

**BOARD OF REGENTS**  
EASTERN MICHIGAN UNIVERSITY

SECTION: 23
DATE: October 25, 2018

**RECOMMENDATION**

**AUTHORIZATION TO PURCHASE REAL PROPERTY – 800-804 LOWELL STREET,  
298 JARVIS STREET AND 725 NORTH HURON STREET**

**ACTION REQUESTED**

It is recommended that the Board of Regents authorize the President to negotiate and execute final documents for the purchase of the following properties (the “properties”) from Urban Campus Communities, LLC (the “seller”) subject to approval of final terms by the Board’s Executive Committee.

- 800-804 Lowell St
- 298 Jarvis Street
- 725 North Huron Street

**STAFF SUMMARY**

The property consists of approximately 11.2 acres and currently includes warehouse space for the Michigan Firehouse Museum.

The University has obtained a Letter of Intent from the Seller to sell all interests in the properties for a purchase price of Two Million Six Hundred Fifty Thousand and 00/100 dollars (\$2,650,000).

The Letter of Intent provides for diligence periods through May 15, 2019, after the University provides deposits totaling Forty Five Thousand dollars (\$45,000).

The University can elect to extend the diligence period until May 15, 2020, with an additional deposit of Four Hundred Thousand dollars (\$400,000). The deposits are applied to the purchase price above, and are non-refundable.

**FISCAL IMPLICATIONS**

The University expects to incur \$45,000 in cost associated with the diligence period through May 15, 2019, with an additional deposit of \$400,000 at that date. An additional \$2,205,000 would be due at closing. The purchase will be funded from University’s reserves.

**ADMINISTRATIVE RECOMMENDATION**

The proposed Board action has been reviewed and is recommended for Board approval.

  
University Executive Officer

OCTOBER 25, 2018  
Date