



Pamela Goshay

**Conference Committee Synopsis**

Legislative Service Commission

**Sub. H.B. 507**  
124th General Assembly

*The Conference Committee recommends the bill as passed by the Senate with the following changes:*

Topic	House Version	Senate Version	Conference Committee Recommendation
<b>Guernsey County Conveyance</b>	Authorizes the conveyance of two parcels of state-owned real estate located in Guernsey County, one parcel to Cambridge Township, and the other parcel <i>jointly</i> to Cambridge Township, the City of Cambridge, Guernsey County, the Guernsey County Port Authority, and the Cambridge-Guernsey County Improvement Corporation (Section 1).	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 (Section 1(A)).	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 <i>as joint tenants</i> (Section 1(A) and (D)).
<b>Consideration for the Guernsey County Conveyance</b>	Specifies that the consideration for the conveyance of the two parcels is a combination of cash and services, the value of which is \$105,175, in accordance with a Memorandum of	Specifies that the consideration for the conveyance of the two parcels is a combination of cash and services, the value of which is \$105,175, in accordance with a Memorandum of	Specifies that the consideration for the conveyance of the "joint tenants parcel" is \$50,175, to be paid by the City of Cambridge in accordance with the Memorandum of Agreement

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	Understanding entered into by the grantees and an offer made to the state <i>(Section 2)</i> .	Understanding entered into by the grantees and an offer made to the state <i>(Section 1(B))</i> .	entered into on March 22, 2002 by the state and the joint tenants. The consideration for the conveyance of the other parcel to Cambridge Township is \$55,000, to be paid by providing services in accordance with the same Memorandum of Agreement. <i>(Section 1(B).)</i>
<b>Summit County Conveyance</b>	No provision.	Authorizes the conveyance of two parcels of state-owned real estate located in Summit County to the Nordonia Hills City School District. The bill specifies that <i>two deeds are to be executed</i> , one deed for each parcel. <i>(Section 2(A).)</i>	Authorizes the conveyance of two parcels of state-owned real estate located in Summit County to the Nordonia Hills City School District <i>in a single deed</i> . Errors in the Senate version's title description also are corrected. <i>(Section 2(A) and (D).)</i>
<b>Consideration for the Summit County Conveyance</b>	No provision.	Specifies that the consideration for the conveyance of the Summit County parcels is \$1,100,000, payable in accordance with the Memorandum of Agreement entered into by the parties <i>(Section 2(B)).</i>	Specifies that the consideration for the conveyance of the Summit County parcels is \$1,100,000, payable as follows: \$400,000 at closing, \$100,000 no later than 12 months after closing, \$300,000 no later than 18 months after closing, and \$300,000 no later than 24 months after closing <i>(Section 2(B)).</i>



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<b>Preparation of the deed for the Summit County Conveyance</b>	No provision.	Specifies a procedure for the preparation of two separate deeds for the parcels upon the receipt of the initial cash payment pursuant to the Memorandum of Agreement ( <i>Section 2 (D)</i> ).	Specifies a procedure for the preparation of one deed to both parcels of real estate upon the receipt of the initial cash payment listed above (i.e., the "closing" amount) <i>Section 2(D)</i> .
<b>Vendor's lien relative to the Summit County Conveyance</b>	No provision.	Reserves to the state a vendor's lien in and to both parcels. If the state so elects, the two parcels automatically revert back to the state if the Nordonia Hills City School District fails to make scheduled payments as required by the Memorandum of Agreement. ( <i>Section 2(E)</i> .)	Reserves to the state a vendor's lien for the amount of unpaid consideration in and to both parcels (the amounts being those listed above) ( <i>Section 2(E)</i> ).

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