



Sub. H.B. 269

125th General Assembly
(As Passed by the General Assembly)

**Reps. Raga, Daniels, Walcher, Domenick, McGregor, Wolpert, Cates,
Flowers, Hollister, Latta, Perry, Schneider, J. Stewart, Willamowski**

Sens. Carey, Harris, Schuler, Spada

Effective date: *

ACT SUMMARY

- Authorizes the conveyance of two parcels of state-owned real estate in Warren County to the city of Mason.
- Authorizes the conveyance of two parcels of state-owned real estate in Williams County to Filling Memorial Home of Mercy, Inc.
- Authorizes the conveyance of other state-owned real estate in Williams County to the city of Bryan.
- Authorizes the conveyance of state-owned real estate in Delaware County to Delaware County.
- Authorizes the conveyance of state-owned real estate in Pike County to the Western Local School District.

** 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.*

CONTENT AND OPERATION

Conveyance to the city of Mason

(Section 1)

Authorization and consideration

The act authorizes the Governor to execute a deed in the name of the state conveying to the city of Mason, and its successors and assigns, all of the state's right, title, and interest in two parcels of state-owned real estate in Warren County. The consideration for the conveyance is a purchase price of \$105,000, which is to be deposited to the credit of the Mental Health Facilities Improvement Fund in the state treasury. That Fund is used to pay the costs of specified capital facilities for "mental hygiene and retardation" (R.C. 154.20(F)--not in the act).

Conditions and possibilities of reverter

The conveyance of the parcel denoted as Parcel Number 1 in the act is subject to the condition that the city of Mason not use it for any type of residential or commercial facility. In addition, the city is not to convey any or all of the parcel to any non-state entity for a period of 15 years from the act's effective date. If the city so uses or conveys the parcel, all right, title, and interest in it will revert to the state without the need for any further action.

The conveyance of the parcel denoted as Parcel Number 2 in the act is subject to the condition that the city of Mason in turn convey the parcel to the Warren County Board of County Commissioners on behalf of the Warren County Board of Mental Retardation and Developmental Disabilities within six months from the act's effective date. The conveyance from the city to the Board must include a condition that the parcel not be used for any residential or commercial facilities and a condition that the county not convey any or all of the parcel to any non-state entity for a period of 15 years from the date of the city's conveyance. If the city does not convey the parcel to the Board as required by the act, all right, title, and interest in it will revert to the state without the need for any further action.

The state's conveyance of both parcels under the act also is subject to the condition that the city of Mason provide reasonable access to Parcel Number 2 over and through Parcel Number 1.

Preparation of the deed and costs of the conveyance

The act specifies the procedures for the preparation, execution, and recording of a deed to the real estate upon the payment of the purchase price. And it requires the city of Mason to pay the costs of the conveyance of the real estate.

Conveyance to Filling Memorial Home of Mercy, Inc.

(Section 2)

Authorization and consideration

The act authorizes the Governor to execute a deed in the name of the state conveying to Filling Memorial Home of Mercy, Inc., and its successors and assigns, all of the state's right, title, and interest in two parcels of state-owned real estate in Williams County. The consideration for the conveyance is a purchase price of \$76,800.

Preparation of the deed and costs of the conveyance

The act specifies the procedures for the preparation, execution, and recording of a deed to the real estate upon the payment of the purchase price. And it requires Filling Memorial Home of Mercy, Inc. to pay the costs of the conveyance of the real estate.

Conveyance to the city of Bryan

(Section 3)

Authorization and consideration

The act authorizes the Governor to execute a deed in the name of the state conveying to the city of Bryan in Williams County, and its successors and assigns, all of the state's right, title, and interest in two lots of state-owned real estate in Williams County. The consideration for the conveyance is a purchase price of \$23,000.

Preparation of the deed and costs of the conveyance

The act specifies the procedures for the preparation, execution, and recording of a deed to the real estate upon the payment of the purchase price. And it requires the city of Bryan to pay the costs of the conveyance of the real estate.

Conveyance to Delaware County

(Section 4)

Authorization and consideration

The act authorizes the Governor to execute a deed in the name of the state conveying to Delaware County, and its successors and assigns, all of the state's right, title, and interest in a parcel of state-owned real estate in Delaware County. The consideration for the conveyance is a purchase price of \$20,074, which is to be deposited to the credit of the Department of Youth Services Building Demolition Fund in the state treasury.

Preparation of the deed and costs of the conveyance

The act specifies the procedures for the preparation, execution, and recording of a deed to the real estate upon the payment of the purchase price. And it requires Delaware County to pay the costs of the conveyance of the real estate.

Conveyance to Western Local School District

(Section 5)

Authorization and consideration

The act authorizes the Governor to execute a deed in the name of the state conveying to the Western Local School District in Pike County, and its successors and assigns, all of the state's right, title, and interest in a tract of state-owned real estate in Pike County. The consideration for the conveyance is a purchase price of \$10.

Conditions

The act requires that this real estate be sold as an entire tract and not in parcels. It also requires that, prior to execution of the deed, possession of the real estate be governed by an existing interim lease between the state and the Western Local School District.

Preparation of the deed and costs of the conveyance

The act specifies the procedures for the preparation, execution, and recording of a deed to the real estate upon the payment of the purchase price. And it requires the Western Local School District to pay the costs of the conveyance of the real estate.



Expiration date

(Section 6)

The act expires one year after its effective date.

HISTORY

ACTION	DATE	JOURNAL ENTRY
Introduced	09-02-03	p. 1041
Reported, H. County & Township Government	11-13-03	p. 1160
Passed House (89-1)	12-03-03	pp. 1252-1253
Reported, S. Finance & Financial Institutions	01-29-04	p. 1459
Passed Senate (33-0)	02-04-04	p. 1508
House concurred in Senate amendments (92-0)	02-04-04	pp. 1633-1634

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