

FY 2016 Regional Development Plan Update

Comprehensive Economic Development Strategy

2015 Annual Report

Preparation of the Region 8 Development Plan Update was financed through grants from the Appalachian Regional Commission and the Economic Development Administration and is not copyrightable. It may be reprinted with the customary crediting of source.

Contents

Introduction	5
Purpose	5
Mission	5
Organization	5
Region 8 Planning and Development Council Membership List	6
Comprehensive Economic Development Strategy (CEDS) Committee Roster	7
Programs	8
Executive Summary	10
Recent Economic Trends	12
Section A: Summary Background	13
Introduction to the Region	13
Grant County	15
The Town of Bayard	15
The City of Petersburg	16
Hampshire County	16
The City of Romney	17
The Town of Capon Bridge	17
Hardy County	18
The Town of Moorefield	19
The Town of Wardensville	19
Mineral County	19
The City of Keyser	21
The City of Piedmont	21
The Town of Ridgeley	22
The Town of Carpendale	22
The Town of Elk Garden	23
Pendleton County	23
The Town of Franklin	24
The Physical Environment	24
Land Use	24

Physiographic and Topographic Features	24
Soils	25
Water	25
Natural, Scenic and Forested Areas	26
Wildlife and Fisheries.....	27
Environmentally Sensitive Areas, Endangered Species and Historic Sites.....	27
Mineral Resources	34
Wind.....	34
Location.....	34
Waste Disposal Sites	35
Infrastructure	36
Industrial Parks, Sites and Buildings.....	36
Transportation	39
Highways	39
Utilities	40
Housing	46
Banking.....	48
Communities	48
Human Resources	49
Government, Planning, and Development Organizations	51
General Purpose Governments.....	51
Special Purpose Governments	52
Planning.....	52
Economic Development	53
Strategic Evaluation	54
Background	54
Economic Clusters	54
Wood Products	54
Poultry.....	55
Defense Equipment.....	56
Growth Centers.....	56

Section B: SWOT Analysis.....	60
Strengths	60
Weaknesses	60
Opportunities.....	61
Threats	62
Section C: Strategic Direction/Action Plan.....	64
Economic Distress and Growth Constraints.....	64
Addressing Development Needs in the Potomac Highlands	64
Goals, Objectives, and Strategies.....	65
Vision.....	65
Regional Development Program	70
Project Selection	70
Rating System.....	70
FY 2016 Project List.....	73
Section D: Evaluation Framework.....	77
Section E: Economic Resilience	78
Pre-Disaster Preparedness.....	78
Post-Disaster Recovery Efforts.....	79
Public Comment.....	80
Appendix	81
Appendix A: Potomac Highlands Outlook.....	82
Appendix B: Major Infrastructure Accomplishments	90
Appendix C: Investment Summaries.....	93
Appendix D: Document Approval	103
Appendix E: Financial Information.....	104

Introduction

The Region 8 Comprehensive Economic Development Strategy is a tool used to promote development in the Potomac Highlands. The plan describes the resources of the region, identifies areas of need and sets forth goals and strategies to develop the Potomac Highlands in a sound and sustainable manner. Without such a tool needed development may not occur or will occur in a manner that harms the Region's quality of life and environment.

The Region 8 Planning and Development Council has maintained its planning process for over forty years. During that period, the Region 8 PDC has continuously worked to improve its planning process. The current process reflects the Council's desire to have a plan that derives from significant input from a broad range of sectors and fosters sustainable long term growth without sacrificing environmental quality.

The resulting plan should be viewed as a living document derived from an evolving process. The Council expects that the plan will continue to evolve as it moves forward in its effort to foster economic and community progress.

Purpose

The FY 2016 Comprehensive Economic Development Strategy Update 2015 Annual Report is issued to Governor Tomblin and the United States Economic Development Administration to comply with the Economic Development Administration Act of 1965, as amended, and the West Virginia Regional Planning and Development Act.

Mission

It is the mission of the Region 8 Planning and Development Council to obtain the maximum level of sustainable economic and community development in the Potomac Highlands of West Virginia through development, planning and by assisting local governments and businesses implement projects and programs.

Organization

The West Virginia Planning and Development Act of 1972 mandates the division of the State into planning and development regions. The Act also mandates that Regional Councils be formed in each area and that at least fifty-one percent of the Council's membership be locally elected officials. These members may select other persons to serve on the Council, thus permitting input from major sectors of the regional community.

The Region 8 Planning and Development District was formally designated on May 3, 1972, as consisting of Grant, Hampshire, Hardy, Mineral and Pendleton Counties. The Region 8

Planning and Development Council, which serves as the Region's board of directors, is composed of representatives from the District's five county commissions, twelve municipalities, and up to 16 members representing various elements of the private sector.

Region 8 Planning and Development Council Membership List

Grant County

Harold Hiser – Private Sector
Donnalie Hope – City of Petersburg
Tamela Kitzmiller – Grant County Commission
Selena Redman – Private Sector
Steven Durst – Town of Bayard

Hampshire County

Daniel Hileman – City of Romney
David Parker – Hampshire County Commission
Stephen Sirbaugh – Town of Capon Bridge
Alan Brill – Private Sector
John Hammond – Private Sector

Hardy County

Gary Stalnaker – Town of Moorefield
Richard Smith – Private Sector
Rose Helmick – Hardy County Commission
William Bean – Private Sector
Amy Funkhouser – Private Sector
Mallie Combs – Private Sector
Joe Kapp – Town of Wardensville
Sherry Watts – Private Sector
Elwood Williams – Private Sector

Mineral County

Roger Leatherman – Mineral County Commission
Dorin Armentrout – Town of Carpendale
Lynn Carr – Town of Ridgeley
Terry Liller – City of Keyser
Freda Fisher – City of Piedmont
Michael Bland – Private Sector
Tom Braithwaite – Town of Elk Garden

Pendleton County

Valerie Sasso – Town of Franklin
Alice Hartman – Private Sector

Carl Hevener – Pendleton County Commission
Joan Ashley – Private Sector
Dale Walker – Private Sector
J. D. Wilkins – Private Sector

Comprehensive Economic Development Strategy (CEDS) Committee Roster

Grant County

Harold Hiser – Private Sector
Donnalie Hope – City of Petersburg
Tamela Kitzmiller – Grant County Commission
Selena Redman – Private Sector

Hampshire County

Daniel Hileman – City of Romney
David Parker – Hampshire County Commission
Alan Brill – Private Sector
John Hammond – Private Sector

Hardy County

Gary Stalnaker – Town of Moorefield
Richard Smith – Private Sector
Rose Helmick – Hardy County Commission
William Bean – Private Sector
Amy Funkhouser – Private Sector
Mallie Combs – Private Sector
Sherry Watts – Private Sector
Elwood Williams – Private Sector

Mineral County

Roger Leatherman – Mineral County Commission
Dorrin Armentrout – Town of Carpendale
Lynn Carr – Town of Ridgeley
Terry Liller – City of Keyser
Michael Bland – Private Sector

Pendleton County

Valerie Sasso – Town of Franklin
Alice Hartman – Private Sector
Carl Hevener – Pendleton County Commission
Joan Ashley – Private Sector
Dale Walker – Private Sector
J. D. Wilkins – Private Sector

Programs

Community and Economic Development

The Regional Council is responsible for fostering community and economic growth through planning and development in the district. The Regional Planning and Development Act empowers the Council to receive and expend funds; engage in comprehensive development planning; publish specialized studies; provide technical assistance to local governments; perform regional development; and exercise powers jointly or in cooperation with agencies and political subdivisions of the state. The Regional Council receives funds from federal, state, and local governmental organizations to provide its services. Through its Comprehensive Economic Development Strategy the Region 8 Planning and Development Council provides a planning base for economic growth and community improvement. The PDC provides community development support to local governments. The Council works with local governments and their authorities to expand and improve water/sewer systems, industrial parks and other infrastructure needed to make the Potomac Highlands economically competitive and to provide a quality living environment for residents of the Potomac Highlands. Much of this activity focuses on financial packaging and administration of infrastructure projects. The Regional Council employs an experienced staff and has committed local elected officials and community leaders.

The Region 8 Planning and Development Council offers a number of economic development tools to local businesses and member governments. The Council has loan programs that assist businesses with expansion, retention or start up. The Council's loan programs can be combined with state and conventional lending sources to create attractive financial packages.

In addition to its planning and development services, the Council also provides a variety of community service programs.

Community Service Programs

The Senior Community Service Employment Program trains income eligible persons age 55 and older to serve in various community agencies in order to prepare for unsubsidized employment. SCSEP assists with job search and placement (part-time/full-time) in the private sector. SCSEP operates in Berkeley, Grant, Hampshire, Hardy, Jefferson, Mineral, Morgan, and Pendleton Counties of West Virginia.

The Foster Grandparent Program places senior volunteers in schools, day care facilities, and/or head start centers to help tutoring/mentoring students with special needs. Foster Grandparents receive a stipend of \$2.65 an hour for volunteering with a minimum of 15

hours a week, reimbursement for transportation, meals, annual physical examinations, and accident and liability insurance while on duty. FGP operates in Barbour, Berkeley, Doddridge, Grant, Hampshire, Hardy, Harrison, Jefferson, Mineral, Morgan, Pendleton, Pocahontas, Randolph, and Taylor, Counties of West Virginia.

The Retired and Senior Volunteer Program is America's largest volunteer network for people age 55 and over. With RSVP, volunteers choose how and where they want to serve, the amount of time they want to give, and choose whether they want to draw on their skills or develop new ones. RSVP offers a full range of volunteer opportunities with local organizations. In addition, with RSVP volunteers receive pre-service orientation, training from the organization where they serve, and free supplemental insurance while on duty. RSVP operates in Berkeley, Grant, Hampshire, Hardy, Morgan, Jefferson and Pendleton Counties of West Virginia.

The Transitional Housing Center (THC) operating on the grounds of the Veterans Administration Medical Center in Martinsburg, West Virginia provides formerly homeless veterans with a supportive living environment while the veterans transition to independent living. Its residents are largely referred to the facility by the Veterans Administration. While at the center, veterans are encouraged to participate in computer training classes and offered independent living skills including how to choose appropriate housing.

The Region 8 Planning and Development Council provides staffing and administrative services to the Upper Potomac Area Agency on Aging www.upaaa.net and its Aging and Disability Resource Center www.wvnavigate.org/adrc/.

Executive Staff

Terry Lively – Executive Director	Melissa Earle – Assistant Director
Scott Gossard – UPAAA Director	Amy White – Social Work Director
Myra Vance – FGP Director	Marge Ruth – RSVP Director
Lori Taylor – SCSEP Director	Teresa Green Longley – THC Director

Executive Summary

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. In an effort to improve the quality of life for Potomac Highland residents, for over 40 years, Region 8 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.



After a relatively weak recovery from the recent recession, the rate of improvement in the economy of the Potomac Highlands region is expected to increase in the coming years. Employment and income per capita are expected to grow at a rate that is at least on par with that of the state as a whole in coming years, while every major industry is expected to add jobs.

Several key facts behind the recent economic performance of the Potomac Highlands are:

- Employment growth in the Potomac Highlands has been sluggish since the recent recession. The region lost jobs at a rate that exceeded the statewide average during the recession, and has added back only around one-fourth of the jobs lost.

- Manufacturing's share of employment in the Potomac Highlands is triple the statewide average. Employment in the sector fell substantially during the recent recession, but has recently begun to improve.
- The unemployment rate in the Potomac Highlands has fallen substantially after the recent recession but still stands about two percentage points above its pre-recession level. Unemployment in the region is slightly higher than the overall West Virginia average, but is lower than the national figure.
- Per capita personal income has grown at a healthy pace recently, averaging 3.5 percent per year since 2008. This rate of growth has exceeded that of the state as a whole, and is far ahead of national rate over the same period (1.7 percent per year).
- Population in the Potomac Highlands has declined in recent years, losing approximately 1,500 residents since 2010. The area's population is older and posts a lower level of educational attainment than the state as a whole.

Our forecast calls for growth in the Potomac Highlands region over the next five years. Key facts related to our Potomac Highlands forecast are:

- We expect employment to grow by 1.2 percent per year in the Potomac Highlands over the next five years. This rate will exceed that of the state, where growth is expected to be 1.0 percent annually.
- The construction sector is expected to produce the fastest rate of job growth in the coming years. All major sectors are expected to add jobs over the next five years.
- Unemployment is expected to continue to fall over the next five years, and will likely converge with the state rate. This improvement in unemployment will be accompanied by re-entry into the labor force in the medium-term.
- Per capita personal income is expected to increase at an annual average rate of 2.1 percent over the next five years. This rate of growth will be on par with that for West Virginia as a whole (2.0 percent) but below that of the nation (2.7 percent).
- Population in the Potomac Highlands is expected to be steady in coming years. Births are expected to fall short of deaths in coming years given fundamental underlying demographic trends; any growth in population will depend on net in-migration.¹

¹ Potomac Highlands Region Economic Outlook 2014; published by Bureau of Business & Economic Research, West Virginia University, College of Business and Economics – page 1.

Recent Economic Trends

Attracting and retaining population in the Potomac Highlands has proved somewhat problematic over the last decade. The following table provides a comparison of labor force, employment and unemployment for the region and its counties.

Labor Force, Employment, and Unemployment

2012	Grant	Hampshire	Hardy	Mineral	Pendleton	Region
Labor Force	5070	9540	6550	13640	3540	38340
Employed	4530	8820	6020	12630	3320	35320
Unemployed	550	710	540	1010	220	3030
Unemployment Rate	10.8%	7.5%	8.2%	7.4%	6.2%	8.02%
2013	Grant	Hampshire	Hardy	Mineral	Pendleton	Region
Labor Force	5050	9780	6590	13530	3580	38530
Employed	4590	9180	6160	12690	3400	36020
Unemployed	460	600	430	840	180	2510
Unemployment Rate	9.1%	6.2%	6.6%	6.2%	4.9%	6.6%
2014	Grant	Hampshire	Hardy	Mineral	Pendleton	Region
Labor Force	4820	9490	6360	13510	3380	37560
Employed	4470	9040	6040	12750	3240	35540
Unemployed	360	450	310	760	140	2020
Unemployment Rate	7.4%	4.7%	4.9%	5.6%	4.0%	5.32%

Source: www.workforcewv.org

Data compiled by the WVU Bureau of Business and Economics Research anticipates total employment will increase at a rate of 1.2 percent per year. Although this represents a markedly stronger rate of job growth for the region compared to the past 10 years, the Potomac Highlands region's outlook will be driven to a great extent by steady job growth in the healthcare and business services sectors, a rebound

in local manufacturing and construction activity as well as continued strong growth in nearby employment sectors outside of the state.²

Section A: Summary Background

Introduction to the Region

Region 8 Planning and Development Council (PDC) serves five counties within the Potomac Highlands of West Virginia: Grant, Hampshire, Hardy, Mineral and Pendleton. The PDC is charged with promoting sound development in those five counties and carries out a variety of economic development and planning activities. The region contains twelve municipalities ranging in size. Three (3) of the region's municipalities are class III cities and nine (9) are towns. Special purpose governments for counties/towns include development authorities, public service districts, planning commissions, urban renewal authorities, and housing authorities. Two other regional special purpose units of government are Region 8 Solid Waste Authority, which is responsible for planning to assure long-term solid waste disposal and the Potomac Valley Transit Authority, which provides local and long distance bus service in the region.

The region is full of natural resources including coal, timber, agriculture, fish and wildlife. The area has led the state in deer and turkey harvesting, attracting hunters from areas two days or more driving distance away. Bear are also hunted. Streams in the region are popular fishing areas supporting both cold and warm water fishing. Although a few cold water streams support native trout populations, most trout fishing occurs in streams stocked by the WV Division of Natural Resources. This stocking of cold water streams greatly adds to the region's attractiveness to anglers.



North Branch of the Potomac River
Photo courtesy of WV Department of Commerce

² Potomac Highlands Region Economic Outlook 2014; published by Bureau of Business & Economic Research, West Virginia University, College of Business and Economics – page 4.

A large portion of Grant, Hardy and Pendleton Counties is contained in the George Washington and Monongahela National Forests; included in the National Forests are several national recreation areas. Other areas of importance are Nathaniel Mountain, Short Mountain, Springfield Wildlife Management Areas, and Lost River State Park. The region's forests, including their environmentally sensitive areas, support the wood products industry and also play a critical role in supporting other industries such as tourism, horticulture and Christmas tree industry. Forests are also the main instrument to preserve the quality of air and water, which in turn facilitates people's daily activities.

Agriculture plays an important role within the Potomac Highlands. The region contains over 2,700 farm operations, containing an average of 241 acres, and totals more than \$400 million direct sales of agriculture products. Broilers and layers represent the single-largest source of farm activity in the area, particularly in Hardy County, which accounted for approximately 40 percent of all broilers sold and similar share of layer inventory.

The oil and natural gas industry is rapidly expanding across West Virginia, although its development in the Potomac Highlands has been slower than in other areas of the state. Significant changes in land use are not expected.³ The region also produces coal, wind energy, and electric power.

All five counties in the region are largely rural. All counties are located in what is generally considered a mountainous region. As such, the potential for development is somewhat limited. The topography often drives development to flatter areas which are often in or near floodplains. Local floodplain development regulations carefully balance the needs for economic development and growth in the employment sector with a basic responsibility to buffer potential and existing businesses from the effects of hazards. The majority of the commercial and industrial development in these counties is located in or near the municipalities. Several development sites have been established along the primary roadways throughout the region.⁴

The U.S. Census Bureau reports an estimated 2014 population for the Potomac Highlands at 84,042. There are two metropolitan statistical areas (MSAs) with component counties in the Potomac Highlands. Mineral County is one of the component counties of the Cumberland, MD-WV MSA along with Allegany County in Maryland. The other MSA is the Winchester, VA-WV MSA, which is made up of Hampshire County, and Frederick County and Winchester City in Virginia. The inclusion of Mineral and Hampshire counties in their respective MSAs indicates the high degree of commuting flows between these counties and the core counties in other states. In each case, the core county (and thus the core city) of the MSA is located outside of West Virginia.

The following paragraphs provide a brief synopsis of each county including the towns and municipalities within their boundaries.

³ Region 8 Planning and Development Council Hazard Mitigation Plan – 2012, page 31.

⁴ Region 8 Planning and Development Council Hazard Mitigation Plan – 2012, page 26.

Grant County: The U.S. Census Bureau reports an estimated 2014 population at 11,687. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$41,368 for the County. The survey also reports an estimated civilian labor force of 5,667 and 4.2% unemployed.

Coal is produced along the western edge of Grant County in the Allegheny Plateau. Both deep and surface mining extraction methods are used. Coal production and employment in 2011 reported 118,294 underground tonnage and 50 employees. The county is home to two power plants managed by Dominion Power. The North Branch Power Plant consists of a single 74-megawatt coal-fired generating unit that began commercial operation in 1992. Mount Storm Power Station has three units that generate nearly 1,600 megawatts of electricity. A 1,200 acre lake, built to serve the station, also serves as a popular public recreation area. Grant County also has 100+ wind turbines that generate electricity making use of a consistent reliable westerly wind. Over fourteen miles of the Appalachian Development Highway System's Corridor H is open and runs along the eastern edge of Grant County.



Dolly Sods Wilderness

Photo courtesy WV Department of Commerce

Grant County has seven historical sites and is home to four rare plant species. Among the top ten employers in the County are Grant Memorial Hospital, Dominion Power, and Grant County Board of Education. Grant County Housing Authority owns 73 rental units and manages 46. The County has a development authority and two public service districts. There are three industrial parks and two industrial buildings; one of those is a communications/data center which houses the County 911 Center.

The Town of Bayard: The U.S. Census Bureau reports a 2010 population of 290. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$35,446 for the Town. The survey also reports an estimated civilian labor force of 167 and 1% unemployed.

The Town was founded as a coal mining community and that industry currently remains. Bayard is home to the North Branch Power Plant. Water and sewer services for the Town are provided by the Mountain Top Public Service District.

The City of Petersburg: The U.S. Census Bureau reports a 2010 population of 2,467. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$38,152 for the City. The survey also reports an estimated civilian labor force of 1,372 and 6.2% unemployed.

Petersburg and Moorefield (Hardy County) have been identified jointly as a growth center for the Potomac Highlands. The Grant County Airport is located on the outskirts of the City, with a lighted runway of over 5,000 feet. The South Branch Valley Railroad provides regular service to the main east/west line of the CSX rail system. Alleghany Wood Products has an office and dry-kiln location near Petersburg. This company produces quality Appalachian Hardwood lumber. The dry-kiln lumber is shipped to locations all over the world. Grant Memorial Hospital located in Petersburg serves the region with 25 licensed inpatient beds and 20 long term care beds. The facility is supported by more than 350 employees and a medical staff of 15+. Annual local events attracting many people from surrounding towns and states are the Annual Spring Mountain Festival (April) and the Tri-County Fair (August).

Petersburg completed an \$11,000,000+ water system improvement project in 2013. The City is currently applying for funding to improve its sewer system to meet Chesapeake Bay Standards.

Hampshire County: The U.S. Census Bureau reports an estimated 2014 population of 23,483. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$27,766 for the County. The survey also reports an estimated civilian labor force of 10,180 and 5.4% unemployed. Hampshire County is a part of the Winchester, VA-WV MSA.

Hampshire County's largest employers include the Hampshire County Board of Education, West Virginia Schools for the Deaf and Blind and Valley Health System, Inc. Hampshire Memorial Hospital (a part of Valley Health System, Inc.) serves the area with 14 acute care beds, 30 long term care beds and an emergency room.



Hampshire County Courthouse, Romney, WV
Photo courtesy WV Department of Commerce

U.S. Route 50 runs east/west through the County. South Branch Valley Railroad provides regular service to the main east/west line of the CSX rail system. The historic Potomac Eagle Scenic Railroad provides narrated excursions at different times throughout the year attracting tourist from several states using the CSX rail.

The South Branch Valley Bluegrass Festival occurs in Hampshire County yearly (June) as well as the Hampshire County Fair (August). The County is home to three rare plant species and 20 historical places and sites. Hampshire County also has a development authority and a public service district. There are two industrial parks, one industrial site, and a multi-tenant building.

The City of Romney: The U.S. Census Bureau reports a 2010 population of 1,848. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$24,070 for the City. The survey also reports an estimated civilian labor force of 743 and 5.3% unemployed.

Romney is West Virginia's oldest town and identified as a growth center for the region. U. S. Route 50 serves as Romney's Main Street. Improvements have been made to Romney's water treatment plant. Currently a project is being developed to improve its water storage tanks. The City's sewer improvement project is under construction that will allow it to meet Chesapeake Bay Standards. Romney Housing Authority owns 60 units.

Romney is home to the West Virginia Schools for the Deaf and Blind and the nation's First Confederate Memorial in Indian Mound Cemetery. The annual West Virginia Peach Festival is headquartered in Romney and occurs in August.

The Town of Capon Bridge: The U.S. Census Bureau reports a 2010 population of 355. The 2009-2013 American Community Survey 5 Year Estimates reports median

household income \$26,852 for the Town. The survey also reports an estimated civilian labor force of 179 and 1.7% unemployed.

U. S. Route 50 also serves as Main Street for Capon Bridge. The Town currently has a water improvement project under construction that will replace its existing booster pump station and waterlines that require high maintenance in the system. The Founders Day Festival occurs annually (September).

Hardy County: The U.S. Census Bureau reports an estimated 2014 population of 13,923. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$32,723 for the County. The survey also reports an estimated civilian labor force of 6,415 and 6.0% unemployed.



Farm in Hardy County, WV
Photo courtesy of WV Department of Commerce

Manufacturing and agriculture are the economic drivers for Hardy County. Pilgrim's Pride, American Woodmark and Hardy County Board of Education are the top employers in the county. The National Agricultural Statistics Service of the United States Department of Agriculture has identified Hardy County first among West Virginia's 55 counties in terms of total value of agricultural products sold, value of livestock, poultry, and their products. Approximately 34 miles of the Appalachian Development Highway System's Corridor H runs along the northern edge of Hardy County. The South Branch Valley Railroad provides regular service to the main east/west line of the CSX rail system.

Hardy County has 25 historical places and sites and is home to three rare plant species. The county has a development authority and a public service district. There are four industrial parks, one industrial site, and one building in the county. Annual local events attracting many people from surrounding towns and states are the West Virginia Poultry Association's Poultry Festival (July) and Heritage Weekend (September).

The Town of Moorefield: The U.S. Census Bureau reports a 2010 population of 2,544. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$25,815 for the Town. The survey also reports an estimated civilian labor force of 1,295 and 4% unemployed.

Moorefield and Petersburg (Grant County) have been identified jointly as a growth center for the Potomac Highlands. Pilgrim's Pride, the second largest chicken producer in the world, operates a feed mill, fresh plant, and a prepared foods cook plant in Hardy County. American Woodmark Corporation, a leading manufacturing and distributor of kitchen and bath cabinets for remodeling and new home construction, also has a manufacturing facility in the county. Employees for these facilities travel from other counties and states.

Eastern West Virginia Community and Technical Center is located in Moorefield and offers 11 degree programs as well as numerous skill sets and certificates.

A partnership between the Town, Pilgrim's Pride, Caledonia Heights Subdivision, and Hardy County Rural Development Authority built a \$40 million sewer treatment system that meets the Chesapeake Standards. The new facility went online November 2013.

Moorefield has an excellent water treatment facility that has been upgraded and enlarged many times to accommodate industry growth. The Town is currently seeking design funds for a new upgrade to the water system

The Town of Wardensville: The U.S. Census Bureau reports a 2010 population of 271. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$30,417 for the Town. The survey also reports an estimated civilian labor force of 147 and 5.3% unemployed.

Wardensville is a gateway for those heading west from much of Northern Virginia. Many folks from the D.C. Metropolitan area have purchased second homes in and around the Town. The town manages its own water and sewer treatment facilities. Wardensville is home to Trout Pond which is the largest natural lake in West Virginia.

Mineral County: The U.S. Census Bureau reports an estimated 2014 population of 27,578. The 2009-2013 American Community Survey 5 Year Estimates reports median household income

\$31,163 for the County. The survey also reports an estimated civilian labor force of 12,222 and 6.2% unemployed. Mineral County is included in the Cumberland, MD-WV MSA.



Jennings Randolph Lake, Mineral County, WV
Photo courtesy of WV Department of Commerce

Mineral County offers a diversified industrial output. The major manufacturers include propulsion units, glass, lumber, kitchen equipment, packaging, mineral fabrication and limestone. Alliant Techsystems, Inc. (ATK), Mineral County Board of Education, and IBM Corporation are among the top employers. ATK is a U.S. Navy-owned facility specializing in advanced manufacturing technologies for various programs supporting current and future U.S. industrial base needs in conventional munitions assemblies, advanced electronic fuzing and integration, solid rocket motor propulsion, and advanced material structures. Farming and agriculture also contribute greatly to the economy. Mineral County also has a small wind farm with turbines that generate electricity making use of a consistent reliable westerly wind.

Potomac Valley Hospital is a 25 bed, critical access medical facility employing over 200 area residents and extending privilege to approximately 50 physicians, and one general surgeon. There is also a rotating staff of physicians specializing in emergency medicine who reside on the premises.

The CSX rail lines run along the Potomac River on the northern border of the county. Amtrak service is available in nearby Cumberland, MD. Major highways within the county include: U.S. Route 50, U.S. Route 220, WV Route 28, 42, 49, 93 and 956.

Mineral County is home to two rare plant species and 11 historical places and sites. The County has a development authority and three public service districts. There are two industrial parks and one multi-tenant building. The annual Mineral County Fair (July) attracts many visitors to the area. Jennings Randolph Lake offers extensive recreational opportunity with its 952 acres and more than 13 miles of shoreline.

The City of Keyser: The U.S. Census Bureau reports a 2010 population of 5,439. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$23,360 for the City. The survey also reports an estimated civilian labor force of 2,264 and 10.1% unemployed.

Keyser has previously been designated a Redevelopment – Economic Center by the Economic Development Administration. The City has also been identified as a growth center within the region. It is the largest city in region. A strong growth in the New Creek Valley, south of Keyser, has required doubling of connections to the New Creek water system. Water plant improvements are progressing. The City currently has a sewer improvement project under construction that will meet Chesapeake Bay Standards.

The City is home to Potomac State College (PSC), a division of West Virginia University. The college offers two year fast track career and technical programs that prepare students for competitive jobs in area including Hospitality and Tourism, Criminal Justice, and Equine Production and Management. PSC also offers a four-year degree with emphases on Business Management and Criminal Justice. Mineral County Vocational Technical Center works closely with the business community. Youth and adults can train for specific needs, including industrial and office skills. The Mineral County school system offers an excellent school-to-work program that prepares students for careers in the area. The Keyser Housing Authority owns 85 units and manages 203 units throughout Mineral, Hampshire, and Hardy Counties.

The City of Piedmont: The U.S. Census Bureau reports a 2010 population of 876. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$25,000 for the City. The survey also reports an estimated civilian labor force of 408 and 8.8% unemployed.

Piedmont is located in the northern end of Mineral County along the southern shore of the Potomac River. It is characterized by a relatively flat downtown area and very steep side-hill slopes that have been developed as residential.

Piedmont is a part of an area known as Tri-Towns. This is a small complex of three incorporated towns which include Piedmont, West Virginia, Luke and Westernport, Maryland. These three towns are closely related to each other in many respects due to their close proximity to one another. For instance, economic functions, such as the work place and shopping facilities are conducted outside of Piedmont.

The City is near but not on a major Federal highway so it is not closely linked to any major city; however, it is within a day's drive of several. Cumberland, Maryland and Keyser, West Virginia are within one-half hour drive of the Tri-Towns area. Commercial air and rail service are available at Cumberland, Maryland. NewPage, a paper

manufacturing company, located in Luke, Maryland is the largest employer for the area at 849 employees. The original main line of the Baltimore and Ohio Railroad, which connected Baltimore, MD and the Ohio River at Wheeling, WV, is still a major segment of the CSX Transportation system and runs through Piedmont.

The City has an active housing authority with 99 housing units for lower income households. The Piedmont water system recently completed an upgrade to the water plant facility. The City is still in search of funding to complete a total system upgrade. The City's sewer system currently is in need of multiple upgrades. Every funding source is being contacted to fund these upgrades.

The Town of Ridgeley: The U.S. Census Bureau reports a 2010 population of 675. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$28,250 for the Town. The survey also reports an estimated civilian labor force of 372 and 5.6% unemployed.

Ridgeley is located along the North Branch of the Potomac River opposite Cumberland, MD. A good transportation network serves Ridgeley. It is near the CSX terminal that provides direct access to the main east/west route of the CSX system. Amtrak service is two miles away in Cumberland, MD and provides daily rail service. The nearby Greater Cumberland Regional Airport has several daily commercial flights to the Pittsburgh Airport. The Town has access to Interstate 68 within two miles. U.S. Route 220 and WV Route 28 are also nearby.

The Town of Ridgeley purchases its water from Cumberland, MD. The Town is responsible for line maintenance. Ridgeley sends its sewage to Cumberland, MD.

The Town of Carpendale: The U.S. Census Bureau reports a 2010 population of 977. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$38,750 for the Town. The survey also reports an estimated civilian labor force of 480 and 1% unemployed.

Carpendale is the region's youngest municipality, incorporated on January 2, 1990. Amtrak service is two miles away in Cumberland, MD and provides daily rail service. The CSX terminal is also close by and allows direct access to the main east/west route of the CSX system. The nearby Greater Cumberland Regional Airport has several daily commercial flights to the Pittsburgh Airport. The Town has access to Interstate 68 within two miles. U.S. Route 220 and WV Route 28 are also nearby.

The Town's water system is relatively new and provides more than adequate water for the Town. The Town's sewage is sent to Cumberland, MD.

The Town of Elk Garden: The U.S. Census Bureau reports a 2010 population of 232. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$16,806 for the Town. The survey also reports an estimated civilian labor force of 73 and 7.3% unemployed.

Elk Garden's water and sewer is provided by the Mountain Top Public Service District (Grant County). The PSD recently enlarged some supply lines within the Town to enable the installation of fire hydrants, giving the Town better fire protection.

Pendleton County: The U.S. Census Bureau reports an estimated 2014 population of 7,371. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$34,175 for the County. The survey also reports an estimated civilian labor force of 3,558 and 1.6% unemployed.

Pendleton County's east, west, and south borders are marked by the headwaters of the South Branch of the Potomac River. The two national forests in Pendleton County, the George Washington and Monongahela encompass over 130,000 acres of the county. More than 185 miles of trails are available for hiking and biking, and range from pavement to forest road to off-road trekking. The County is home to nine rare species and has 14 historical places and sites.



View from Spruce Knob, Pendleton County, WV
Photo courtesy of WV Department of Commerce

Pendleton County's largest employers include the Pendleton County Board of Education, Pendleton Manor, Inc., and the U.S. Department of Defense. However, in April 2013, the Chief of Naval Operations ordered that the site be closed by September 30, 2015. The Pendleton County Commission is working closely with the Department of Defense to find another tenant for the Navy Base for the sake of local jobs and local economy.

Pendleton County has a development authority and a public service district. There is one industrial park and three buildings. All roads leading to and through the County are two-lane

highways. Those include U.S. Route 33 and 220 as well as WV Route 28 and 55. Direct rail or air service does not exist in the county.

The Town of Franklin: The U.S. Census Bureau reports a 2010 population of 721. The 2009-2013 American Community Survey 5 Year Estimates reports median household income \$34,306 for the Town. The survey also reports an estimated civilian labor force of 295 and .5% unemployed.

Franklin has its own water and sewer treatment facilities. Currently the sewer lagoon system is being upgraded with a new liner rake system and new lines within the community to reduce inflow and infiltration. The Town's water system was recently upgraded. It provides water not only to the town but also to the Pendleton County Public District customers.

The Treasure Mountain Festival takes place in Franklin. It is held each year (September) to remember the early settlers who escaped an attack by Killbuck and a band of Shawnee Indians and to celebrate the treasures around the area. Spring Fest occurs yearly in May.

The Physical Environment

Land Use

As with most rural areas, agricultural and forest land compose much of the region's acreage. Remaining uses, including urban land, barren land, and water, account for less than 2% of all acreage. Industrial, commercial and housing development primarily occurs in and near the region's municipalities. Industrial growth is centered around the region's industrial parks. An increasing number of vacation homes and summer cottages are being constructed in forest and agricultural areas.

It has been estimated that less than 4.0% of the region's land is suitable for future development. Taking the region's growth rate into consideration, sufficient land exists for development for the foreseeable future. However, proper land use management must take place if the land is to be used to its fullest potential and if conflict is to be minimized.

Physiographic and Topographic Features

The five counties in Region 8 are all contained within the headwaters of the Potomac River Basin. The eastern part of the region is underlain by folded and faulted strata of the Valley and Ridge physiographic provinces, and the western part is underlain by relatively flat-lying strata of the strongly dissected Appalachian Plateaus physiographic province. In the Valley and Ridge province, the eroded edges of the folded strata crop out in thin, lineal, parallel belts that range in age from

Cambrian to Devonian. The Appalachian Plateaus are characterized by gently dipping sandstones, shales, and limestones ranging in age of Devonian to Pennsylvanian.

The topography of the region is relatively rugged. The major mountain ranges have a north-south alignment, and the major streams flow from south to north or northeast.

Soils

The region can be divided into two major soil areas. They are the Ridge and Valley area in the central and eastern portion of the region, and the Allegheny Plateau in the extreme western part of the region.

The gently sloping to very steep soils of the Ridge and Valley areas are moderately coarse to moderately fine textured. Some areas are rocky or stony. These soils are formed in materials weathered primarily from shale, siltstone, sandstone and some limestone. There is some farming in the valleys and on the low ridges, but most of the soils are better suited to woodland uses.

The gently sloping to moderately steep soils of the Allegheny Plateau are moderately deep, well drained, and medium or moderately coarse textured. These soils formed in materials weathered primarily from acid shale, siltstone, and sandstone. Some farming is done on the more gentle slopes, but most of the soils are better suited to woodland uses.

Small areas of nearly level and gently sloping soils occur throughout the basin on the floodplains and river terraces. These soils are deep, well, moderately well, or poorly drained; and medium or moderately coarse textured. They formed in acid or lime-influenced material washed from soils of the uplands. These soils constitute a small portion of the basin but are significant for agricultural and urban uses. Approximately 60,000 acres of this area are considered prime agricultural land. The importance of these soils makes their protection vital. Actively used prime agricultural land often provides a buffer to many key environmental assets, especially the region's streams and rivers. It also adds to the scenic value of the region, making it more attractive to tourists. Unfortunately, the region has experienced increasing rates of conversion to other uses.

Water

A large portion of the developable land in Region 8 is located along the North and South Branches of the Potomac River. Over 100,000 acres of this area is designated as being in the 100-year floodplain. Major tributaries in the Potomac River Basin include the Lost/Cacapon River, North River, Patterson Creek and Stoney River. The region contains what is claimed to be West Virginia's only natural lake, Trout Pond, and the 1,200 acre Mount Storm Lake. The region shares the 952 acre Jennings Randolph Lake with Garrett County, Maryland. There are more than 60 Soil Conservation Service impoundments in the region. While the quality of streams and rivers is not ideal, except for the North Branch of the Potomac River and waters in the Mountain Top area, water quality is generally good. Increasing concern has been expressed over agricultural waste entering the region's streams and rivers. Surface streams serve as water sources for the communities of Petersburg, Moorefield, Romney, Fort Ashby, Keyser, and Upper Tract. Additionally, the region's rivers support

many recreational opportunities including valuable fisheries. Jennings Randolph Lake was constructed in part to provide recreational opportunities. The Mountain Top area and the North Branch of the Potomac River suffer from the adverse impacts of coal mining. Additionally, Mount Storm Lake suffers from thermal pollution. Obviously, water quality demands close scrutiny and an effort by all individuals to reserve a high standard.

Segments of the South Branch of the Potomac, the North Fork of the South Branch of the Potomac, and Seneca Creek have been evaluated as potential "Wild and Scenic Rivers." Ten miles of the South Branch (Jake Hill Bridge to Big Bend Campground) have been classified as recreational; nine miles (Big Bend Recreation Area to the Canyon Exit) have been identified as scenic; and additional three miles (downstream from the canyon) have also been identified as recreational. Slightly more than three miles of the North Fork of the South Branch of the Potomac (High Ridge Run to the outskirts of Hopeville) have been identified as scenic. Eight miles of Seneca Creek (Trussel Run to the Falls) have been identified as wild; and five miles (Falls to the National Recreation Boundary) have been identified as recreational. In general, these segments have been determined to be free-flowing and possessing at least one outstandingly remarkable scenic, recreational, geologic, fish and wildlife, historic, cultural, or other feature. It should be noted that significant local concern exists as to the impact of designating these stream segments as wild and scenic. Concern is particularly high over the region's ability to fully capitalize on the streams ability to attract tourists. Additional concerns are related to increased federal control of a local natural feature. It should be noted that similar concerns resulted in a determination that the Cacapon/Lost River was not suitable for inclusion as a scenic river.

Subsurface water is generally available over the entire district; however, in some areas, water can only be found at extreme depths. About half of the region's subsurface water is useable for domestic purposes. Undesirable characteristics in the other half include low pH, high iron, hardness, nitrate, chloride, or sulfate content. Subsurface sources support many of the region's smaller water systems and virtually all of the individual systems. Recent droughts have lowered both the quantity and quality of subsurface water. More alarming are instances of pollution that have included both pesticides and oil entering wells used for drinking water.

Region 8 has a small amount of natural wetlands. The majority of these are being utilized in some type of agricultural activity.

Natural, Scenic and Forested Areas

Region 8 has many natural and scenic areas. A large portion of Grant, Hardy and Pendleton Counties is contained in the George Washington and Monongahela National Forests; included in the National Forests are several national recreation areas. Other areas of importance are Nathaniel Mountain, Short Mountain, and Springfield Wildlife Management Areas, and Lost River State Park.

Forested areas cover over three-fourths of the region. Approximately 88% of the commercial forest land is held by private ownership including, railroads, and mining companies. Seven percent of this

ownership is in the National Forests. The main forest type in the region is Oak-Hickory (70%) and Oak-Pine (80%). Pendleton County is the largest forested county with 78% of its area in forest. About 60% of the forest land is saw-timber size class. Saw logs are of average quality. Pole timber accounts for about 30% of forest land. Most low grade oak goes into pallet stock or dunnage. Both hard and soft wood pulp wood are in demand over most of the area. The region's forests have been threatened by oak decline or die back and the gypsy moth. Considerable effort has gone into addressing the gypsy moth threat. It should be noted that woodland improvement is a long range process with the rotation age for hard wood saw timber being between 100 and 150 years.

The region's forests, including their environmentally sensitive areas, provide the base for the region's tourist industry. As the region develops more and more encroachments in these areas are occurring. Thus, it is of prime importance that these areas be identified and where they are unique protected. However, this protection should take the region's long run development needs into account and should not prevent development in order to protect areas which are merely interesting as opposed to being truly unique.

Wildlife and Fisheries

One of the region's most important natural resource is its wildlife and fish. Many game species provide not only local sportsman with leisure diversion but also attract large numbers of people from surrounding urban areas. There is a wide assortment of both game and non game species of birds, mammals, reptiles, and fish to be studied by non-consumptive outdoor enthusiasts.

The area has led the state in deer and turkey harvesting, attracting hunters from areas two days or more driving distance away. Other important game species are squirrels, rabbits, grouse, quail, dove, woodcock and raccoon. Bear are also hunted. Water fowl are not plentiful, but are found in numbers sufficient to attract hunters. Some fur bearing mammals are found and trapped. The region's low population density contributes to the relatively high wildlife population.

The region's streams are popular fishing areas supporting both cold and warm water fishing. Warm water species include small mouth bass, large-mouth bass, rock bass, bluegills, sunfish, and catfish. Although a few cold water streams support native trout populations, most trout fishing occurs in streams stocked by the Division of Natural Resources. This stocking of cold water streams greatly adds to the region's attractiveness to anglers.

Environmentally Sensitive Areas, Endangered Species and Historic Sites

There are about eight (8) areas in the region designated as environmentally sensitive. This includes breeding grounds for native wildlife, wilderness areas, recreational areas and underground cavern sites.

The region contains ten (10) plants that are identified by the federal government as rare species. Table 7 and 8 on the following pages provide a listing of rare species and federally threatened and endangered. Federally listed plants include Shale Barren Rockcress and Canby's Mountain Lover.

Rare plants as identified by the state include those associated with plants of rock cliffs including the

Silvery Nailwort in Grant, Hardy and Pendleton Counties, the Virginia Nailwort found along the South Branch of the Potomac River, Fameflower found in Hampshire County, Michaux's Saxifrage found in Pendleton County, Crested Coralroot found at Smoke Hole in Pendleton County, and Tall Larkspur found in Hampshire County. Plants related to shale barrens such as the Shale Pussytoes are found at Hanging Rock in Hampshire County.

Endangered or threatened wildlife include several species of bats and several species of mussels. Other protected species include Northern Flying Squirrels, the Eastern Cougar, and the Cheat Mountain Salamander. The Peregrine Falcon and Bald Eagle have both been removed from the list as noted on the following page and the WV Department of Natural Resources website.

RARE SPECIES – FEDERAL LIST

Grant County		General Location	
C2	Cooper Milkvetch	Plant	Cave Mountain
C2	Smoke Hole Bergamot	Plant	Cave Mountain
C2	Canby's Mountain-Lover	Plant	Cave Mountain
C2	Virginia Nail-Wort	Plant	Cave Mountain
Hampshire County			
C2	Tall Larkspur	Plant	Forks of Cacapon
C2	Canby's Mountain-Lover	Plant	Yellow Springs
C2	Virginia Nail-Wort	Plant	Millesons Mill
Hardy County			
LE	Shale Barren Rockcress	Plant	Rohrbaugh Plains
C2	Tall Larkspur	Plant	Getz Mountain
C2	Virginia Nail-Wort	Plant	Stump Knob
Mineral County			
C2	Tall Larkspur	Plant	Knobly Mountain, Keyser Reservoir
C2	Canby's Mountain Lover	Plant	Cave Mountain
Pendleton County			
LE	Shale Barren Rockcress	Plant	Stony Run, Brandywine, Sugar Grove
C2	Cooper Milkvetch	Plant	Cave Mountain
C2	Variable Sedge	Plant	North Fork Mountain near Harper & Brush Mountain
C2	Tall Larkspur	Plant	Friends Run and Smoke Hole Gorge
C2	One-Flowered Rush	Plant	North Fork Mountain
C2	Smoke Hole Bergamot	Plant	Cave Mountain
LE	Indiana or Social Myotis	Animal	Germany Valley, Cave Mountain., Cave Knob, Neds Mt
C2	Canby's Mountain-Lover	Plant	Circleville, Smoke Hole
C2	Virginia Nail-Wort	Plant	Cave Mountain

FEDERALLY THREATENED AND ENDANGERED SPECIES IN WEST VIRGINIA

Federally Endangered Species

Virginia big-eared bat (*Corynorhinus townsendii virginianus*)
Indiana bat (*Myotis sodalis*)
West Virginia northern flying squirrel (*Glaucomys sabrinus fuscus*)
Gray bat (*Myotis grisescens*) (Accidental, not seen since 1991)
Eastern cougar (*Puma concolor cougar*) (Considered extirpated)
Pink mucket pearly mussel (*Lampsilis abrupta*)
Tubercled-blossom pearly mussel (*Epioblasma torulosa torulosa*) (Considered extirpated)
Northern riffleshell (*Epioblasma torulosa rangiana*)
James spinymussel (*Pleurobema collina*)
Fanshell (*Cyprogenia stegaria*)
Clubshell (*Pleurobema clava*)
Snuffbox (*Epioblasma triquetra*)
Rayed bean (*Villosa fabalis*)
Spectaclecase (*Cumberlandia monodonta*)
Sheepnose (*Plethobasus cyphus*)

Shale barren rockcress (*Arabis serotina*)
Running buffalo clover (*Trifolium stoloniferum*)
Harperella (*Ptilimnium nodosum*)
Northeastern bulrush (*Scirpus ancistrochaetus*)

Federally Threatened Species

Flat-spined three-toothed land snail (=Cheat Threetooth) (*Tridopsis platysayoides*)
Cheat Mountain salamander (*Plethodon nettingi*)
Madison Cave Isopod (*Antrolana lra*)

Virginia spiraea (*Spiraea virginiana*)
Small whorled pogonia (*Isotria medeoloides*)

Proposed Endangered

Diamond darter (*Crystallaria cincotta*)

Peregrine falcon (*Falco peregrinus*) was removed from the list in August 1999.
Bald eagle (*Haliaeetus leucocephalus*) was removed from the list in August 2007

Updated 6 Dec 2012

Source: www.wvdnr.gov/Wildlife/PDFFiles/TElist.pdf

Approximately seventy six historic sites are located in Region 8. Many of these are old homesteads and forts dating back to Colonial times. There are also several antebellum plantations and Civil War sites in the region. A number of the counties have their courthouses or other government buildings on the National Register. The Towns of Moorefield and Franklin both contain federally designated historic districts that date to Colonial Virginia. Burlington in Mineral County, Old Fields and New Deal Resources in Lost River State Park both located in Hardy County, and North River Mills in Hampshire County have also been designated as historic districts. These districts serve to preserve a concentration of assets that have attracted numerous tourists to the area. In addition to historic sites, archaeological investigation has found numerous pre-Columbian Native American sites. Among these is an Indian burial mound near the City of Romney.

HISTORICAL PLACES AND SITES IN THE POTOMAC HIGHLANDS		
SITE	LOCATION	COUNTY
Gormanian Presbyterian Church	Mabis Avenue, Gormanian, WV	Grant
Noah Snyder Farm	1.5 miles South of Lahmansville, WV	Grant
Hermitage Motor Inn	203 Virginia Avenue, Petersburg, WV	Grant
Grant County Courthouse	Virginia Avenue, Petersburg, WV	Grant
The Manor (Peter and Jesse Hutton Farm)	North of Petersburg, WV on SR 42	Grant
Rohrbaugh Cabin (Allegheny Cabin)	Smokehole Road, Monongahela National Forest	Grant
Fairfax Stone Site	North of William, WV	Grant
Capon Springs	10 miles North of Wardensville, WV	Hampshire
Captain David Pugh House	Route 14 at Route 23/4	Hampshire
Sloan-Parker House	East of Junction, WV on U. S. Route 50	Hampshire
Wilson-Woodrow-Mytinger House	51 W. Gravel Lane, Romney, WV	Hampshire
Literary Hall	Main and High Streets, Romney, WV	Hampshire
Old District Parsonage	351 N. High Street, Romney, WV	Hampshire
Hampshire County Courthouse	66 N. High Street, Romney, WV	Hampshire
Kuykendall Polygonal Barn	River Road, Romney, WV	Hampshire
Sycamore Dale (Gibson-Wirgman-Williams House)	County Route 8	Hampshire
Washington Bottom Farm	WV Route 28	Hampshire
Scanion Farm (Scanion Log House)	Three Churches Run Road	Hampshire
Capon Chapel	Christian Church Road, Capon Bridge, WV	Hampshire
Fort VanMeter	River Road, Romney, WV	Hampshire
Hickory Grove	County Route 8, 1 mile South of U.S. Route 50	Hampshire
Hooks Tavern	Junction of U.S. Route 50 & Smokey Hollow Rd, Capon Bridge, WV	Hampshire
North River Mills Historic District	Junction of County Roads 45/20 and 4/2, North River	Hampshire
Old Pine Church	Old Pine Church Road, Purgitsville, WV	Hampshire
South Branch Bridge	WV 259 North of Junction on U.S. Route 50, Junction, WV	Hampshire
Springfield Brick House	12 Market Street, Springfield, WV	Hampshire
Valley View	Depot Valley Road, Romney, WV	Hampshire
Henry Funkhouser Farm and Log House	Funkhouser Road	Hardy
Lost River General Store	6993 WV Route 259	Hardy
John Mathias House	SR 259	Hardy

HISTORICAL PLACES AND SITES IN THE POTOMAC HIGHLANDS CONTINUED		
SITE	LOCATION	COUNTY
"Lighthouse Harry" Lee Cabin	West of Mathias in Lost River State Park	Hardy
Oakland Hall	U. S. Route 220	Hardy
Westfall Place	U. S. Route 220	Hardy
The Willows (Randolph House)	South of Moorefield, WV	Hardy
Willow Wall (McNeil Family House)	South of Moorefield, WV	Hardy
Wilson-Kuykendall Farm	U. S. Route 220	Hardy
Stump Family Farm	SR 7	Hardy
Garrett VanMeter House	Reynolds Gap Road	Hardy
Burlington Historic District	SR 11 South from Junction, WV U.S. Routes 50/220	Mineral
Carskadon House (Locust Hill)	Beaver Run Road	Mineral
Fairview (Pierce House)	Patterson Creek and Russelldale Road	Mineral
Fort Hill Farm	Patterson Creek Road	Mineral
Travelers Rest	1 mile East of Ridgeville on U. S. Route 50	Mineral
Fort Ashby	South Street	Mineral
Thomas R. Carskadon House	Carskadon Road, Keyser, WV	Mineral
Mineral County Courthouse	150 Armstrong Street, Keyser, WV	Mineral
Vandiver-Hull-Trout-Clause House	U. S. Routes 50/220	Mineral
Stewarts Tavern	Short Gap Road	Mineral
Henry Gassaway Davis House	15-17 Jones Street, Piedmont, WV	Mineral
Old Propst Church	CR 21/9	Pendleton
Circleville School	SR 28	Pendleton
McCoy House	Main Street, Franklin, WV	Pendleton
Franklin Historic District	U. S. Route 33, Main Street and High Street, Franklin, WV	Pendleton
Priest Mill	U.S. Route 220	Pendleton
Old Judy Church	10 miles South of Petersburg, WV on U. S. Route 220	Pendleton
Sites Homestead	Seneca Rocks Visitor Center	Pendleton
Boggs Mill	U. S. Route 33/SR 28 South of junction with CR 9	Pendleton
Bowers House	Brandywine – Sugar Grove Road	Pendleton
Cunningham-Hevener House	U. S. Route 220	Pendleton
Pendleton County Poor Farm	U. S. Route 220	Pendleton

HISTORICAL PLACES AND SITES IN THE POTOMAC HIGHLANDS CONTINUED		
SITE	LOCATION	COUNTY
McCoy Mill	Johnstown Road, Franklin, WV	Pendleton
Old Propst Church	10 miles South of Petersburg on U. S. Route 220	Pendleton
Ananias Pitsenbarger Farm	CR 23/1 Franklin, WV	Pendleton



*Mineral County Courthouse, Keyser, WV
Photo courtesy of WV Department of Commerce*

Mineral Resources

Since 1883 coal has been produced along the western edge of Grant and Mineral Counties in the Allegheny Plateau. Both deep and surface mining extraction methods are used. 2011 coal production and employment for Grant County was 118,294 underground tonnage and 50 employees. Mineral County produced 73,568 surface tonnage with 14 employees. Coal has an average content of sulphur (1.92%) and ash (9.9%).

High quality limestones are found throughout the region. There are quarries in operation in all counties. Pendleton County produces rock aggregate, cement, rock dust, and agricultural lime. Little expansion of this industry is expected since present production meets market demands.

Some gas reserves are available with Region 8. However, the quantity of gas being extracted from these reserves has only minor impact upon development.

Other mineral deposits found in the region are sandstone, sand, clay and iron ore. These materials are not being extensively mined.

Wind

As the nation examines its energy policy, the use of wind to generate electricity becomes important. The Allegheny Plateau in the western Potomac Highlands has an ideal location for harvesting wind for power production. The U. S. Department of Energy identifies this area as outstanding for wind power. Portions of the eastern Potomac Highlands are also identified as outstanding. The region has seen the development of a wind farm with over one hundred turbines to make use of a consistent reliable westerly wind near Mount Storm in Grant County. A smaller farm is proposed at a nearby site in Mineral County. While these projects have enjoyed general public support, project sponsors abandon a proposed project in Pendleton County that meet with substantial public resistance. This indicates to a reduced ability to develop the eastern portion of the Region's wind potential.

Location

In a dynamic economy a location central to market areas can be a major asset. Other factors such as labor, transportation facilities, and industrial sites must be available, but the factor of location can be so important as to create economic potentials. Labor, materials, and financing can be drawn into an area and sites, service and improvements made available, if new enterprises can be attracted to the region on the strength of its excellent location.

Industries are becoming increasingly market oriented and accessibility to markets is becoming more important as the cost of the transportation rises. While some industries are heavily resource oriented, an examination of the location of concentrations of industry will show an increasing cluster of plants around areas of demand.

Even a cursory examination of the map below makes the advantage of Region 8 very apparent. The communities of the region are within a day's driving time of most major metropolitan areas of the east. This locational aspect is important to Region 8; however, if the communities of the region are

to benefit from their location, marketing of this aspect must take place. Transportation improvements are also vital if the region's location is to be exploited for industrial purposes. However, it should be noted that the region's poor transportation network and lack of linkages to nearby metropolitan areas, has promoted features of great interest to tourists. Thus, the region's location should be seen as a major asset to travel and tourism industry without transportation restrictions.

Print Images

http://www.mapsofworld.com/print_image.php?id=http://www.maps...



Waste Disposal Sites

The region has no active landfills. The Region 8 Solid Waste Authority closed landfills near Petersburg, Romney, Franklin and Rig in Hardy County. The authority operates solid waste transfer stations at Petersburg and Romney. The authority hauls wastes from the stations to the Tucker County landfill. Several solid waste collectors haul directly to the Tucker County site or to a landfill located near Frostburg, Maryland. The Hardy County Commission has expressed strong interest in constructing a landfill to serve Hardy County's growing population and industry.

Fourteen wastewater treatment plants are operated by public bodies within the region. These plants have capacities from 21,500 to 2,100,000 gallons per day. These systems discharge approximately 3,000,000 per day. It should be noted that all systems provide secondary treatment. The following streams receive sewage effluent: Lunice Creek, Cacapon River, Shawn Run, Big Run,

Dumpling Run, South Fork of the Potomac River, South Branch of the Potomac, Patterson Creek, and the North Branch of the Potomac.

Only the Allegany Ballistics Laboratory at Short Gap in Mineral County was identified as the most recent Environmental Protection Agency CERCLIS Site List. This occurred May 31, 1994. No other sites have been identified in the region.

Infrastructure

Industrial Parks, Sites and Buildings

Region 8 has ten industrial parks; these industrial parks contain over 1200 acres with 749 of these acres still unoccupied and available for development. The region's industrial parks contain 25 firms that employ about 1400 persons. The success of local development authorities in marketing existing industrial parks has made these parks an essential element in achieving growth. Table 10 provides detail on the region's industrial parks.

Although the region, at first glance, would appear to contain much developable land, many restrictions prohibit development. While water service is widely available, sewer service is relatively limited. Further, floodplains remove much land for consideration as industrial sites. Finally, the suitable land that exists has not been identified and most likely, is not on the market. The region has four industrial sites that include Royce Saville Site in Hampshire County and Fitzwater, Fisher, and Crites Sites in Hardy County. The Keyser CSX Railyard, an approximate 40 acre brownfield site with utilities and rail service is available for development.

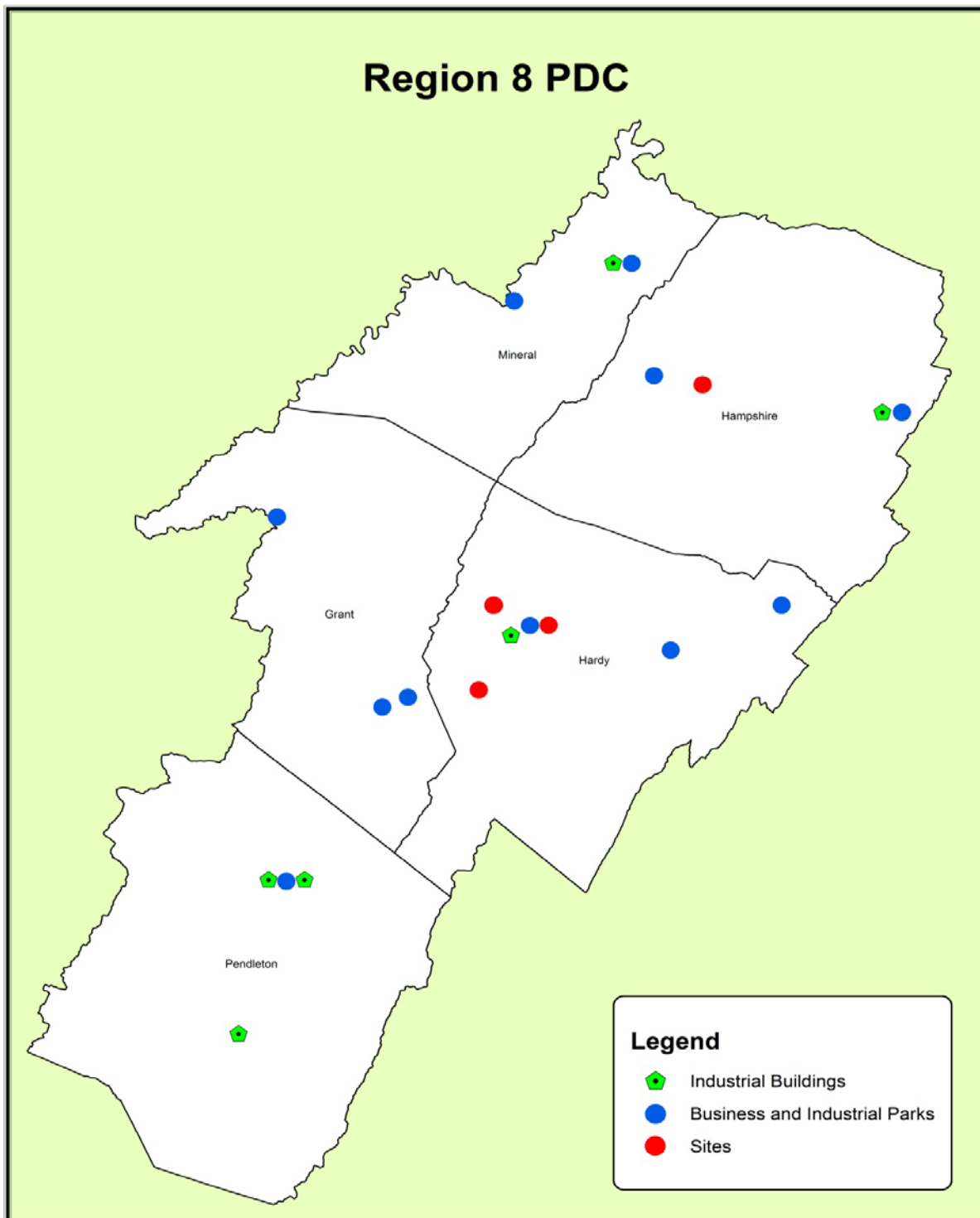
The region contains several buildings suitable for industrial use. Local governments used EDA funds to construct multi-tenant buildings in Grant, Hampshire, Mineral, and Pendleton Counties. These buildings range from 12,000 square feet to 60,000 square feet. The closure of American Woodmark – Moorefield Plant, Anchor Glass, Penn Ventilator, Keyser Garment and Hanover Shoe provides additional floor space. As older school buildings become surplus, an opportunity may exist to convert some to an industrial/commercial usage. Beyond these buildings, there are few other industrial/commercial buildings in the region. Those that exist are often too old, too small, and poorly located. The lack of readily available floor space has resulted in the loss of industrial prospects. It should be noted that an opportunity to further downtown revitalization exists by the location of telecommunications and computer based firms in unused commercial buildings and the second floors of currently occupied buildings.

Region 8 Industrial Parks, Sites and Buildings

County	Parks, Sites, Buildings	Acreage	
		Total	Available
Grant	Grant County Industrial Park	60	3
	Mountain Top Industrial Park	50	50
	Grant County Business and Technology Park	150	150
	Communications Center	3000 sq. ft.	
	Multi Tenant Building	12,240 sq. ft.	
	Total Acreage	260	203
Hampshire	Hampshire County/Romney Business Park	57.9	35
	Capon BridgeTech Park	90	75
	Royce Saville Site	205.8	205.8
	Capon Bridge Multi Tenant Building	31,840 sq. ft.	
	Total Acreage	353.7	315.8
Hardy	Wardensville Industrial Park	29	2
	Robert C. Byrd – Hardy County Industrial Park	61	38
	Fitzwater Business Site	38	38
	Fisher Business Site	55	55
	Crites Site	191	191
	American Woodmark Moorefield Plant	60,000 sq ft.	
Mineral	Total Acreage	374	324
	Keyser -Mineral County Industrial Park	211	13.8
	Fort Ashby Business and Technology Park	70	63
	Mineral County Multi Tenant Building	27,000 sq. ft.	
Pendleton	Total Acreage	281	76.8
	Upper Tract Industrial Park	28	14
	Upper Tract Shell Building 1	20,000 sq. ft.	
	Upper Tract Shell Building 2	40,000 sq. ft.	
	Pendleton Business Center (Hanover Shoe Building)	97,122 sq. ft.	
	Total Acreage	28	14
	Total Acreage for the Region	1296.7	933.6

Source: West Virginia Development Office and County Development Authorities

Region 8 Industrial Parks, Buildings and Sites



Produced by: West Virginia Development Office

Transportation

Overall transportation in the Region is poor because of the area's rugged mountain terrain. Cost of transporting goods east/west throughout most of the Region is higher because of the length of time involved crossing mountains, especially in winter. Transportation of goods north/south is easier as roads lie in broad river valleys; however, congestion in towns in these valleys acts to impede traffic flow. The Town of Keyser and northern Mineral County's economic activity are assisted by their proximity to Interstate 68 and the CSX railroad. The remainder of the Region has suffered because of lack of transportation facilities.

Highways

The Region contains 251 miles of expressways and trunk highways and 2,172 miles of feeder and local roads. U.S. Routes 33 and 50 and WV Route 55, which cross the Region from east to west, and U.S. Route 220, and WV Routes 28, 29 and 259, which cross the Region from north to south, are the Region's major traffic arteries.

Construction of Appalachian Corridor H continues and approximately 33.6 miles of the four-lane highway connect Hardy County (Wardensville) and Grant County (Scherr). The corridor is a four-lane highway which will connect Elkins, WV to Virginia near interstate 81. For up-to-date information on Corridor H construction, visit www.wvcorridorh.com.

Most major roads within the Region are two-lane highways and are generally 24 feet in width. These highways are in good condition, but are obsolete for economic development purposes. East-west travel is adversely impacted by mountainous terrain and prolonged grades of 9.0% are not uncommon. There are no by-passes around the Region's municipalities and all major highways flow through congested towns. Highway inadequacies are compounded by obsolete bridges; the need to replace bridges at Keyser and Upper Tract on US 220 and at the South Branch and Stony Rivers on US 50 greatly impairs the ability of these roads to support economic development.

Northern Mineral County and to a slightly less degree, the City of Keyser, benefit from close proximity to Interstate 68. Further, portions of Corridor H are now open and others are currently undergoing construction. Completion of the four-lane corridor through the Region will greatly improve the area's access to metropolitan areas.

The Region contains over 170 miles of rail line and is served by the CSX rail system and the South Branch Valley Railroad. One of CSX's main east-west lines provides freight service to northern Hampshire and Mineral Counties; the Keyser growth center and Mineral Industrial Park are served by this line. The South Branch Valley Railroad provides service along a freight spur that extends from Green Spring in Hampshire County to Petersburg in Grant County. The SBVRR connects with CSX at Green Spring and serves the Romney and Moorefield/Petersburg growth centers. Four industrial parks lie on or near the rail spur. The CSX line is in at least as good as condition as the bulk of the nation's rail line. The SBVRR rail line was adversely affected by a previous lack of maintenance and modernization. Improvements have been and are being made to the rail spur and its operating capacity is increasing. Given the condition of the Region's highway system, rail is of

critical importance to Grant, Hampshire, Hardy and Mineral Counties. Specifically the rail located outside of Springfield in Hampshire County needs improvements. It should be noted that Pendleton County does not have direct rail service.

General aviation airports are located at Petersburg and Wiley Ford (Cumberland, Maryland). The Grant County Airport has recently extended its runway length to 5,000 feet and it is 75 feet wide. Additionally, the authority has constructed a new security fence and gate to increase airport security. Grant County has both Jet A fuel and regular fuel available. A parallel taxiway has been added. The Cumberland Airport has a runway length of 5,055 feet. Both airports have instrument landing equipment and active modernization programs.

Commercial air service to Pittsburgh, Pennsylvania is available from the Cumberland Airport at Wiley Ford. In the near future service will be available to the Baltimore- Washington International Airport. Passenger rail service is available at Cumberland which adjoins northern Mineral County. The Potomac Valley Transit Authority provides local bus service within the Region and interstate service to Cumberland, Maryland and Winchester and Harrisonburg, Virginia. An important feature of the Transit Authority's service is service to local industries.

Utilities

The Region contains more than sixty (60) private and public water systems serving everything from small mobile homes parks to major municipalities. Twenty of these systems are public water providers and serve from less than 700 to over 12,000 individuals. The systems have a daily usage ranging from 45,000 to 3,700,000 gallons of water per day; and capacities from 67,500 to 4,900,000 GPD. Table 11 provides information on public water systems.

Many past water projects consisted of line extension with only modest plant improvement. Further, where water plant improvement occurred, the improvement focused on meeting immediate industrial need. This has placed pressure on existing water plants and these facilities must be considered in developing future projects; recent droughts underscore this issue. The federal safe drinking water act required improvement of almost every water treatment plant in the region. While upgrades were made to the Franklin, Moorefield, Romney and Piedmont water treatment plants, several major needs still exist. Critical is the need to renovate and/or replace the Petersburg, Wardensville, and Keyser water treatment plants. These plants either do not meet the safe drinking water standards or do not have sufficient capacity to meet long-term demand. Failure to renovate these plants will greatly restrict growth in much of the region.

The availability of water service is critical to developing industrial and housing sites. Water service is generally available in Grant County, central Hampshire County, western Hardy County and in central, western and northern Mineral County. It is generally lacking in most of the rest of Region 8. There is a need to expand water service in eastern and western Hampshire, central Hardy, eastern Mineral, and western Pendleton Counties as a means of fostering development of housing sites. Most of the newer existing lines are capable of supporting fire protection; all new systems should be required to have fire-fighting capacity.

At present, there are sixteen public wastewater treatment systems serving both municipalities and public service districts. These systems range in size from a daily capacity of 50,000 to 8,000,000 gallons and have a daily usage of from 12,000 to 1,100,000 gallons. The major systems serve from 500 to 5,000 persons and contain about 1,000 industrial and commercial users. Table 12 provides detail on public sewer systems.

During the last twenty years local governments have improved many of the wastewater treatment plants in the Potomac Highlands and several wastewater systems were developed to serve small municipalities and larger unincorporated communities. Wastewater treatment facilities generally met discharge standards and it appeared that there were few if any unserved areas where conventional treatment of waste was feasible. In August of 2005 West Virginia adopted the Potomac River Tributary Strategy. This policy statement established goals for nutrient removal from wastewater discharge in support of the Chesapeake Bay. Complying with the Strategy created a significant challenge for all wastewater treatment facilities in the Potomac Highlands. The Strategy added construction and operations cost to all wastewater projects that were in design and forced all treatment plant operators to plan for future projects. Currently the City of Romney and the Town of Moorefield are proposing to replace their aging and inadequate treatment plants. The municipalities of Petersburg, Keyser, and Franklin are studying improvement or replacement projects to meet the Potomac Tributary Strategy.

Public Water Systems									
County	System	Total Customers Served	Estimated Population Served	Maximum Daily Capacity	Average Daily Capacity	Water Source	Sell to other systems	Estimated population served on other system	Problems or Issues
Grant	Mountain Top PSD	875	2,360	300,000	185,000	Spring	no	NA	
	Grant County PSD	2,700	6,750	1,079,200	500,000	Other System	no	NA	need alternate supply, radio read meters
	Petersburg Water Works	1,370	2,573	1,700,000	829,900	River	yes	6,560	
Hampshire	City of Romney	900	2,000	1,500,000	500,000	River	yes	3,135	
	Central Hampshire PSD	1,734	4,310	712,000	295,000	Other System and Spring	no	NA	need generators
	Town of Capon Bridge	272	700	67,500	50,000	Spring	no		
Hardy	Town of Wardensville	375	862	225,000	130,000	Spring & Well	yes	184	
	Town of Moorefield	1,150	2,600	4,896,000	3,700,000	River	yes		
	Hardy County PSD	1,977	4,943	N/A	315,530	Other System	no	NA	
Mineral	Frankfort PSD	1,800	4,400	420,000	350,000	River	no	NA	
	New Creek Water Assoc.	1,304	1,300	26,000	200,000	Other System	no	NA	
	Piedmont Water Dept.	314	785			River	no	NA	
	Fountain PSD	544	1,360	86,400	33,000	Well	no	NA	
	Fort Ashby PSD	811	2,028	800,000	500,000	River	yes	3,000	need additional water sources
	City of Keyser	4,500-5,000	9,500	3,000,000	1,100,000	Other System	yes	4,000	need upgraded plant, new storage tank, additional lines
	Town of Carpendale	400	1,500	15,000	55,000	Well	no		
	Town of Ridgeley	329	762	N/A	N/A	Other System	no		distribution lines, un-accountantable water loss
Pendleton	Town of Franklin	700	1,500	500,000	275,000	Spring	yes	40	
	Pendleton Co PSD	735	1,838	455,000	75,300	River, Spring, Well, Other System	no		

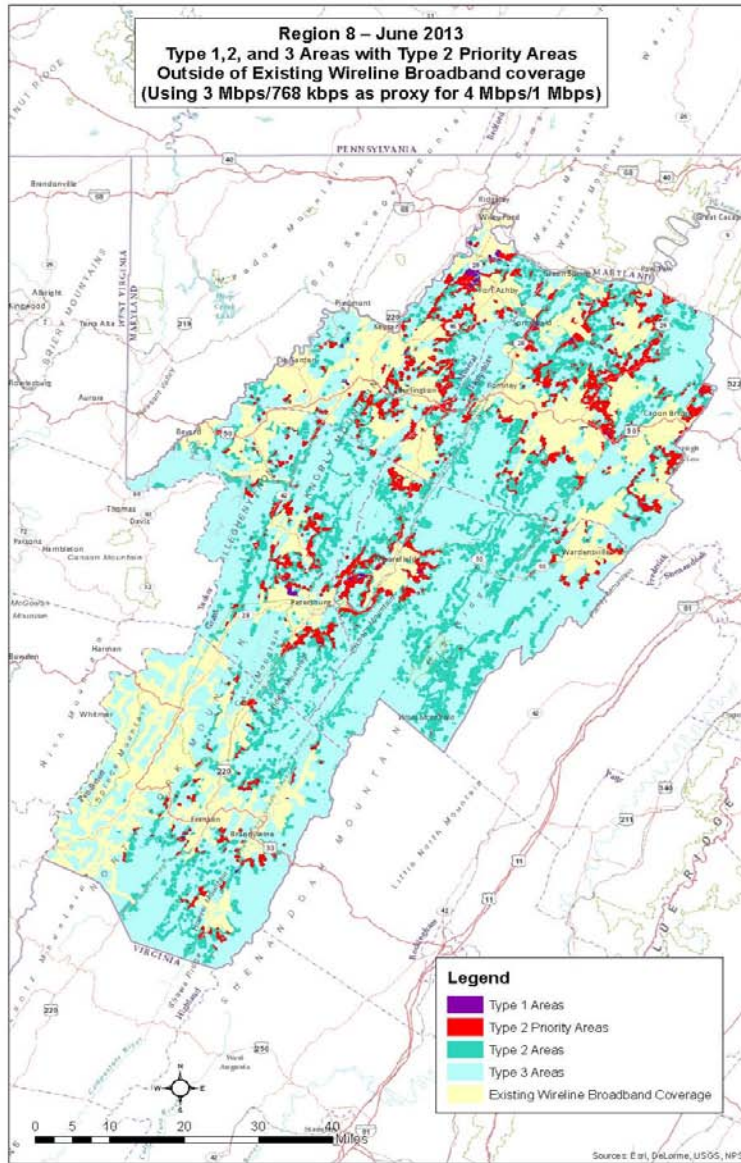
Public Wastewater Systems								
County	System	Total Customers Served	Estimated Population Served	Maximum Daily Capacity	Average Daily Capacity	Discharge Stream		Problems or Issues
Grant	Mountain Top PSD	387	1,044	110,000	44,500	North Branch of Potomac		Nitrogen and Phosphorous
	City of Petersburg	1,370	2,573	1,350,000	700,000	Lunice Creek		Nitrogen and Phosphorous levels too high
Hampshire	Central Hampshire PSD	751	1,878	536,222	166,870	Little Cacapon River		dry stream, high BOD, plant too small
	City of Romney	1,025	1,940	1,250,000	1,250,000	Big Run		need an upgraded plant
	Town of Capon Bridge	169	450	50,000	26,500	Cacapon River		grease
Hardy	Town of Wardensville	365	839	400,000	120,000	Capon River		
	Town of Moorefield	1,095	2,500	600,000	430,000	South Branch of Potomac		need an upgraded plant
	Hardy County PSD			N/A	N/A	lagoon		
Mineral	Frankfort PSD	420	1,200	100,000	30,000			
	Piedmont Sewer Dept.	302	755					
	Fort Ashby PSD	616	1,540	460,000	460,000	Patterson Creek		not enough capacity
	New Creek PSD	1,183	4,732	2,021,760	184,499	Potomac River		
	City of Keyser	2,367	5,303	8,000,000	1,100,000	North Branch of Potomac		
	Town of Carpendale	400	1,500	63,750	46,750	N Branch of Potomac via Cumberland system		constant pump maintenance, odor
	Town of Ridgeley	323	762	N/A	N/A	Other System		
Pendleton	Town of Franklin	260	500	150,000	90,000	South Branch of Potomac		Repair inflow and infiltration

Electric, telephone, and natural gas service in the region are provided by private sector utility companies or rural cooperatives. Allegheny Power provides electrical service throughout most of the region. Three-phase electrical service is available in the region's major municipalities; the availability of three-phase electric has not generally hindered growth. Natural gas service is available in Carpendale, Ridgeley, Piedmont, Keyser, Moorefield, and Bayard.

Shentel, Verizon, Frontier, Hardy Telecommunications, and the Spruce Knob Seneca Rocks Telephone Company provide telephone service. Fiber optic lines and digital switching equipment is available in the all municipalities and most unincorporated communities. The availability of modern state of the art traditional telephone service is a major asset to the region. Cell telephone service is good in most municipalities and population centers. However, terrain and low population densities present real problems for service providers in rural areas of the region. Thus, cell service is often not available between inhabited areas and some communities including Romney have inadequate or no service.

Companies providing telephone and cable television service provide broadband Internet service in all of the Potomac Highlands municipalities. Service is often not available outside of larger communities. Connect West Virginia's mapping of broadband service indicates significant service gaps in the Mountain Top area of Grant and Mineral Counties including Mount Storm and the Mountain Top Industrial Park, the Lost River Valley of Hardy County including Mathias and the Baker Industrial Park, and most of Pendleton County including the Upper Tract Industrial Park. While these areas have relatively low population densities they contain important economic development assets. Further, broadband service lacks sufficient carrying capacity to serve intense users, has little or no redundancy, and only limited market choice between service providers. Even in the county with the greatest area of coverage, Hampshire, service quality is not adequate to support users requiring more than pedestrian service. Map 2 on the following page provides detail on the type areas in the region.

Map 2 – Region 8 Broadband Type Areas



Produced by: L. R. Kimball

§31-15C-6. Categorization of areas within state for broadband deployment purposes.

Based on its analysis of mapping, broadband demand, and other relevant data, the council shall designate unserved areas of the state as being one of three distinct types. These types are as follows:

- (1) Type 1 unserved area: an area in which broadband may be deployed by service providers in an economically feasible manner;
- 2) Type 2 unserved area: an unserved area in which broadband may be deployed by broadband service providers and other entities in an economically feasible manner, provided some form of public moneys is made available; and
- (3) Type 3 unserved area: an unserved area in which, at present, cable or wireline broadband cannot be deployed in an economically feasible manner and an intermodal approach employing other technologies, such as satellite and wireless, is required to provide that area with high-speed internet access.

The Region 8 District has twenty-one (21) community parks comprising 670 acres. These parks contain seven (7) swimming pools, twenty-four (24) tennis courts and eleven (11) playgrounds. The community parks provide much needed recreation for area residents and also increase the Region's attractiveness. Local governments have interest in undertaking new projects. National recreation areas in U.S. Forests expand the region's recreational assets. Cultural facilities include an amphitheater at Larenim Park in Mineral County, the McCoy Grand Theater in Moorefield, and the Landis Arts Center in Petersburg.

Twenty-two emergency medical service units, thirty-three volunteer fire departments, eleven police departments and five county sheriff departments serve the Region 8 District. Funding for volunteer fire departments is extremely limited and most rely on funding drives to raise monies to replace critical equipment. However, while all areas of the Region are served, many areas are remote and long response times are not unusual, especially during the night and on weekends.

Housing

The 2010 Census indicated that the region contained 46,118 housing units; this represents 10.85% increase over the 2000 figure of 41,601. Seasonal units account for 13.92% of the region's 2010 housing stock. The housing characteristics table that follows will provide further information on the region's housing stock.

In 2000, Region 8 had only a 1.38% incidence with only 575 houses considered inadequate as a result of the lack of plumbing. The construction of new units has allowed a few of the unfit units to be removed. However, upgrades to sewer systems and the extension of sewer service are still needed in several communities to support reducing the incidence of inadequate housing. The 2010 Census indicates that 16.38% of all units were constructed prior to 1939. Mobile homes comprise over 18.9% of the region's housing units.

The region's inadequate housing stock and the general lack of affordable sound housing limits the region's population and labor force. Additionally, these conditions encourage out-migration of persons entering their prime working years. The impact of housing conditions has implications for future economic development and housing conditions must be improved if the Region is to sustain growth.

HOUSING CHARACTERISTICS						
Total Housing Units	Grant	Hampshire	Hardy	Mineral	Pendleton	Region 8
2000 Census	6,105	11,185	7,115	12,094	5,102	41,601
2010 Census	6,362	13,562	8,050	13,011	5,133	46,118
% Change	4.2%	21.25%	13.14%	7.58%	6%	10.85%
2009-2013 Estimates	6,380	13,674	8,075	13,031	5,135	46,295
Occupied Units	4,449	10,570	5,027	11,180	3,274	34,500
Owner Occupied	3,517	5,684	3,887	7,023	2,532	22,643
% Owner Occupied	55%	53.8%	77.4%	62.8%	77.3%	65.26%
Renter Occupied	932	4,886	1,133	4,157	742	11,850
Vacant Units	1,931	3,104	3,055	1,851	1,861	11,802
Seasonal, Recreational, or Occasional Use	697	2,972	1,245	406	1,103	6,423
Non-seasonal Vacant	490	654	731	570	494	2,939
% Homeowner Vacancy Rate	2.6%	3.5%	6.9%	4.1%	.7%	3.56%
% Rental Vacancy Rate	8.5%	3.1%	24.0%	10.3%	3.5%	9.88%
Units in Structure						
1-unit, detached	4,727	10,366	5,846	9,892	3,697	34,528
1-unit, attached	31	47	46	243	78	445
2-4 units	138	417	178	615	122	1,470
5-9 units	145	180	257	284	61	927
10+ units	76	116	105	290	4	591
Mobile Home, Trailer, or other	1,263	2,548	1,644	1,707	1,173	8,335
% Mobile Home vs. Total Housing	19.6%	18.6%	20%	13%	22.8%	18.8%
Units built prior to 1940						
Number	1,141	738	886	1,844	1,276	5,885
Percent	17.9%	5.4%	11%	14.2%	24.8%	14.66%
Units lacking complete plumbing	0	41	65	26	77	209
Units lacking complete kitchen facilities	6	50	28	23	30	137
No telephone service available	88	3,221	158	1,505	40	5,012
Sources: 2009-2013 American Community Survey and 2010 U.S. Census Summary File 1						

Banking

The Potomac Highlands are served by sixteen financial institutions with all counties having multiple institutions. Personal and commercial loans are available from banks, saving and loans, and credit unions within the region. While current loan rates are reasonable, they often exceed rates offered in communities with larger more aggressive lenders. The region's banks are less able to accept risk and loan to equity ratios have been declining. Increased equity requirements have hindered some from borrowing. This has increased the need for subordinate gap financing. Banks are also reluctant to lend to small start-up businesses. The conservative nature of the regions financial institutions has been comforting to investors during the banking uncertainties of 2008.

The West Virginia code severely restricts general obligation bonds by local general-purpose governments. Thus, these bonds are not used as a development tool. Instead local governments use a variety of revenue bonds, including small issue tax-exempt industrial revenue bonds for development projects. Virtually all water and sewer projects involve revenue bond financing with most borrowing at least half of the project's cost. Water and sewer projects within the five years have issued millions of dollars in revenue bonds. Recently, local governments have been using revenue bonds for industrial parks and industrial buildings. The ability of local governments to borrow for development projects is largely based on the USDA-Rural Utilities Service, West Virginia Water Development Authority, the West Virginia Infrastructure Jobs Development Council, State Revolving Funds for water and sewer, and the West Virginia Economic Development Authority. These agencies act to lower interest rates and increase the resource pool.

The West Virginia Code allows local governments to use tax increment financing (TIF) and special assessment districts to fund needed development projects. These tools open additional avenues for projects that have a positive impact on investment and growth. Mineral County has used TIFs to support development of a new hospital near Keyser and a wastewater treatment system for the northern portion of the County.

Communities

The Potomac Highlands contains six municipalities (Keyser, Moorefield, Romney, Petersburg, Piedmont and Franklin) which have significant business districts. These downtown areas differ greatly in make-up and vary from Keyser that provides a wide range of goods and services to over 20,000 people, to Franklin that provides day to day goods and services to a population of less than 7,000. Although there are large variances among these business districts, they all have common problems; including inadequate parking, deteriorated sidewalks, inappropriate street lighting, lack of green space and public amenities and pressure from shopping areas in surrounding states and related loss of merchants. It should be noted that many of these districts also suffer from deterioration of commercial structures.

Most of the communities within Region 8 are extremely small with only the City of Keyser having a population in excess of 5,000 people. These communities are old as evidenced by the age of housing stock. In the best case, the Town of Franklin, 19.7% of all homes were constructed prior to 1939. All communities suffer from a lack of financial resources that has limited their ability to

provide public amenities such as paved streets, sidewalks, and street lighting. Further, where communities have been fortunate enough to construct these facilities, they have often lacked the resources to properly maintain them. Most municipalities identify their sidewalks as being in poor condition and many have indicated that their streets are in a poor state of maintenance. When these problems are combined with old housing stock that is often substandard, deficiencies in water and sewer systems, and poor drainage patterns, the end product is blighted neighborhoods. The limited availability of monies has restricted progress in addressing their neighborhoods.

Human Resources

Five county school boards operate the educational system in Region 8. Approximately 12,440 students were enrolled in the system for the 2013-2014 school year. All county school systems met state accountability standards for math and reading. Graduation and attendance rates also met state standards. While testing for math and reading skills met state standards for the students as a whole, all systems failed to meet standards for students with disabilities.

The region contains thirty-seven schools; their condition varies from virtually new to obsolete. Structural problems have particularly plagued the Mineral County Board of Education. Growth pressure has created a desire to construct a second high school in Hampshire County in the eastern portion of the county. Hardy County has also experienced pressure on its school from population growth. Beyond state assistance, it is proven very difficult to develop new facilities; thus, all counties have a need for construction/renovation of county schools. Currently, Hardy and Pendleton County school system have new construction occurring.

The region has vocational educational schools associated with boards of education at Petersburg, Romney and Keyser. These schools offer vocational training in fields such as Administrative Systems, Automotive Technology, Electronic Technology, Health Care, Marketing, Auto Mechanics, Business Management, Food Management, Forestry, Information Systems and Welding. These schools provide an important function in preparing individuals to enter the workforce. They also play an important role in providing training to older persons wishing to enhance their skill levels.

Potomac State College, a division of West Virginia University, is located in Keyser. PSC has a long tradition of successful delivery of undergraduate opportunities to both on and off campus students. The college offers 53 associates degrees that transfer to WVU's main campus or most other four-year colleges. The College also offers eight two year career and technical programs that prepare students for Hospitality and Tourism, Criminal Justice, and Equine Production and Management. The College also offers four year degrees in Business Management and Criminal Justice as well as WVU's Regents Bachelor of Arts (RBA) degree for non-traditional students. Eastern West Virginia Community and Technical College located in Hardy County, offers 11 degree programs, as well as numerous skill sets and certificates. At Eastern, students can obtain degrees or certificates in Business Management, Accounting, Information Technology, Wind Energy Technology, Nursing Administrative Support Technology, Early Childhood Development, Computer Applications Specialist, Automotive Technology, Electromechanical Technology, and Cosmetology. EWVCTC provides distance learning facilities throughout the region, a Mobile Computer Training Center, and

online classes are also available. The colleges are an important resource in meeting the region's workforce preparedness needs.

The upward shift of the median age of the region's population indicates that increasingly the educational system will need to focus on adults, with priority given to worker training and re-training. The region's colleges and vocational centers will assist in providing the needed training, but will continue to need upgrades to facilities including technological upgrades if they are to meet the challenges of the 21st century.

The U.S. Department of Health and Human Services has identified all or portions of each county in the region as medically underserved areas. DHHS has identified shortages of primary health care professionals at clinics in Grant, Hardy, Mineral and Pendleton Counties. Shortages of dental professionals occur in all five counties. All counties have been identified as having shortages of mental health care professionals.

The region contains three hospitals located at Petersburg, Romney and Keyser, with a combined capacity of 110 acute and intensive care beds. Hampshire Memorial Hospital is the newest facility opened June 2011. The Keyser facility was opened in October 2008, and the Petersburg facility has undergone significant renovation in recent years.

Given the 11.9% increase in persons age 65 and over, the Region's health care system will need to focus its attention on issues concerning the elderly. It should be noted that by focusing on elder care, the whole system would support increased retirement into the area while enhancing the economic vitality of health care services. With the higher wages normally paid the health care sector, this would have positive impact on the region's economy.

The West Virginia Division of Human Services has traditionally served as the focal point for providing assistance to disadvantaged persons. The Division is charged with the responsibility in implementing welfare reform. Unlike much of West Virginia the federal government has not waived welfare reform requirements in the Potomac Highlands. This will place a strong emphasis on moving families from public assistance to employment.

Beyond the WV Division of Human Services, several other regional entities are concerned with meeting the needs of the region's disadvantaged population. West Virginia Telamon Corporation is a private non-profit community service organization dedicated to the economic upgrading of the disadvantaged, especially seasonal and migrant farm workers. To this end, Telamon administers a wide range of job training, educational programs, vocational counseling, housing, independent living skills, nutrition, manpower and crisis intervention services.

Eastern West Virginia Community Action Agency, Inc., is a private, not for profit, 501(c) (3) corporation. Its mission is to have a major and measurable impact on the causes and conditions of poverty. EWVCA organizes services that respond to the needs identified in the community. The agency offers housing services from minor repair to major rehabilitation and new construction and weatherization of existing housing. It provides emergency crisis direct assistance. It offers

enrollment of youth in Youth Opportunity Camp, free vegetable garden seeds, low-income energy assistance program application assistance and distribution of USDA donated foods. The agency provides VISTA Volunteer services in youth programs, community economic development, housing, emergency services and child support.

The Region 8 Planning and Development Council administers a wide range of programs in over 20 counties to meet the needs of various groups. These programs include the Area Agency on Aging, Senior Community Service Employment Program, and the Foster Grandparent Program. Although the programs target aging West Virginians, primarily, there is assistance for the eligible unemployed and for the handicapped, age 55 and older.

Government, Planning, and Development Organizations

General Purpose Governments

Three member county commissions serve as the governing body for the region's five counties (Grant, Hampshire, Hardy, Mineral and Pendleton). These county commissions have only limited authority and are allowed to carry out only activities specifically authorized by the state. Further, the commissions must work with a number of independently elected county officials including sheriffs, assessors, and clerks. As originally envisioned, county commissions served to levy taxes and oversee a county budget. Given the financial and constitutional limits placed on county commissions, much of their development work is carried out by special purpose authorities including development authorities, public service districts, and planning commissions. The county commissions are limited by a strongly centralized state government.

The region contains twelve municipalities ranging in size of Keyser with a population of 5,439 to Capon Bridge with a population of 355. Three (3) of the region's municipalities are class III cities and nine (9) are towns. Municipalities generally enjoy more power than county commissions but the state code still restricts their activities. Key restrictions include limitations on borrowing and property transfer/disposal. As with county commissions, municipalities have expressed greater need for autonomy, especially with financial matters. Beyond functions related to preserving law and order, towns are major providers of public utilities. All towns except Bayard and Elk Garden operate water systems and nearly 90% of the region's water production capacity is controlled by municipalities. Similarly, eleven of the region's sixteen sewer systems are operated by towns and they account for almost all of the region's sewage treatment capacity. Towns are also responsible for the development of sound neighborhoods and have a strong impact on the provision of streets, sidewalks, lighting and essential public services such as police and fire protection. These issues often impact the region's downtown business districts. As with counties, towns often create special purpose units to expand 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 earlier described in this document.

Public Service Districts created by county commissions are responsible for the provision of water and sewer service in rural areas. Operational PSD's include Grant County and Mountain Top in Grant County; Central Hampshire in Hampshire County; Hardy County PSD; New Creek, Fountain, and Frankfort in Mineral County; and the Pendleton County PSD. PSD'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 and 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 assure long-term solid waste disposal. Currently the authority operates two transfer stations. The Potomac Valley Transit Authority provides local and long distance bus service in the region. Many of the Authority'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. 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 in order 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 industry, assist in expanding businesses, and retain existing firms. The authorities work closely with the Region 8 Council to address infrastructure deficiencies that limit growth and to improve the pool of financial resources available to small expanding enterprises.

The Grant County Development Authority employs a full time director. The County has an active marketing effort including printed county profiles. The Development Authority is responsible for managing and marketing the Petersburg and Mountain Top Industrial Parks. The Authority 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 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.

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 expansions.

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.

The Pendleton County Development Authority employs a full time director. The Authority has a marketing program and has developed printed material to promote the county's unique assets. The Authority owns both a 25,000 and 40,000 square foot multi-tenant industrial building and a 20-acre industrial park. The authority converted the old Hanover Shoe Building into an effective multi-tenant building.

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 as a result of development authority activity. Their level of effort and expertise is evidenced 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 July 25 and August 1, 2013. The PDC invited community leaders from all geographic areas and economic sectors to participate in the analysis. Approximately thirty individuals provided input into the analysis. The analysis suggests that assets of the region include natural beauty and high environmental quality in close proximity to 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. A 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.

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 and pulp wood. Pulp wood from the region is processed at New Page's paper mill at Luke, MD. Paper production is a mature sector and little growth is expected. 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 more effectively access the Virginia Inland Port at Front Royal. 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 fire-fighting 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 provide assistance to 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 completely 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.

The growth of the poultry industry has caused issues to surface that may retard growth if not appropriately addressed. These include:

An inability of local roads to handle poultry production related traffic. Moorefield in particular 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.

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 as occurred in nearby Virginia counties.

Environmental issues such as odors from processing plants and wastewater disposal limitations. 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 6 of 11 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 have hindered the region's ability to address these problems and have discouraged investors wishing to serve the facility's growth potential.

Growth Centers

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

Keyser Growth Center

The City of Keyser is the county seat of Mineral County and is the largest city in Region 8. The City's 2010 population was 5,439 persons; this represents a 2.56% increase from the 2000 population of 5,303. More than balancing this loss is the strong growth in the New Creek Valley, south of Keyser. Evidence of this growth is found in a doubling of connections to the New Creek water system. Persons age 17 or younger account for 19.4% of Keyser's population; persons age 65 or older account for 17.14% of the population. Members of minority groups make up 10.7% of the City's population.

According to the 2009-2013 American Community Survey 5-Year Estimates, the City of Keyser had an internal labor force of 2,264 persons and a labor force participation rate of 51.8%. Median family and per capita incomes were \$30,408 and \$15,571 respectively. Unemployment was 10.1%.

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 City is within a three hours drive of major international airports in Pittsburgh, PA, Baltimore, MD., and Washington, DC.

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 close 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 is being 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 a number of 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. The City of Keyser has the potential to have 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 combined population of 5,011, the Moorefield/Petersburg area has enjoyed population growth; the area's population has grown by 8.94% since 2000. Persons age 65 and older comprise 41.76% of the population and those 17 and younger comprise 39.47%. Minorities account for 38.06% of the municipalities' population.

According to the 2009-2013 American Community Survey 5-Year Estimates, the labor force of the municipalities was 2,667; the labor force participation rate was 59.25%. The median family income averaged \$40,386 and per capita income was \$17,410. The growth center had a 5.1% 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). The completion of Corridor H will provide a 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 located in and around the two towns. These industries employ nearly 5,000 persons. 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 or are currently being replaced. The City of Petersburg has completed an \$11 million water system improvement project. The City is seeking funds for upgrades to the wastewater treatment plant to meet requirements of the Chesapeake Bay Watershed Implementation Plan. While the Town of Moorefield has completed a water improvement project that will allow its treatment plant to meet community needs. A new \$40 million wastewater treatment plant is being 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 is capable of supporting additional growth and development of the center's potential is central to growth in the Potomac Highlands.

Romney Growth Center

The City of Romney is the county seat of Hampshire County and is the third largest community in Region 8. The 2010 census indicates that the City's population declined by 4.74% since 2000 to 1,848 persons. However, this loss has been more than offset by strong growth in the areas immediately adjacent to the City. Persons age 65 and older comprised 23.65% of the population and persons age 17 and younger accounted for 23.6% of the population. Members of minority groups made up 4.4% of the City's population.

According to the 2009-2013 American Community Survey 5-Year Estimates, Romney had a labor force participation rate of 42% with a labor force of 743 persons. The median family income 1999 \$30,000 and per capita income was \$15,738. The growth center had an unemployment rate of 5.3%.

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 a three hours drive of major international airports in Pittsburgh, PA, Baltimore, MD., 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 PDC, 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 in April 2015. Over 100 community leaders were invited to take part in this process with a choice of two locations. Listed below are the top ten items listed under each topic. Those items in bold were chosen by the CEDS Committee as priorities during their SWOT exercise.

Strengths

Agriculture – proximity to large markets: Agriculture producers and other businesses have good access to major markets in Pittsburgh, PA, Washington, DC, Baltimore, MD, etc. by highway, rail, or air.

EWVCTC and WVU's Potomac State College: Two institutions in the region are striving to increase their enrollment, while also offering relevant, market-driven majors.

Tourism: The region is a gateway to other attractions throughout the state as well as having many of their own. This can be built upon to strengthen the economy of the Potomac Highlands.

Aging Program Support: Local agencies report good relations among agencies and citizens in supporting the senior activities and needs.

Workforce/Work Ethic: Region 8 has strong workforce, willing to work and eagerly looking to improve their skills.

Fiber Optic – Hardy OneNet: HardyNet, a local cooperative in Hardy County has made a major impact on fiber and broadband services within their area. These services are very attractive for economic development.

Infrastructure: The region's infrastructure has improved greatly over the past ten (10) years and continues to improve.

Collaboration among agencies/organizations: The region's agencies and organizations have a good working relationship sharing information and resources.

Health System: The region has a strong health care system with two newer hospitals in Mineral and Hampshire County.

Congeniality/Support/People: The residents of the region are friendly and overall supportive of improvements and planning.

Weaknesses

Employers/Businesses: The region needs more employers and businesses for the available workforce.

Substance Abuse: The region has a growing amount of substance abuse causing concern for an increasing crime rate.

Comprehensive Behavior Health Treatment and Care: The region has a need for this type of facility.

Lack of involvement in continuing to improve infrastructure: Although infrastructure is a strength for the region, it is also a weaknesses because there is a need for more active participants in the planning process.

Lack of Broadband/Communication Services: Broadband high-speed Internet is not accessible in numerous parts of the region, particularly in rural areas. This is also an obstacle to economic development, given that a lack of broadband access prevents businesses from establishing themselves in certain areas of the region.

Limited ability to compete with neighboring states: This weakness stems from the rural setting of the Potomac Highlands. It needs to be addressed and strengthened so that competition is more equal.

Aging Infrastructure: Narrow highways, aged and weak water and sewer lines are examples of the aging process of the region's infrastructure.

Youth Migration: The youth of our region go to college and find employment in other states. Our region has an urgent need to attract those folks back to the Potomac Highlands after college.

Aging population: Potomac Highlands' residents age 45-64 make up 30.3% of the total population while residents 65 and older represent 18.4%.

Lack of universal vision for our communities: Outside of the CEDS process, there is a lack of collaboration and work to solve common problems between and within communities both current and futuristic.

Opportunities

Eastern WV Community College and WVU's Potomac State College new programs: Both colleges have the opportunity to meet current/future work needs of the residents and workforce by providing more certification/degree programs that fit the needs of local employers.

Retain the youth of the region: The region has a large out-migration of youth due to the job market, schools, lack of conveniences. Involving the region's youth in planning and development as teenagers would be an opportunity to change those statistics.

Tourism: Market the region to people living in other parts of the state and in neighboring states promoting attractions, festivals, and entertainment.

Complete Corridor H: While most of the Corridor is open through the region, completion of the highway to I-79 and the Virginia line is critical to enhance the economy of the region.

Natural Resources: The region has the opportunity develop its natural resources to boost its industries, market its location and expand the economy.

Grow our tax base: By attracting residents and businesses into our region, there is an opportunity to increase the taxes to perform more public works projects.

Structured Mentoring Programs: Such programs will educate our youth in terms of economic development, foster less substance abuse, criminal activity and perhaps assist with retaining our youth in the region.

Networking the region: An opportunity for agencies and businesses to work together for the betterment of the region by meeting on a regular basis to share ideas and then work together to make those ideas become a reality.

Define land use/zoning to protect and develop: Once again future planning to enhance future expansion of business/commercial land that flows with infrastructure, streets, highways, etc.

Expand broadband (HardyNet) – work at home: The continued expansion of HardyNet throughout the region provides citizens with broadband services. This opens the door for work at home opportunities.

Threats

Obama Care: Region residents feel threatened due to Obama Care cost, lack of services provided, and lack of coordination.

Lack of educational attainment: The U. S. Census Bureau reports that 49.64% of region residents 25 years or older have a high school education or equivalent. The same report indicates that 14.6% of residents have some college while 28.9% have an Associate's Degree. Residents with a Bachelor's Degree are 34.8% and a Graduate or Professional Degree 3.96%. A lack of educated or professional residents would threaten the employers of existing or new businesses in our region.

Limited police force: Region residents feel that there is not enough police protection for the growing substance abuse that is occurring in the region.

Substance abuse: Illegal drugs used and abused within the region pose quite a threat to area residents. Substance abuse leads to crime.

Too many regulations, increased burdens: Local governments are strapped to meeting requirements from State offices without grant funds.

Shrinking tax base: With the continuing outflow of employers and workers and migration of youth the tax base continues to decrease.

Apathy of citizens: The disinterest and unconcern of citizens for future projects and planning efforts is threatening to the economic progress for the region.

Not enough jobs/businesses: Many residents work outside the region because there are more employment opportunities. This poses as a threat to the growth of the region in attracting new businesses/industry.

Resistance to change: Many of the residents and businesses are happy with doing things the same as always resisting change and posing a threat to progress in the region.

An online survey was conducted to compile statistics of region residents without discussion or person-to-person contact. Topics were listed for participants to choose whether it was a strength, weakness, opportunity, or threat. There were a total of 92 participants during a 30 day period; 76% were female and 24% were male. 26.09% of the participants worked in the healthcare and social assistance field, while 25% worked in educational services. 14.13% worked in field of administrative and support services. Most participants were 45-54 years of age. The results of the online SWOT analysis are:

Strengths	Weaknesses	Opportunities	Threats
Public Water Wastewater/Sewer Available Workforce Education/Schools Healthcare Recreation/Tourism Industries Public Lands	Transportation/Highways Broadband Services Employment/jobs/businesses Housing Available funding for Public Works Bureaucracy (mandates, regulations, requirements)	Economic Development Workforce Training Available Workforce Planning for Future Energy (wind, gas, coal)	Bureaucracy (mandates, regulations, requirements) received the most responses.

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 February 2015 unemployment as 8.1%, WV's average was 6.1% and the national rate was 6.0 %.
- The 2009-2013 American Community Survey 5-Year Estimates reports the median household income of the region's counties range from \$27,766 to \$41,368. Median household income for the state \$41,043 and the nation \$53,046.
- The region's average 2009-2013 personal per capita income was \$19,600.
- 2009-2013 U. S. Census statistics show that 16.58% of the region's residents live in poverty.
- The region has a total population of 84,042.

Beyond these figures, other conditions evidence the distress experienced by many households. Anecdotal observations such as:

- People using streams and polluted springs for drinking water.
- Homes that have no market value because raw sewage lies within their property boundaries.

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.

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 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

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

- Replacing or upgrading failing water and wastewater treatment plants
- Improving the availability and quality of broadband service
- Developing and improving highways to promote growth in the region
- 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
- Supporting business growth by supporting entrepreneurs
- Expanding educational opportunities
- Improving communities and neighborhoods

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 2014-2018 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
 - Replace/upgrade two water treatment plants
 - Upgrade two or more wastewater treatment plants to meet Chesapeake Bay Standards
 - 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
 - Complete the Regional Broadband Mapping Plan
 - Study a multi-county broadband improvement project
 - Implement three 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 means to identify priority projects. In the past, the council identified 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.

The Regional Council has taken positive action to assure the maximum opportunity exists to have projects submitted to it from 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 Regional 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 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.

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 the 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 fifteen 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 twelve points to a project that address issues of overriding regional importance, including:

Projects that retain existing or create new employment opportunities

Projects that expands 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 be 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 be 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

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 fifty points.

FY 2016 Project List

The FY 2016 Project List follows this page.

FY 2016 Projects

PRC/JEC	APPLICANT	COUNTY	FUNDING SOURCE	PROJECT TYPE	STAGE	YEAR	Last Update	COST	RATING
Bayard Storm Sewers - Flood Management	Town of Bayard	Grant	SCBG	Neighborhoods	Pending	1999		\$ 500,000	29
Bayard Streets and Sidewalks	Town of Bayard	Grant	SCBG	Streets	Planning	2000		\$ 255,000	8
GCDA Mt. Top Ind Park 3-phase Power Project	Grant County Development Auth.	Grant	EDA/ARC/USDA-RD	Jobs	Design	2009	2015	Undetermined	45
GCDA Multi-Tenant Bldg HVAC Replacement	Grant County Development Auth.	Grant	ARC/State	Industrial	Design	2014	2015	Undetermined	11
Grant County Comm Center/ES11: Parking Lot P	Grant County Development Auth.	Grant	ARC/RUS/State	Industrial	Design	2014	2015	Undetermined	11
Grant County Health Facility	Grant County Health Dept	Grant	SCBG	Health	Pending	2001	2010	\$ 500,000	13
Jordan Run Water Line Upgrade	Grant County PSD	Grant	SCBG	Water	Planning	2014		\$ 125,720	11
Mill Race Restoration	City of Petersburg	Grant	NFWF	Neighborhoods	Planning	2014		Undetermined	22
Mt. Top Industrial Park Natural Gas Project	Grant County Development Auth.	Grant	EDA/ARC/USDA-RD	Industrial	Design	2015		Undetermined	32
Mt. Top Industrial Park Sewer Project	Grant County Development Auth.	Grant	ARC/EDA/JDC	Industrial	Design	2014	2015	\$ 25,000	26
Mt. Top Industrial Park Water System	Grant County Development Auth.	Grant	ARC/EDA/JDC	Industrial	Design	2014	2015	\$ 25,000	26
Petersburg Sewer Plant Expansion	City of Petersburg	Grant	RUS/JDC/ISB245	Sewer	Design	2012	2014	\$ 8,658,475	50
Petersburg Streets	City of Petersburg	Grant	SCBG	Streets	Design	2005	2010	\$ 500,000	8
Union Educational Complex Athletic Track & Field	Grant County BOE	Grant	State	Education	Design	2009	2010	\$ 225,000	19
Capon Bridge Community Park	Town of Capon Bridge	Hampshire	State	Recreation	Planning	2004		Undetermined	8
Capon Bridge - School Street Improvements	Town of Capon Bridge	Hampshire	TE, SCBG, ARC	Neighborhoods	Planning	2014	2015	\$ 300,000	18
Central Hampshire Sewer Upgrade	Central Hampshire PSD	Hampshire	SRF/JDC	Sewer	Planning	2006		\$ 1,500,000	48
CHPSD Sewer Extension/North River	Central Hampshire PSD	Hampshire	RUS/JDC/SCBG	Sewer	Planning	2014		Undetermined	20
CHPSD water extension/Second Water Source	Central Hampshire PSD	Hampshire	SCBG/RUS/JDC	Water	Design	2005	2014	Undetermined	25
Frenchburg Wastewater Treatment Plant	Central Hampshire PSD	Hampshire	SRF/JDC	Sewer	Design	2014		\$ 6,500,000	33
Green Spring Bridge Replacement	Hampshire County Commission	Hampshire	FEMA/Highways	Mitigation	Planning	2014		Undetermined	22
Hampshire Co Natural Gas Feasibility Study	Hampshire County Development Auth.	Hampshire	ARC/State	Planning	Planning	2014		Undetermined	8
Romney Accessibility Project	City of Romney	Hampshire	SCBG	Government	Planning	2000		\$ 12,000	6
Romney Blight Reduction	City of Romney	Hampshire	SCBG	Neighborhoods	Planning	2000		\$ 40,000	8
Romney Rail Spur - Station	Hampshire County Development Auth.	Hampshire	ARC/RD/EDA/DOD	Jobs	Planning	2009		Undetermined	43
Romney Sewer Plant Improvement	City of Romney	Hampshire	SCBG/JDC	Sewer	Constru	1999		\$ 13,000,000	50
Romney Sidewalk Improvements	City of Romney	Hampshire	SCBG	Streets	Planning	2000		\$ 500,000	8
Romney Streets	City of Romney	Hampshire	SCBG	Streets	Planning	2005		Undetermined	8
Springfield Sewer System	Central Hampshire PSD	Hampshire	SCBG/RUS	Sewer	Planning	2000	2010	Undetermined	26

FY 2016 Projects

PROJECT	APPLICANT	COUNTY	FUNDING SOURCE	PROJECT TYPE	STAGE	YEAR	Cost	Rating
West Hampshire Water/Purgitsville	Central Hampshire PSD	Hampshire	SCBG/RUS/JDC	Water	Planning	2005	Undetermined	25
WV Broadband Co-op Tower/Fiber Project	Hampshire County Development, Al	Hampshire	ARC/HCD/CI/Clarendon	Jobs	Design	2005	\$ 6,000,000	45
American Woodmark Building Purchase	Hardy County RDA	Hardy	ARC/FDA/JDC	Water	Planning	2014	\$ 1,500,000	33
Dover Hollow Water Extension Project	Hardy County Commission	Hardy	SCBG	Water	Design	2013	\$ 904,500	19
E. Byrd Learning Project	Hardy County Partnership	Hardy	SCBG	Education	Planning	2000	\$ 43,000,000	38
E.A. Hawse Housing	E.A. Hawse	Hardy	HUD/EA Hawse	Housing	Design	2014	\$ 275,000	38
Hardy County Child Care Center Expansion	Hardy County RDA	Hardy	ARC/JDC	Human Resources	Planning	2014	\$ 1,000,000	20
Hardy County Complex/New Business Park	Hardy County RDA	Hardy	ARC/FDA/JDC	Industrial	Design	2000	\$ 4,000,000	45
Moorefield Municipal Water Plant	Town of Moorefield	Hardy	JDC/DWTRF/SCBG, Water	Water	Planning	2013	Undetermined	31
Stoney Run Watershed	Hardy County Commission	Hardy	JDC	Water	Planning	2001	\$ 6,000,000	22
Wardensville Regional Government Services Bui	Town of Wardensville	Hardy	EDA	Jobs	Planning	2010	\$ 1,850,000	47
Winchester and Main Project	Hardy County RDA	Hardy	TE	Neighborhoods	Planning	2009	\$ 101,000	11
Barnum Trail Extension	Mineral County Rec. Comm.	Mineral	TE	Recreation	Pending	1999	\$ 50,000	29
Burlington Sewage Plant/System	Mineral County Commission	Mineral	EDA/ARC/SCBG	Sewer	Planning	2011	Undetermined	9
Burlington VFD Festival Facility	Burlington VFD	Mineral	USDA-RD	Neighborhoods	Planning	2009	\$ 45,000	13
Carpendale Bridge Development Project	Mineral Co Dev Authority	Mineral	JDC/TIFF/TIGER	Industrial	Planning	2014	\$ 5,500,000	37
Carpendale Secondary Water Source	Town of Carpendale	Mineral	SCBG/JDC	Water	Planning	2014	Undetermined	27
Carpendale Utility Extensions	Town of Carpendale	Mineral	EDA/ARC/MCDA	Industrial	Planning	2014	\$ 500,000	30
Carpendale Water Storage Tank	Town of Carpendale	Mineral	WDA	Water	Pending	2001	\$ 500,000	37
Elk Garden Community Improvement	Town of Elk Garden	Mineral	SCBG	Neighborhoods	Pending	1999	\$ 500,000	18
Fountain Fire Station/Community Center	Fountain VFD	Mineral	USDA-RD	Neighborhoods	Planning	2009	Undetermined	8
Fountain Water Extensions	Fountain PSD	Mineral	SCBG/JDC	Water	Planning	2005	\$ 10,500,000	45
Frankfort District Sewer System Phase 2	Frankfort PSD	Mineral	SRF/SCBG/OTHER	Sewer	Pending	1999	\$ 25,000,000	43
Frankfort District Sewer System Phase 3	Frankfort PSD	Mineral	JDC/EDA/RUS	Sewer	Planning	2014	\$ 15,000,000	31
Frankfort Water Line Ext & System Improvement	Frankfort PSD	Mineral	JDC/SCBG/JDC	Water	Design	2008	\$ 2,000,000	33
Keyser Sewer Project	City of Keyser	Mineral	JDC/SB245/SRF	Sewer	Design	2013	\$ 30,724,500	49
Keyser Water Phase III	City of Keyser	Mineral	SCBG	Water	Planning	2014	\$ 1,000,000	32
Keyser Water System Improvement	City of Keyser	Mineral	JDC/SCBG/RUS	Water	Planning	2008	\$ 9,000,000	43
Mineral County Accessibility Project	Mineral County Commission	Mineral	SCBG	Government	Planning	2005	\$ 500,000	11

Last Update

FY 2016 Projects

PROJEC:	APPLICANT	COUNTY	FUNDING SOURCE	PROJECT TYPE	STAGE	YEAR	Last Update	COST	RATING
Mineral County Courthouse Annex	Mineral County Commission	Mineral	State	Government	Design	2001	2014	\$ 7,000,000	6
Mineral County GIS	Mineral County Commission	Mineral	SCBG	Planning	Planning	2000	2014	\$ 45,000	24
Mineral Vision	Mineral County Development Auth.	Mineral	USDA/WVBB/Council	Broadband	Planning	2011	2014	\$ 3,500,000	28
Mt. Top Sewage Extension	Mt. Top PSD	Mineral	SCBG/RUS/JDC	Sewer	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 Sewer System III	New Creek PSD	Mineral	SCBG/RUS/JDC	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
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 Sewer Improvements	City of Piedmont	Mineral	SRF/SCBG	Sewer	Planning	1999	2014	Undetermined	33
Piedmont Sidewalk Improvements	City of Piedmont	Mineral	SCBG	Neighborhoods	Pending	2001	2014	\$ 500,000	13
Piedmont Water Phase II	City of Piedmont	Mineral	RUS	Water	Design	2014	2014	Undetermined	37
Potomac Highlands Airport Industrial Park	Potomac Highlands Airport	Mineral	ARC/JDC	Industrial	Pending	2001	2014	\$ 2,300,000	45
Ridgeley Rails to Trails	Town of Ridgeley	Mineral	TE	Neighborhoods	Design	2011	2014	\$ 100,000	8
Ridgeley Sidewalks Phase IV	Town of Ridgeley	Mineral	TE/SCBG	Neighborhoods	Design	2014	2014	\$ 100,000	13
Ridgeley Town Hall - Fire Dept. Complex	Town of Ridgeley	Mineral	FEMA/DHS	Neighborhoods	Design	2014	2015	\$ 500,000	14
Franklin Rescue Bay Expansion	Pendleton County Rescue	Pendleton	State	Neighborhoods	Planning	2004		Undetermined	13
Franklin Sewer Plant Upgrades	Town of Franklin	Pendleton	SCBG/JDC	Sewer	Planning	2010		\$ 3,410,370	49
Pendleton County Courthouse Annex	Pendleton County Commission	Pendleton	State	Government	Planning	2006		Undetermined	11
Pendleton Water System Extensions - Route 33	Pendleton PSD	Pendleton	SCBG/RUS/JDC	Water	Planning	2015		Undetermined	33
Ridge Road Water Extension	Pendleton PSD	Pendleton	SCBG/RUS/JDC	Water	Planning	2004		\$ 421,000	30
Sandy Ridge Water Project	Pendleton PSD	Pendleton	SCBG/RUS/JDC	Water	Planning	2005		Undetermined	25
Seneca Fire Station Expansion	Pendleton County Commission	Pendleton	SCBG	Neighborhoods	Planning	2000		\$ 200,000	6
Upper Tract Fire Station	Upper Tract VFD	Pendleton	State	Neighborhoods	Planning	2004	2009	\$ 350,000	8
EWVCTC Science Lab	EWVCTC	Regional	ARC	Education	Design	2014		\$ 50,000	32
Highland House Halfway House	Highland House	Regional	SCBG	Human Resources	Design	2007		\$ 300,000	23
Potomac Highlands Early Childhood Center	EACHS	Regional	SCBG	Education	Planning	2000		Undetermined	38
Potomac State College Athletic Center	WVU - Potomac State	Regional	State/Private/Fees	Education	Planning	2011		\$ 7,000,000	14
Potomac State College STEAM Building	WVU - Potomac State	Regional	State/Private/ARC	Education	Planning	2011		\$ 25,000,000	28
Regional Broadband Extension Project	Region 8 PDC/Multi-County	Regional	ARC/State	Broadband	Planning	2014		Undetermined	42

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. In an effort to improve the quality of life for Potomac Highland residents, for over 40 years, Region 8 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 from 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.

Pre-Disaster Preparedness

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 eleven regional councils have been asked to basically 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. The regional council will complete an application, hire a consultant to complete the plan and manage the process until completion.

Currently, Region 8 Planning and Development Council is managing Source Water Assessment and Protection Plans for two public water supply utilities. These plans are expected to be complete by June 30, 2015 with the expectation of beginning additional plans before 2016.

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. Region 8 Planning and Development Council is responsible for updating this plan every five years.

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 make contact with 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 in regards to 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; and

- Be the local conduit between federal and state agencies and local governments.

Public Comment

Public meetings were held for the purpose of receiving comments on the FY 2016 Comprehensive Economic Development Strategy Update on June 10, 2015, 2:00 p.m. in the Commission Room, Mineral County Courthouse, 150 Armstrong Street, Keyser, West Virginia and June 11, 2015, 6:00 p.m., at the Region 8 Office, 131 Providence Lane, Petersburg, West Virginia. Block advertisements were placed in five newspapers serving the Potomac Highlands urging the public to attend these meetings and comment on the draft update.

The Update was available for review at local libraries and/or can be obtained at <http://www.regioneight.org/documents.html>. Written comments on the document can be mailed to the Region 8 Planning and Development Council, 131 Providence Lane, Petersburg, WV, 26847 or e-mailed to mail@regioneight.org by 4:00 p.m. on June 27, 2015.

There was no attendance or comment during the review period.

Appendix

POTOMAC HIGHLANDS ECONOMIC OUTLOOK 2014



Potomac Highlands Region Economic
Outlook 2014 is published by:

Bureau of Business & Economic Research
West Virginia University
College of Business and Economics
Jose V. "Zito" Sartarelli, Ph.D., Milan Puskar Dean
P.O. Box 6527, Morgantown, WV 26506-6527
(304) 293-7831 | bebureau@mail.wvu.edu
be.wvu.edu/bber



WRITTEN BY:
John Deskins, Ph.D., Director, BBER
Brian Lego, Research Assistant Professor, BBER

EXECUTIVE SUMMARY

After a relatively weak recovery from the recent recession, the rate of improvement in the economy of the Potomac Highlands region is expected to increase in coming years. Employment and income per capita are expected to grow at a rate that is at least on par with that of the state as a whole in coming years, while every major industry is expected to add jobs.

Several key facts behind the recent economic performance of the Potomac Highlands region are:

- **Employment growth in the Potomac Highlands has been sluggish since the recent recession.** The region lost jobs at a rate that exceeded the statewide average during the recession, and has added back only around one-fourth of the jobs lost.
- **Manufacturing's share of employment in the Potomac Highlands is triple the statewide average.** Employment in the sector fell substantially during the recent recession, but has recently begun to improve.
- **The unemployment rate in the Potomac Highlands has fallen substantially after the recent recession but still stands about two percentage points above its pre-recession level.** Unemployment in the region is slightly higher than the overall West Virginia average, but is lower than the national figure.
- **Per capita personal income has grown at a healthy pace recently,** averaging 3.5 percent per year since 2008. This rate of growth has exceeded that of the state as a whole, and is far ahead of national rate over the same period (1.7 percent per year).
- **Population in the Potomac Highlands has declined in recent years,** losing approximately 1,500 residents since 2010. The area's population is older and posts a lower level of educational attainment than the state as a whole.

Our forecast calls for growth in the Potomac Highlands region over the next five years. Key facts related to our Potomac Highlands forecast are:

- **We expect employment to grow by 1.2 percent per year in the Potomac Highlands over the next five years.** This rate will exceed that of the state, where growth is expected to be 1.0 percent annually over the next five years, but it will fall short of the nation, where expected growth is 1.5 percent annually.
- **The construction sector is expected to produce the fastest rate of job growth in the coming years,** with a forecast of 5.6 percent rate of annual job growth. Professional and business services, education and health services, and information are also expected to expand at above average rates in coming years. All major sectors are expected to add jobs over the next five years.
- **Unemployment is expected to continue to fall over the next five years, and will likely converge with the state rate.** This improvement in unemployment will be accompanied by re-entry into the labor force in the medium-term.
- **Per capita personal income is expected to increase at an annual average rate of 2.1 percent over the next five years.** This rate of growth will be on par with that for West Virginia as a whole (2.0 percent) but below that of the nation (2.7 percent).
- **Population in the Potomac Highlands is expected to be steady in coming years.** Births are expected to fall short of deaths in coming years given fundamental underlying demographic trends; any growth in population will depend on net in-migration.

RECENT ECONOMIC PERFORMANCE OF THE POTOMAC HIGHLANDS REGION

The West Virginia Potomac Highlands Region¹ experienced a significant decline in economic activity during the Great Recession. Between the final three months of 2007 and the first quarter of 2010, total employment in the five-county area fell 6.6 percent, or a cumulative decline of nearly 1,600 jobs. By comparison, the rest of the state experienced a milder recession as employment declined by 3.3 percent. The rate of job losses in the Potomac Highlands Region's slightly exceeded the national average (-6.2%) during the economic downturn.² Thus far, the region's labor market recovery has been tepid as employers have only added roughly one-fourth of the jobs that were lost during the recession.

In terms of the five counties that comprise the Potomac Highlands Region, Mineral and Hardy counties are the largest, containing approximately 60 percent of jobs in the area. However, economic trends in these counties have been quite different over the course of the past several years. Hardy County experienced the region's largest percentage decline in employment during the recession, as payrolls fell 16 percent from their pre-recession peak. The county's recovery has been weak for the past few years, but payrolls have begun to trend higher in the past year. By comparison, Mineral County experienced a much milder downturn, as payrolls remained mostly unchanged for more than four years.

Hampshire County saw local payroll levels drop 6.7 percent during the recession, but unlike the other counties in the region it has also experienced a fairly healthy recovery in recent years. One likely explanation for the county's bounce back is due to its connection to the Winchester VA-WV metro area. Approximately 47 percent of Hampshire County's residents who hold a job commute to another state for work and most of those workers drive into the independent city of Winchester and Frederick County, Virginia. The city of Winchester's economy has remained sluggish but Frederick County, VA has enjoyed robust growth over the past two years, notching an estimated 7 percent increase in employment during 2013.

Although the public sector accounts for the largest share of employment in the Potomac Highlands region, just as it does for the state as a whole, the region's industrial composition is measurably different from other parts of West Virginia. The manufacturing sector contains 21 percent of all payrolls in the Potomac Highlands, more than three times the share in the rest of the state, with most of the jobs concentrated in food processing (poultry), defense aerospace and lumber and wood products. The manufacturing sector also accounted for more than 60 percent of the jobs lost in the region during the recession. For example, the steep nationwide contraction in new

housing construction had a significant negative impact on wood and furniture producers operating in the region while shifting federal defense spending priorities hurt the local aerospace industry. On a positive note, employment in the sector as a whole has begun to turn moderately higher in the past year, largely reflecting a nascent rebound in new housing demand across much of the nation.

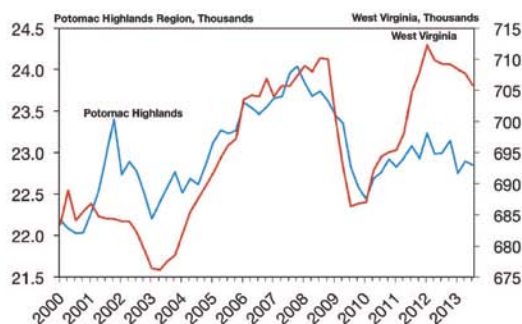
Reflecting the same trends occurring at the state and national level, payroll levels in the education and health services sector in the Potomac Highlands have expanded at a solid pace over the past few years. Mineral County healthcare providers have seen the steadiest gains in employment since the beginning of 2010, but the addition of the new \$26 million Hampshire Memorial Hospital facility has also benefited the sector locally. While the region's trucking and warehousing industries have experienced a modest jump in activity since the end of the Great Recession, the Potomac Highlands' consumer-based sectors, namely retail trade and leisure and hospitality, have struggled to gain traction as several of the region's linchpin industries have remained stable or posted only modest increases in employment in the past year.

The region's construction sector has experienced little sustained job growth since the end of the recession. According to data from McGraw-Hill, the total number of new homes started in the past 12 months in the five-county region remains nearly 77 percent below the peak level observed at the height of the housing boom. Spending on nonbuilding projects has fallen considerably over the past two years, reflecting the completion of a couple of wind power projects and the broader decline in public spending on infrastructure. The overall level of nonresidential construction activity is beginning to improve, however, thanks in part to the construction of the new Franklin Elementary School (\$12.6 million) and the \$43 million renovation and expansion projects for Moorefield High School and East Hardy High School in Hardy County.

One important portion of the Potomac Highlands economy that is not fully represented in the figures presented above is its farm sector. Some agricultural workers are captured within the natural resources and mining sector, but the majority of the jobs reflected in this category come from Grant County's coal mining industry. Data from the US Bureau of Economic Analysis show that more than 2,600 people were employed at farms in the Potomac Highlands region during 2012, or 7.2 percent of total employment. This is more than three times the statewide share and nearly five times larger than the national share. Among the counties in the region, Pendleton County contained the highest share of farm employment (16.6 percent) while Mineral County contained the lowest share (4.0 percent).

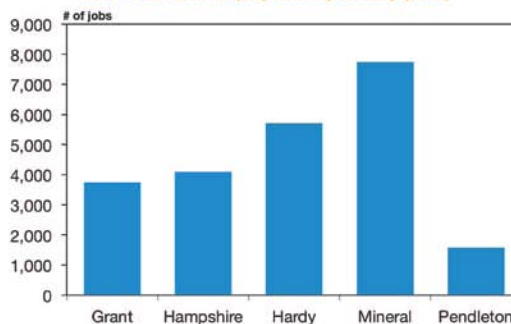
The 2012 Census of Agriculture indicated that the five-county region contained over 2,700 farm operations, and totaled more than \$400 million in direct sales of agricultural

FIGURE 1: Total Employment



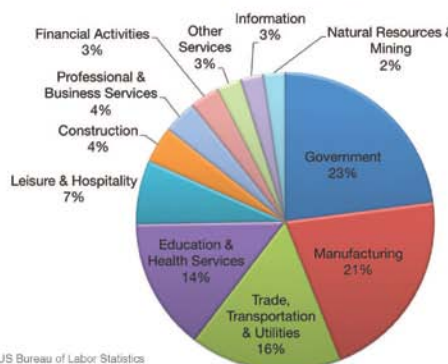
Sources: US Bureau of Labor Statistics, Workforce WV

FIGURE 2: Total Employment by County (2013)



Sources: US Bureau of Labor Statistics, WVU BBER Econometric Model

FIGURE 3: Potomac Highlands Employment Distribution by Sector (2013)

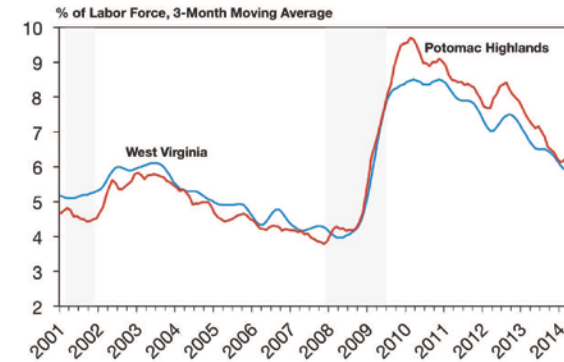


Source: US Bureau of Labor Statistics

1. For the purposes of this report, the Potomac Highlands Region is comprised of five counties: Grant, Hampshire, Hardy, Mineral and Pendleton.

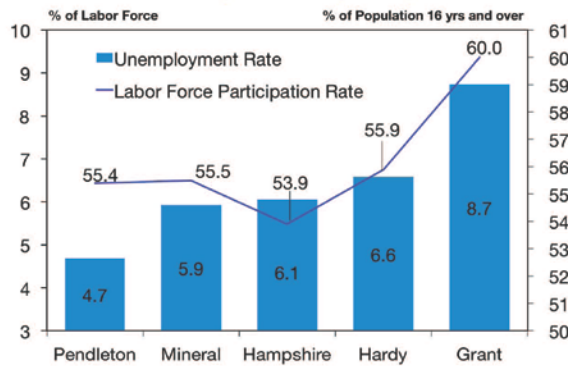
2. Sources for historical information are noted in each figure.

FIGURE 4: Unemployment Rate



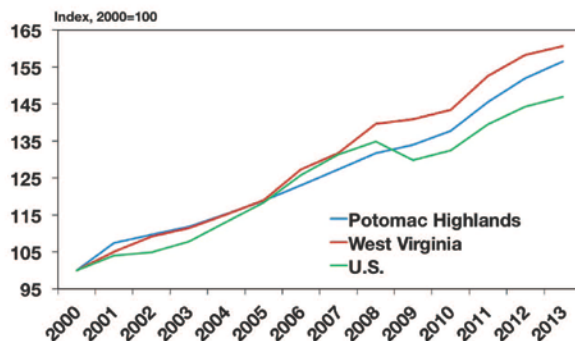
Sources: US Bureau of Labor Statistics
 *Shaded regions indicate recessions

FIGURE 5: Unemployment Rate and Labor Force Participation Rate by County



Sources: Bureau of Labor Statistics, US Census Bureau

FIGURE 6: Per Capita Personal Income



Sources: US Bureau of Economic Analysis
 *Note: The 2013 figure for the Potomac Highlands is an estimate.

products. Broilers and layers represent the single-largest source of farm activity in the area, particularly in Hardy County, which accounted for approximately 40 percent of all broilers sold and a similar share of layer inventory.

After falling to just below 4 percent before the onset of the Great Recession, the deteriorating labor market in the Potomac Highlands and the surrounding region caused the jobless rate to rise rapidly, reaching a peak of 9.7 percent by the first quarter of 2010. This exceeded the peak observed for the rest of the state by nearly 1.5 percentage points, but still remained slightly what was measured nationally. Since that point, however, the region's unemployment rate has trended mostly lower and finished the first quarter of 2014 with an average of 6.2 percent, just above the state average of 6 percent.

Among the individual counties in the region, Grant County saw its unemployment rate peak at 12.1 percent at the height of the recession, while Hardy and Hampshire counties both surpassed 10 percent in late 2009 and early 2010. The unemployment rate has fallen appreciably for all five counties, but as of the first quarter of 2014, Grant County's unemployment rate remains the highest in the region at 8.7 percent while Pendleton County's is the lowest at 4.7 percent, down from a peak of 9.2 percent during the first quarter of 2010. The downward trend in the unemployment rate is positive news and strong economic growth in neighboring portions of Virginia does point to an improvement in the broader regional labor market. Some of this drop in the unemployment rate can be attributed to a decline in the number of people participating in the labor force during the past few years. All five counties saw the size of their labor forces shrink at least slightly since the beginning of 2010. Even with these declines, however, labor force participation rates in the Potomac Highlands generally exceed that of the rest of the state, where less than 54 percent of the 16 years and older population was in the labor force.

Per capita personal income for the Potomac Highlands Region was estimated at approximately \$31,500 during calendar year 2013, without adjusting for inflation, which marked a 3 percent rate of growth over the previous year. For the state as a whole, per capita personal income came in at just above \$35,600 during 2013, increasing 1.5 percent from the previous year. In addition, the five-county region enjoyed gains of nominal per capita income over the duration of the economic downturn, averaging an increase of 3.5 percent per year since 2008. This rate of income growth exceeded that of the rest of the state (2.8 percent) and is more than double the rate of growth that was observed nationally (1.7 percent per year).

Mineral County residents have the highest per capita income levels of the five counties that make up the metro area at an estimated level of more than \$34,700 in 2013. The county's industrial mix, namely the presence of Alliant Techsystems, WVU-Potomac State and IBM, helps to support income levels in the area. While all counties in the region tend to lag the statewide average in terms of overall wage and per capita income levels, growth over the past

five years has been above average in every county except for Grant, which still recorded a 2.4 percent average annual increase in per capita income since 2008. Local income growth has also been supported by the large share of local residents who commute into relatively stronger labor markets in Virginia and Maryland for work.

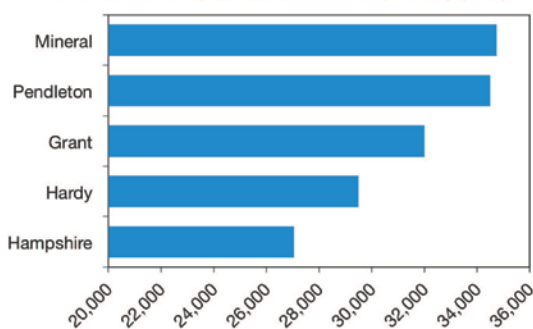
Until recently, the Potomac Highlands had experienced fairly robust population growth. Between 1990 and 2010, the region saw the total number of residents increase by more than 13,000. Over the past three years, however, the region's population has lost approximately 1,500 residents, as all five counties saw the number of residents decline since 2010. The underlying demographic trends of the Potomac Highlands Region are similar to that of the rest of West Virginia but there are notable differences that are worth mentioning. Just like the state as a whole, the region experienced an upturn in net migration during the 2000s that has since reversed course and turned negative over the past three years. While the region has roughly the same under 18 population share compared to the state, the region has a larger population share in the over age 65 category compared to state and national norms, with 19 percent of residents over the age of 65. The median age in the region is estimated at 44.2 years, compared to 41.7 for the state. Finally, educational attainment levels also tend to be lower in the Potomac Highlands Region as slightly less than 11 percent of residents aged 25 and older possess at least a bachelor's degree.

POTOMAC HIGHLANDS REGION OUTLOOK

Expectations for the US economy during the forecast horizon will have a significant impact on the Potomac Highlands region going forward.³ Our forecast calls for the economic recovery to continue over the next five years. Projected economic growth at the state and national level during the outlook period bodes well for the Potomac Highlands and should allow the local economy to enjoy growth that is slightly above the state average (1.0 percent) through the end of 2019. We anticipate total employment will increase at a rate of 1.2 percent per year. Although this represents a markedly stronger rate of job growth for the region compared to the past 10 years, we anticipate the Potomac Highlands region's outlook will be driven to a great extent by steady job growth in the healthcare and business services sectors, a rebound in local manufacturing and construction activity as well as continued strong growth in nearby employment centers outside of the state.

We anticipate Hardy County will experience the fastest rate of job growth during the forecast period as its manufacturing sector continues to rebound from a deep

FIGURE 7: Per Capita Personal Income by County (2013)



Source: US Bureau of Economic Analysis

Figure 8: Average Annual Salary by Major Sector (2012)



Source: US Bureau of Labor Statistics

FIGURE 9: Summary Population Profiles

	Potomac Highlands	West Virginia	United States
Total Population (2013)	84,299	1,854,304	316,128,839
% Population Under 18 (2012)	20.6%	20.7%	23.5%
% Population 65 Years + (2012)	19.0%	16.8%	13.7%
Population with Less than High School Diploma (2012, % of pop. 25 yrs. +)	18.4%	16.6%	14.2%
Population with High School Diploma, No College (2012, % of pop. 25 yrs. +)	50.3%	40.9%	28.2%
Population with Some College, No Degree (2012, % of pop. 25 yrs. +)	20.4%	24.6%	29.0%
Population with Bachelor's Degree or Higher (2012, % of pop. 25 yrs. +)	10.9%	17.9%	28.5%
Median Age (2012)	44.2	41.7	37.4
Mean Household Income (2012)	\$43,913	\$54,072	\$73,034
Average Household Size (2012)	2.42	2.43	2.61

Source: US Census Bureau

3. All forecast estimates presented herein are derived from the West Virginia University Bureau of Business & Economic Research Econometric Model unless otherwise noted.

recession and builds upon the recent gains of the past year. Grant County's economy is expected to see a fairly broad-based recovery going forward, with employment gains averaging approximately 1.2 percent over the next five years. This expectation could change if proposed clean-air rules affect both the demand for coal mined in the area as well as the operations at Dominion's Mt. Storm power plant. At the same time, a healthier pace of construction in the region's nonresidential and nonbuilding market segments does provide upside potential for Grant County. Pendleton will see a rate of job growth of 1.1 percent over the period. Hampshire and Mineral counties will trail the region's average rate of growth during the outlook period, as these areas either endured relatively mild recessions or are already in the midst of a solid recovery.

Of the major sectors in the Potomac Highlands region, our forecast calls for construction to post the largest percentage increase in employment, expanding at a rate of 5.6 percent per year between 2014 and 2019. We anticipate growth in local construction employment will come from a variety of sources, including the ongoing school construction and renovation projects in Pendleton and Hardy counties. Construction of new single-family homes should rebound as well since the low pace of new homebuilding activity that has occurred over the last five years is significantly lower than normal levels.

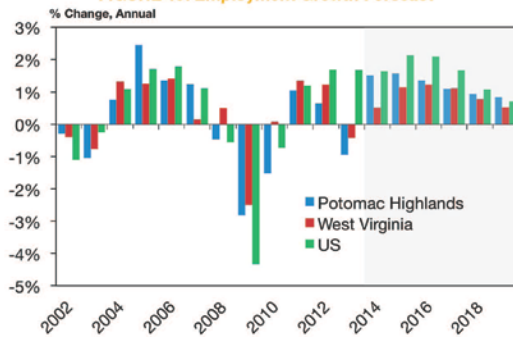
The professional and business services sector is expected to grow at a healthy pace over the next five years, mostly reflecting a firming national economic recovery that should boost demand for the business and administrative support businesses that operate locally. Our forecast calls for education and health services to register job gains of two percent per year through the end of 2019. While widespread national concern over the cost of healthcare services do pose a risk to the forecast, the Potomac Highlands region's underlying demographics, namely its old and aging population, should support growth in a wide range of health care services.

Manufacturing jobs in the Potomac Highlands region are expected to grow at a rate of 0.8 percent per year during the outlook period. Most of these gains will likely occur within the region's lumber, wood and furniture products industries, as the ongoing rebound in new home construction and continued strong pace of remodeling activity across much of the nation bolsters demand for local products. While additional cuts or shifts in federal defense spending are possible during the forecast period, particularly given the debate over federal fiscal conditions, we expect the region's aerospace manufacturing industry to avoid any more significant losses and at least remain stable going forward. Finally, while some short-term gains in jobs are possible, payroll levels within the food (poultry) processing industry will trend slightly lower over the forecast horizon, continuing the trend of the past 20 years.

The region's consumer-based sectors, leisure and hospitality and the retail portion of trade, transportation and utilities, are expected to see moderate growth of 0.7 and 0.4 percent, respectively, during the outlook period. Solid income growth over the next five years should lift consumer spending activity in the area and offset the impact of an older and generally stable level of population. Public sector employment is expected to grow at an average annual rate of 0.5 percent per year between 2014 and 2019, mirroring the rate of growth that was observed over the past decade. Most of this growth over the forecast horizon will likely stem from hiring at the state and local level of government, whereas the region's federal employment will decline moderately in line with broader state- and nationwide trends.

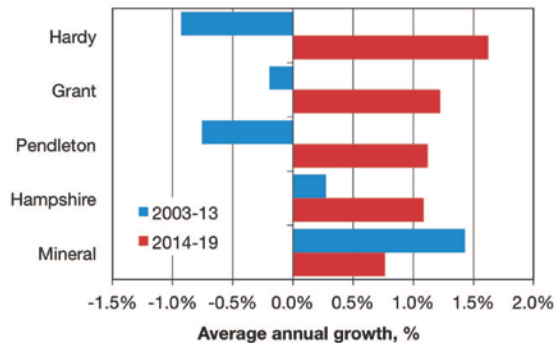
Natural resources and mining is one of two sectors in which the forecast calls for a decline in jobs. Although much of this is driven by the continuing downward trend in the region's farm sector and associated industries, the limited amount of coal mining and mining support indus-

FIGURE 10: Employment Growth Forecast



Sources: Bureau of Labor Statistics, Workforce WV, WVU BBER Econometric Model, IHS Global Insight
 *Note: Potomac Highlands and WV use covered employment; Shaded region represents the forecast period

FIGURE 11: Potomac Highlands Employment Growth Forecast by County



Sources: Workforce WV, WVU BBER Econometric Model

tries operating in the Potomac Highlands will be under pressure throughout the forecast horizon. Abundant natural gas reserves in the Marcellus and Utica Shale plays pose significant competition in the power market, as will the increased deployment of renewable energy resources. However, regulatory impacts are the primary source of downside potential as a recently-upheld rule for cross-state emissions from coal-fired utilities could significantly hurt the demand for coal mined in the region.

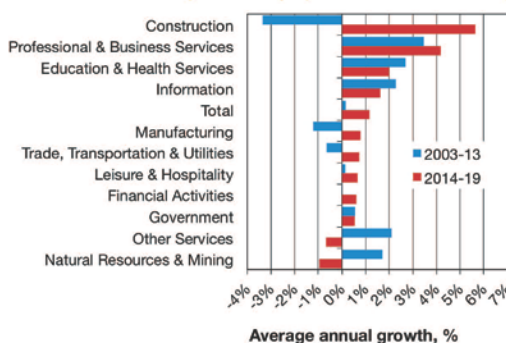
The region's recovery should spark a continued decline in the unemployment rate during the 2014-2019 outlook period. For calendar year 2014, we expect the jobless rate will average 6.2 percent in the five-county area, somewhat higher than the statewide average but still below the national rate. By the close of the forecast horizon, we expect the unemployment rate in the Potomac Highlands will fall to 4.6 percent. In line with general historical trends, Grant County will likely have the highest unemployment rate during the outlook period. Pendleton County is expected to have the lowest rate in the region, though it will not move much lower from its current level of 4.7 percent.

With the job market set to improve within the region and for solid expectations for growth in areas where local residents drive to work, the forecast calls for a moderate increase in the size of the labor force during the first half of the forecast horizon. By the latter half of the forecast horizon, however, as the region's population continues to age in place and retire, the Potomac Highlands Region's labor force will slow considerably and could begin to fall off if net migration flows into the area do not improve as anticipated.

Inflation-adjusted per capita income growth in the Potomac Highlands is projected to increase at an average annual rate of 2.1 percent through 2019. This will beat the statewide average of 2.0 percent by a slight margin, but still trail well behind the 2.7 percent per year rate of growth expected for the nation as a whole. Strong job growth in a few of the region's relatively high-wage sectors should bolster real wages and salaries earned by workers employed in these industries while at the same time rising equity markets and interest rates should bolster local households' income earned from investment plans and interest-bearing accounts. Finally, since the forecast assumes no significant changes to Social Security and Medicare, transfer payments will continue to rise during the outlook period and pick up slightly in the latter of the forecast horizon as a growing share of people in the region reach retirement age.

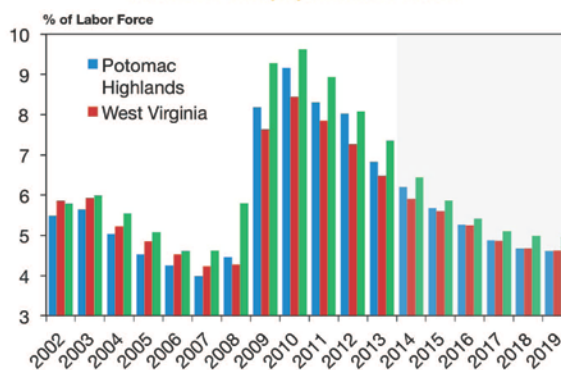
After observing population decline in each of the previous three years, with an additional decline expected in 2014, the forecast calls for the Potomac Highlands region's resident population to increase slightly over the remainder of the outlook period. Any growth in the region's population will hinge directly upon an improvement in net migration swinging back into positive territory as the contribution from natural changes in the population (births minus deaths) will remain decidedly negative. Hardy and Hampshire counties are expected to account for all of the projected population growth in the region, offsetting very small declines that are anticipated for the region's other three counties.

FIGURE 12: Potomac Highlands Employment Growth Forecast by Sector



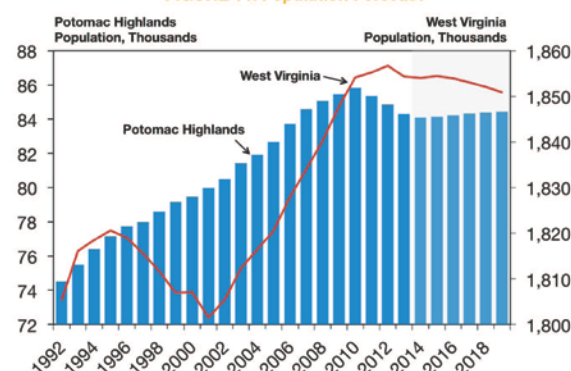
Sources: Workforce WV, WVU BBER Econometric Model

FIGURE 13: Unemployment Rate Forecast



Sources: Bureau of Labor Statistics; WVU BBER Econometric Model; IHS Global Insight
Note: Shaded region represents the forecast period

FIGURE 14: Population Forecast



Sources: Bureau of Labor Statistics; WVU BBER Econometric Model
Note: Shaded region represents the forecast period

APPENDIX A: GLOSSARY OF TERMS

Annual Growth Rate	between consecutive years is calculated as: $\left(\frac{X_t}{X_{t-1}} - 1 \right) \times 100$
Average Annual Growth Rate	is calculated for annual data as: $\left[\left(\frac{X_t}{X_{t-N}} \right)^{1/N} - 1 \right] \times 100$
Gross Product	is the sum of gross value added by all resident producers in the economy plus any product taxes and minus any subsidies not included in the value of the products; calculated without making deductions for depreciation of fabricated assets or for depletion and degradation of natural resources. Gross product can be calculated for various sized economies. This paper references Gross Product for counties (GCP), MSAs (GMP), states (GSP), and the domestic economy as a whole (GDP).
Personal Income	is the sum of the incomes of an area's residents; it is calculated as the sum of wages and salaries, proprietor's income with inventory valuation and capital consumption adjustments, rental income of persons with capital consumption adjustments, personal dividend income, personal interest income, and personal current transfer receipts less contributions for government social insurance.
Per Capita Personal Income	is the mean personal income within an economic aggregate, such as a country or city. It is calculated by taking a measure of personal income and dividing it by the total population. Per capita personal income is often used as average income, a measure of the wealth of the population of a nation, particularly in comparison to other nations.
Population	is the number of persons whose usual place of residence was within the area at the time the census was taken. It is also referred to as resident population. Persons in the military or institutionalized are counted where the military base or institution is located.
Real	data has been adjusted for inflation. Using real data eliminates the year-to-year changes in price and gives a clearer picture of the true changes in purchasing power, production, etc.
Real Dollars	dollar amounts have been adjusted for inflation. Using real dollars eliminates the year-to-year changes in price and gives a clearer picture of the true changes in purchasing power.
Unemployment Rate	is the percent of the civilian labor force that is unemployed. The civilian labor force is comprised of non-institutionalized persons 16 years of age or over who are employed or unemployed. A resident is considered to be unemployed for the month if that person is at least 16 years old and is not currently employed but is available and actively looking for work during the survey week (the week including the 12th of the month).

Appendix B: Major Infrastructure Accomplishments

Region 8 Planning and Development Projects
Major Infrastructure Accomplishments

Page 1

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	
2010	Grant	Mountaintop Water System Extension	\$2,673,000	WV IJDC	\$3,033,000
2010	Grant	Petersburg Water System Upgrade	\$11,054,815	SAP Grant WV DWTRF	\$2,931,400 \$2,931,400
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 Romney Sewer Interconnector	\$1,501,405	State Revolving Fund Hampshire County Commission	
2011	Hardy	Wardensville Sewer Improvement	\$1,601,654	IJDC Loan WV SCBG	\$382,250 \$1,142,000
2012	Grant	Grant County Public Service District's Deep Spring Water Extension	\$1,100,000	SAP Grant WV IJDC Grant County Commission Grant County PSD	\$461,900 \$443,300 \$100,000 \$35,656
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	\$11,450,000	USDA RUS Loan USDA RUS Grant	\$8,700,000 \$3,100,000

Region 8 Planning and Development Projects					
Major Infrastructure Accomplishments continued					
					Page 2
2013	Mineral	Piedmont Water Treatment Plant Upgrade	\$685,900	WV SCBG WV IJDC	\$595,000 \$90,900
2012	Pendleton	Kline-Mozer Water Extension	\$3,143,000	WV DWTRF WV IJDC	
2013	Mineral	Keyser Sewer Plant Upgrade	\$28,966,500	WV SB 245 Clean Water State Revolving Loan USDA-Rural Utilities Loan WV IJDC	\$10,324,500 \$15,000,000 \$2,642,000 \$1,000,000
2013	Grant	Petersburg Sewer Plant Improvement	\$12,000,000	Clean Water State Revolving Loan Grant SB 245	\$7,310,550 \$4,873,700
2013	Hampshire	Romney Sewer Plant Upgrade	\$16,000,000	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 WV IJDC Grant US EPA STAG Grant	\$5,232,026 \$4,600,000 \$1,000,000 \$300,000 \$100,000 \$1,000,000 \$2,203,768 \$1,236,974 \$500,000
2013	Hampshire	Capon Bridge Water Plant/Line Improvement	\$3,000,000	WV DWTRF Loan WV DWTRF Grant Hampshire County Commission	\$1,989,000 \$493,000 \$100,000
2013	Mineral	Elk Garden Water Line Improvement	\$70,000,000	WV IJDC Laurel Run Mining Elk Garden VFD	

Appendix C: Investment Summaries

INVESTMENT SUMMARY
City of Keyser
Water Treatment Plant

Applicant: City of Keyser	Project Location: Keyser, WV 26726
Total Project Cost: \$ 17,000,000	EDA Investment Requested: \$1,000,000
Projected Private Investment: \$ 22,100,000	Projected Jobs: 350

Project Description: The Keyser water treatment plant is approximately eighty years old and is in a failing condition. The plant serves 4,600 residential, commercial, and industrial customers in the City and the New Creek Valley. The plant's service area includes the Keyser Industrial Park. While the City has continuously upgraded the water treatment plant it is nearing the end of its useful life and the City can no longer assure its continued operation. Problems at the plant include structural damage from leaking pipes buried under filters, antiquated failing controls, inability to meet future Cryptosporidium and Giardia reductions without pre-chlorination, and production of tri-halomethanes because of pre-chlorination. The use of one-ton chlorine cylinders and the lack of emergency power present major public safety issues. The threat of failure of the plant creates uncertainty in the community that hinders economic development including the marketing of the Keyser Industrial Park and property in the New Creek Valley.

The City has proposed undertaking the construction of new water treatment facilities to address the obsolete failing water plant. The new treatment plant would provide a 2,100-gpm mixed media filter system with building. The City would also undertake construction of distribution and storage improvements to provide water service to a low-income community near the City.

Background: Mineral County, located in West Virginia's Potomac Highlands, suffers from continuing economic distress. The County has been adversely impacted by the repercussions of national policy and changes in the global economy. The County has lost jobs to NAFTA, national environmental policy changes, and cut backs in the defense industry. Manufacturing employment fell from a high of 2,144 persons in 1987 to a low of 1,013 persons in 1998. During the same period mining virtually disappeared. Like many other counties the jobs lost in the county were among the better paying jobs.

Mineral County's economic development community including the county commission, the county development authority, the school board, municipalities, the chamber of commerce, and a local nonprofit development corporation mobilized to foster economic recovery. From the late 1980s forward the county prepared and implemented an economic recovery strategy. The commission constructed a multi-tenant industrial building, the development corporation expanded an existing industrial park, the development authority constructed a new industrial park and multi-tenant industrial building, municipalities added to the county's ability to treat water and wastewater, and the

board of education transferred an old high school to the private sector allowing for the creation of a business center in Keyser. This effort has allowed the county to begin to recover and manufacturing employment has increased by over 30% since the low in the late 1990s. However, manufacturing employment remains less than two-thirds of its high, the county has unacceptably high unemployment, and per capita income is extremely low. The county experienced a 5.0 % unemployment rate during 2006 and had a 2005 personal per capita income of \$24,330.

Impact: The City of Keyser anticipates that construction of a new water treatment plant will remove the greatest impediment to economic development in the New Creek Valley of Mineral County. The project will allow the Mineral Industrial Development Corporation to successfully market its Keyser Industrial Park. The Park contains 157 acres with 47 acres remaining available for development. Industrial parks in Region 8 contain 25 firms employing 1,525 workers using 307 acres. A similar level of development in the 47 available acres would result in four firms employing 230 workers. Experience in Region 8 indicates that the new firms would invest approximately \$70,000 per worker, resulting in a total investment of about \$16,100,000. Experience in Region 8 also indicates that a project the scale that Keyser proposes would result in eight firms with a total of 120 employees locating in the facility's service area. These eight firms will resemble the smaller firms in the industrial park and will invest approximately \$50,000 per job. The firms will invest a further \$6,000,000. The water project will result in \$22,100,000 of private sector investment and the creation of 350 jobs.

Investment Analysis

- 1) Market Based: During 2001 – 2002 West Virginia engaged in a study of regionalism in the state. The study resulted in “A Vision Shared” an economic development plan for West Virginia. The effort identified the Potomac Highlands as one of West Virginia’s economic regions. The strength of the Mineral County was important in this identification. The Potomac Highlands economic forecast, prepared by the Bureau of Economic and Business Research for the Region 8 PDC, projects continued economic growth. The demand for industrial land in the Potomac Highlands is evidenced by the fact that its mature industrial parks in Petersburg, Romney, and Moorefield, are at capacity. The recently completed Capon Bridge Industrial and Technology Park sold over half of its available acreage within a year of its opening. Mineral County is proposing to meet the demand for industry and business park property by assuring water service to the existing Keyser Industrial Park thus assuring its marketability. The completion of proposed project will have the following results:
 - It will result in twelve firms investing \$22,100,000 in capital improvements in Mineral County.
 - It will allow the County to create 350 jobs. These jobs will markedly increase incomes in the community.
 - It will add \$218,350,000 in wages to personal income in Mineral County over a 20-year period.
 - It will return nearly \$22,580,000 in tax revenue to the U.S. and WV governments over a 20-year period.
- 2) Organizational Leadership: The City of Keyser is a general-purpose unit of government created under the West Virginia State Code. In the City’s recent history, it has undertaken water and

wastewater improvement. The City has significant experience implementing federally funded infrastructure projects.

This project is a part of the county's strategy to diversify its economic base. The City and County have invested local funds in water and wastewater systems, industrial sites, and buildings. Additionally, public officials and private sector representatives have devoted countless hours to developing and implementing growth strategies. It is virtually impossible to meaningfully qualify this effort; however the strength of this effort has resulted in the State of West Virginia committing scarce resources to local projects.

- 3) Productivity, Innovation, and Entrepreneurship: As proposed the water treatment plant will allow the Mineral County Development Corporation to market the Keyser Industrial Park. This would give the county the ability to diversify the area's economy by attracting firms that have interest in the area's proximity to the rapidly growing Washington D.C. – Northern Virginia area. The region has developed the roadway and communications infrastructure needed to attract firms. It is the goal of the County to create an economic base that is centered on better paying jobs and move the area's economy away from dependence on more modestly paying non-manufacturing sectors. Without this project the county will continue to provide workers for relatively low pay.
- 4) Economic Changes and Diversification: Mineral County must strengthen its economy by diversifying its employment sectors. It must attract new employers that engage in a broad range of activities and pay higher than average wages. It must empower existing firms in sectors such as finance, professional/business services, health care, and education to grow. The development of suitable sites for industry and business development is an important element in empowering firms to create new wealth. While Mineral County has available industrial land, one of its most significant assets, the Keyser Industrial Park, is constrained by a lack of adequate water treatment capacity. The County must develop facilities to use all of its land resources.

While Mineral County has real needs, it has some significant resources. It has available acreage and floor space with reasonable access to an interstate highway that ties the County to the burgeoning Washington D.C. – Northern Virginia metropolitan area. The Keyser Industrial Park offers forty-seven acres to new businesses. Unfortunately firms locating in the Park currently must rely on an overburdened water treatment plant that cannot meet emerging standards. This discourages many firms from locating in the Park and limits the size of firms locating in the facility. The lack of sufficient water treatment capacity effectively strangles the Keyser Industrial Park's ability to impact the county's economic needs. The City of Keyser can only address current economic problems by constructing a new water treatment plant. Fortunately, the City has been working to develop a water project. The City must now identify resources to close the gap so that it can serve commercial and industrial demand.

- 5) High Degree of Commitment:
Private Sector Leverage: The development of the proposed water treatment project by the City of Keyser will result in substantial private sector investment in the County. The private sector investment will result from the construction of new manufacturing plants and business facilities in the Keyser Industrial Park, and the construction of commercial and industrial facilities elsewhere in the water plants service area. The Park contains 157 acres with 47 acres remaining for development.

Industrial parks in Region 8 contain 25 firms employing 1,525 workers using 307 acres. A similar level of development in the 47 available acres would result in four firms employing 230 workers. Experience in Region 8 indicates that the new firms would invest approximately \$70,000 per worker, resulting in a total investment of about \$16,100,000. Experience in Region 8 also indicates that a project the scale that Keyser proposes would result in eight firms with a total of 120 employees locating in the facility's service area. These eight firms will resemble the smaller firms in the industrial park and will invest approximately \$50,000 per job. The firms will invest a further \$6,000,000. The water project will result in \$22,100,000 of private sector investment and the creation of 350 jobs.

Unified Leadership and Local Support: The City of Keyser, the Mineral County Commission, and the Mineral County Development Authority are united in the effort to develop economic opportunity in Mineral County. The City will support this effort by developing a new water treatment plant to serve the New Creek Valley.

Strong Cooperation Between Project Partners: The project has developed from a partnership that includes the Mineral County business sector that drives the activities of the County Development Authority, the City of Keyser that is attempting to provide water treatment capacity for business expansion, the Region 8 Planning and Development Council that has assisted the City, and the State of West Virginia that will provide funds that will allow the project to develop. These parties have been in close and continual interaction focused on building an improved Mineral County.

**INVESTMENT SUMMARY
TOWN OF FRANKLIN
WASTEWATER IMPROVEMENT PROJECT**

Applicant: Town of Franklin	Project Location: Franklin, WV 26807
Total Project Cost: \$ 5,000,000	Public Investment Required: \$5,000,000
Projected Private Investment: \$ 11,000,000	Projected Jobs: 110

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 Franklin sewer system is the source of wastewater treatment for the most developed portion of Pendleton County. The availability of sewage treatment will govern the ability of firms to locate in and around Franklin. The need for this project is supported by water quality studies that indicate that municipalities in the Potomac River Basin water shed must improve the quality of sewage effluent if the broader region is to clean up the river basin and the Chesapeake Bay.

Proactive Investments Without public participation the Town cannot assume the risk of financing the project. In the past the Town has committed millions of dollars to improve its sewer system in support of environmental quality. The Town 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 Mayor and Council have devoted countless hours to developing a sewer 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 Town of Franklin has an excellent track record with projects involving Federal and State agencies. The Town 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.

**INVESTMENT SUMMARY
CITY OF PETERSBURG
WASTEWATER IMPROVEMENT PROJECT**

Applicant: City of Petersburg	Project Location: Petersburg, WV 26847
Total Project Cost: \$ 14,000,000	Public Investment Required: \$5,000,000
Projected Private Investment: \$ 11,000,000	Projected Jobs: 110

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 Petersburg sewer system is the source of wastewater treatment for the most developed portion of Grant County. The availability of sewage treatment will govern the ability of firms to locate in and around Petersburg. The need for this project is supported by water quality studies that indicate that municipalities in the Potomac River Basin water shed must improve the quality of sewage effluent if the broader region is to clean up the river basin and the Chesapeake Bay.

Proactive Investments Without public participation the City cannot assume the risk of financing the project. In the past the City has committed millions of dollars to improve its sewer system in support of environmental quality. The City 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 Mayor and Council have devoted countless hours to developing a sewer 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 City of Petersburg has an excellent track record with projects involving Federal and State agencies. The City 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.

**INVESTMENT SUMMARY
CITY OF ROMNEY
WASTEWATER IMPROVEMENT PROJECT**

Applicant: City of Romney	Project Location: Romney, WV 26757
Total Project Cost: \$ 17,000,000	Public Investment Required: \$5,000,000
Projected Private Investment: \$ 11,000,000	Projected Jobs: 110

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 Romney sewer system is the source of wastewater treatment for the most developed portion of Hampshire County. The availability of sewage treatment will govern the ability of firms to locate in and around Romney. The need for this project is supported by water quality studies that indicate that municipalities in the Potomac River Basin water shed must improve the quality of sewage effluent if the broader region is to clean up the river basin and the Chesapeake Bay.

Proactive Investments Without public participation the City cannot assume the risk of financing the project. In the past the City has committed millions of dollars to improve its sewer system in support of environmental quality. The City 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 Mayor and Council have devoted countless hours to developing a sewer 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 City of Romney has an excellent track record with projects involving Federal and State agencies. The City 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.

**INVESTMENT SUMMARY
CITY OF KEYSER
WASTEWATER IMPROVEMENT PROJECT**

Applicant: City of Keyser	Project Location: Keyser, WV 26726
Total Project Cost: \$ 26,500,000	Public Investment Required: \$5,000,000
Projected Private Investment: \$ 11,000,000	Projected Jobs: 110

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 Keyser sewer system is the source of wastewater treatment for the most developed portion of Mineral County. The availability of sewage treatment will govern the ability of firms to locate in and around Keyser. The need for this project is supported by water quality studies that indicate that municipalities in the Potomac River Basin water shed must improve the quality of sewage effluent if the broader region is to clean up the river basin and the Chesapeake Bay.

Proactive Investments Without public participation the City cannot assume the risk of financing the project. In the past the City has committed millions of dollars to improve its sewer system in support of environmental quality. The City 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 Mayor and Council have devoted countless hours to developing a sewer 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 City of Keyser has an excellent track record with projects involving Federal and State agencies. The City 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.

**INVESTMENT SUMMARY
TOWN OF CAPON BRIDGE
WATER IMPROVEMENT PROJECT**

Applicant: Town of Capon Bridge	Project Location: Capon Bridge, WV, 26711
Total Project Cost: \$ 1,750,000	Public Investment Required: \$ 1,750,000
Projected Private Investment: \$ 5,000,000	Projected Jobs: 2

Project Description: The Town of Capon Bridge proposes the construction of new waterline throughout the community that will enable its water system to have the capacity for fire flow and hydrants.

Background: The Town of Capon Bridge is located in the South Branch Valley of the Potomac Highlands. Evidence of economic distress can be found in unacceptable unemployment rates. The economy the South Branch Valley centers on the processing of poultry and cabinet manufacturing. Constant growth by all sectors has resulted in daily demand for water exceeding the community's storage and production capacity. The Town cannot provide enough water storage to allow for industry growth and to have the required minimum storage for fire protection. Additionally, The Town cannot maintain an adequate supply of stored water even with the Town's treatment plant pumping water 18-21 hours per day during weekday peaks. The water system hinders expansion by existing employers and greatly prohibits the location of new firms into the county.

Impact: The construction would create 15 temporary construction jobs. Secondary growth should create an additional two jobs. The project would assure continued job growth in the South Branch Valley. The addition of these wages would act to increase per capita income in the County. The project will reduce the outward migration of workers and improve the Valley's potential for economic growth. These results primarily benefit the long term unemployed and members of low-income families. The poultry processors and the cabinet manufacturing plants are vital to the regional economy and the community must provide them with a sound infrastructure if sustained economic growth is to be achieved.

High probability of success: The Town of Capon Bridge has an excellent track record with projects involving Federal and State agencies. The Town has used federal and state resources to rebuild its street 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.

Appendix D: Document Approval

The following is an excerpt from the June 18, 2015 Regional Council meeting in which the CEDS and project list were approved.

Comprehensive Economic Development Strategy Update

The Region 8 PDC has engaged in an economic development planning effort since 1972. The PDC's Comprehensive Economic Development Strategy has guided federal/state investments and staff activities for more than forty years.

During April, Region 8 staff members facilitated community meetings to gain input into the Update. The document provides a summary background of the municipalities and counties within the region; presents an analysis of the strengths, weaknesses, opportunities, and threats within the region; offers a strategic direction/action plan; provides an evaluation framework and presents economic resilience.

The draft CEDS was distributed to local libraries and posted on the website for public review on May 28, 2015. The draft document was also submitted to EDA on May 28. Public meetings were held in Keyser, June 10 and Petersburg, June 11 with little or no comment. An updated project list was distributed during the May Council meeting for review. An approved list will be added to the final CEDS. Terry asked the Council to adopt the CEDS Update and projects list to meet requirements of the Economic Development Administration's planning process.

Joan Ashley made a motion to approve the CEDS Update and 2016 projects list. Elwood Williams seconded the motion. Motion carried.

Appendix E: Financial Information

Region 8 PDC Operational Budget FY 2016						
Description	Senior Employment	Senior Corps	Transitional Housing	Aging Services	Planning & Development	Total
Revenue:						
Federal	512,074	478,596	356,339	142,000	135,505	1,624,514
State	0	0	0	319,853	33,744	353,597
Local	1,872	4,802	0	34,887	2,637	44,178
Inkind	46,533	32,857	0	0	0	79,390
Small Cities/Project Admin	0	0	0	0	189,329	189,329
Other	8,500	3,049	64,000	10,000	9,464	95,013
Total	568,979	519,304	420,339	506,720	370,679	2,386,022
Expenses:						
Personnel	46,003	96,259	171,383	250,735	186,108	750,488
Fringe	18,127	37,929	67,530	98,797	73,332	295,714
Travel	2,500	6,800	9,000	12,475	10,710	41,485
Advertising	0	1,100	1,000	950	1,350	4,400
Postage	0	0	0	0	0	0
Supplies	451	1,921	35,769	2,257	2,426	42,825
Dues	268	729	1,775	2,623	1,355	6,750
Equipment	636	1,493	8,435	2,905	2,031	15,500
Insurance	1,674	6,268	9,608	7,644	5,345	30,540
Telephone	478	766	5,461	8,830	385	15,920
Utilities	0	0	2,750	0	0	2,750
Rent	0	0	6,000	0	0	6,000
Contractural/Audit	1,875	4,400	7,177	8,561	8,487	30,500
Other	100	236	23,384	2,604	3,872	30,196
Inkind	46,533	32,862	0	0	0	79,395
Program Cost	425,022	288,375	0	0	0	713,397
Administrative	15,608	30,623	67,340	81,178	59,384	254,132
Petersburg Office	6,647	6,436	3,727	17,381	15,894	50,085
Fairmont Office	0	0	0	9,780	0	9,780
Martinsburg Office	3,057	3,107	0	0	0	6,163
Total	568,979	519,304	420,339	506,721	370,678	2,386,022
Balance	0	0	0	-1	1	0

Agencywide Line Item Revenues and Expenditures

REGION 8 PLANNING AND DEVELOPMENT COUNCIL

Run Date: 06/23/2015

Run Time: 2:39:46 pm

Page 1 of 3

Period: 07/01/2013 to 06/30/2014

Without Indirect Detail

Code & Description		Budget	Current	YTD	Un/Ovr	% Bud
Revenues						
41400	Vehicle Use Reimbursement	0.00	1,284.98	21,864.87	-21,864.87	0.00%
41600	Title V Federal Income	0.00	71,449.00	518,426.00	-518,426.00	0.00%
41700	Title V Non Federal Income	0.00	1,000.00	11,000.00	-11,000.00	0.00%
41900	RSVP Income	0.00	14,375.62	73,324.33	-73,324.33	0.00%
42000	Foster Grandparent Income	0.00	58,137.00	399,417.00	-399,417.00	0.00%
42100	FGP Non Federal Income	0.00	8,314.65	11,602.28	-11,602.28	0.00%
42200	RSVP Non Federal Income	0.00	0.00	813.94	-813.94	0.00%
42300	FGP Fundraising Income	0.00	0.00	90.00	-90.00	0.00%
44000	Federal Income	0.00	38,088.20	142,902.25	-142,902.25	0.00%
44100	State Income	0.00	25,755.60	173,175.86	-173,175.86	0.00%
44400	Local Administration	0.00	33,989.56	70,886.09	-70,886.09	0.00%
44500	Local Contributions	0.00	837.60	39,743.40	-39,743.40	0.00%
44920	Nutrition Income	0.00	19,458.56	2,105,086.06	-2,105,086.06	0.00%
45000	UPAAA Title III Federal Income	0.00	16,431.01	119,690.27	-119,690.27	0.00%
45010	Title III B Federal Income	0.00	-99,024.61	500,067.87	-500,067.87	0.00%
45011	Title III D Federal Income	0.00	0.00	19,623.00	-19,623.00	0.00%
45012	Title III E Federal Income	0.00	15,819.00	179,439.00	-179,439.00	0.00%
45100	UPAAA Title III State Income	0.00	0.00	118,616.00	-118,616.00	0.00%
45210	Title III B State Income	0.00	0.00	315,396.00	-315,396.00	0.00%
45211	Title III D State Income	0.00	0.00	8,716.00	-8,716.00	0.00%
45212	Title III E State Income	0.00	0.00	5,861.00	-5,861.00	0.00%
45600	UPAAA Direct Life Income	0.00	468,446.57	2,947,708.67	-2,947,708.67	0.00%
45700	UPAAA Ship Income	0.00	12,340.75	90,894.83	-90,894.83	0.00%
46000	UPAAA LIEAP Funds Income	0.00	13,000.00	13,000.00	-13,000.00	0.00%
46600	ADRC Income	0.00	67,131.87	441,176.87	-441,176.87	0.00%
47100	Inkind	0.00	30,166.81	204,934.91	-204,934.91	0.00%
47200	Local Cash Match	0.00	40,027.17	41,114.67	-41,114.67	0.00%
47400	Local Income	0.00	1,019.51	1,019.51	-1,019.51	0.00%
48400	Region 8 SWA Rent Income	0.00	500.00	6,000.00	-6,000.00	0.00%
48600	Depreciation Income	0.00	843.25	13,425.48	-13,425.48	0.00%
48900	Rent Income	0.00	31,501.40	84,417.40	-84,417.40	0.00%
49000	Per Deim Income	0.00	55,860.40	289,338.20	-289,338.20	0.00%
49100	Interest Income	0.00	21.55	172.30	-172.30	0.00%
49200	Interest Earned	0.00	1,623.22	9,318.83	-9,318.83	0.00%
49300	Roof Loan Repayment	0.00	0.00	3,680.00	-3,680.00	0.00%
49600	Other Income	0.00	12,096.37	14,502.01	-14,502.01	0.00%
Revenues		0.00	940,495.04	8,996,444.90	-8,996,444.90	0.00%
Expenses						
50000	Salaries	0.00	163,807.26	1,305,587.71	-1,305,587.71	0.00%
50500	Fringe Benefits	0.00	39,852.25	381,628.16	-381,628.16	0.00%
52800	Recognition	0.00	828.77	1,370.63	-1,370.63	0.00%
52900	Stipends	0.00	40,219.34	239,869.58	-239,869.58	0.00%
53000	Subsistence Expense	0.00	446.50	3,571.20	-3,571.20	0.00%
53900	Contractual Expense	0.00	5,200.00	13,957.33	-13,957.33	0.00%

Agencywide Line Item Revenues and Expenditures

REGION 8 PLANNING AND DEVELOPMENT COUNCIL

Run Date: 06/23/2015

Run Time: 2:39:46 pm

Page 2 of 3

Period: 07/01/2013 to 06/30/2014

Without Indirect Detail

Code & Description	Budget	Current	YTD	Un/Ovr	% Bud
54000 Legal Expense	0.00	0.00	330.00	-330.00	0.00%
54300 TV Staff/Part Travel	0.00	95.41	2,650.93	-2,650.93	0.00%
54500 Travel	0.00	10,394.07	89,755.15	-89,755.15	0.00%
54600 Training - Staff	0.00	0.00	676.08	-676.08	0.00%
54800 Advertising	0.00	10.00	1,542.92	-1,542.92	0.00%
55000 Postage	0.00	14.28	889.56	-889.56	0.00%
55100 Supplies	0.00	314.73	4,693.94	-4,693.94	0.00%
55200 Telephone Expense	0.00	2,910.97	20,651.25	-20,651.25	0.00%
55300 Copier Expense	0.00	21.47	349.91	-349.91	0.00%
55400 Publication/Dues Expense	0.00	0.00	4,198.27	-4,198.27	0.00%
55500 Utilities	0.00	31.91	4,168.51	-4,168.51	0.00%
55600 Building Maintenance Expense	0.00	8.85	3,384.09	-3,384.09	0.00%
55800 Rent Expense	0.00	500.00	11,788.70	-11,788.70	0.00%
55900 Insurance Expense	0.00	850.25	6,305.97	-6,305.97	0.00%
56200 Equipment Expense	0.00	0.00	13,954.00	-13,954.00	0.00%
56300 Equipment Leased	0.00	461.49	1,150.25	-1,150.25	0.00%
56400 General Building Maintenance	0.00	0.00	149.24	-149.24	0.00%
56500 Equipment Maintenance Expense	0.00	152.00	842.00	-842.00	0.00%
56600 Non-Consumable Supplies	0.00	1,066.51	6,597.07	-6,597.07	0.00%
56700 Learning Center Supplies	0.00	0.00	119.98	-119.98	0.00%
56900 Fuel	0.00	568.71	5,601.79	-5,601.79	0.00%
57100 Vehicle Operation Maintenance	0.00	15.82	2,327.09	-2,327.09	0.00%
57400 Meeting Expense	0.00	430.27	5,595.13	-5,595.13	0.00%
57500 Medical Expense	0.00	40.00	270.00	-270.00	0.00%
57700 Participant Training	0.00	4,379.81	4,758.77	-4,758.77	0.00%
58000 Background/Fingerprinting	0.00	259.35	1,569.05	-1,569.05	0.00%
58200 Tenant Supplies	0.00	5,994.42	26,858.90	-26,858.90	0.00%
58300 Fundraising Expense	0.00	90.00	90.00	-90.00	0.00%
58400 Loan Processing Expense	0.00	0.00	136.35	-136.35	0.00%
58500 Loan Repayment Expense	0.00	0.00	6,935.08	-6,935.08	0.00%
58600 Roof Loan Payment Expense	0.00	0.00	3,680.00	-3,680.00	0.00%
58700 Interest Expense	0.00	0.00	21.45	-21.45	0.00%
59100 Inkind	0.00	30,166.81	204,934.91	-204,934.91	0.00%
59200 Transfer Out	0.00	7,688.10	7,688.10	-7,688.10	0.00%
59400 Local Cash Match Expense	0.00	52,928.92	54,709.94	-54,709.94	0.00%
59500 Other	0.00	298.52	1,406.51	-1,406.51	0.00%
59600 Petersburg Supplies	0.00	0.01	-0.01	0.01	0.00%
59610 Petersburg Facility Costs	0.00	0.02	0.02	-0.02	0.00%
59650 Martinsburg Supplies	0.00	-0.02	-0.01	0.01	0.00%
59651 Martinsburg Facility Costs	0.00	0.01	0.00	0.00	0.00%
59661 Fairmont Facility Costs	0.00	0.02	0.01	-0.01	0.00%
59680 Project Admin Pool	0.00	0.00	0.02	-0.02	0.00%
59700 M & G Costs	0.00	36,323.47	301,792.33	-301,792.33	0.00%
59900 Common Cost Pool	0.00	1,586.21	57,048.33	-57,048.33	0.00%
60800 Vehicle Repair & Towing	0.00	0.00	-547.92	547.92	0.00%
62000 Federal Pass Thru III B	0.00	56,789.37	519,179.00	-519,179.00	0.00%
62300 Federal Pass Thru III D	0.00	1,895.96	22,020.80	-22,020.80	0.00%
62400 Federal Pass Thru III E	0.00	15,817.97	154,594.83	-154,594.83	0.00%

Agencywide Line Item Revenues and Expenditures

REGION 8 PLANNING AND DEVELOPMENT COUNCIL

Run Date: 06/23/2015

Run Time: 2:39:46 pm

Page 3 of 3

Period: 07/01/2013 to 06/30/2014

Without Indirect Detail

Code & Description	Budget	Current	YTD	Un/Ovr	% Bud
62700 State Pass Thru III B	0.00	0.00	318,164.67	-318,164.67	0.00%
62900 State Pass Thru III D	0.00	450.00	9,282.57	-9,282.57	0.00%
63600 State Pass Thru III E	0.00	0.00	5,861.00	-5,861.00	0.00%
63800 LIEAP Pass Thru	0.00	11,000.00	11,000.00	-11,000.00	0.00%
64601 Sr Ctr Personnel/Fringe	0.00	210,369.37	1,275,148.39	-1,275,148.39	0.00%
64602 Sr Ctr Travel	0.00	3,817.81	9,475.78	-9,475.78	0.00%
64603 Sr Ctr Printing & Supplies	0.00	13,223.39	44,712.06	-44,712.06	0.00%
64604 Sr Ctr Equipment	0.00	0.00	32,483.00	-32,483.00	0.00%
64605 Sr Ctr Renovation & Construction	0.00	17,417.00	20,973.00	-20,973.00	0.00%
64606 Sr Ctr Building Space	0.00	0.00	3,360.00	-3,360.00	0.00%
64607 Sr Ctr Communications & Utilities	0.00	20,443.04	93,108.39	-93,108.39	0.00%
64608 Sr Ctr Match	0.00	158.00	16,842.00	-16,842.00	0.00%
64609 Sr Ctr Nutrition C1 Meals	0.00	94,972.50	1,037,631.74	-1,037,631.74	0.00%
64610 Sr Ctr Nutrition C2 Meals	0.00	119,884.00	1,369,813.00	-1,369,813.00	0.00%
64611 Sr Ctr Transportation	0.00	67,686.39	519,358.22	-519,358.22	0.00%
64612 Sr Ctr Chore	0.00	2,157.50	23,739.75	-23,739.75	0.00%
64613 Sr Ctr Adult Day Care	0.00	4,103.65	49,211.65	-49,211.65	0.00%
64614 Sr Ctr Congregate Respite 3E	0.00	3,104.00	10,540.00	-10,540.00	0.00%
64615 Sr Ctr Lighthouse	0.00	38,852.00	124,852.00	-124,852.00	0.00%
64616 Sr Ctr Alzheimers Respite	0.00	8,568.00	10,710.00	-10,710.00	0.00%
64617 Sr Ctr In-Home Respite	0.00	0.00	6,046.00	-6,046.00	0.00%
64618 Sr Ctr Homemaker/Housekeeping	0.00	13,105.98	118,559.73	-118,559.73	0.00%
64619 Sr Ctr Indirect Costs	0.00	14,402.44	92,152.47	-92,152.47	0.00%
64620 Sr Ctr Other	0.00	25,236.28	100,101.64	-100,101.64	0.00%
64621 Sr Ctr Recreational Travel	0.00	2,483.47	6,857.40	-6,857.40	0.00%
64622 Sr Ctr Ensure	0.00	8,253.00	87,118.50	-87,118.50	0.00%
64900 Travel Allocated	0.00	0.00	572.68	-572.68	0.00%
65000 Rent/Depreciation Allocation	0.00	1,458.65	38,225.07	-38,225.07	0.00%
65100 Supplies Allocated	0.00	138.92	4,238.90	-4,238.90	0.00%
65200 Utilities Allocated	0.00	1,498.42	16,773.57	-16,773.57	0.00%
65300 Postage Allocated	0.00	319.20	10,548.14	-10,548.14	0.00%
65400 Telephone Allocated	0.00	445.45	12,110.00	-12,110.00	0.00%
65500 Copier Lease Allocated	0.00	222.86	2,799.07	-2,799.07	0.00%
65600 Copier Supplies Allocated	0.00	0.00	233.10	-233.10	0.00%
65700 General Building Maint Allocated	0.00	937.08	9,135.42	-9,135.42	0.00%
65800 Publication/Dues Allocated	0.00	0.00	1,006.73	-1,006.73	0.00%
65900 Insurance Allocated	0.00	0.00	3,148.00	-3,148.00	0.00%
66000 Equipment Maint Allocated	0.00	357.14	3,153.22	-3,153.22	0.00%
66200 Interest Allocated	0.00	0.00	61.41	-61.41	0.00%
66300 Advertising Allocated	0.00	29.10	29.10	-29.10	0.00%
Expenses	0.00	1,167,554.45	8,999,990.27	-8,999,990.27	0.00%
Agency Balance	0.00	-227,059.41	-3,545.37		

Balance Sheet

REGION 8 PLANNING AND DEVELOPMENT COUN

Period From : 07/01/13 to 06/30/14

Run Date: 6/23/15
Run Time: 2:40:12 pm
Page 1 of 2

Assets:

11200	SCB GENERAL DISTRIBUTION	337,007.31
11600	BB&T Checking	126,201.52
11800	FNB Bank Regular Checking #222287	51.00
11900	FNB Bank Regular Savings #25804105	51.33
12300	First United Bank and Trust Savings	315,153.31
13100	C.D. Summit Bank 8145	88,547.98
13400	PDC Operating Account GCB 8874	37,717.32
13500	RLF Checking GCB 4983	46,744.10
13600	SBD Checking GCB 7383	48,802.72
14100	RLF Savings GCB #21497	50,050.57
14300	Region 8 SWA A/R	1,000.00
15600	Other A/R	153.25
15900	Transitional Housing A/R	55,860.40
16000	Title V A/R	610.15
16100	Small Cities A/R	27,933.30
16300	Micro Loan A/R	1,541.00
16400	Lightstone Micro Loan A/R	-26,973.97
16500	RLF Notes A/R	114,005.46
16600	SBD Notes A/R	125,579.53
16700	Project Admin/Local A/R	28,448.23
16900	Due From Other Agencies	446,510.54
17000	Loan Balancing Account	0.60
18000	Fixed Assets - Real Prop.	481,795.00

Total Assets:

2,306,790.65

Liabilities:

20000	ACCOUNTS PAYABLE	308,564.17
20100	ACCRUED SALARIES	49,652.03
20200	ACCRUED PAYROLL TAXES	12,595.49
20300	ACCRUED ANNUAL LEAVE	39,032.55
20600	ACCRUED WORKERS' COMP	-5,930.03
20700	ACCRUED UNEMPLOYMENT	7,128.61
21000	FICA TAX PERSONNEL	6,335.56
21100	FEDERAL TAX PERSONNEL	6,189.15
21200	STATE TAX PERSONNEL	7,746.00
21300	PERS - PERSONNEL	1,930.97
21600	DENTAL INSURANCE PERSONNEL	69.02
21800	AFLAC PERSONNEL	356.32
21900	PEIA ARC TRUST PAYABLE	438,191.38
22000	2ND Half PEIA ARC Trust Payable	120,204.00
22100	CARING FUND	1,217.61
22300	UNITED WAY PAYABLE	6.00
23100	July Expenses Payable	-6,451.72
23200	Other A/P	3.72
23400	Trans Housing Rent Payable	3,500.00
23900	Audit Payable	28,500.00

Balance Sheet

REGION 8 PLANNING AND DEVELOPMENT COUN

Period From : 07/01/13 to 06/30/14

Run Date: 6/23/15
Run Time: 2:40:12 pm
Page 2 of 2

24000	Summit Note Payable	0.60
24700	WV EDA Loan Payable	32,250.00
25000	Deferred Revenue	327,754.22
25100	Due to Other Agencies	6,815.13
25200	Prior Year Payables	282.98
25400	THC Non Fed Deferred Revenue	59,894.41
Total Liabilities:		1,445,838.17

Projects

30313	SHIP - Region 1	0.01
30513	UPAAA Admin FY 2013	0.01
30514	UPAAA Admin FY 2014	-0.02
30913	Money Follows the Person	0.02
31014	ADRC FY 2014	-0.02
31213	Nutrition FY 2013	0.01
31513	SHIP MIPPA	0.01
32513	RSVP Program Year 13	0.01
32514	RSVP Program Year 14	0.01
32600	Foster Grandparent	-0.03
33013	ARC FY 13	0.06
33014	ARC FY 14	0.02
33500	EDA	-0.01
34013	RLF 2013	0.01
34100	Intermediary Relending Program	0.32
34200	Small Business Development	0.01
34400	Project Admin/Local	0.04
35000	Transitional Housing	-0.03
38300	Local Funds	-480,814.30
38400	Petersburg Property	7,911.78
38700	Various Pools	0.01
39200	RLF Fund Balance	205,220.66
39300	SBD Fund Balance	146,276.05
39400	Agency Unrestricted Funds	500,562.83
39500	Invested in Fixed Assets	481,795.00
Total Projects		860,952.46

Total Liabilities and Projects	2,306,790.63
---------------------------------------	---------------------

Net Difference to be Reconciled	\$0.02
--	---------------