and run contest in the beautiful Monongahela National Forest. This is the only sanctioned state event.

#### **Fourth of July Celebration**

Fireworks shows and celebrations throughout the county for our nation's birthday. (Individual use of ground level fireworks is permitted in Nicholas County.)

#### **Nicholas County Fair**

Six big nights of carnival rides, exhibits, good food, music and much more.

#### **State Gospel Singing Convention**

First held in 1950, the West Virginia Mountain State Gospel Singers Corporation holds the non-profit sing in Mount Nebo. It features lots of Gospel singers, quartets and choirs, camping and food.



## August

### Cherry River Festival

Join the Cherry River Navy, a landlocked crew of fun-loving admirals for a week of small town entertainment, parades, arts and crafts, music, food, pageant, and races.

## September

### Birch River Day

Each Labor Day weekend, the folks in Birch River hold a parade with food and live Gospel and bluegrass music.

### Civil War Weekend

Two days of living history demonstrations, civil war crafts, reproductions for sale, and battle reenactment at Carnifex Ferry Battlefield State Park.

### Craigsville Fall Festival

A celebration with arts and crafts, live entertainment, parade, food, apple butter making, pageant, harvest shows, and car shows.



Several Nicholas County communities offer golfing amenities. Pictured is the 11th tee at Cherry River Golf Course in Richwood, an 18-hole course with Club House. Nicholas County Veterans Memorial Park in the City of Summersville features a 9-hole course. Craigsville has a driving range.



The Bethel United Methodist Church is the oldest church building in Nicholas County. The original log church was built in 1810. In 1868 a poplar-sided church was built, which was the first meeting house painted white in the county.

### Gauley River Festival

An evening celebrating whitewater and the great outdoors with vendors, auction, videos, bands, food and more.

### Grape Stomping Wine Festival

The third weekend featuring wine making demonstrations, grape stomping, live music, heritage crafts, food and more at Kirkwood Winery. Activities for all ages.

### Nicholas County Potato Festival

Honors the harvest of the local cash crop of days gone by. Arts and crafts, 5K run/walk, parade, music, potato judging and auction, car show, pageant, food and more.

## October

### Gauley Kayak Race

A grueling nine mile sprint through Class III-V rapids ending at Sweet's Falls.

### Mountain Color Fine Arts Festival

Showing of local fine arts at Richwood City Hall, crafts, mountain bike races.



## MODERATE FOUR SEASONS WEATHER

Winters with light or moderate snowfall sparkle for the holidays without interrupting transportation for product and employees. Springtime is a burst of colors with tulips, daffodils and lilies decorating the hillsides. Summers are full of adventure with nearly perfect weather for outdoor living. Fall turns the forest to a vivid wonderland of turning leaves.

There are no hurricanes, tornados, earthquakes, or volcanoes in Nicholas County. Summers have some thunder storm activity.

During the winter, transportation authorities quickly plow and salt primary and secondary roadways to keep traffic moving in and through Nicholas County.

The school district tracks weather and early morning travel conditions, sometimes delaying the start of school for two hours to allow safer school bus pick-ups. Extreme cold combined with poor side road conditions will result in school cancellation, providing popular "snow days." According to school board officials, the average is five snow-days per year. An allowance for these days is built into the school calendar so children complete scheduled course work.

In the averages chart shown below, the peaks shown provide a range of potential temperatures. There were a total of four days below zero in the five-year period reported; one day at -17°, two days at -3°, and one day at -1°. Several days in the same period were at or above 90° during summer months. Humidity normally ranges from 30% to 70% depending on weather conditions and time of year.

### AVERAGE MONTHLY WEATHER REPORT

FIVE YEAR AVERAGE FROM 2007 THROUGH 2011

| MONTH     | HIGH TEMPERATURE (FAHRENHEIT) | LOW TEMPERATURE (FAHRENHEIT) | TOTAL RAINFALL (INCHES) | TOTAL SNOWFALL (INCHES) |
|-----------|-------------------------------|------------------------------|-------------------------|-------------------------|
| JANUARY   | 40.9                          | 24.7                         | 4.33                    | 20.18                   |
| FEBRUARY  | 45.7                          | 29.3                         | 3.65                    | 10.00                   |
| MARCH     | 51.0                          | 30.6                         | 4.87                    | 12.80                   |
| APRIL     | 63.5                          | 39.3                         | 4.21                    | 2.10                    |
| MAY       | 72.1                          | 47.4                         | 5.44                    | 0                       |
| JUNE      | 76.6                          | 55.0                         | 5.60                    | 0                       |
| JULY      | 80.6                          | 58.4                         | 7.04                    | 0                       |
| AUGUST    | 79.5                          | 57.4                         | 4.47                    | 0                       |
| SEPTEMBER | 73.7                          | 50.1                         | 3.80                    | 0                       |
| OCTOBER   | 64.0                          | 39.4                         | 1.81                    | 0                       |
| NOVEMBER  | 52.9                          | 32.6                         | 2.32                    | 1.78                    |
| DECEMBER  | 43.2                          | 28.4                         | 3.28                    | 13.04                   |
| YEARS     | 59.0                          | 37.0                         | 10.39                   | 33.70                   |

SOURCE: WEATHER OBSERVER FOR NATIONAL WEATHER SERVICE AT MOUNT HIBO, WEST VIRGINIA



## NICHOLAS COUNTY COMMISSION



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[www.nicholascountywv.org](http://www.nicholascountywv.org)

Member  Economic Development Authority

**CITY OF SUMMERSVILLE** (County Seat)

[www.summersville.org](http://www.summersville.org)

**CITY OF RICHWOOD**

[www.richwoodwv.com](http://www.richwoodwv.com)

**GLENVILLE STATE COMMUNITY & TECHNICAL COLLEGE**

[www.glenville.edu](http://www.glenville.edu)

Chambers of Commerce:

**SUMMERSVILLE AREA CHAMBER OF COMMERCE**

[www.summersvillechamber.com](http://www.summersvillechamber.com)

**RICHWOOD CHAMBER OF COMMERCE**

[www.richwoodwv.com/chamber](http://www.richwoodwv.com/chamber)

Hospitals:

**SUMMERSVILLE MEMORIAL HOSPITAL**

[www.wvha.com/web/keh](http://www.wvha.com/web/keh)

**RICHWOOD AREA COMMUNITY HOSPITAL**

[www.rach.yourmail.com](http://www.rach.yourmail.com)

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