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*Bill Analysis*  
*Legislative Service Commission*

**Am. H.B. 48**  
123rd General Assembly  
(As Reported by H. Housing & Public Lands)

**Rep. Patton**

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**BILL 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 bill authorizes the conveyance by the state of two parcels of state-owned real estate, and the payment of \$772,000 by Youngstown State University, 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 would convey four parcels of real estate, known as Lincoln Place/Compass, to Youngstown State University.

The University would 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 would 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 would be demolished by the University as part of its landscaping and parking project.

**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 restriction of use and 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 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 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 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 bill 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

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