



Ohio Legislative Service Commission

Final Analysis

Daniel M. DeSantis

S.B. 201

130th General Assembly
(As Passed by the General Assembly)

Sens. Bacon, Balderson, Brown, Burke, Coley, Eklund, Hite, Hughes, Kearney, Lehner, Sawyer, Schiavoni, Seitz, Smith, Tavares, Turner

Reps. Hackett, Antonio, Budish, Burkley, Carney, Duffey, Grossman, Letson, Stinziano

Effective date: Emergency, December 19, 2013

ACT SUMMARY

- Authorizes the conveyance of approximately 45 acres of state-owned tracts of real estate in Franklin County to Step by Step Academy, Inc., or to an alternate grantee if Step by Step Academy fails to complete the purchase within one year.

CONTENT AND OPERATION

Real estate conveyance

The act authorizes the Governor to execute a deed in the name of the state conveying to Step by Step Academy, Inc., its successors and assigns, or to an alternate grantee, all of the state's right, title, and interest in three tracts of state-owned real estate in Franklin County, totaling approximately 45 acres. The legal descriptions of the tracts are in the act, and may be adjusted to accommodate any corrections necessary to facilitate recordation of the deed. Tracts 1 and 3 are located in the City of Worthington, and Tract 2 is located in Sharon Township. The conveyance is to include the buildings, parking areas, improvements, and fixtures now situated on the real estate.¹

Alternate grantee

Ohio State University is authorized to use any reasonable method of sale, including a negotiated purchase agreement, to determine an alternate grantee and

¹ Section 1(A) and (B).

consideration, if Step by Step Academy, Inc., does not complete purchase of the real estate by December 19, 2014 (one year after the act's effective date).²

Consideration and disposition of net proceeds

Consideration for conveyance of the real estate is \$4,500,000. The grantee and Ohio State University must pay all costs associated with conveyance of the real estate, under a negotiated purchase contract. The net proceeds of the conveyance are to be paid to the university, and deposited into the appropriate university accounts for the benefit of the Ohio State University Wexner Medical Center.³

Conditions of the conveyance

The real estate is to be conveyed in an "as-is, where-is, with all faults" condition.⁴

The conveyance is subject to all easements, covenants, conditions, and restrictions of record; all legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable.⁵

The deed or deeds may contain restrictions, exceptions, reservations, reversionary interests, and any other terms and conditions the state or Ohio State University may determine to be in the best interest of the state, including restrictions that are reasonably necessary to protect the state's interest in neighboring state-owned land. After the conveyance, the state or the University may release any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions contained in the deed or deeds.⁶

Preparation of the deed

Upon payment of the purchase price, the Auditor of State, with the assistance of the Attorney General, must prepare a deed to the real estate. The deed must state the consideration and the conditions. 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

² Section 1(F).

³ Section 1(C), (G), and (H).

⁴ Section 1(B).

⁵ Section 1(D).

⁶ Section 1(E).



the grantee. The grantee must present the deed for recording in the office of the Franklin County Recorder.⁷

Expiration date

The act expires December 19, 2016, which is three years after its effective date.⁸

HISTORY

ACTION	DATE
Introduced	10-07-13
Reported, S. Gov't Oversight and Reform	10-17-13
Passed Senate (31-0)	10-30-13
Reported, H. State and Local Gov't	12-04-13
Passed House (93-0)	12-04-13

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⁷ Section 1(I).

⁸ Section 1(J).

