
TOURISM DEVELOPMENT ACT 2020 REPORT TO THE LEGISLATURE

TO: Joint Commission on Economic Development
FROM: Ed Gaunch, Secretary of Commerce Department
DATE: February 8th, 2021
SUBJECT: Tourism Development Act Report 2020

The following information reflects the status, creation, and completion of Tourism Development Act projects in West Virginia during 2020. The WV Development Office (“WVDO”) manages the program and works in complete coordination with the WV Tourism Office and WV Tax Department.

In 2020, the WVDO approved Timberline Mountain as a Tourism Development Project with an estimated investment of \$16,000,000 and a job creation of 18 full-time jobs. The company opened in December of 2020, and the company must submit final costs to the WVDO by March 2021.

Corduroy Inn and Lodge, which was approved as a Tourism Development Expansion Project in 2019, opened in December of 2020. The company was estimated to invest \$11,300,000 and create 33 new jobs in the first year. The company must submit final costs to the WVDO by March 2021.

To date, the WVDO and WV Tourism Office have received 22 inquiries concerning the Tourism Development Act and potential projects for submission over the past 12 months, beginning January 2020. These projects are estimated to be over \$115,000,000 in investments in West Virginia. This is the most inquiries fielded by the WVDO in one year.

Eight inquiries have indicated they intend to submit a TDA application in 2021; totaling \$47,290,000 in investment. Job creation is to be determined as most inquiries calculate this number.

There are currently 5 companies that are still under construction who have already been approved for a TDA agreement. Four are anticipated to complete their project this year: Hotel Morgan, Grand Patrician Resort, Greenbrier Valley Aquatic Center, and Stonewall Resort. These projects total an investment of \$100,833,234 and will create 199 new jobs.

Companies already asserting the credit are: Ace Adventure Resort, The Greenbrier, Rustic Ravines, and Stonewall Resort. Adventures on the Gorge exhausted their credit in 2020.

We are optimistic for the future of the West Virginia tourism industry. In the past two years, this program approved applications for more than \$250 million in new investment. This represents more than double the investment seen in the first 14 years of this program’s existence. The attached

spreadsheet shares more detailed information about the approved projects. We look forward to assisting the tourism industry in West Virginia and are available for any questions.

Regards,

A handwritten signature in blue ink, appearing to read "Ed Gaunch". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ed Gaunch
Secretary of Commerce

EG/mt

Enclosure

CC: Governor's Office, WV Tourism Office, WV Tax Department

Company Name	Status	Type	City	County	Est. Investment	% Allowed	Max. Credit	Description
ACE Adventure Resort	Active	Expansion	Minden	Fayette	\$ 1,250,000	35%	\$ 437,500	This project is an expansion of ACE's main campus, including the lake area, lake activities, and food and beverage. Renovation and expansion of twenty-four cabins to attract and accomodate more out of state visitors. The project will include the addition of two waterpark slides, new restaurant/bar, multipurpose building (store, bathhouse, snack shack), additions to 24 cabins and other small projects to attract out of state families and church groups.
Greenbrier, The (Saints Facility)	Active	Expansion	White Sulphur Springs	Greenbrier	\$ 27,038,282	35%	\$ 9,463,399	A 52,800 square foot multi-use athletic and entertainment facility and complex located at The Greenbrier Resort, acquired, designed, constructed and operated by The Greenbrier for various athletic/sports and entertainment events and uses, including without limitation amateur and professional sports training and athletic events, conferences, concerts and weddings/receptions. The Greenbrier has contracted with the NFL's New Orleans Saints for the facility to serve as their summer training camp venue.
Greenbrier, The (Tennis Stadium and Wedding Chapel)	Active	Expansion	White Sulphur Springs	Greenbrier	\$ 11,505,000	35%	\$ 4,026,750	This expansion project added a 46,285 square foot multi-use tennis stadium that seats 2,526 spectators. Concurrent with the tennis stadium construction will be a 400-seat, 15,000 square foot Wedding Chapel, built to increase destination wedding business at The Greenbrier.
Rustic Ravines	Active	New	Genoa	Wayne	\$ 2,100,000	35%	\$ 735,000	Phase One and Two of this project include the construction of six (6) luxury rental cabins and renovating four (4) existing cabin rentals on the property. Phase Three consists of building a one half (1/2) mile, two hundred (200) foot high zip-line, a game room and restaurant/sports bar. Phase Four, Five and Six will be the development of more unique lodging and the development of: RV/ATV park; Lodge/Conference Center; Multi-purpose facility; Campground; Shower House; Dump Station; Added Attractions/Mountain Coaster; Pay Lake; Gift Shoppe. The facility is catering to tourists coming into the area to utilize the Hatfield and McCoy trail-system.
Corduroy Inn at Snowshoe	Certifying Cost Period	Expansion	Snowshoe	Pocahontas	\$ 11,300,000	35%	\$ 3,955,000	A new 48,000 square foot hotel and conference center, which will hold events for 300 people, will be built adjacent to the existing Corduroy Inn on Snowshoe Mountain.
Timberline Mountain	Certifying Cost Period	New	Davis	Tucker	\$ 16,011,000	35%	\$ 5,603,850	The project will sit on 423 acres of property and includes the purchase of two new chairlifts, a conveyor belt to ski terrain park, 70 snow guns, RFID access gates, water line upgrades and renovations to the public ski lodge. Renovations to ski lodge include purchase of 1,200 ski helmets and boots, kitchen upgrades, electrical rewiring, reconstructed ski rental shop, retail shop, new deck, and additional 7,500 square feet of ski lodge space.
Winterplace Ski Resort	Exhausted	Expansion	Ghent	Raleigh	\$ 7,328,086	25%	\$ 1,832,022	This expansion included construction of a two-level, 14,400 square foot expansion to the existing Resort Center, construction of 26 acres of additional ski terrain, purchase of 138 acres adjacent property for future expansions, and the expansion of the teaching area. Snowmaking improvements, equipment purchases and improvements to the Mountain House, and an existing mid-mountain facility were also included in the project.
Glade Springs, The Resort at	Exhausted	Expansion	Daniels	Raleigh	\$ 16,779,247	25%	\$ 4,194,812	This project included an expansion of Glade Springs Resort, a day-use facility, into a full-service conference and vacation resort. This includes a 3,500 square foot ballroom, 2 meeting rooms, restaurant, sports bar, hotel lobby, 51 guest rooms, offices, golf academy, locker rooms, indoor pool, spa expansion, spa, snackbar, 4 lane bowling center, arcade, Glade Creek recreational improvements, ice skating rink, walking and biking trails, and a low elements team-building course.
Adventures on the Gorge	Exhausted	New	Lansing	Fayette	\$ 5,800,000	35%	\$ 2,030,000	This project created a new adventure center with a restaurant, bar, and lodging. Other additions to the resort included: zip-lines and canopy tours, hiking, disc golf, rock climbing, low ropes course, fishing trips, mountain biking, paintball, pool, playground, horseback riding, kayaking instruction, trips to Summersville Lake, a kids obstacle course, and arcade.
Oglebay Resort and Conference Center	Exhausted	Expansion	Wheeling	Ohio	\$ 12,578,378	25%	\$ 3,144,594	The expansion project constructs a 53-room addition to the National Training Center as well as the renovation of the 212 guest rooms and support facilities in the Wilson Lodge.
River Riders, Inc.	No contract, need costs	Expansion	Harpers Ferry	Jefferson	\$ 10,207,500	35%	\$ 3,572,625	Expansion of the limited-season outdoor adventure park into a year-round family adventure resort with the addition of a full-service hotel and indoor activity center.
American Mountain Theatre	Terminated	Expansion	Elkins	Randolph	\$ 1,312,908	25%	\$ 328,227	operated for three years on a part-time basis in an old leased facility. AMT is building a new 10,640 square foot 525-seat state of the art music theater, which will open in May 2007. The new AMT Theater is located in
Grand Patrician Resort	Under construction	New	Milton	Cabell	\$ 64,495,000	25%	\$ 16,123,750	This project includes the initial construction of the Grand Patrician Resort located in Milton, WV. The project will sit on 178 acres with a 9-hole golf course, country club, a 111 room hotel, a 120 room business class hotel, indoor Olympic-sized pool, Colosseum Arena, sports-themed steakhouse, wedding chapel, convention center, spa, and coffee bar.

Company Name	Status	Type	City	County	Est. Investment	% Allowed	Max. Credit	Description
Greenbrier Valley Aquatic Center	Under construction	New	Lewisburg	Greenbrier	\$ 3,760,000	25%	\$ 940,000	This project includes the initial construction of the Greenbrier Valley Aquatic Center constructed on 5 acres located on the State Fairgrounds in Lewisburg, WV. The project will encompass 31,700 square feet and consist of a 25-yard 6 lane competition pool, 30'x50' recreation pool, 12'x20' therapy pool, concessions, party room with a kitchen, cardio exercise room, classrooms, locker rooms and other amenities. The facility will support local members and will cater to the competitive traveling swim teams.
Hotel Morgan	Under construction	New	Morgantown	Monongalia	\$ 15,578,234	35%	\$ 5,452,382	Rehabilitation of the historic Hotel Morgan, located at South High Street in Morgantown, into an 81-room boutique hotel including a gathering room, café/bar, and rooftop terrace.
SWaN Hill Top House Hotel	Under construction	New	Harpers Ferry	Jefferson	\$ 138,897,882	35%	\$ 48,614,259	Rehabilitation of a hotel adjacent to the Harpers Ferry National Park and Historic District. Project will include the rehabilitation of the 129-room hotel, armory houses, meeting and conference space, five food and beverage establishments, cooking school, fitness center, basketball court, bowling alley and underground parking.
Stonewall Resort	Under construction	Expansion	Roanoke	Lewis	\$ 17,000,000	35%	\$ 5,950,000	be established on 15 acres and will contain 20-25 units. Phase two will establish other areas of the park, within a 10-year plan.
TOTAL					\$ 362,941,517		\$ 116,404,169	