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OHIO LEGISLATIVE SERVICE COMMISSION

Office of Research
and Drafting

Legislative Budget
Office

H.B. 481
133rd General Assembly

Fiscal Note & Local Impact Statement

[Click here for H.B. 481's Bill Analysis](#)

Version: As Reported by Senate General Government & Agency Review

Primary Sponsor: Rep. Fraizer

Local Impact Statement Procedure Required: No

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Summary of Land Conveyances

The bill provides for the conveyance of state-owned land under 24 transactions to various parties. Twenty-one of the transactions are outright sales and three are easements. For 17 of the outright sales, the bill specifies that the purchaser must pay all closing costs. In three of the four remaining transactions, these costs are to be paid according to the purchase agreement. In one instance, the bill divides these costs between the buyer and seller.

The table below identifies the section in the bill containing the proposed transaction, the state agency that uses or superintends the property currently, the grantee, a brief property description, the county where the property is located, the financial or other consideration related to the transaction, and, where applicable, the state fund that is to receive the proceeds of the various conveyances.

Summary of Land Conveyances Included in H.B. 481

Bill Section	Agency	Grantee	Description	County	Consideration	Fund
1	Broadcast Educational Media Commission	High bidder of sealed bid auction	4.07 acres of vacant land south of Newmans-Cardington Rd. and West of Benzler Rd., Pleasant Township	Marion	Price determined by auction	Broadcast Educational Media Commission's Affiliate Services Fund (Fund 4F30)

Summary of Land Conveyances Included in H.B. 481

Bill Section	Agency	Grantee	Description	County	Consideration	Fund
2	Broadcast Educational Media Commission	Greater Dayton Public Television, Inc.	16.14 acres of land containing a communications tower that is owned by the grantee	Montgomery	To be determined through real estate purchase agreement	Broadcast Educational Media Commission's Affiliate Services Fund (Fund 4F30)
3	Cleveland State University	Midtown Inspirion, LLC	0.16 acre perpetual easement on the SE corner of East 30 th St. & Chester Ave., Cleveland	Cuyahoga	\$1	GRF
4	Department of Administrative Services	Martin R. Knapke	3.77 acres of vacant land along Skeels Rd., Liberty Township	Mercer	To be determined through real estate purchase agreement	GRF
5	Department of Mental Health and Addiction Services	High bidder of sealed bid auction	8.99 acres of vacant land at 2201 Mapleview Ave., Dayton	Montgomery	Price determined by auction	Department of Mental Health and Addiction Services Trust Fund (Fund 4P90)
6	Department of Developmental Disabilities	Board of County Commissioners of Gallia County	6,600 sq. ft. vocational training facility on 4.21 acres located at 652 Jackson Pike, Gallipolis	Gallia	\$1	Mental Health Facilities Improvement Fund (Fund 7033)
7	Department of Developmental Disabilities	Guernsey County Community Development Corp.	3,310 sq. ft. building on 0.5 acre located at 66737 Toland Dr., Cambridge	Guernsey	To be determined through real estate purchase agreement	Mental Health Facilities Improvement Fund (Fund 7033)
8	Department of Developmental Disabilities	Grantee to be determined	18,296 sq. ft. residential treatment facility on 10.01 acres located along Mill Creek Rd., Gallipolis	Gallia	To be determined through real estate purchase agreement	GRF
9	Department of Public Safety	High bidder of sealed bid auction	5,800 sq. ft. office building and 6,000 sq. ft. flex building on 10.00 acres at 4300 Lincoln Way West, Massillon	Stark	Price determined by auction	Public Safety – Highway Purposes Fund (Fund 5TM0)

Summary of Land Conveyances Included in H.B. 481

Bill Section	Agency	Grantee	Description	County	Consideration	Fund
10	Department of Rehabilitation and Correction	American Electric Power	8.00 acres of vacant land located off State Route 104, Chillicothe	Ross	To be determined through real estate purchase agreement	Adult and Juvenile Correctional Facilities Bond Retirement Fund (Fund 7097)
11	Department of Job and Family Services	The Columbus Partnership	167,606 sq. ft. office building on 1.17 acres located at 145 South Front St., Columbus	Franklin	\$3 million	Unemployment Compensation Special Administrative Fund (Fund 4A90)
12	Kent State University	CK Properties, Ltd.	3.61 acres of vacant land located along the south side of Ravenna Rd., Twinsburg	Summit	\$1	Unspecified
13	Ohio State University	To be determined through direct sale	4.52 acres of vacant land located along N. Hamilton Rd., Gahanna	Franklin	Price acceptable to the OSU Board of Trustees	University accounts for purposes to be determined by the OSU Board of Trustees
14	Ohio State University	To be determined through direct sale	29.82 acres of vacant land located along Walker Rd., Mansfield	Richland	Price acceptable to the OSU Board of Trustees	University accounts for purposes to be determined by the OSU Board of Trustees
15	Ohio State University	City of Columbus	.07 acre perpetual easement located at 1490 Hawthorne Ave., Columbus	Franklin	\$1	Unspecified
16	Ohio University	High bidder of sealed bid auction	8,237 sq. ft. education building with 476 sq. ft. detached garage on 0.68 acre at 7077 Glenn Highway, Cambridge	Guernsey	Price determined by auction	University accounts for the benefit of Ohio University

Summary of Land Conveyances Included in H.B. 481

Bill Section	Agency	Grantee	Description	County	Consideration	Fund
17	Ohio University	Athens County Public Library	4.34 acres located at 30 Home St., Athens which is encumbered with a ground lease to Athens County Public Library and improved with a library building	Athens	\$1	GRF
18	Ohio University	Lawrence County Port Authority	23,034 sq. ft. building on 8.26 acres at 300 Main St., Hanging Rock	Lawrence	\$219,000	University accounts for the benefit of Ohio University
19	Ohio University	High bidder of sealed bid auction	.08 acres improved with a 3,465 sq. ft. building at 10 East Union St., Athens	Athens	Price determined by auction	University accounts for purposes determined by the President and Board of Trustees of Ohio University
20	Shawnee State University	High bidder of sealed bid auction	4,500 sq. ft. residential building on 1.64 acres at 3060 Camelot Dr., Portsmouth	Scioto	Price determined by auction	University accounts for the benefit of Shawnee University
21	University of Akron	City of Akron	5,150 sq. ft. building on 3.20 acres at 1000 George Washington Blvd., Akron	Summit	\$1	University accounts for purposes to be determined by the Board of Trustees of Akron University
22	University of Akron	High bidder of sealed bid auction	16,928 sq. ft. building and 13,362 sq. ft. building on 0.46 acre located at 354 East Market St., and 0.3 acres containing a parking lot on adjacent parcels at 18, 20, and 24 South Fir Hill St., Akron	Summit	Price determined by auction	University accounts for purposes to be determined by the Board of Trustees of the University of Akron

Summary of Land Conveyances Included in H.B. 481

Bill Section	Agency	Grantee	Description	County	Consideration	Fund
23	University of Akron	Lone Star Alumni Association	.40 acre of vacant land located along Vine St., Akron	Summit	To be swapped for .027 acre of land containing two residential facilities at 496-502 Vine St., Akron	Although the bill specifies that proceeds are to be deposited to university accounts as determined by the Board of Trustees of the University of Akron, consideration of the sale includes no monetary exchange
24	University of Cincinnati	GCOH Owner LLC	0.14 acre easement for up to 99 years along Goodman Dr., Cincinnati	Hamilton	\$1	Unspecified
25	University of Toledo	To be determined through direct sale	275,000 sq. ft. classroom, office, and athletic space on 169.40 acres at 2225 Nebraska Ave. and 328 North Westwood Ave., Toledo	Lucas	Price acceptable to the Board of Trustees of the University of Toledo	University accounts for purposes to be determined by the Board of Trustees of the University of Toledo
26	Department of Veterans Services	High bidder of sealed bid auction	6 vacant residential homes on 4.0 acres along Dewitt Ave., Sandusky	Erie	Price determined by auction	The bill specifies that proceeds should be deposited to the credit of the "Department of Veterans Services General Fund." Because there is no such fund, it is unclear which fund would receive the proceeds.