



Lisa Sandberg

Final Analysis
Legislative Service Commission

Am. Sub. H.B. 507
124th General Assembly
(As Passed by the General Assembly)

Reps. Metzger, Hollister, Carey, Schmidt, R. Miller, Cates, Wilson, Redfern, Flannery

Sen. Coughlin

Effective date: *

ACT SUMMARY

- Authorizes the conveyance of two parcels of state-owned real estate located in Guernsey County, one parcel to Cambridge Township and the other parcel to Cambridge Township, the City of Cambridge, Guernsey County, the Guernsey County Port Authority, and the Cambridge-Guernsey County Improvement Corporation, as joint tenants.
- Authorizes the conveyance of two parcels of state-owned real estate located in Summit County to the Nordonia Hills City School District.

CONTENT AND OPERATION

Guernsey County conveyance

Real estate to be conveyed

The act authorizes the Governor to execute a deed in the name of the state, conveying jointly to Cambridge Township in Guernsey County, the City of Cambridge, Guernsey County, the Guernsey County Port Authority, and the Cambridge-Guernsey County Improvement Corporation, and their successors and assigns, all of the state's right, title, and interest in a specified parcel of real estate (designated Parcel 1). The act further authorizes the Governor to execute a deed in the name of the state conveying to Cambridge Township in Guernsey County,

* *The Legislative Service Commission had not received formal notification of the effective date at the time this analysis was prepared. Additionally, the analysis may not reflect action taken by the Governor.*

and its successors and assigns, all of the state's right, title, and interest in another specified parcel of real estate (designated Parcel 2). Both parcels are located in Cambridge Township. Parcel 1 contains 62.554 acres, and Parcel 2 contains 15.842 acres. (Section 1(A).)

Consideration for the conveyance

Consideration for the conveyance of the Guernsey County parcel described as Parcel 1 is \$50,175, to be paid by the City of Cambridge in accordance with the Memorandum of Agreement entered into on March 22, 2002, by the State of Ohio, Department of Mental Health; Cambridge Township; and the Consortium of the City of Cambridge, the Guernsey County Commissioners, the Guernsey County Port Authority, and the Cambridge-Guernsey County Community Improvement Corporation, as it may be amended from time to time by agreement of all the parties. Consideration for the conveyance of the Guernsey County parcel described as Parcel 2 is \$55,000, to be paid by providing services in accordance with the same Memorandum of Agreement, as it may be amended from time to time by agreement of all of the parties. (Section 1(B).)

Payment of costs

The act requires Cambridge Township to pay the cost of the conveyance of the two Guernsey County parcels (Section 1(C)).

Preparation and recording of the deeds

Within one year after the act's effective date, and upon payment of the cash portion of the purchase price, the Auditor of State, with the assistance of the Attorney General, must prepare separate deeds for Parcel 1 and Parcel 2. Each deed must state the consideration and be executed by the Governor in the name of the state, countersigned by the Secretary of State, sealed with the Great Seal of the State, and presented in the Auditor of State's office for recording. The deed for Parcel 2 must be delivered to Cambridge Township as sole grantee, and the deed for Parcel 1 must be delivered to Cambridge Township, the City of Cambridge, Guernsey County, the Guernsey County Port Authority, and the Cambridge-Guernsey County Improvement Corporation as joint tenants. The grantees then must present their respective deeds for recording in the Guernsey County Recorder's office. (Section 1(D).)

Summit County conveyance

Real estate to be conveyed

The act authorizes the Governor to execute a deed in the name of the state conveying to the Nordonia Hills City School District and its successors and



assigns, all of the state's right, title, and interest in two specified parcels of real estate (designated as Parcels 3 and 4). Both parcels are located in Summit County. Parcel 3 contains 12.126 acres, and Parcel 4 contains 81.947 acres. (Section 2(A).)

Consideration for the conveyance

Consideration for the conveyance of the Summit County parcels is \$1,100,000, payable as follows: \$400,000 payable at closing, \$100,000 payable not later than 12 months after closing, \$300,000 payable not later than 18 months after closing, and \$300,000 payable not later than 24 months after closing (Section 2(B)).

Payment of costs

The Nordonia Hills City School District must pay the costs of the conveyance of the two Summit County parcels (Section 2(C)).

Preparation and recording of the deeds

Upon receipt of the initial cash payment in accordance with the act, the Auditor of State, with the assistance of the Attorney General, must prepare the deed for Parcel 3 and Parcel 4. The deed must state the consideration. The deed is to be 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 grantees. The grantees must present the deed for recording in the Office of the Summit County Recorder. (Section 2(D).)

Reverter clause

The act reserves to the State of Ohio a vendor's lien in and to both Parcel 3 and Parcel 4. (Section 2(E).)

Duration of the act

The act expires one year after its effective date (Section 3).

HISTORY

| ACTION | DATE | JOURNAL ENTRY |
|---|----------|---------------|
| Introduced | 02-13-02 | p. 1399 |
| Reported, H. State Gov't | 03-13-02 | pp. 1544-1545 |
| Passed House (95-0) | 03-19-02 | pp. 1564-1565 |
| Reported, S. Judiciary on Civil Justice | 04-25-02 | p. 1725 |
| Passed Senate (31-0) | 04-25-02 | p. 1732 |
| House refused to concur in Senate amendments (3-91) | 05-14-02 | p. 1747 |
| House requested conference committee and appoints conference committee members | 05-14-02 | p. 1758 |
| Senate requested conference committee | 05-14-02 | p. 1769 |
| House acceded to request for conference committee report | 05-14-02 | pp. 1771-1772 |
| Senate agreed to conference committee report (33-0) | 05-22-02 | pp. 1802-1804 |
| House agreed to conference committee report (95-0) | 05-22-02 | pp. 1795-1797 |

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