



Sub. H.B. 507*

124th General Assembly

(As Reported by S. Judiciary on Civil Justice)

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

BILL 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 jointly to Cambridge Township, the City of Cambridge, Guernsey County, the Guernsey County Port Authority, and the Cambridge-Guernsey County Improvement Corporation.
- 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 bill 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 bill further authorizes the Governor to execute a deed in the name of the state conveying to Cambridge Township in Guernsey County, 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

* *This analysis was prepared before the report of the Senate Judiciary on Civil Justice Committee appeared in the Senate Journal. Note that the list of co-sponsors and the legislative history may be incomplete.*

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 two Guernsey County parcels is a combination of cash and services, the value of which is \$105,175, in accordance with (1) a memorandum of understanding entered into by the Cambridge Township Trustees, the City of Cambridge, the Guernsey County Commissioners, the Guernsey County Port Authority, and the Cambridge-Guernsey County Community Improvement Corporation, and (2) the offer extended by the parties to the memorandum of understanding to the state in a letter, dated September 27, 2001, from Samuel A. Salupo, Mayor of the City of Cambridge, to Paul Morganski, Chief of Capital Development, 30 East Broad Street, Room 1160, Columbus. (Section 1(B).)

Payment of costs

The bill 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 bill'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 grantees. 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 bill authorizes the Governor to execute two deeds in the name of the state as follows: (1) the first conveying to the Nordonia Hills City School District and its successors and assigns, all of the state's right, title, and interest in a specified parcel of real estate (designated as Parcel 3), and (2) the second conveying to the Nordonia Hills City School District and its successors and

assigns all of the state's right, title, and interest in a specified parcel of real estate (designated as Parcel 4). Both parcels are located in Summit County. Parcel 3 contains 12.126 acres, and Parcel 4 contains 82.081 acres. (Section 2(A).)

Consideration for the conveyance

Consideration for the conveyance of the Summit County parcels is \$1,100,000, payable in accordance with the Memorandum of Agreement entered into by and between the Nordonia Hills City School District and the State of Ohio, Department of Mental Health (Section 2(B)).

Payment of costs

The Nordonia Hills City School District must pay all of the costs of the conveyance of the Summit County parcels that are payable in accordance with the Memorandum of Agreement (Section 2(C)).

Preparation and recording of the deeds

Upon receipt of the initial cash payment pursuant to the Memorandum of Agreement, the Auditor of State, with the assistance of the Attorney General, must prepare the deeds for Parcel 3 and Parcel 4. Each deed must state the consideration. Each 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 deeds for recording in the Office of the Summit County Recorder. (Section 2(D).)

Reverter clause

The bill reserves to the State of Ohio a vendor's lien in and to both Parcel 3 and Parcel 4. If the State of Ohio so elects, the two parcels automatically revert back to the State of Ohio if the Nordonia Hills City School District fails to make scheduled payments to the Treasurer of State as required by the Memorandum of Agreement. (Section 2(E).)

Duration of the bill

The bill 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	---	---

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