

their ability to function. These units include planning commissions, urban renewal authorities and housing authorities.

Special Purpose Governments

County Boards of Education are the largest local government entities within the region. Although the boards are independently elected, their activities are heavily influenced through state financial control. They operate the public school system described earlier in this document.

Public Service Districts created by county commissions are responsible for the provision of water and sewer service in rural areas. Operational Public Service District's include Grant County and Mountain Top in Grant County; Central Hampshire in Hampshire County; Hardy County Public Service District; New Creek, Fountain, and Frankfort in Mineral County; and the Pendleton County Public Service District. Public Service District's provide water service to over 28,068 users and sewer service to over 10,386 users. The development of water and sewer systems by these districts has played an important role in achieving growth, especially of new housing.

The cities of Keyser, Piedmont, Romney, and the Grant County Commission have created housing authorities to develop and manage housing projects for disadvantaged families. These authorities own over 300 units and manage an additional 300 units.

The region also contains three regional special purpose units of government. The Region 8 Solid Waste Authority is responsible for planning to ensure long-term solid waste disposal. Currently, the SWA operates two transfer stations. The Potomac Valley Transit Authority provides local and long-distance bus service in the region. Many of the PVTA's more successful operations are linked to providing service to places of employment. The Region 8 Planning and Development Council is charged with promoting sound development in the five counties of Region 8. The council carries out a variety of economic development and planning activities.

Planning

Municipalities and counties are empowered by the state code to create planning commissions to promote orderly development and to assure that growth is commensurate with the efficient use of public funds. Planning commissions serve in an advisory capacity to the general governing body and the exercise of planning provides certain regulatory power over development. Planning commissions are responsible for the preparation of a community-wide comprehensive plan for physical development. The county commission adopts county comprehensive plans. Once a comprehensive plan has been adopted, the governing body can then adopt a zoning ordinance to regulate land use. Local governments are also empowered to adopt regulations related to sub-division control.

Grant, Hampshire, Hardy, and Mineral counties in Region 8 maintain planning commissions. The Hampshire, Hardy, and Mineral County planning commissions employ planners. Grant County relies on volunteer effort. Hampshire, Hardy, and Mineral, Counties have prepared comprehensive plans and all four counties have adopted and are enforcing county sub-division ordinances.

Economic Development

County commissions are empowered to create county development authorities. These authorities are responsible for the promotion, development, and advancement of county's economic welfare. They are responsible for encouraging development and expansion of business to provide full employment opportunities.

All counties within the region have created development authorities that are governed by boards that include representatives from the county commission, municipalities, and the private sector. The development authorities are the entities primarily responsible for marketing the counties' growth potential. County development authorities in the Potomac Highlands work closely with the West Virginia Development Office to recruit new industries, assist in expanding businesses, and retain existing firms. The authorities work closely with the Region 8 Planning and Development Council to address infrastructure deficiencies that limit growth and to improve the pool of financial resources available to small expanding enterprises.

The Seneca Rocks Regional Development Authority represents both Grant and Pendleton counties in the pursuit and recruitment of new businesses and economic development opportunities to the region. The Regional Development Authority employs a full-time director and is committed to promoting a vibrant local economy by facilitating the expansion and retention of existing businesses, working to attract new opportunities, and fostering a climate in which businesses can thrive, while preserving the unique qualities that make Grant and Pendleton Counties a special place to live and work. The Regional Development Authority is responsible for managing and marketing the Petersburg and Mountain Top Industrial Parks. They recently completed construction of the Grant County Business and Technology Park. The Authority also owns and operates a multi-tenant industrial building and a new Communications Center in Petersburg. The Authority owns both a 25,000 and 40,000 square foot multi-tenant industrial building and a 20-acre industrial park in Pendleton County. The authority converted the old Hanover Shoe Building into an effective multi-tenant building. You may visit their website at <https://www.senecarocksrda.com/>

The Hampshire County Development Authority employs a full-time director. The county has an active marketing effort including a printed county profile. The authority is responsible for marketing industrial parks and buildings near Capon Bridge and Romney. You may visit their website at www.hampshirecountyyeda.com

The Hardy County Development Authority employs a full-time director. The county has an extremely active marketing effort including a variety of printed materials. The authority is responsible for marketing and managing the Baker, Moorefield, Robert C. Byrd- Hardy County, and Wardensville Industrial Parks. The authority also markets a multi-tenant industrial building in the Robert C. Byrd-Hardy County Industrial Park and the vacant American Woodmark Building. The authority has played a key role in industrial expansion. You may visit their website at www.hardycountywv.com

The Mineral County Development Authority employs a full-time director. The county has a marketing effort that is supported by printed material including a county profile. The authority

markets 70-acre business and industrial park near Fort Ashby, which includes a multi-tenant building. You may visit their website at www.mineralcountydevelopmentauthority.com

The region has among the most active development authorities in the state. These authorities have acted to recruit new enterprises to the Potomac Highlands and have assisted expanding businesses. Their efforts have created hundreds of jobs in the Potomac Highlands during the last ten years. The Development Office has identified all counties in the Potomac Highlands as certified business locations because of development authority activity. Their level of effort and expertise is proven by the region's attraction of investment dollars.

Strategic Evaluation

Background

Recent economic uncertainty has created broad concern for the future. This concern is typical of recessionary times and reflects neither the Potomac Highlands potential nor the challenges it faces in maximizing this potential. The regional council conducted two community planning meetings in March 28, 2024 and April 4, 2024. The PDC invited community leaders from all geographic areas and economic sectors to participate in the analysis. Approximately 50 individuals provided input into the analysis. The analysis suggests that assets of the region include natural beauty and high environmental quality near growing metropolitan areas and a highly productive and motivated work force that is reinforced by a strong commitment to home and community. The region's inadequate and often failing infrastructure challenges the Potomac Highlands' ability to realize its development potential. Resistance to change and parochial attitudes weakens the region, and the lack of good jobs makes it difficult to retain better educated youth.

Economic Clusters

The analysis performed by WVU, and other economic researchers have identified three significant economic clusters in the Potomac Highlands, wood products, poultry products, and defense related transportation equipment. All five counties have strong location quotients for wood products, while poultry products are concentrated in Hardy County and defense related transportation equipment is concentrated in Mineral County.

The ongoing global/national recession has posed real risks to the Potomac Highlands' economic health. While defense equipment and poultry products are not especially business cycle sensitive, wood products are sensitive to housing construction cycles and overall economic growth. With a slow exit from the recession likely, the Potomac Highlands will face weak economic growth and job loss during the near term. The region must position itself to minimize economic loss and to quickly rebound from the adverse impacts associated with the recession.

¹ Potomac Highlands Region Economic Outlook 2018-2023; published by Bureau of Business & Economic Research, West Virginia University, College of Business and Economics – page 1-8.

Wood Products

Region 8 contains extensive forest with a high percentage of hard woods. These hardwoods, especially oak, present a significant renewable resource for which there is world-wide demand. Much of this resource is contained in national forests located within the region. Currently, timber is harvested for dimensioned lumber. In contrast, dimensioned lumber provides significant growth opportunities over the long term, as does component manufacturing. The worldwide demand for quality lumber and wood products makes this asset important to the Potomac Highlands' ability to compete in the global marketplace. While the current global recession has dampened growth in this sector in the near term, all indicators suggest that demand for quality lumber and wood products will continue over the long term.

Further processing of timber will not occur until the region's infrastructural limitations are addressed. Highway improvements are central to developing this sector. Highway improvements would decrease transit time and would make the region's location and timber resources irresistible to manufacturing firms. Importantly, completion of Corridor H will allow the Potomac Highlands to access the Virginia Inland Port at Front Royal more effectively. Development would be aided by the provision of additional industrial sites that could meet the horizontal storage requirements of wood processing firms. Assuring sufficient water for firefighting is also a key determinant. Additionally, the region should promote its supply of knowledgeable people who are available at reasonable wage rates.

Many of the firms engaged in wood products are relatively small firms. These firms often have only limited management skills and thus experience difficulties in maintaining financial records, evaluating costs, and obtaining financing. There is a need to help these firms, especially those that are encountering difficulties in obtaining sufficient financing to undertake business expansion.

Growth in timber related firms is dependent on continued availability of wood from national forests. Changes in national forest policy could limit growth or eliminate the potential for growth. Without stability in policies for national forests, growth will be modest. Additionally, national policies should balance national recreational needs, national environmental concerns, and local development issues in setting timber harvesting plans. It should be noted that development of the travel and tourism industry requires a stringent balancing of timber production and environmental considerations.

Poultry

The region's location away from migratory bird flyways decreases threats from avian disease. Combining the region's location with an available and knowledgeable work force and interested investors creates an extremely large potential for growth in the poultry industry. While future growth will not be as dramatic as past growth, potential still exists. This potential includes additional processing plants and the development of industries to support existing firms.

¹ Potomac Highlands Region Economic Outlook 2018-2023; published by Bureau of Business & Economic Research, West Virginia University, College of Business and Economics – page 1-8.

The growth of the poultry industry has caused issues to surface that may retard growth if not appropriately addressed. These issues include the inability of local roads to handle poultry production related traffic. Currently, Moorefield is experiencing congestion around poultry processing plants and driving times are increasing in direct relationship to the number of workers and trucks involved with poultry products. Another issue is the ability of growing houses to co-exist with other land uses. This is especially critical for areas experiencing residential and travel and tourism growth. Conflict could raise anti-poultry growth sentiments which has occurred in nearby Virginia counties. Environmental issues such as odors from processing plants and wastewater disposal limitations are also of concern. These may result in regulations that severely limit the production capacity of processing plants. Many of the threats can be addressed by infrastructure improvements and planning activity. Planning is critical in addressing environmental issues.

Defense Equipment

Alliant Techsystems operates the Allegany Ballistics Laboratory under contract from the Naval Sea Systems Command. The facility is West Virginia's largest defense contractor employing some 1,000 individuals across 1,628 acres. The ABL facility is a manufacturer of advanced composite structures for the F-22 Raptor and other aerospace projects. ATK also operates six of eleven known advanced fiber placement machines. In addition, the site produces about 80 military products, including: 30mm shells for Apache helicopters, training grenades, fuze-proximity sensors, mortars and warheads, and tank ammunition. With the continuing need to defend the nation from a wide array of threats, strong growth at the facility seems reasonable.

While the operation is a relatively self-contained facility, its growth requires substantial community improvement. Shortages of quality housing have particularly challenged the firm's ability to grow by discouraging individuals with critical skills from locating to the region. The Potomac Highlands diminished medical, cultural, and commercial resources have reinforced this problem. The limited availability of development sites with adequate public infrastructure has hindered the region's ability to address these problems and has discouraged investors wishing to serve the facility's growth potential.

Growth Centers

Region 8 contains three growth centers, Keyser, Romney, and Moorefield/Petersburg. Previously, Keyser has been designated a Redevelopment - Economic Center by the Economic Development Administration.

Keyser Growth Center

Keyser is the county seat of Mineral County and is the largest city in Region 8. The City's 2018-2022 population was 4,879 persons; this represents a decrease from the 2000 population of 5,303. Evidence of growth is found in a doubling of connections to the New Creek water system. Persons aged 17 or younger account for 15% of Keyser's population; persons aged 65 or older account for 20% of the population. Members of minority groups make up 5% of the city's population.

According to the 2018-2022 American Community Survey 5-Year Estimates, the Keyser had an internal labor force of 2,194 persons and a labor force participation rate of 50%. The median family household income was 46,724 and unemployment was 6%.

Keyser has an excellent transportation network. It is on the main east/west line (New York to St. Louis) of the CSX Rail System. Passenger rail service is available at Cumberland, Maryland. The city is served by Route 46 and Routes 220 and 50. Additionally, Interstate Route 68 is within less than a half hour's driving time.

The Keyser Industrial Park contains 155 acres with approximately 26 acres immediately available for development. There are other industrial sites of various sizes in and around the city. Coal and commercial quantities of lumber and limestone are available within proximity to the community. The city contains six financial institutions, a new hospital, and Potomac State College, a division of West Virginia University. The municipal wastewater treatment plant has been upgraded to meet Chesapeake Bay Watershed Implementation Plan Requirements. The city also has a water improvement project for its water treatment plant. The balance of the city's infrastructure, i.e., utilities, housing, education, recreation opportunities, and governmental services are of sufficient quantity and quality to allow development of Keyser and Mineral County's resources.

During the past decade three major employers have closed in Keyser resulting in the loss of about 400 jobs. The community contains several vacant industrial plants. Likewise, the city's Main Street has numerous vacant structures and surplus lots. On a more positive note, the commercial area south of Keyser has seen strong growth and a shopping plaza just west of Main Street appears sound. Keyser has the potential to have a significant impact on the region's growth.

Moorefield/Petersburg Growth Center

The municipalities of Moorefield and Petersburg, the county seats of Hardy and Grant counties respectively, are nearby communities in the South Branch Valley. The economies of the two towns are closely linked and development in one community supports growth in the other. For these reasons, the communities have been jointly identified as a growth center. With a combined population of 5,668 the Moorefield/Petersburg area has enjoyed population growth; the area's population has grown by 8.62% since 2000. Persons aged 65 and older comprise 51% of the population and those 17 and younger comprise 33%. Minorities account for 20% of the municipalities' population.

According to the 2022 American Community Survey 5-Year Estimates, the labor force of the municipalities was 2,930 and the labor force participation rate was 56.5%. The median family income averaged \$53,298 and the growth center had a 5.2% unemployment rate average.

The Moorefield/Petersburg growth center has only a fair transportation network. The South Branch Valley Railroad provides regular service to the main east/west line of the CSX rail system. US Route 220 and WV Routes 55, 28, and 42, are the center's primary highways. Construction of Appalachian Corridor H continues and approximately 33.6 miles of the four-lane highway connect Hardy County

(Wardensville) and Grant County (Scherr). This completion so far of Corridor H has provided tremendous highway access to the Moorefield/Petersburg growth center. The Grant County Airport, with a lighted runway of over 5,000 feet, serves the growth center.

Six major industrial plants are in and around these two towns. These industries employ nearly 5,000 people. The center has the region's greatest concentration of manufacturing employment and contains all the region's poultry processing facilities and most of its wood products employment. Within 50 miles of the growth center are abundant supplies of coal, limestone, timber, and agricultural products.

Public water and sewer treatment have been upgraded. The City of Petersburg has completed an \$11 million water system improvement project. The city completed an \$8 million upgrade to the wastewater treatment plant to meet requirements of the Chesapeake Bay Watershed Implementation Plan. In the Town of Moorefield, a new \$40 million wastewater treatment plant has been constructed to meet current demand, future growth, and requirements of the Chesapeake Bay Watershed Implementation Plan. The growth center contains seven banks, a hospital, and Eastern West Virginia Community and Technical College. The area's infrastructure can support additional growth and development of the center's potential and is essential to growth in the Potomac Highlands.

Romney Growth Center

The Town of Romney is the county seat of Hampshire County and is the third largest community in Region 8. The 2022 census indicates that the town's population has increased by 3% since 2000 to 2,062 persons. Persons aged 65 and older comprised 23.7% of the population and persons aged 17 and younger accounted for 27% of the population. Members of minority groups made up 6% of the town's population.

According to the 2022 American Community Survey 5-Year Estimates, Romney had a labor force of 617 persons. The median family income was \$59,250 and per capita income was \$27,862. The growth center had an unemployment rate of 13.9%.

Romney has a good transportation network. It is served by the South Branch Valley Railroad, which provides regular service to the main east/west route of the CSX system. Romney is directly served by Route 50 and 28. The city is within 30 minutes driving time of Interstate 68. Passenger rail service is available at Cumberland, Maryland and Romney is within three hours' drive of major international airports in Pittsburgh, PA, Baltimore, Maryland, and Washington, DC.

There are several industrial sites in and around the community, including a 75-acre industrial park adjacent to the city. Within the 75-acre park, there are 21 acres available for development. The Hampshire County Development Authority owns a 25,000 square foot multi-tenant building. Lumber and agricultural products are available in commercial quantities. The city's infrastructure is sound and would allow for development resources. The city contains two banks, and a hospital is just outside the city limits.

Section B. SWOT Analysis:

A SWOT analysis is the most effective way to organize a region's competitive advantages, as well as its relative disadvantages. This SWOT analysis classifies strengths, weaknesses, opportunities, and threats within and outside of Region 8, which is comprised of five counties also known as the Potomac Highlands, Grant, Hampshire, Hardy, Mineral and Pendleton.

The following analysis draws on conversations during two community meetings conducted on March 28, 2024, and April 4, 2024. Over 100 community leaders were invited to take part in this process with a choice of two locations. Listed below are the top items listed under each topic. "Each of the comments in the SWOT are the shared vision of the community that participated in the process. The bold comments indicate an emphasis for development in the coming years as determined by the Council Members in a follow up survey."

Strengths

- **Natural Resources**
- Local Community Colleges – EWCTC and PSC
- Agriculture – in addition small tunnel greenhouse
- Fiberoptics
- **Corridor H – 220**
- **Proximity to larger metropolitan areas**
- **People and population**
- Water and sewer improvements
- **Industries diversification/ Agriculture**
- **History and heritage**
- **Scenic beauty**
- **Helpful Volunteers**
- Strong local communities

Weaknesses

- **Lack of correct statistical data from the federal government**
- **Understanding culture diversity**
- Collaboration – communication
- Housing shortages (including affordable housing)
- Limited Police Force (high vacancies)
- **Lack of funding (state and local)**
- Lack of completed Highways
- **Lack of Trades – skilled trade workforce (plumbers, electricians etc.)**
- **Low Wages**
- Zoning
- Limited assistance for immigrants
- Lack of sidewalks for Pedestrians
- **Lack of shared common goals**
- Diversification of employment
- Increase in the unhoused population

- **Low income – personally or government**
- Lack of substance recovery facilities
- Children living with Grandparents
- **Lack of alternate public transportation (taxi, uber, etc.)**
- Language barriers
- **Lack of broadband**
- **Housing shortage (rentals, diverse single family, affordable, accountability of landlords)**
- **Access to affordable childcare**

Opportunities

- **Complete Corridor H – North South Highway**
- Population growth
- **Higher Education**
- **Housing growth**
- **Broadband expansion**
- Tourism
- **More recreational ball fields, bike trails, etc.**
- **Natural Beauty**
- Churches
- Expansion of tourism
- **Training more for skilled workers**

Threats

- **Federal Regulations – Broadband, infrastructure, lack of civic participation (Lions club etc.)**
- **Cost of Living Increase**
- **Crime increase**
- **Limited options for broadband service**
- **Lack of economic diversification**
- Limited access to bilingual services (education, emergency communications etc.)
- **Limited volunteers for EMS**
- **Emergency equipment – high cost**
- **Increase in substance use disorder**
- Loss of jobs to out of state remote positions with higher wages

Section C: Strategic Direction/Action Plan

Economic Distress and Growth Constraints

The Region 8 district is economically distressed. The following summary of previously presented information, illustrates major issues:

- Workforce WV reports the region's 2022 unemployment as 3.3%, WV's average was 4.3% and the national rate was 3.50 %.

- The 2018-2022 American Community Survey 5-Year Estimates reports the median household income of the region's counties range from \$47,357 to \$54,960. Median household income for the state \$54,329 and the nation \$74,580
- The region's average 2018-2022 personal per capita income was \$50,825.
- 2018-2022 U. S. Census statistics shows the region is 15% below the national average of per capita income.
- The region has a total population of 81,671.

While our indicators show moderate improvement, pervasion poverty still exists. beyond these figures, other conditions evidence the distress experienced by many households. Anecdotal observations such as:

- Lack of substance use disorder treatment facilities and job training.
- People use streams and polluted springs for drinking water.
- Homes that have no market value because raw sewage lies within their property boundaries.
- Increased unhoused population in the region with limited services for support available to assist.
- Other conditions evident with limited services or support available to many households.

The region's economic distress creates need to:

- Provide jobs to lower the unemployment rate to an acceptable level.
- Raise family incomes and per capita incomes to the national average.
- Reduce the poverty rate to less than the national average.
- Improve living conditions by providing residents with access to high quality community facilities and services.
- Expanding the opportunities for well paid jobs will lower the unemployment rate to an acceptable level.
- Increase labor participation rate to the national level

Constraints on economic development are the prime factor in the region's high level of distress. Deficiencies in industrial sites, community facilities, and human services must be addressed if growth is to occur.

Addressing Development Needs in the Potomac Highlands

It is readily apparent that the development potential of growth clusters and the quality is adversely impacted by:

- A lack of infrastructure capacity.
- A lack of quality sites for affordable housing and business.
- A shortage of readily available enterprise sites.
- A lack of support for job and wealth creation.
- Limitation on the ability of individuals to compete in a 21st century economy.
- Failure to consider the region's environmental carrying capacity.
- A lack of affordable housing.

The Potomac Highlands can only prosper if attention is paid to these issues. This specifically includes:

- Recognize the shift in workforce diversity.
- Improving the availability and quality of the broadband services.
- Developing, improving, and finishing highways to promote growth in the region.
- Supporting business growth by supporting entrepreneurs.
- Locating utilities to promote sound land use development.
- Promoting the use of alternative technologies for public utilities.
- Making use of brownfield sites for enterprise development.
- Developing additional enterprise park acreage.
- Adopting land use management tools.
- Expanding educational opportunities including college and trade schools.

Addressing these issues will allow the Potomac Highlands to maximize the development potential of its economic growth clusters and centers by removing obstructions to growth while creating an atmosphere where entrepreneurs and individuals can succeed. Importantly, addressing these issues will improve the quality of life by broadly increasing wealth, improving day to day living conditions, and by assuring that the region preserves the existing high environmental quality.

Goals, Objectives, and Strategies

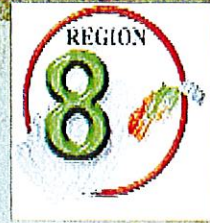
The Region 8 Planning and Development Council adopted the following vision statement for the Potomac Highlands:

Vision

All residents of the Potomac Highlands will enjoy a high standard of living and quality of life by fully participating in a growing regional economy and living in vibrant healthy communities.

Achieving the following goals, objectives and strategies will allow the Potomac Highlands to achieve this vision.

FY 2025 Goals



- **Goals:**
 - Assure that the Potomac Highlands offers the highest quality of life
 - Protect the environmental quality of Potomac Highlands
 - Increase the wealth of residents and enterprises

Objectives



- **Develop utilities for long-term growth**
 - Implement a multi-county broadband improvement project
- **Undertake utility projects to allow for land development**
 - Undertake five projects to extend water or sewer service to unserved areas
 - Promote use of alternative technologies to provide service to less populated areas
- **Undertake projects that will develop acreage and space for enterprise growth**
 - Undertake the development of an enterprise park in an unserved area of the region
 - Encourage the use of Brownfields programs to make better use of previous sites
- **Assure that economic and community development are consistent with the region's capacity**
 - Complete the CEDS five year plan and each annual update
 - Promote adoption and implementation of local growth management tools
 - Assess environmental impacts of all projects

Objectives Cont.



- **Support enterprise development to create jobs and wealth**
 - Assist 10 businesses in securing loan funds for start-up or expansion
 - Host 20 forums for local economic development authorities
 - Provide 10 training opportunities for enterprises
- **Support projects that allow individuals to compete in the 21st century while residing in high quality communities**
 - County broadband improvement and extension project
 - Implement five projects to improve communities and neighborhoods
- **Promote projects we cannot control**
 - Energy (natural gas, wind, coal, etc)
 - Water
 - Transportation

Strategies

How the PDC will achieve its objectives



- Conducting regional strategic economic and community development planning
- Assisting localities develop and implement projects identified during the planning process.
- Advocate policies and practices of local, state, and federal entities that will assure sound and sustainable growth.
- Coordinating planning and development efforts.
- Serving as a forum for discussion of issues related to sound development.
- Supporting the management of the information required for decision making related to sound and sustainable growth.

Regional Development Program

Project Selection

The Regional Council uses several methods to identify priority projects. The council identifies potential priority projects through staff members reviewing needs statements, staff members' knowledge of projects, through contacts with individual communities, submissions by local governments and their agencies and through suggestions by the public during public meetings or in writing during the planning process. Efforts are made to ensure that all segments of the Region's communities have an opportunity to express needs while improving the regions.

The Regional Council has taken positive action to assure the maximum opportunity exists to have projects submitted to it by key agencies and the public. Thus, the Regional Council periodically surveys local governments and their agencies as to potential projects. This process allows the Regional Council to update project information and normally gives the local government or agency an opportunity to provide their own project ranking.

Once the council identifies a series of projects it uses a rating system to rank all projects. After the council has evaluated all projects, the council reviews the ranked projects to consider subjective issues. The council uses the following rating system:

Rating System

Is the project market driven?

The Regional Council will award five points to a project that has an analysis that demonstrates that the project is market based or the council will award five points to a non-economic development project that can demonstrate that it is feasible through a written study.

Is the project sponsor requesting a proactive investment?

The Regional Council will award five points to a project that has funding commitments and is seeking the last segment of funding.

The Regional Council will award three points to a project that has at least 50% of the required funding committed to the project.

The Regional Council will award two points to a project that does not require other funds.

Will the project diversify the regional economy or allow the Potomac Highlands to anticipate and address economic change?

The Regional Council will award five points to any project that acts to diversify the economy or allows the Potomac Highlands to anticipate and address change.

The Regional Council will award three points to any project that looks beyond the immediate economic future and provides the Potomac Highlands with capacity for long term sustained growth.

Will the project result in the direct investment of private capital?

The Regional Council will award five points to a project that demonstrates an ability to cause private sector investment in the region.

Will the project adequately address the need of the community seeking assistance?

The Regional Council will award three points to a project that will support private sector investment in the region.

Does the project have a high probability of success?

The Regional Council will award five points that can demonstrate a high probability of success. Favorable IJDC comments will serve as such evidence. Other evidence includes:

The provision of a higher than required local match.

The existence of a broadly representative project committee.

Overwhelming favorable comments during public meetings.

Will the project create higher paying jobs?

The Regional Council will award five points to a project that can demonstrate an ability to support higher paying jobs.

The Regional Council will award three points to a project that will support higher paying jobs.

Will the project produce a return on the needed public investment?

The Regional Council will award five points to a project that will produce a positive return on public investment. Evidence of this can be found in:

Increases in private sector property values.

Increases in worker incomes.

Elimination of threats to health.

Elimination of threats to the environment.

Will the project create the potential for economic growth by strengthening existing economic clusters?

The Regional Council will award 15 points to a project that directly supports the creation of jobs and wealth in food products or wood products or defense equipment.

The Regional Council will award 12 points to a project that address issues of overriding regional importance, including:

- Projects that retain existing or create new employment opportunities.
- Projects that expand the availability of land for homes and business sites.
- Projects that add capacity to the transportation system critical for growth.
- Projects that increase the educational attainment or skill level of residents.
- Projects that allow communities to manage growth.
- Projects that directly protect the environment.
- Projects that substantially increase the number of year-round housing units.
- Projects that increase the capacity of water and wastewater treatment systems.
- Projects that increase the capacity and quality of broadband service.

The Regional Council will award nine points to projects that result in significant improvements to the quality of life or that support increasing the capacity of communities to achieve economic development. Such projects include:

- Projects that improve elements of the transportation system that are likely to be used by industry.
- Projects that expand the service area of water and waste disposal systems.
- Projects to develop recreational facilities that have the capacity to attract tourists.
- Projects that address downtown revitalization.
- Projects that allow for comprehensive neighborhood revitalization.
- Projects that increase the availability of health care services in under-served areas.

The Regional Council will award six points to projects that support improvement of the quality of life. Such projects include:

- Projects that significantly improve local roads.
- Projects that improve the quality of water or waste disposal system without expanding its capacity or increasing its service.
- Projects to provide multi-use community buildings/structures.
- Projects that provide community wide recreational facilities.

Projects that provide new or significantly improve existing public services.

Projects that address a single element required in a neighborhood revitalization program.

Projects that improve existing health services.

Projects that address potential threats to health and safety.

Projects that address needs of underserved communities

Projects that support and recognize the culture and diversity of underserved communities.

Does the community have an urgent need for the project?

The Regional Council will allow each member government to identify one project as of urgent need for the community/county. Such project will be awarded five points provided no project shall exceed a total of 50 points.

FY 2024 Project List

FY 2024 Projects

PROJECT	APPLICANT	COUNTY	FUNDING SOURCE	PROJECT TYPE	STAGE	YEAR	COST	RATING	Last Update
Mill Race Restoration	City of Petersburg	Grant	NFWF	Neighborhoods	Planning	2014	Undetermined	17	
Petersburg Water Improvements	City of Petersburg	Grant	IJDC, RUS, DWTRF	Water	Planning	2024	\$ 3,500,000	30	
Union Educational Complex Athletic Track & Field	Grant County BOE	Grant	State	Education		2009	\$ 225,000	19	2010
GCDA Multi-Tenant Bldg HVAC Replacement	Grant County Development Auth.	Grant	ARC/State	Industrial	Design	2014	Undetermined	11	2015
Grant County Comm Center/E911 Parking Lot Pavir	Grant County Development Auth.	Grant	ARC/RUS/State	Industrial	Design	2014	Undetermined	11	2015
Mt. Top Industrial Park Water System	Grant County Development Auth.	Grant	ARC/EDA/IJDC	Industrial	Design	2014	\$ 25,000	26	2015
Mt. Top Industrial Park Sewer Project	Grant County Development Auth.	Grant	ARC/EDA/IJDC	Industrial	Design	2014	Undetermined	26	2017
Mt. Top Industrial Park Natural Gas Project	Grant County Development Auth.	Grant	EDA/ARC/IUSDA-RD	Industrial	Design	2015	Undetermined	32	
Advanced Connections Project	Grant County Development Auth.	Grant	USDA, RUS, ARC, COBG	Broadband	Design	2018	Undetermined	32	
Grant Co Broadband Feasibility Study	Grant County Development Auth.	Grant	SCBG	Broadband	Planning	2018	\$ 75,000	37	
GCDA Mt. Top Ind Park 3-phase Power Project	Grant County Development Auth.	Grant	EDA/ARC/IUSDA-RD	Jobs	Design	2009	Undetermined	45	2017
Grant County Health Facility	Grant County Health Dept	Grant	SCBG	Health	Pending	2001	\$ 500,000	13	2010
Jordan Run Water Line Upgrade	Grant County PSD	Grant	SCBG	Water	Planning	2014	\$ 126,720	11	
Flood Control Maintenance	Town of Bayard	Grant	FEMA	Mitigation	Planning	2018	Undetermined	11	
Bayard Storm Sewers - Flood Management	Town of Bayard	Grant	SCBG	Neighborhoods	Pending	1999	\$ 500,000	29	
Purchase Snow Removal Plow Truck/Heavy Duty T	Town of Bayard	Grant	Undetermined	Neighborhoods	Pending	2024	\$10-15000	12	
CHPSD water extension/Second Water Source	Central Hampshire PSD	Hampshire	SCBG/RUS/IJDC	Water	Design	2005	Undetermined	25	2014
West Hampshire Water/Purgitsville	Central Hampshire PSD	Hampshire	SCBG/RUS/IJDC	Water	Planning	2005	Undetermined	25	
Frenchburg Wastewater Treatment Plant	Central Hampshire PSD	Hampshire	SRF/IJDC	Sewer	Design	2014	\$ 6,500,000	33	
Central Hampshire Sewer Upgrade	Central Hampshire PSD	Hampshire	SRF/IJDC	Sewer	Planning	2006	\$ 1,500,000	48	
Romney Sidewalk Improvements	City of Romney	Hampshire	SCBG	Neighborhoods	Planning	2000	\$ 500,000	8	
Romney Water Meter Replacement	City of Romney	Hampshire	IJDC/SRF	Water	Planning	2018	Undetermined	9	
Romney System Wide Infrastructure Study	City of Romney	Hampshire	RUS	Water/Sewer	Planning	2018	Undetermined	12	
Romney Secondary Water Source	City of Romney	Hampshire	IJDC/RUS	Water	Planning	2018	Undetermined	14	
Rannell's Acres Sewer Improvement Project	City of Romney	Hampshire	RUS/IJDC	Sewer	Planning	2018	Undetermined	22	
Hampshire Co Childcare Center Learning Academy	Hampshire County Development At	Hampshire	ARC	Education	Planning	2017	Undetermined	0	
Hampshire Co Natural Gas Feasibility Study	Hampshire County Development At	Hampshire	ARC/State	Planning	Planning	2014	Undetermined	8	
Romney Rail Spur - Station	Hampshire County Development At	Hampshire	ARC/RD/EDA/DOD	Jobs	Design	2009	Undetermined	35	
WV Broadband Co-op Tower/Fiber Project	Hampshire County Development At	Hampshire	ARC/HCD/Claredon Jobs	Broadband	Design	2005	\$ 6,000,000	40	
Hampshire County Broadband Expansion	Hampshire County Development At	Hampshire	SCBG	Broadband	Planning	2017	\$ 367,000	45	
Capon Bridge Community Park	Town of Capon Bridge	Hampshire	State	Recreation	Planning	2004	Undetermined	8	

FY 2024 Projects

PROJECT	APPLICANT	COUNTY	FUNDING SOURCE	PROJECT TYPE	STAGE	YEAR	LAST UPDATE	COST	RATING
Capon Bridge - School Street Improvements	Town of Capon Bridge	Hampshire	TEA	Neighborhoods	Planning	2014	2024	\$ 300,000	13
Capon Bridge WW Treatment Plant Upgrades	Town of Capon Bridge	Hampshire	SCBG	Sewer	Planning	2017	2017	\$ 350,000	44
E.A. Hawse Housing	E.A. Hawse	Hardy	HUD/EA Hawse	Housing	Design	2014		\$ 275,000	38
Dover Hollow Water Extension Project	Hardy County Commission	Hardy	SCBG	Water	Design	2013	2014	\$ 904,500	19
Stoney Run Watershed	Hardy County Commission	Hardy	IJDC	Water	Planning	2001		\$ 6,000,000	22
Hardy County Health Dept Building Complex	Hardy County RDA	Hardy	USDA/State/Local	Human Resources	Design	2024		\$ 4,000,000	45
Hardy County Child Care Center Expansion	Hardy County RDA	Hardy	ARC	Human Resources	Planning	2014	2018	\$ 1,000,000	20
Hardy County Complex/New Business Park	Hardy County RDA	Hardy	HUD/IJDC	Industrial	Design	2000	2024	\$ 4,734,942	49
Moorefield Levee Upgrades	Town of Moorefield	Hardy	USACE/Local/CDS	Flood Protection	In Desig	2024		\$ 4,000,000	42
Moorefield Sidewalk Improvements McD to Walmart	Town of Moorefield	Hardy	WVDOH/Local	Neighborhoods	Discussi	2024		\$ 600,000	29
Moorefield Ground Storage Tank Paskell Hill	Town of Moorefield	Hardy	USDA/IJDC/DWSRF	Water	Design	2024		\$ 2,500,000	37
Moorefield Wastewater I/I	Town of Moorefield	Hardy	CWSRF/USDA/IJDC	Sewer	None	2024		\$ 1,000,000	32
Moorefield Water Distribution Upgrades	Town of Moorefield	Hardy	USDA/DWSRF/IJDC	Water	Design	2024		\$3,000,000	37
Wardensville Photovoltaic Solar Field	Town of Wardensville	Hardy	CLFSR, DOE, HCC	Clean Energy	Planning	2023	2024	\$ 750,000	28
Wardensville Sewer Improvement Project	Town of Wardensville	Hardy	IJDC, RUS, CWSRF, EEG	Sewer	Pre-Const	2021	2024	\$ 4,034,600	40
Wardensville Regional Government Services Buildir	Town of Wardensville	Hardy	USDA, Town, HCC	Jobs	Planning	2010	2024	\$ 1,500,000	42
Wardensville Water Improvement Project	Town of Wardensville	Hardy	IJDC, RUS, WVWD/	Water	Pre-Const	2021	2024	\$ 4,668,277	45
Burlington VFD Festival Facility	Burlington VFD	Mineral	USDA-RD	Neighborhoods		2009	2014	\$ 45,000	13
Keyser Water Phase III	City of Keyser	Mineral	SCBG	Water	Planning	2014		\$ 1,000,000	32
Keyser Water System Improvement	City of Keyser	Mineral	IJDC/SCBG/RUS	Water		2008	2014	\$ 9,000,000	43
Keyser Sewer Project	City of Keyser	Mineral	IJDC/SE245/SRF	Sewer	Design	2013	2014	\$ 30,724,500	49
Piedmont Recreation Improvements	City of Piedmont	Mineral	CPGP	Recreation	Planning	2000	2014	\$ 39,000	8
Piedmont RR Station Restoration	City of Piedmont	Mineral	TE	Neighborhoods	Pending	2001	2014	Undetermined	11
Piedmont Sidewalk Improvements	City of Piedmont	Mineral	SCBG	Neighborhoods	Pending	2001	2014	\$ 500,000	13
Piedmont Sewer Improvements	City of Piedmont	Mineral	SRF/SCBG	Sewer	Planning	1999	2014	Undetermined	28
Piedmont Water Phase II	City of Piedmont	Mineral	RUS	Water	Design	2014	2014	Undetermined	32
Piedmont Water Phase III	City of Piedmont	Mineral	SCBG	Water	Planning	2017		\$ 3,000,000	37
Fountain Water Extensions	Fountain PSD	Mineral	SCBG/IJDC	Water	Planning	2005	2015	\$ 10,500,000	45
Fountain Fire Station/Community Center	Fountain VFD	Mineral	USDA-RD	Neighborhoods		2009	2014	Undetermined	8
Frankfort District Sewer System Phase 3	Frankfort PSD	Mineral	IJDC/EDA/RUS	Sewer	Planning	2014		\$ 15,000,000	31
Frankfort Water Line Ext & System Improvement	Frankfort PSD	Mineral	SCBG/IJDC	Water		2008	2014	\$ 2,000,000	33
Frankfort District Sewer System Phase 2	Frankfort PSD	Mineral	SRF/SCBG/OTHER	Sewer	Pending	1999	2014	\$ 25,000,000	43
Mid-Atlantic Central Mega Park	Mineral Co Dev Authority	Mineral	USEDA/MCDA/CDS	Industrial	Pre-desi	2024		\$5-10,000,000	48
Carpendale Bridge Development Project	Mineral Co Dev Authority	Mineral	IJDC/TIFF/TIGER	Industrial	Planning	2014		\$ 5,500,000	32
Mineral Co EDA Expansion Buildout Project	Mineral Co Dev Authority	Mineral	EDA/Local	Industrial	Design	2023		\$ 3,000,000	45
Larearn Amphitheater	Mineral County Commission	Mineral	LWCF/local match	Neighborhoods	In Desig	2024		\$ 300,000	25

FY 2024 Projects

PROJECT	APPLICANT	COUNTY	FUNDING SOURCE	PROJECT TYPE	STAGE	YEAR	Update	COST	RATING
Burlington Sewage Plant/System	Mineral County Commission	Mineral	EDA/ARC/SCBG	Sewer	Design	2011	2015	Undetermined	9
Mineral County Facilities Renovation	Mineral County Commission	Mineral	USDA - RD	Government	Pending	2001	2023	\$ 8,100,000	22
Barnum Trail Extension	Mineral County Rec. Comm.	Mineral	TE	Recreation	Planning	1999	2014	\$ 50,000	29
Mt. Top Sewage Extension	Mt. Top PSD	Mineral	SCBG/RUS/IJDC	Water	Planning	2014		Undetermined	20
Mt. Top Line Extensions & Upgrades	Mt. Top PSD	Mineral	SCBG/RUS/JDC	Water	Planning	2011	2014	\$ 1,000,000	25
New Creek PSD Pine Swamp Ext	New Creek PSD	Mineral	SCBG/RUS/JDC/BB	Sewer	Planning	2016		\$ 220,000	25
New Creek Sewer System III	New Creek PSD	Mineral	SCBG/RUS/IJDC	Sewer	Planning	2000	2015	\$ 2,300,000	44
New Creek Water Tank Replacement	New Creek Water Association	Mineral	USDA-RUS	Water	Planning	2009	2014	Undetermined	32
Potomac Highlands Airport Industrial Park	Potomac Highlands Airport	Mineral	ARC/IJDC	Industrial	Pending	2001	2014	\$ 2,300,000	45
The Center for Medical Services and Workforce Tra	Potomac Valley Hospital	Mineral	WVU/Local Gov/PVH Education/Health	Education/Health	Planning	2021	2021	\$ 2,300,000	37
Caprendale Sewer Improvement Phase 2	Town of Carpendale	Mineral	IJDC/USACE/SRF/Lc Sewer	Sewer	Planning	2023		\$ 2,600,000	20
Caprendale Sewer Improvement Phase 1	Town of Carpendale	Mineral	IJDC/USACE/SRF/Lc Sewer	Sewer	Planning	2023		\$ 3,400,000	25
Caprendale Secondary Water Source	Town of Carpendale	Mineral	SCBG/IJDC	Water	Planning	2014		Undetermined	27
Caprendale Utility Extensions	Town of Carpendale	Mineral	EDA/ARC/MCDA	Industrial	Planning	2014	2014	\$ 500,000	30
Caprendale Water Storage Tank	Town of Carpendale	Mineral	WDA	Water	Pending	2001	2014	\$ 500,000	32
Elk Garden Community Improvement	Town of Elk Garden	Mineral	SCBG	Neighborhoods	Pending	1999	2014	\$ 500,000	18
Ridgeley Rails to Trails	Town of Ridgeley	Mineral	TE	Neighborhoods	Planning	2011	2014	\$ 100,000	8
Ridgeley Sidewalks Phase IV	Town of Ridgeley	Mineral	TE/SCBG	Neighborhoods	Planning	2019	2014	\$ 100,000	13
Ridgeley Town Hall - Police Dept. Complex	Town of Ridgeley	Mineral	Town/DHS	Neighborhoods	Planning	2019	2019	\$ 350,000	19
Municipal New Town Complex	Town of Ridgeley	Mineral	USDA/Windforest Fo	Neighborhoods	Planning	2024		\$ 1,600,000	34
Seneca Fire Station Expansion	Pendleton County Commission	Pendleton	SCBG	Neighborhoods	Planning	2000		\$ 200,000	6
Pendleton County Courthouse Annex	Pendleton County Commission	Pendleton	State	Government	Planning	2006		Undetermined	11
Sweetwater Farm Trail Development and Outdoor C	Pendleton County Commission	Pendleton	EDA, Appalachian Trail, Recreation	Recreation	Planning	2021	2021	\$ 1,350,000	21
Warner's Drive-In Cultural Resource Center	Pendleton County EDA	Pendleton	USDA/Local	Recreation	Planning	2017		\$ 400,000	24
Franklin Rescue Bay Expansion	Pendleton County Rescue	Pendleton	State	Neighborhoods	Planning	2004		Undetermined	13
Sandy Ridge Water Project	Pendleton PSD	Pendleton	SCBG/RUS/IJDC	Water	Planning	2005		Undetermined	25
Ridge Road Water Extension	Pendleton PSD	Pendleton	SCBG/RUS/IJDC	Water	Planning	2004		\$ 421,000	30
Pendleton Water System Extensions - Route 33 W	Pendleton PSD	Pendleton	SCBG/RUS/IJDC	Water	Planning	2015		Undetermined	33
Franklin Water Improvements Project	Town of Franklin	Pendleton	SCBG/IJDC/CWSRF	Water	Design	2019	2019	\$ 10,000,000	41
Upper Tract Fire Station	Upper Tract VFD	Pendleton	State	Neighborhoods	Planning	2004	2009	\$ 350,000	8
Potomac Highlands Early Childhood Center	EACHS	Regional	SCBG	Education	Planning	2000		Undetermined	38
FAA Aviation Maintenance School	EWVCTC	Regional	ARC ARISE/Local	Education	Design	2022	2022	\$ 2,000,000	35
Highland House Highway House	Highland House	Regional	SCBG	Human Resources	Planning	2007		\$ 300,000	23
Regional Broadband Extension Project	Region 8 PDC/Multi-County	Regional	ARC/State	Broadband	Planning	2014		Undetermined	42
Potomac State College Athletic Center	WVU - Potomac State	Regional	State/Private/Fees	Education	Planning	2011		\$ 7,000,000	14
Potomac State College STEM Building	WVU - Potomac State	Regional	State/Private/ARC	Education	Planning	2011		\$ 25,000,000	28

Section D: Evaluation Framework

According to the U.S. Economic

Administration's CEDS guidelines, the evaluation framework serves as a mechanism to gauge progress on the successful implementation of the overall CEDS because it allows the Economic Development District to review the activities of the year, determine the effectiveness and revise the plan accordingly for the upcoming year.

The evaluation plan will be based on some of the traditional performance measurements used to measure the PDC's success such as the number of jobs created and/or retained and the amount of private sector investment made during the year. However, in addition to the two traditional mechanisms, the EDD will utilize some non-traditional methods to measure its success. These include:

- Number of jobs created and/or retained.
- Amount of private sector investment.
- Population growth.
- Number of new startup businesses created.
- Number of additional miles constructed of Corridor H (Bismark to Tucker County & Wardensville to the State of Virginia).
- Number of new customers served in relation to broadband, water, and sewer.
- Availability of housing opportunities.
- Advancement or accomplishment of CEDS goals.
- Amount of public investment made in the region.
- Changes in the economic environment of the region.

Region 8 Planning and Development Council's annual CEDS update will provide details of the accomplishments made and whether any adjustments should be made to its goals and objectives.

Section E: Economic Resilience

Region 8 Planning and Development Council provides a strategic array of services to support economic and community development, planning and intergovernmental cooperation in Grant, Hampshire, Hardy, Mineral and Pendleton counties and the towns/municipalities of Bayard, Capon Bridge, Carpendale, Elk Garden, Franklin, Keyser, Moorefield, Petersburg, Piedmont, Ridgeley, Romney, and Wardensville. To improve the quality of life for Potomac Highland residents, for over 40 years, Region 8 Planning and Development Council has assisted its members with hazard mitigation, strategic planning, project development, grant writing, preparing loan/grant applications, project management/administration, technical assistance, procurement, and funding searches.

Obviously, a strong and vibrant economy is vital for the success of the region's communities. In addition to providing technical assistance and project development services for projects that enhance community and economic development opportunities for businesses, the region is also committed to playing a role in the recovery process during times of disaster that threaten the region's citizens and economic vitality.

Under the direction of the State of West Virginia, all the region's local offices of emergency management have established protocols and plans in place in relation to pre- and post-disaster efforts. Unfortunately, these plans were developed prior to EDA requiring the region to develop its own economic resiliency plan. Consequently, the region was not involved during the development of the local plans.

Even though Region 8 Planning and Development Council has not been involved with the local emergency management offices planning efforts, the PDC has taken steps to provide technical assistance and development services for pre-and post-disaster efforts. These include pre-disaster preparedness and mitigation efforts. Recent efforts include the 2024 Multi-Jurisdictional Hazard Mitigation Plan.

Pre-Disaster Preparedness

On January 9, 2014, West Virginia experienced a major disaster when 7,500 gallons of crude 4-methylcyclohexanemethanol (MCHM) spilled into the Elk River from a nearby Freedom Industries facility. The release of this alcohol-based chemical occurred upstream from the main intake to West Virginia American Water Company's water treatment plant. After the spill, over 300,000 residents within nine counties were without access to potable water. No communities in this region were affected; however, the damage from this disaster would have an impact on every community in the state.

A few months later, during the 2014 West Virginia Legislative session, state lawmakers passed formal legislation mandating that every above-ground tank be recorded with the state and periodically tested. In addition to the tank legislation, lawmakers also passed regulations that require every public water system utility in West Virginia to develop and implement a Source Water Assessment and Protection Plan. According to the legislation, these plans are to be coordinated through the West Virginia Department of Health and Human Resources, Bureau for Public Health (BPH) offices. Due to the huge

workload, the BPH has requested the services of the regional planning and development councils in West Virginia to manage the completion of these plans within their respective regions.

West Virginia's 11 regional councils have been asked to oversee the entire process from application to completion and implementation. The regional councils play a vital role for their member governments and ancillary agencies with many community and economic development activities, and this is just another service they have been asked to provide. In 2016, Region 8 Planning and Development Council completed the Source Water Assessment and Protection Plans for two public water supply utilities.

The regional council hired a consultant and managed the process through completion. Currently the 2024 Multi-jurisdictional Hazard Mitigation Plan is near completion. Region 8 Planning and Development Council is responsible for updating this plan every five years.

Post-Disaster Recovery Efforts

Region 8 Planning and Development Council has always been involved with projects to correct problems resulting from damage during disasters and recovery efforts. Further, the region has developed a regional hazard mitigation plan that will allow its communities to receive funds for mitigation projects. Without this plan, the region's local governments would not be eligible to receive mitigation funding. West Virginia Division of Homeland Security and Emergency Management have developed a framework of emergency planning and management identified in its WV Emergency Operations Plan. This Plan defines and assigns the roles and responsibilities to agencies for disaster prevention, preparedness, response, recovery, and mitigation. It is an established outline for local emergency planners to use as a guide for their respective plans.

The local emergency operation plans in West Virginia were completed prior to EDA requiring the region to develop an economic resiliency strategic plan. As a result, Region 8 Planning and Development Council was not involved in the development of the local emergency operation plans. Even though the PDC was not initially involved with the development of these plans, the council will work to understand the plans that have already been developed and contact the local emergency management offices to become more involved. Taking these actions will enable the PDC and its CEDS Strategic Committee to develop a more comprehensive and effective resiliency plan.

Meanwhile, Region 8 Planning and Development Council will continue to do the following regarding disaster prevention, preparedness, response, recovery, and mitigation:

- Develop and update the regional hazard mitigation plan.
- Provide technical assistance for any pre- and post-disaster relief efforts.
- Develop projects that might deter any post-disaster problems that negatively affect the region's economic environment.
- Be the local conduit between federal and state agencies and local governments.

POTOMAC HIGHLANDS

ECONOMIC OUTLOOK

2024



Potomac Highlands Economic Outlook

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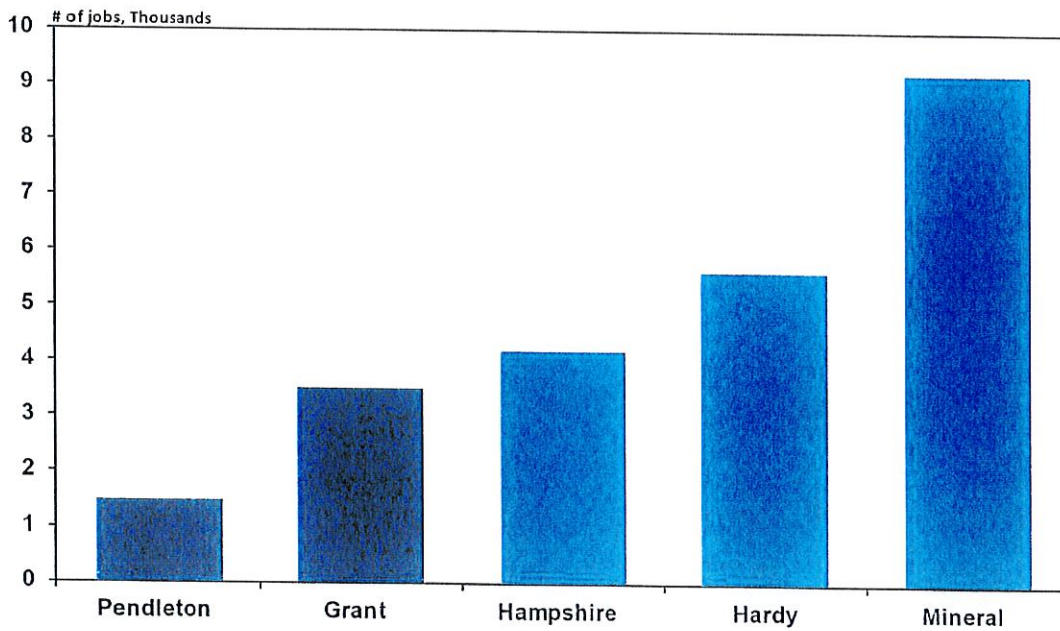
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In this report I work to understand the state of the economy in the Potomac Highlands Region of West Virginia. I focus primarily on how the economy has performed over the past several years. I close with a presentation of forecasted growth for each county within the region.

EMPLOYMENT BY COUNTY I define the Potomac Highlands Region of West Virginia as consisting of Grant, Hampshire, Hardy, Mineral, and Pendleton counties. In Figure 1 I report total employment for each of the region's counties. Overall, the region contains just over 24,000 jobs. Mineral County is the largest county, with over 9,000 jobs. Pendleton County, in contrast, housed only 1,470 jobs in 2023, according to Bureau of Labor Statistics estimates.

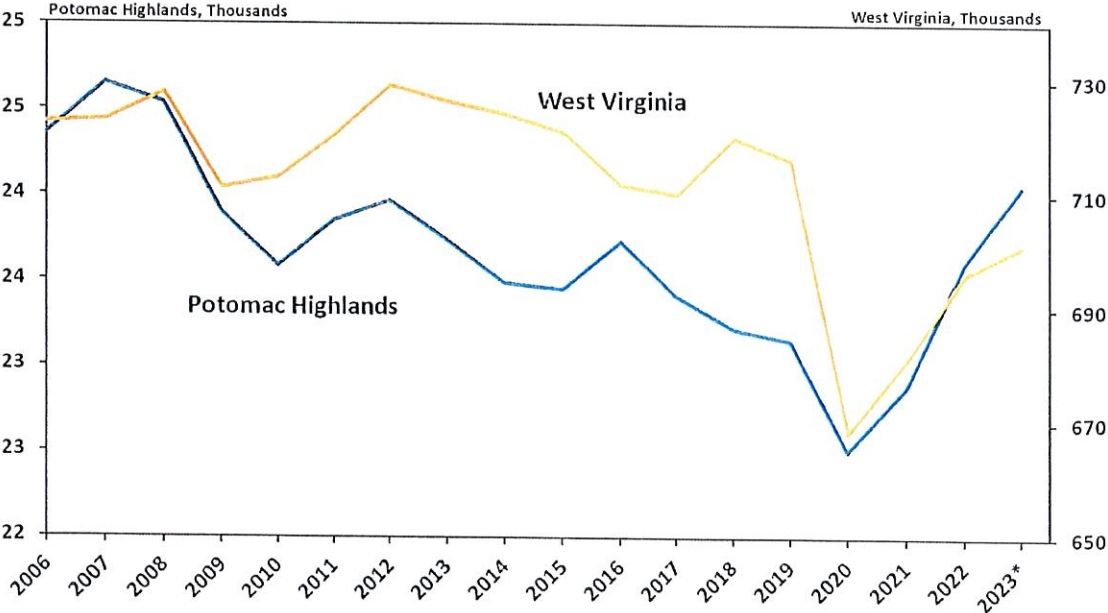
Figure 1: Total Employment by County (2023)



Source: U.S. Bureau of Labor Statistics via S&P Global, Inc.

EMPLOYMENT CHANGE OVER TIME In Figure 2, I report data on how total employment in the region has changed over time. Overall, employment has fallen by around 1,000 jobs in total since 2006, a drop of around four percent. However, that loss occurred early in the reported period. Since 2010, employment has grown slightly. Performance has been especially strong over the past three years or so. While West Virginia overall had not fully recovered from the recession associated with COVID-19 by the end of 2023, the Potomac Highlands region had fully recovered and added additional jobs above 2019 levels. In particular, the region added around 900 jobs between 2019 and 2023, growth of nearly four percent. This recent growth has been almost entirely driven by additional jobs in Mineral County. Indeed, Mineral County is up around 1,000 jobs since 2019. Hampshire County has also contributed around 200 additional jobs since just before the COVID-19 pandemic. In contrast, Grant, Hardy, and Pendleton have each lost a relatively small number of jobs since 2019.

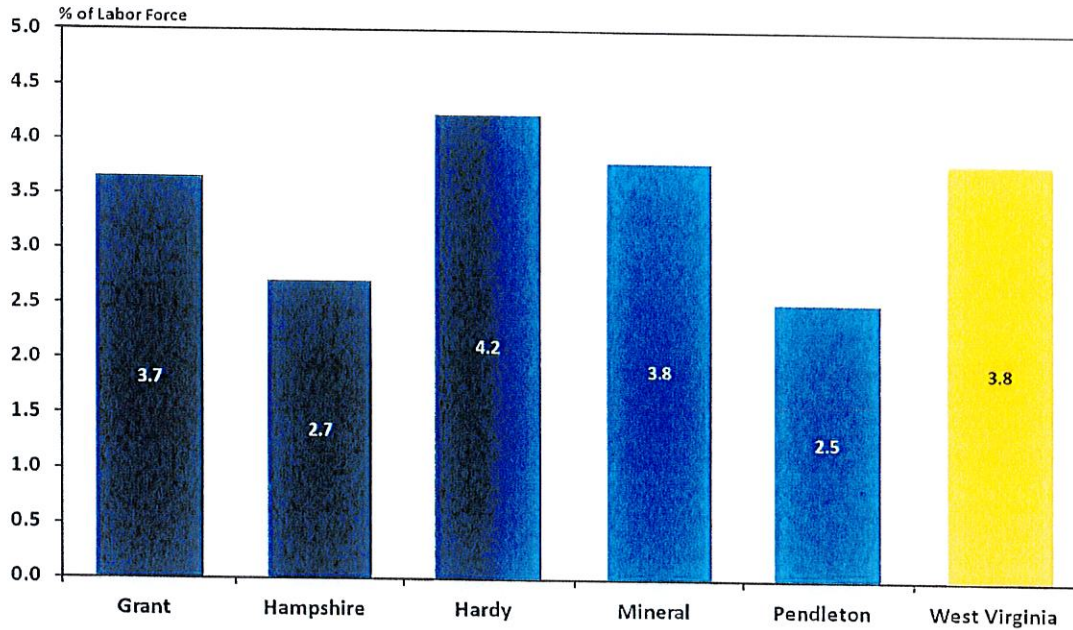
Figure 2: Total Employment: Potomac Highlands and West Virginia



Source: U.S. Bureau of Labor Statistics via S&P Global, Inc.

UNEMPLOYMENT In Figure 3 I report the unemployment rate for each county of the Potomac Highlands Region. Data reflect the average unemployment rate over the course of 2023. As illustrated, Hardy County posted a slightly higher unemployment rate than the state overall in 2023, whereas the other four counties were either equal to or lower than the state average. Overall, unemployment is very low, by historic standards, for all five counties of the region.

Figure 3: Unemployment Rate (2023)

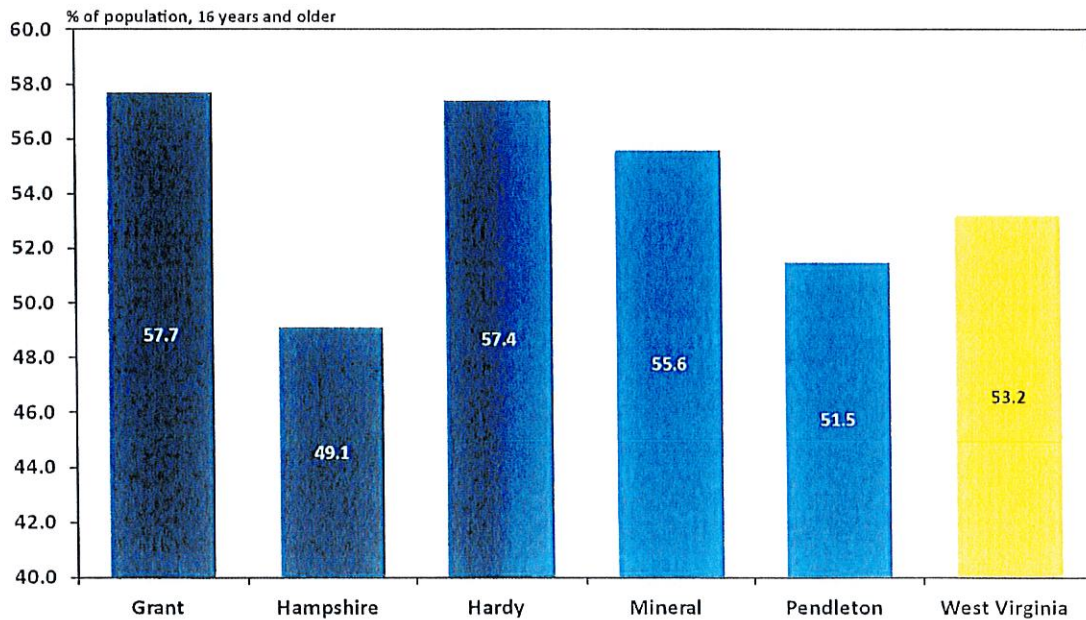


Source: U.S. Bureau of Labor Statistics

LABOR FORCE PARTICIPATION In Figure 4 I report data on labor force participation. This figure captures the share of the adult population that is either working or actively looking for work. As reported, the overall labor force participation rate in West Virginia was just over 53 percent for 2023. This figure is lowest among the 50 U.S. states; the state lags the national figure by eight to nine percentage points. Improving labor force participation is an important component of economic development in West Virginia.

Three of the counties of the Potomac Highlands Region – Grant, Hardy, and Mineral - report a higher labor force participation rate than the state overall, indicating relative strength in the labor market structure of these counties. However, these counties all lag the national rate of labor force participation, which is around 62 percent. Pendleton and Hampshire lag the state overall in terms of labor force participation.

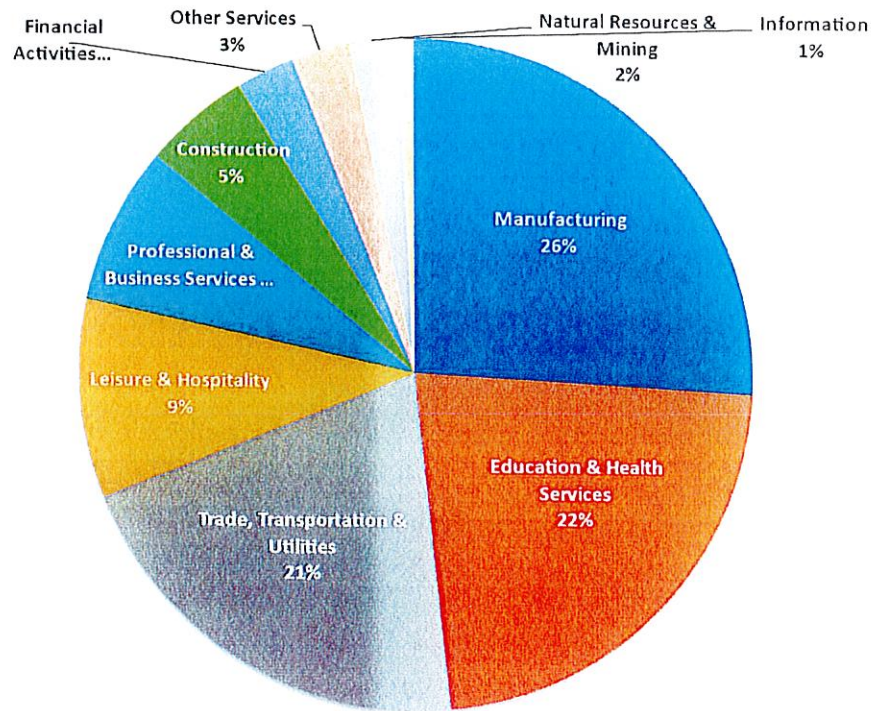
Figure 4: Labor Force Participation (2023)



Source: U.S. Census Bureau

EMPLOYMENT BY SECTOR In Figure 5 I report data on private-sector employment across the major industrial supersectors for the Potomac Highlands Region. Interestingly, manufacturing is the largest sector by employment, largely driven by relatively large manufacturing industries in Mineral and Hardy counties. The Education & Health Services and the Trade, Transportation & Utilities supersectors also boast large employment shares.

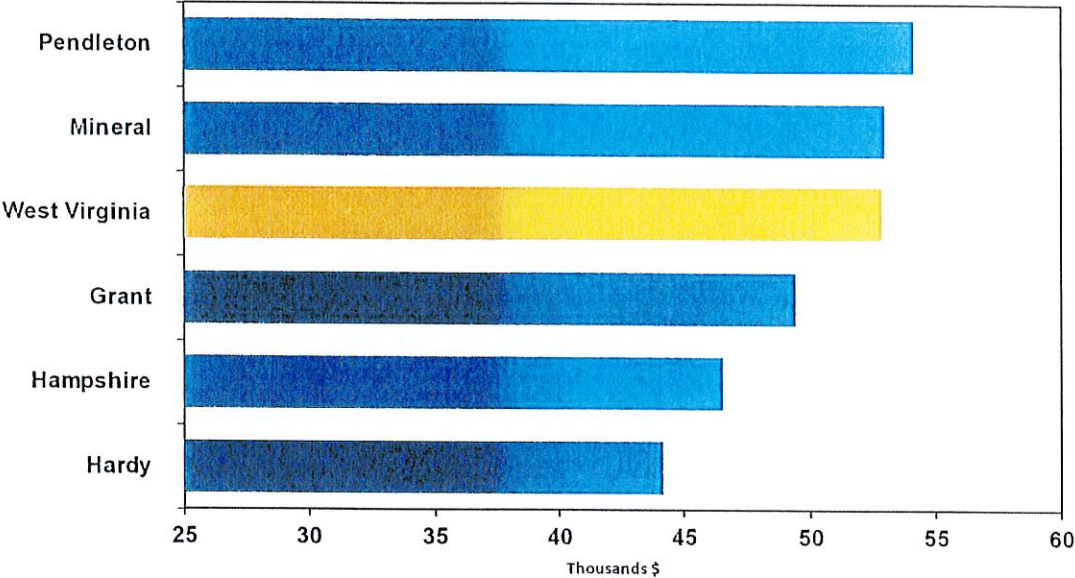
Figure 5: Employment Distribution by Sector (2023 Q3)



Source: U.S. Bureau of Labor Statistics

PER CAPITA PERSONAL INCOME In Figure 6 I report data on per capita personal income in the region. As reported, Pendleton and Mineral counties have income levels that are slightly above the state overall, where the average is just under \$53,000. However, all counties fall well short of the national figure, which stands at around \$65,000.

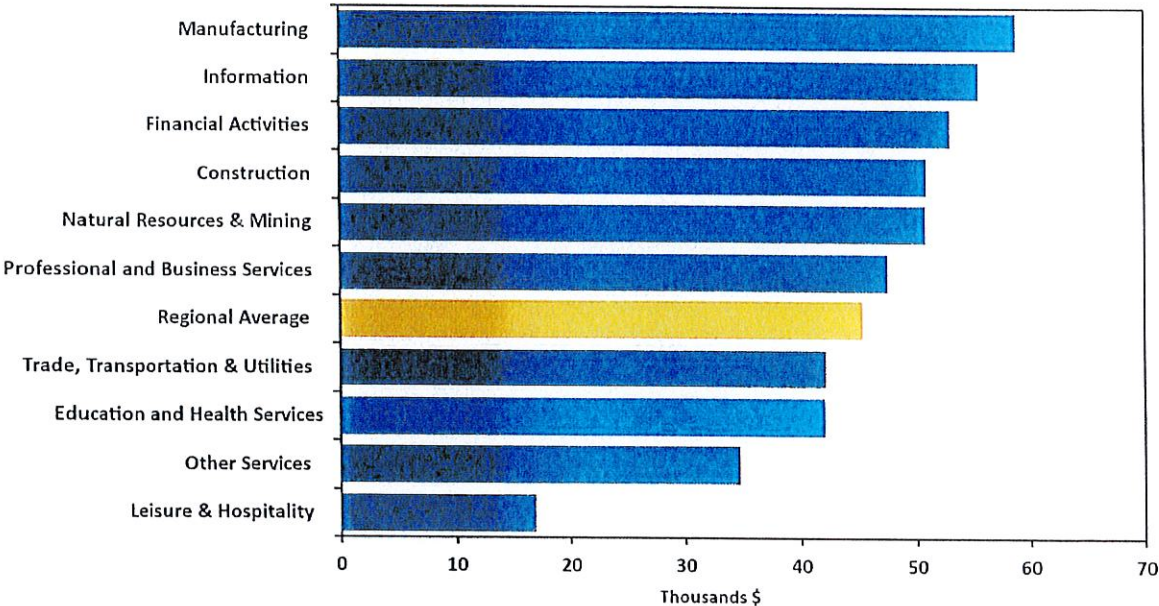
Figure 6: Per Capita Personal Income (2023)



Source: U.S. Bureau of Economic Analysis

WAGE AND SALARY INCOME BY SECTOR In Figure 7 I report data on annual wage and salary income across the major private-sector industrial supersectors for the region. As illustrated, the average job in the region paid just over \$42,000 in 2023. Incomes vary widely across the different supersectors. As illustrated, average wage and salary income in the manufacturing sector is just shy of \$59,000. In sharp contrast, workers in the leisure and hospitality sector earned less than \$20,000 on average in 2023.

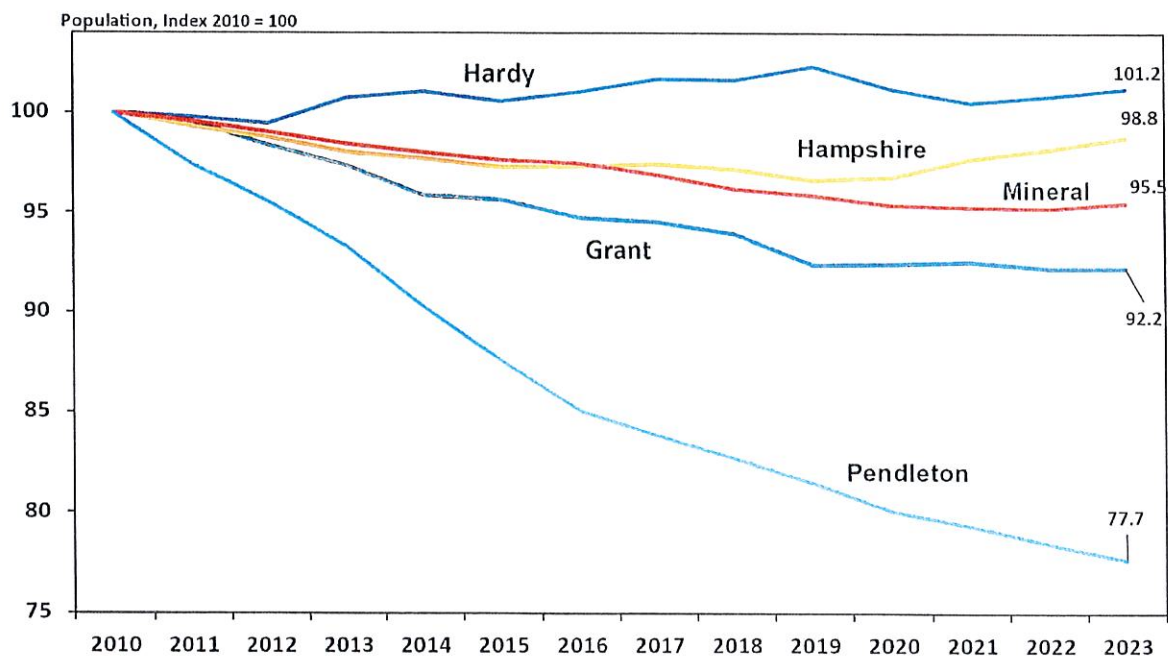
Figure 7: Average Annual Wage and Salary Income by Sector (2023 Q3)



Source: U.S. Bureau of Labor Statistics

POPULATION Next I consider the overall population of the region. In Figure 8 I use an indexed approach to illustrate how the population of each county has changed proportionally since 2010. As illustrated, only Hardy County has posted overall population growth over the period; there the county has added 1.2 percent additional residents since 2010. Hampshire County has lost just over one percent of its population over the period; however the population has actually grown slightly since 2020, according to Census estimates. Mineral County has lost between four and five percent of its population, but there the figure seems to have stabilized for the past few years. Grant County has lost nearly eight percent of its population since 2020, but similar to Mineral County, the Grant County population seems to have stabilized since 2019. Pendleton has experienced much more severe population loss. For context, West Virginia as a whole has lost 4.6 percent of its population over the period illustrated, almost identical to the losses observed in Mineral County.

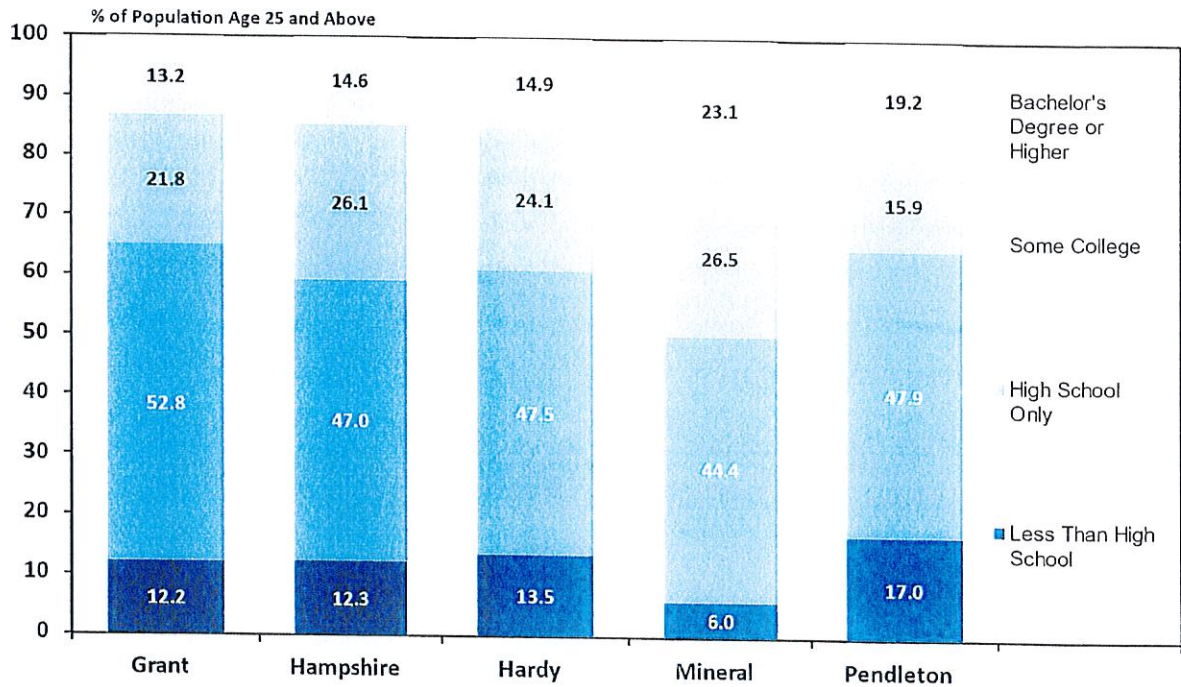
Figure 8: Population



Source: Author's calculations based on U.S. Census Bureau data

EDUCATIONAL ATTAINMENT Next I consider the educational attainment of the Potomac Highlands population, as reported in Figure 9. As illustrated, the share of the population that holds a college degree or higher ranges from just over 13 percent in Grant County to just over 23 percent in Mineral County. Statewide, 22.7 percent of men and women aged 25 and older hold a bachelor’s degree, indicating that four the region’s counties lag the state figure. However, West Virginia ranks lowest among the 50 states in terms of this metric; nationally, nearly 38 percent of adults hold a bachelor’s degree or higher.

Figure 9: Educational Attainment (2022)

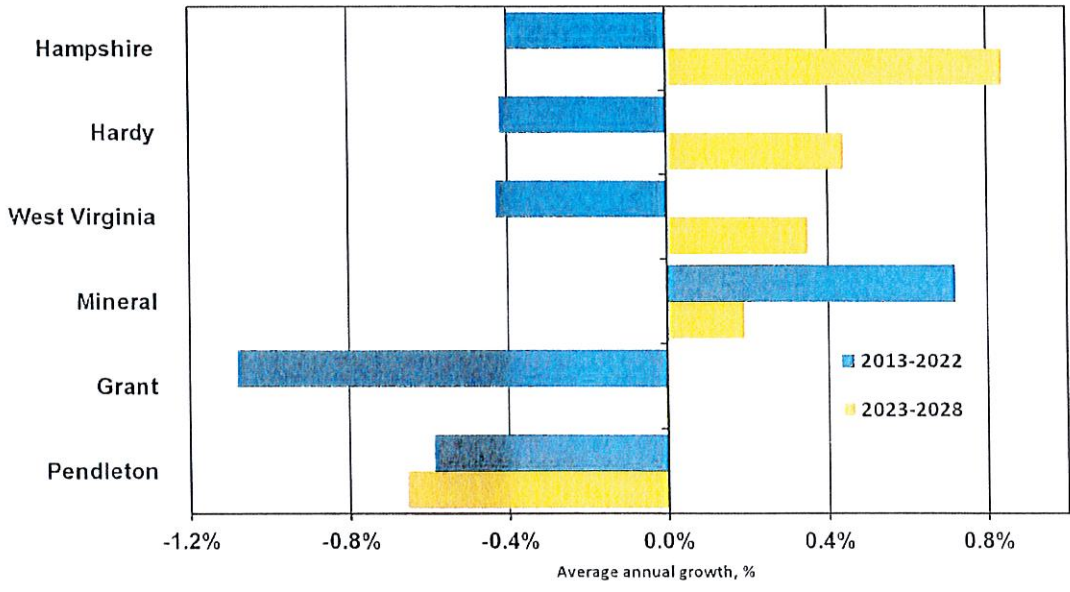


Source: U.S. Census Bureau

EMPLOYMENT GROWTH FORECAST I close with an employment growth forecast, reported in Figure 10. Before discussing the forecast, I note that the blue bars represent the average annual growth in employment between 2013 and 2022. As reported, four counties of the region lost jobs over that period, with Mineral being the one exception, posting a strong average annual employment growth rate of over 0.7 percent per year. Otherwise, losses ranged from an average annual job loss rate of just under 0.4 percent in Hampshire County to much more severe losses of just over one percent annually in Grant County.

The forecast was provided by S&P Global, Inc. The forecasted growth rate represents the average annual employment growth from 2023 through 2028, inclusive. The year 2023 is included in the forecast because 2023 data are not yet final. Overall, the forecast calls for growth for three of the region’s counties. Losses are expected to continue in Pendleton County, and Grant County is expected to remain stable. Mineral County is expected to continue to grow, albeit at a much slower rate compared to the past decade. The strongest rates of growth are expected for Hardy and Hampshire County, which are both expected to outpace the state overall. Indeed, relatively very strong growth of over 0.8 percent per year is expected in Hampshire County.

Figure 10: Employment Growth Forecast



Source: U.S. Bureau of Labor Statistics and Economic Analysis and S&P Global, Inc.

Appendix B: Major Infrastructure Accomplishments

Region 8 Planning and Development Projects
Major Infrastructure Accomplishments

Year Funded	County	Project Name	Total Project Costs	Funding Sources	Public/Private Funding Breakdown
2010	Grant	Grant County Industrial Park	\$2,075,293	EDA WV IJDC State Road Grant Synthetic Fuel	\$1,190,000 \$500,000 \$235,293 \$150,000
2010	Grant	Mountaintop Water System Extension	\$3,033,000	WV IJDC IJCD Grant Private Company Elk Garden Fire Department	\$2,673,000 \$268,200 \$41,800 \$50,000
2010	Grant	Petersburg Water System Upgrade	\$11,054,815	SWTRF-ARRA WV DWTRF Loan SAP Grant SAP Grant City	\$2,915,000 \$5,200,000 \$2,931,400 \$8415
2010	Hardy	Wardensville Water Improvement	\$1,550,500	WV DWTRF	\$1,550,500
2010	Pendleton	Franklin Sewer Improvement Design	\$200,000	WV SCBG	\$200,000
2011	Hampshire	Central Hampshire PSD Sewer	\$2,291,405	ARRA SRF Hampshire County Commission	\$1,791,405 \$500,000
2011	Hardy	Wardensville Sewer Improvement	\$1,601,562	SRF ARRA SRF Loan WV SCBG	\$179,782 \$279,780 \$1,142,000
2011	Pendleton	Franklin Sewer	\$3,539,118	IJDC Grant CD8G SRF Loan SRF (D F)	\$564,688 \$1,500,000 \$1,140,900 \$333,530
2012	Grant	Grant County Public Service District's Deep Spring Water Extension	\$953,307,28	SAP Grant WV IJDC Grant County Commission Grant County PSD	\$436,811 \$328,300 \$100,000 \$88,196.28
2012	Hardy	Hardy County Public Service District's Baker Water Extension	\$9,954,250	USDA-Rural Utilities Grant WV IJDC Loan EDA Grant	\$4,565,000 \$1,641,250 \$3,748,000

2012	Mineral	Keyser Water System Improvement	\$7,600,000	USDA RUS Loan USDA RUS Grant	\$4,500,000 \$3,100,000
2012	Pendleton	Seneca Rocks Water	\$2,630,000	CDBG RUS Loan RUS Grant	\$1,390,000 \$500,000 \$740,000
2012	Pendleton	Kline-Mozer Water Extension	\$3,143,000	SCBG RUS Grant RUS Loan IJDC Grant	\$1,500,000 \$700,000 \$253,000 \$690,000
2013	Mineral	Piedmont Water Treatment Plant Upgrade	\$685,900	WV SCBG WV IJDC	\$595,000 \$90,900
2013	Mineral	Keyser Sewer Plant Upgrade	\$33,842,711	WV SB 245 Clean Water State Revolving Loan WV IJDC Grant	\$12,660,211 \$20,400,000 \$782,500
2013	Grant	Petersburg Sewer Plant Improvement	\$7,970,397	IJDC Grant USDA RUS Loan SB 245 Grant	\$710,000 \$1,500,000 \$5,050,397
2013	Hampshire	Romney Sewer Plant Upgrade	\$14,048,200	SB 245 Clean Water State Revolving Grant Clean Water State Revolving Loan U. S. Army Corps of Engineers Grant City of Romney WV SCBG WV IJDC Loan US EPA STAG Grant	\$5,111,401 \$2,000,000 \$3,600,000 \$300,000 \$100,000 \$1,000,000 \$1,436,799 \$500,000
2013	Hampshire	Capon Bridge Water Plant/Line Improvement	\$2,489,866	WV DWTRF Loan WV DWTRF Grant Hampshire County Commission	\$1,989,000 \$450,814 \$50,052
2014	Mineral	Fountain PSD Water	\$10,678,107	IJDC Loan IJDC Grant CDBG	\$8,494,800 \$726,513 \$1,456,794
2014	Mineral	Piedmont Pearl Street	\$1,264,500	IJDC Loan IJDC Grant Legislative Grant County Grant	\$1,036,000 \$173,500 \$50,000 \$5,000
2016	Mineral	Piedmont Water Phase 2	\$759,623	IJDC Grant CDBG	\$59,623 \$700,000

2017	Hampshire	Romney Sewer Line Replacement	\$1,306,250	Cleanwater Rev. Grant Cleanwater Rev. Loan	\$532,994 \$773,256
2017	Pendleton	Pendleton County Department of Defense	\$319,003	Department of Defense	\$319,003
2018	Hampshire	Central Hampshire PSD Water	\$3,055,000	IJDC Grant IJDC Loan DWTRF Forgivable Loan DWTRF Loan	\$900,000 \$900,000 \$555,000 \$700,000
2018	Hampshire	Hampshire County Broadband Expansion	\$434,137	CDBG	\$434,137
2018	Mineral	Keyser Water Monitoring System	\$50,000	WV DHHR	\$50,000
2018	Hampshire	Capon Bridge Sewer Upgrade	\$2,650,000	EDA IJDC Grant IJDC Loan	\$1,200,000 \$500,000 \$600,000
2018	Mineral	New Creek Water	\$11,274,500	IJDC Grant IJDC Loan	\$500,000 \$5,000,000
2019	Hampshire	Central Hampshire PSD Water Phase 2	\$2,983,000	DWTRF Loan DWTRF Forgivable Loan IJDC Grant	\$1,100,000 \$900,000 \$983,000
2019	Grant	Grant County PSD	\$4,392,096	USDA Grant USDA Intermediate Loan USDA Market Loan	\$1,000,000 \$1,985,579 \$1,406,517
2019	Hampshire	Town of Romney Sewer Line Replacement	\$1,500,000	IJDC Loan IJDC Grant	\$750,000 \$750,000
2019	Mineral	Piedmont Emergency Water - 1836	\$6,436,200.00	EDA Grant IJDC Grant IJDC Grant - Tap Fee Private Contribution	\$1,576,520.00 \$394,130.00 \$49,500.00 \$49,500.00

2020	Hardy	Wardensville Sewer Project	\$1,565,000	USDA Grant USDA Loan IJDC Design Loan	\$602,000 \$963,000 \$139,500
2020	Hardy	Wardensville Water Project	\$3,124,476.50	IJDC-PFA Grant Local IJDC Grant IJDC Design Loan RUS Grant RUS Loan	\$46,738.50 \$46,738.50 \$453,261.50 \$157,000.00 \$960,000.00 \$1,460,738.00
2020	Pendleton	Sandy Ridge Water Project	\$1,975,000	IJDC District 2 Grant USACE Sec. 571 Grant	\$500,000 \$1,475,000
2021	Romney	Town of Romney Water Project	\$3,145,000	IJDC Design Loan RUS Loan RUS Grant IJDC Grant	\$200,000.00 \$1,687,000.00 \$758,000.00 \$500,000.00
2021	Romney	Town of Romney Sewer Project	\$4,353,000	SRF Principal Forgiveness IJDC Grant Overflow Stormwater Grant Congressionally Directed Spending CDS Match	\$2,000,000.00 \$1,000,000.00 \$853,000.00 \$400,000.00 \$100,000.00
2021	Hampshire	Purgitsville Water Project	\$3,975,000	CDBG IJDC Grant Army COE Grant	\$2,000,000 \$1,000,000 \$975,000
2021	Franklin	Franklin Water Project Phase I	\$3,472,318.00	IJDC Design Loan IJDC Loan DWTRF Forgivable Loan IJDC Grant IJDC Soft Cost Grant	\$200,000 \$1,772,318 \$500,000 \$875,000 \$125,000
2021	Pendleton County	Pendleton County Troublesome Valley	\$1,564,034		\$1,500,000
2021	Keyser	Keyser Biosolids Facility Building	\$2,380,000	CSWRF Bid Overrun CSWRF Forgivable Loan IJDC Grant	\$380,000.00 \$1,000,000.00 \$1,000,000.00
2021	Grant	Grant County Broadband	\$75,000	CDBG	\$75,000
2021	Grant	Grant County PSD Water	\$4,358,000	USDA Loan USDA Grant	\$3,608,000 \$750,000
2022	Petersburg	Petersburg Fire Company (FEMA)	\$102,165.00	FEMA	\$102,165.00
2022	Grant	Mt. Top PSD Water	\$4,358,000	Grant County Commission Loan	\$80,000 \$219,000 \$150,000

				Mineral County Com ARPA Grant County Comm ARPA IJDG Grant IJDG Loan	\$1,000,000 \$2,811,000
2022	Grant	Grant County Development Authority Water/Sewer/ Roads	\$3,410,000		
2022	Grant	Mt. Top PSD Water Project	\$4,763,845.00	Grant County Commission ARPA Grant County Commission Grant IJDG Grant IJDG Loan	150,000.00 \$80,000.00 452,845.00 2,811,000.00
2022	Hampshire	Capon Bridge Sewer	\$4,132,000	EDA Grant IJDG Grant IJDG Adt'l Grant IJDG Loan CWSRF Forgivable Grant Hampshire Co. Development Hampshire Co. Comm.	\$1,232,000.00 \$500,000.00 \$500,000.00 \$600,000.00 \$950,000.00 \$250,000.00 \$100,000.00
2022	Hampshire	Hampshire County EDA Hospital Demo	\$374,000.00	CDBG	\$374,000.00
2022	Hampshire	Harvest Hill Wastewater	9,885,000.00	CWSRF Forgivable Loan CWSRF Loan 5% 40 year Loan CWSRF Green Grant USDA Loan 3% 38 year Loan USDA Grant County Commission Economic Enhancement Grant	\$1,500,000.00 \$2,035,000.00 \$500,000.00 \$1,500,000.00 \$1,000,000.00 \$350,000.00 \$2,000,000.00
2022	Hardy	Hardy County EDA Crites Industrial Park	\$2,268,345	PFA CDBG	\$2,268,345
2022	Hardy	Hardy County EDA Health Dept.	\$2,250,000	USDA Loan USDA Grant ARC	\$500,000 \$1,000,000 \$750,000

2022	Moorefield	Moorefield Fire Dept. – New Fire Department	No funding secured.		
2022	Wardensville	Wardensville Community Facility	No funding breakdown yet.		
2022	Wardensville	Wardensville Solar Project	No funding secured.		
2022	Carpendale	Carpendale Sewer Improvement Project Phase I	\$4,918,298	IJDC CSWRF Loan Debt Forgiveness Army COE Grant	\$500,000 \$1,000,000 \$300,000
2022	Carpendale	Carpendale Sewer Improvement Project Phase II	\$2,620,000	IJDC CSWRF Loan Debt Forgiveness CSWRF Loan ARMY COE Grant	500,000 1,000,000 220,000 900,000
2022	Mineral	Fountain/ Burlington Sewer			
2022	Keyser	Keyser Water Plant and Water Improvement Project	17,500,000	Congressionally Directed Spending DWTRF Loan DWTRF Principal Forgiveness IJDC Grant WDA Governors 20% Match	\$8,000,000 \$5,500,000 \$1,000,000 \$1,000,000 2,000,000
2022	Mineral	Mineral County Public Health Facility	\$2,958,700	CDBG-CV	\$2,958,700
2022	Mineral	Mineral County Public Health Services	\$447,500	CDBG-CV	\$447,500
2022	Mineral	New Creek PSD Sewer Improvement	\$7,421,000	County Contribution (ARPA) CSWRF Loan CSWRF Principal Forgiveness Economic Enhancement Grant IJDC Grant USDA Grant	\$300,000.00 \$2,796,800.00 \$1,000,000.00 \$1,484,200.00 \$1,000,000.00 \$500,000.00
2022	Hampshire	Hampshire County Public Health Facility	\$1,905,300	CDBG-CV	\$1,905,300
2022	Hampshire	Hampshire County Public Health Services	\$484,333	CDBG-CV	\$484,333
2022	Mineral	Water line project	\$9,896,000	RUS Loan RUS Grant	\$3,400,000.00 \$996,000.00

				IJDC Grant IJDC Loan	\$500,000.00 \$5,000,000.00
2022	Mineral	New Creek Water	\$11,092,700.00	RUS Loan RUS Grant Mineral County ARPA Wrap Loan IJDC Grant IJDC Loan	\$3,400,000.00 996,000.00 266,000.00 430,700.00 \$1,000,000.00 \$500,000.00
2022	Mineral	Parrill Hollow Water Extension Project	\$2,328,000	IJDC Grant County Contribution (ARPA) DWTRF Principal Forgiveness	\$1,000,000.00 \$702,800.00 \$625,300.00
2022	Ridgeley	A new Ridgeley Town Hall	No funding secured.		
2022	Franklin	Franklin Water Phase II	\$4,625,000	IJDC Design Loan Congressionally Directed Spending IDJC Grant	\$182,000.00 \$3,443,000.00 \$1,000,000.00
2023	Franklin	Franklin Water Phase III	No cost estimate yet.		
2022	Pendleton	Pendleton County Broadband	No cost estimate yet.		
2022	Pendleton	Pendleton County Courthouse	\$5,124,684	Congressionally Directed Spending Community Facilities Loan Pendleton County Building Commission	\$1,541,000.00 2,000,000.00 1,583,864.00
2022	Pendleton	Pendleton County EDA Upper Tract Industrial Park Swilled Dog	\$2,450,000	Local Contribution WVDA Economic Enhancement Grant	\$490,000.00 \$1,960,000.00
2022	Hampshire	Capon Bridge Sewer	\$1,500,000	IJDC 2 Grant CWSRF Debt Forgiveness	\$875,000 \$875,000
2022	Hampshire	Purgitsville Water Phase 3	\$3,039,000	IJDC Grant District 2 US Army COE Grant WDA Economic Enhancement Grant	\$1,000,000 \$1,000,000 \$1,039,000
2023	Hampshire	Rail line construction, passenger depot, and maintenance facility.	\$14,258,806	Funding not secure	
2023	Central Hampshire	Central Hampshire PSD - Stanesville	\$3,714,500.00	IJDC District 2 Grant DWTRF Principal Forgiveness DWTRF Loan WVDA Economic Enhancement Grant	\$1,000,000.00 \$840,000.00 \$840,500.00 \$750,000.00

				WVDA Economic Enhancement Grant Cost Overrun	\$284,000.00
2024	Mineral	Fountain PSD – water extension in Leadsville	No cost estimate yet.		
2024	Franklin Phase III	Upgrading the water distribution system	No cost estimate yet.		

Appendix C: Investment Summaries

INVESTMENT SUMMARY
New Creek Water Association
IMPROVEMENT PROJECT

Applicant: New Creek Water Association	Project Location: New Creek
Total Project Cost: \$11,092,700	Public Investment Required:
Projected Private Investment: \$	Projected Jobs: 10

INVESTMENT ANALYSIS

Market-Based: During 2001 the State of West Virginia undertook a significant study of the State's economic regions. The West Virginia Regionalism Project identified the Potomac Highlands as an economic region. The identification was in part based on the Potomac Highlands significant level of manufacturing and ongoing growth caused by adjacent metropolitan areas. The Potomac Highlands economic forecast, prepared by the Bureau of Economic and Business Research for the Region 8 PDC projects term economic growth. The growth will center on service providing sectors, including travel and tourism. The New Creek water system is the source of water treatment for the most developed portion of Mineral County. The availability of water treatment will govern the ability of firms to locate in and around Mineral County. The need for this project is supported by the fact the area economic conditions are mostly low to moderate income households residing outside of the municipality of Keyser, WV and the statistical area of Cumberland, Maryland. The need for the project is to add additional customers and to replace current lines that are aged and failing, therefore allowing an unacceptable amount of water loss. This project will enable the association to have the ability to provide service to additional commercial or industrial customers.

Project Description: This Project involves upgrades to the existing water system including water line replacement, replacement of an existing storage tank, upgrades to two existing pump stations, meter replacement, installation of a SCADA system, and potential extension to water distribution lines, including a new pump station and storage tank.

Proactive Investments: Without public participation the Association cannot assume the risk of financing the project. In the past the Association has committed millions of dollars to improve its water system in support of environmental quality. The Water Association borrowed these funds to support environmental quality and job creation in the Potomac Highlands region. This represents a significant investment risk for a relatively small population. It should be noted that the President and Board have devoted countless hours to developing a water system that will support growth. Local elected officials are active in both the County Development Authority and the Region 8 Planning and Development Council. It is virtually impossible to meaningfully quantify this effort. However, the strength of this effort has resulted in the area's strong growth.

High probability of success: The New Creek Water Association has an excellent track record with projects involving Federal and State agencies. The New Creek Water Association has used federal and state resources to rebuild its water distribution system and to make more modest improvements to its wastewater system.

Economic and human benefits: The proposed improvements will directly support job creation and increased wealth. The jobs will largely be of a service sector nature that will reduce unemployment. Increases in jobs and wages will reduce the incidence of poverty and allow numerous persons to become self-sufficient. The project will result in a better standard of living in the county and will increase family and per capita incomes. The project will enable the Association to have the ability to provide service to additional commercial and industrial customers.

INVESTMENT SUMMARY
Grant County PSD
WATER LINE EXTENSION PROJECT

Applicant: Grant County PSD	Project Location: Grant County, WV
Total Project Cost: \$ 4,358,000	Public Investment Required: \$
Projected Private Investment: \$	Projected Jobs:

INVESTMENT ANALYSIS

Project Description: The Grant County PSD proposes county wide water line extension and rehabilitation in the areas of Easton Carr Road, Knobley Road, and Jordan Run. Approximately 73,000 LF of line extensions to serve 71 signed customers in the areas of Knobley Road and Easton-Carr and Buckbee Hollow Roads. One storage tank in Easton-Carr and Buckbee Hollow Roads will be needed.

Proactive Investments: The reliability of a public water supply is one of the benchmarks for health and sanitation, and when the system becomes unreliable due to higher than usual failure, these parameters are compromised.

Background: Easton Carr Road, Knobley Road, and Jordan Run Road are in need of a water line extension and rehabilitation.

High probability of success: The Grant County PSD has an excellent track record with projects involving Federal and State agencies.

Economic and Human benefits: The project will result in a better standard of living in the county and will increase family and per capita incomes.

INVESTMENT SUMMARY
Purgitsville Water
WATER SYSTEMS IMPROVEMENT PHASE I and II PROJECT

Applicant: Hampshire County Commission	Project Location: Purgitsville Phase I and II
Total Project Cost: \$ 4,875,000	Public Investment Required:
Projected Private Investment: \$	Projected Jobs: 15

INVESTMENT ANALYSIS

Market-Based: During 2001 the State of West Virginia undertook a significant study of the State's economic regions. The West Virginia Regionalism Project identified the Potomac Highlands as an economic region. The identification was in part based on the Potomac Highlands significant level of manufacturing and ongoing growth caused by adjacent metropolitan areas. The Potomac Highlands economic forecast, prepared by the Bureau of Economic and Business Research for the Region 8 PDC projects term economic growth. The growth will center on service providing sectors, including travel and tourism.

Proactive Investments: This represents a significant investment risk for a relatively small population. The county commission representatives and the Region 8 Planning and Development Council are active.

Project Description: This project will provide water service and fire protection to approximately 130 customers that have already signed up for water in the Purgitsville area of southwestern Hampshire County along Route 220 and side roads, including main water lines, a water storage tank, and water supply from the Hardy County PSD through a tie in at the Hardy-Hampshire County boundary.

High probability of success: The Hampshire County Commission has an excellent track record with projects involving Federal and State agencies. has used federal and state resources to rebuild its water distribution system and to make more modest improvements to its water system.

Economic and human benefits: The proposed improvements will directly support job creation, improve water quality and health. The jobs will largely be of a service sector nature that will reduce unemployment.

INVESTMENT SUMMARY
Wardensville Water
WATER IMPROVEMENT PROJECT

Applicant: Town of Wardensville	Project Location: Wardensville
Total Project Cost: \$ 6,894,577	Public Investment Required:
Projected Private Investment: \$	Projected Jobs: 10

INVESTMENT ANALYSIS

Market-Based: During 2001 the State of West Virginia undertook a significant study of the State's economic regions. The West Virginia Regionalism Project identified the Potomac Highlands as an economic region. The identification was in part based on the Potomac Highlands significant level of manufacturing and ongoing growth caused by adjacent metropolitan areas. The Potomac Highlands economic forecast, prepared by the Bureau of Economic and Business Research for the Region 8 PDC projects term economic growth. The growth will center on service providing sectors, including travel and tourism.

Proactive Investments: This represents a significant investment risk for a relatively small population. The county commission representatives and the Region 8 Planning and Development Council are active.

Project Description: This project will consist of water treatment plant improvements, installation of an additional water source, water storage tank installation of a SCADA system. The need for this project a result of the Town's source water being declared GWUDI, requiring changes in the type of treatment utilized. This project will also include a lead copper survey.

High probability of success: The Town of Wardensville has an excellent track record with projects involving Federal and State agencies.

Economic and human benefits: The proposed improvements will directly support job creation and increased wealth. The jobs will largely be of a service sector nature that will reduce unemployment.

INVESTMENT SUMMARY
Wardensville Sewer
WARDENSVILLE SEWER IMPROVEMENT PROJECT

Applicant: Town of Wardensville	Project Location: Wardensville
Total Project Cost: \$ 5,480,080	Public Investment Required:
Projected Private Investment: \$	Projected Jobs: 10

INVESTMENT ANALYSIS

Market-Based: During 2001 the State of West Virginia undertook a significant study of the State's economic regions. The West Virginia Regionalism Project identified the Potomac Highlands as an economic region. The identification was in part based on the Potomac Highlands significant level of manufacturing and ongoing growth caused by adjacent metropolitan areas. The Potomac Highlands economic forecast, prepared by the Bureau of Economic and Business Research for the Region 8 PDC projects term economic growth. The growth will center on service providing sectors, including travel and tourism.

Proactive Investments: This represents a significant investment risk for a relatively small population. The county commission representatives and the Region 8 Planning and Development Council are active.

Project Description: This project will consist of improvements to the wastewater treatment plant, upgrades at two lift stations, inflow and infiltration study of the collection system, and installation of a SCADA system.

High probability of success: The Town of Wardensville has an excellent track record with projects involving Federal and State agencies.

Economic and human benefits: The proposed improvements will directly support job creation and increased wealth. The jobs will largely be of a service sector nature that will reduce unemployment.

INVESTMENT SUMMARY
Mt. Top PSD
Water Improvement Project

Applicant: Mountain Top PSD	Project Location: Elk Garden, Bayard, and Rt. 50
Total Project Cost: \$ 4,763,845	Public Investment Required:
Projected Private Investment: \$	Projected Jobs: 10

INVESTMENT ANALYSIS

Market-Based: During 2001 the State of West Virginia undertook a significant study of the State's economic regions. The West Virginia Regionalism Project identified the Potomac Highlands as an economic region. The identification was in part based on the Potomac Highlands significant level of manufacturing and ongoing growth caused by adjacent metropolitan areas. The Potomac Highlands economic forecast, prepared by the Bureau of Economic and Business Research for the Region 8 PDC projects term economic growth. The growth will center on service providing sectors, including travel and tourism.

Proactive Investments: The reliability of a public water supply is one of the benchmarks for health and sanitation, and when the system becomes unreliable due to higher than usual failure, these parameters are compromised.

Project Description: Water improvement project that consists of water plant and line improvement. This progress will include water line replacement from Rt 50 to Elk Garden, replace water lines in Elk Garden, service line in Bayard and miscellaneous work related to the water improvement project.

High probability of success: The Mt. Top PSD has an excellent track record with projects involving Federal and State agencies.

Economic and human benefits: The project will result in a better standard of living in the county and will increase family and per capita incomes.

Project Investment Summaries Funding by Agency Chart

