



# **Jackson County Development Authority**

2023 Annual Report

## Mission Statement:



- The Jackson County Development Authority facilitates the growth and development of business, private investment, and jobs in order to improve the standard of living for all county residents.





## A word from Mark & Meghan

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This last year has been exciting, fast paced, and eventful. Tons of positive news. Growth. Successful recruitments. Stronger Marketing efforts. We couldn't be prouder of what we have accomplished nor more excited about the future. We have great partnerships, seamless relationships, and a great team. Our assets are strong. We believe the JCDA to be a strong, viable force in economic development in the region for many years to come.

As we grow and inevitably change. Our goal is to steer that change in a manner that advances our core mission, to attract new investments and foster the creation of new jobs and real careers for our community who wish to live and work in West Virginia.

Bring on 2024!

-Mark & Meghan



# 2023 Major Investment Announcements

- Our Next Energy is expected to use a 40,000 square foot industrial building that's already located at the [Berkshire Hathaway Energy Renewables site in Ravenswood](#). The company will build a lithium iron phosphate utility-scale battery system that can serve as long-duration energy storage in partnership with BHE Renewables. ONE expects the manufacturing facility to be operational in 2025, with hiring to start in 2024. ONE announced it will build a new Aries Grid factory on the site. The factory will bring an additional \$22 million in investment to the project and generate 105 more jobs
- A \$500 million investment by TIMET & more than 2,000 acres for BHE Solar in Jackson County, W.Va., to manufacture titanium products for the aerospace and other industries.
- Berkshire Hathaway donated \$500,000 to the United Way Alliance of the Mid-Ohio Valley for various economic development projects in Jackson County and the surrounding area.
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**Jackson County  
Development Authority**

# Infrastructure Projects:

- Cottageville PSD water/sewer upgrades
- City of Ravenswood water/sewer upgrades
- Rail Spur Repairs
- WV American Water
- Waterwells/Sewer Interim for BHE & TIMET
- Constellium water & sewer needs
- Jackson County Airport Runway Expansion
- AEP Upgrades
- Broadband Upgrades, construction & groundbreaking
- Finalized the industrial access road in Millwood
- 3-Phase power project with Valtronics & 1<sup>st</sup> Energy
- \$7 million in water/sewer upgrades in Jackson County
- Countless paving projects & bridge repairs



# Broadband Project

- \$23 million dollar/9 county investment
- Dark Fiber Opportunities
- Frontier received \$5,710,010 in Major Broadband Project Strategies funds for expansion of broadband connectivity to 1,967 targeted addresses in the greater Ripley area, including locations in the communities of Kenna, Given, Gandeeville, Gay, Evans, and Kentuck. The project will approximately 249 miles of fiber.
- Frontier also received \$7,672,782 in MBPS funds for the expansion of broadband connectivity to 4,165 targeted addresses in the greater Ravenswood area of Jackson County. This project will serve locations in the communities of Ravenswood, Cottageville, Sandyville, Evans, Ripley, Millwood, Mount Alto, Peewee, Somerville Fork, Le Roy, Amigo, Elizabeth, and Lindale. The project will include the installation of approximately 381 miles of fiber infrastructure to provide broadband service in the project area. Over 6,000 addresses will be served with these funds.





# Housing Projects:

- Housing Analysis
- AEP Grant to help offset housing analysis costs
- Identified developable housing sites in Jackson County
- Meeting with developers, contractors, and financiers
- Assisting the Ravenswood Planning Committee
- Exploring local bonds
- Met with WV Housing Development Fund to discuss financing programs
- Jackson County was designated a BUILD WV which covers a 20-mile radius
- The BUILD WV act provides sales tax exemptions, property value adjustment credits, and potential B&O Tax Exemption. A proposed BUILD WV project would apply and be approved through the state prior to the project's completion to qualify for the incentives. To be eligible for the BUILD WV projects would need to be in a certified district, generate approved costs more than \$3,000,000 or at least six residential units or houses.



**Jackson County  
Development Authority**



The housing survey was a success, and we appreciate everyone who took the time to provide feedback.



**Advantage Valley Housing Survey - WE WANT TO HEAR FROM YOU!**

If you LIVE or WORK in Boone, Cabell, Clay, Jackson, Kanawha, Lincoln, Mason, Putnam, Roane, or Wayne County, we want your opinions about the housing in the region!

QR Code for Resident/Employer/Commuter Survey

With new jobs coming to the region, we *think* more housing is needed!

**ADVANTAGE VALLEY**  
West Virginia's Charleston - Huntington Metro Region

The graphic is a blue vertical rectangle. On the left, there is a white silhouette of a house. The text is white and blue. A QR code is centered in a white box. At the bottom, there is a small map of the region and the Advantage Valley logo.

The Jackson County Development Authority has worked with community leaders to identify available sites for housing development and exploring options to develop those sites.





JCDA facilitated \$4.2 million dollars  
in small business loans

14 total loans

# Marketing Projects:

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- New logo
- New Marketing materials
- Quality of life rack cards & retractable banners
- Ambassador program Partnerships with Main Street Ripley, ONTRAC Ravenswood, Ravenswood Development Authority, Ripley CVB, Jackson County Community Foundation, and Jackson County Chamber of Commerce
- New Jackson County data flyers
- Website Updates and promotion of website & social media
- Work with Advantage Valley, WVEDA, WVEDC, WVDOC and more
- Attended conferences, trade shows, supply chain expos, and most recently the Nucor See and Seek.



# NEW MARKETING MATERIALS:






**THINGS TO DO IN JACKSON COUNTY:**

- Float the Millcreek Water Trail
- Visit the historic Ravenswood Riverfront Park and kayak.
- Have a playdate at the Ripley or Ravenswood City parks
- Shop the downtown shops of historic Ripley & Ravenswood
- Enjoy a meal at one of our restaurants
- Visit Cedar Lakes Conference Center for a walk, mini- golf, fishing, swimming, and more
- Play a round of golf at the Greenhills Golf Course in Silverton
- Visit the Woodrum Lake or Frozen Camp Wildlife Management Area
- Return for Ripley's "Largest Small-Town 4th of July Celebration", Ravenswood's Ohio River Festival, Ravenswood's Harvest in the Woods, the Jackson County Junior Fair, or even the Mountain State Arts and Crafts Fair
- Visit the historic Alpine theater to see a movie



## Our Labor Force

Jackson County, West Virginia, has over **29,000** residents and boasts an **11,610** person labor force.

<b>11,610</b>	Labor Force
<b>\$43,398</b>	Median Household Income
<b>5%</b>	Unemployment Rate
<b>43</b>	Median Age
<b>86%</b>	High School Diploma or Higher
<b>16%</b>	Bachelor's Degree or Higher

## Our Area

The Jackson County seat is Ripley, WV, and it is nestled in between Parkersburg, Charleston, Huntington, and the Ohio River.

<b>\$139,000</b>	Median Property Value
<b>60</b>	Population Per Square Mile
<b>472 sq. mi.</b>	Land Area
<b>29 minutes</b>	Mean Travel Time to Work

## Our Top Employers

- 1 Constellium Rolled Products Ravenswood, LLC
- 2 Jackson County Board of Education
- 3 Walmart Associates
- 4 WVU Medicine
- 5 Jackson County Commission
- 6 Jackson County Development Center
- 7 Kroger
- 8 SDR Plastics, LLC
- 9 Pensko Logistics, LLC
- 10 Al-Rec, LLC

## Our Key Industries

-  Automotive & Parts Manufacturing
-  Polymers
-  Metals for Automotive & Aerospace Industry
-  Chemicals & Petrochemicals
-  Biotechnology
-  Energy including coal, oil and gas extraction

## Our Labor Shed

With a multi-county Labor Shed, we have the dedicated employees you're looking for.

Our Labor Shed includes:

- |                |              |
|----------------|--------------|
| Jackson County | Roane County |
| Wirt County    | Wood County  |
| Putnam County  | Mason County |

## Our Biggest Industries

Based on the amount of workers in a particular industry, these are the top space which our workers excel.

Our Labor Shed includes:

<b>17.74%</b>	Manufacturing
<b>14.96%</b>	Health Services
<b>10.54%</b>	Food Services
<b>8.12%</b>	Retail
<b>4.27%</b>	Finance, Insurance, and Real Estate

# NEW MARKETING MATERIALS:

## Our Area

The Jackson County seat is Ripley, WV, and it is nestled in between Parkersburg, Charleston, Huntington, and the Ohio River.

- \$139,000 Median Property Value
- 60 Population Per Square Mile
- 472 sq. mi. Land Area
- 29 minutes Mean Travel Time to Work

## Our Key Industries



Automotive & Parts Manufacturing



Polymers



Metals for Automotive & Aerospace Industry



Chemicals & Petrochemicals



Biotechnology



Energy including coal, oil and gas extraction



# MILEAGE TO KEY CITIES

47	CHARLESTON, WV
163	CINCINNATI, OH
163	CLEVELAND, OH
212	PITTSBURGH, PA
337	BALTIMORE, MD
346	RICHMOND, VA
348	RALEIGH, NC
410	NASHVILLE, TN
516	NEW YORK, NY
546	ATLANTA, GA

**RIVER**  
JCM&IC includes frontage on the Ohio River, and a privately owned, 25-acre barge loading/unloading facility.

**RAIL**  
The CSX Mainline serves the JCM&IC, and spurs are available to serve sites throughout the center.

**HIGHWAY**  
WV Route 2 accesses I-77 just 6 miles from JCM&IC's entrance. The area is served by 33 major motor freight carriers.

**AIR**  
Jackson County Airport, with a 4,000 foot general aviation runway, is just one-half mile from JCM&IC. Wood and Kanawha County airports, the nearest commercial facilities, are each 45 miles away.

**UTILITIES**  
A 138 KV, 3-phase power line provide electricity to the park, and a 4" line supplies natural gas. PUBLIC water is pumped to the centre through a 10" line. Fiber optic TELEPHONE cables and digital switching are available for all of your communication needs.

## Our Labor Shed

With a multi-county Labor Shed, we have the dedicated employees you're looking for.

Our Labor Shed includes:

- Jackson County
- Wirt County
- Putnam County
- Roane County
- Wood County
- Mason County



**JACKSON COUNTY OPPORTUNITY ZONE**



# PROMOTING TOURISM- Jackson County



**Lead a tourism business?**  
Training dollars are now available for tourism-specific businesses! Up to \$2,000 per employee.

Learn more: <https://wvtourism.com/train-your-team-tourism-works/>

## PROGRAM GOALS & ACTIVITIES

### TRAIN YOUR TEAM

- Provide and coordinate customized training and certification programs for new and existing tourism businesses
- Make targeted outreach to promote the very successful Learn & Earn workforce program to tourism industry businesses

### EDUCATE OUR COMMUNITIES

- Develop a widely accessible online hospitality and tourism course for West Virginians

### SHAPE OUR FUTURE

- Provide tourism education to middle and high school students across the state
- Establish career pathways for high school students to begin earning credit toward future degree or certificate programs
- Create new degree and certificate programs with our institutions of higher learning



**NEARLY \$5 BILLION**

in annual traveler spending recorded last year



**\$1.3 BILLION**

in annual travel industry earnings recorded last year



**21,000**

annual job openings predicted in the state's tourism industry through 2025



**10,000**

annual management-level openings expected, with salaries approaching \$60,000

The Tourism Works program plays a vital role in West Virginia's economy by educating the state's workforce in tourism-related fields, preparing for the substantial increase in job openings projected for the industry, and connecting students with viable career opportunities. This program is funded by a \$5.1 million grant awarded to the West Virginia Department of Tourism by the U.S. Economic Development Administration. The funding will focus on three primary goals: Train Your Team, Educate Our Communities, and Shape Our Future.

The tourism industry is known for its opportunities for rapid professional advancement – from entry-level jobs to highly skilled management-level roles. Jobs in tourism require superb customer service and problem-solving skills, also making the industry a strategic jumping off point for professionals looking to gain access to related fields. The U.S. Travel Association reports that nearly a quarter of Americans' first jobs were in travel, and the average annual salary of an American who got their start in the travel industry is \$82,000.

# Jackson County Certified Ambassador Program



# Jackson County Certified Ambassador Program

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Recently the JCDA developed a program called the “Jackson County Certified Ambassador Program” to share with folks in hospitality positions or those who work with public on all the great things that Jackson County offers. Imagine you are visiting from out of town or have recently moved to the area. You ask your hostess at dinner what is there to do in the area. The JCDA Certified Ambassador program would share with the frontline folks who in turn will be able to point folks in the direction of events, attractions, eateries, shopping and more.

Things the ambassadors learn:

- ❖ Activities, Events, Attractions
- ❖ Government-City & County
- ❖ Conference hotels, centers & meeting places
- ❖ Local Mom & Pop shops and Downtown
- ❖ Schools and Higher Education
- ❖ Medical Facilities & Clinics
- ❖ Lodging & Hotels
- ❖ Real Estate and Investment Firms
- ❖ Community & Workforce Development
- ❖ Places to dine
- ❖ Tourism Promoters (Chambers, CVB, and EDA's)







**Jackson County  
Development Authority**  
CERTIFIED JACKSON COUNTY  
**AMBASSADOR**

## JACKSON COUNTY AMBASSADOR PROGRAM

Jackson County has so much to offer! We would love to have you attend our certified Jackson County Ambassador Program. Learn all the things Jackson County has to offer and you'll be able to share your knowledge with others.

Things the ambassadors will learn:

1. Transportation hubs-The JC Airport, boat ramps/ launches
2. Activities, Events, Attractions
3. Government-City & County
4. Conference hotels, centers & meeting places  
Local Mom & Pop shops and Downtown
6. Schools and Higher Education
7. Medical Facilities & Clinics
8. Lodging & Hotels
9. Real Estate and Investment Firms
10. Community & Workforce Development
11. Places to dine
12. Tourism Promoters (Chambers, CVB, and EDA's)

Ambassadors will earn \$100, a certificate of completion, a pin, and stickers. More importantly the ambassador will learn about all the great things to do in Jackson County. Training will last 1-2 hours at a date & time TBD.

WHEN: Monday, Oct. 30th 2023

TIME: NOON

LOCATION: 167 Seneca Drive, Ripley



**CALL US TODAY TO RESERVE YOUR SPOT**

304-372-1151  
167 Seneca Drive  
Ripley, WV 25271



**Jackson County  
Development Authority**

# JACKSON COUNTY CERTIFIED AMBASSADOR PROGRAM



## Jackson County Development Authority

The Jackson County Development Authority Certified Ambassador program rollout was a huge success! We plan to host additional training sessions in the Spring.

\$1.50 Friday, November 3, 2023 \$1.50

### Ambassadors set to promote Jackson County

by Susette Lowe FOR JACKSON NEWSPAPERS

FAIRPLAIN, W.Va. (WV News) — When visitors come to Jackson County, it is important to share all the activities, shopping, dining and recreational opportunities that are here.

That is the premise behind the establishment of a Jackson County Ambassadors program through the local development authority.

"This all came about because of a conversation at a local eatery," Meghan Parsons, project coordinator of the Jackson County Development Authority, said.

Director Mark Whitley was sitting next to someone new to the area and

was concerned when the visitor was told upon asking that there was nothing to do here. He struck up a conversation and asked what the person was interested in which developed into a discussion of several options to enjoy.

That chance encounter led to Whitley and Parsons realizing there was a need to train those working the front lines at restaurants, hotels, shops, gas stations, realty and others in promoting the many things Jackson County has to offer.

"Many times, it's simply because they aren't aware of what's available and that's what we're going to try to fix," Parsons said.



Photo by Casson Parsons

The first Jackson County Ambassador training was attended by many interested in sharing information on the many positives of the county.

See PROMOTE, A8

### PROMOTE (Continued from Page A1)

With a grant from the Community Foundation of Jackson County, Parsons designed an initial program, inviting front-line industries to take part.

The first Jackson County Ambassadors met at the Development Authority board room on Monday, October 30. Attendees included realtors, restaurant

workers, hotel and motel managers, retail, government and those representing various organizations.

Development Authority board member Casson Parsons facilitated the roundtable event. Discussion centered around various categories such as shopping, lodging, outdoor activities and events. Challenges with communication, housing and transportation were also debated topics.

"I was very pleased that

there was no negativity in the room," Parsons said. "Everyone there was very positive about this county and what there is to offer. But we also realized we have some barriers to work through. Ultimately, we want people to come back and hopefully choose Jackson County as the place they want to live and work."

One of the greatest needs identified was a social media page that will showcase upcoming events and

activities. Marketing those events was also a point heavily discussed.

An immediate result of the Ambassador training was the establishment of a Facebook page, Jackson County, WV Events and Activities.

"I was excited to see that idea," Donna Chatfield, owner of Farmhouse Market Finds, said. "We need to have one place to find everything. Right now, there seem to be several pages scattered on social media

but I think we need to use and promote this one."

Marketing is key. Utilizing various formats to achieve this was the consensus of the group.

"Those include a QR code at almost every location, brochures or flyers at our hotels and motels, print media, perhaps a visitor's guide," Parsons said. "We agreed that we can't limit ourselves because we need to target many audiences."

Keeping in contact with

each other and additional members of the community was another outcome of the meeting.

"Everyone said that email and text messages are the best ways to communicate directly," Parsons said. "So we will be doing blasts and sharing ideas and information with Ambassadors and others."

Parsons said that there are plans to have future Ambassador training and follow-up to the initial event.



## Economic Gardening-

The JCDA has worked with Advantage Valley and the National Center for Economic Gardening work with Jackson County businesses who qualify to participate in their economic gardening program. We had over 12 participants.



Advantage Valley is seeking growth-oriented companies in Boone, Cabell, Clay, Kanawha, Putnam, Lincoln, Mason, Jackson or Wayne Counties that sell to markets outside the region, have 6-100 employees, and have experienced growth 2 out of the past 5 years. Advantage Valley is offering this program for free to select companies through a partnership with the [National Center for Economic Gardening \(NCEG\)](#), an organization that has patented this successful approach to economic development over 20 years.

Contact your local Economic Development Authority below to see if your company can qualify for the program.

### Program Details

Companies will receive 36 hours of services from the NCEG's team of specialists. This team consists of seasoned researchers that leverage sophisticated corporate databases, GIS systems, SEO and Web marketing tools that provide the CEO with information, data and conclusions about key issues for each individual company. Following the 36 hours of research with the NCEG's specialists, companies will be eligible to receive up to \$5,000 in technical assistance to implement the recommendations received from the NCEG team.

### Program Deliverables

This program utilizes state of the art corporate tools in – Commercial Database Searching, Deep Web, GIS, Search Engine Optimization, Listening Post (consumer chatter, signals of change), Network Mapping (websites, LinkedIn, Twitter), Web Marketing and other social media. The NCEG's team of specialists will help companies achieve their business goals by

- Identifying qualified leads by sorting contents of extensive databases
- Mapping geographic areas using GIS software to facilitate targeted marketing efforts
- Reviewing core strategies related to commodity and/or niche markets
- Examining social media utilization to connect with customers
- Placing the company website in front of more customers using search engine optimization
- Analyzing employee temperament to build a strong management team

# Economic Gardening



## Does Your Company Qualify?

To apply for this program. Your business must meet the following eligibility criteria:

- Be a for-profit, privately held company headquartered and operating in Advantage Valley, West Virginia (Boone, Cabell, Clay, Kanawha, Putnam, Lincoln, Jackson, Mason or Wayne Counties)
- Have between \$650,000 and \$50 million in annual revenue (pre-COVID-19 or in 2020)
- Employ between 6 and 100 employees
- Demonstrate growth in employment and/or revenue for 2 of the past 5 years
- Sell or export to markets outside of Advantage Valley

## What to Expect

- Participation of CEO, devoting 8-12 hours over a four to six-week period, from beginning to end
- Access to a free temporary team assigned to your company to research business information that can help your leadership team make strategic decisions to grow the company
- Four phone calls throughout the course of the program to determine what decisions you are getting ready to make and what information you need to make those decisions
- A finished product of research results and data about markets, competitors, industry trends and qualified sales leads
- \$5,000 in technical assistance to help implement the recommendations received from the NCEG team

## Small business start-up workshop held Nov. 8

by Suzette Lowe  
FOR JACKSON  
NEWSPAPERS

FAIRPLAIN, W.Va. (WV News) — Starting a small business requires a lot of things.

It involves faith, commitment, financing and perhaps the most difficult and intimidating, a business plan. Having the opportunity to receive assistance in the practical side of being a business owner is invaluable.

On Wednesday, November 8, Advantage Valley and FASTER WV will offer an event at the Jackson County Development Authority office in Fairplain. From noon to 1 p.m., the free Build-Your-Own-Business – Small Business Start-Up Workshop will be open to anyone interested.

The FASTER WV (Fostering Advantages for Start-Ups & Entrepre-

neurial Resurgence in WV) program provides one-on-one coaching for local small businesses and entrepreneurs. Some of the services include workshops, basic courses, technical assistance, mini-grants and loans from a revolving loan fund.

According to the website, [www.advantagevalley.com](http://www.advantagevalley.com), Advantage Valley and its partners, Unlimited Futures Inc. and the Wyoming County Economic Development Authority, 'are building a stronger culture of entrepreneurship in the region.' The counties covered include Jackson, Boone, Braxton, Cabell, Clay, Kanawha, Lincoln, Putnam, Mason and Wayne



Shaw



Brandstetter

Counties. The initial free workshop next week aims to equip entrepreneurs with resources to turn ideas into action. The interactive session will be of assistance to someone who has started a business, is considering doing so, or has been established and dealing with an issue.

Tyler Brandstetter, FASTER WV business coach and Bryan Shawn, Director of Entrepreneurial Development, will be conducting the meeting.

No registration is required.

The Jackson County Development Authority is located at 167 Seneca Drive, Ripley.

## Want to start a business in Jackson County?



### BUILD-YOUR-OWN-BUSINESS SMALL BUSINESS START-UP WORKSHOP

FREE

WED. NOV. 8 | 12:00 - 1:00 PM

Jackson County Development Authority  
167 Seneca Drive Ripley - Ripley, WV

This workshop aims to equip entrepreneurs of all kinds with tools and resources needed to turn your ideas into action! Whether you are just getting started or stuck on a particular issue, this interactive workshop will provide the jumpstart needed to get you moving. Meet Tyler Brandstetter, FASTER WV Business Coach for Jackson County and Bryan Shaw, Director of Entrepreneurial Development.



# FASTER WV Program Small Business Development



## Advantage Valley is Fertile Soil for Growth-Minded Entrepreneurs

Advantage Valley has always been a great place to start or grow a small business, and our team provides a wealth of resources to small business owners and entrepreneurs alike. Our FASTER WV (the acronym stands for Fostering Advantages for Start-Ups & Entrepreneurial Resurgence in WV) initiative is here to identify, encourage, and support businesses like yours through one-on-one business coaching, a series of information-packed workshops, basic business entrepreneurship courses, technical assistance, mini-grants, and loans from a revolving loan fund.

Let us help you as you navigate the challenges of starting or scaling a small business in Advantage Valley.

Through its FASTER WV Initiative, Advantage Valley and its partners ([Unlimited Future, Inc.](#), and the [Wyoming County Economic Development Authority](#)) are building a stronger culture of entrepreneurship in the region, which is comprised of Boone, Braxton, Cabell, Clay, Jackson, Kanawha, Lincoln, Putnam, Mason and Wayne Counties.

Participants will work one-on-one with a FASTER WV business coach, take an entrepreneurship training class, and consider tapping into a Revolving Loan Fund to start or grow a business in the region.

### FASTER WV FUNDING PROVIDED BY:

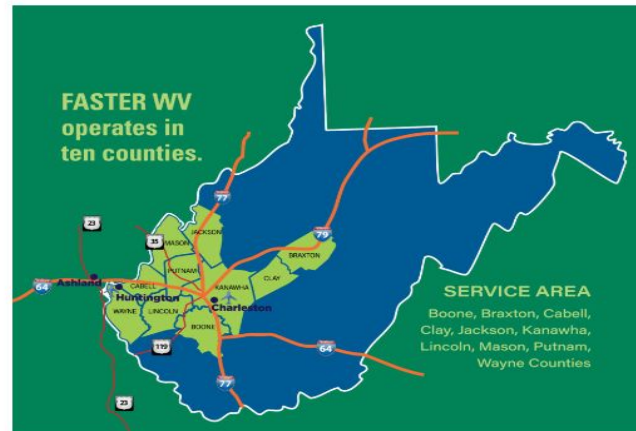
[US Economic Development Administration](#)

[US Small Business Administration](#)

[Claude Worthington Benedum Foundation](#)

[The Greater Kanawha Valley Foundation](#)

[Unlimited Future, Inc.](#), [Truist](#), and [USDA Rural Development](#)



**FASTER WV**  
Entrepreneurship Program of Advantage Valley

**DID YOU KNOW**  
IT'S GLOBAL ENTREPRENEURSHIP WEEK

The **FASTER WV** Program has served over **692** clients, created **141** new businesses, improved **108** businesses, and loaned **\$344,000** to small businesses, leveraging over **\$6,944,000** in private investment!

The graphic features a blue and white color scheme with a large question mark icon and a megaphone icon.

Supply Chain Expos-  
In partnership with Advantage Valley  
Since 2019 the JCDA has participated in 10 expos



Jackson County  
Development Authority

### Previously Popular Supply Chain Expos

Since 2019, Advantage Valley has co-hosted eight Supply Chain Expos with its partners in an effort to link the small business community to large manufacturers and employers in the region. Smaller companies have access to the procurement teams at large companies, with the hopes of building a stronger local supply chain. Great feedback continues to flow in from these B2B events, with companies reporting new contracts executed as a result.

#### Automotive Parts Manufacturing Expo

with Toyota, Sogefi and NGK – 3/2019

#### Chemical & Polymer Manufacturing Expo

with Braskem, APG, MATRIC, Kureha, Rubberlite, Clearon, DuPont, and Optima Belle – 6/2019

#### Virtual Steel Manufacturing Expo

with Steel of West Virginia and Steel Ventures – 7/2020

#### Virtual Steel Manufacturing Expo

with Constellium – 9/2020

#### Virtual Healthcare Expo

with Mountain Health Network, CAMC, and Thomas Health System – 5/2021

#### Virtual Defense Contracting Expo

with Northrup Grumman – 5/2022

#### Virtual Chemical Manufacturing Expo

with Chemours – 8/2022

#### Virtual Electric Power Manufacturing EXPO

with AEP – 4/2023

#### Supply Chain Expo Results Since 2019

800+ participants at eight supply chain expos

450+ one-on-one meetings facilitated





Ongoing:



Promote a local and regional contact database of developers and builders.



Meet with contacts to discuss development opportunities and how JCDA can facilitate their possible investments.



Promote site inventory on the JCDA website and WV website using the LOIS System. The LOIS Map Viewer showcases buildings, sites and areas to potential buyers.



# Site Inventory goals reached:

Quantified demand for housing and other commercial activity to attract investment interest.

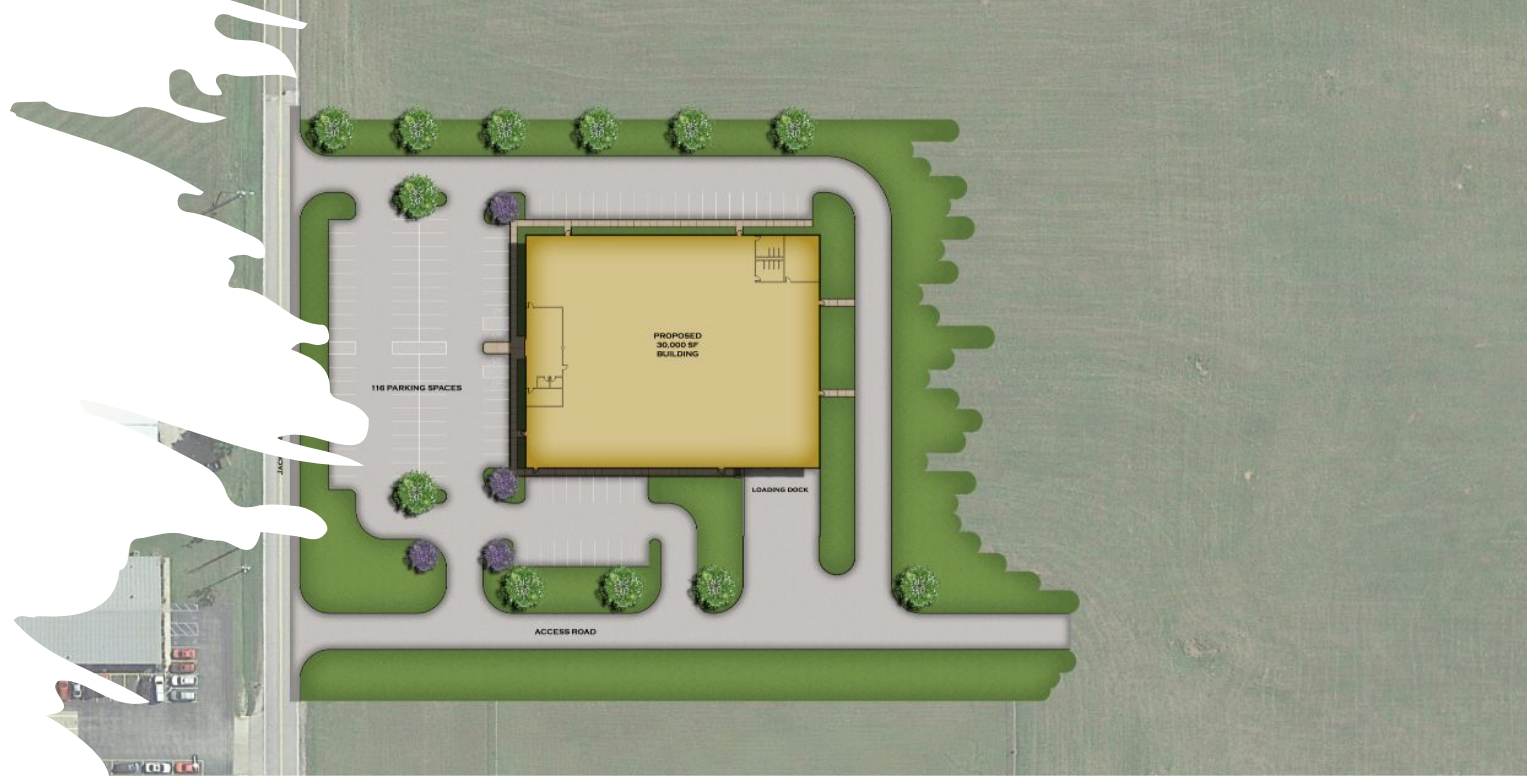
Met with contacts to discuss commercial development opportunities and how JCDA can facilitate their possible investment.

Jackson Crossings: Facilitated with their Phase 1



# Site Inventory

- Explored the construction of a spec. building in the Jackson County Maritime & Industrial Center.



# Grants & Scholarships

## Grants:

- The Jackson County Community Foundation awarded the JCDA \$3,950 for marketing.
- Appalachian Power awarded the JCDA \$20,000 for the housing analysis with Advantage Valley
- The West Virginia Department of Commerce awarded the JCDA \$31,800 for local economic Development
- The West Virginia Department of Energy awarded the JCDA with \$43,000 that we dispersed for Energy Efficiency Grants.

## Scholarships:

- In January 2023 Meghan was awarded a scholarship from the West Virginia Economic Development Council, have pending scholarships for 2024
- In September 2023 Meghan was awarded two additional scholarships from the West Virginia Economic Development Council
- Grant awarded to pay for CANVA program to use for marketing and presentations.
- In October 2023 was Meghan awarded her certificate in AEP's Energizing Economic Development



# CAUGHT DOING GOOD-Grant 2023

What a great surprise to be given the "Caught Doing Good" grant from the Ravenswood Fund with the Parkersburg Area Community Foundation! A great deal of our Economic Development efforts go on behind the scenes. We truly appreciate the recognition of our efforts and work. We look forward to putting this grant to work in our local communities.

The PACF grants open back up in January 2024! For more information on their programs and application process, please visit their website at:

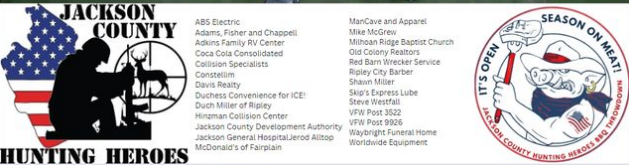
<https://pacfwv.com/>





# JCDA Donations

- \$10,000 to the new addition of the WVU-JGH Hospital
- \$2,500 to the Jackson County Community Foundation
- \$2,000 to the Ripley Main Street
- Brothers Keepers- \$500.00
- Jackson County Hunting Heroes- \$500.00
- \$500 to the Buckskin Council
- \$25 to Main Street 25<sup>th</sup> Anniversary Tee Shirt



# Conferences, Trade-Shows, Summits:

October 2022-October 2023

- Attended the K-Show in Dusseldorf, Germany, where over 3,000 companies from 59 countries exhibited. Over 177,00 people from 167 companies attended. 75% of those visitors were involved in investment decisions for their companies. 47% were in top management positions. The Jackson County Development Authority attended with the Polymer Alliance Zone. West Virginia had a whole team present to recruit.
- Attended the Frankfurt Auto Show in Frankfurt, Germany
- Battery Technology Expo in Orlando, FL
- Las Vegas Shot Show
- SEDC Meet the Consultants
- SEDC Annual Conference
- West Virginia Broadband Summit
- WVEDC Legislative Updates Conference
- WVEDC Fall Conferences
- AEP Stakeholder Roll Out
- FASTER WV conference
- AV Expanding Markets
- Polymer Alliance Zone Annual Meeting
- Wood County Annual Joint Meeting
- 2023 Issues and Eggs
- Countless meetings.....



# Job Retention and Growth



Ongoing:



Attend a minimum of 2 domestic trade shows per year



Attend a minimum of 2 international trade shows per year



Engage in a site consultant event



## Other 2023 mentions:

- Discussions with Goodwill for additional stores
- Assisted the Rashid's with a hotel/motel feasibility study
- Many projects with Advantage Valley & Polymer Alliance Zone
- Royal Street property was added back into private ownership
- Opened a larger CD with Wesbanco, renewed CDs with City National Bank at a higher interest rate.
- Jackson County Airport had their ribbon cutting for the \$1 million terminal. JCAA is awaiting approval for a \$45 million grant for their runway expansion and are looking at getting 2 new hangers. Jet fuel was also added to the facility.
- Hosted a workforce development roundtable
- Worked with many consultants and completed RFI's.
- Assisted BHE with additional land acquisition
- Working with Niche Polymer on possible expansions
- Assisted K.S., STAR/SDR, and Appalachian Distillery in reaching new markets domestically & internationally.
- Hosted folks from Turkey, Japan, Italy & Germany here in our offices.



**Jackson County  
Development Authority**



## Continued Efforts:

- Marketing Jackson County & available sites for industrial, commercial and residential development.
- Maintaining land database
- Website, social media & media updates
- Business Retention & Expansion Visits (40+ visits this year)
- Trade shows/Conferences
- Workforce Development



# Continued Goals:



Promote	Promote a local and regional contact database of developers and builders
Meet	Meet with contacts to discuss development opportunities and how JCDA can facilitate their possible investments.
Promote	Promote site inventory on the JCDA website and WV website using the LOIS System. The LOIS Map Viewer showcases buildings, sites and areas to potential buyers.
Continue	Continue our annual retention visits in partnership with WV Development Office and utility partners
Continue	Continue to provide ongoing support to existing companies needing assistance with issues identified.
Encourage	Encourage participation by the larger companies in the county and region
Continue	Continue to work with Advantage Valley to help promote and to take advantage of their outreach programs and to utilize Advantage Valley's Zoom Prospector



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## Ongoing Goals and Completion FY 2024-2025

- Maintain a modern professional website, including an aggressive social media and marketing program
- Work in conjunction with Putnam, Mason, Kanawha, Cabell Counties on a regional marketing campaign
- Attend a minimum of 2 domestic trade shows per year in conjunction with WV Department of Commerce
- Attend a minimum of 2 international trade shows per year in conjunction with WV Department of Commerce
- Participate in a Site Consultant events





## Retention & Expansion Visits:

- Completed 40+ business retention and expansion visits in Jackson County
- Monthly follow-up emails to BRE folks
- Weekly meetings with BHE & TIMET



# Small Business Development



Facilitated in  
employee  
recruitment



Facilitated in  
workforce  
development training



Several small  
businesses visited



Several new start-ups



Identified  
opportunities



Developed new logos  
and marketing  
materials and website



# Ravenswood Redevelopment



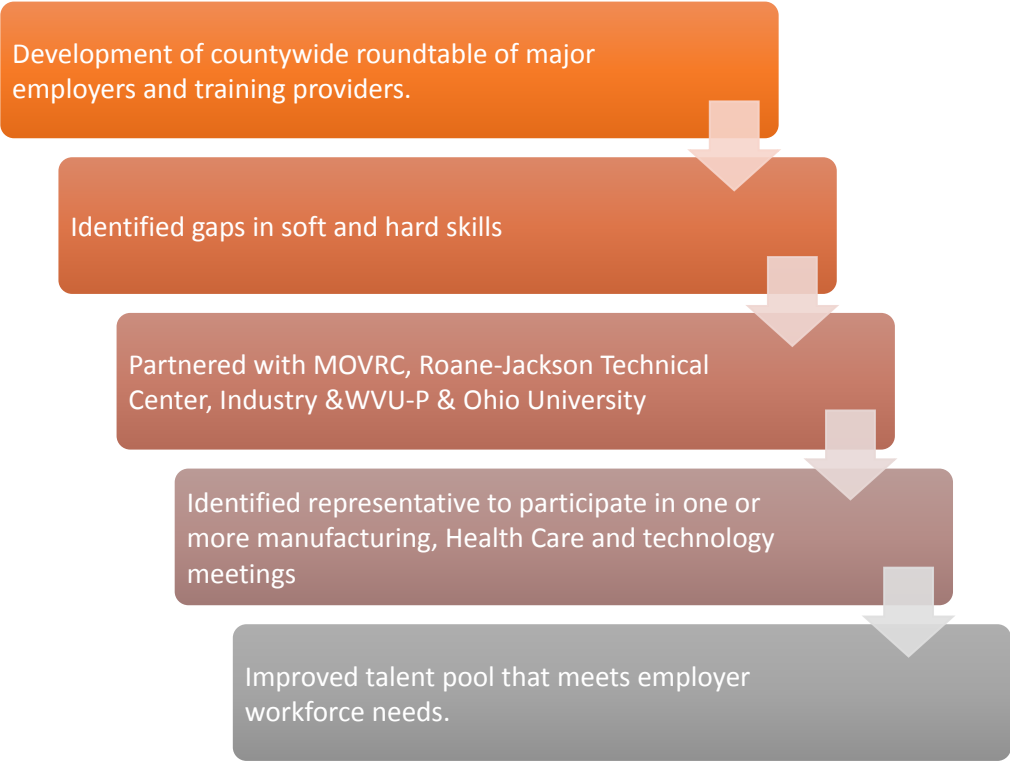
## Ongoing:

- Continuing to work to establish a new grocery store
- Assisting with Ravenswood's community planning & housing plans
- Marketing the former Cope's Supermarket
- Working with a liaison between Ravenswood and JCDA
- Facilitate public improvements
- Facilitate marketing and business development within the community

# Workforce Development goals reached:



Roane Jackson Technical Center





•The JCDA is becoming the non-profit hub for the Mid-Ohio Valley FAME chapter. Our goal is to retain our existing employers by cultivating the next generation of workforce.





# Jackson County Mid-Ohio Valley FAME Program



Jackson County  
Development Authority

## WHAT IS FAME?

FAME is a national apprenticeship model developed by Toyota and now owned by the National Manufacturing Institute.

It connects local employers, colleges, and students to prepare a global best workforce in manufacturing.



## WHERE WILL THIS LEAD ME?

- An Associates Degree
  - WV Invests & BridgeValley's ASCEND
- Likely no educational debt
- Competitive wage during school
- Two years of work experience
- A coveted skillset needed globally

Work three days with sponsor employer  
Paid experience + Associate's Degree

## KEY QUALIFICATIONS

NATIONAL & LOCAL

- A passion for STEM & working with both your brain & hands
- Maintain a grade "C" or higher in EVERY class
- Commit to schedule for two years
- Pledge to daily on-time attendance
- College-ready in math & English
  - College Algebra & English 101



Jackson County  
Mid-Ohio Valley FAME Program

- HOW DOES IT WORK?
- Study 2 days at WVU-P and work three days with sponsor employers.
- Paid experience + Associate's Degree
- Project will kick off in 2025



# Jackson County



# Mid-Ohio Valley FAME Program



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# 2023 JCDA Building Improvements

- 167 Seneca Drive
- Installed new commercial doors in kitchen entry & Matheny side entry
- New metal roof
- New HVAC/Heat Pump system for one side of the building
- Deck repair from fire damage
- Pressure Washing
- Landscaping/Manicuring
- Fire suppression system inspection
- Elevator inspection



## JACKSON COUNTY SEES GROWTH!!!

The WV Secretary of State's Office registered 1,033 new businesses statewide during the month of October according to Secretary of State Mac Warner.

The Secretary of State's Business Division reported that Calhoun, Mercer, Mason and Jackson Counties also experienced notable growth during the month.

Top five counties in new business growth:

1. Boone County- 1.84% growth
2. Calhoun County- 1.71% growth
3. Mercer County- 1.55% growth
4. Mason County- 1.55% growth
5. Jackson County- 1.54% growth



# 2023 In Photos



Watch the 2023 SEDC Annual Conference



### The business of Jackson County

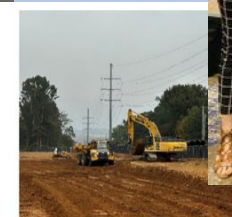
Let me first introduce the Jackson County Development Authority and myself. Established in 1976, the Jackson County Development Authority (JCDA) is a public-private partnership between the state and local governments in Jackson County, West Virginia. As the local economic development agency in Jackson County, JCDA oversees business attraction and development efforts along these same lines, and we are a partner for existing Jackson County businesses to use in their retention and expansion efforts. We coordinate state programs and incentives for companies looking to grow or locate in the county. The JCDA provides technical assistance, along with business expertise, and works to provide financing to entrepreneurs and business start-ups. Whatever the specific use, we can support and demonstrate the facts that make Jackson County a wonderful place to live and grow your business.

I have been with JCDA since 2013 as the Special Project Coordinator. Executive Director Mark Whelan, our 12 members of the Board of Directors and I are proud to serve Jackson County. The board's efforts are global in scope and attract national and international companies. The JCDA is a government-

and train their employees and attract new business. Millions of dollars were invested for supporting infrastructure projects and several millions in funding for special projects were received. In 2022 there were several significant milestones and announcements including the new Millwood, West Virginia, and other projects to improve the quality of life.

Two of those significant announcements to make were by the Board of Directors: the new Borkshire Hathaway Energy (BHE) and the new American Energy Storage (AES) plant. These two projects are a major economic development for the county and will provide thousands of jobs for the county. The JCDA also led the effort to secure the BHE and AES plants to operate at the site and will provide assistance and support to the county. The JCDA also led the effort to secure the BHE and AES plants to operate at the site and will provide assistance and support to the county.

Just as in the last year, the JCDA has offered energy efficiency grants, marketing grants, and retention grants to the county. The JCDA has helped over 100 small businesses get their loans on the ground, helped others to



Loading Soil at NE

Soil for Filling and Compacting



Filling and Compacting at East



Loading Soil at Windrows



# 2023 in Photos




**The Boone County EMA and Citynet to Hold Dedication of New Fiber Broadband Network in Boone County and Surrounding Counties**

Spencer, WV – October 18, 2023 – The Boone County Economic Development Authority (BCEA), in partnership with Citynet, West Virginia's leading provider of telecommunications and technology services, today announced that a dedication ceremony for the construction of a fiber network in Boone and surrounding counties will be held on October 25th at 1:00 PM at 209 East Main Street, Spencer, WV. The public is invited to attend.

The new fiber network will provide gigabit-speed internet service to nearly 5,000 targeted households located in Boone, Jackson, Calhoun, Clay, Brannon, Wayne, Gilmer, and Nicholas Counties. As a result of this partnership, once the network is constructed, Citynet will be able to provide Gigabit broadband service to an approximately 9,500 households located within these counties.

The project is being funded by a \$17,057,860 grant from the West Virginia Department of Economic Development's GigReady Incentive Program, with a 25% match (\$5,685,950) provided through a partnership between the Boone County EMA and Citynet.

"We are excited to partner with the Boone County EMA to bring high-speed internet access to this region of West Virginia," said Citynet CEO Jim Martin. "This new network will help to bridge the digital divide and provide residents and businesses with the connectivity they need to thrive in the 21st-century economy." Mark Winkler, Executive Director of the Boone County Economic Development Authority, added, "As a result of this partnership, thousands of West Virginians who currently have no internet service will have access to reliable Gigabit broadband service. With us on this project, these households would have likely never had access to high-speed broadband delivered over a fiber network. Once complete, this project will impact almost all aspects of our daily lives including the delivery of healthcare, how we educate our youth, and our efforts to retain our current workforce and to attract new businesses and jobs to the area."

Construction on the new network is expected to begin in January 2024 and be completed within two years.

# 2023 in Photos





# Jackson County Demographics:

## Educational Attainment

30.59% of the population in Jackson County have an associate's degree or higher. 90.18% have a high school degree or higher.



offer associate's Degree or Certificate



offer Bachelor's Degree or Higher

# Jackson County Demographics:

## Labor Force

Jackson County has a labor force of 9,659 people, with an unemployment rate of 4.7%.

9,659  
Labor Force

4.7%  
Unemployment Rate

▲ 0.3%  
Unemployment Rate  
Change (1 year)

## Talent

What are the largest job counts by occupation?



Total Employees  
7,662



The work distribution of total employees in Jackson County is:



Total Establishments  
656



# Jackson County Demographics:

## Businesses and Jobs

Jackson County has a total of 656 businesses. In 2023, the leading industries in Jackson County were . . .

What are the top industries by jobs?

How many employees do businesses in Jackson County have?



1-4 Employees	64.48%
5-9 Employees	21.8%
10-19 Employees	7.32%
20-49 Employees	3.05%
50-99 Employees	2.13%
100+ Employees	1.21%

# Jackson County Demographics:

## Income and Spending

Households in Jackson County earn a median yearly income of \$56,220. 25.31% of the households earn more than the national average each year. Household expenditures average \$61,723 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.

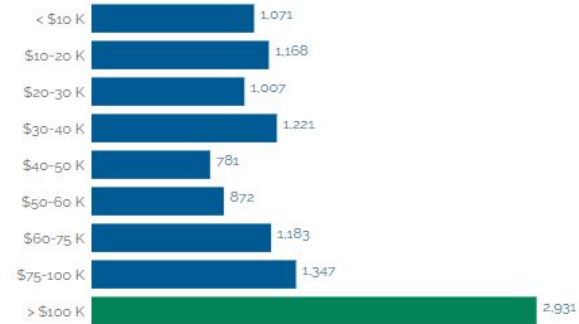


\$56,220

Median Household Income

- 0% more than the county
- 2% more than the state
- 25% less than the nation

### Income Distribution



How do people spend most of their money?  
PER HOUSEHOLD



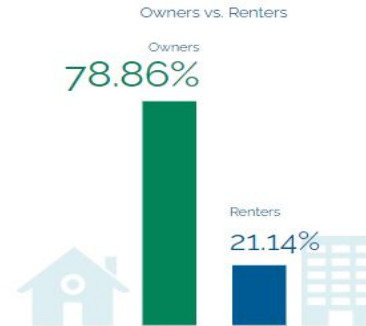
\$61,723

Median Household Expenditure

# Jackson County Demographics:

## Housing

There are 58% more households who own their homes than there are renters.



## Transportation

Residents spend an average of 29 minutes commuting to work. Jackson County is served by 21 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed within the community.



29min

Commute Travel Time



1 + 21(+50 miles)

Airports in Community



Interstate

In Community



Freight Rail

In Community

## Taxes

Top State Corporate Income Tax

6.5%

Top State Corporate Capital Gains Tax

6.5%

Top State Personal Income Tax

6.5%

Top State Personal Capital Gains Tax

6.5%

State Sales Tax

6%

# BRING ON 2024!!!!





## Jackson County Development Authority

167 SENECA DRIVE  
RIPLEY, WV 25271

The Development Authority provides technical assistance, business expertise and works to provide financing to entrepreneurs and business start-ups. Whatever your needs are, we can support you and demonstrate the many facets that make Jackson County a great place to live and grow your business. If you would like additional information on the Jackson County area, contact our economic development department and we will be delighted to provide you with specific location information. Contact us at 304.372.1151 or by email at [meghan.parsons@jcda.org](mailto:meghan.parsons@jcda.org)

