

**BOARD OF GOVERNORS**  
**STATE UNIVERSITY SYSTEM OF FLORIDA**  
**Facilities and Real Estate Committee**  
January 28, 2009

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

---

**PROPOSED BOARD ACTION**

Approve allocation and authorize the Department of Education to release funds in the amount of \$6,278,791 to the City of Tallahassee as full payment negotiated in the Campus Development Agreement between The Florida State University Board of Trustees and the City of Tallahassee, contingent upon execution.

**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 the date of execution 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 Florida Gulf Coast University 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:

- Improvements to Impacted Concurrency Road Segments

By approving this agreement, the Department of Education will provide funding from the University Concurrency Trust Fund in the amount of \$6,278,791 to the City of Tallahassee, which shall constitute the full amount of The Florida State University Board of Trustees' total fair share as described in the executed Campus Development Agreement.

This agreement is pending the approval of The Florida State University Board of Trustees and the host community.

---

**Supporting Documentation Available:** Draft Campus Development Agreement  
between The Florida State University Board of  
Trustees and the City of Tallahassee

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