



Florida's Economy: University Construction, Capital Markets and PECO

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Florida Summary

- **Worst Recession since 1975 bottoms in 2009**
 - Weaker national economy
 - Soft housing markets limit migration into Florida
 - Florida's single-family market bottoms
 - Florida's condo market at great risk
 - Land prices eroding
- **Stronger Growth 2009-11**
 - Improving migration trends
 - Stronger housing markets
 - Rebound in non residential construction

Where do Florida's Migrants Come From? 2000-2006

Domestic Migration

1. New York
2. New Jersey
3. Illinois
4. Ohio
5. Pennsylvania
6. Georgia
7. Michigan
8. California
9. Massachusetts
10. Virginia

Overseas

1. Venezuela
2. Puerto Rico
3. Haiti
4. Argentina
5. Brazil
6. Mexico
7. United Kingdom
8. Chile
9. Canada
10. Germany

What Age Groups Move to Florida and Why?

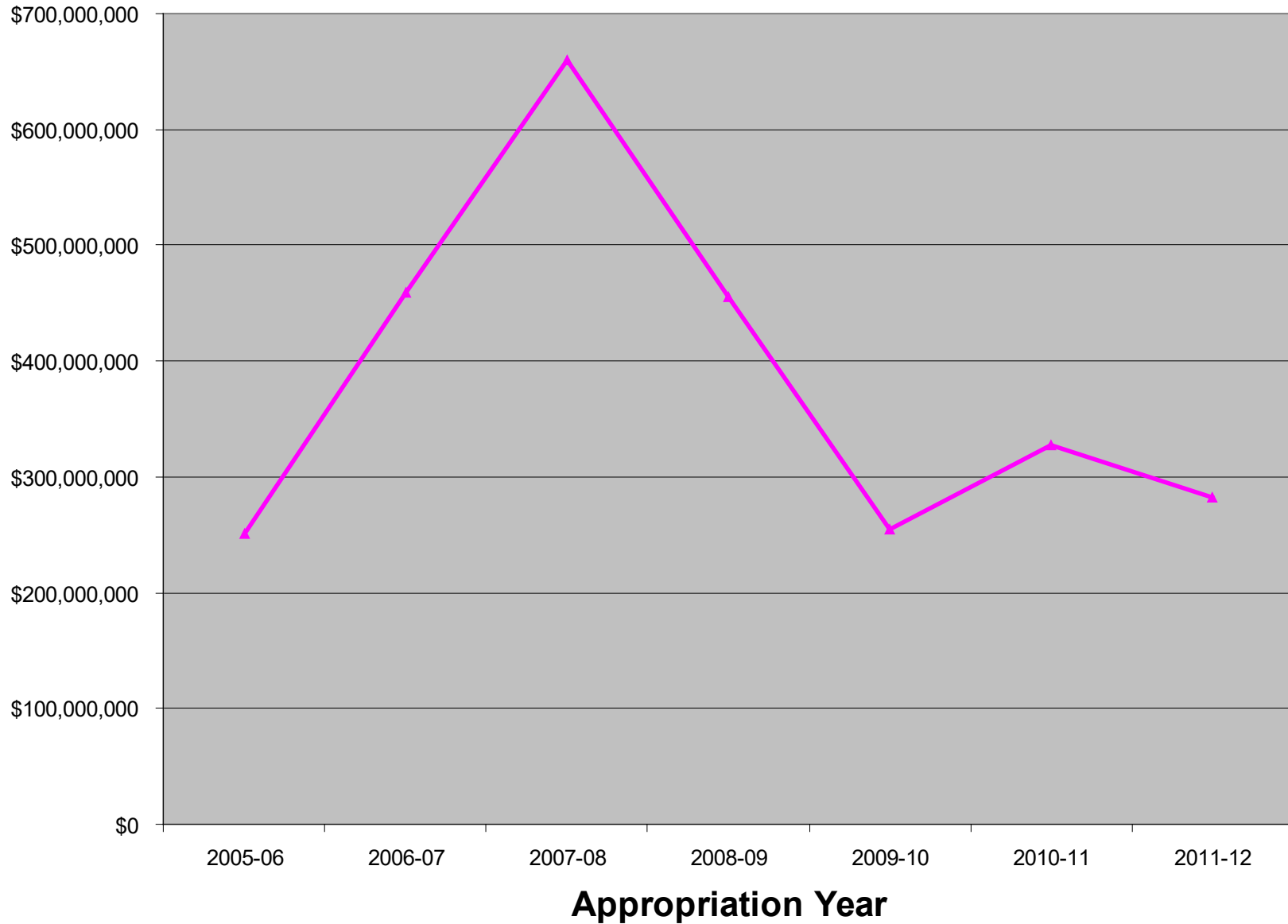
Age of HH Head	% Migrants
Under 25	11.00%
25-34	16.00%
35-44	15.00%
45-54	14.00%
55-65	18.00%
65+	26.00%

- Retirees constitute the largest share of migrants into Florida.
- However, most people who move to Florida are not retirees.
- Working households account for the largest share in migrants into Florida.
- They move because of better employment opportunities.

Where Will Growth Occur? Drive Time Approach



PECO History and Projections



Bond Capacity 06-07

- 10 Deals approved by BOG
- Total value of approx. \$275 million
- Majority were housing/ parking
- 1 medical (Lake Nona)
- 1 stadium project (FIU)



Bond Capacity 07-08

- 6 Deals approved by BOG
- Total value of approx. \$136 million
- Half were housing/ parking
- Half were special projects
- 1 stadium project (UF renovation/ addition)



PECO Priority Guidelines

- a. Continuation of funded projects.
- b. Utilities Infrastructure/Capital Renewal/Roofs needs.
- c. Renovation and remodeling projects
- d. Instructional, then research, followed by support space needs to include projects that will bring each university to the system average percentage of formula need.
- e. Projects to provide specialized space for a newly approved academic program.
- f. Land acquisition in accordance with University Board of Trustees adopted master plans.
- g. Matching external funds from non-private sources.



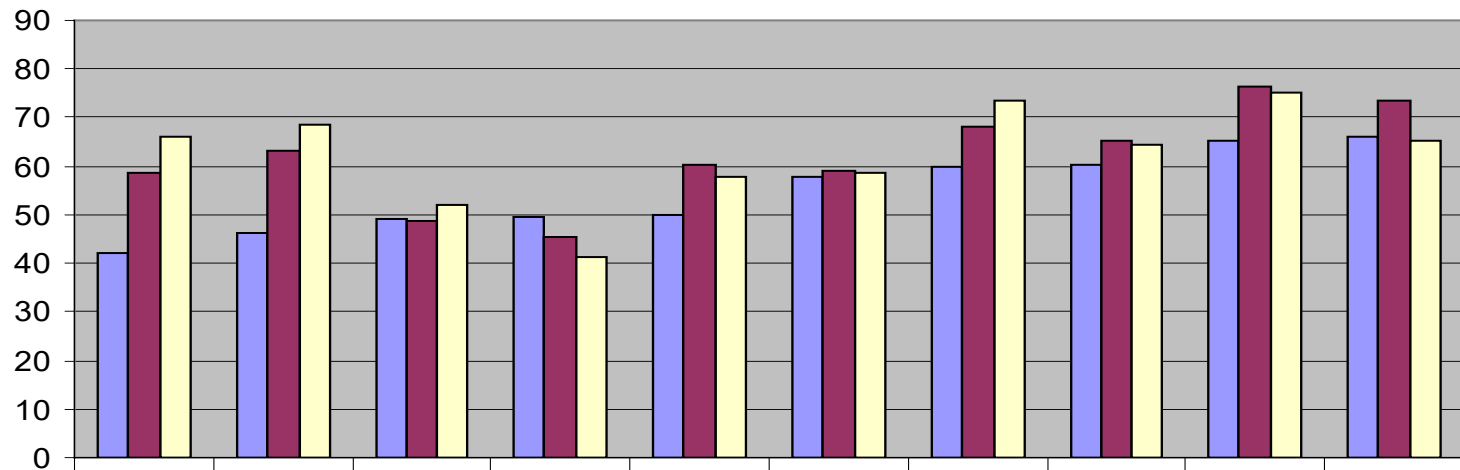
Check List for CIP Approval

- Buckle up. Can a school start 10 projects?
- Look both ways . Review spending history.
- Pull out with caution. Match request to schedule.
- Where are you going? Maximize space, not \$.



Utilization is Increasing

Overall Utilization M-F, 13 Hour day



Spring 2005	42.1	46.3	49.1	49.5	49.9	57.6	60	60.2	65.2	65.9
Spring 2007	58.73	63.13	48.74	45.35	60.07	58.92	68.07	65.29	76.24	73.57
Spring 2008	66.15	68.47	51.96	41.24	57.70	58.74	73.33	64.35	75.19	65.16



The Future of Florida Real Estate and Education

