

Dear UCF Board of Trustees Member:

Please allow us, the Coalition of UCF Area Home Owner Associations, to reiterate once again that we support an on campus stadium for the University of Central Florida. It is the site of the stadium in the north that is incompatible with the surrounding communities.

If you were one of the Trustees in attendance at the July 25th Public Hearing for the Major Amendment to place a stadium on the UCF campus, you will remember that those wishing to speak had an opportunity to do so, University personnel did not answer any questions for the record. The public had been told the Public Hearing would be the opportunity to have questions answered. It came as a great surprise and disappointment when this did not occur. This was the public's only opportunity to have questions answered for the record.

Because we left that meeting with many unanswered questions, this letter will include a listing, some with comment, of those questions we still wish to have answered. We, the public, would like to think that even if the Administration is unwilling to publicly respond to our questions, that you, the Board, will provide answers. We do this knowing full well that the Administration provides information to you that puts them in the best light. Therefore, this is our only and last recourse to bring certain concerns to you, the Board members.

1. Will you confirm the accuracy of Dr. Hitt's statement to Governor Bush and the Cabinet, 6/1/05, that the stadium will only be used for UCF football home games, not to exceed seven football games a year, plus three or four additional events?
2. Are any limitations going to be placed on the number, type and time of events to be held at the stadium? If so, what are the limitations? If there are limitations, what are the assurances those limitations will be enforced and not changed over time?
3. Are you committed that the BOT will expend no more than \$43M (now reported to be between \$50-\$60M) on the stadium project, if not what amount will be set as the maximum amount to be spent?
4. Should the scheduled events not generate sufficient revenues, what actions are planned to cover the deficit?
5. How did UCF determine compatibility of the north site with the surrounding community? This is a requirement of Florida Statute 1013.30 and a goal of the 2005 Master Plan which the BOT recently approved.
6. Why are athletics given priority for the north site for seven games when residents in surrounding communities are impacted by every event scheduled for the stadium?
7. Why are UCF's self-imposed, on campus adjacencies taking priority over legitimate external community concerns? If the community is willing to support efforts to build an on campus stadium in the south, why not relocate this facility and thus avoid negative impacts on property values and quality of life to the established residential communities at the northern

location? Why does UCF wish to engender ill will and mistrust from the surrounding communities?

8. If UCF was planning to create a nationally recognized university and intended to have an on campus football stadium, why did UCF never identify space on previous master plans to insure that the proper infrastructure would be available? UCF master plans have projects that are not funded. Inadequate funding is not an explanation for lack of planning and does not release UCF and the Board of Trustees' from their responsibility to plan for significant and related adjacencies.
9. There will be traffic gridlock pre and post event times. How can UCF eliminate delays of emergency vehicles (located across from the north site) accessing the surrounding communities, one being a retirement community, when traffic will block access to these communities during ingress and egress of scheduled events? A southern location eliminates this public safety issue.
10. At the BOT meeting, 7/28/05, you were given a "worse case scenario" of why the stadium would not fit in the south location. The redesign of an existing parking lot would allow access to a stadium in the south thus limiting additional roads. No additional parking is required because parking is already available on and off campus. Considering the residential impacts, why is the south location not preferable and feasible?

Many of the residents in the surrounding communities do not understand why UCF is not held accountable for their lack of planning and attempt to circumvent the statute in order to get what they want. The University has so much to offer its neighbors, however this behavior makes it difficult for neighbors to participate in University activities. Many of us moved close to the University so we could do that very thing. However, the University's handling of this issue leaves little goodwill towards UCF. The University will exist after this Administration's tenure is completed. Compromise is the key. As members of the Board of Trustees, you should look to the future and make your decisions based on the potential of UCF and not just the wants of those presently in power.

Included with this letter is a copy of the editorial in the *Central Florida Future*, UCF's student newspaper. It brings to the forefront many of the issues and concerns expressed by the residents of the surrounding communities. UCF should be an advocate in working hand-in-hand with its community members. As this editorial reflects, UCF is not viewed as a willing community participant.

Thank you for your consideration, and we shall look forward to your reply.

Sincerely,

Carole Goldsmith, Chairperson
Coalition of UCF Area Home Owners Associations (representing over 2000 residents)

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Central Florida Future - Opinions
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Hitt the road for the good of UCF

All right Knight fans, grab your coolers, lawn chairs, mini grills and coozies. Load up the trucks and put on your school colors; we are setting up shop at John Hitt's house.

Last week the Future reported on the bright idea of resident Laura Klee to end the battle over where to build the UCF stadium. Her suggestion: Bulldoze the president's residence and pour in the concrete stadium on top.

Klee, the Coalition of UCF Area Homeowner Associations spokesperson, brings up an interesting alternative to the stagnated debate between stadium north and stadium south. The location of the UCF president's house is in a very desirable location; close to a major highway, surrounded by open land and far enough from neighborhoods to give them an acceptable barrier. UCF officials may quickly dismiss the idea, but more careful consideration may be warranted.

Every time President Hitt and the university administration get a raise while students are struggling to graduate from U Can't Finish, many scratch their heads and ask "what have you done for us lately?"

Of course, the majority of their job description involves behind-the-scenes work that students are unaware of, but why not make a public display of your commitment and love for our institution?

The loudest proponents for the stadium have been Hitt and his high-ranking administration. Slowly they have worked to garner greater support from some residents, local businesses, students and faculty. However, there is still a vast majority who are on the fence. Giving up his home to the stadium could not only kill two birds with one stone for Hitt, but also send a message to all onlookers that this is a priority and a team effort.

Consider the possibilities - Demolish the existing house and Hitt and his family will certainly be given a newer, bigger, better home in an equally accommodating location on campus. Residents would praise UCF for its creative thinking and ability to compromise. What better way to lose an enemy than by making a friend?

Hitt, why not take one for the team? Do it for the Gipper! Think of the publicity. Think of the praise. This is a once-in-a-career chance to be our Knight in shining armor. Perhaps there could even be a statue or commemorative plaque in it for you. Either way you look at it, everyone comes out a winner. The sooner a desirable compromise is reached, the sooner UCF gets its home stadium.

Look, UCF could very well just ignore the concerns of those opposed to building the stadium at the north site and go about its plans. It could, but UCF should also know that these are the very fans and residents who have been coming to our football games and who will come to the new 45,000-seat venue. If you alienate them over such a ridiculous fight, then you have lost your community base, lost bodies in seats and lost dollars. That does not benefit anyone.

The whole idea behind building the on-campus stadium is to raise the reputation and attractiveness of UCF's football program, encourage more students and faculty to come to games and make enough money to pay for the project.

The longer this takes, the more expensive it is. The more people you disillusion with the subterfuge and bickering, the fewer people will be inclined to show up at a game. UCF could get its way and have its stadium, but what about the team that will play to an empty house? Think about the players; they could use some good news.

Granted, the idea is a bit out there. That does not mean it is not without merit. Sometimes you just need to go for the long-shot. Sometimes, you have to throw the Hail Mary pass with eight seconds left on the clock when you're two steps from getting sacked by a 300-pound tanker-truck in spandex. But why not? We've got nothing to lose.