

WEST VIRGINIA WATER DEVELOPMENT BOARD MINUTES

The West Virginia Water Development Board met at 1:30p.m., Tuesday, March 26, 2024, at the Water Development Authority's ("WDA") office in Charleston, West Virginia. Notice of the meeting was posted on the Secretary of State's online meeting notice database, the WDA's website and in the lobby at the WDA's office. Those wanting to attend the meeting could do so in person. Tina Parker recorded the minutes of the meeting. After the Roll Call, the Chair declared a quorum.

BOARD ATTENDEES:

Ann V. Urling, Chair, Designee for Governor Jim Justice, present
John Miller, Vice Chair, via conference call
Gary Sutphin, present
Amy Swann, present
Michael Clowser, via conference call
Meredith Vance, Designee for the Commissioner of the Bureau of
Public Health, present
Katheryn Emery, Designee for the Secretary for the Department of
Environmental Protection, present

WDA STAFF PRESENT:

Marie Prezioso
Brad Sergent
Veronica Lewis
Brock Jarrett
Tina Parker
Roshanda Lambert

OTHER ATTENDEES PRESENT:

Samme Gee, Jackson Kelly PLLC, Counsel to the Board	
Clay Riley	The Thrasher Group
Steve Haynes	The Thrasher Group
Kevin Watkins	The Thrasher Group
Doug Smith	The Thrasher Group
Michael Griffith	Griffith & Associates, P.L.L.C.
Rick Atkinson	City of South Charleston
Steve DeBarr	City of South Charleston
Scott James	City of St. Albans
Dave Casebolt	City of Nitro
Kim Reed	City of Nitro
Terry Martin	Regional Intergovernmental Council
Jason Pizatella	Contractors Association of West Virginia
Jason Myers	City of Clarksburg

APPROVAL OF MINUTES

The minutes for the meeting held on Friday, February 9, 2024, were presented for approval.

MOTION: Moved by Ms. Amy Swann; Seconded by Ms. Katheryn Emery; Passed unanimously.

RESOLVED, That the minutes of the Board meeting held on February 9, 2024, are approved.

AUDIT COMMITTEE REPORT

MOTION: Moved by Ms. Emery; Seconded by Mr. Gary Sutphin; Passed unanimously.

RESOLVED, That the recommendation from the Audit Committee that the proposal from Brown Edwards & Company, L.L.P. for auditing services for the Water Development Authority, the Infrastructure and Jobs Development Council and the Drinking Water Treatment Revolving Fund be accepted and approved.

FINANCIAL REPORT

Ms. Marie Prezioso reported that for three months straight there has been no loan deficiencies. She also reported that Piper Sandler provided a refunding analysis for the WDA's outstanding bond issues. The 2014 Series A Infrastructure Excess Lottery Revenue Bonds for the Chesapeake Bay/Greenbrier River Projects originally in the amount of \$75,790,000, and outstanding in the amount of \$49,810,000, do have savings. She wanted to make the Board aware of this and will come back to the Board at the next meeting with a resolution.

WDA ECONOMIC ENHANCEMENT GRANT FUND REPORT

Ms. Prezioso reported that WDA has funded 153 projects to date. Since the last board meeting there were three bid overruns funded: City of Mannington, Town of Terra Alta, and City of South Charleston. A copy of the report was in the Board packet.

WDA ECONOMIC ENHANCEMENT GRANT FUND PROJECTS FOR CONSIDERATION

Ms. Prezioso summarized each project's application.

MOTION: Moved by Ms. Swann; Seconded by Mr. Sutphin; Passed unanimously.

RESOLVED, That the Authority approves the following projects and that each listed grant amount is approved contingent on the individual project's successful completion of the Authority's Risk Assessment, fulfillment of the Authority's EEG program requirements and receipt of project bids consistent with the proposed Schedule B:

- | | |
|--------------------------------------------------------|-------------|
| 1. Southern Jackson County Public Service District | \$416,000 |
| 2. City of Ravenswood | \$3,250,000 |
| 3. City of St. Albans (Municipal Utilities Commission) | \$1,200,000 |
| 4. Frankfort Public Service District | \$240,000 |
| 5. City of Pennsboro | \$500,000 |

6. City of Cameron	\$1,500,000
7. Village of Beech Bottom	\$488,000
8. City of Benwood	\$750,000
9. Central Hampshire Public Service District (Sewer)	\$2,000,000
10. Tomlinson Public Service District	7,132,167
11. City of Clarksburg (Water Board)	8,500,000
12. New Haven Public Service District (1761 project)	\$593,863
13. WVU at Parkersburg Foundation	\$700,000
14. 1982 Foundation	\$1,000,000
15. West Virginia University Research Corporation (Martinsburg Market)	\$1,600,000
16. City of Nitro	\$1,153,775
17. Department of Natural Resources (North Bend & Holly River State Parks)	\$2,147,547
18. City of South Charleston	\$5,000,000

EXECUTIVE DIRECTOR'S REPORT

Ms. Prezioso reported that a consultant from BlueLava Audio was hired to draft a Request for Proposal (RFP) for the audio equipment needed for the public hearing meeting room. BlueLava will evaluate the responses as well as answer questions during the RFP process. The consultant cost was \$2900, and they are highly recommended by others that have used them.

Ms. Prezioso summarized Senate Bills: 400, 610, 864, 452 and 2200 that passed during the 2024 legislative session.

PERSONNEL

Per West Virginia Code §6-9A-4(b)(2) to discuss personnel matters and deliberate matters not considered a public record pursuant to Code §6-9A-4(b)(2) (A) and (12)

Chairman Ann Urling asked for a motion to go into Executive Session for personnel matters.

MOTION: Moved by Ms. Swann; seconded by Ms. Emery; Passed unanimously.

RESOLVED, That the Board go into Executive Session per West Virginia Code §6-9A-4(b)(2) to discuss personnel matters.

The Board went into Executive Session at 2:02 p.m.

The Board reconvened from Executive Session at 2:07 p.m.

MOTION: Moved by Ms. Swann; seconded by Ms. Emery; Passed unanimously

RESOLVED, That the Board come out of executive session, be approved.

The Chair noted that no action was taken in the Executive Session.

MOTION: Moved by Ms. Swann; seconded by Ms. Emery; Passed unanimously.

RESOLVED, That the Board increase the Executive Director salary to \$120,000 effective April 1, 2024, be approved.

MOTION: Moved by Ms. Swann; seconded by Ms. Emery; Passed unanimously.

RESOLVED, That the participation in the approved Across-the Board increase in the amount of \$2,900.00, annualized, effective July 1, 2024 for the Executive Director and staff, be approved.

UNFINISHED BUSINESS

There was none.

NEW BUSINESS

There was none.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

MOTION: Moved by Ms. Swann; Seconded by Mr. Sutphin; Passed unanimously.

RESOLVED, That the Board meeting be adjourned at 2:10p.m.



Brock Jarrett, Secretary/Treasurer

Minutes approved:

6/5/24 (Date)

Attachments:

- WDA EEGF Funded Project Report
- WDA EEGF Project Applications for Consideration

**FUNDING COMMITTEE REPORT - PRELIMINARY APPLICATION REVIEW
WEST VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL**

A. General Information

Project Sponsor	SOUTHERN JACKSON COUNTY PSD						
Project Number	2022W-2291	Congressional Dist.	2	Resubmitted		Revision No.	
Contact	Karl Viehlaber						
Engineer	James B Hildreth						
Administrator	Caroline Stewart						
Total customers served (existing)	2513	Type	New customers to be served by project	35	County	Region	
		Water			JACKSON		
Project Description	Construct approximately 14,800 l.f. waterline, a booster station, and necc. appurtenances to reach 35 unserved households in the Statts Mills Road area near Fairplain.						
Emergency project as defined by §31-15A-2?					Yes	No	X
<u>Existing Source/Treatment</u>				<u>Proposed Source/Treatment</u>			
City of Ripley				City of Ripley			

B. Technical Staff/Funding Committee Recommendation

Rates (3,400-gal)	2020 Census	Staff Recommendation:
Existing Rates:	0.00	
Proposed Rates:	44.95	
0.6% MHI	24.56	
1.25% MHI	51.16	
1.5% MHI	61.39	
1.75% MHI	71.63	
2.0% MHI	81.86	
Design Fees to Const %	9.46%	
Total Fee to Const %	16.53%	

C. Funding Assistance Summary

Sources & Amounts Proposed in Preliminary Application		Sources & Amounts Approved By Council	
1. USCOE	\$1,600,000.00	1. Other Grant	\$1,300,000.00
2. IJDC District 1 Grant	\$500,000.00	2. WDA Economic Enhancement Grant Fund	\$416,000.00
		3. IJDC Loan	\$434,000.00
Total:	\$2,100,000.00	Total:	\$2,150,000.00

WDA/EEGF/3
(7/2022)

(IJDC # ^{2022W-2291})
(SAM.gov # 3MUN8 /UEI # XUTCECJ56J35)

APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c)(2) – (6))
Designate sub-section 4

- 1) Project Sponsor: X Governmental or Not-for-Profit
Name: Southern Jackson County Public Service District
Address: P. O. Box 57, Kenna, WV 25248
Contact Name: Karl Vielhaber
Email Address: kvsjcpsd@wvdsi.net
Phone Number: 304-532-5549
- 2) Project Description: Installation of 14,800 l.f. of waterline, booster station, and necessary appurtenances
Attach a copy of the PER.
- 3) Status of Project design: 75% complete
- 4) Provide Budget/Sources & Uses/Schedule B.
Amount of WDA EEG Fund being requested: \$416,000
Amount, if any, required for a Federal match: \$325,000
Federal program requiring the match: USACE Section 340
- 5) Status of other project funding: Jackson Co. ARP-committed; IJDC-awaiting binding commitment
- 6) Estimated construction period: January 28, 2025
Estimated completion date: August 29, 2025
- 7) Date approved by WVIJDC: March 2, 2023
- 8) Date of last audit: FY23

Application Date: February 1, 2024

Authorized Representative/Project Sponsor

Name/Title: KARL E DIEHLER GENERAL MANAGER

Signature: 

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

**WEST VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL
SCHEDULE B --TOTAL PROJECT**

SJPSD STATTS MILLS ROAD WATER EXTENSION

8/14/2023

WATER PROJECT IJDC #2022W-2291

COST OF PROJECT, SOURCES OF FUNDS AND COST OF FINANCING

A. Cost of Project	Total	USACE Grant	IJDC Loan 3% 20 years	EEGF
1. Construction				
a. Contract 1	\$ 1,585,000.00	\$ 838,825.00	\$ 330,175.00	\$ 416,000.00
b. Contract 2	\$ -		\$ -	\$ -
e. Construction Contingency	\$ 76,200.00	\$ 76,200.00		
2. Technical Services				
a. Engineering Study and Report	\$ 28,500.00	\$ 21,375.00	\$ 7,125.00	
b. Engineering Basic	\$ 126,800.00	\$ 95,100.00	\$ 31,700.00	
c. Resident Project Representative	\$ 66,000.00	\$ 49,500.00	\$ 16,500.00	
d. Special Services	\$ 50,000.00	\$ 37,500.00	\$ 12,500.00	
3. Accounting	\$ 19,500.00	\$ 14,625.00	\$ 4,875.00	
4. Legal - PSC	\$ 11,300.00	\$ 8,475.00	\$ 2,825.00	
Legal - local	\$ 18,700.00	\$ 14,025.00	\$ 4,675.00	
5. Lands & Row's	\$ 5,000.00	\$ 0.00	\$ 1,250.00	
6. Administration	\$ 50,000.00	\$ 37,500.00	\$ 12,500.00	
USACE Administration	\$ 75,000.00	\$ 75,000.00		
8. Permits/Utility Connections	\$ 7,500.00	\$ 5,625.00	\$ 1,875.00	\$ -
9. Total of Lines 1 through 8	\$ 2,119,500.00	\$ 1,273,750.00	\$ 426,000.00	\$ 416,000.00
B. Cost of Financing				
10. Other Costs				
a. Bond Counsel	\$ 30,000.00	\$ 22,500.00	\$ 7,500.00	
b. Bank Registrar Fee	\$ 500.00		\$ 500.00	
11. Total Cost of Financing	\$ 30,500.00	\$ 22,500.00	\$ 8,000.00	\$ -
12. Total Project Cost (line 8 plus line 11)	\$ 2,150,000.00	\$ 1,300,000.00	\$ 434,000.00	\$ 416,000.00
C. Sources of Funds				
13. Federal Grants: (Section 340)	\$ 1,300,000.00	\$ 1,300,000.00		
14. State Grants				
15. Other Funds	\$ 416,000.00			\$ 416,000.00
16. Total of Sources	\$ 1,716,000.00			
17. Size of Bond Issue	\$ 434,000.00		\$ 434,000.00	

Signature of Authorized Representative

Project Engineer

Date

Date

STATTS MILLS ROAD WATER EXTENSION PROJECT
SOUTHERN JACKSON COUNTY PUBLIC SERVICE DISTRICT
Jackson County, West Virginia

DRAFT PROJECT SCHEDULE - IJDC Project No. 2022W-2291

	ACTION	RESPONSIBLE PARTY	SCHEDULED START	SCHEDULED FINISH
1	Prepare & Submit Draft Phase I ESA to Corps	Engineer	November 15, 2023	December 28, 2023 January 30, 2024
2	Prepare & Submit EA to Corps	Engineer	December 15, 2023	January 10, 2024 February 15, 2024
3	Prepare & Submit List of Rights-of-Ways and Maps for Owner's/Local Attorney's use	Engineer	November 15, 2023	January 23, 2024 March 15, 2024
4	Prepare Rule 42 Exhibit	Accountant	March 1, 2024	May 31, 2024
5	Final NEPA Document Review Complete	USACE	March 1, 2024	May 30, 2024
6	Submit List & Maps of Rights-of-Ways/Property Acquisition to Owner and Local	Engineer	February 1, 2024	January 29, 2024 March 1, 2024
7	Prepare & Submit Construction Documents & Probable Construction Cost for Corps Review	Engineer	December 1, 2023	March 1, 2024
8	Acquire Necessary Permits	Engineer	February 1, 2024	April 1, 2024
9	Submit Prefiling to the PSC	PSC Attorney	April 1, 2024	April 15, 2024
10	Receive Corps Approval of Construction Documents	USACE	May 15, 2024	May 31, 2024
11	File IJDC Application for Binding Commitment	Owner/Engineer/MOVR/Local Attorney	May 31, 2024	June 14, 2024
12	Procure Necessary Rights-of-Ways, Option, & Complete Preliminary Title Opinion	Owner/Local Attorney	March 15, 2024	July 1, 2024
13	File Certificate Case	PSC Attorney	June 14, 2024	June 14, 2024
14	File Application to IJDC and WDA for Authorization to Bid	Owner/Engineer/MOVR/Local Attorney	September 2, 2024	September 16, 2024
15	Receive PSC Final Jt. Staff Memo	PSC	October 1, 2024	October 15, 2024
16	Advertise for Bids	Engineer	October 1, 2024	October 15, 2024
17	Bid Opening	Engineer/Local Attorney	November 15, 2024	November 15, 2024
18	Final Title Opinion and Final PSC Order	Local Attorney/PSC	December 2, 2024	December 16, 2024
19	Loan/Grant Closing	All Parties	December 16, 2024	December 31, 2024
20	Preconstruction Conference/Notice to Proceed	Owner/Engineer/MOVR	January 28, 2025	January 28, 2025
21	Construction	Contractor	February 28, 2025	August 29, 2025

Submitted Shape File to Corps
Submit Sponsor Acceptance of Funding Change MOVR

December 18, 2023
December 27, 2023

Note: Actual completed dates shown in red lettering.

FUNDING COMMITTEE REPORT - PRELIMINARY APPLICATION REVIEW WEST VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL

A. General Information

Project Sponsor	RAVENSWOOD, CITY OF				
Project Number	2023S-2347	Congressional Dist.	2	Resubmitted	Revision No.
Contact	Kimberly Benson				
Engineer	Fredrick (Fred) L. Hypes				
Administrator	Dana Tackett				
Total customers served (existing)	1794	Type	New customers to be served by project	1796	County
		Sewer			JACKSON
Project Description	Construct 2 mgpd SBR WWTP with headworks, aerated sludge basins, UV disinfection, flow meter, effluent pumping station and force main, control building, and decommission the old lagoons.				
Emergency project as defined by §31-15A-2?				Yes	No X
<u>Existing Source/Treatment</u>			<u>Proposed Source/Treatment</u>		
City of Ravenswood Lagoon			City of Ravenswood WWTP		

B. Technical Staff/Funding Committee Recommendation

Rates (3,400-gal)	2020 Census	Staff Recommendation:
Existing Rates:	24.14	The Technical Review and Funding Committee recommends the
Proposed Rates:	52.71	City of Ravenswood pursue a \$3,500,000 CDS, a \$875,000 CDS
0.6% MHI	18.51	Match, a \$4,000,00 WDA EEGF (design), a \$12,500,00 CWSRF
1.25% MHI	38.55	loan (tbd), a \$12,500,00 IJDC loan (2%, 30 yrs) and a \$31,625,000
1.5% MHI	46.26	WDA EEGF for an estimated project cost of \$65,000,000 subject to
1.75% MHI	53.98	technical review; and is an "Emergency Project" per 31-15A-2(h)
2.0% MHI	61.69	essential to immediate economic development. MRA 2021
Design Fees to Const %	5.83%	
Total Fee to Const %	12.98%	

C. Funding Assistance Summary

Sources & Amounts Proposed in Preliminary Application	Sources & Amounts Approved By Council
1. WDA Economic Enhancement Grant Fund (01/25/24) \$4,000,000.00	1. WDA Economic Enhancement Grant Fund \$4,000,000.00
2. Congressionally Directed (03/03/23) \$3,500,000.00	2. Congressionally Directed \$3,500,000.00
3. CDS Match \$875,000.00	
4. CWSRF Loan (2.00%, 30) \$12,500,000.00	
5. IJDC Loan (2.00%, 30) \$12,500,000.00	
6. Legislative Appropriation \$31,625,000.00	
Total: \$65,000,000.00	Total: \$7,500,000.00

WDA/EEGF/3
(7/2022)

(IJDC # 2023S-2347)
(SAM.gov # 031904493 /UEI # YFCZV8GA999)

APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c)(2) – (6))
Designate sub-section 5

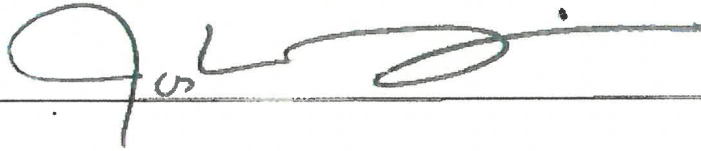
- 1) Project Sponsor: X Governmental or Not-for-Profit
Name: City of Ravenswood
Address: 1 Wall Street, Ravenswood, WV 26164
Contact Name: Scott Lannan
Email Address: scott.lannan@movrc.org
Phone Number: (304) 532-1550
- 2) Project Description:
Attach a copy of the PER.
- 3) Status of Project design: In progress
- 4) Provide Budget/Sources & Uses/Schedule B.
Amount of WDA EEG Fund being requested: 4,000,000
Amount, if any, required for a Federal match:
Federal program requiring the match:
- 5) Status of other project funding: In progress
- 6) Estimated construction period: 6/1/25 to 6/30/27
Estimated completion date: 12/31/27
- 7) Date approved by WVIJDC:
- 8) Date of last audit: FY Ending 6/30/21 (2022 in progress)

Application Date: **1/23/24**

Authorized Representative/Project Sponsor

Name/Title: **Josh Miller, Mayor**

Signature: _____

A handwritten signature in black ink, appearing to read "Josh Miller", written over a horizontal line.

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

Ravenswood Phase, 2A Sewer
Draft Schedule B - EEGF Application
LJDC Project #

	TOTAL	WDA - EEGF	WVDEF SRF	Cogressionally Directed Spending (CDS)	CDS Match	Legislative Appropriation
GENERAL BUDGET						
WWTP Construction Cost	\$49,275,000		\$25,000,000	\$3,500,000	\$875,000	\$19,900,000
Construction Contingency @ ±15%	\$7,342,500					\$7,342,500
Technical Services (The Thrasher Group)						
Study and Report Phase / Planning	\$85,000	\$85,000				
Preliminary Design Phase	\$2,400,000	\$2,400,000				
Final Design Phase	\$900,000	\$750,000				\$150,000
Bidding and Negotiation	\$125,000					\$125,000
Construction Phase (Engineering Dur. Construction)	\$2,100,000					\$2,100,000
Resident Project Representative	\$800,000					\$800,000
Post Construction	\$125,000					\$125,000
Special/Additional Services						
Funding (Coordination/Applications)	\$40,000	\$40,000				
Environmental Permitting	\$150,000	\$150,000				
Engineering Topographic Surveys	\$40,000	\$40,000				
Aerial Mapping	\$40,000	\$40,000				
Land and ROW Surveying	\$30,000	\$30,000				
Geotechnical Engineering	\$90,000	\$90,000				
HEC - RAS Study	\$125,000	\$125,000				
ROW Assistance	\$30,000					\$30,000
Construction Stakeout	\$70,000					\$70,000
Start-up Assistance	\$25,000					\$25,000
O&M Manual	\$75,000					\$75,000
Asset Management Plan	\$50,000					\$50,000
AIS - BABAA Compliance	\$50,000					\$50,000
Legal Fees (Steve Cogar)	\$87,500	\$30,000				\$57,500
Project Administrator (MOVRC)	\$200,000	\$20,000				\$180,000
Project Accountant (Michael Griffith)	\$70,000	\$50,000				\$20,000
Financing (Bond Counsel / Other Closing Costs)	\$125,000					\$125,000
Other Administrative Costs (Permits)	\$50,000					\$50,000
Land Costs	\$500,000	\$150,000				\$350,000
10 TOTAL Cost of Project	\$65,000,000	\$4,000,000	\$25,000,000	\$3,500,000	\$875,000	\$31,625,000
B. SOURCE OF FUNDS						
11 Federal Grants	\$3,500,000			\$3,500,000		
12 State Grants:	\$36,500,000	\$4,000,000			\$875,000	\$31,625,000
13 Other Grants:	\$0					
14 Total Grants (Lines 11 thru 13)	\$40,000,000	\$4,000,000	\$0	\$3,500,000	\$875,000	\$31,625,000
15 Size of Bond Issue	\$25,000,000		\$25,000,000			

Date: 3/14/2024

**FUNDING COMMITTEE REPORT - PRELIMINARY APPLICATION REVIEW
WEST VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL**

A. General Information

Project Sponsor	ST ALBANS MUNICIPAL UTILITIES COMMISSION						
Project Number	2024W-2497	Congressional Dist.	2	Resubmitted		Revision No.	
Contact	Barbara Cunningham						
Engineer	Robert (Greg) G. Belcher						
Administrator	Mary Napier						
Total customers served (existing)	6015	Type	New customers to be served by project	0	County	Region	
		Water			KANAWHA		
Project Description	Installation of a new 1.0 MG water storage tank located on City property adjacent to City Park, approx. 5,500 LF of 8" & 12" water line.						
Emergency project as defined by §31-15A-2?				Yes	No	X	
Existing Source/Treatment				Proposed Source/Treatment			
St. Albans WTP				St. Albans WTP			

B. Technical Staff/Funding Committee Recommendation

Rates (3,400-gal)	2020 Census	Staff Recommendation:
Existing Rates:	0.00	
Proposed Rates:	55.50	
0.6% MHI	25.48	
1.25% MHI	53.09	
1.5% MHI	63.71	
1.75% MHI	74.33	
2.0% MHI	84.95	
Design Fees to Const %	6.09%	
Total Fee to Const %	14.10%	

C. Funding Assistance Summary

Sources & Amounts Proposed in Preliminary Application		Sources & Amounts Approved By Council	
1. Local/City/Council	\$1,000,000.00	1. IJDC Loan	\$3,249,456.00
2. WDA Economic Enhancement Grant Fund	\$1,200,000.00	2. WDA Economic Enhancement Grant Fund	\$1,200,000.00
3. Governor's Contingency Fund	\$1,000,000.00	3. Local/City/Council	\$1,200,000.00
4. IJDC District 2 Loan (%,)	\$2,449,456.00		
Total:	\$5,649,456.00	Total:	\$5,649,456.00

WDA/EEGF/3
(7/2022)

(SAM.gov # _____) (IJDC # 2497)
(WV Code 22C-1-6a(c)(2) – (6)) /UEI # LKJQANUM
18N4

APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c)(2) – (6))
Designate sub-section _____

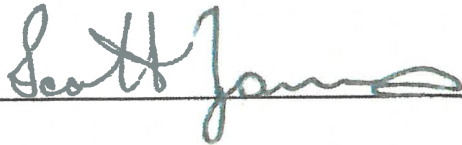
- 1) Project Sponsor: ☒ Governmental or ☐ Not-for-Profit
Name: St. Albans Municipal Utilities Commission
Address: PO Box 1488/1499 MacCorkle Ave., St. Albans, WV 25177
Contact Name: Scott James, Mayor
Email Address: samayor@suddenlink
Phone Number: 304-722-3392
- 2) Project Description: Installation of a new 1.0 MG water storage tank located on cit
Attach a copy of the PER.
- 3) Status of Project design: Initiated in December 2023 about 40% complete
- 4) Provide Budget/Sources & Uses/Schedule B.
Amount of WDA EEG Fund being requested: \$1,200,000.00
Amount, if any, required for a Federal match: N/A
Federal program requiring the match: N/A
- 5) Status of other project funding: IJDC Loan recommended, City ARPA committed
- 6) Estimated construction period: November 2024
Estimated completion date: December 2025
- 7) Date approved by WVIJDC: March 6, 2024
- 8) Date of last audit: 1/30/24

Application Date: March 8, 2024

Authorized Representative/Project Sponsor

Name/Title: Scott James, Mayor

Signature: _____

A handwritten signature in blue ink, appearing to read "Scott James", is written over a horizontal line.

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wvda.wvda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

**FUNDING COMMITTEE REPORT - PRELIMINARY APPLICATION REVIEW
WEST VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL**

A. General Information

Project Sponsor	FRANKFORT PSD						
Project Number	2022W-2160	Congressional Dist.	1	Resubmitted		Revision No.	
Contact	Douglas Brelsford						
Engineer	John W. Cole						
Administrator	Michael Bland						
Total customers served (existing)	3106	Type	New customers to be served by project	0	County	Region	
		Water			MINERAL		
Project Description	Continuation of system wide water improvements previously identified in 2013W-1472, specifically cleaning and painting of the Dawn View water storage tank; upgrades to the Baker Hollow pump station; installation of SCADA; and installation of an altitude valve at the Baker Hollow water storage tank. Improvements will provide water to the new consolidated Frankfort Primary School which is under design						
Emergency project as defined by §31-15A-2?					Yes	No	X
Existing Source/Treatment				Proposed Source/Treatment			
Surface water/Treatment Plant				Same			

B. Technical Staff/Funding Committee Recommendation

Rates (3,400-gal)	2015 Census	Staff Recommendation:
Existing Rates:	0.00	
Proposed Rates:	42.06	
0.6% MHI	15.90	
1.25% MHI	33.11	
1.5% MHI	39.74	
1.75% MHI	46.36	
2.0% MHI	52.98	
Design Fees to Const %	6.01%	
Total Fee to Const %	17.82%	

C. Funding Assistance Summary

Sources & Amounts Proposed in Preliminary Application		Sources & Amounts Approved By Council	
1. Other Grant (06/08/21)	\$308,000.00	1. Other Grant	\$308,000.00
2. DWTRF Design Grant	\$500,000.00	2. DWTRF Loan	\$500,000.00
3. IJDC District 1 Grant	\$500,000.00	3. IJDC Grant	\$500,000.00
		SubTotal:	\$1,308,000.00
	Total: \$1,308,000.00	Total:	\$1,309,250.00

WDA/EEGF/3
(7/2022)

(IJD # ^{2022W-2160})
(SAM.gov # E1ZBCSB3KJ35 /UEI # E1ZBCSB3KJ35)

APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c)(2) – (6))
Designate sub-section _____

- 1) Project Sponsor: X Governmental or Not-for-Profit
Name: Frankfort Public Service District
Address: PO Box 80, Wiley Ford, WV 26767
Contact Name: Rae Corwell, General Manager
Email Address: rcorwellfpsd@atlanticbb.net
Phone Number: 304.303.3133
- 2) Project Description: Water System Improvements

Attach a copy of the PER.
- 3) Status of Project design: Complete, plans & specs Approved by DEP
- 4) Provide Budget/Sources & Uses/Schedule B.
Amount of WDA EEG Fund being requested: \$240,000
Amount, if any, required for a Federal match: \$0
Federal program requiring the match: _____
- 5) Status of other project funding: See attached description
- 6) Estimated construction period: 8 months
Estimated completion date: February 2025
- 7) Date approved by WVIJDC: August 2022
- 8) Date of last audit: November 2023

Application Date: 03/06/2024

Authorized Representative/Project Sponsor

Name/Title: Douglas Brelsford, Chairman

Signature: 

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

Date: 3/14/2024

FUNDING COMMITTEE REPORT - PRELIMINARY APPLICATION REVIEW WEST VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL

A. General Information

Project Sponsor	PENNSBORO, CITY OF				
Project Number	2022S-2161	Congressional Dist.	1	Resubmitted	Revision No.
Contact	Robert Riggs				
Engineer	Steve Buchanan				
Administrator	Dana Tackett				
Total customers served (existing)	526	Type	New customers to be served by project	0	County
		Sewer			RITCHIE
Project Description	Wastewater collection system improvements and upgrades				
Emergency project as defined by §31-15A-2?				Yes	No X
Existing Source/Treatment			Proposed Source/Treatment		
Hughes River Water Board			Hughes River Water Board		

B. Technical Staff/Funding Committee Recommendation

Rates (3,400-gal)	2015 Census	Staff Recommendation:
Existing Rates:	52.99	The Technical Review and Funding Committee recommends the City of Pennsboro pursue a \$2,000,000 CWSRF Debt Forgiveness Loan, a \$1,780,000 US ACE Grant, a \$1,100,000 WDA EEGF, and a \$1,000,000 IJDC Grant for an estimated project cost of \$5,880,000, and recommends the total engineering fee variance request be _____. Questions from PSC of appl req 07102023 and received 07112023. Most recent audit 6.30.2021
Proposed Rates:	71.25	
0.6% MHI	14.52	
1.25% MHI	30.25	
1.5% MHI	36.30	
1.75% MHI	42.35	
2.0% MHI	48.40	
Design Fees to Const %	7.56%	
Total Fee to Const %	31.03%	

C. Funding Assistance Summary

Sources & Amounts Proposed in Preliminary Application		Sources & Amounts Approved By Council	
1. CWSRF Grant	\$1,500,000.00	1. USCOE	\$1,780,000.00
2. IJDC District 1 Grant	\$1,000,000.00	2. CWSRF Debt Forgiveness	\$1,500,000.00
3. CWSRF Loan (0.25%, 40)	\$1,630,000.00	3. IJDC Grant	\$1,000,000.00
		4. WDA Economic Enhancement Grant Fund	\$1,100,000.00
		5. WDA Economic Enhancement Grant Fund	\$500,000.00
Total:	\$4,130,000.00	Total:	\$5,880,000.00

WDA/EEGF/3
(7/2022)

(IJDC # _____)
(SAM.gov # _____/UEI # _____)

APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c)(2) – (6))
Designate sub-section _____

- 1) Project Sponsor: ☒ Governmental or ☐ Not-for-Profit
Name: City of Pennsboro
Address: 422 Main Street, Pennsboro, WV 26415
Contact Name: Vickie Goins
Email Address: cityofpennsboro@zoominternet.net
Phone Number: (304) 659-2377
- 2) Project Description: Sanitary Sewer Improvements (Phase I)
Attach a copy of the PER. On file at WVIJDC Dashboard
- 3) Status of Project design: Completed
- 4) Provide Budget/Sources & Uses/Schedule B. On file at WVIJDC Dashboard
Amount of WDA EEG Fund being requested: \$1,600,000 (\$500,000 additional, \$1,100,000 previously approved)
Amount, if any, required for a Federal match: N/A
Federal program requiring the match: N/A
- 5) Status of other project funding: Secured
- 6) Estimated construction period: December 2024
Estimated completion date: June 2026
- 7) Date approved by WVIJDC: Binding Commitment March 6, 2024
- 8) Date of last audit: 2023

Application Date: 3/15/2024

Authorized Representative/Project Sponsor

Name/Title: Robert Riggs / Mayor

Signature: _____

A handwritten signature in blue ink that reads "Robert Riggs". The signature is written in a cursive style and is positioned over a horizontal line.

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

City of Pennsboro Phase I - Sanitary Sewer Improvements

Project Description:

The City of Pennsboro (the City) owns and operates a wastewater collection and treatment system in Ritchie County, WV. The City operates and maintains a Class B sewer utility consisting of a 350,000-gallon per day (0.35 MGD) intermittent cycle extended aeration system sequential batch reactor wastewater treatment plant and collection system. The wastewater treatment plant is comprised of an influent pump station, mechanical screening facilities, a manual bypass screen, grit removal facilities, two (2) pre-reactor chambers with a volume of 36,500 gallons each, two (2) reactor chambers with a volume of 192,800 gallons each which function as integral clarifiers, two (2) disinfection equalization chambers with a volume 60,800 gallons each, ultraviolet disinfection facilities, cascade post aerations facilities, an aerated sludge holding tank with a volume of 207,300 gallons, a sludge dewatering belt press, and all requisite appurtenances.

Beginning in August 2021, and currently ongoing, an extensive inflow and infiltration (I&I) investigation study is being conducted on Pennsboro's sanitary sewer collection system. This effort is being made to identify the significant I&I contributors to determine which areas of focus are the most important in order to begin addressing them in a phased project approach. The I&I has become an enormous burden on the existing collection and treatment systems and without any upgrades or improvements the City will struggle to meet WV DEP NPDES Discharge Permit limitations. This PER details a proposed Phase I Sanitary Sewer System Improvements project that will address an area of the existing collection system that is contributing extreme amounts of I&I to the system.

According to the 2021 Public Service Commission Annual Report, Pennsboro treated 103,620,000 gallons of wastewater with only 17,938,000 gallons of water recorded as sold. This leads to a reported I&I of 82.69%. This is incredibly high for any system and without any intervention the system will continue to deteriorate and will result in issues of NPDES Permit compliance including flow exceedances and overflow events during wet weather at the WWTP.

Project Scope:

This project will replace a failing portion of the existing collection system in order to reduce I&I in the system. This project will involve the removal and replacement of approximately 3,900 LF of 12" gravity sewer line, 2,400 LF of 8" gravity sewer line, 30 EA sanitary sewer manholes, reconnection of 85 EA existing sanitary sewer lateral lines with new service line clean out, various road repair, reclamation of disturbed areas, and other necessary appurtenances.

Proposed Timeline:

Submit Preliminary Engineering Report to IJDC	June - 2022
Submission of Plans and Specifications for review	April - 2023
Approval of Plans and Specifications	May - 2023
PSC Approval / Advertise for Bids	August - 2023
Open and Review Bids	September - 2023
Close Bonds and Award Contract	October - 2023

**FUNDING COMMITTEE REPORT - NEW APPLICATION REVIEW WEST
VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL**

A. General Information

Project Sponsor	CAMERON, CITY OF						
Project Number	2024W-2499	Congressional Dist.	1	Resubmitted		Revision No.	
Contact	Mary Trowbridge						
Engineer	Gregory (Mark) Belcher						
Administrator	A. C. Wiethe						
Total customers served (existing)	389	Type	New customers to be served by project	0	County	Region	
		Water			MARSHALL		
Project Description	The City of Cameron proposes waterline replacement on Gable Avenue, Hillcrest Avenue and along U.S. Route 250 North of the City. The City will construct two (2) new 151,000 gallon water storage tanks to replace the 500,000 gallon tank that will be demolished. The existing waterlines are old and deteriorated and line replacement should reduce water loss.						
Emergency project as defined by §31-15A-2?				Yes		No X	
Existing Source/Treatment				Proposed Source/Treatment			
City of Cameron				City of Cameron			

B. Technical Staff/Funding Committee Recommendation

Rates (3,400-gal)	2020 Census	Staff Recommendation:
Existing Rates:	0.00	The Technical Review and Funding Committee recommends the City of Cameron pursue a \$1,500,000 DWTRF Principal Forgiveness Loan, a \$1,500,000 WDA EEGF, a \$350,000 Marshall County Commission grant, a \$50,000 Cameron ARPA grant, and a \$1,000,000 IJDC Grant for an estimated project cost of \$4,400,000. MRA 2022
Proposed Rates:	41.25	
0.6% MHI	12.08	
1.25% MHI	25.17	
1.5% MHI	30.21	
1.75% MHI	35.24	
2.0% MHI	40.28	
Design Fees to Const %	7.90%	
Total Fee to Const %	19.39%	

C. Funding Assistance Summary

Sources & Amounts Proposed in Preliminary Application		Sources & Amounts Approved By Council	
1. DWTRF Debt Forgiveness	\$1,500,000.00		
2. IJDC District 1 Grant	\$1,000,000.00		
3. Other Grant	\$1,400,000.00		
4. Local/City/Council	\$300,000.00		
5. Local/City/Council	\$200,000.00		
Total:	\$4,400,000.00	Total:	\$0.00

(IJDC # 2024W-2499)
(SAM.gov # DMNLPX29KM58 /UEI # DMNLPX29KM58)

1) Project Sponsor: X Governmental or ___ Not-for-Profit
Name: City of Cameron

Address: 44 Main Street, Cameron, WV 26033

Contact Name: A. C. Wiethe
Email Address: awiethe@belomar.org
Phone Number: (304) 242-1800

2) Project Description: Phase III - Water System Improvements

Attach a copy of the PER.

3) Status of Project design: 30% Designed

4) Provide Budget/Sources & Uses/Schedule B.
Amount of WDA EEG Fund being requested: \$1,500,000
Amount, if any, required for a Federal match: _____
Federal program requiring the match: _____

5) Status of other project funding: \$1,500,000 - DWTRF Principal Forgiveness, \$1,000,000 WVUJDC Grant, \$350,000 Marshall County Commission, \$50,000 City of Cameron ARPA _____

6) Estimated construction period: December 2024 - December 2025
Estimated completion date: December 2025

7) Date approved by WVUJDC: March 2024

8) Date of last audit: FY2023 (1/10/2024)

Application Date: January 23, 2024

Authorized Representative/Project Sponsor

Name/Title: Greg Galentine, Mayor

Signature: 

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

**FUNDING COMMITTEE REPORT - SCOPE, COST & FUNDING CHANGE REVIEW
WEST VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL**

A. General Information

Project Sponsor	BEECH BOTTOM, VILLAGE OF (water)(
Project Number	2023W-2426	Congressional Dist.	1	Resubmitted		Revision No.	
Contact	Dena Verner						
Engineer	Matthew W Fluharty						
Administrator	Benjamin Erste						
Total customers served (existing)	235	Type	New customers to be served by project	0	County	Region	
		Water			BROOKE		
Project Description	<p>The proposed project will install a new main water line and associate fire hydrants along West Virginia Route 2 in Beech Bottom, West Virginia to support the Village of Beech Bottom and the anticipated economic growth at the Beech Bottom Industrial Park. This project will create a loop in the Village of Beech Bottoms Water Distribution System to reduce concerns of pressure losses and quality fluctuations to residential users caused by demand peaks from industrial users at the industrial park. This infrastructure will allow fire hydrant access along the entire length of the property for emergency use. For purposes of scheduling priority, the project is broken up into 2 phases. Phase 1 involves the installation new water line and fire hydrants from the main entrance to the southern gate of the industrial park. Phase 2 involves the installation of new water line and fire hydrants from the main entrance of the industrial park north along West Virginia Route 2 through existing rights-of-way to connect to existing infrastructure near the POTW.</p>						
Emergency project as defined by §31-15A-2?				Yes	No	X	
Existing Source/Treatment			Proposed Source/Treatment				
Treatment Plant			Treatment Plant				

B. Technical Staff/Funding Committee Recommendation

Rates (3,400-gal)	2020 Census	Staff Recommendation:
Existing Rates:	31.89	The Technical Review and Funding Committee recommends the
Proposed Rates:	31.89	Village of Beech Bottom pursue a \$1,957,000 CDS, and a \$488,000
0.6% MHI	21.25	<u>WDA EEGF</u> for an estimated project cost of \$2,445,000. MRA 2021
1.25% MHI	44.27	
1.5% MHI	53.12	
1.75% MHI	61.98	
2.0% MHI	70.83	
Design Fees to Const %	8.88%	
Total Fee to Const %	23.39%	

C. Funding Assistance Summary

Sources & Amounts Proposed in Preliminary Application		Sources & Amounts Approved By Council	
1. Congressionally Directed (03/15/22)	\$1,957,000.00	1. Congressionally Directed	\$1,957,000.00
Total:	\$1,957,000.00	Total:	\$1,957,000.00

WDA/EEGF/3
(7/2022)

(SAM.gov # _____) (IJDG # 2023W-2426)
/UEI # YKGSWJ3MCH5

APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c)(2) – (6))
Designate sub-section _____

- 1) Project Sponsor: _____ Governmental or ☒ Not-for-Profit
Name: Village of Beech Bottom
Address: 11 3rd Street, Beech Bottom, WV 26030
Contact Name: Rebecca Uhly
Email Address: mayor@bbwv.org
Phone Number: 304-394-5545
- 2) Project Description: Village of Beech Bottom - Water System Loop and Extension
Attach a copy of the PER.
- 3) Status of Project design: In progress. Approximately 80% complete.
- 4) Provide Budget/Sources & Uses/Schedule B.
Amount of WDA EEG Fund being requested: \$488,000
Amount, if any, required for a Federal match: N/A
Federal program requiring the match: N/A
- 5) Status of other project funding: Allocated
- 6) Estimated construction period: July 2024 - December 2024
Estimated completion date: December 2024
- 7) Date approved by WVIJDC: 10/05/2023
- 8) Date of last audit: 06/30/2021

Application Date: February 6, 2024

Authorized Representative/Project Sponsor

Name/Title: Rebecca Uhly, Mayor

Signature: 

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

**FUNDING COMMITTEE REPORT - PRELIMINARY APPLICATION REVIEW
WEST VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL**

A. General Information

Project Sponsor	BENWOOD, CITY OF						
Project Number	2023S-2319	Congressional Dist.	1	Resubmitted		Revision No.	
Contact	Walter Yates, Mayor						
Engineer	Michael Davis						
Administrator	A. C. Wiethe						
Total customers served (existing)	537	Type	New customers to be served by project	0	County	Region	
		Sewer			MARSHALL		
Project Description	The City's Phase III project is a combined sewer system that includes four (4) lift stations that transfer wastewater via common force main to the City of Wheeling for treatment. Large amounts of infiltration and inflow associated with the combined sewer system creates CSO events. This project involves the construction and installation of new sanitary sewer lines to separate the sanitary and storm sewers. The existing system will serve as the storm water only. The project includes the removal of four (4) CSO's from the system. This project achieves partial compliance with EPA Order No. 5734 as the City continues to remove CSO's from the sewer system.						
Emergency project as defined by §31-15A-2?					Yes	No	X
Existing Source/Treatment				Proposed Source/Treatment			
City of Wheeling				City of Wheeling			

B. Technical Staff/Funding Committee Recommendation

Rates (3,400-gal)	2020 Census	Staff Recommendation:
Existing Rates:	34.34	The Technical Review and Funding Committee recommends the City of Benwood pursue a \$2,000,000 CWSRF Principal Forgiveness Loan, a \$750,000 WDA EEGF, and a \$1,000,000 IJDC Grant for an estimated project cost of \$3,750,000.
Proposed Rates:	34.34	
0.6% MHI	17.84	
1.25% MHI	37.17	
1.5% MHI	44.61	
1.75% MHI	52.04	
2.0% MHI	59.48	
Design Fees to Const %	6.89%	
Total Fee to Const %	19.39%	

C. Funding Assistance Summary

Sources & Amounts Proposed in Preliminary Application		Sources & Amounts Approved By Council	
1. CWSRF Principal Forgiveness	\$2,000,000.00	1. CWSRF Debt Forgiveness	\$2,000,000.00
2. IJDC District 1 Grant	\$1,000,000.00	2. WDA Economic Enhancement Grant Fund	\$750,000.00
3. WDA Economic Enhancement Grant Fund	\$750,000.00	3. IJDC Grant	\$1,000,000.00
Total:	\$3,750,000.00	Total:	\$3,750,000.00

(IJDC # 2023S-2319)
(SAM.gov # VKMGBZQHKQW5 /UEI # VKMGBZQHKQW5)

1) Project Sponsor: X Governmental or ___ Not-for-Profit
Name: City of Benwood
Address: 430 Main Street, Benwood, WV 26031
Contact Name: A.C. Wiethe, Project Administrator, Belomar Regional Council
Email Address: awiethe@belomar.org
Phone Number: 304.242.1800

2) Project Description: Phase III Sewer Separation to eliminate 3 CSO's.
Attach a copy of the PER.

3) Status of Project design: Completed and under DEP review

4) Provide Budget/Sources & Uses/Schedule B.
Amount of WDA EEG Fund being requested: \$750,000
Amount, if any, required for a Federal match: \$0.00
Federal program requiring the match: _____

5) Status of other project funding: CWSRF-PF\$2M & IJDC grant \$1M

6) Estimated construction period: 15 months
Estimated completion date: 2/4/2026

7) Date approved by WVIJDC: 4/7/2023

8) Date of last audit: FY2022 complete FY2023 nearing completion

Application Date: 3/13/2024

Authorized Representative/Project Sponsor

Name/Title: Walter W. Yates

Signature: _____

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

FUNDING COMMITTEE REPORT - PRELIMINARY APPLICATION REVIEW WEST VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL

A. General Information

Project Sponsor	CENTRAL HAMPSHIRE PSD				
Project Number	2023S-2340	Congressional Dist.	2	Resubmitted	Revision No.
Contact	David P. Coyle				
Engineer	Dominick Cerrone				
Administrator	Kim Ruddle				
Total customers served (existing)	793	Type	New customers to be served by project	0	County
		Sewer			HAMPSHIRE
Project Description	Decommission the Harvest Hills package WWTP and sending flow into the existing Central Hampshire system through a new LS and force main there, an upgraded 200,000 GPD average daily flow biological nutrient removal plant at Frenchburg, and select rehabilitation of existing collection system components. The plant upgrade will meet the more stringent effluent requirements of the Chesapeake Bay watershed.				
Emergency project as defined by §31-15A-2?				Yes	No X
Existing Source/Treatment			Proposed Source/Treatment		
Harvest Hill WTP			Frenchburg WTP		

B. Technical Staff/Funding Committee Recommendation

Rates (3,400-gal)	2020 Census	Staff Recommendation:
Existing Rates:	63.38	The Technical Review and Funding Committee recommends the Central Hampshire PSD pursue a \$1,500,000 CWSRF Debt Forgiveness Loan, a \$3,705,000 CWSRF Loan (0.25%, 40 yrs, 0.25% AF), \$1,000,000 USDA Grant, a \$1,500,000 USDA Loan (3%, 40 yrs), a \$2,500,000 WDA EEGF, a \$350,000 Hampshire County Commission Grant, and a \$500,000 IJDC Grant for an estimated project cost of \$11,055,000. Most recent audit 6.30.2022
Proposed Rates:	83.41	
0.6% MHI	24.26	
0.25% MHI	50.55	
0.5% MHI	60.66	
0.75% MHI	70.77	
1.0% MHI	80.88	
Design Fees to Const %	5.07%	
Total Fee to Const %	12.41%	

C. Funding Assistance Summary

Sources & Amounts Proposed in Preliminary Application		Sources & Amounts Approved By Council	
1. CWSRF Loan (0.50%, 40)	\$3,705,000.00	1. Local/City/Council	\$350,000.00
2. CWSRF Grant	\$1,500,000.00		
3. USDA Loan (3.00%, 40)	\$1,500,000.00		
4. USDA Grant	\$1,000,000.00		
5. IJDC District 2 Grant	\$500,000.00		
6. WDA Economic Enhancement Grant	\$2,500,000.00		
7. Other Grant	\$350,000.00		
Total:	\$11,055,000.00	Total:	\$350,000.00

(S.A.M.gov # Cage 854R2 / UEI # NAWN1PBMAL78) (IJDC # 2023S-2340)

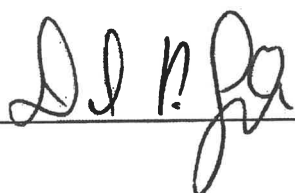
[Example: USED A]
(WV Code 22C-1-6a(b))

- 1) Project Sponsor: ☒ Governmental or ☐ Not-for-Profit
Name: Central Hampshire Public Service District
Address: 18540 Northwestern Pike, Augusta, WV 26704
Contact Name: David Coyle
Email Address: central.water77@yahoo.com
Phone Number: 304-496-8882
- 2) Project Description: See Attached
- 3) Grant funding applied for that requires a match: _____
Federal program requiring binding commitment for the match: _____
Amount of WDA EEG Fund being requested: \$2,000,000.00
- 4) Anticipated grant notification award date: _____
- 5) Estimated construction period: 14 months Dec. 24-Feb. 26
Estimated completion date: February 2026
- 6) Provide sources/uses budget/Schedule B for Project showing all proposed project funding.
- 7) Project Consulting Engineer: Cerrone & Associates
Project Accountant: John Kunkle & Associates
- 8) Date approved by WVUJDC: _____
- 9) Date of last audit: FYE June 30, 2023

Application Date: 3/18/24

Authorized Representative/Project Sponsor

Name/Title: Chairman

Signature: 

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

WDA/EEGF/3
(7/2022)

(IJDC # 2021W-1982)
(SAM.gov # _____/UEI # GXFGAHH6JR3)

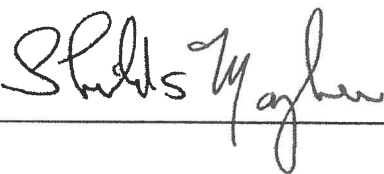
APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c)(2) – (6))
Designate sub-section 3

- 1) Project Sponsor: X Governmental or Not-for-Profit
Name: Tomlinson PSD
Address: 2830 Sixth St, New Cumberland, WV 26047
Contact Name: Ben Erste
Email Address: berste@bhjmpc.org
Phone Number: 740-282-3685 ext. 204
- 2) Project Description: Newell Failing Utility System Acquisition & Upgrade
Attach a copy of the PER.
- 3) Status of Project design: Pending
- 4) Provide Budget/Sources & Uses/Schedule B.
Amount of WDA EEG Fund being requested: \$8,503,570.00
Amount, if any, required for a Federal match: 0.00
Federal program requiring the match: NA
- 5) Status of other project funding: Recommended by IJDC
- 6) Estimated construction period: Fall 2024 - Summer 2026
Estimated completion date: July 2026
- 7) Date approved by WVIJDC: November 1, 2023
- 8) Date of last audit: FY23

Application Date: July 31, 2024

Authorized Representative/Project Sponsor

Name/Title: Shields Mayhew, Acting Chairman

Signature: 

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.



REGION XI PLANNING & DEVELOPMENT COUNCIL

PO Box 82
Weirton, WV 26062-0082

Phone: 304-797-9666
Fax: 740-282-1821
Web: www.bhjmpc.org

January 4, 2024

Mr. Wayne Morgan, Executive Director
WV Infrastructure and Jobs Development Counsel
1009 Bullitt Street
Charleston, WV 25301

RE: Tomlinson PSD (IJDC-2021W-1982) – Project Scope, Cost, and Funding
Change Request

Dear Mr. Morgan,

The Tomlinson Public Service District (IJDC-2021W-1982) requests a Scope, Cost, and Funding change to provide adequate financial coverage necessary to take over the Newell water system, which the Public Service Commission is labeling as a Distressed Utility. Per discussions had with the project's funding agencies, the PSD, and project team members, it has been determined the best course of action to continue to move this project forward is splitting into two phases.

Phase I: The first phase of the Newell Water System Improvements project will consist of the construction of a new 800 GPM treatment plant, the refurbishment and upgrade of existing wells, refurbish the existing 1.7 MG storage tank, one new 12" "raw water" line, and one new 12" finished water line connecting back to the distribution system (Phase II). All soft costs associated with both Phases I and II are included in this first phase.

Funding Scenario (Phase I)

Loans

DWTRF Loan: \$3,541,638.05

Grants

IJDC PFA Grant District 1: \$ 50,000.00 ✓

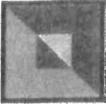
Local/County Commission: \$ 50,000.00 ✓

DWTRF Principal Forgiveness: \$ 137,782.95

IJDC Grant: \$ 500,000.00 ✓

WDA Economic Enhancement Grant Fund: \$8,503,570.00 ✓

Total: \$12,732,991.00



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Phase II: The second phase will consist of the upgrades to the existing distribution system and consist of approximately 31,000 L.F. of new water lines of various sizes, valves, hydrants, etc., and miscellaneous surface restoration. Also included in this phase will be the replacement of most of the existing services lines and meters connecting to the new mains.

Funding Scenario (Phase II)

Grants

IJDC Distressed Utilities:.....	\$5,000,000.00
DWTRF Principal Forgiveness:	\$2,222,705.05
Total:	\$7,222,705.05

To assist in moving Phase I forward as quickly as possible, the PSD also requests the remaining IJDC funds in their current water project, 2018W-1731 in the amount of \$96,356.58. Additionally, remaining SRF funds on the project will be used to fund the initial design.

If you have any questions regarding these requests, please do not hesitate to contact me via telephone at (740) 282-3685 Ext. 204, or email at berste@bhjmpc.org. Thank you for your attention in this matter.

Sincerely,

Benjamin Erste

Benjamin Erste
Project Administrator
WV Region 11 Planning & Development Specialist

**FUNDING COMMITTEE REPORT - PRELIMINARY APPLICATION REVIEW
WEST VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL**

A. General Information

Project Sponsor	CLARKSBURG WATER BOARD						
Project Number	2022W-2234	Congressional Dist.	1	Resubmitted		Revision No.	
Contact	Jason Myers						
Engineer	Douglas R. Smith						
Administrator	Shelby Johnson						
Total customers served (existing)	7886	Type	New customers to be served by project	0	County	Region	
		Water			HARRISON		
Project Description	An overall, comprehensive project performed in three (3) phases to conduct what is termed "full lead service line replacement" for 4067 identified lead service lines as well as the replacement of select main line water lines associated with those lead service lines, and the replacement of the other non-lead service lines associated with those select main line water lines. Phase 3A will include the neighborhoods of Northview, Rosebud, and Stealey as well as the replacement of a 24" transmission water line off of Van Buren Street. For planning purposes only, Phases 3B and 3C are also discussed in this Preliminary Engineering Report.						
Emergency project as defined by §31-15A-2?					Yes	No	X
Existing Source/Treatment				Proposed Source/Treatment			
Clarksburg Water Board				Clarksburg Water Board			

B. Technical Staff/Funding Committee Recommendation

Rates (3,400-gal)	2020 Census	Staff Recommendation:
Existing Rates:	26.28	The Technical Review and Funding Committee recommends the City of Clarksburg pursue a \$6,880,000 Congressionally Directed Spending, a \$5,454,813 DWTRF Principal Forgiveness, a \$10,428,625 DWTRF Loan (1%, 40 yrs), and a \$5,677,562 DWTRF Loan (0%, 30 yrs) for an estimated project cost of \$28,441,000.
Proposed Rates:	36.69	
0.6% MHI	20.61	
1.25% MHI	42.94	
1.5% MHI	51.53	
1.75% MHI	60.12	
2.0% MHI	68.71	
Design Fees to Const %	6.15%	
Total Fee to Const %	16.32%	

C. Funding Assistance Summary

Sources & Amounts Proposed in Preliminary Application	Sources & Amounts Approved By Council
----------------------------------------------------------------------	------------------------------------------------------

1. Congressionally Directed	\$6,880,000.00	1. DWTRF Loan	\$1,632,223.00
2. DWTRF Prinicipal Forgiveness	\$5,454,813.00	2. DWTRF Lead Service Line Program	\$440,558.00
3. DWTRF Loan (1.00%, 40)	\$10,428,625.00	3. DWTRF Lead Service Line Program	\$409,169.00
4. DWTRF Loan (0.00%, 30)	\$5,677,562.00	4. WDA Economic Enhancement Grant Fund	\$12,000,000.00
		5. Congressionally Directed	\$6,880,000.00
		6. CDS Match	\$1,720,000.00
		7. DWTRF Lead Service Line Program	\$6,642,922.00
		8. DWTRF Lead Service Line Program	\$6,382,416.00
		9. DWTRF Loan	\$19,833,712.00
		10. DWTRF Principal Forgiveness	\$2,500,000.00
		SubTotal:	\$58,441,000.00
		Total:	\$58,512,373.54
Total:	\$28,441,000.00		

WDA/EEGF/3
(7/2022)

(LJDC # ^{2022W-2234}
(SAM.gov # 3UWA2 /UEI # XJPJREZXQ9L4)

APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c)(2) – (6))
Designate sub-section _____

- 1) Project Sponsor: X Governmental or Not-for-Profit
Name: Clarksburg Water Board
Address: 1001 S Chestnut Street
Contact Name: Shelby Johnson, Project Administrator
Email Address: sjohnson@regionvi.com
Phone Number: 304-366-5693 x 101
- 2) Project Description: Water system improvements project to replace lead service lines and other aging system components.

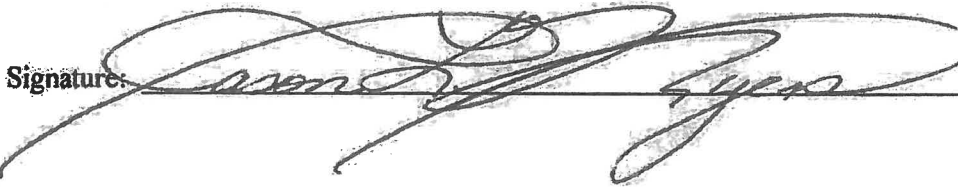
Attach a copy of the PER.
- 3) Status of Project design: 80% complete
- 4) Provide Budget/Sources & Uses/Schedule B.
Amount of WDA EEG Fund being requested: \$12,000,000
Amount, if any, required for a Federal match: federal matching requirements met
Federal program requiring the match: US EPA R3 Community Grant
- 5) Status of other project funding: committed
- 6) Estimated construction period: approx. 24 months - begin August 2024
Estimated completion date: July 2026
- 7) Date approved by WVIJDC: Phase 3A originally approved by IJDC November 2022, scope and funding change request TBD
- 8) Date of last audit: 06/30/2023

Application Date: **February 1, 2024**

Authorized Representative/Project Sponsor

Name/Title: **Jason L. Myers, General Manager**

Signature: _____

A handwritten signature in black ink, appearing to read "Jason L. Myers", is written over a horizontal line.

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

Clarksburg Water Board Phase 3A Water System Improvements Project
 JDC #2022W-2234
 DWTRF # 22DWTRF001.SLD
 Draft Schedule B

03/27/2023
 02/09/2024

	TOTAL	DWTRF Base Series A Design Loan	DWTRF LSL Replacement Series B Design Loan	DWTRF LSL Replacement PF Series C Design Loan	WDA Economic Enhancement Grant	State of WV Non-federal Matching Grant	US EPA R3 Community Grant	DWTRF LSL Replacement Loan	DWTRF LSL Replacement Principal Forgiveness Loan	DWTRF Base Loan	DWTRF Base Principal Forgiveness Loan
PROJECT COSTS	\$ 58,441,000.00	\$ 1,632,223.00	\$ 440,558.00	\$ 409,169.00	\$ 12,000,000.00	\$ 1,720,000.00	\$ 6,880,000.00	\$ 6,642,922.00	\$ 6,382,416.00	\$ 19,833,712.00	\$ 2,500,000.00
1 Total Construction	\$ 48,418,700.00	\$ -	\$ -	\$ -	\$ 12,000,000.00	\$ 1,720,000.00	\$ 6,406,717.00	\$ 5,787,725.00	\$ 5,966,463.00	\$ 14,037,795.00	\$ 2,500,000.00
Contract No. 1 - Northview	\$ 13,600,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,199,198.00	\$ 1,620,372.00	\$ 1,556,828.00	\$ 6,723,602.00	\$ 2,500,000.00
Contract No. 2 - Stealey	\$ 17,900,000.00	\$ -	\$ -	\$ -	\$ 4,721,500.00	\$ 1,720,000.00	\$ 5,207,519.00	\$ 1,977,525.00	\$ 1,899,975.00	\$ 2,373,481.00	\$ -
Contract No. 3 - Van Buren	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,397.00	\$ 2,303.00	\$ 1,995,300.00	\$ -
Contract No. 4 - Pike and Main	\$ 8,900,000.00	\$ -	\$ -	\$ -	\$ 7,278,500.00	\$ -	\$ -	\$ 826,965.00	\$ 794,535.00	\$ -	\$ -
LSL Replacement on Customer Side	\$ 1,617,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 824,670.00	\$ 792,330.00	\$ -	\$ -
Contingency 10.38%	\$ 4,401,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 535,796.00	\$ 920,492.00	\$ 2,945,412.00	\$ -
2 Technical Services (Thrasher)	\$ 80,000.00	\$ 32,144.00	\$ 12,152.00	\$ 11,704.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,000.00	\$ -
a. Study / Report	\$ 2,681,000.00	\$ 562,520.00	\$ 212,660.00	\$ 204,820.00	\$ -	\$ -	\$ -	\$ 106,944.00	\$ 102,750.00	\$ 1,491,306.00	\$ -
b. Design (Preliminary & Final Design)	\$ 54,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,442.00	\$ 6,190.00	\$ 41,368.00	\$ -
c. Bidding & Negotiation	\$ 715,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,304.00	\$ 81,958.00	\$ 547,738.00	\$ -
d. Construction Management	\$ 2,356,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 212,049.00	\$ 203,734.00	\$ 1,940,217.00	\$ -
e. RPR/Inspection	\$ 120,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,317.00	\$ 13,755.00	\$ 91,828.00	\$ -
f. Post Construction											
g. Special Services											
Subsurface Investigations	\$ 200,000.00	\$ 114,800.00	\$ 43,400.00	\$ 41,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pre-Construction Videotaping	\$ 66,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,874.00	\$ 7,566.00	\$ 50,560.00	\$ -
Easement Exhibit Preparation	\$ 25,000.00	\$ 14,350.00	\$ 5,432.00	\$ 5,218.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mapping Control Surveying	\$ 3,000.00	\$ 1,722.00	\$ 651.00	\$ 627.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aerial Photography and Mapping	\$ 105,000.00	\$ 60,270.00	\$ 22,785.00	\$ 21,945.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Topographic Surveying	\$ 125,000.00	\$ 71,750.00	\$ 27,125.00	\$ 26,125.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Agency Review Coordination	\$ 50,000.00	\$ 28,700.00	\$ 10,450.00	\$ 10,450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Preparation of Funding Applications	\$ 20,000.00	\$ 11,480.00	\$ 4,340.00	\$ 4,180.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Permitting	\$ 20,000.00	\$ 11,480.00	\$ 4,340.00	\$ 4,180.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Right-of-Way Coordination Assistance	\$ 130,000.00	\$ 74,620.00	\$ 28,210.00	\$ 27,170.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
American Iron and Steel Implementation	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ -
Asset Management Plan	\$ 70,000.00	\$ 70,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Lands & ROWS											
a. Land Acquisition / ROW Agent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
b. Easement Fees	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
c. Fee Simple Acquisition Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4 Legal											
a. Legal Fees (Project & ROW Attorney)	\$ 100,000.00	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	\$ -
5 Accounting (Todd Dinges)	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6 Administration (Region VI)	\$ 300,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,000.00	\$ -
7 Miscellaneous											
a. Permits	\$ 285,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,000.00	\$ -
b. Legal Ads	\$ 20,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -
c. Post Construction Water Quality Testing and Documentation	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000.00	\$ -
d. CWB Reimbursement for Lead Costs	\$ 473,283.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473,283.00	\$ -	\$ -	\$ -	\$ -
e. Public Outreach and Agency Communication	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000.00	\$ -
f. Tractor Vacuum Excavator (Potholing Machine)	\$ 99,098.70	\$ -	\$ 50,540.33	\$ 48,558.37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
g. Project Contingency 0.99%	\$ 578,918.30	\$ 359,842.00	\$ 3,384.67	\$ 2,391.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,300.00	\$ -
8 Total of Lines 1 through 7	\$ 57,365,000.00	\$ 1,558,678.00	\$ 425,870.00	\$ 409,169.00	\$ 12,000,000.00	\$ 1,720,000.00	\$ 6,880,000.00	\$ 6,220,855.00	\$ 6,382,416.00	\$ 19,268,212.00	\$ 2,500,000.00
COST OF FINANCING											
9 Bond Reserve	\$ 1,000,000.00	\$ 63,045.00	\$ 14,688.00	\$ -	\$ -	\$ -	\$ -	\$ 422,267.00	\$ -	\$ 500,000.00	\$ -
10 Registrar	\$ 1,000.00	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ -
11 Bond Counsel	\$ 75,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000.00	\$ -
12 Total Cost of Financing (line 9 through 11)	\$ 1,076,000.00	\$ 73,545.00	\$ 14,688.00	\$ -	\$ -	\$ -	\$ -	\$ 422,267.00	\$ -	\$ 565,500.00	\$ -
13 Total Cost of Project (line 8 plus line 12)	\$ 58,441,000.00	\$ 1,632,223.00	\$ 440,558.00	\$ 409,169.00	\$ 12,000,000.00	\$ 1,720,000.00	\$ 6,880,000.00	\$ 6,642,922.00	\$ 6,382,416.00	\$ 19,833,712.00	\$ 2,500,000.00
SOURCE OF FUNDS											
14 Federal Grants	\$ 16,171,585.00	\$ -	\$ -	\$ 409,169.00	\$ -	\$ -	\$ 6,880,000.00	\$ -	\$ 6,382,416.00	\$ -	\$ 2,500,000.00
15 State Grants	\$ 13,720,000.00	\$ -	\$ -	\$ -	\$ 12,000,000.00	\$ 1,720,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
16 Other Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17 Total Grants	\$ 29,891,585.00	\$ -	\$ -	\$ 409,169.00	\$ 12,000,000.00	\$ 1,720,000.00	\$ 6,880,000.00	\$ -	\$ 6,382,416.00	\$ -	\$ 2,500,000.00
18 Net Proceeds from Bond Issuance (line 13 minus line 17)	\$ 28,549,415.00	\$ 1,632,223.00	\$ 440,558.00	\$ -	\$ -	\$ -	\$ -	\$ 6,642,922.00	\$ -	\$ 19,833,712.00	\$ -

DRAFT
 Clarksburg Water Board

DRAFT
 The Thrasher Group

DRAFT
 Date

DRAFT
 Date

FUNDING COMMITTEE REPORT - PRELIMINARY APPLICATION REVIEW WEST VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL

A. General Information

Project Sponsor	NEW HAVEN PSD						
Project Number	2018W-1761	Congressional Dist.	3	Resubmitted		Revision No.	
Contact	Kenneth Hayes						
Engineer	David Altizer						
Administrator	Lesley Taylor						
Total customers served (existing)	1770	Type	New customers to be served by project	67	County	Region	
		Water			FAYETTE		
Project Description	Water line extension to Sunday Rd / Confluence / Elliot Cutoff area, including possible Stringtown connector & Clifty connector						
Emergency project as defined by §31-15A-2?					Yes	No	X
<u>Existing Source/Treatment</u>				<u>Proposed Source/Treatment</u>			
private wells				WTP			

B. Technical Staff/Funding Committee Recommendation

Rates (3,400-gal)	2015 Census	Staff Recommendation:
Existing Rates:	49.24	The Technical Review and Funding Committee recommends the New Haven PSD receive a \$500,000 IJDC binding commitment.
Proposed Rates:	52.93	
0.6% MHI	18.15	
1.25% MHI	37.81	
1.5% MHI	45.37	
1.75% MHI	52.93	
2.0% MHI	60.49	
Design Fees to Const %	4.01%	
Total Fee to Const %	19.32%	

C. Funding Assistance Summary

Sources & Amounts Proposed in Preliminary Application	Sources & Amounts Approved By Council
1. DWTRF Prinicipal Forgiveness \$395,970.00	1. Private Grant \$338,415.00
2. IJDC District 3 Grant \$204,030.00	2. DWTRF Loan \$2,863,000.00
3. Other Grant \$236,280.00	3. DWTRF Principal Forgiveness \$540,442.00
4. IJDC District 3 Loan (0.75%, 30) \$2,097,355.00	4. Local/City/Council \$52,222.00
	5. WDA Economic Enhancement Grant Fund \$2,744,421.00
	6. IJDC Grant \$500,000.00
	SubTotal: \$7,038,500.00
Total: \$2,933,635.00	Total: \$7,045,657.50

WDA/EEGF/3
(7/2022)

(IJDC # ^{2018W-1761})
(SAM.gov # 7SEH4 /UEI # X1NFU6HBE8S4)

APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c)(2) – (6))
Designate sub-section 4


- 1) Project Sponsor: X Governmental or Not-for-Profit
Name: New Haven Public Service District
Address: PO Box 28 Oak Hill WV 25901
Contact Name: Kenneth Hayes, Chairman
Email Address: kennyheydude06@yahoo.com
Phone Number: (304)663-6230
- 2) Project Description: Extension of public water service to apx 67 new customers in the Sunday Rd, Confluence, Elliot Cutoff areas of Fayette County

Attach a copy of the PER.
- 3) Status of Project design: Design is complete.
- 4) Provide Budget/Sources & Uses/Schedule B.
Amount of WDA EEG Fund being requested: \$1,593,863 (includes previous award of \$1m)
Amount, if any, required for a Federal match: n/a
Federal program requiring the match: n/a
- 5) Status of other project funding: see notes on page 2
- 6) Estimated construction period: 12 months
Estimated completion date: November 2025
- 7) Date approved by WVIJDC: see notes on page 2
- 8) Date of last audit: 06/30/2022

Application Date: 03/19/2024

Authorized Representative/Project Sponsor

Name/Title: Kenneth R. Hayes, Chairman

Signature: 

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

Supplemental Information:

5. A change in cost and funding was sent to both WVIJDC and WVDEP on 3/19/2024 for consideration of additional loan and grant funds. Commitments for the increased amounts have not been secured. The WVAWC, DWTRF Design Loan PF and District commitments have been secured.

7. The funding change on the supplemental Schedule B was sent to WVIJDC on 3/19/2024 but has not yet been reviewed by the funding committee or full council.

PRE-BID SCHEDULE B
New Haven PSD - Sunday Road / Confluence / Elliot Cutoff / Stringtown / Clifty
IJDC 2018W-1761
COST OF PROJECT, SOURCES OF FUNDS

3/19/2024

A. Cost of Project	New Haven PSD Residual Winona WW WVAWC Funds	DWTRF Design PF	WVAWC *	DWTRF Loan (.25%, .25%, 40 yrs)	DWTRF PF	WDA EEGF	IJDC Grant	TOTAL
1. Construction								
Construction	\$ -	\$ -	\$ 338,415.00	\$ 461,222.00	\$ 1,336,500.00	\$ 1,593,863.00	\$ 191,000.00	\$ 3,921,000.00
Additive Alternate - Stringtown	\$ -	\$ -	\$ -	\$ 512,000.00	\$ -	\$ -	\$ -	\$ 512,000.00
Additive Alternate - Clifty	\$ -	\$ -	\$ -	\$ 542,000.00	\$ -	\$ -	\$ -	\$ 542,000.00
Construction Contingency (15%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 746,000.00	\$ 746,000.00
2. Technical Services								
Study & Report (02)	\$ -	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000.00
Preliminary Design (08)	\$ -	\$ 15,000.00	\$ -	\$ 115,000.00	\$ -	\$ -	\$ -	\$ 130,000.00
Final Design (11)	\$ 14,761.20	\$ 60,738.80	\$ -	\$ 153,500.00	\$ -	\$ -	\$ -	\$ 229,000.00
Bidding & Negotiation (15)	\$ 15,000.00	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
RPR (18)	\$ -	\$ -	\$ -	\$ 224,000.00	\$ -	\$ -	\$ -	\$ 224,000.00
Engineering During Construction (17)	\$ -	\$ -	\$ -	\$ 80,000.00	\$ -	\$ -	\$ -	\$ 80,000.00
Special Services								
Engineering Surveys (03)	\$ -	\$ -	\$ -	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00
Geotechnical Services	\$ -	\$ -	\$ -	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00
Property Surveys	\$ -	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
Mapping Services	\$ -	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
Easement Maps (09)	\$ -	\$ 4,000.00	\$ -	\$ 16,000.00	\$ -	\$ -	\$ -	\$ 20,000.00
Construction Stakeout (16)	\$ -	\$ -	\$ -	\$ 21,000.00	\$ -	\$ -	\$ -	\$ 21,000.00
Special Meetings (20)	\$ -	\$ 12,000.00	\$ -	\$ 18,000.00	\$ -	\$ -	\$ -	\$ 30,000.00
O & M Manuals (24)	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00
1 Yr Warranty (25)	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00
Record Drawings (26)	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00
Archaeological Clearance (39)	\$ -	\$ 4,000.00	\$ -	\$ 6,000.00	\$ -	\$ -	\$ -	\$ 10,000.00
Environmental Services (40)	\$ 1,475.77	\$ 10,524.23	\$ -	\$ 18,000.00	\$ -	\$ -	\$ -	\$ 30,000.00
Preparation of Funding Applications (43)	\$ 3,468.23	\$ 10,853.77	\$ -	\$ 15,678.00	\$ -	\$ -	\$ -	\$ 30,000.00
3. Legal & Fiscal								
Legal	\$ 17,186.80	\$ 8,730.00	\$ -	\$ 14,083.20	\$ -	\$ -	\$ -	\$ 40,000.00
Accountant	\$ -	\$ 4,781.25	\$ -	\$ 15,218.75	\$ -	\$ -	\$ -	\$ 20,000.00
Project Administration	\$ -	\$ 2,493.08	\$ -	\$ 172,506.92	\$ -	\$ -	\$ -	\$ 175,000.00
4. Miscellaneous								
Sites & Lands	\$ 330.00	\$ 9,670.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00
Permits / Fees / Legal Ads	\$ -	\$ 3,708.87	\$ -	\$ 32,291.13	\$ -	\$ -	\$ -	\$ 36,000.00
Project Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,000.00	\$ 63,000.00
5. Cost of Financing								
Bond Counsel	\$ -	\$ 5,000.00	\$ -	\$ 27,000.00	\$ -	\$ -	\$ -	\$ 32,000.00
Registrar Fees	\$ -	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ 500.00
6. Sub-Total (lines 1 thru 5)	\$ 52,222.00	\$ 163,500.00	\$ 338,415.00	\$ 2,554,000.00	\$ 1,336,500.00	\$ 1,593,863.00	\$ 1,000,000.00	\$ 7,038,500.00
B. Sources of Funds								
7. New Haven PSD	\$ 52,222.00							
8. DWTRF Design PF	\$ 163,500.00							
9. WVAWC	\$ 338,415.00							
10. DWTRF Loan	\$ 2,554,000.00							
11. DWTRF PF	\$ 1,336,500.00							
12. IJDC Grant	\$ 1,000,000.00							
13. WDA EEGF	\$ 1,593,863.00							
14. Total of Sources (lines 7 thru 13)	\$ 7,038,500.00							

* WVAWC's up front contribution is \$338,415, based on a customer county of 55 residential customers who have a signed user agreement, an investment of \$6,153 per customer. See PSC Case 22-0466-WS-PC, final 11/9/2022.

WDA/EEGF/4
(7/2022)

(SAM.gov # _____ /UEI # _____)

**APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c) (7)-Infrastructure (economic development) Project)**

- 1) Project Sponsor: ☐ Governmental or ☒ Not-for-Profit
Name: WVU at Parkersburg Foundation
Address: 300 Campus Drive, Parkersburg, WV 26104
Contact Name: Olivia Reeder
Email Address: olivia.reeder@wvup.edu
Phone Number: (304) 494-1572
- 2) Attach a detailed Project Description including scope, timelines, sources, amounts and status of all anticipated funding and a detailed budget for the Infrastructure Project.
Attach financial information and any supporting documentation.
- 3) Amount of WDA EEG Fund being requested: \$700,000
Amount of Project Sponsor contribution: \$846,452
- 4) Status of Infrastructure Project design: Estimates received
Estimated date for design completion: March 31, 2024
- 5) Estimated construction period: April - October 2024
Estimated completion date: October 2024
- 6) Date of last audit: August 17, 2023
Attach copy of most recent audit.
- 7) Required recommendation: Commerce _____, Economic Development ☒,
Tourism _____ (Attach letter from the applicable Secretary).

Application Date: **February 2, 2024**

Authorized Representative/Project Sponsor

Name/Title: **Olivia Reeder, Foundation Director**

Signature: *Olivia Reeder* 2/2/24

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

WEST VIRGINIA UNIVERSITY AT PARKERSBURG FOUNDATION

300 CAMPUS DRIVE | PARKERSBURG, WV 26104 | 304.424.8340 | FOUNDATION@WVUP.EDU

TO: Water Development Authority Economic Enhancement Grant

RE: WVUP Incubator and Technology Center

(renovation of former Stotts Administration Hall on former Ohio Valley University Campus)

Project Description:

WVU at Parkersburg Foundation purchased the former OVU campus for \$4.6 million, finalizing the purchase in November 2023. The Foundation received a \$10 million gift to help with this project that will be more than a \$19.28 million renovation project.

Scope: We are currently renovating the former Stotts Administration Hall to turn it into an academic building focusing on computer science, computer information technology, cybersecurity, and network administration degrees. We are proposing a business incubation space for students and the community, as well as business anchor locations for technology companies looking to expand into the Mid-Ohio Valley. We also will include co-working locations for local residents and alumni who work remotely.

Timelines:

Heating became the first priority and the initial heat in the building was completed in early January.

Roof replacements become the next priority, with the hope to finish roof replacements from March to October, with an estimated completion date of October 1, 2024. Already, two roofs had to be replaced.

The overall timeline is to open the school in the summer of 2025.

Request:

\$700,000 for roof replacements

WEST VIRGINIA UNIVERSITY AT PARKERSBURG FOUNDATION

300 CAMPUS DRIVE | PARKERSBURG, WV 26104 | 304.424.8340 | FOUNDATION@WVUP.EDU

Quotes for all the flat roofs are as follows.

Roofs	Quote	20% Contingency	With Contingency
		\$	
CANOPY REBUILDS	\$ 219,500.00	43,900.00	\$ 263,400.00
CHAPEL FLAT ROOFS	\$ 108,250.00	\$ 21,650.00	\$ 129,900.00
			\$
STAIRTOWER	\$ Complete	\$ -	-
LOCKER ROOM	\$ 118,650.00	\$ 23,730.00	\$ 142,380.00
GYM ROOF	\$ 261,480.00	\$ 52,296.00	\$ 313,776.00
NATATORIUM ROOF	\$ 196,410.00	\$ 39,282.00	\$ 235,692.00
WEST WING ROOF	\$ 178,640.00	\$ 35,728.00	\$ 214,368.00
EAST WING			
CAFETERIA	\$ 205,780.00	\$ 41,156.00	\$ 246,936.00
	\$ Complete	\$	\$
CHILLER ROOF		-	-
		\$	\$
SHINGLES	\$ No work	-	-
SUBTOTAL	\$ 1,288,710.00	257,742.00	\$ 1,546,452.00

Sources and Amounts:

We currently have a \$1.25 million Congressional allocation request for doors and windows awaiting the federal budget approval. It was requested by the Wood County Development Authority for the Foundation.

We also are pursuing a Brownfield application for asbestos abatement estimated at \$957,000.

A more detailed estimate of other renovation costs is attached.

Summary:

The WVU at Parkersburg Foundation purchased the former OVU facility with plans to create a technology school for its community college - WVU Parkersburg.

This will be a \$19.28 investment in Wood County, WV.

We are seeking \$700,000 for roof replacements.



**WEST
VIRGINIA**
Economic Development

1900 Kanawha Boulevard East
Building 3, Suite 600
Charleston, West Virginia, 25305
(800) 982-3386 • (304) 558-2234
westvirginia.gov

March 13, 2024

Marie Prezioso, Executive Director
West Virginia Water Development Authority
1009 Bullitt Street
Charleston, WV 25301

Re: WVU-Parkersburg

The purpose of this letter is to recommend EEGF Economic Development funding in the amount of \$700,000 to support the WVU-P Incubator and Technology Center. The funds will be utilized for needed roof replacements at the former Ohio Valley University campus.

WVU-P Foundation is in the process of renovating the former Stotts Administration Hall to turn it into an academic building focusing on computer science, computer information technology, cybersecurity, and network administration degrees. The facility is to become a business incubation space for students and the community, as well as business anchor locations for technology companies looking to expand into the Mid-Ohio Valley. WVU-P will include co-working locations for residents and alumni who work remotely.

Thank you for your consideration of this request.

Sincerely,

Mitch Carmichael, Secretary
West Virginia Department of Economic Development
1900 Kanawha Boulevard, East
Charleston, West Virginia

January 31, 2024

West Virginia Water Development Authority
1001 Central Avenue
Charleston, WV 25302

Dear Members of the WV Water Development Authority Board,

I am writing to express my support for The 1982 Foundation's application for \$1.92 million in financial support from the Economic Enhancement Grant Fund for the Avalon construction project.

The 1982 Foundation has successfully built \$8.01 million in funds using various funding mechanisms that will meet each dollar requested from the WVWDA with \$5.26 of already committed investment. Our commitment is to economic development within Calhoun County, WV and surrounding counties. Avalon focuses on the redevelopment of the previously abandoned Calhoun County High School and morphs the campus into a thriving, sustainable business hub. The Avalon construction project's strategic objectives are to create jobs, increase new economic development, and provide basic human needs such as child care to an impoverished region of the State. Upon completion, this project will house multiple new businesses, create high-paying jobs, and encourage further investment in the surrounding counties. Additionally, the project is under construction, with a certificate of occupancy anticipated on or before December 31, 2024. Two-thirds of the available space has been committed to by the future occupants. The remaining spaces available are commercial grade and will be attractive to vendors within the community and the region at-large.

By supporting the Avalon project, the West Virginia Water Development Authority will be investing in the future of our state. The combination of economic growth, job creation, child care facility, community space, and entrepreneurial support embodies the vision we hold for West Virginia – a prosperous, forward-thinking state that prioritizes both economic development and the well-being of its rural downtown districts.

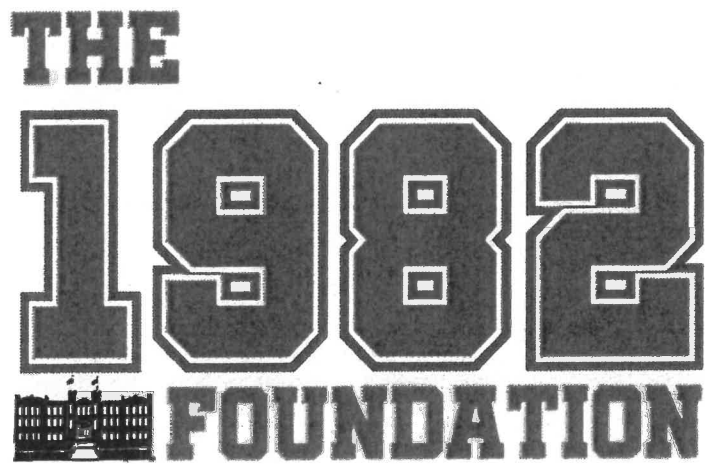
I endorse The 1982 Foundation's application for \$1.92 million in financial support from the Economic Enhancement Grant Fund. I believe that this investment will yield significant returns for our state and our citizens.

Sincerely,



Mitch B. Carmichael
Cabinet Secretary of West Virginia Department of Economic Development

THE 1982 FOUNDATION



WEST VIRGINIA WATER DEVELOPMENT AUTHORITY ECONOMIC ENHANCEMENT GRANT APPLICATION

January 31, 2024

WDA/EEGF/4
(7/2022)

(SAM.gov # 9RG65 / UBI # DTGMYNAWMLP7)

APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c) (7)-Infrastructure (economic development) Project)

- 1) Project Sponsor: Governmental or X Not-for-Profit
Name: The 1982 Foundation
Address: 101 School Street, Grantsville, WV 26147
Contact Name: Jason Cunningham
Email Address: Jason@The1982Foundation.org
Phone Number: 304-786-9442
- 2) Attach a detailed Project Description including scope, timelines, sources, amounts and status of all anticipated funding and a detailed budget for the Infrastructure Project.

Attach financial information and any supporting documentation.
- 3) Amount of WDA EEG Fund being requested: 1,920,000
Amount of Project Sponsor contribution: 5,260,978.53
- 4) Status of Infrastructure Project design: 100%
Estimated date for design completion: 12/15/2023
- 5) Estimated construction period: 07/01/2023
Estimated completion date: 12/31/2024
- 6) Date of last audit: 11/06/2023

Attach copy of most recent audit.
- 7) Required recommendation: Commerce , Economic Development X,
Tourism (Attach letter from the applicable Secretary).



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The 1982 Foundation Presents: Avalon

(Abstract)

The 1982 Foundation was founded in August 2021, with the sole mission of revitalizing a dying small town in Appalachia, and creating high paying jobs, with the re-use of the abandoned Calhoun County High School, which was constructed in 1921 and has gained National Historic Landmark status. The mission originally concentrated on the resurrection of our magnificent, historically recognized structure as The Calhoun County Community Center, and was recently re-branded as Avalon. The building re-use intended at Avalon focuses on two major levers, Economic Development and Workforce Development for a county that has been listed on Appalachian Regional Council's Economically Distressed list for more than 40 consecutive years.

We have chosen to brand the campus as Avalon which literally means "isle of apples" and in the tale of King Arthur and the knights of the round table symbolizes vital power and profound change. To be able to easily promote the site and its facilities, an overall name that relates to our mission of progressive change seems to be well suited. We want the name to become known across the state and beyond, much like Tamarack is.

The project is well underway with completion of demolition of dilapidated and unsafe structures, new construction of the bath house, pump house, and pool. As well as significant structural improvements and additions to the old bus garage and former one room school house on site. Other projects on site have involved construction of two event pavilions, demolition inside the three-story school building, as well as asbestos abatement and other site preparation in the school and gymnasium.

Process for Change – Engage, Envision, Enrich

Engage. To date we have hosted several events to engage the community. At our kickoff picnic for the project, we had over 900 people and at each of our Children's Christmas parties we had over 1000 people. Other events we have hosted to engage the community are: Spring Fling & FJC Youth Turkey Hunt, Farm Life Experience, Recovery Chili Cook Off, Grantsville Farmer's Market, Fall Festival, and our always delicious Spice Event, Taste of Spice dinners held at the community center grounds pavilion.

Envision. In order to help the people of the County envision the possibilities, we started a grass roots campaign that is called Boot Straps. Just as it sounds, this program is named for the connotation of pulling oneself up by their boot straps. We have had over 100 people involved in the program. We have six teams now operating, four of which have been active for over 2 years now. The first four teams were: Farm to Table Initiative, Recreation & River Development, Recovery, and Business Incubator. The two newest projects are: Animal Shelter, and Beautification & Clean Up.

Enrich. The Boot Strap Program provides people with insights into opportunities that they could never have imagined. These programs are already providing benefits such as Farm to Table Initiative has grown a pumpkin patch, developed and expanded the Grantsville Farmer's Market, and Pies for Progress has seen the startup of businesses including Faith Filled Donuts and Sugar Bear Cookies.

One of the more difficult aspects of any change project is accepting one's own reality. Our community quickly came to recognize the decline for the last 40 years and accepted their part in allowing that to happen. People have gotten involved in projects, boards, government, and meetings with a huge level of commitment for improvement no matter how difficult it may be. Our community is experiencing the emotions related to such a transformation, and their tenacity, ownership, and resilience are indeed impressive and a role model to all.

Project Activities

(Full timeline of the project's proposed activities and milestones.)

Presently we are in the process of rough carpentry and framing of the third-floor apartment units, preparing to install the elevator shaft, and cutting concrete slabs for plumbing installation prep. Key activities are summarized below with projected timeline. See EXHIBIT B, Construction Schedule.

Footers and construction of Appleseed begin March 2024

New construction under roof May 2024

School interior and restaurant completion by September 2024

Gym interior finish October 2024

New addition finish November 2024

Substantial completion December 2024

Certificate of Occupancy December 31, 2024

Geographic Scale

State	County	Economic Designation
WV	Braxton	Distressed
WV	Calhoun	Distressed
WV	Clay	Distressed
WV	Gilmer	Distressed
WV	Roane	Distressed
WV	Wirt	Distressed
WV	Ritchie	At-Risk

Seven counties will be directly impacted by this project. Six of those counties are on the significantly distressed list and several have been on that list for 40 years. These counties are Calhoun, Clay, Braxton, Gilmer, Roane, and Wirt. The seventh county, Ritchie, is classified as an at-risk county.

Counties that neighbor these may also be impacted through participation in our summer camp and out of school INSPIRE experiential learning programs. This program will be conducted by leading educational experts from all over the world, and we anticipate a significant interest in the program.

For example, Dr. Tyler DeWitt will be teaching chemistry and microbiology. He is a world-renowned instructor for children and adults.

Addresses Project Area Needs

(How the project best addresses outstanding needs, especially regional goals.)

North Central West Virginia, specifically the counties of Calhoun, Clay, Roane, Wirt, Braxton and Gilmer epitomize persistent economic distress. To remedy this issue, it will require a very carefully constructed plan starting with basic elements to facilitate a transformation into economic growth and ultimately sustainability. This is not a short-term problem and will not have a short-term solution.

At the base of the needs pyramid is child care. Without adequate care for pre-school children, children during out of school periods and support of the physical, nutritional and mental health of infants through early adulthood, economic development will not be achieved. Child care is a necessary enabler to developing and maintaining an adequate workforce that is competitive and enduring.

Covid impacted the availability of child care options as many local in-home providers closed and did not re-open. We are clearly now in a rebuilding mode just to get to pre-Covid levels of support which were in no way adequate in an case.

Partnerships

This unique funding opportunity presented by The 1982 Foundation is a once in a lifetime opportunity for this region. The 1982 Foundation has developed with our partners a funding strategy which will provide a significant amount of the needed resources via tax credits and private donors. The entire community center is a \$9-plus million-dollar project and we have secured tax credits including Historic, Federal and State tax credits coupled with New Market Tax Credits have funded 40% of the project to date. We have already had substantial donations (over \$2million) from a private benefactor who is committed to the project and desires to give back to this region where she grew up and where so many committed people took the time to invest in her generation's education and welfare.

We have a vast network of established partnerships and letters of support for this project. Below is a listing of our key partners. In addition, we have a very large network of supporters and engaged local, school system and state government officials who are fully in support of this project.

We have outstanding collaboration, cooperation, and support from our communities across all seven counties, as well as a number of regional networks and state agencies. These partners all acknowledge and support the need for child care and recognize it as a key enabler to emerge from economic distress.

Our Key Partners are:

1. Little Kanawha Area Development Corporation
 - a. Provides input and information of need, change in economic drivers, plans for growth, and change for the local counties. They will interface with the Economic Directors of all

seven counties to provide updates as we progress, identify opportunities available and to align the region on priorities for input into the strategic plan for our project.

2. Family Resource Network

- a. Provides a direct network to the children most in need. They have a well-established communication mechanism and are very timely in identifying real time needs whereby The Children's Learning Center (Appleseed) could provide resources. They serve as boots on the ground and a strong means of connection to the community at large.

3. Head Start

- a. Will be hosting Head Start for three-year olds in our facility as currently there is no available service for three-year olds.

4. Glenville State University

- a. Provides strategic insights, input and assistance with funding, grant writing, grant management and administration, making funding connections, and providing educational ideas and concepts.

Job Creation

Altogether, the facilities will directly create 35 high paying jobs. With positions such as Educational Director (1), Daycare Manager (1), Daycare Instructors (6), School Cooks (3), Summer Camp Instructors (2), K-12 Teachers (7), Facility Director (1), Operations Manager (1), Environmental Staff (2), Café/Market Staff (5), and Pool staff & lifeguards (6). The facility strives to emerge as an employer of choice for Calhoun County and boost economic revitalization for the area. Indirectly the facilities will have a beneficial effect on employment for services in Grantsville, particularly across the seven counties as people feel the benefit of new businesses and child care promises.

The multi-use center could generate up to an additional 50 jobs in the local economy; including up to 15 new business startups linked to the Entrepreneurial Zone (EZ) in the first floor of Avalon. The increase in economic activity and commerce from the operation of Avalon would also encompass local employment expansion. In all, we anticipate 85 jobs as an outcome of the project.

According to Zip Recruiter, and data retrieved by Little Kanawha Area Development Corp, there are 398 job openings at the pay rate of \$19-\$40/hour in Calhoun County and neighboring counties of which are absent of daycare facilities. The State of West Virginia site lists 58 job opportunities in Calhoun County alone. In addition, Calhoun County Schools, Calhoun Banks, Minnie Hamilton Health Systems, WV Dept of Health and Human Resources, and WV Department of Highways all have multiple positions posted in Calhoun County, WV.

The time is now for economic and workforce development barriers to be solved by working together, putting our best foot forward, and transforming Calhoun County into a rural Appalachian destination of choice. Inviting local, regional, and intrastate visitors to Avalon, to put on display the blue collar, hardworking, faith and grit showing the way of life of rural Appalachia.

Sustainability

Avalon is supported by the broader initiative of The Calhoun County Community Center. The model for sustainability was a major focus of the conceptual and business design. Knowing that any of these individual elements on their own would likely not be profitable, we knew we needed to augment with

profit generating aspects to cover the cash flow negative segments such as The Children's Learning Center. The overall concept is to design, build and operate a community center that serves as an economic hub for the region and targets customers that will generate profits to offset costs. The 1982 Foundation, a non-profit organization, will be subsidized by the Calhoun County Funding Corporation, A For Public Benefit Corporation whose sole mission is to generate profits to support The Calhoun County Community Center. Therefore, portions of this center will generate income to subsidize the children's programs, daycare, non-public school, etc.

Welcome to Avalon

The "Old School"

The three-floor historic and modern design will come together and will consist of 3-two bedroom/two bath apartments, 3-one bedroom/one bath apartments, 2-studio AirBnB units, and the library suite which can be rented for parties, weddings, meetings, etc. Extending from the library suite will be a grand terrace built on top of the restaurant and will provide for outdoor events in a beautiful setting.

The second floor will host our Non-Profit K-12 Non-Public school, Koios Academy, which will focus on STEAM education in a Christian environment. There will be seven classrooms and an administrative office.

The first floor will house the Entrepreneur Zone (EZ) which will consist of the community kitchen for canning and any cooperatives that wish to use it. This kitchen will be well equipped with high volume commercial appliances including equipment for processing dairy products. The teaching kitchen will also be on this level and will be a beautiful kitchen that features two chef stations that may be used to host classes and competitions, as well as our spice events. The Varsity Chop House will also be on the first floor. The restaurant will feature American fare of burgers, steaks, ribs, chops and seafood, as well as a nano brewery for our own home brews/meads.

There will be a separate kitchen for the restaurant which will be best equipped of all our kitchens. There will also be stairs that lead to a second-floor mezzanine within The Varsity to allow for additional seating and private parties. We hope to host live music of our many local musical talents.

The EZ will host a collaborative space that will feature the products of local artisans, antiques, handcrafted materials such as soaps, lotions, and of course foods, creating up to 15 new entrepreneurs for Calhoun County. The farmers' market will also move to the area between the two buildings and have their own space so that we can continue to grow our current farmer's market and provide even more local produce, eggs, etc.

The EZ will also house the business incubator The BEI Zone which is operated by Little Kanawha Area Development Corp as well. The BEI Zone supports the startup, scale up and continued growth of local businesses. This support will be critical as we bring the facility into operation, as we hope to see many people forming their own small business or working with others to form cooperatives.

The New Construction

A new building will be added onto the gymnasium. This building will house a gym, another commercial kitchen (cafeteria), and a child care center named Appleseed. Appleseed will consist of 3 classrooms for

16 children, 1 infant nursery for 8 babies, a staff room, conference room and reception. Child care access is a critical necessity to begin to improve current economic development and workforce development circumstances in Calhoun County and the surrounding area. The gym can be used for sports events, musical events, weddings, parties, reunions, etc.

The Historic Coal Fork One Room School

The old driver's education building will become the Elva T. Lamont Agricultural Center and Goat Stable. A variety of services can be provided and will be based on community interest. Gardening clubs, beekeepers, dairy producers, etc., are all welcome as are children's ventures.

The Bus Garage

The old bus garage will house two separate operations. The Recovery Zone (The RZ) will be located on the left side of the building and will have access to the beautiful outside deck. The RZ is intended to provide a safe place for people in recovery to assemble and enjoy fellowship and other productive and supportive activities. The plan for the right side of the building will house an outfitters/recreational cooperative specializing in river, trail and other outdoor activities.

The Pool

The Sandra Johnson Aquatic Facility will consist of a sizable pool with diving, a Baja shelf and a zero entry. A bath house and pump house support the operations. We also plan to have a small cafe called The Tiki Hut (timing yet to be confirmed). Surrounding the pool will be black aluminum fencing and on the outside of the fence the walking track will be restored with black asphalt.

A Team Like No Other

The 1982 Foundation is led by an experienced board of directors and includes business people, a CEO, a banker, Commissioner, recovery professional, local sports coach, and the Dean of the School of Business at Glenville State University. The foundation has contracted professionals to plan and manage this project. These individuals have deep experience and backgrounds in construction management, project management, tax credits, historic preservation, architecture, achieving National Historic Landmark Status and leading projects centered on structures such as that. Our tax credit team has extensive experience all over the United States including the Roberson Theater in Clarksburg, a 25-million-dollar project. Our team is comprised of the following experts, in addition to our Board of Directors.

Crystal Mersh has extensive experience as a global corporate leader in the scientific communication arena, managing global organizations of 10,000 people and complex budgets in multiple countries. Ms. Mersh is now a serial entrepreneur with successful business startups, scale up and growth to market leader in both management consulting and virtual reality educational sectors growing those businesses to nearly \$100 million in annual revenue. Ms. Mersh also successfully manages one additional non-profit charitable organization – Panty Claus, which serves homeless women and children all over the United States providing new underwear. Last year we serviced 10,000 women and children.

The Viking Group, Charleston, WV, Cade Vogel song, Construction Management

The Viking Group, Charleston, WV, Nick Wilt, Project Management

Sakoian International, Pittsburgh, PA, John Michael Sakoian, Chief Architect & Historical Parts 2/3

The Summit Studio, Mark McConnel, Historical Architect Part 1.

Harper Engineering, Jason Harper, MEP Engineering

Moment Engineering, Douglas Richardson, Structural Engineering

Wishneff & Associates, Roanoke, VA, Adam Markwood, Historic and New Market Tax Credit Specialist

Rees & Broome, Washington DC, Tiffany Burton, Legal

The 1982 Foundation, Steven Boggs, Superintendent

The 1982 Foundation, Jason Cunningham, Finance and Human Resources Director

The 1982 Foundation, Whitley Cottrell, Marketing and Events Coordinator

The 1982 Foundation, Teresa Jones Overton, Treasurer, Vice President of Operations & Community Engagement

The 1982 Foundation, Crystal Merish, President

Readied and Determined

Our team is ready and eager to continue to press forward with our project. To date we have received National Historic designation status, and Historic tax credits. We have been awarded \$100,500 in grant funds to date (\$60,500 eligible for construction costs). Subcontractors have been working inside the school building conducting concrete cutting and wood framing, and the pool is substantially complete and we will have a ceremonial grand opening in the Spring of 2024 with a date of May 25th.

Roots That Run Deep

All our employees have strong family and childhood ties to Calhoun County. All of them graduates of Calhoun County High School, all of them participating in extra-curricular activities and clubs, and learning from community members, parents, grandparents, and have their own children. All of them long to see economic progress, diversification of programs and services available to local and regional residents, and sustainable job creation for a county that has felt left behind for decades. They say lightning doesn't strike twice, but for Calhoun County and the surrounding counties, this is a spark that could light the proverbial fire for these seven counties and beyond to pull themselves up by their Boot Straps and forge a better future for generations to come.



LIST OF EXHIBITS

EXHIBIT A – Renderings and Floor Plan

EXHIBIT B – Construction Schedule

EXHIBIT C – Project Budget

EXHIBIT D – Financial Audit

EXHIBIT E – Economic Development Letter of Support



March 25, 2024

Ms. Marie Prezioso
Executive Director
WV Water Development Authority
1009 Bullitt Street
Charleston, WV 25301

Re: Recommendation for Economic Enhancement Grant (EEG) Funding for WVU Research Corporation

Dear Ms. Prezioso,

On behalf of the West Virginia Department of Tourism, I am writing to recommend Economic Enhancement Grant (EEG) funding for the West Virginia University Research Corporation's request to support the Historic Martinsburg Market House Redevelopment project.

The West Virginia University Research Corporation Historic proposes to use \$1.6 million in EEG funds to extensively redevelop the historic Market House, with the end goal of housing the Ascend WV's planned 4,600 square-foot coworking space. At the same time, WVU Research Corporation, the City of Martinsburg, and Wishneff Group will also invest \$3.86 million in the project to cover Ascend participant stipends, the program's operating expenses, and additional building improvements for the Market House, updating the remaining portion of the Market House into a modern retail space.

This project will spur economic development in the region by supporting the Ascend program's highly successful model for attracting and retaining remote workers. Since its launch in April 2021, the Ascend WV program has garnered more than 42,500 applications, received international attention and begun creating significant economic impacts in the state. According to WVU's Bureau of Business and Economic Research, the Ascend WV program in the Eastern Panhandle area is projected to create \$100.5 million in economic impact with an added 302 jobs created through direct spending. Adding to the program's impact – the average individual salary of Ascend WV's members is over \$104,000, each member represents a household of 1.9 new residents (on average), and creates one additional job through spending. Over the first two years of the program, the retention rate for participants was over 96%. The Ascend WV coworking spaces serve as not only a home base for the program but also as informal business incubators. By connecting the program members, the coworking spaces are a hotbed for business development, community-impact projects and connection. Investing in this state-of-the-art coworking space will further ensure the program's success and impact in the Eastern Panhandle.

I appreciate your consideration of this request. Should you have any questions, please contact me at 304-558-2200 or email: Chelsea.A.Ruby@wv.gov.

Sincerely

Chelsea A. Ruby
Cabinet Secretary

almost heaven

WDA/EEGF/4
(7/2022)

(SAM.gov # 4B983 /UEI # M7PNRH24B8M8)

APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c) (7)-Infrastructure (economic development) Project)

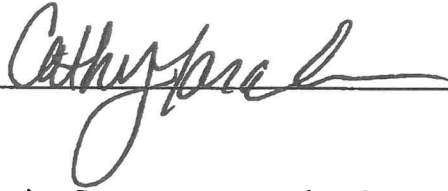
- 1) Project Sponsor: Governmental or X Not-for-Profit
Name: West Virginia University Research Corporation
Address: 886 Chestnut Ridge Road, Morgantown, WV 26506
Contact Name: Carmen Bowes
Email Address: cbowes@mail.wvu.edu; wvusponsoredprograms@mail.wvu.edu
Phone Number: 304-290-4186
- 2) Attach a detailed Project Description including scope, timelines, sources, amounts and status of all anticipated funding and a detailed budget for the Infrastructure Project.
Attach financial information and any supporting documentation.
- 3) Amount of WDA EEG Fund being requested: \$1,600,000
Amount of Project Sponsor contribution: \$3,865,090
- 4) Status of Infrastructure Project design: In-progress
Estimated date for design completion: March 31, 2024
- 5) Estimated construction period: April 1, 2024 - March 31, 2025
Estimated completion date: March 31, 2025
- 6) Date of last audit: October 14, 2022
Attach copy of most recent audit.
- 7) Required recommendation: Commerce , Economic Development ,
Tourism X (Attach letter from the applicable Secretary).

Application Date: 02-13-2024

Authorized Representative/Project Sponsor

Name/Title: Cathy Tarabrella, Associate Director of OSP, Pre-Award

Signature: _____



NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

Historic Martinsburg Market House Redevelopment Project Narrative

Project Summary

The West Virginia University Research Corporation (WVURC) seeks West Virginia Water Development Authority (WV WDA) Economic Enhancement Grant Funding for a leasehold improvement with Brian Wishneff & Associates who are a part of redeveloping the historic Market House in Martinsburg, WV for mixed-use development. Specifically, the grant will be for a long-term leasehold improvement agreement to redevelop part of the Market House into a coworking space for the Ascend WV program. This project will be completed in conjunction with the historic redevelopment, that is in the planning phase, that includes an investment of upwards of an additional \$1.6 million investment by Wishneff & Associates to update the remaining portion of the historic Market House into a modern retail space. The redevelopment of the downtown Market House property will support economic development, job growth, small business opportunity, and continue the downtown's revitalization efforts.

If funded, Brian Wishneff & Associates and the City of Martinsburg will partner with the WVURC to build out a coworking space and programming hub for the Ascend WV remote worker relocation program. The Ascend WV program welcomes remote workers to move to West Virginia, thereby attracting talented individuals dedicated to building community, finding purpose, and exploring the outdoors, while providing economic impacts that benefit the communities to which they move. To date, Ascend WV has received over 42,000 applications, a number that is constantly growing at an unprecedented pace. Through an in-depth selection process, individuals are chosen to join cohorts in each of Ascend WV's featured communities. The average individual salary of Ascend WV's members is \$104,464 and on average, each member represents a household of 1.9 new residents, and through spending creates one additional job. In each location, Ascend WV members participate in a two-year program, including socials, trips, an outdoor recreation package, gear rentals, coworking space membership, professional development, and other incentives and experiences designed to promote community and encourage retention. Through the program's first two years, the retention rate for Ascend WV has remained at 96.5%.

The addition of a coworking space near downtown Martinsburg where remote workers can network with other professionals, socialize, shop downtown, and launch their outdoor recreation activities will significantly enhance the program's effectiveness in local economic impact. According to WVU's Bureau of Business and Economic Research, the Ascend WV program in the Eastern Panhandle area will create \$100.5 million in economic impact with an added 302 jobs created through direct spending. The total cumulative economic impact of the 1,000 remote workers under the 50 percent retention rate scenario results in a tremendous \$365.5 million in economic output which in turn creates an added 1,100 new jobs beyond those relocating through the program. Based on the first two years of data, Ascend WV believes these numbers are just a part of the total economic impact to be realized.

Creating valuable infrastructure to support coworking will help West Virginia and the Eastern Panhandle region to continue to attract the growing remote workforce. 92 million Americans already have the option to work remotely for at least a portion of the week, and this number is expected to grow rapidly, according to the American Opportunity Survey from Mckinsey and Company. With recent work by Governor Justice and the West Virginia Legislature, West Virginia is perfectly positioned to continue growing in this area.

Building Summary

Located at the key downtown corner of Burke & Queen Streets, the 1847 Market House is a historic city-owned property originally built to serve as Martinsburg's and the Eastern Panhandle's premier farmer's market, allowing regional farmers a downtown location to supply area residents and the trains servicing routes to and from Washington, DC. The ground floor was comprised of vendor stalls for the farmers, while the upstairs held meeting space for civic organizations.

Today, the building is owned by the City of Martinsburg and is valued at \$306,900. The Market House is currently in disrepair with all major building systems in need of a full upgrade or replacement. The roof has been patched and leaks repaired many times by city labor over the years. The second floor is vacant due to its unusable condition and ADA access issues for public purposes. Portions of the first floor are rented to commercial tenants at vastly reduced rates reflecting the rental market value because of the property's current condition. The upstairs of the historic building is not currently leased and requires updating to meet ADA and building code requirements. This project and funding will focus on the vacant floor and part of the non-retail first floor (part of making it ADA accessible). Without reinvestment, this historic building will continue to slip into disrepair and become unusable.

The City selected Brian Wishneff & Associates as the contractor and property manager through a formal procurement process. They are highly qualified and have experience in cost-effective historic building rehabilitation, property marketing, tenant management, and building operations in Martinsburg. The City intends to proceed with Brian Wishneff & Associates and their proposed approach, which will bring professional project financing, historic tax credit, historic rehabilitation, construction management, leasing, and property skills to the project.

Nonetheless, the building holds great promise as a coworking space for the Ascend WV remote worker program based on the location, square footage, and history. Ascend WV intends to occupy approximately 4,600 sq. ft., which would include the whole second floor and a small entryway on the ground floor. This will include conference room space, breakout rooms, open coworking stations, soft seating areas, private phone booths for online meetings, and storage area. This space will serve an estimated 220+ remote workers and family members in the first 4 years of operation in the Eastern Panhandle area as part of the Ascend WV program. The remaining 4,000 sq. ft. of space will be improved through a variety of additional funding, led by Brian Wishneff & Associates, totaling an estimated \$1.6 million in additional investment. The funds requested in this proposal will not be used towards the renovation of this additional space.

Financial Summary

The WVURC, through the Brad and Alys Smith Outdoor Economic Development Collaborative, will supply \$1,933,470 in match through participant stipends, program operational expenses, participant programming costs, and human resource costs. The City of Martinsburg will be providing \$325,000 as a match contribution for operations to WVURC/Wishneff Group. When fully developed the Wishneff group will provide an additional \$1,282,620 with an additional \$325,000 from the City of Martinsburg toward non-Ascend related building Improvements. Bringing the total value of the project, with match, to \$5,465,090. If the full grant is awarded, WVURC, the City of Martinsburg, and the Wishneff Group will supply 71%.

As a result, Brian Wishneff & Associates will manage all aspects of design and construction, market, lease, maintain, and manage the property for a period of 15 years to the Ascend WV program at \$1 per year. In the unlikely event that WVU Research Corporation discontinues use of the space, the lease would transfer to the City of Martinsburg for use that is in the best interest of the community.

Request

The West Virginia University Research Corporation, alongside Brian Wishneff & Associates, request funding in the amount of \$1,600,000 to support:

- \$1,600,000 will support the execution of a leasehold improvement agreement to fully redevelop the Market House to a modern turnkey functionality for a \$1 a year rent for 15 years to house Ascend WV's 4,600 square feet coworking space.
- This project is bid using the requirements of the most stringent funding source.

Attachments Included:

- Letter of Support from the City of Martinsburg
- Letter of Matching Contribution from the West Virginia University Office of the Provost
- Most Recent Audited Financial Statements West Virginia University
- Building Assessment
- Budget
- Ascend WV Profile Fact Sheet

Attachments to be sent separately:

- Letter of Recommendation - Chelsea Ruby, Tourism Secretary
- Letter of Support from Brian Wishneff & Associates

Award Oversight

Dr. Danny Twilley, Assistant Vice President of Economic, Community and Asset Development for the Brad and Alys Smith Outdoor Economic Development Collaborative, will serve as the project's Principal Investigator (PI) and will oversee all administrative, fiscal, and process related activities for this funding. Dr. Twilley brings expertise in asset based economic development, business and workforce development, talent attraction and retention, and outdoor community development. He is a national expert in outdoor related research, data analysis, and project development. As a result, he is well positioned to oversee the project and assure all activities are carried out.

PROJECT TITLE: Coworking Space - Martinsburg	
DIRECT COSTS/EXPENSES	
Lease Hold Improvement and Associated Facility Costs (15 year lease)	\$1,600,000
	\$0
DIRECT COSTS	\$1,600,000
Match Over a 5 Year Period	
WVURC Retention Programming Costs (\$1,111 per person, per year)	\$233,310
WVURC Operational Costs (\$2,096 per person, per year)	\$440,160
WVURC Participant Stipend (\$6,000 per person, per year)	\$1,260,000
City of Martinsburg	\$325,000
Brian Wishneff & Associates LLC Non-Ascend Related Building Improvem	\$1,281,620
City of Martinsburg Non-Ascend Related Building Improvements	\$325,000
TOTAL MATCH COSTS	\$3,865,090
TOTAL INDIRECT COSTS	\$0.00
TOTAL PROJECT COSTS	\$5,465,090
Match Breakdown	
Water Development Authority	29%
WVURC, City of Martinsburg, Brian Wishneff & Associates LLC	71%

CITY OF MARTINSBURG
OFFICE OF THE MAYOR
232 NORTH QUEEN STREET • P.O. BOX 828
MARTINSBURG, WEST VIRGINIA 25402
PHONE (304) 264-2140



February 8, 2024

Marie Prezioso
Executive Director
West Virginia Water Development Authority
1009 Bullitt Street
Charleston, WV 25301

Dear Ms. Prezioso:

I am writing to express my enthusiastic support for the WVU Research Corporation's grant application for the physical revitalization of the historic 1847 Martinsburg Market House into the Eastern Panhandle home of Ascend West Virginia.

This iconic building has served as a cornerstone of our community for over 175 years, playing a vital role in Martinsburg's economic identity and downtown vibrancy. Unfortunately, its current physical condition renders it largely unusable and presents a safety concern.

However, with the transformative power of this project and WVWDA's financial support, the Market House can be reborn as a vibrant hub for Ascend West Virginia. This partnership with the WVU Research Corporation and experienced redevelopment partners like Wishneff & Associates presents a unique opportunity to not only restore a cherished landmark but also create a valuable economic driver for our city and state.

By providing Ascend West Virginia with 8,500 square feet of prime downtown space, we envision the revitalized Market House attracting remote workers and entrepreneurs, contributing to our ongoing downtown revitalization efforts. Ascend WV's proven approach fosters community integration and economic vibrancy, making it a perfect fit for this project.

The City of Martinsburg is firmly committed to this initiative, demonstrating our belief in its potential through a \$650,000 contribution: \$325,000 dedicated to Ascend WV's build-out and \$325,000 supporting the development of the remaining commercial space.

We are confident that this project will breathe new life into this beloved landmark, attracting newcomers and further strengthening our community's identity. We are eager to see the Market House play a key role in welcoming new West Virginians through Ascend WV and shaping a brighter future for Martinsburg.

Thank you for your time and consideration. Please do not hesitate to contact me with any questions.

Sincerely,


Kevin Knowles
Mayor
City of Martinsburg



March 25, 2024

Ms. Marie Prezioso
Executive Director
WV Water Development Authority
1009 Bullitt Street
Charleston, WV 25301

Re: Recommendation for Economic Enhancement Grant (EEG) Funding for City of Nitro

Dear Ms. Prezioso,

On behalf of the West Virginia Department of Tourism, I am writing to recommend Economic Enhancement Grant (EEG) funding for the City of Nitro's \$1.15 million request.

The City of Nitro proposes to use the EEG funds to complete the final stages of construction of their multi-million dollar athletic complex, specifically to support the addition of an innovative dome structure over the newly constructed pickleball courts. This dome will allow for all-weather access to the courts and will enable the City of Nitro to book tournaments at the facility, ensuring that the games can go on, rain or shine. This further positions the city to attract larger tournaments.

The City of Nitro has invested heavily in the project to-date, using a municipal sales tax bond to fund some aspects and also securing a Land Water Conservation Fund grant, in addition to the City's own contributions. When all is completed, these non-EEG investments will total over \$8 million.

The area is certainly poised for continued growth in tourism, with traveler spending in the Metro Valley region topping \$984.8 last year and supporting 11,392 jobs. This represents a growth rate of 7% for traveler spending, up from \$812.6 million in 2021. The new recreational infrastructure proposed in this funding request will contribute to the region's landscape of visitor amenities and its projected continued growth in tourism.

I appreciate your consideration of this request. Should you have any questions, please contact me at 304-558-2200 or email: Chelsea.A.Ruby@wv.gov.

Sincerely

Chelsea A. Ruby
Cabinet Secretary

almost heaven

WDA/EEGF/4
(7/2022)

(SAM.gov # 5E8W0 /UEI # ^{HBKGAANL9EJ3})

APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c) (7)-Infrastructure (economic development) Project)

- 1) Project Sponsor: X Governmental or Not-for-Profit
Name: City of Nitro
Address: PO Box 308, WV 25143
Contact Name: Kim Reed
Email Address: k.reed@cityofnitro.org
Phone Number: 304-306-4201
- 2) Attach a detailed Project Description including scope, timelines, sources, amounts and status of all anticipated funding and a detailed budget for the Infrastructure Project.
Attach financial information and any supporting documentation.
- 3) Amount of WDA EEG Fund being requested: \$1,153,775.00
Amount of Project Sponsor contribution: \$8,059,902.50
- 4) Status of Infrastructure Project design: complete
Estimated date for design completion: 90 days
- 5) Estimated construction period: 180 days
Estimated completion date: October 2024
- 6) Date of last audit: Fiscal Year 2022
Attach copy of most recent audit.
- 7) Required recommendation: Commerce , Economic Development ,
Tourism X (Attach letter from the applicable Secretary).

Application Date: January 26, 2024

Authorized Representative/Project Sponsor

Name/Title: Kim Reed

Signature: Kim Reed

NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.



A Living Memorial to World War I

January 30, 2024

Attn: Chelsea Ruby, WV Tourism Secretary

RE: Request for Funding - Tourism -
Nitro Athletic Complex
1650 Park Ave Nitro, WV

Dear Ms Ruby,

The City of Nitro recently constructed a multi-million dollar athletic complex at the site of the former Nitro City Pool, adjacent to City Park. The City Council floated a Municipal Sales Tax Bond to fund the endeavor. The Council felt it important to create opportunities for the City, and Region, to benefit from the state of the art venue for athletic tourism, specifically pickleball. The City of Nitro was the first municipality in the state to install pickleball courts in a public park. We have always anticipated the growth of the sport to be what we are witnessing today. We hosted the State of West Virginia's largest pickleball tournament in July 2023. We saw players, of all ages, from as far away as Florida. We also welcomed Senator Shelley Moore Capito, who played a round of pickleball with myself and the tournament director, John Rutherford.

During construction, we made the call to install the grade beam necessary to add a dome to the pickleball courts, at the urgency of the players of the sport, across the region. There are no indoor dedicated, open to the public, pickleball courts. The City Council realized that we are poised to be the first venue in the State capable of handling major athletic tourism. Each individual tournament could bring between \$200,000.00- \$300,000.00 in economic development to the City and State.

We respectfully request that the State of West Virginia fund the outstanding balance to finalize this venture. The total funds needed to make this happen total \$1,153,775.00.

If you have any questions, or need additional information, please feel free to contact me at (304)-755-0702.

Respectfully,

Dave Casebolt, Mayor

DAVE CASEBOLT
MAYOR
304-755-0705

P. O. BOX 308
NITRO, WEST VIRGINIA 25143

RITA COX
RECORDER
304-755-0707

NITRO ATHLETIC COMPLEX
PHASE 2 - PICKLEBALL ENCLOSURE

A. COST OF PROJECT	TOTAL	Municipal Sales Tax Bond	City of Nitro	Land Water Conservation Fund	EEGF Funds
1 Construction	8,021,935.44	6,131,142.41	1,460,793.03	105,000.00	1,003,775.00
a Contract 1a - Pray Construct.	5,445,968.44	4,989,599.13	456,369.31	0.00	0.00
C 1b - Pray Construct.	325,000.00	0.00	0.00	0.00	0.00
b C2 - Shamblin Construct.	930,000.00	510,700.00	419,300.00	0.00	0.00
c C3-Great Souhem Rec	306,297.34	0.00	201,297.34	105,000.00	0.00
d C4-Hanson Aggregates	259,055.00	128,737.75	130,317.25	0.00	0.00
e C5-Shamblin Stone	73,773.78	42,501.34	31,272.44	0.00	0.00
f C6-Dana Casto Construct.	41,800.00	0.00	41,800.00	0.00	0.00
g C7-Peerless Brick & Block	52,069.71	454.49	51,615.22	0.00	0.00
h C8-Hinzman Construct.	79,655.30	18,795.64	60,859.66	0.00	0.00
i C9-Arizon	15,000.00	0.00	15,000.00	0.00	0.00
j C10-WaterCo USA	30,681.79	30,681.79	0.00	0.00	0.00
k C11- Plumbing & Steel	26,508.81	0.00	26,508.81	0.00	0.00
l C-12 City of Nitro	95,392.90	95,392.90	0.00	0.00	0.00
m C-13 WillyGoat	81,875.00	81,875.00	0.00	0.00	0.00
n C-14 Capitol Business Interiors	159,132.10	159,132.10	0.00	0.00	0.00
o C 15-Jeff's Appliance	4,935.90	4,935.90	0.00	0.00	0.00
p C 16-US Bank	20,043.89	10,043.89	10,000.00	0.00	0.00
q C 17-Lorrison's Pool	142.48	142.48	0.00	0.00	0.00
r C 18-M. Teel	450.00	450.00	0.00	0.00	0.00
s C 19 - Moss Tree Service	6,600.00	6,600.00	0.00	0.00	0.00
t C 20 - Netranom	51,100.00	51,100.00	0.00	0.00	0.00
u C21 - SecureNet	16,453.00	0.00	16,453.00	0.00	0.00
v C22 - Pickleball Courts Endosure	0.00	0.00	0.00	0.00	1,003,775.00
2 Construction Contingency	173,390.00	0.00	23,390.00	0.00	150,000.00
a Pray Construction - NAC	23,390.00	0.00	23,390.00	0.00	0.00
b Construction - Pickleball Enclosure	50,000.00	0.00	0.00	0.00	50,000.00
c Pickleball Enclosure	100,000.00	0.00	0.00	0.00	100,000.00
3 Permit (WVSFO)	5,400.00	0.00	5,400.00	0.00	0.00
4 Project CPA	5,000.00	0.00	5,000.00	0.00	0.00
5 Technical Services	399,177.06	318,857.59	65,319.47	0.00	0.00
Planning/Design/Development	343,887.56	291,039.34	52,848.22	0.00	0.00
Engineering (Triad/Harper)	40,289.50	27,818.25	12,471.25	0.00	0.00
Construction Observation	15,000.00	0.00	0.00	0.00	15,000.00
6 Bond Counsel (Jackson Kelly)	50,000.00	50,000.00	0.00	0.00	0.00
7 Total Cost of Project	9,318,677.50	6,500,000.00	1,559,902.50	105,000.00	1,153,775.00
8 Total Other Loan/Grants	7,758,775.00	6,500,000.00	0.00	105,000.00	1,153,775.00
9	Total	Municipal Sales Tax Bond	City of Nitro	Land Water Conservation Fund	EEGF Funds



Todd File
President
Charleston Pickleball Club
Todd.file@gmail.com
304-881-1213

Dear State Tourism Department,

My name is Todd File, I am the current Kanawha County US Pickleball Ambassador and Charleston Pickleball Club President. The sport of pickleball has seen rapid growth throughout the country over the last few years, there are an estimated 48 million people participating in the sport. The growth of players has outgrown the number of available courts for people to play across the country. I have seen our own club along with many of the other clubs in cities throughout West Virginia grow exponentially.

We are however fortunate that the City of Nitro has built the largest in West Virginia pickleball specific multimillion-dollar outdoor facility. We held the largest pickleball tournament ever in West Virginia at this facility in 2023 with over 250 players participating from seven different states. Players were amazed by the design and quality of the facilities, asking when next year's event would be held. The facility does not have an option for playing during inclement weather conditions. The addition of the proposed dome would allow this facility to hold events year-round, increasing tourism revenue for the city and state. The addition of the dome would create a facility that could compete with some of the largest cities in states bordering West Virginia for the hundreds of pickleball tournaments held every year. A tournament with 200-250 players has an estimated financial impact of \$200,000 to \$300,000 for the city holding the event.

In closing the Nitro Pickleball Complex is already the best outdoor facility in WV, by adding a dome allowing play year-round it would be the best facility on a regional level where the next closest facility of this quality would be in Columbus, OH.

Sincerely,

Todd File
President
Charleston Pickleball Club
USAP Ambassador

METRO SERVING FOR SAFETY PICKELBALL TOURNAMENT

JULY 21 - 23, 2023

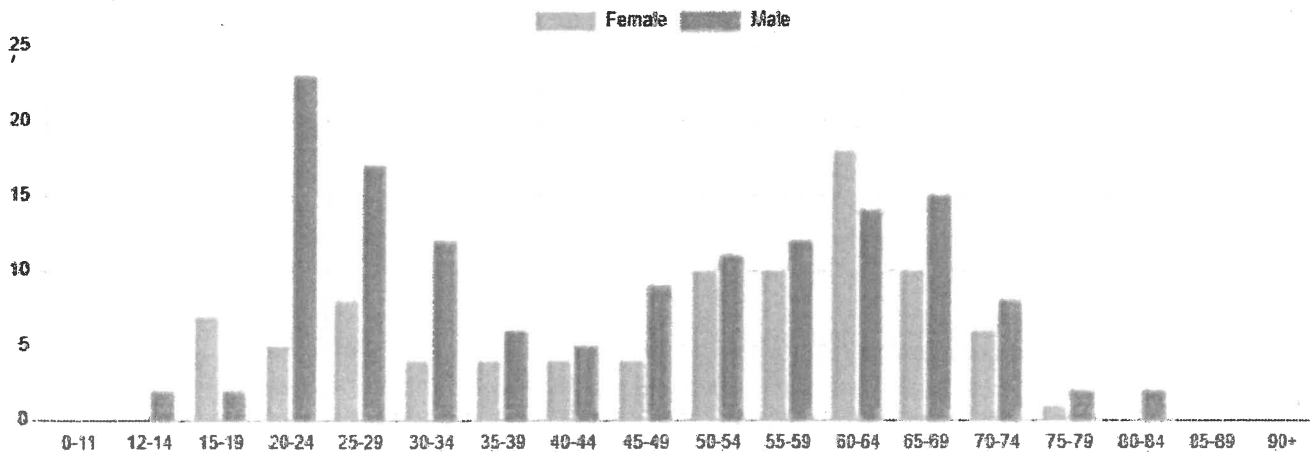
NITRO ATHLETIC COMPLEX

Registered Locations

2	USA-Florida
1	USA-Indiana
8	USA-Kentucky
2	USA-Missouri
12	USA-Ohio
1	USA-Oklahoma
4	USA-Pennsylvania
1	USA-South Carolina
1	USA-Tennessee
11	USA-Virginia
187	USA-West Virginia

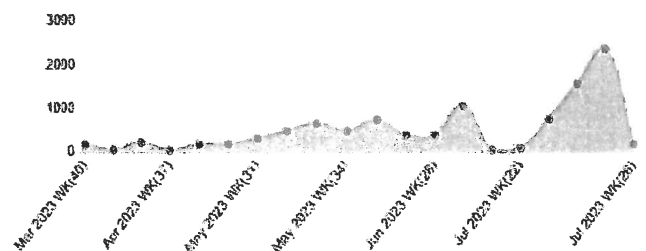
- ⇒ \$10k in registration over \$20k raised in sponsorship for 2023. Weeks already have \$30k in sponsorship and prize money. Ohio Valley Bank is our main sponsor for 2024. Weeks haven't started fundraising yet, the money we have so far was given to us after the 2023 event without solicitation.
- ⇒ will get closer to \$20k in registration for 2024 since we are increasing the fee and charging for each additional division played.
- ⇒ In total, I think we could raise between \$60k and \$70k for 2024.
- ⇒ Proceeds benefit Metro 911 Employee Association

Age Breakdown



PayPal Payments \$9,954.00	Stripe Payments \$0.00	Manual Payments \$160.00	Total Payments \$10,114.00	Total Discounts \$0.00
PayPal Refunds \$0.00	Stripe Refunds \$0.00	Manual Refunds \$0.00	Total Refunds \$0.00	
PayPal Reversals (\$82.04)	Stripe Reversals \$0.00		Total Reversals (\$82.04)	
PayPal Process Fee -\$462.56	Paid Tax \$0.00	Refund Fee \$0.00	Reversal Fee \$0.00	Stripe Process Fee -\$0.00

Revenue



Actual merchant fees may differ from this screen. This may impact the Total listed below.



UA-VISIONS.COM



State of West Virginia

DEPARTMENT OF COMMERCE

March 25, 2024

Ms. Marie Prezioso
Executive Director
WV Water Development Authority
1009 Bullitt Street
Charleston, WV

RE: Recommendation for Economic Enhancement Grant Funding

Dear Ms. Prezioso.

On behalf of the West Virginia Department of Commerce, I am writing to recommend the award of the following two Economic Enhancement Grant (EEG) applications submitted by the West Virginia Division of Natural Resources:

- (1) Holly River State Park, for the amount of \$1.1m, to connect a new West Virginia American Water line to the park's facilities.
- (2) North Bend State Park, for the amount of \$4m, to replace the existing river run wastewater treatment plant, lift stations, and certain wastewater lines.

Sincerely,

A handwritten signature in blue ink, appearing to read "James M. Bailey", is written over a horizontal line.

James M. Bailey
Cabinet Secretary

February 5, 2024

Marie L. Prezioso
Executive Director
West Virginia Water Development Authority
1009 Bullitt Street
Charleston, WV 25301

RE: Economic Development Projects

Dear Ms. Prezioso,

We are requesting 2.952 million out of the surpluses from current EEG projects. We also are requesting an additional 2.147 million from EEG to be awarded for two other important State Park water and wastewater projects. Descriptions of the current EEG projects and new projects requested with budget breakdowns are below and attached:

1) Beech Fork State Park was awarded \$500,000.00 from the WVEEG grant to replace the severely corroded 20,000-gallon Wastewater Equalization tank that was in jeopardy of failing and closing the entire park. The EQ tank cost came in at \$479,448 (\$20,552 underrun) and was completed in August, 2023.

2) Hawks Nest State Park was awarded \$250,000.00 from the WVEEG grant to replace the lodge lift station due to environmental concerns with the existing severely corroded vault and lid. The A&E design estimated a cost of \$250,000.00. The lift station cost came in at \$148,500 with contingency, which was an underrun of \$101,500.00. Construction was awarded and is set to begin February 12, 2024 and completed by April 2024.

3) The WVDNR Wildlife Section was awarded 2.4 Million from the WVEEG grant to construct an elk viewing tower, visitor center, and related construction in the Tomblin Wildlife Management Area near Holden, WV in Logan County. The proposed multi-purpose building and tower will be used for welcoming visitors and educating the public on the reintroduction project and the area. The total project costs were estimated at 7.5 Million. We had an excellent response to the bidding process. The low bid came in at \$6,718,764.00 (Wildlife Resources will cover overrun). We will need to utilize the full 2.4 million of the EEG grant. A recommendation for construction has been submitted with an award for construction expected very soon. It is anticipated the project will be complete in June 2025.

4) Canaan Valley Resort State Park was awarded \$4.6 Million from the WVEEG grant to install a new force main with lift stations to connect the ski area and campground area to the main lodge treatment plant. Additionally, this will remove the aging wastewater and water treatment plants at the ski and campground areas. Early estimates with unknown rising material and labor costs put the project estimate at 4.6 Million. We had an excellent response to the bidding process. The low bid and contingency put the project cost at \$1,962,599.00 with an underrun of \$2,637,401.00. Construction is underway and should be completed by October 2024 or sooner.

5) Coopers Rock State Forest was awarded \$2.7 Million from the WVEEG grant to replace a dilapidated water tank, improve water intake, and add a new wastewater treatment plant to serve the expanded campground and new cabin area. Early estimates with unknown rising material and labor costs put the

Marie Prezioso
Page 2 of 2
February 5, 2024

project estimate at 2.7 Million. We had an excellent response to the bidding process. The low bid and contingency put the project cost at \$2,507,000 with an underrun of \$193,000.00. Notice to Proceed is to be issued soon with expected completion in August, 2024.

NEW PROJECTS:

1) Holly River State Park is seeking 1.1 Million in EEG grant funds to connect to a new West Virginia American Water line that has recently been installed in Hacker Valley, WV. The WVAV line will meet the State Park boundary near the DOH state road garage along Rt 3. The water line will need to be installed into the State Park for approximately 15,000 feet and connect to all park facilities. Additionally, two water storage tanks and one treatment facility will need to be decommissioned and removed. Cost is estimated to be \$1.1 Million. We can have the final design out to bid and awarded for construction by December, 2024.

2) North Bend State Park is seeking 4 Million to replace the existing river run wastewater treatment plant, lift stations, and certain wastewater lines. The plant serves the lodge, cabins, campground, and swimming pool. We can have the final design out to bid and construction awarded by December, 2024.

MY:tc

Attachments

EEGF Awarded

	EEGF	Contract Awarded	Construction Estimate	Contingency	Adjusted Need	Underrun	Notes
DNR - State Parks (Canaan)	\$4,600,000	\$1,706,608		\$255,991	\$1,962,599	\$2,637,401	15% Contingency
DNR - State Park (Coopers Rock)	\$2,700,000	\$2,180,000		\$327,000	\$2,507,000	\$193,000	15% Contingency
WVDNR - Beech Fork	\$500,000	\$479,448		\$0		\$20,552	
WVDNR - Hawks Nest	\$250,000	\$135,000		\$13,500	\$148,500	\$101,500	10% Contingency
WVDNR - Wildlife Visitors Center	\$2,400,000	\$0	\$2,400,000	\$0		\$0	AML and WRS will cover overrun
	\$10,450,000	\$4,501,056				\$2,952,453	

Additional Requests

North Bend State Park	\$4,000,000	Wastewater plant, lift stations, new lines under river, demolition
Holly River State Park	\$1,100,000	Connect park to public water system, new lines and valves through park, demolition
	\$5,100,000	

Underrun	\$2,952,453
Additional Need	\$2,147,547



State of West Virginia

DEPARTMENT OF COMMERCE

March 25, 2024

Ms. Marie Prezioso
Executive Director
WV Water Development Authority
1009 Bullitt Street
Charleston, WV

RE: Recommendation for Economic Enhancement Grant Funding

Dear Ms. Prezioso,

On behalf of the West Virginia Department of Commerce, I am writing to recommend the award of the Economic Enhancement Grant (EEG) application submitted by the City of South Charleston. The grant funding requested, totaling \$5,000,000, will be used toward the completion of infrastructure for the Park Place Economic Opportunity Development District. This infrastructure investment will enhance the economic development opportunities for the State of West Virginia and the City of South Charleston.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Bailey", is written over a horizontal line.

James M. Bailey
Cabinet Secretary

WDA/EEGF/4
(7/2022)

(SAM.gov # ⁸⁴⁹²³⁸⁹³⁶ /UEI # ^{R2WJG123C079})

APPLICATION FOR WDA ECONOMIC ENHANCEMENT GRANT FUNDING
(WV Code 22C-1-6a(c) (7)-Infrastructure (economic development) Project)

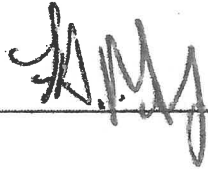
- 1) Project Sponsor: ☒ Governmental or ☐ Not-for-Profit
Name: City of South Charleston
Address: 238 4th Ave, South Charleston, WV 25303
Contact Name: Richard A. Atkinson, III, City Manager
Email Address: ratkinson@cityofsouthcharleston.com
Phone Number: 304-720-5859
- 2) Attach a detailed Project Description including scope, timelines, sources, amounts and status of all anticipated funding and a detailed budget for the Infrastructure Project.
Attach financial information and any supporting documentation.
- 3) Amount of WDA EEG Fund being requested: \$5,000,000.00
Amount of Project Sponsor contribution: \$58,000,000.00
- 4) Status of Infrastructure Project design: Completed
Estimated date for design completion: Completed
- 5) Estimated construction period: April 1, 2024
Estimated completion date: December 31, 2024
- 6) Date of last audit: March 29, 2023
Attach copy of most recent audit.
- 7) Required recommendation: Commerce _____, Economic Development ☒,
Tourism _____ (Attach letter from the applicable Secretary).

Application Date: March 11, 2024

Authorized Representative/Project Sponsor

Name/Title: Frank Mullens, Jr. Mayor

Signature: _____



NOTE: The Project Sponsor must complete the attached verification form and email it with this application to the West Virginia Water Development Authority at wda@wvwda.org and on <http://wvoasis.gov/VSS/Default.aspx> (1. VSS Portal, 2. View Grant Opportunities, 3. WV Water Development Authority Economic Enhancement Grant Fund). Applications will not be processed until the verification is received.

WDA Economic Enhancement Grant

Project Description

City of South Charleston

March 11, 2024

The City of South Charleston has undertaken the development of the former FMC Fly Ash Basin into a commercial development containing 68 acres. The site is situated in the Park Place Economic Opportunity Development District. South Charleston has invested more than \$53,000,000.00 on the site development, which includes the borrow area located at the West Virginia Regional Technology Park which has created pad ready 14-acre site available for future development.

Public infrastructure, including public streets, sidewalks, storm sewer, sanitary sewer, water, gas and electric service remain to be installed on 70% of the project site. It is estimated that installation of this necessary infrastructure will cost \$6,500,000.00. (A copy of the detailed budget is attached as Exhibit 1) (Project Timeline is attached as Exhibit 2)

South Charleston has issued \$24,000,000.00 in Lease Revenue Bonds in three series 2017, 2018 and 2019. South Charleston issued \$35,000,000.00 in Special District Excise Tax Bonds in 2022 which refunded the previously issued lease revenue bonds. The City also issued \$10,500,000.00 to complete the site development work on the project site. (A copy of the FY 2023 District Annual Report is attached as Exhibit 3)

The investment by Menard, Inc. by purchasing 16.5-acre site for \$7,000,000.00 and the plans to construct a 175,000 square foot home improvement store and Chick-fil-A purchasing a 2-acre site for \$2,400,000.00 provided the promise of future district revenues sufficient to cover the debt service for the SDEX Bonds. A developer has entered into a purchase agreement for the remaining development for \$7,000,000.00. The proceeds from those sales, as with the previous land sales, have been used to retire the outstanding lease revenue bonds used to purchase and develop the property.

The combined private investment in construction in the development will be more than \$80,000,000.00. More than 1,000 FTE jobs will be created once the development is completed. In addition, the WV Technology Park site is enabling an investment of \$150,000,000.00 in new construction for state-of-the-art laboratory facility.

South Charleston has secured the services of an engineer for this project through the 5G process and has unit price bids for construction through a competitive bid process. (Selection and Bid Tab attached as Exhibit 4)

South Charleston is requesting \$5,000,000.00 in Economic Enhancement Grant Funding to complete the infrastructure for this important project.

Exhibit 1

Park Place Infrastructure - Remaining

Item	Quantity	Unit Cost	Total
Install Street Lights	44	3,750.00 Units	165,000.00
Curb	7400	110.00 foot	814,000.00
Sidewalk	3200	130.00 sy	416,000.00
Storm Sewer	4800	130.00 ft	624,000.00
Drop Inlets	38	4,000.00 Units	152,000.00
Street Base	9210	75.00 ton	690,750.00
Street Paving	9210	140.00 ton	1,289,400.00
Street Excuvation	13500	10.50 cy	141,750.00
Water Line	2500	150.00 ft	375,000.00
Sewer Line	2500	50.00 ft	125,000.00
Electric Conduit Primary	4000	41.00 ft	164,000.00
Street Light Condult	12500	26.00 ft	325,000.00
Fiber Optic Conduict	4000	9.50 ft	38,000.00
Pylon Sign	1	400,000.00 Units	400,000.00
Engineering	1	500,000.00 Units	500,000.00
Garlow Site Material	30537	6.00 CY	183,222.00
Total			6,403,122.00

Exhibit 2

Park Place Infrastructure Timeline

Project	Begin	Finish
Street Excuvation	4/1/2024	5/1/2024
Engineering	4/1/2024	12/30/2024
Curb	5/1/2024	6/1/2024
Storm Sewer	5/15/2024	7/30/2024
Drop Inlets	5/15/2024	7/30/2024
Street Base	6/1/2024	8/30/2024
Water Line	6/1/2024	8/30/2024
Sewer Line	6/1/2024	8/30/2024
Electric Conduit Primary	6/1/2024	8/30/2024
Street Light Conduit	6/1/2024	8/30/2024
Fiber Optic Conduit	6/1/2024	8/30/2024
Install Street Lights	9/1/2024	11/30/2024
Street Paving	9/1/2024	9/15/2024
Pylon Sign	9/1/2024	10/30/2024
Sidewalk	9/1/2024	10/30/2024
Garlow Site Material	10/1/2024	12/30/2024

Exhibit 3



**City of South Charleston
Park Place Opportunity Development District**

Annual Report for Fiscal Year ending June 30, 2023

**South Charleston Park Place Economic Opportunity Development District Report
for Fiscal Year 2023**

Pursuant to W. Va. Code § 8-38-1, *et seq.* (the "Act"), economic opportunity development district boards are to report annually on activities within the economic opportunity development district and upon proposed activities for the upcoming year. This report for Fiscal Year 2023 ("FY 2023 report") is for the activities within the South Charleston Park Place Economic Opportunity Development District (the "EOD District").

DESCRIPTION OF ACTIVITIES IN FISCAL YEAR 2023

Jefferson Road and Trace Fork Connector

Kokosing, the contractor selected by the West Virginia Division of Highways for the Jefferson Road project has made substantial progress on this project. The steel superstructure for flyover bridge that will eliminate the at grade crossing of the CSX railroad and the signalized intersections with Kanawha Turnpike has been erected and construction on the bridge deck has begun. Earth moving work on the project is approximately 75% complete as of June 30, 2023.

Triton Construction, contractor for the Trace Fork Connector, has completed 95% of the project as of June 30, 2023. The project is projected to be open for traffic in the fall of 2023.

West Virginia Regional Technology Park

The City's contractor JF Allen continued work on the site development of a 14-acre site at the Tech Park. As of June 30, 2023, 99% of the material has been excavated from the site. Work in the first quarter of FY 2024 will include final grading, conversion of temporary construction storm water management controls to permanent controls and general clean up on the site including over seeding the final grade. The site is now ready for future development by the West Virginia Regional Tech Park (WVRTP). WVRTP indicates that there is very serious interest in the site for a major development that would include the construction of a 125,000 sq ft laboratory building including supporting office space.

Park Place Site Development

The City's contractor, J. F. Allen, transported excess material from the Tech Park Site to use as fill at the Park Place Development. The fill was placed in accordance with the specifications developed by Potesta and Associates, and the fill is monitored by Potesta inspectors is performing within the design parameters, established in the bid specifications. As of June 30, 2023, 99% of the fill has been placed to achieve the designed fill elevation.

The City entered into a Memorandum of Understanding with the West Virginia Division of Highways to design and install traffic signals for the site. The new traffic signals have been installed and are operational. The main entrance for Park Place along with the first 1/3 of the internal access road was constructed and opened to traffic. Sidewalks, curbs and drainage have been installed for the turning lanes on MacCorkle Ave the final paving of the upgraded sections is scheduled for the fall of 2023.

Chick-fil-A was completed and opened for business in late March 2023. The business is generating substantial excise tax revenue for the district. Starbucks began construction on the 1 acre outparcel located to the east of CFA in June of 2023, with a projected opening of January 2024. Menard's is projected to begin construction activity on the 16 acre site they own in early 2024.

The South Charleston Municipal Building Commission, which holds title to the remaining property in the Park Place Development entered into a Real Estate Purchase and Sale Agreement (PSA) with Interstate Realty (Interstate) for the sale of the remaining development at a price of \$175,000.00 per acre. Interstate is in final lease negotiations with major national retail tenants for the site. The sale is expected to take place in the Spring of 2024, with construction beginning in the Summer of 2024. Opening of the businesses located in this phase of the development will open from 5 to 12 months after initial construction begins.

Property Purchase and Sales

The South Charleston Municipal Building Commission purchased property in the Jefferson Park Redevelopment Project which includes a total of 85 houses. As of June 30, 2023, the SCMB has acquired 61 house at a total cost of \$9,839,646.60. The SCMB also completed three land swaps with the South Charleston Development Authority (SCDA) to clean up property boundaries and to trade 7 houses obtained by the SCDA in the Jefferson Park Project site for a parcel that was titled in the SCMB name at Little Creek Golf Course, that the SCDA had developed for a 21-unit residential development. The golf course is not located in the district.

Financing Activities

The City and the Municipal Building Commission (SCMBC) issued one lease revenue bond series in the amount of \$16,500,000.00 for the acquisition and preliminary site improvement for the Jefferson Park Redevelopment Project (Jefferson Park). The SCMB has acquired 61 houses in the project area and has plans to acquire the remaining 20 houses in the fiscal year 2024. Once the acquired houses are vacated the SCMB has demolished the structures in preparation for site development.

The South Charleston Development Authority, the City's economic development agency, has entered preliminary discussions with a major national retailer that has expressed interest in the site.

Proposed Capital Improvements for District in Fiscal Year 2024 and Budget to Complete

The City's contractor, J. F. Allen, will continue to finish the Infrastructure work of utility service and internal roads for the site.

The City anticipates finalizing the sale of the remaining acreage in the Park Place Site in fiscal year 2024. The purchase price for the remaining property will be used to pay off a portion of the SCMBC Lease Revenue Bond Series 2022 A.

The amount of funds on hand in the project fund of \$4,977,850.04 will be used to continue to pay the contractor for the remaining work on the project. A Supplemental Lease Revenue Bond Issue in the amount of \$7,000,000.00 is planned for the early fall of 2023 to be used to pay for site improvement work and the MacCorkle Ave improvements.

The Project Fund for the Jefferson Park Site Development Project balance on June 30, 2023 was \$5,185,344.76. These funds will be used to complete the property acquisition, preliminary site engineering and site preparation including building demolition.