



MICHIGAN STATE UNIVERSITY
BOARD OF TRUSTEES
Executive Action Summary

Budget & Finance – Attachment 3

Committee Name Budget and Finance

Date October 31, 2025

Agenda Item: PLAN – Spartan Gateway Development – Athletic and Recreation District

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Information

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Review

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Action

Resolution:

BE IT RESOLVED, that the Board of Trustees of Michigan State University hereby authorizes the Administration to plan for the project titled, “Spartan Gateway Development – Athletic and Recreation District.”

Recommendation:

The Trustee Committee on Budget and Finance recommends that the Board of Trustees authorize the Administration to plan for the creation of a mixed-use development utilizing a Public Private Partnership (P3) delivery model. The goals of this planning process include: (1) creating a destination that draws visitors, inspires collaboration, and reinforces MSU’s reputation for excellence; 2) activating campus life with new commercial and retail opportunities that strengthen existing assets and showcase the beauty of MSU; and 3) enhancing the student, fan, and alumni experience by building a year-round, multi-use community.

Prior Action by BOT: The Board authorized planning for this project at Trowbridge & Harrison Road on September 6, 2024, and subsequently approved an authorization to proceed on April 11, 2025. This resolution reflects a reenvisioning of the Trowbridge/Harrison Gateway District project that looks at alternate campus locations with a different mix of investment opportunities as part of the P3.

Responsible Officers: J. Batt, Vice President and Director of Intercollegiate Athletics

Harold Balk, Senior Advisor to the President

Daniel Bollman, Vice President for Strategic Infrastructure Planning and Facilities

Summary: Planning will include an analysis of multiple sites on campus that can support a new mixed-use development and are in alignment with the Vision 2050: Integrated Facilities and Land Use Plan. Possible elements of the development include a second campus hotel to complement the Kellogg Hotel and Conference Center, mixed-use spaces for retail, office, and dining, market-rate housing and parking to support the site.

Background Information:

The original Spartan Gateway project included a hotel, restaurants, mixed-use buildings, housing, parking, a future academic and/or healthcare zone, and was anchored around developing an arena in the southwest section of campus. However, evolving facility needs in Athletics now support considering additional options for the Gateway District to be more centrally located on campus, adjacent to existing parking structures, and of a scale more appropriate for the location ultimately selected via the planning process.

This revised vision emphasizes creating a vibrant hub that fosters community and engagement with a stronger focus on retail, office space, dining, and housing. Additionally, we will explore opportunities to utilize existing facilities to support Olympic sports, aligning with current strategic priorities.

The University has internally evaluated multiple sites that could support a mixed-use development. This Authorization to Plan will allow the Administration to issue a Request for Proposals (RFP) to select firms who have the interest, capacity, and qualifications necessary to deliver a successful development in alignment with University goals.

It is anticipated the project will include elements that are constructed, financed, owned, and operated by a developer on land subject to a ground lease between that developer and MSU. Additionally, the planning process may identify elements for a potential new district that are more appropriately constructed and financed by the University. If that is the case, those elements will be identified as part of the Authorization to Proceed. Planning will include multiple units across campus including Intercollegiate Athletics, the Office of Student Affairs, the Office of the Provost, Infrastructure Planning and Facilities, Residential and Hospitality Services, Finance, and others.

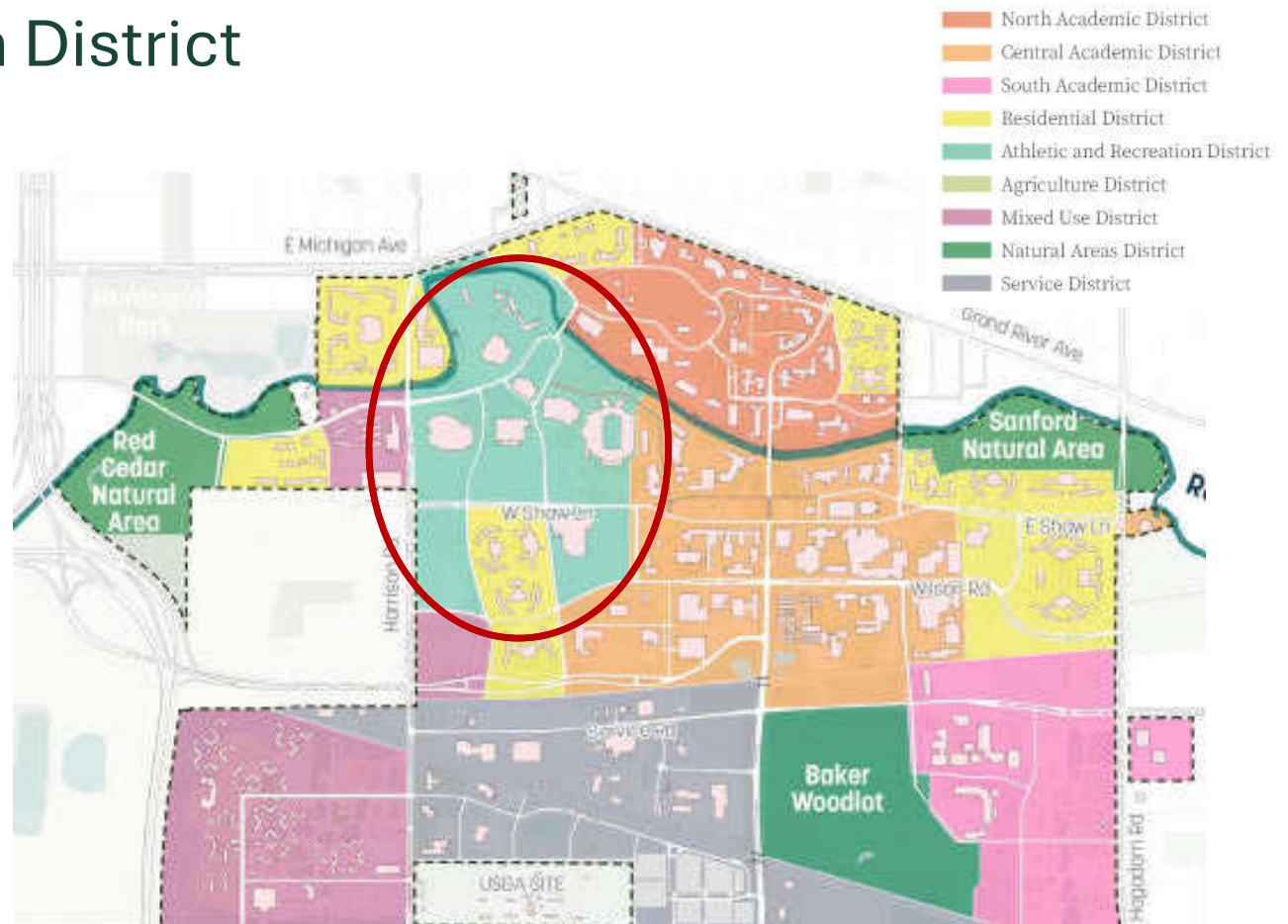
Source of Funds:

The developer will fund non-MSU-owned facilities. MSU will provide minimal financial investment for the construction of shared facilities necessary to support the development. MSU contributions will be identified as part of the Authorization to Proceed and are anticipated to be funded through general fund and/or philanthropy.

Resource Impact:

The identified site will become subject to a long-term ground lease with the selected developer.

Spartan Gateway Development Athletic and Recreation District



October 31, 2025