

# Public-Private Partnerships

## A Boon to West Virginia University and the Morgantown Community

### Q. How many public-private partnerships does the University have?

- A.** West Virginia University currently has four public-private partnerships:
- ▶ **University Place**, a housing and retail complex on University Avenue near the downtown campus.
  - ▶ **College Park Apartments**, a housing complex located at the top of Price Street.
  - ▶ **University Park**, a housing and retail complex under construction along Harding Avenue and Oakland Street.
  - ▶ **Evansdale Crossing**, a mixed-use academic and retail facility that will connect the upper and lower sections of the Evansdale campus.

In addition, WVU has a partnership with Monongalia County for a **new ballpark complex** in Granville.

### Q. Why does WVU use public-private partnerships?

- A.** These projects increase academic, athletic, housing and student services capacities without adding debt to WVU's balance sheet. They also increase the tax base for the city, county and state. The partnerships also generate revenues with which we can address other needs, allowing us to further the University's mission.

### Q. Why are you using tuition money to build a ballpark?

- A.** No tuition dollars are being used for the design or construction of the new ballpark complex — or any of the four public-private partnerships.

### Q. Won't these new housing complexes put local landlords out of business?

- A.** When all of the partnerships are in place, WVU will house only 26% of the student population; the private sector will still accommodate 74% of the University's population. Our public-private partnerships provide an economic boost that benefits the entire community, including landlords and property owners.

### Q. How does the community benefit?

- A.** The new facilities revitalize neighborhoods, improve walkability, expand the tax base and stimulate the local economy.

Our community and state will see an annual increase of more than \$1.7 million in taxes, more than \$6 million in one-time capital taxes and more than \$81 million during the 40-year project life of the partnerships.

#### ESTIMATED ONE-TIME CAPITAL TAXES

- ▶ **More than \$5 million in business and occupation (B&O) construction taxes** (\$5,311,000 for Morgantown; \$500,000+ for Granville).

#### ESTIMATED ANNUAL FEES AND TAXES

- ▶ **\$116,000 for the Morgantown Fire Department**, an increase of more than \$107,000 when compared to fire fees paid on buildings previously located on the sites. WVU pays the same fire fee rate as any business or resident of Morgantown.
- ▶ **\$750,000 in sales tax revenue** for the State of West Virginia.
- ▶ **More than \$310,000 in B&O taxes** for the City of Morgantown, an increase of more than \$290,000.

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“Our public-private partnerships are a great boon to the University and the community. They are revitalizing neighborhoods and — most importantly — they are improving the student experience.”

E. Gordon Gee  
President, West Virginia University

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