



OHIO LEGISLATIVE SERVICE COMMISSION

Bill Analysis

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H.B. 619

131st General Assembly
(As Introduced)

Rep. Rezabek

BILL SUMMARY

- Authorizes 19 conveyances of state-owned real estate to various persons, by various methods, including by direct sale, sealed bid auction, or public auction.
- Authorizes the execution of a perpetual water line easement to the city of Piqua.
- Authorizes the execution of a perpetual easement for sanitary sewer purposes to the city of Columbus.

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CONTENT AND OPERATION

The bill authorizes the following public land conveyances and granting of easements:

Bill Section	Agency	Grantee	Description	County	Consideration	Fund
1	Adjutant General's Department	Board of County Commissioners of Clark County (or alternate grantee)	An approximate 23,188 sq. ft. former armory building located at 4440 Laybourne Road in Springfield that is situated on 2.82 acres	Clark	\$125,000	Amory Improvements Fund
2	Bowling Green State University	Mucci Farms, Ltd (or alternate grantee)	Approximately 95.55 acres of land located at 0 Rye Beach Road in Huron	Erie	\$730,957.50 or \$7,650 per acre	Appropriate university account for the benefit of Bowling Green State University
3	Bowling Green State University	Wooster Street Apartments, LLC (or alternate grantee)	An approximate 4,216 sq. ft. residential structure that is situated on .502 acre of land at 129 South Prospect Street in Bowling Green	Wood	\$180,000	Appropriate university account for the benefit of Bowling Green State University
4	Environmental Protection Agency	Oak Openings Region Conservancy, Inc.	Parcel of land containing approximately 17.096 acres located at 7550 Dorr Street in Toledo	Lucas	\$1	Not specified
5	Department of Developmental Disabilities	Gallia County Board of Commissioners or another grantee (or alternate grantee)	Four institutional buildings and one auxiliary building located at the Gallipolis Developmental Center, located at 2500 Ohio Avenue in Gallipolis that is situated on approximately 7.7 acres	Gallia	\$1	Mental Health Facilities Improvement Fund or another fund designated by the Director of Budget and Management



Bill Section	Agency	Grantee	Description	County	Consideration	Fund
6	Department of Rehabilitation and Correction	Highest bidder of sealed bid auction	An approximate 1,788 sq. ft. single family residential structure located at 6598 South Timberidge Avenue in Austintown that is situated on .282 acre	Mahoning	Acceptable price determined by auction	Property Receipts Fund
7	Department of Rehabilitation and Correction	Ohio Power Company (or alternate grantee)	Approximately eight acres of unimproved land located at the intersection of Moundsville Road and State Route 104 in Chillicothe	Ross	Acceptable price to be determined	Adult and Juvenile Correctional Facilities Bond Retirement Fund
8	Department of Rehabilitation and Correction	Purchaser through real estate purchase agreement or highest bidder of sealed bid or public auction	Numerous descriptions; listed below under "Department of Rehabilitation and Correction property to grantees (Sections 6 and 8)"	Allen, Fairfield, Lorain, Madison, Marion, Pickaway, Richland, Ross, Scioto, Warren	Acceptable price to be determined or acceptable price determined by auction	Adult and Juvenile Correctional Facilities Bond Retirement Fund
9	Kent State University	Highest bidder of sealed bid or public auction	An approximate 2,600 sq. ft. building located at 401 College Street and Pleasant Lane in East Liverpool that is situated on a .0832 acre lot, along with an adjacent .0925 acre lot bounded by College Street and Pleasant Lane and a .0413 acre lot at the corner of Pleasant Lane and 4th Street	Columbiana	Acceptable price to be determined by auction	Appropriate university accounts for the benefit of Kent State University
10	Ohio Facilities Construction Commission	Board of Education of the East Clinton Local School District	Parcel of land containing approximately 15 acres at 301 East Church Street in New Vienna	Clinton	\$1	General Revenue Fund



Bill Section	Agency	Grantee	Description	County	Consideration	Fund
11	Ohio Facilities Construction Commission	Board of Education of the Northridge Local School District	Parcel of land containing approximately 29.79 acres at 6097 Johnstown-Utica Road in Johnstown	Licking	\$1	General Revenue Fund
12	Ohio History Connection	City of Piqua	Approximately .122 acre located east of State Route 66 at the state-owned Johnston Farm and Indian Agency property	Miami	\$426	Not specified
13	The Ohio State University	Board of Trustees of the Columbus Metropolitan Library	Approximately 1.3 acres of unimproved land located at the intersection of Taylor Avenue and East Long Street	Franklin	\$187,000	University accounts for purposes to be determined by Board of Trustees of the Ohio State University
14	The Ohio State University	GZD Investments LLC (or alternate grantee)	Approximately 4.519 acres of unimproved land located at 0 North Hamilton Road in Gahanna	Franklin	\$1,100,000	University accounts for purposes to be determined by Board of Trustees of the Ohio State University
15	The Ohio State University	Lennox Station Holdings LLC (or alternate grantee)	Approximately .055 acre of unimproved land located adjacent to 1570 Olentangy River Road in Columbus	Franklin	\$95,000	University accounts for purposes to be determined by Board of Trustees of The Ohio State University
16	The Ohio State University	Carnegie Management and Development Corporation (or alternate grantee)	Approximately 29.822 acres of unimproved land located at 0 Walker Lake Road in Mansfield and Ontario	Richland	\$417,508	University accounts for purposes to be determined by Board of Trustees of the Ohio State University
17	The Ohio State University	City of Columbus	Approximately 30 ft. wide and spans approximately 3,500 linear feet, approximately 2.387 acres in size, located along relocated Cannon Drive, between King	Franklin	\$1	Not specified



Bill Section	Agency	Grantee	Description	County	Consideration	Fund
			Avenue on the south and John H. Herrick Drive on the north			
18	Ohio University	Highest bidder of sealed bid or public auction	An approximate 1,556 sq. ft. residential structure located at 78 Columbiana Avenue in Athens that is situated on approximately .561 acre	Athens	Acceptable price to be determined by auction	Ohio University Endowment Fund
19	University of Cincinnati	Children's Hospital Medical Center (or alternate grantee)	Approximately 2.138 acres located at 217 Erkenbrecher Avenue in Cincinnati	Hamilton	\$1,900,000	University accounts for purposes to be determined by Board of Trustees of the University of Cincinnati
20	University of Cincinnati	UC Health, LLC (or alternate grantee)	Approximately 1.406 acres located at the northwest corner of the intersection of Highland Avenue and Martin Luther King Drive in Cincinnati	Hamilton	\$1,800,000	University accounts for purposes to be determined by Board of Trustees of the University of Cincinnati
21	Youngstown State University	Charles Staples and Margaret Staples (or alternate grantee)	.201 acre of unimproved land located at West Rayen Avenue and Lincoln Avenue in Youngstown	Mahoning	Youngstown City Lot 3263	Not applicable

The legal descriptions of all real estate being conveyed or to which an easement is being granted are in the bill. The Department of Administrative Services may correct or modify the legal descriptions as necessary to facilitate recordation of the deeds or easements.¹

The conveyances include improvements and chattels situated on the real estate,² and are subject to all easements, covenants, conditions, and restrictions of record; all

¹ Sections 1 through 21.

² This is not specified for the conveyances under Sections 4, 10, and 11 of the bill, and Sections 13, 15, and 21 only include improvements and not chattels.



legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable.³ And, the real estate must be conveyed in "as-is, where-is, with all faults" condition. The deeds to convey the real estate may contain restrictions, exceptions, reservations, reversionary interests, and other terms and conditions the Director of Administrative Services or the agency or university with jurisdiction over the property determines to be in the best interest of the state.⁴ Finally, the bill allows the state or the agency or university with jurisdiction over the property, after the conveyance, to release any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions contained in the deed without the necessity of further legislation.⁵

To make a conveyance under the bill, the Auditor of State, with the assistance of the Attorney General, prepares each deed. Deeds are executed by the Governor in the name of the state, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the grantee, who must present the deed for recording at the applicable office of the county recorder. The authorization for all land conveyances and grants of perpetual easements in the bill expires three years after the bill's effective date.

Adjutant General's Department property to Clark County (Section 1)

The Director of Administrative Services and the Board of County Commissioners of Clark County, Ohio, must execute a real estate purchase agreement that sets forth the terms and conditions of the conveyance. If the Board does not complete the purchase, the Director of Administrative Services may use a method of sale considered reasonable by the Adjutant General's Department to convey the real estate to an alternate grantee. The Board or alternate grantee must pay all costs associated with the purchase, closing, and conveyance, including surveys, title evidence, title insurance, transfer costs and fees, recording costs and fees, taxes, and any other fees, assessments, and costs that may be imposed.

³ This is not specified for the conveyances under Sections 10 and 11 of the bill, and Section 4 does not include public rights-of-way.

⁴ This is not specified for the conveyances under Sections 10 and 11 of the bill, and Section 4 does not include the "as-is..." condition.

⁵ These items are not specified for the conveyances under Sections 4, 10, and 11 of the bill.



The real estate must be sold as an entire tract and not in parcels. The net proceeds of the sale must be deposited into the state treasury to the credit of the Armory Improvements Fund as required under Ohio law.⁶

Bowling Green State University property to Mucci Farms, Ltd. (Section 2)

The Director of Administrative Services must offer the real estate to Mucci Farms, Ltd. through a real estate purchase agreement. Before the deed to convey the property is executed, an existing interim lease between the Department of Administrative Services and Mucci Farms, Ltd. may govern possession of the real estate. Bowling Green State University (BGSU) and Mucci Farms, Ltd. must pay all costs associated with the purchase, closing, and conveyance as set forth in the real estate purchase agreement. If Mucci Farms, Ltd. does not complete the purchase, the Director of Administrative Services may use a method of sale considered reasonable by BGSU to convey the real estate to an alternate grantee. BGSU must pay all advertising costs, additional fees, and other costs incident to the sale of the real estate to an alternate grantee.

The real estate may be sold as an entire tract or in separate or multiple parcels. The net proceeds of the sale must be paid to BGSU and deposited in an appropriate university account for the benefit of BGSU.

Bowling Green State University property to Wooster Street Apartments, LLC (Section 3)

The Director of Administrative Services must offer the real estate to Wooster Street Apartments, LLC (Wooster) through a real estate purchase agreement. Wooster must pay all costs associated with the purchase, closing, and conveyance of the real estate. If Wooster does not complete the purchase, the Director of Administrative Services may use a method of sale considered reasonable by BGSU to convey the real estate to an alternate grantee. BGSU must pay all advertising costs, additional fees, and other costs incident to the sale of the real estate to an alternate grantee.

The real estate must be sold as an entire tract and not in parcels. The net proceeds of the sale must be paid to BGSU and deposited in an appropriate university account for the benefit of BGSU.

⁶ R.C. 5911.10, not in the bill.

Environmental Protection Agency property to Oak Openings Region Conservancy, Inc. (Section 4)

The property must be conveyed to Oak Openings Region Conservancy, Inc. (Oak Openings) in accordance with and subject to the terms of the July 23, 2012, Consent Order entered in the case of *State of Ohio, ex. rel. Michael DeWine, Attorney General of Ohio v. Kings Crossing North LLC, et al.*⁷ The deed to the real estate must contain any restrictions, covenants, terms, and conditions required by the Consent Order and as otherwise determined by the Director of Administrative Services and the Director of Environmental Protection to be in the best interest of the state, including holding Oak Openings responsible for all ongoing maintenance of the real estate as well as the cost and labor of upkeep of the fence as required in the Consent Order. Oak Openings must pay all closing costs including the costs of the conveyance and the recording costs of the deed. Before the deed is executed, possession of the real estate remains with the Department of Administrative Services on behalf of the Environmental Protection Agency.

Department of Developmental Disabilities property to Gallia County (Section 5)

The Director of Administrative Services must offer the real estate to the Board of County Commissioners of Gallia County, Ohio, or another grantee, through a real estate purchase agreement. The Board or other grantee must pay all costs associated with the purchase, closing, and conveyance of the real estate. If the Board does not complete the purchase, the Director of Administrative Services may use a method of sale considered reasonable by the Department of Developmental Disabilities (DODD) to convey the real estate to an alternate grantee. The DODD must pay all advertising costs, additional fees, and other costs incident to the sale of the real estate to an alternate grantee.

The real estate must be sold as an entire tract and not in parcels. The net proceeds of the sale must be deposited into the state treasury to the credit of the Mental Health Facilities Improvement Fund (Fund 7033) or another fund designated by the Director of Budget and Management.

The bill specifies that the intent of the conveyance is for the grantee to use the real estate for mental health and addiction treatment. The deed must contain a restriction stating that if the real estate is not being used for those purposes, the real estate reverts to the state at the discretion of the Director of Administrative Services and the DODD, at the purchase price of the real estate.

⁷ Case No. G-4801-CI-200904585-000 (Ct. of Common Pleas, Lucas County, Ohio).



Department of Rehabilitation and Correction property to grantees (Sections 6 and 8)

The Director of Administrative Services must conduct a sale of the Department of Rehabilitation and Correction (DRC) real estate in Mahoning County by sealed bid auction, and may sell the various pieces of real estate in Allen, Fairfield, Lorain, Madison, Marion, Pickaway, Richland, Ross, Scioto, and Warren counties either through a real estate purchase agreement or by sealed bid auction or public auction. Before selling the latter, the Director of Administrative Services and the Director of Rehabilitation and Correction must determine the real estate is surplus real property no longer needed by the state and that the conveyance is in the best interest of the state.

If sold through a real estate purchase agreement, the consideration and terms and conditions must be acceptable to the Director of Administrative Services and the Director of Rehabilitation and Correction, and the consideration must be paid at closing.

If a sale is conducted by sealed bid auction or public auction, the real estate must be sold to the highest bidder at a price acceptable to the Director of Administrative Services and the Director Rehabilitation and Correction. The Director of Administrative Services must advertise the sealed bid auction or public auction by publication in a newspaper of general circulation in the county where the property is located, once a week for three consecutive weeks before the date on which the sealed bids are to be opened or the auction takes place. The Director must notify the successful offeror or bidder in writing, and may reject any or all bids. The purchaser must pay a deposit of 10% of the purchase price to the Director not later than five business days after receiving a notice that the purchaser's proposal or bid has been accepted, and must enter into a real estate purchase agreement in the form prescribed by the Department of Administrative Services. The purchaser must pay the balance of the purchase price at closing, which must occur not later than 60 days after execution of the purchase agreement. Payment must be made in cash or by bank draft, certified bank check, or certified check⁸ payable to the Treasurer of State. A purchaser who does not satisfy the conditions of the sale must forfeit the 10% deposit as liquidated damages. If a purchaser fails to complete the purchase, the Director may accept the next highest bid subject to the same conditions. If the Director rejects all proposals or bids, the Director may repeat the sealed bid auction or public auction, or may use an alternative sale process considered acceptable by DRC.

DRC must pay all advertising costs incident to the sale of the real estate, and the purchaser must pay all other costs associated with the purchase, closing, and

⁸ Cash or certified bank check for the property in Mahoning County; bank draft or certified check for properties in the various other counties.



conveyance of the real estate. The Mahoning County property must be sold as an entire tract and not in parcels. The net proceeds of the sale of the Mahoning County property must be deposited into the state treasury to the credit of the Property Receipts Fund.⁹

The Director of Administrative Services and Director of Rehabilitation and Correction determine the following regarding the real estate located in Allen, Fairfield, Lorain, Madison, Marion, Pickaway, Richland, Ross, Scioto, and Warren counties: whether to convey the real estate as entire tracts or as multiple parcels, and whether to convey the real estate to a single purchaser or multiple purchasers. The deeds conveying the property must contain restrictions prohibiting the purchaser from occupying, using, developing, or selling the real estate if the occupation, use, development, or sale will interfere with the quiet enjoyment of neighboring state-owned land. Finally, the proceeds from those conveyances must be deposited into the state treasury to the credit of the Adult and Juvenile Correctional Facilities Bond Retirement Fund.¹⁰

The following table provides the land descriptions for the real estate under Section 8 of the bill:

County	Description
Allen	Approximately 166 acres of land located at 2338-2350 North West Street and improved with four agricultural buildings located at 666 Bluelick Road in Lima
Fairfield	Approximately 369 acres of land improved with eight agricultural buildings and one residential structure located at 1513 Hamburg Road SW, and 0 Christmas Rock Road SW in Lancaster
Lorain	Approximately 709 acres of land located off East Capel Road, Island Road, and South Avon Beldon Road improved with two residential structures located at 1641 South Avon Beldon Road, and 1757 South Avon Beldon Road in Grafton
Madison	Approximately 1,296 acres of land improved with seven agricultural buildings located off Old Springfield Road and Marysville-London Road in London
Marion	Approximately 575 acres of land improved with 11 agricultural buildings located off Likens Road in Marion
Pickaway	Approximately 381 acres of land improved with two agricultural buildings and one residential structure located at 0 Darby Creek Road in Orient
Richland	Approximately 336 acres of land located at 1150 North Main Street and 1001 Olivesburg Road and improved with two agricultural buildings and one residential structure at 305 State Route 545 in Mansfield

⁹ The Property Receipts Fund is created under R.C. 5120.22, not in the bill.

¹⁰ The Adult and Juvenile Correctional Facilities Bond Retirement Fund is created under R.C. 5120.092, not in the bill.



County	Description
Ross	Approximately 905 acres of land located off Fairgrounds Road, improved with 20 agricultural buildings and 35 residential structures at 15802 State Route 104 in Chillicothe
Scioto	Approximately 1,625 acres of land located off Cook Road, Lintz Hollow Road, and Wiley Road and improved with three agricultural buildings located off State Route 23 in Lucasville
Warren	Approximately 1,053 acres of land located off State Route 741, improved with 15 agricultural buildings and two residential structures off Hamilton Road and State Route 63 in Lebanon

Department of Rehabilitation and Correction property to Ohio Power Company (Section 7)

The Director of Administrative Services must offer the real estate to the Ohio Power Company through a real estate purchase agreement. If the Ohio Power Company does not complete the purchase, the Director of Administrative Services may use a method of sale considered reasonable by DRC to convey the real estate to an alternate grantee. The Ohio Power Company or alternate grantee must pay all costs associated with the purchase, closing, and conveyance of the real estate.

The real estate must be sold as an entire tract and not in parcels. The net proceeds of the sale must be deposited into the state treasury to the credit of the Adult and Juvenile Correctional Facilities Bond Retirement Fund.

Kent State University property to grantee (Section 9)

The real estate must be sold by sealed bid auction or public auction to the highest bidder at a price acceptable to the Director of Administrative Services and Kent State University (KSU). The Director must advertise the sealed bid auction or public auction by publication in a newspaper of general circulation in Columbiana County once a week for three consecutive weeks before the date on which the sealed bids are to be opened or the auction takes place. The Director must notify the successful bidder in writing, and may reject any or all bids. The purchaser must pay a deposit of 10% of the purchase price to the Director not later than five business days after receiving a notice that the purchaser's proposal or bid has been accepted, and must enter into a real estate purchase agreement in the form prescribed by the Department of Administrative Services. The purchaser must pay the balance of the purchase price at closing. Payment must be made by certified check payable to the Treasurer of State. A purchaser who does not satisfy the conditions of the sale must forfeit the 10% deposit as liquidated damages. If a purchaser fails to complete the purchase, the Director may accept the next highest bid subject to the same conditions. If the Director rejects all proposals or bids,



the Director may repeat the sealed bid auction or public auction, or may use an alternative sale process considered acceptable by KSU. The purchaser must pay all costs associated with the purchase, closing, and conveyance, except KSU is responsible for the costs attributed to the marketing of a secondary sale.

The deeds conveying the property must contain restrictions prohibiting the purchaser from occupying, using, developing, or selling the real estate if the occupation, use, development, or sale will interfere with the quiet enjoyment of neighboring state-owned land. The real estate must be sold as an entire tract and not in parcels. The net proceeds of the sale must be paid to KSU and deposited in the appropriate university accounts for the benefit of KSU.

Ohio Facilities Construction Commission property to school districts (Sections 10 and 11)

The bill specifies that the Ohio Facilities Construction Commission (OFCC) real estate in Clinton County (Section 10) was originally conveyed to the state as collateral for school construction facility bonds and that the intent was for the state to convey title to the East Clinton Local School District upon complete of the construction project, which the bill does. The bill also authorizes the conveyance of real estate in Licking County (Section 11) to the Board of Education of Northridge Local School District. For both conveyances, the real estate must be conveyed as an entire tract and not in parcels, and each board must pay all costs associated with the purchase and conveyance including recordation costs. The net proceeds of both conveyances must be deposited into the state treasury to the credit of the General Revenue Fund.

Ohio History Connection easement to city of Piqua (Section 12)

The bill authorizes the Director of Administrative Services to execute a perpetual easement granting to the city of Piqua a perpetual water line easement in Miami County. The perpetual easement must state the obligations and duties of Piqua with regard to the perpetual easement and must require Piqua to assume perpetual responsibility for operating, maintaining, repairing, reconstructing, and replacing an existing water supply line on the real estate.

The Ohio State University property to Columbus Metropolitan Library (Section 13)

The bill authorizes the conveyance of real estate in Franklin County to the Board of Trustees of the Columbus Metropolitan Library through a real estate purchase agreement. Each tract must be conveyed in its entirety and may not be conveyed as a portion of any tract. The Ohio State University (OSU) and the Board must pay the costs of the purchase, closing, and conveyance as required under the real estate purchase



agreement. The net proceeds from the sale must be deposited into university accounts for purposes to be determined by OSU's Board of Trustees.

The Ohio State University property to GZD Investments LLC (Section 14)

The bill authorizes the conveyance of real estate in Franklin County to GZD Investments LLC (GZD) through a real estate purchase agreement. If GZD does not complete the purchase, the Director of Administrative Services may use a method of sale considered reasonable by OSU's Board of Trustees to convey the real estate to an alternate grantee. The real estate may be conveyed as an entire tract or as multiple parcels. OSU and GZD or the alternate grantee must pay the costs of the purchase, closing, and conveyance as set forth in a real estate purchase agreement. The net proceeds from the sale must be deposited into university accounts for purposes to be determined by OSU's Board of Trustees.

The Ohio State University property to Lennox Station Holdings LLC (Section 15)

The bill authorizes the conveyance of real estate in Franklin County to Lennox Station Holdings LLC through a real estate purchase agreement. If Lennox does not complete the purchase, the Director of Administrative Services may use a method of sale deemed reasonable by OSU's Board of Trustees to convey the real estate to an alternate grantee. The real estate must be sold as an entire tract and not in parcels. OSU and Lennox or the alternate grantee must pay the costs of the purchase, closing, and conveyance as set forth in a real estate purchase agreement, except OSU must pay all advertising costs, additional fees, and other costs incident to the subsequent sale of the real estate to an alternate grantee. The net proceeds from the sale must be deposited into university accounts for purposes to be determined by OSU's Board of Trustees.

The Ohio State University property to Carnegie Management and Development Corporation (Section 16)

The bill authorizes the conveyance of real estate in Franklin County to Carnegie Management and Development Corporation through a real estate purchase agreement. If Carnegie does not complete the purchase, the Director of Administrative Services may use a method of sale considered reasonable by OSU's Board of Trustees to convey the real estate to an alternate grantee. The real estate may be conveyed as an entire tract or in multiple parcels. OSU and Carnegie or the alternate grantee must pay the costs of the purchase, closing, and conveyance as set forth in a real estate purchase agreement. The net proceeds from the sale must be deposited into university accounts for purposes to be determined by OSU's Board of Trustees.

The Ohio State University easement to the city of Columbus (Section 17)

The bill authorizes the Director of Administrative Services to execute an easement granting the city of Columbus a perpetual easement for sanitary sewer purposes in Franklin County. The perpetual easement must state the obligations and duties of Columbus with regard to the perpetual easement and must require Columbus to assume perpetual responsibility for constructing, operating, maintaining, repairing, reconstructing, and replacing a sanitary sewer pipeline that will be located on the real estate.

Ohio University property to a purchaser (Section 18)

The Director of Administrative Services may sell the real estate by sealed bid auction or public auction to the highest bidder at a price acceptable to the Director of Administrative Services and Ohio University (OU). The Director must advertise the sealed bid auction or public auction by publication in a newspaper of general circulation in Athens County once a week for three consecutive weeks before the date on which the sealed bids are to be opened or the auction takes place. The Director must notify the successful bidder in writing, and may reject any or all bids. The purchaser must pay a deposit of 10% of the purchase price to the Director not later than five business days after receiving a notice that the purchaser's proposal or bid has been accepted, and must enter into a real estate purchase agreement in the form prescribed by the Department of Administrative Services. The purchaser must pay the balance of the purchase price at closing. Payment must be made in cash or by certified check payable to the Treasurer of State. A purchaser who does not satisfy the conditions of the sale must forfeit the 10% deposit as liquidated damages. If a purchaser fails to complete the purchase, the Director may accept the next highest bid subject to the same conditions. If the Director rejects all proposals or bids, the Director may repeat the sealed bid auction or public auction, or may use an alternative sale process considered acceptable by OU. The purchaser must pay all costs associated with the purchase, closing, and conveyance, except OU is responsible for the costs attributed to the marketing of a secondary sale.

The real estate must be sold as an entire tract and not in parcels. The net proceeds of the sale must be paid to OU and deposited into the Ohio University Endowment Fund.

University of Cincinnati property to Children's Hospital Medical Center (Section 19)

The bill authorizes the conveyance of real estate in Hamilton County to Children's Hospital Medical Center through a real estate purchase agreement.



Children's must pay the costs of the purchase, closing, and conveyance. If Children's does not complete the purchase, the Director of Administrative Services may use a method of sale deemed reasonable by the University of Cincinnati's (UC's) Board of Trustees to convey the real estate to an alternate grantee. UC and the alternate grantee must pay the costs of the purchase, closing, and conveyance as set forth in a real estate purchase agreement. The real estate must be conveyed as an entire tract and not in parcels. The net proceeds from the sale must be deposited into university accounts for purposes to be determined by UC's Board of Trustees.

University of Cincinnati property to UC Health LLC (Section 20)

The bill authorizes the conveyance of real estate in Hamilton County to UC Health LLC (UC Health) through a real estate purchase agreement. UC Health must pay the costs of the purchase, closing, and conveyance. If Children's does not complete the purchase, the Director of Administrative Services may use a method of sale deemed reasonable by UC's Board of Trustees to convey the real estate to an alternate grantee. UC and the alternate grantee must pay the costs of the purchase, closing, and conveyance as set forth in a real estate purchase agreement. The real estate must be conveyed as an entire tract and not in parcels. The net proceeds from the sale must be deposited into university accounts for purposes to be determined by UC's Board of Trustees.

Youngstown State University property to Charles Staples and Margaret Staples (Section 21)

The Director of Administrative Services and Charles Staples and Margaret Staples (the Staples) must execute a real estate purchase agreement that sets forth the terms and conditions of a land exchange; as consideration for receiving the state's property, the Staples must convey to the state a lot specified under the bill. If the Staples do not complete the purchase, the Director of Administrative Services may use a method of sale deemed reasonable by Youngstown State University's (YSU's) President to convey the state's real estate to an alternate grantee. The Staples or the alternate grantee must pay all costs of the purchase, closing, and conveyance. The state's real estate may be conveyed as an entire tract or in multiple parcels.

HISTORY

ACTION	DATE
Introduced	11-17-16

H0619-I-131.docx/ks

