

**STATE UNIVERSITY SYSTEM OF FLORIDA  
BOARD OF GOVERNORS  
Facilities Committee  
September 13, 2012**

**SUBJECT:** A Resolution of the Board of Governors Authorizing the Issuance by the Florida Gulf Coast University Financing Corporation of Tax-Exempt Revenue Bonds to Finance the construction of a Student Residence Facility on the Main Campus of the Florida Gulf Coast University.

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**PROPOSED COMMITTEE ACTION**

Adoption of a resolution approving the issuance of fixed rate, tax-exempt revenue bonds, by the Florida Gulf Coast University Financing Corporation ("Corporation"), in an amount not to exceed \$30,000,000 for the purpose of financing a Student Residence Facility on the main campus of Florida Gulf Coast University ("the Project").

Staff of the Board of Governors, State University System of Florida, and the Division of Bond Finance, State Board of Administration of Florida, has reviewed this resolution and all supporting documentation. Based upon this review, it appears that the proposed financing is in compliance with Florida Statutes governing the issuance of university debt and the debt management guidelines adopted by the Board of Governors. Therefore, staff of the Board of Governor's recommends adoption of the resolution and authorization of the proposed financing.

**AUTHORITY FOR BOARD OF GOVERNORS ACTION**

Florida Board of Governors Debt Management Guidelines; Section 1010.62, Florida Statutes; and Article IX, Section 7, Florida Constitution.

**BACKGROUND INFORMATION**

Florida Gulf Coast University has submitted a proposal for financing and construction of a new Student Residence Facility on the main campus of the University. The Project will be the thirteenth in a series of student housing projects which began in 1997 and the fifth in the South Lake Village Residence Life Enhancement Project. The proposed project will be constructed as a six (6) story building and will consist of approximately 520 beds. The Project is consistent with the University's Campus Master Plan. The total

Project construction cost is expected to be \$25.7 Million. The construction will be accomplished through a guaranteed maximum price construction contract.

The Corporation, a direct support organization of Florida Gulf Coast University, proposes to issue up to \$30,000,000 of fixed rate, tax-exempt, revenue bonds to finance the construction of the project, fund capitalized interest during construction and pay costs of issuance. The bonds will mature thirty (30) years after issuance with level annual debt service payments.

The debt service payments will be funded from revenues generated from the operations of the University housing system, after payments of operation and maintenance costs. Revenues are generated primarily from room rentals, summer special event rentals, damage deposit forfeitures and other miscellaneous collections. The Bonds will be issued on parity with the outstanding Florida Gulf Coast University Financing Corporation Capital Improvement Revenue Bonds with a current aggregate principal amount of approximately \$170,180,000 for student housing.

Projections provided by the University indicate that sufficient net revenues will be generated to pay debt service on the Series 2013A Bonds and the outstanding parity bonds.

The Series 2013A Bonds will be issued as fixed rate revenue bonds.

The Florida Gulf Coast Financing Corporation Board of Directors, at a meeting held on June 6, 2012, and the Florida Gulf Coast University Board of Trustees, at its June 19, 2012 meeting, approved the Project and the financing thereof.

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**Supporting Documentation Included:**

1. Requesting Resolution
2. Project Summary
3. Attachment I - Estimated Sources and Uses of Funds
4. Attachment II - Historical and Projected Pledged Revenues and Debt Service Coverage

**Facilitators/Presenters:** Chris Kinsley