



Joseph G. Aninao

*Final Analysis*  
*Legislative Service Commission*

**Am. H.B. 48**  
123rd General Assembly  
(As Passed by the General Assembly)

**Reps. Patton, Allen, Logan, Gerberry, Lucas, Distel, Sykes, Flannery, Opfer, Barnes, Verich**

**Sens. Latell, Hagan, Brady, Espy**

**Effective date: October 20, 1999**

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**ACT SUMMARY**

- Authorizes the conveyance of two parcels of state-owned real estate located in Mahoning County to Carl Vaccar and Robin S. Vaccar.

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**CONTENT AND OPERATION**

**Overview**

The act authorizes the state to convey two parcels of state-owned real estate, and requires Youngstown State University to pay \$772,000, to Carl and Robin S. Vaccar. These two parcels include the Woodside Hospital facility, which is a vacant mental health center, and an additional 1.023 acres of land. Carl and Robin S. Vaccar must convey four parcels of real estate, known as Lincoln Place/Compass, to Youngstown State University as consideration for the conveyance.

The University will use the four parcels of real estate to complete landscaping and parking for a new College of Education facility. Carl Vaccar and Robin S. Vaccar will relocate their private juvenile detention center to the Woodside Hospital facility. The current juvenile detention center is located on the Lincoln Place/Compass property and will be demolished by the University as part of its landscaping and parking project.

**The conveyance**

The act authorizes the Governor to execute a deed in the name of the state conveying to Carl Vaccar and Robin S. Vaccar, and their heirs and assigns, all of

the state's right, title, and interest in two parcels of real estate located in Mahoning County and described in the act (Section 1).

Under the act, the state must convey both of the following to Carl Vaccar and Robin S. Vaccar: (1) Parcel 1, the Woodside Hospital Facility, and (2) Parcel 2, real estate consisting of 1.023 acres. In addition, Youngstown State University is required to pay \$772,000 to Carl Vaccar and Robin S. Vaccar (Section 2).

### **Consideration**

In consideration for the conveyance, Carl Vaccar and Robin S. Vaccar must convey to the state four parcels of real estate in the City of Youngstown, known as Lincoln Place/Compass (Section 2).

### **Removal of the restriction of use and the right of reentry**

The real estate the act conveys was subject to a condition on its use and a right of reentry for the enforcement of that condition. The condition and right of reentry were placed upon the real estate by Sub. H. B. 97 of the 122nd General Assembly in a conveyance of the real estate to the Mahoning County Mental Health Board. That act contained the condition that the real estate be used for mental health purposes, or else the state may reenter upon its former estate. The act removes the condition on the use of the real estate and the state's right of reentry in Sub. H.B. 97 and expressly states that the condition and right of reentry "are hereby released." (Section 4.)

### **Costs**

Carl Vaccar and Robin S. Vaccar must pay the costs of the conveyance (Section 3).

### **Preparation of the deed**

The act specifies the procedures for the preparation, execution, and recording of a deed to the real estate upon the conveyance of the four parcels of real estate to the state by Carl Vaccar and Robin S. Vaccar. The act requires the deed to include the consideration and to contain a provision that the previously imposed condition on the real estate's use and the state's right of reentry "are hereby released." (Section 5.)

### **Expiration**

The act expires two years after its effective date (Section 6).

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## HISTORY

ACTION	DATE	JOURNAL ENTRY
Introduced	01-20-99	p. 92
Reported, H. Housing & Public Lands	04-21-99	pp. 455-456
Passed House (97-0)	04-28-99	pp. 480-481
Reported, S. Judiciary	06-10-99	pp. 565-566
Passed Senate (33-0)	06-22-99	pp. 646-647

99-HB48.123/jc

