
TOURISM DEVELOPMENT ACT 2021 REPORT TO THE LEGISLATURE

TO: Joint Commission on Economic Development
FROM: Mitch Carmichael, Secretary of Economic Development
DATE: December 15, 2021
SUBJECT: Tourism Development Act Report 2021

The following information reflects the status, creation, and completion of Tourism Development Act (“TDA”) projects in West Virginia during 2021. The WV Department of Economic Development (“WVDED”) manages the program and works in coordination with the WV Department of Tourism and WV Tax Department.

Hotel Morgan, approved as a Tourism Development Project in 2020, opened in March of 2021. The project has been approved for \$16,671,981 in approved costs and was estimated to create thirty-seven new jobs. Additionally, the Greenbrier Valley Aquatic Center, originally set to open to the public in Fall of 2021, will now open its doors in early 2022 citing supply chain delays during construction. It was approved as a Tourism Development Project in 2020 and estimated to have \$3,760,000 in investment costs and create seven new full-time jobs. The company will submit its final costs to the WVDED once the project is complete and open to the public.

There are currently two companies that are still under construction who have already been approved for a TDA agreement: SWaN Hill Top House Hotel and Grand Patrician Resort. These projects total an investment of over \$200,000,000 and will create nearly 300 new jobs. Additionally in 2021, the WVDED approved the first Tourism Development District with the SWaN Hill Top House Hotel project.

Companies already asserting the credit are ACE Adventure Resort, Corduroy Inn at Snowshoe, Hotel Morgan, The Greenbrier, Rustic Ravines, Stonewall Resort, and Timberline Mountain. Greenbrier Valley Aquatic Center will begin asserting the credit once final costs are submitted.

While no formal TDA applications have been received yet in 2021, the WVDED is currently working with 5 companies that intend to formally apply for the credit by early 2022, 3 of which have prepared draft applications for the WVDED’s review. The estimated investment of these 5 TDA projects totals \$38,600,000.

To date, the WVDED and WV Department of Tourism have received 32 inquiries concerning the Tourism Development Act and potential projects for submission over the past 12 months, beginning January 2021. This is the most inquiries fielded in one year, breaking last 2020’s record.

Despite the challenges presented to companies throughout the COVID-19 pandemic, our team remains optimistic about the interest in tourism investments in West Virginia. With more interest in the Tourism Development Act than ever, the WVDED anticipates fielding more inquiries from interested companies in the coming year.

We remain committed to growing the tourism industry within our great state. The attached spreadsheet shares more detailed information about the current approved projects. We look forward to assisting the tourism industry in West Virginia and are available for any questions.

Regards,



Mitch Carmichael
Secretary, Department of Economic Development

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Enclosure

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

Company Name	Status of Project	Type	City	County	Est. Investment	% Allowed	Est. 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 accommodate 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 57,800 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.
Corduroy Inn at Snowshoe	Active	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	Active	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.
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 element 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.
American Mountain Theatre	Terminated	Expansion	Elkins	Randolph	\$ 1,312,908	25%	\$ 328,227	The American Mountain Theatre is a "Branson, MO style" family music, comedy and variety show, which 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 the 22-acre Historic Elkins railway Development, next door to the "Old Train Depot" which is headquarters for the project.
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.
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	Active	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 catering 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. In 2021, the WVDEED approved the Hill Top House Hotel as a Tourism Development District.
Stonewall Resort	Active	Expansion	Roanoke	Lewis	\$ 17,000,000	35%	\$ 5,950,000	This project includes the construction of 100 additional privately financed lodging units. The first phase is to 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					\$ 352,734,017		\$ 112,831,544	