



Ohio Legislative Service Commission

Bill Analysis

Bethany Boyd

S.B. 201*

130th General Assembly
(As Reported by H. State and Local Government)

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

BILL 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.
- Declares an emergency.

CONTENT AND OPERATION

Real estate conveyance

The bill 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 bill, 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.¹ The conveyance is to include the buildings, parking areas, improvements, and fixtures now situated on the real estate.²

* This analysis was prepared before the report of the House State and Local Government Committee appeared in the House Journal. Note that the list of co-sponsors and the legislative history may be incomplete.

¹ Section 1(A).

² Section 1(B).

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 consideration, if Step by Step Academy, Inc., does not complete purchase of the real estate within one year after the bill's effective date.³

Consideration and disposition of net proceeds

Consideration for conveyance of the real estate is \$4,500,000.⁴ The grantee and The Ohio State University are to pay all costs associated with conveyance of the real estate, under a negotiated purchase contract.⁵ The net proceeds of the conveyance are to be paid to The Ohio State University, and are to be deposited into the appropriate university accounts for the benefit of The Ohio State University Wexner Medical Center.⁶

Conditions of the conveyance

The real estate is to be conveyed in an "as-is, where-is, with all faults" condition.⁷

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.⁸

The deed or deeds may contain restrictions, exceptions, reservations, reversionary interests, and any other terms and conditions the state or The 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 Ohio State University may release any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions contained in the deed or deeds.⁹

³ Section 1(F).

⁴ Section 1(C).

⁵ Section 1(G).

⁶ Section 1(H).

⁷ Section 1(B).

⁸ Section 1(D).

⁹ Section 1(E).



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 the grantee. The grantee must present the deed for recording in the Office of the Franklin County Recorder.¹⁰

Expiration date

The bill expires three years after its effective date.¹¹

Emergency clause

The bill takes immediate effect. The reason for the emergency is to put the real estate to productive use for the economic benefit of all Ohioans.¹²

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	---

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¹⁰ Section 1(I).

¹¹ Section 1(J).

¹² Section 2.

