



RESEARCH PARK AT FLORIDA ATLANTIC UNIVERSITY®

Florida Atlantic Research and Development Authority

Title: Tenant Application and Review Policy

Date Adopted: 11 October 2023

1. Purpose:

The purpose of this Tenant Application and Review Policy (the “Application Policy”) is to delineate how prospective tenants can apply for and receive use approvals from the Authority. This policy is intended to meet the requirements of Section 5 (c) of the Amended and Restated Agreement between the Authority and the City of Boca Raton, dated 11 May 2005.

2. Scope:

The Application Policy shall apply to all property and space uses at any and all properties located within the Research Park where the Authority is the senior lessor, on or after the Adoption Date. The Application Policy shall apply to existing uses to the extent set forth herein but shall not have any retroactive effect.

3. Definitions:

- a. “President” shall mean the Authority employee whose job title is President. If the President role is vacant, “President” shall mean the person designated by the Authority as the acting President.
- b. “Broker” shall mean the commercial real estate broker designated by the owner of any of the buildings or by the holder of any leasehold interest in the Research Park to represent that building or leasehold interest for the purposes of selling or leasing it to tenants or other entities.
- c. “City” shall mean the City of Boca Raton, a Florida municipal corporation.
- d. “Owner” shall mean the person or entity that owns any of the buildings in the Research Park, or that owns any leasehold interest in any of the leases, subleases or sub-subleases in the Research Park.
- e. “Applicant” shall mean the prospective tenant which makes application to the Authority for review and approval under this policy.
- f. “Application” shall mean any the document attached to this policy as Exhibit “A”
- g. “Research Park” shall mean real property and/or buildings owned, leased, or controlled by the Authority, which are intended to house companies and organizations involved in research and development of new products and services for the economic development of Palm Beach and Broward counties, and in promoting scientific research and development in collaboration with FAU.
- h. “Tenant” shall mean any person or entity which leases real property and/or buildings owned, leased, or controlled by the Authority, and any entity which sub-leases real property from such an entity. The meaning shall also include entities which lease space within a building owned, leased or controlled by the Authority or any of its sublessees.

- i. "Use" shall mean the business functions which will be performed by the proposed Tenant in the Research Park.
- j. "University" shall mean Florida Atlantic University, a member of the State University System of Florida.
- k. "VPR" shall mean the person employed by Florida Atlantic University as its Vice President for Research.

4. Procedure:

- a. All Applicants shall complete and submit the Application to the President on behalf of the Authority.
- b. If the Application is complete, the President shall confirm the relevant Owner's interest in leasing space to the Applicant for the stated use.
- c. If the Owner confirms its interest in leasing space to the Applicant, the President shall submit the Application to the VPR or designee and to the City Manager of the City of Boca Raton.
- d. The VPR or designee shall review the Application and solicit input from relevant faculty and administration staff at Florida Atlantic University, as appropriate. If relevant Florida Atlantic University administration, faculty and/or staff express interest in the stated use, they may request a meeting with the proposed Applicant and/or additional information and provide input to the VPR or designee.
- e. The VPR or designee shall notify the President of the University's endorsement or lack thereof within twenty (20) calendar days of the President's delivery of the Application to the VPR or designee unless additional time is agreed upon by the President and the VPR or designee.
- f. The Authority shall review the Application at the first meeting subsequent to thirty (30) days after the President delivers the Application to the VPR or designee and the City Manager of the City of Boca Raton, unless additional time has been agreed upon for University review pursuant to subsection 4e above.
- g. The decision of the Authority relative to the Application shall be final.

5. Validity and Renewal:

- a. If the Authority approves an Application, the approval shall be valid for the duration of the term of the proposed lease, which shall be disclosed to the Authority by the relevant Owner. If, during the term of the proposed lease, the Tenant's Use of the space or building changes substantially from the Application approved by the Authority without prior consent and approval of the Authority, its approval shall be null and void.
- b. The Tenant must seek approval before renewing its lease with the Owner. If the Use is substantially similar to the Use previously approved, the Authority shall not unreasonably withhold its approval.

6. Amendment:

This policy may not be amended without the physical presence and affirmative vote of the president of Florida Atlantic University, or his/her designee to the Authority.

Adopted this 11th day of October 2023

EXHIBIT "A"



Research Park at Florida Atlantic University® Application

The mission of the Research Park at FAU is to promote scientific research and development in affiliation with Florida Atlantic University, to foster economic development and broaden the economic base of Broward and Palm Beach counties.

The Research Park at FAU seeks to accomplish this mission by facilitating collaborations between innovative companies and the faculty and students at Florida Atlantic University that can enable the creation of new knowledge, technologies, and products. In the process, internship and employment opportunities are created for the students at Florida Atlantic University, as well as the residents of Palm Beach and Broward counties.

In this way, the Research Park at FAU can help advance technology-based economic development through innovation, R&D, and workforce development. Therefore, companies seeking residency in the Research Park at FAU should demonstrate as many meaningful linkages with FAU as possible.

Company Name:		Primary Contact:	
Proposed Premises:		Current Address:	
Primary Business Description: <i>500-word limit</i>		Proposed Use for Research Park Premises: <i>Check all that apply</i>	HQ
			Satellite
			Clinical site
			Manufacturing
			Distribution
			R&D
		Other (describe)	
No. Current Locations:		Company Principals:	
Website:		Date of Incorporation:	
Are you currently engaged in any research activities with FAU? If so, please describe, including the name of your collaborator and area of interest.			
Indicate which college or unit you propose to engage with: <ol style="list-style-type: none"> 1. College of Arts and Letters 2. College of Business 3. College of Social Work & Criminal Justice 4. College of Education 			

5. College of Engineering and Computer Science 6. Honors College 7. College of Medicine 8. College of Nursing 9. College of Science 10. FAU Athletics 11. Other unit (please list)	
Describe the kind of collaboration/interactions are you seeking, and are prepared to commit to*:	
How many paid internships will you commit to creating each year:	
<i>To be completed by FARDA staff:</i>	
<i>VPR endorsement:</i>	YES / NO
<i>Other endorsements, if any:</i>	

*These interactions may be in, but are not limited to, the following areas of:

1. Workforce Development

- Annual undergraduate student internships (specific number, if possible)
- Annual graduate student internships (specific number, if possible)
- Co-hiring or co-sponsoring graduate students' salaries and/or work
- Corporate post-doctoral training programs
- Co-hiring employees / employees working as adjunct faculty

2. Joint research activities (specify areas of interest)

- SBIR subcontracts
- STTR grants
- Joint sponsored research via grant or contract work
- Clinical trials
- Clinical research
- Work for hire projects
- Joint submission of academic manuscripts for publication
- Membership in an Industry/University Cooperative Research Center, such as the Center for Advanced Knowledge Enablement (CAKE)

3. Technology

- Access to [FAU core facilities](#), technology or unique research infrastructure which can be accessed on a collaborative or charge basis
- Use of company equipment and facilities for student practicum or faculty research

Florida Statute 159.27(2) defines a research and development park as:

... a center of research and development activity related to the research and development activities of one or more affiliated institutions of higher education, including scientifically oriented production or educational programs of postsecondary educational institutions, consisting of research and development facilities; scientifically oriented production or assembly facilities; research institutes; prototype, scientific, and product testing laboratories; related business and government installations; or similar related facilities, together with land, including all necessary appurtenances, rights, and franchises directly relating thereto, with related buildings, facilities, and personal properties, but only to the extent that such facilities are engaged in research and development, are necessary to encourage or complement the purposes of a research and development park, or are in support of any facilities or improvements located or constructed at such a center or activities or operations conducted at such a center for purposes authorized by this subsection. For purposes of this subsection, the administering or taking of professional or occupational licensing examinations shall not constitute testing, nor shall any room, building, or facility in which such examinations are administered or taken constitute a testing laboratory.