



REGIONAL REVIEW

Volume 1, Issue 1

**Brooke-Hancock-Jefferson
Metropolitan Planning Commission**

Winter 2005

BHJ OFFERS A NEW VIEW FOR YOU!!!!!!

One of the benefits in selecting Air Photo-USA as our digital aerial photography provider is the high quality seamless color photography that can be integrated with BHJ's GIS system. Air Photo-USA photography uses an exclusive compression technology that takes the three counties' data and compresses it down to a workable yet efficient file size that can be stored on one DVD.

Included in this project was a purchase of a new color plotter, a Canon Wide format printer. The printer has a six color ink system and is capable of photorealistic print-outs suitable for framing. The plotter's ink technology pigment will produce longer lasting high quality prints at an affordable price. The new plotter enables BHJ to offer prints with either heavy bond paper or high gloss paper.

copied onto the server's hard drive.

Suitable Uses: Determine building layouts, right of ways, wildlife habits; locations of roads; land use studies and analysis; density calculations; base for mapping newly developed areas; design concept reports; preliminary area calculations; environmental studies and corridor studies.

One attribute of the Air Photo-USA photography is the ability to install itself on a network. This allows BHJ's technicians to simultaneously access the photography over the computer network without having to install it



on workstations. By enabling this technology, BHJ has efficiently deployed the aerial data throughout the office without incurring any cost for additional software.

The finished product was delivered to the BHJ office on June 25, 2004. This included imagery for approximately 574 square miles encompassing the counties of Brooke and Hancock in West Virginia, and Jefferson County, Ohio. Each image is Ortho Rectified, which is a process by which the distortions of the images are modeled and accounted for, resulting in a more correct image of physical land features. Ortho Rectified imagery is particularly useful in areas with mountainous or hilly terrain.

BHJ is pleased to offer a special service to those municipalities that have paid their Per Caps. We are offering a full color, high gloss 24" x 36" minimum aerial view of their village or city, depending on the square miles, free of charge. Additional copies may be obtained for a fee by calling the BHJ office at (740) 282-3685.

BHJ would like to thank, ODOT, WVDOT, and all of its local entities for its annual payments that made this project possible.

DELIVERABLE SPECIFICATIONS

- Resolution:** Two Foot
- Absolute Accuracy:** +-33 feet (10 meters)
- Acquisition Time:** Acquisition occurred as weather permitted allowing for a late winter/ early spring, "leaf off" Imagery set.
- Projection:** The imagery will be Ortho Rectified in **NAD 83 West Virginia North**
- Deliverable Format:** Digital Video Disc (DVD) & Compact Disc in PhotoMapper format. The PhotoMapper format data will be delivered as two sets: 1) on separate CDs, and 2) a spanned CD and DVD set allowing the entire seamless mosaic to be

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FROM THE EXECUTIVE DIRECTOR

Transportation improvements are a driving local economic force. You can almost feel a change in economic gravity when the Market Street Bridge closes for an annual inspection. If the Ft. Steuben Bridge closes in the year 2010, due to long-term structural issues, we face a possible economic disincentive and counter measures need to be taken to assure the growth of our tenuous economy.

Our strategy to our bridge system issue is four-fold and hopefully will place the region in a stronger position.

First, through ODOT's leadership, we're evaluating better access to the Veterans Bridge. Already marked as an accident hot spot, the University Boulevard and Route 7 intersection at Steubenville needs to be redesigned.

Second, improvements to Birch Drive and Freedom Way, the entry way for Half-Moon Industrial Park are well on the way.

Third, at the suggestion of local business and public entities, a bridge access coordinating committee will hold its first meeting in mid-January. While the Ohio River may be the demarcation point for two states, it is not a distinguishing factor for job seekers. People that work in Weirton may live in Steubenville or vice versa. Our transportation investments must honor this synergy.

Finally, we've not forgotten our #1 regional transportation priority is to build a new regional bridge crossing in the Ft. Steuben to Ohio County river corridor. In September 2003, following extensive public review and analytical evaluation, a crossing south of Wellsburg was recommended by the BHJ Full Commission. Our next step is to obtain \$1.2 million to complete a final location and environmental impact study. Through the cooperative efforts of local decision-makers and state representatives, we feel this search for dollars will be finalized in mid-2005 and project momentum, through the location study, will continue.

In sum, Wheeling has its I-70 Bridge. Toledo has its Maumee Bridge River Crossing. Buffalo has its Peace Bridge. To assure the transportation and economic integrity of the Veterans Bridge, we are creating a strong and essential argument to coordinate and capture our fair share of the future.

John Brown, AICP
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THE CHAIRMAN'S PERSPECTIVE

The Holiday Season is upon us and I want to take this opportunity to wish you a Happy Holiday. This is such a wonderful time of the year. We head out to shop for gifts in the business districts and malls located throughout the Tri-State and surrounding areas and we take time to visit family and friends, both here at home and across the nation.



tract new economic development and experience population growth. The communities in BHJ's coverage area need to support BHJ in its efforts, by contacting their respective legislators and making their opinions known.

I believe BHJ had a very fruitful year. As I come to the close of my term as Chairman of the Commission, I want to thank everyone for their support. As a relative newcomer to the scene I had concerns over my ability to fill the shoes of such excellent predecessors. The members of the Commission made me feel right at home and those fears quickly disappeared. Special thanks to Dr. Brown and the entire staff for their support and patience.

I look forward to my continued association with the Commission. Again, my warmest wishes for a wonderful Holiday Season.

Gary R. Folden

As we travel safely to and from our destinations, we must all take time to realize that the transportation systems we use are the results of futuristic thinking and dedicated determination. The BHJ commission members, officers, and staff - past and present - played a major role in planning and designing the transportation system we have today. The process is never ending, as is evidenced by the work done at BHJ and both Departments of Transportation during this year. In Brooke and Hancock Counties, BHJ also provides planning for water and sewer projects, brownfields redevelop-

ment, economic development, and community development.

Every public entity, located in the three-county region, receives benefits from the efforts and successes of BHJ. As an example, the push for the implementation of the Bridge Study Committee's recommendation is vital to the economic growth of the entire Tri-State Area. The rural communities will realize better mobility for their workforce, allowing them to hold jobs in areas such as Pittsburgh. This scenario is not limited to transportation. As the area improves, it will at-

DO WE REALLY NEED MORE COMMITTEES?

By John C. Brown, Executive Director

Do we really need to coordinate bridge/road access improvements between Steubenville and Weirton?

This infrastructure includes the Veterans Bridge, the Ft. Steuben Bridge, the Market Street Bridge, the Panhandle Railroad Bridge and an assembly of access road connections. All these improvements are located within one mile and many are scheduled for improvement, maintenance or use limitations. This traffic intense area is divided by a state boundary and subsequently involves two state transportation departments.

Given all these demands, the BHJ Commission in September formed a Bridge/Road Access Subcommittee to guide improvements. On January 12th at the MBS Warehouse in Half-Moon Industrial Committee, this 22-member sub-

committee will hold its first meeting to review the following key projects:

- University Boulevard Access Improvements to the Veterans Memorial Bridge.
- Freedom Way/Main Street Weirton Access Improvements to the Veterans Memorial Bridge.
- Weight Limitations on the Ft. Steuben Bridge and the Proposed Decommission of the Ft. Steuben Bridge.
- Road Improvements at Half-Moon Industrial Bridge.

These investments could approximate \$15 million when combined and support BHJ's #1 recommendation from the *BHJ Regional Bridge System Study*, to improve access to the Veterans Memorial Bridge.

WE MOURN THE LOSS



George V. Cattrell, a long-time member and supporter of the Brooke-Hancock-Jefferson Planning Commission passed away on Friday, December 17 at the Weirton Medical Center in Weirton, WV. Mr.

Cattrell was an active board member from 1987 until early 2004 when he retired due to health problems. He also held various offices including secretary and treasurer.

Mr. Cattrell will be remembered by the community as an honest and giving man. Born in Steubenville, Ohio, he was a life-long resident of Toronto. In fact, he lived on the same street his entire life. From 1966 until 1972, he served as president on the Toronto City Council. In 1972, he was elected mayor and remained in that position until 1980. He was also the service director for the city from 1996 to 2000.

Mr. Cattrell's dedication to his community was also evident in his volunteer work and the numerous honors given him. He willingly gave of his time and talents. As a member of the Toronto Lion's Club, he was the district

governor and served on the Ohio State Convention Committee. He helped organize and direct the Gem City Chorus and was a member of the Toronto Community Band. He was a member of multiple church choirs, as well as director of the First Methodist Church choir and the Toronto Barber Shoppers. This year, he was presented with the distinguished alumni award by the Toronto High School Alumni Association Board.

At the BHJ annual dinner in 2003, Mr. Cattrell was presented the Special Volunteer Award. This award recognizes a volunteer who has willingly and enthusiastically given their time to the cause of regional planning and whose contribution has expanded community and regional opportunities. Mr. Cattrell was so deserving of the award. He was a mild-mannered man who served with dedication and a smile on his face. He was always willing to pitch in to get a job done. Those who knew him and worked with him remember a man who gave his all.

To his family – daughter, Cindy and husband Bill; sons Buzz and wife Ann and Terry and wife Maureen; his six grandchildren and 11 great-children – the BHJ staff and board members extend their sympathies.

To Mr. Toronto (as he was affectionately known) we will miss you!

THANKS FOR A JOB WELL DONE

The BHJ organization meeting will be Wednesday, January 19 at the BHJ office. New officers will be elected, and we'll say goodbye to a few people.

Somewhat unusual, each of the three counties in the BHJ region will replace a commissioner. In Brooke County, Norm Schwertfeger chose not to run for re-election for work-related reasons. Mr. Schwertfeger not only served the citizens of Brooke County for over 18 years, but was an active member of BHJ. He served as the BHJ Chairman in 1991, 1997 and 2003 and held various other offices. He received the BHJ 2004 Special Volunteer Award for his dedication and commitment to his community and church through volunteer work

Mr. John Sorrenti, Hancock County commissioner, is retiring after holding that office for three terms. Mr. Sor-

renti, a well-known public figure, began his public role as a radio sports announcer for 40 years. Prior to being elected to the Hancock County Commission, he was a city councilman for four years. In 1989, he served as the BHJ chairman and in 2003 received the BHJ Special Recognition Award.

In Jefferson County, Mr. Richard Delatore opted not to run for re-election to accept a position with a local employer. Mr. Delatore was a member of the BHJ board for four years. His prior experience as a well-respected businessman gave him the expertise needed to actively participate in major decision making.

The BHJ staff would like to thank these three gentlemen for their participation and support and wish them well in their new endeavors.

ARE BUSINESS INCUBATORS PART OF THE SOLUTION?

It is no secret that the future of the valley does not lie in the steel mills. In the past year alone, several hundred lost their jobs when Weirton Steel was bought out by ISG. Retirees lost many of their benefits forcing them find other ways to supplement their income. The revenue lost from the mill has tremendously affected the tax base for the City of Weirton.

Doris Davis, BHJ economic development specialist, believes one solution to counteract the loss of jobs is the development of business incubators. A feasibility study was funded in part by the West Virginia University Institute of Technology EDA University Center from funds received from the U.S. Department of Commerce, Economic Development Administration. A match of \$2,000 was provided by a local businessman, Mr. Sam Kusic. The purpose of the study was to determine the feasibility of establishing a Personal Assistance Services Incubator (PASI) in the Brooke-Hancock County Region of West Virginia.

As defined in "A Preliminary Feasibility Study of Establishing a Personal Assistance Services Incubator in the Brooke-Hancock County Region of West Virginia" prepared by Paul D. Melton and Wayne A. Morris, a business incubator is an entity and/or a program that serves as a host that provides space and services to entrepreneurial startups. It is a support mechanism which offers critical information, tools and resources that may be inaccessible, unaffordable or unknown to its clients. It is achieved in a manner that provides value to both clients and those who support the program through mentors, coaching and networking. An incubator's primary function is to assist entrepreneurs to "hatch" businesses into successfully thriving enterprises.

A business incubator can play an active role in local, regional and national economies. These efforts may involve education, economic policy reform, infrastructure investment and financing. Common outcomes are job creation, revenue generation, economic diversification, economic advancement and community building.

Business incubators can be multi-purpose, such as new business formation, business expansion, business stabilization and business attraction. The most common focus is that of new business formation. The programs focus on supporting entrepreneurs from concept development to

marketing. The businesses are nurtured to the point that they can eventually operate without the day-to-day support of the incubator. The main goal of the business incubator is the graduation of financially sound firms.

The Brooke-Hancock Regional Planning and Development Council has worked diligently to establish an enterprise development system to aid entrepreneurs and to diversify the economy. A survey was conducted by BHJ and the City of Weirton to determine the need for health-related services and/or products in the region. Statistical data and information necessary for the formulation of an opinion were collected through the services of Brandow Company and gathered locally through various government and other sources accessible to the public. Tours were conducted throughout the region, and the Cove Elementary School in Weirton was considered as a possible facility to house an incubator.

The conclusions and recommendations of the study revealed that the entrepreneurial climate in Brooke and Hancock counties are well below the national average. As an example, of the forty-eight new businesses/startups in the region (as of July 2003), the rate of retention was very low. After further study and consideration of many factors, it was determined that "a restrictive PASI was neither feasible nor viable." Rather a program with a broader and more general perspective such as transportation and a gym/fitness center, as well as an agency, would be more beneficial. A "hybrid" model incubator, which has a facility-based component and extends its services to business clients located outside the facility, would be more suitable for the Brooke-Hancock Region.

The next step is to identify target audiences who would be receptive of business incubators and would ultimately be the promoters of the concept.

Plans are being made to contact professionals in the field of entrepreneurship to come to the region and conduct an in-depth seminar of how to structure an entrepreneurial development system. The ultimate goal is to foster an entrepreneurial culture.

Funding will be sought to assist with continuing efforts towards building the future for the region.



UPDATE ON ECONOMIC DEVELOPMENT IN JEFFERSON COUNTY

by **Mike Jacoby, Executive Director, Progress Alliance**
mjacoby@progressalliance.com

I now have seven months under my belt as the executive director of Progress Alliance, the economic development partnership serving Jefferson County, Ohio. It has been quite an experience. We have a great team of people committed to economic development here in Jefferson County. Challenges remain, but the momentum is positive and I am excited about the potential here. The following is a summary of the major activities of Progress Alliance:

Wheeling-Pittsburgh Steel has installed the world's largest and most efficient electric arc furnace. The \$114-million investment will allow the company to produce steel more competitively and blend scrap steel and iron feedstock according to market advantages. The company has pledged to retain 984 jobs as a result of the project. Progress Alliance assisted with the enterprise zone partial tax exemption in support of that project.

A company that wishes to remain anonymous at this time has recently signed a purchase agreement for a property in Steubenville. Progress Alliance helped the company to locate a customer service center in the building, which will eventually employ about 25 people. Once the company is fully up and running, it will be making a formal announcement.

Progress Alliance has a new website, of which I am very proud. The web address is either www.progressalliance.com or www.theburb.org. The site contains a wealth of information on the competitive advantages of Jefferson County. The

site includes a site and building database, an amazing aerial photograph of the 1,200-acre site in Island Creek Township, a comparative tax study in the tri-state, and a video testimonial about the quality of the local work force from the general manager of Wal-Mart Distribution Center 7017. You can also find great links to demographic information, traffic counts, and the one-stop business permit and registration center in Ohio. The site receives over 3,000 visits per month.

We continue to have prospects looking at our speculative building in the Jefferson County Industrial Park. Thanks to some grant funds through the Governor's Office of Appalachia and the Jefferson County Commissioners, Progress Alliance is offering a \$250,000 build-out credit to any company wanting to buy or lease the Community Improvement Corporation's 35,300-square-foot building.

The "Burb of the Burgh" advertising campaign has been resurrected. With the help of Ohio's First Frontier Fund and the Jefferson County Department of Jobs and Family Services, a \$50,000 advertising campaign is now underway in the Pittsburgh market.

The Jefferson County and City of Steubenville revolving loan funds are again operational and awaiting applicants. Loan plans have been updated, and the application process has been improved.



WINTER 2005 EVENTS

January 4	BHJ Executive Committee	Noon
January 19	TAC Meeting Full Commission (Reorganization Meeting/Election of Officers)	10:30 a.m. Noon
February 21	Presidents Day—Office Closed	
March 1	BHJ Executive Committee	Noon
March 16	TAC Meeting Full Commission	10:30 a.m. Noon
March 25	Good Friday—Office Closed	
Mid March	ARC Conference—Details coming soon!	

COMMUNITY PROFILE: NEW CUMBERLAND, WV



Can you name the county seat of Hancock County?

- (a) Cuppytown
- (b) Vernon
- (c) Brick Bend
- (d) New Cumberland

If you chose d, you are correct. If you chose a, b or c, you are correct!

New Cumberland was originally called Brick Bend because of the many brickyards and pottery works that were located there. The city was actually begun in 1784 and named Cuppytown for its founder, John Cuppy. In 1839, John Cuppy formally laid out the town into 42 lots and called it Vernon, but later changed the name to New Cumberland according to the wishes of the first purchasers of the lots. In 1872, the town was incorporated by the West Virginia state legislature.

New Cumberland wasn't always the county seat though. For many years the competition to be named the county seat went back and forth between New Cumberland and



New Manchester. The act creating the county left the location of the county seat to the electorate, which selected New Cumberland over New Manchester by a narrow margin of thirteen votes. However, the county court had been meeting in

New Manchester and the judges refused to move the court to New Cumberland. A second election in 1850 once again resulted with New Cumberland winning by forty-six votes. The county court was then moved to New Cumberland, but a third election in 1852 resulted in New Manchester receiving one more vote than New Cumberland. The county seat then returned to New Manchester until later returning to New Cumberland.

New Cumberland was the first city west of the Alleghenies to have a furnace for processing iron. The furnace, built in 1794 by Peter Tarr on King's Creek near New Cumberland, has the distinction of being



the place where the cannonballs were made that Commodore Perry fired from the guns on his ships in the Battle of Lake Erie in 1813.

New Cumberland can also boast of having the oldest library in the county. Dedicated on April 25, 1954, the Swaney Memorial Library is a colonial-styled brick building that sits on top of a ridge that overlooks the Ohio River and the town. It is the legacy of a local doctor who had a vision of providing the city's residents with a meeting place.

A mural depicting how the city looked when the library first opened is mounted over the librarian's desk. Measur-



ing 3 ½ feet by 22 feet, the mural was painted by J. Robert Haworth, who was an art instructor at the high school in Weirton, West Virginia. The mural also shows images of the Ohio River Valley history including Native American Indians viewing the town from the other side of the river, the packet boat Betsy Ann and one of the earliest trains that served the community.

The Hancock County Historical Museum, commonly known as The Marshall House, was built in 1887 by Oliver Sheridan Marshall a local attorney who served as president of the West Virginia Senate in 1899. His son, John, served as Assistant Attorney General under President Coolidge. The Marshall family contributed much to West Virginia history.

Most of the building materials used was from Hancock County with just some of the hardware, nails and door hinges coming from Wheeling. Only the Marshall family ever lived in the home. In fact, Mr. Marshall's youngest daughter, Virginia, died in the house in 1996, at the age of 98.

Today, there are approximately 1,099 residents (2000 U.S. Census) in New Cumberland. As with so many other communities along the Ohio River, they have a rich heritage and can be proud of their city.



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ADDRESS CORRECTION REQUESTED

Related Web Sites

Appalachian Regional Commission
www.arc.gov

Brooke Pioneer Trail Assoc. Inc
www.brookepioneertrail.org

Business Development Corporation of the
Northern Panhandle
www.bhbdc.org

CHANGE, Inc.
www.changeinc.org

City of Steubenville
www.ci.steubenville.oh.us

Hancock County Convention and Visitors Bureau
www.hancockcvb.com

Jefferson County Chamber of Commerce
www.jeffersoncountychamber.com

Ohio Department of Transportation
www.dot.state.oh.us

Progress Alliance
www.progressalliance.com

State of Ohio Government Information
www.state.oh.us

State of West Virginia Government Info.
www.state.wv.us

State Route 2 & Interstate 68 Authority
www.route2andi68.com

U.S. Census Bureau
www.census.gov

U.S. Department of Transportation
www.dot.gov

Village of Wintersville
www.wintersville.net

Weirton Chamber of Commerce
www.weirtonchamber.com

Weirton Steel Corp.
www.weirton.com

West Virginia Department of Transportation
www.wvdot.com

West Virginia Development Office
www.wvdo.org