

**BOARD OF GOVERNORS**  
**STATE UNIVERSITY SYSTEM OF FLORIDA**  
August 7, 2008

**SUBJECT:** Authorize release of funds from the University Concurrency Trust Fund in accordance with the Campus Development Agreement between the University of Florida Board of Trustees and Alachua County and the City of Gainesville.

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**PROPOSED BOARD ACTION**

Approve allocation and authorize the Department of Education to release funds in the amount of \$7,972,270 to Alachua County, Florida, as partial payment towards amounts negotiated in the Campus Development Agreement between the University of Florida Board of Trustees and Alachua County and the City of Gainesville. The parties have signed the Campus Development Agreement consistent with this action.

**AUTHORITY FOR BOARD OF GOVERNORS ACTION**

Section 1013.63, Florida Statutes, which defines the purpose and use of the University Concurrency Trust Fund.

**BACKGROUND INFORMATION**

Following the adoption of a campus master plan, the University Board of Trustees is required to enter into a Campus Development Agreement with each affected host local government. The Campus Development Agreement is important for two reasons. First, all concurrency management responsibilities of the university are fulfilled if the University Board of Trustees pays its fair share for off-campus improvements as identified in the agreement. Second, once the agreement is executed, all on-campus development may proceed without further review by the host local government as long as it is consistent with the adopted campus master plan and the Campus Development Agreement.

The Campus Development Agreement, in accordance with Section 1013.30(11), Florida Statutes, identifies the geographic area covered by the agreement; establishes the duration of the agreement from 2005 through 2015; identifies the level of service standards for public facilities and services, the entity which provides these facilities and services, and any financial arrangements between the University Board of Trustees and the facility/service providers; determines the impact of proposed campus development on identified public facilities and services, and any deficiencies likely to occur as a

result of proposed campus development; identifies facility improvements necessary to correct identified deficiencies; identifies the University Board of Trustees' fair share of the costs of necessary improvements; and must be consistent with the adopted campus master plan and the host local government's comprehensive plan.

The executed Campus Development Agreement recognizes that the development identified in the adopted University of Florida Campus Master Plan will cause or contribute to the degradation of the operating conditions on the following level of service standards adopted by the host community:

- Various road segments identified in the Campus Development Agreement.
- Specialized emergency response equipment.

By approving this agreement, the Department of Education will provide funding from the University Concurrency Trust Fund in the amount of \$7,972,270 to Alachua County, which shall constitute a portion of the University of Florida Board of Trustees total fair share of \$21,125,380 described in the executed Campus Development Agreement. Previous payments totaling \$8,353,110 were distributed to Alachua County and the City of Gainesville following authorization by the Board of Governors at its January 25, 2007, meeting. Budget restrictions limit the payment amount at this time. The university will request additional payments as funds become available.

The host communities have complied with their requirements under the law prior to their signatures on the Campus Development Agreement and are consistent with this recommended action. This agreement was approved at the June 16, 2006, University of Florida Board of Trustees meeting.

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**Supporting Documentation Available:** Campus Development Agreement between the University of Florida Board of Trustees and Alachua County and the City of Gainesville.

**Facilitators/Presenters:** Mr. Chris Kinsley  
Director of Finance and Facilities