



# ALDERSON-BROADDUS COLLEGE

*You can do that here.*

## *Alderson-Broaddus College Vision Statement for The Broaddus Entrepreneur Center*

For Consideration to:  
Senator Jay Rockefeller

Contact: Richard Creehan, President • 304.457.6317  
101 College Hill Drive, Box 2035, Philippi, WV 26416 • [www.ab.edu](http://www.ab.edu)



## **I. Alderson-Broaddus College Commitment to Appalachian Region**

Alderson-Broaddus College is an independent institution of higher learning, committed to serving the region as an academic resource and an economic engine for Barbour County and surrounding West Virginia communities. The College deeply values its Appalachian heritage and seeks to foster the same dedication to the region among its students, faculty, and staff.

## **II. Project Description**

Working in cooperation with federal agencies, the State of West Virginia, regional county governments, and private funding sources, Alderson-Broaddus College plans to establish an Entrepreneur Center (the Center) that will encourage start-up and expansion of small businesses. The resources of the Center will also be available to and benefit surrounding communities in WV. The primary goal of the Center is to attract promising entrepreneurial start-ups that will stimulate economic and socioeconomic growth to the region. Secondary goals of the Center include serving as a career counseling and business education resource for the unemployed and first-time job seekers. The Center will be housed within the former Broaddus Hospital building located on campus after funding has been secured for renovation completion and program implementation.

## **III. Proposed Budget & Committed Funding**

Total funding for plan implementation is estimated to be **\$15.6 million** (based on professional project estimates received to date).

A private donor has already committed in-kind contributions which include asbestos abatement, mold remediation, and renovations which have already begun in order to return the former Broaddus Hospital to a shell building. A clean building and grounds will be turned over to the College on or around December 31, 2011 with an expected appraised value of \$10 million.

### **Other non-federal funding opportunities being explored:**

Appalachian Regional Council  
Ashland Oil Foundation  
JP Morgan Chase Foundation

#### **IV. Request for Project Specification Feedback and Financial Assistance**

Alderson-Broaddus College wishes to obtain project specification feedback and financial assistance from its representative(s) in Congress, specifically, in executing this vision for the Center.

#### **V. Goals and Objectives**

- The Center will enhance and stimulate job growth and economic development in Barbour County and the surrounding Appalachian region.
- Promising start-ups will be invited to apply and submit their business visions, plans and financial projections. After review, those selected will be invited to incubate for up to five years.
- After five years of incubation and receiving business assistance and coaching from resources located within the facility, such as the Barbour County Chamber of Commerce, business and marketing students enrolled at Alderson-Broaddus College and its faculty, the business will graduate into traditional commercial space within the region.
- A team of business experts drawn from the College, Barbour County community, and the State of West Virginia will evaluate proposals. Applications will be judged on viability and propensity for job creation.
- Project will employ local contractors, sub-contractors and tradesmen.

#### **VI. Benefits**

- By participating in the incubator, start-up businesses will benefit from affordable office space and central business system resources, such as copiers, faxes, phones and conference areas for simulated and actual meetings.
- Start-up businesses will also benefit from the comradeship of fellow entrepreneurs, which will 1) provide moral support and encouragement; 2) create a center for business-related knowledge and mentorship; and 3) establish a network of professionals for future partnership endeavors.

## **VII. Alderson-Broaddus College Contact Information**

### *Primary Contact:*

Richard Creehan, President  
101 College Hill Drive  
Box 2035  
Philippi, WV 26416  
E: [creehanra@ab.edu](mailto:creehanra@ab.edu)  
T: 304.457.6317

### *Secondary Contact:*

J. Nikky Luna, Vice President of Institutional Advancement  
101 College Hill Drive  
Box 2154  
Philippi, WV 26416  
E: [lunajn@ab.edu](mailto:lunajn@ab.edu)  
T: 304.457.6203

## Appendix 1

## Photos

## Exterior Photos Former Broaddus Hospital



Front view facing campus



Side view facing campus side entrance



Chandler Wing side view



Side and back views facing back of campus

## Interior Photos



Water damage in main stairwell



Mold remediation



Second floor damage



Third floor damage

## Interior Photos Preliminary renovations



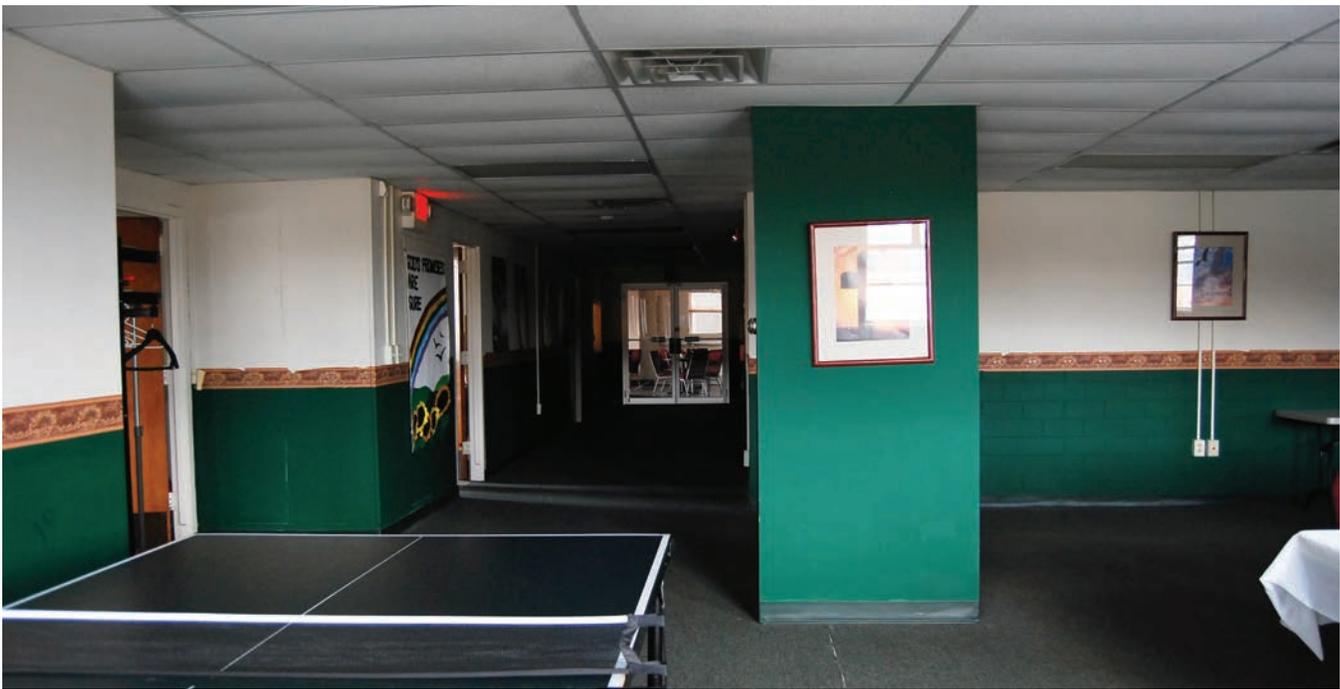
Chandler Wing



Side room off Chandler Wing



Main room from entrance



Main hallway entrance

## Appendix 2 State and County Quick Facts

<b>People Quick Facts</b>	<b>Barbour County</b>	<b>West Virginia</b>
Households, 2005-2009	6,107	746,419
Persons per household, 2005-2009	2.49	2.37
Per capita money income in past 12 months* *(2009 dollars) 2005-2009	\$16,690	\$20,891
Median household income, 2009	\$34,547	\$37,423
Persons below poverty level, percent, 2009	20.8%	17.8%

Source: U.S. Census Bureau. (2010). Retrieved from <http://quickfacts.census.gov/qfd/states/54/54001.html>

## Appendix 3 Barbour County Region Statistical Summary

### Barbour County and Surrounding Area Unemployment Rates

<b>Area</b>	<b>September 2010</b>	<b>September 2011</b>	<b>Net Change</b>
Barbour County	9.3	8.9	-0.4
Harrison County	7.6	7.3	-0.3
Preston County	7.0	6.5	-0.5
Randolph County	10.0	10.3	0.3
Taylor County	7.7	7.9	0.2
Tucker County	12.5	10.2	-2.3
Upshur County	8.2	8.3	0.1

Source: Bureau of Labor Statistics. (2011). Retrieved from <http://www.bls.gov/ro3/wvlaus.htm>

**Appendix 4**

**Letters of Support**



**HOUSE OF DELEGATES  
WEST VIRGINIA LEGISLATURE**

BUILDING 1, ROOM 432-M  
1900 KANAWHA BLVD., EAST  
CHARLESTON, WV 25305-0470  
PHONE (304) 340-3265  
1-877-565-3447  
FAX (304) 340-3193  
marypoli@mail.wvnet.edu

Committees:  
House Rules  
Finance  
Agriculture

MARY M. POLING, Chair  
COMMITTEE ON EDUCATION  
LOCAL CONTACT INFORMATION  
ROUTE 1, BOX 331  
MOATSVILLE, WV 26405  
PHONE: (304) 457-2206  
EMAIL: mmpoling@hotmail.com  
www.legis.state.wv.us

November 14, 2011

To Whom it may concern:

It is my pleasure to contact you in support of the project to renovate the former Broaddus Hospital on the Campus of Alderson-Broaddus College. As a life-time resident of Barbour County, a member of the Alderson-Broaddus College Board of Trustees, and the representative for Barbour County in the West Virginia House of Delegates, I know this project is critical to the revitalization not only of the college campus but also the town of Philippi and all of Barbour County.

When A-B College President Richard Creehan meets with you this week, he will discuss details of the plan which would provide a business incubator and a state-of-the art living/learning facility as part of a total campus renewal. Funding for this part of the campus overhaul would give A-B College the ability to improve the educational experience of A-B college students, area public school students, and local business owners and residents. Making this proposal a reality would also provide immediate construction jobs for area residents, improve our tax base, and increase revenues for local businesses.

The new administration and the hard-working faculty and staff have received accreditation for programs such as Master Physician Assistant, teacher preparation, and athletic trainer. Major changes are being made to improve the graduation rate, reduce the time-to-degree and improve the campus-life experience for the students.

I look forward to working with you on this ideal public-private partnership. I would also appreciate any suggestions you might have for me in my efforts to assist A-B College on the state level.

Sincerely,

Mary M. Poling

# Barbour County Chamber of Commerce

Box 2124  
101 College Hill Drive  
Philippi, West Virginia 26416  
(304) 457-1958  
[www.BarbourChamber.com](http://www.BarbourChamber.com)

November 14, 2011

TO WHOM IT MAY CONCERN:

All twenty-two members of the Board of Directors of the Barbour County Chamber of Commerce unanimously endorse the application by Alderson-Broaddus College for major funding for the renovation of the former Broaddus Hospital building on the college campus.

This building was constructed in 1954 to specifically serve the health needs of all of Barbour County and to provide clinical experiences for students in the college's nursing, medical technology, radiologic technology and physician's assistant programs. It was left empty in October of 2000 when the hospital moved off-campus to new quarters containing a 60-bed skilled nursing unit and 12 acute care swing beds.

Broaddus Hospital says, "Philippi is widely recognized for its beautiful scenery, rich historical heritage, and strong traditional values. It is home to Alderson-Broaddus, a 4-year liberal arts college with outstanding nursing and physician assistant programs whose students do clinical rotation at our hospital."

The college is badly in need of additional state-of-the-art academic space to support current and new academic programs and to better serve its expanding student body. The addition of a newly-renovated modern teaching facility would be an important extra tool in recruitment.

Barbour County is an isolated, rural area tucked into the foothills of the Alleghenies with a small and aging population and a high poverty and unemployment rate. It has been labelled "economically distressed" by the Appalachian Regional Commission. Employment in the once-dominant coal mining and lumber industries has severely declined, and jobs are very scarce in our very limited manufacturing sector.

Renovating old Broaddus Hospital would not only serve the present and future needs of the college - and the local community who will share its use- but will help meet the short-term needs of the area workers who will be involved in its reconstruction.

The Chamber would be happy to respond to inquiries for further information or support. We can be contacted at the above address or by e-mailing [Smith@AB.Edu](mailto:Smith@AB.Edu) Our Chamber office is located on the campus of the college within sight of old Broaddus Hospital.

Yours truly,



Donald A. Smith, Ed. D.  
Executive Director



**[www.visitphilippiwv.org](http://www.visitphilippiwv.org)  
Po Box 460, Philippi, WV 26416  
304-457-3700**

November 2011

Senator John D. Rockefeller, IV  
531 Hart Senate Office Building  
Washington, DC 20510

Dear Senator Rockefeller:

As president of the Philippi Convention & Visitor's Bureau, it is my sincere pleasure to offer this letter of support of the proposal for the renovation of the former Broaddus Hospital on the campus of Alderson-Broaddus College. This project will provide the much needed impetus to drastically help our slow-growing tourist industry.

The Philippi Convention & Visitor's Bureau is able to function due to the lodging tax collected by Philippi's lodging locations. Currently, there are only three active lodging facilities in our town. With the successful renovation of this building, we will be able to attract many more visitors to Philippi, creating the need for an increase in the number of lodging establishments. We will readily welcome visitors to a thriving community, thus encouraging them to visit time and time again. With the extra income, not only from the families of new students but also from additional campus visitors, we will be able to promote Philippi more to a wider audience, thus drawing more visitors to our community. With the additional income, we will be able to provide additional services to Alderson-Broaddus students, faculty, and staff as well as other residents of the area.

Again, I am happy to provide this letter of support. Should you need additional information, please contact me at 304-457-6322 or [asantilli@pancanvolunteer.org](mailto:asantilli@pancanvolunteer.org).

Sincerely,

A handwritten signature in cursive script that reads "Annette F. Santilli". The signature is written in dark ink and is positioned above the printed name and title.

Annette F. Santilli  
President



124 N. Main Street  
Philippi, West Virginia 26416  
Phone: (304) 457-1225  
Fax: (304) 457-3887

November 15, 2011

To Whom It May Concern

It is my pleasure to support the renovation of the Broaddus Hospital Building at the Alderson Broaddus College in Philippi West Virginia. My name is Jerry Edens and I am the Director of the Barbour County Economic Development Authority located in Philippi West Virginia. I have, many times, made the statement that our County goes as Alderson Broaddus College goes and have been correct ninety nine percent of the time. With the renovation of this building, a major economic boost will occur in our County. Not only will it create immediate jobs in the construction industry but will be a major drawing card for the College in enrolling new students. This in turn will not only provide economic growth for our county but for our region.

This new facility will provide opportunities for entrepreneurial studies as well as incubators for the most advanced innovations in business and technology. This expands the development potential to the total State as well as the local and regional economies.

I cannot tell you how happy I was when I learned of the possibility that this project could occur. Again, I am Jerry Edens and I am the Director of the Barbour County Economic Authority. My phone number is 304-457-1225 and my email address is [jedens1@frontier.com](mailto:jedens1@frontier.com). I am looking forward to working with you and will be of assistance to you at any time.

Sincerely,

A handwritten signature in black ink that reads "Jerry Edens". The signature is written in a cursive style with a large, prominent "J" and "E".

Jerry Edens  
Executive Director