

BOARD OF GOVERNORS

October 21, 2004

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, the City of Gainesville and Alachua County

UNIVERSITIES AFFECTED: University of Florida

PROPOSED BOARD ACTION

Approve allocation and authorize the Deputy Commissioner/Chief Operating and Education Financial Officer to release funds in the amount of \$3,500,000 to the University of Florida for payments to the City of Gainesville as agreed in the Campus Development Agreement between the University of Florida Board of Trustees, the City of Gainesville and Alachua County. The parties have signed the Campus Development Agreement consistent with this action.

AUTHORITY FOR STATE BOARD ACTION

Section 1013.63, Florida Statutes, which defines the purpose and use of the State University System 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 must, in accordance with 1013.30(11), F.S., identify the geographic area covered by the agreement; establish the duration of the agreement (5-10 years); identify 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; determine 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; identify facility improvements necessary to correct identified deficiencies; identify the University Board of Trustees' fair share of the costs of

necessary improvements; and be consistent with the adopted campus master plan and the host local government's comprehensive plan.

The updated 2000-2010 University of Florida Campus Master Plan adopted by the Florida Board of Education on March 19, 2002 does not increase the square footage of planned building construction. It does, however, reassign the square footage by use type and relocates some facilities. Additionally, the campus master plan projects an increase in student FTEs and related staff. The impact of the enhancements to the campus master plan on the host local government is to be offset through reallocation of funds previously provided for roadway improvements and additional funding for transit service support.

The executed Campus Development Agreement constitutes an agreement 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 public transit services identified in the Campus Development Agreement in the amount of \$3,500,000.

Through this agreement, the State Board of Education will provide funding from the University Concurrence Trust Fund in the amount of \$3,500,000 which shall constitute the University of Florida Board of Trustees' total fair share of the cost of these improvements in accordance with the terms as executed in the Campus Development Agreement.

The host community has complied with its requirements under the law prior to their signature on the Campus Development Agreement and is consistent with this recommended action. This agreement was approved at the March 24, 2004, University of Florida Board of Trustees meeting.

Support Documents Available: Campus Development Agreement between the University of Florida Board of Trustees, the City of Gainesville and Alachua County officials

Facilitators/Presenters: Raymond Monteleone