

SDSU Responds to Voice of San Diego Lawsuit

SAN DIEGO, Calif. (February 19, 2019) – San Diego State University has received notice from the Voice of San Diego that the publication is pursuing litigation over the request of records.

The university has in recent months provided a full and complete response to the Voice of San Diego, including a significant number of documents related to its retained expert consultants, as required by the California Public Records Act. SDSU must balance its commitment to transparency with legal restrictions as it pertains to proprietary documents. With time, SDSU anticipates that significant amounts of information and documents related to the Mission Valley site plan, including financial models, bond issuances and the land plan, will be released through public meetings and hearings, including those to be held by the Board of Trustees of the California State University. The university also continues to release information and updates via its SDSU Mission Valley site: <http://missionvalley.sdsu.edu>

As this is an active lawsuit, SDSU is not able to provide any additional details about the litigation at this time.

The university can provide additional background and context about the overall plan and its consultants. Given the size, scope and lifespan of the Mission Valley project – which will greatly enhance and sustain educational and economic opportunities for both SDSU and the San Diego region – it was imperative to draw on the best possible partners and consultants to help develop a shared vision and plan for the land.

SDSU invested approximately \$1.575 million for work done by our consultants and partners between January 2017 and October 2018 toward a comprehensive site plan and extensive strategy for Mission Valley. No state appropriation, tuition and student fee dollars were used to support this investment; these costs are

budgeted as part of the full pre-development cost which will ultimately be paid for through revenue generated by the site.

That investment has allowed SDSU to move with expedience toward land acquisition, and to be able to begin construction by 2020. SDSU would not have been prepared, as it is now, to enter current discussions and negotiations with the city without that earlier, foundational work, and without a solid site plan in place. SDSU also felt it was important to share with the community a vision that clearly articulated the impact of an SDSU-led development at the Mission Valley stadium-site.

Another important part of the conceptual planning process was to review and analyze comparable projects nationwide to, then, design a robust funding model for SDSU Mission Valley. For example:

- The Merced 2020 Project budget was approved at about \$1.3 billion, with campus funds accounting for \$148.13 million of the overall project.
- The Board of Regents of the University System of Georgia voted in the September 2018 to include \$4.3 million for the planning and design of the third phase of Georgia Institute of Technology's Technology Square. The recommended costs are being considered during the 2019 legislative session.
- The West Village Expansion project at the University of California, Davis, is estimated to cost \$575 million and financed through tax-exempt bonds, and the development will be constructed through a public-private partnership (P3).

Initial costs for SDSU Mission Valley are estimated at \$300 million, to be financed through short-term financing and revenue bonds issued by the California State University (CSU) system. Ultimately, the site will be developed through P3s for the campus innovation district buildings, housing, hotels and retail. P3s will help mitigate the financial risk inherent in the construction and

operation of a building, and will also generate possessory interest tax revenue because they will be shared spaces with industry.

The important work of our consultants and partners has put SDSU in a stronger position to now move quickly and thoughtfully into the next phase toward developing Mission Valley. We are thankful for their consultation and continued service toward ensuring that we meet the urgent demand to develop the SDSU Mission Valley campus that will be something the broader regional community will benefit from for generations to come.

Visit <https://missionvalley.sdsu.edu/FAQs.html#partners-consultants> to learn about SDSU's partners and consultants.

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About San Diego State University

San Diego State University is a major public research institution that provides transformative experiences, both inside and outside of the classroom, for its more than 36,000 students. The university offers bachelor's degrees in 95 areas, master's degrees in 78 areas and doctorates in 22 areas. Students participate in research, international experiences, sustainability and entrepreneurship initiatives, internships and mentoring, and a broad range of student life and leadership opportunities. The university's rich campus life features opportunities for students to participate in, and engage with, the creative and performing arts, a Division I athletics program and the vibrant cultural life of the San Diego region. For more information, visit www.sdsu.edu.