

Approved by the Board of Trustees,  
November 11, 2004

Board Meeting  
November 11, 2004

## ROLL CALL

### DESIGNATE EXPANSION OF THE RESEARCH PARK AT THE UNIVERSITY OF ILLINOIS

**Action:** Designate Expansion of the Research Park at the University of Illinois in the Additional Project Area Subject to and Contingent on details to be Set Forth in the Updated University of Illinois at Urbana-Champaign South Campus Master Plan Upon the Plan's Approval by the Board of Trustees

**Funding:** No Funding Required

Continuing development of the Research Park at the University of Illinois at Urbana-Champaign is important to the fulfillment of the University's economic development role and responsibilities. At its April 13, 2000, meeting, the Board of Trustees approved a services and management agreement with the Board of Managers of the University of Illinois Research Park, LLC ("LLC"), authorizing the LLC to enter into a development agreement with Fox/Atkins Development, LLC ("Developer"). Under the development agreement, the University ground leases land to the Developer who constructs facilities for tenants in the Research Park. The development agreement also defines an initial Research Park development zone ("Project Area") located west of South First Street between St. Mary's Road and Gerty Drive to be developed as Phase I and Phase II.

The development agreement also describes an "Additional Project Area" bounded by St. Mary's Road on the north, the extension of Fourth Street on the east,

Windsor Road on the south, and First Street on the west. The development agreement states that the initial Project Area may be expanded at the sole discretion of the University to include such portions of the Additional Project Area that the University may designate. Expansion of the Research Park in the Additional Project Area is anticipated to occur in phases, based on the University's master planning process and desired development schedule. Development in the Additional Project Area will also require provision of basic infrastructure services (utilities, communications, sewer and water detention, roads, and so on), negotiation of amendments to the development agreement regarding land lease rates, a process for planning and approval of individual projects, and other development details.

Subsequent to the trustees' actions in April 2000, a number of campus-wide planning activities have been undertaken or are in process, including studies involving student housing, intercollegiate athletics facilities, retail and commercial service needs and opportunities, transportation, and others. The outcomes of these efforts are being integrated into a cohesive master plan through an update to the existing University of Illinois at Urbana-Champaign South Campus Master Plan (as amended from time to time, the Master Plan). The University anticipates that various University-owned facilities will also be planned and developed within the Additional Project Area but not as part of the Research Park or subject to the Development Agreement, and that development of the Additional Project Area will be contingent upon, and subject to, the Master Plan. The board will retain the authority and discretion to withhold tracts or to designate tracts within the Additional Project Area for University-owned facilities that will not be part of the Research Park, all as may be provided in the Master Plan.

Pending completion of ongoing activities and review and approval by the Chancellor of the Urbana-Champaign campus and by the president, the Master Plan update is expected to be presented to the Board of Trustees on or before July 2005.

The Board of Managers of the LLC, at its November 1, 2004, meeting, approved a resolution recommending that the Board of Trustees so designate the Additional Project Area as part of the research park development zone that is available for expansion of the Research Park, subject to the board's right to so withhold tracts or to designate tracts within the Additional Project Area for University-owned facilities that will not be part of the Research Park in accordance with the Master Plan. The Board of Managers also resolved to communicate to the Board of Trustees the importance of planning and siting complementary and appropriately configured hospitality, residential, commercial, and retail land uses within or contiguous to the Research Park.

Based on the Board of Managers' resolution, the Vice President for Technology and Economic Development and the Vice President for Administration recommend that the Board of Trustees designate the Additional Project Area as part of the research park development zone that is available for expansion of the Research Park, subject to the board's right to so withhold tracts or to designate tracts within the Additional Project Area for University-owned facilities that will not be part of the Research Park in accordance with the Master Plan. Expansion of the Research Park in the Additional Project Area, and the development of University-owned facilities in that area, shall comply with the applicable procurement laws and policies. Consistent with the development agreement, tracts in the Additional Project Area designated to be part of the Research Park would be leased to the Developer on an individual project basis.

The board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes*, *The General Rules Concerning University Organization and Procedure*, and Board of Trustees policies and directives.

The President of the University and the Chancellor at Urbana concur.