



Pamela Goshay

Bill Analysis
Legislative Service Commission

H.B. 48
123rd General Assembly
(As Introduced)

Rep. Patton

BILL SUMMARY

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

CONTENT AND OPERATION

The conveyance

The bill 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 bill (Section 1).

Under the bill, the state would 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 would pay \$772,000 to Carl Vaccar and Robin S. Vaccar (Section 2).

Consideration

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

Removal of the right of reentry

The real estate that would be conveyed by the bill is 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 bill removes the condition on the use of the real estate and the state's right of reentry in Sub. H.B. 97. (Section 4.)

Costs

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

Preparation of the deed

The bill 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 bill requires the deed to include the consideration, but expressly prohibits it from including the previously imposed condition on the real estate's use and the state's right of reentry. (Section 5.)

Expiration

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

HISTORY

ACTION	DATE	JOURNAL ENTRY
Introduced	01-20-99	p. 92

H0048-I.123/rss