



CALIFORNIA STATE UNIVERSITY
Channel Islands

Research Park



February 21, 2008



Creation of CSUCI

FY 1997/98

Senate Bill 623, Authorizes the Conveyance of Property to CSU

FY 1998/99

Senate Bill 1923 Creates the Channel Islands Site Authority



Key Campus Dates

- August 2002, first students, transfer only
- September 2002, first on campus faculty / staff housing units completed
- August 2003, first freshman students
- August 2004, first student housing available

Campus Master Plan for 15,000 FTES over a
20 to 25 Year Development Plan

CSUCI SITE AUTHORITY

- Facilitate the optimal use of the former hospital by CSU
- Provide power to promote use of the site through tax incentives
- Provide financing authority to achieve the development
- Plan for, finance, mitigate the impacts of, and carry out the reuse ... that will provide revenue

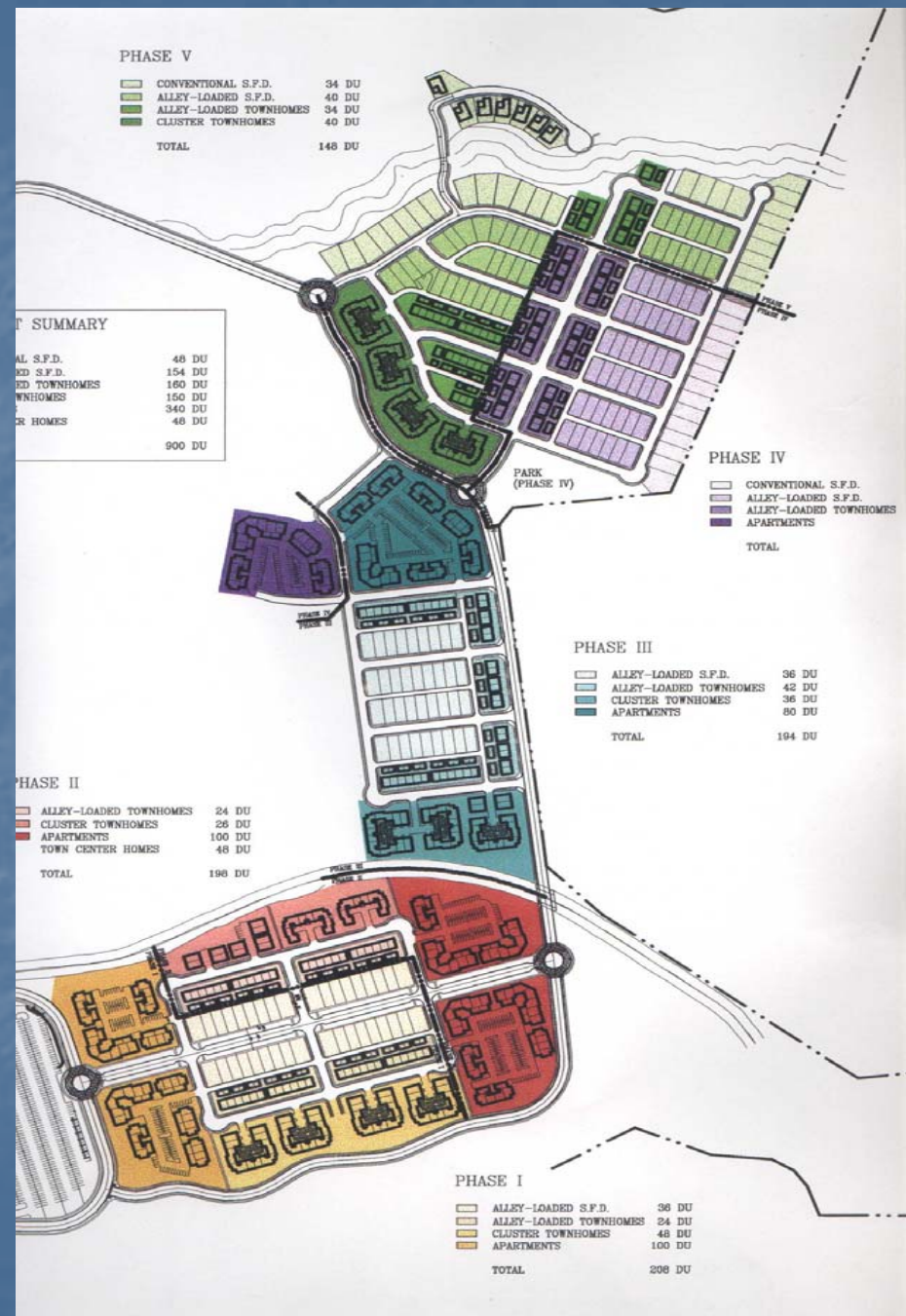
Government Code 67470-67480

Site Authority's General Goals

- Generate income to build the physical campus
- Provide affordable housing to our faculty and staff
- Provide research facilities to enhance campus

Site Authority Projects

- 900 Residential unit constructed in 5 phases
- Town Center
- Space for K-8 Public School and
- Yet to be designed, 350,000 sq. ft. research park



Financing Challenges

- No Revenues
- No Foundation, Auxiliary or Other Entity with "Deep Pockets"
- No Development - Just Raw Land
- Build Affordable Housing for Faculty and Staff
- Generate Revenues to Develop the Campus
- Imminent Milestones to Open the Campus



CSUCI SITE AUTHORITY POWERS

Similar to Redevelopment Agency:

- Create development plan
- Retain tax increment
 - Sales
 - Property
- Buy and sell land
- Issue tax exempt bonds



University Glen Corporation

- An auxiliary (501(c)3) corporation to CSUCI
- Operating agreements with both CSUCI and the Site Authority
- Provides property management services for the Site Authority



CSUCI SITE AUTHORITY PROGRAM

- Developer of
 - 900 Residential Units
 - 350,000 sq. foot research park
- Revenue Center for Campus Capital Development

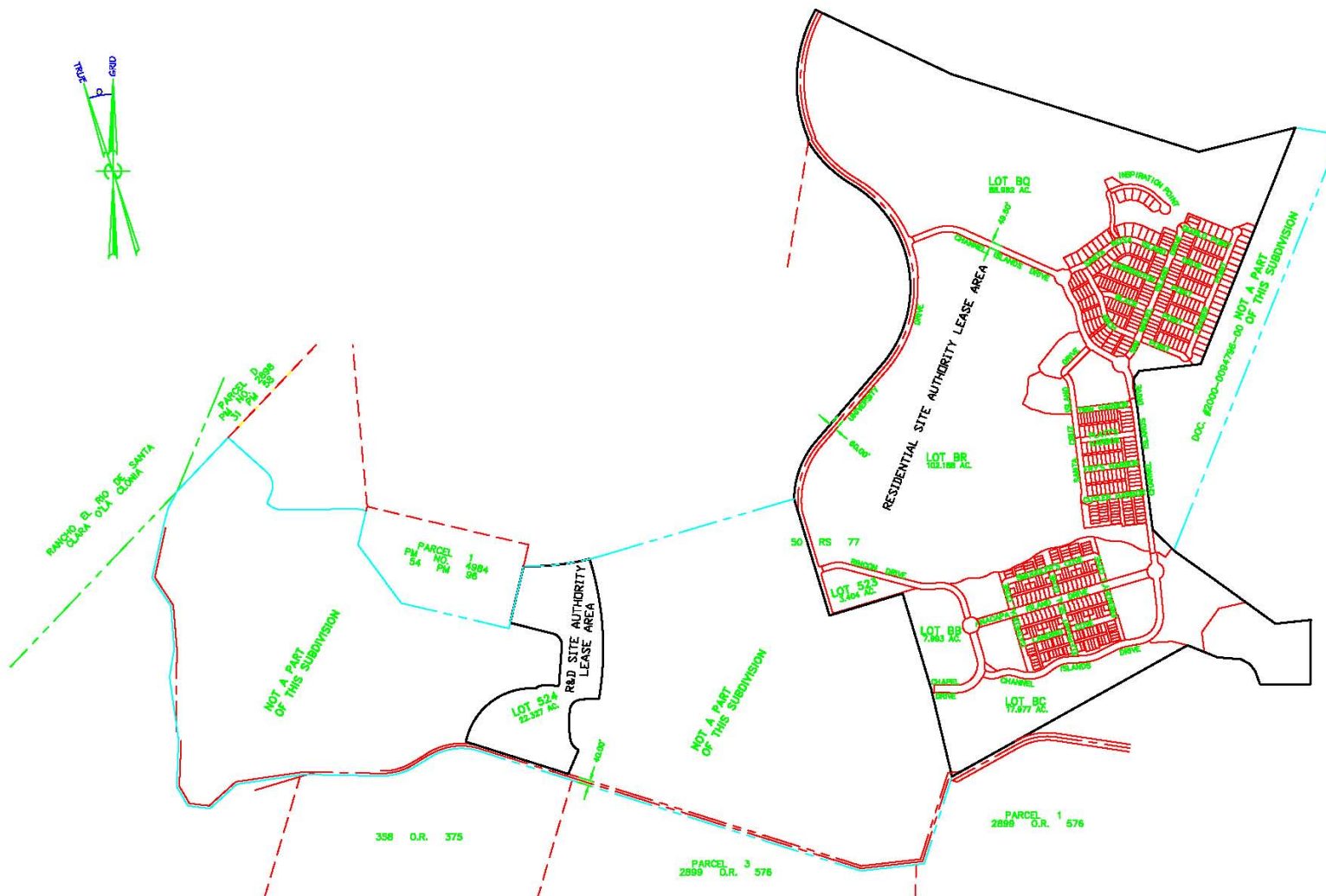




Phase 2A/B Construction Site: February 15, 2008



CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS SITE
AUTHORITY
COMMUNITY DEVELOPMENT AREA
SUBDIVISION MAP NO. 1



Research Park Objectives

- Develop research partnerships between CSUCI and private, public, or non-profit organizations that support the University's educational mission.
- Provide a sound financial return to the University and the Site Authority that recognizes the market value of the land commitment.
- Promote regional economic development by bringing new jobs and business to the region that foster mutually beneficial relationships between businesses and CSUCI.

Research Park Objectives

- Provide a superior environment for technology-based companies to locate.
- Expand the range of educational internships, experiential learning, employment, and career opportunities for students in close proximity to the campus to provide a superior experience for students.

Research Park Objectives

- Enhance the University's ability to recruit and retain outstanding students, faculty and researchers.
- Increase the number, breadth and diversity of professional researchers within the campus community.
- Provide a high quality design enhancing the University environment and complementing the core architectural character of the university buildings.

Future CSUCI Research Park

26 University Drive, CAMARILLO, CA



THE END

