

Chairman's Message

As we approach our 30th anniversary next year, the Polymer Alliance Zone celebrates 2025 as a year of growth and success as we continue to pursue our core mission of expanding new investments and jobs in our region and our state.

Our most recent recruit, Somar, is approaching full production and already beginning early planning for an expansion in 2026. Our industrial park in Davisville is the site of major construction as Amazon completes its build-out of a new facility with an anticipated opening in the last quarter of 2025.

Our work on improvements to the Huntington Industrial Center remains on-track with the completion of our Congressionally-Directed Grant that was made possible by Senator Capito and former Senator Joe Manchin. That million-dollar grant will allow us to make critical infrastructure improvements to an aging complex.

This past summer we received word that our site in Davisville was officially approved as part of the YesWV Ready Sites program. With that designation PAZ received \$75,000 to put towards our work to create a new build-ready site in the PAZ Park.

Our marketing efforts continue to be global in reach and have now covered over a dozen international markets. Missions this past year have included Japan, Denmark, Poland, Switzerland, France, Italy, Germany and Portugal.

As our efforts at business recruitment expand, the Executive Committee of the Board of Directors felt it was also time to bring in additional help. Fortunately, we found the perfect candidate. Pat Ford joins our team as Vice President. His experience is varied although many in West Virginia will remember him as leading the BDC in northern panhandle. The BDC was the economic development organization for Brooke and Hancock Counties.



2026 marks 30 years since former Governor Gaston Caperton crafted an Executive Order creating the Polymer Alliance Zone. We have grown from three counties to ten. From very humble beginnings we have grown to own and operate industrial parks in both Davisville and Huntington, with 850,000 square feet under roof on over 200 acres. Our marketing outreach continues to grow. The future remains very bright. Thirty years is very young!

Josh Cochran
Chairman of the Board of Directors

We have new Economic Development Directors in PAZ



Veronica Lewis has been selected to lead the Jackson County Development Authority to replace retiring long-time director Mark Whitley. Veronica was Director of Government and Community Relations for the West Virginia Water Development Authority and brings a wealth of knowledge to the position.



Anna Rittenhouse has been selected to lead the Mason County Development Authority replacing John Musgrave who also retired. Anna has worked in both the public and private sectors on job creation. Anna has a wealth of experience in job creation in both the public and private sectors.



Lindsey Piersol will add Pleasants County to her responsibilities in Wood County. She assumes the responsibilities of Diane Braun, who also retired. The contract between the Wood County Development Authority and the Pleasants County Development Authority will allow Lindsey and her team to develop an aggressive marketing plan for the two-county area.



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PAZ Welcomes Pat Ford!



The West Virginia Polymer Alliance Zone is excited to have Pat Ford join our team as Vice President. A Kansas native, Pat brings more than 30 years of leadership experience in economic development, organizational strategy, and community engagement to the position.

His roles have spanned directing external affairs and business development to vice president of a TOP 500 Consulting Engineering Company, as listed in the *Engineering News-Record* in the private sector, to cabinet appointments in metropolitan city administrations and as executive director in non-profit economic development organizations in the public sector.

Pat was recently the Director of External Affairs and Business Development for the Dilliner, PA-based SAFECO Environmental, Inc. and, prior to this role, held the same position for the Buffalo, NY-based Frontier Group of Companies. In this role, for both companies, Pat was involved in the repurposing of former coal-fired power plants, paper mills, steel mills, and other brownfields in Ohio, West Virginia, Pennsylvania, New York, and Texas.

Immediately prior to his work in the private development sector, he served as the Executive Director of two non-profit economic development organizations with strong financial footings. As the ED of these organizations, Pat expanded workforce initiatives, established abandoned and dilapidated building removal programs, and was responsible for razing and repurposing dozens of brownfield properties which has become the hallmark of his decades of service.

The breadth of Pat's professional accomplishments include closing the "Deal of the Week" in the *Wall Street Journal*, Small Business Champion of the Year by the U.S. Small Business Administration, U.S. Environmental Protection Agency for Land Stewardship and Collaboration, and recognition from the *Brownfields Renewal Magazine*, United States House of Representatives, West Virginia Brownfields Assistance Center, West Virginia Department of Environmental Protection, the Maryland Chapter of the American Planning Association, and the Virginia Citizens' Planning Association.

Marketing Report

"You can't wait for a prospect to find us; we have to go find them!" That has always been the philosophy of our organization and its president. The quote is one that has been repeated throughout Keith's career in economic development, whether it was on the local level or at the state level. PAZ continues to embrace that philosophy and travels the country, and the world, looking for opportunities that will fit in the Polymer Alliance Zone.

This past year PAZ was in Japan for the Automotive World Trade Show. This was the show that allowed us to identify an opportunity with Somar, Inc., now operating in the PAZ Technology Park in Davisville, WV. In addition to working with the state of West Virginia at the state's trade show booth, PAZ also took the opportunity to visit prospects and existing companies operating in West Virginia.

In March of this year, we were in Denmark, Poland, Switzerland, France and Italy meeting with prospects that had already been identified and who we were already working with. In each case it was important to show how serious we were in our recruitment efforts by visiting their home country and their home offices.

Upon returning from Europe, we were in Houston for the World Petrochemical Conference. PAZ has been a lead sponsor of this important forum for many years. It brings the leadership of some of the world's most important companies to Houston to discuss industry trends as well as new innovations.

In May, we joined the State of West Virginia at Select USA. This event is organized by the United States Department of Commerce and brings over 5,000 companies from all over the globe to the Washington, DC area to discuss investment opportunities in the United States. Each year we meet dozens of companies that could invest in West Virginia, and we begin the process of identifying their needs and working towards making a match with a West Virginia community.

With the addition of Pat Ford to our team, our ability to "spread out" and cover multiple opportunities will improve. In October, while Keith is in Europe at the K Show, Pat will be in Detroit with the state at the Battery Show. Next year the value of that advantage will increase.

In addition to our travel, we continue to improve our messaging. Stonewall Marketing has remained an important asset in crafting our collateral material and helping us focus on those issues most important to share our stories with prospects and existing companies.

PAZ Works for You.



ENERGY. PROXIMITY. SUCCESS.



2024-2025
ANNUAL REPORT



ENERGY. PROXIMITY. SUCCESS.



President's Report

2025 has been a banner year for the Polymer Alliance Zone.

I thought last year would be tough to beat, but we continue to redefine our outreach and expand our efforts. Our influence continues to strengthen as our footprint broadens. We look for ways to create value for our members, our industry, our zone and our state. In doing so we encourage creativity in marketing, property acquisition and management. Most important is the positivity of our message. We focus on telling the world why West Virginia is the right place to invest. We don't overpromise, but we never start a recruitment with no. We look for routes to success. By understanding our assets, and the capability of each of our communities, we work to tailor our message and our offer to the specific needs of each company we pursue. The competition is always intense. Our competitors are usually bigger and better funded, but we deliver our message with passion and commitment. Our outreach team from the state, PAZ, and the local economic

development organizations are streamlined, coordinated and we speak with one clear voice. We guarantee that our outreach does not end with an announcement but is always focused on the long-term success of each company we recruit, which determines our success as a community and as a state.

After almost 30 years, PAZ, as an organization, has grown because it offers something to both our partners in economic development and the communities we represent. For that reason, I am convinced that the next 30 years will be equally bright.

Keith Burdette
President and CEO

 <p>RTW</p>	 <p>MORE THAN \$20 billion Business Investment since 2017 WV Department of Economic Development Research Division, 2024</p>	 <p>2nd Lowest Rates, Workers Comp Oregon Consumer and Business Services, 2022</p>	 <p>3rd Best Cost of Doing Business CNBC's America's Top States for Business, 2024</p>	 <p>4th Lowest Turnover Rate, Manufacturing U.S. Census Quarterly Workforce Indicators, 2022</p>
 <p>Right-to-Work State</p> 	 <p>MORE THAN \$1 billion Rainy Day Fund WV Budget, 2024</p>	 <p>5th Best Business Survival Rate Trademark Engine analysis of most recent Bureau of Labor Statistics Report, 2023</p>	 <p>9th Best Gross Domestic Product Growth Bureau of Economic Analysis, 2023</p>	 <p>22nd State Business Tax Climate Ranking Tax Foundation Index, 2024</p>



YESWV Site Ready Program

Several years ago, the West Virginia Department of Economic Development began to develop a program to assist in creating build-ready sites for industrial development. West Virginia lagged behind many other states in the region when it came to building sites which were pre-permitted and ready to build on. Developing the program and obtaining funding from the Legislature took time. PAZ's Board of Directors saw the opportunity before the program was in place and, through some creative financing, was able to develop two pads. That work was completed two years ago. In 2024, the property was sold at a premium to a logistics operation. Last year, the Executive Committee decided to work towards development of a new build-ready pad at the southern end of the Davisville Park. We applied to the West Virginia Division of Economic Development to be included in their YESWV Site Ready Program. In July, Governor Patrick Morrisey announced that two sites in Wood County had been selected, including our site in Davisville. That makes it eligible for \$75,000 in development funds. Since that announcement, sites in Cabell and Wayne counties have also been selected.

Substantial work has already been undertaken in Davisville. 25,000 cubic yards of dirt have been moved to the site. Engineering work is underway, and we hope to bid the site work out as early as the fourth quarter of 2025.



Thank you Futoshi Sotani, President of Somar, Inc.



One of our most successful and rewarding recruitments has been Somar, Inc., which located in PAZ's Davisville Park in the spring of last year. As is always the case, we have built a relationship with this third-generation family-led company that extends well beyond a business recruitment.

The President of the company, Futoshi Sotani, has become a true advocate for West Virginia. During the Automotive World Trade Show in Tokyo, he brought other companies to the West Virginia booth and led discussions on the value of locating here. In early December of last year, he led a delegation of Japanese business leaders to West Virginia, spending a week meeting with state leaders and exploring communities in the zone. The 18-person delegation visited with multiple Japanese-based companies located in the state. They visited with education leaders, toured area plants and met with elected representatives from throughout West Virginia. It was a unique opportunity to show important corporate investors why West Virginia is a good place for Japanese companies to invest, plus we had testimonials from a respected member of their own business community.

Mr. Sotani indicated that he would like to help organize additional visits in the future.



What's Happening in PAZ

LEADERSHIP & COLLABORATION

- **PAZ** becomes the largest regional economic development organization in West Virginia following the inclusion of Ohio, Marshall, and Wetzel counties.

RECRUITMENT

- **Somar**, in **Wood County**, is expected to begin full production by October and will begin design/engineering on phase two in 2026.
- Construction is almost complete on a new logistics center for **Amazon**, located in PAZ's Technology Park in **Wood County**. Operations could begin November 2025.
- Construction continues on the Indian-based TCL (**Thirumalai Chemicals Limited**) Specialties' \$150+ million manufacturing facility in **Marshall County**.
- **Nucor** is on-track in Mason County to begin production in 2027.
- In **Jackson County**, **BHE Renewables** continues its work on a microgrid to power **TIMET's** Ravenswood titanium melt facility. The microgrid will provide 70% of the power for TIMET's new \$500 million facility. Once complete, it will use American-made solar panels, generate 106 megawatts, and include battery energy storage.
- **Guntry**, located in **Ohio County**, is a recently completed 50,000 sf facility in the Highlands and home to a state-of-the-art gun range and training facility.

RETENTION/EXPANSION

- **Koppers** extended their lease in **PAZ's Huntington Industrial Center**. Koppers will maintain their workforce and production in Cabell County.
- In **Marshall County**, a 12,000 sf facility was completed for **EQT** adjacent to the home of EQT, Williams Energy, and **WVU Medicine**.
- **Service Wire Company** began construction on its Culloden expansion project, in **Cabell County**, which will house a new manufacturing and distribution facility. HADCO worked with the state to approve incentives contingent on a \$50 million investment, 60 new jobs, and the retention of 250 jobs.
- **Alcon**, the largest eye care device company in the world, completed its expansion and consolidation project at the **HADCO Business Park**, adding 70,000 sf to its 130,000 sf facility, investing \$70 million, and retaining 500 jobs in **Cabell County**.
- The **Williams Lea** buildout, in **Ohio County**, will retain 400 jobs.
- **Constellium**, in **Jackson County**, continues their expansion on the Artemis program--NASA's mission to return humans to the Moon and pave the way for crewed missions to Mars. Constellium plays a vital role in the Artemis program through its contribution to NASA's Space Launch System rocket and Orion spacecraft, both relying on Constellium's Airware aluminum-lithium and advanced conventional alloy solutions. Constellium's Ravenswood plant employees over 1,200 employees.
- Construction continues on **Consol Innovations** expansion in **Ohio County**.

HEALTHCARE

- **WVU Medicine** announced a \$122 million, 127,000 sf Cancer Institute, at the St. Joseph Regional Cancer Complex in **Ohio County**.
- **WVU Medicine Camden Clark Medical Center** opened a new urgent care facility in St. Mary's in the Spring of 2025. **Pleasants County** needed a healthcare facility more accessible to its businesses and residents.
- **Memorial Health Systems** is investing \$36 million to replace existing rural health clinics in Middlebourne and Sistersville, in **Tyler County**.

ATTRACTION & EXPANSION

- **HADCO** received a \$75,000 grant, through the #YesWV Ready Sites Program, for the Aldridge Site in **Cabell County**. The Aldridge Site also received the CSX Select Bronze Certification, the first site in the Huntington-Charleston metro region to achieve this distinction.
- The **Wood County Development Authority** received \$150,000 to develop the Athey Property and Polymer Alliance Zone Technology Park in **Wood County**.
- Collaboration between the **Wood County Development Authority**, County Commission, and Mid-Ohio Regional Airport was the catalyst to create development opportunities on 1,200 acres at the airport in **Wood County**.
- The **Mason County Development Authority** purchased the West Virginia Army National Guard Armory facility in Point Pleasant. Included on the 15.5 acres are multiple buildings, including flex spaces and a maintenance garage.
- The **Mason County Development Authority** received a \$300,000 USEDGA grant to develop a county-wide master plan. The plan includes assessments of infrastructure, education, workforce training, housing, and commerce.
- **Pleasants County** is developing 12 residential lots in Willow Grove, along WV 2, to grow the region's housing stock.

BROADBAND

- A \$3,867,600 broadband infrastructure expansion, to be completed in 2025, will connect 1,300 households and businesses with fiber optic internet in **Tyler County**. The **Tyler County Economic Development Authority**, manager of the project, will own the network and CityNet will be the operator (ISP). The project is funded by the USDA ReConnect Program.
- The ReConnect project, in **Wetzel County**, will add 80+ miles of fiber actively connecting residents and business throughout the county.

WORKFORCE

- **WVU at Parkersburg** continues to work on their Innovation & Technology Center to grow new educational opportunities in our region. The campus at the former site of Ohio Valley University, in **Wood County**, will host programs in healthcare, manufacturing, welding, and HVAC.
- **Marshall University** and **West Liberty University** have agreed to partner to open an aviation school at **Wheeling-Ohio County Airport**.