

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

ACTION REQUEST

Subject: 324 S. Saginaw, Flint, Michigan

Action

Requested: Authorization to Sell Real Estate

Background:

On March 31, 2016 the University of Michigan purchased what is now known as University Tower on the Flint Campus located at 324 S. Saginaw, Flint, Michigan from First Merit Bank. The building was purchased with the intent to provide academic classroom and administrative space for the Flint Campus.

The property is a ten-story office building located on 0.51 acres that was originally part of interconnected buildings. The property was purchased for \$6 million and improvements to property cost \$2.4 million to physically and mechanically separate the building so it could operate independently of physical interconnections with other buildings and to address some infrastructure needs.

Due to changing priorities at the Flint Campus, there is no longer a use for the building. Following a vote by the Genesee County Board of Commissioners that occurred on December 1, 2021, Genesee County offered to purchase the property at a fair market value of \$8.5 million.

We recommend that the University of Michigan sell the property located at 324 S. Saginaw, Flint, Michigan to Genesee County for \$8.5 million upon terms and conditions acceptable to the university. Net proceeds from the sale will be used for the Flint Campus capital needs.

Respectfully submitted,



Geoffrey S. Chatas
Executive Vice President and
Chief Financial Officer

December 2021
Attachment