

to \$10.5 million to \$28.1 million for this 161 acre parcel. (Calculated as $\$65,000 * 161 = \10.5 million to $\$175,000 * 161 = \28.1 million, all numbers rounded.)

- Expenditures include advertising, appraisal, and other conveyance costs and May range from a few hundred dollars to significantly more than the revenue estimates, depending on how MCOT chooses to market the land.
- MCOT Trustees will determine the use of the revenue.

Local Fiscal Highlights

- No direct fiscal effect on political subdivisions. No local governments are currently awaiting passage of this bill to purchase land from MCOT. Any future local effect would be permissive due to the local government's interest in buying land.

Detailed Fiscal Analysis

The bill conveys two parcels of land owned by the Bureau of Employment Services in the City of Salem in Columbiana County to George W. Morris. The price of the sale is \$205,000. This property has had three appraisals: \$205,000; \$236,000; and \$238,000.

The proceeds from the sale of the property will be deposited into the Building Consolidation Fund, a new fund. The proceeds from the sale will then be transferred to the Building Enhancement Fund, another new fund. Under the latter fund, the proceeds will be used to improve other facilities owned by the Bureau of Employment Services, and in which, the United States Department of Labor has full equity. Any costs associated with the sale of this property may be deducted from the proceeds. They would be credited to the Unemployment Special Administrative Fund.

The bill permits MCOT to convey and sell land it owns to private organizations which will further the goals of the Advanced Technology Park of Northwest Ohio. It also declares an emergency, permitting the bill to be effective upon the Governor's signature. The emergency clause has no fiscal effect.

The Park's goals are to commercialize the inventions and innovations of MCOT's faculty and staff, to create a biomedical and other high technology park where creativity is fostered, and to provide jobs for Toledo and northwest Ohio. MCOT is requesting the conveyance authority proactively, before buyers for all parcels have been identified. MCOT's purpose, according to a representative, is to be able to sell land quickly to buyers who decide to purchase. Without this "proactive" conveyance authority, MCOT may lose buyers who are unwilling to wait for the land conveyance to work its way through the General Assembly.

This is the second land conveyance bill MCOT has requested for land in this area. Last year the school received the right to convey 72 acres, of which 18 acres have been sold including 10 acres sold for \$1 to the Ohio National Guard for a health-related facility. This request is for conveyance rights for 161 acres. There is one buyer currently interested in 50 acres located within the property covered by this land conveyance bill.

The land was formerly owned and occupied by a state mental health institution. Sales thus far, other than the \$1 sale to the Ohio National Guard have generated \$50 per acre. Until the land is sold it is unused, according to an MCOT representative. According to the Lucas County Auditor's Division of Real Estate, land in this area of Toledo usually sells for \$65,000 to \$175,000 per acre, which would generate closer to \$10.5 million to \$28.1 million in revenue from this parcel. (Calculated as $\$65,000 * 161 = \10.5 million to $\$175,000 * 161 = \28.1 million , all numbers rounded.)

There is one building located within the 161 acres requested for conveyance. This building will need to be demolished at some point because it is considered un-renovatable due to its lack of maintenance. No capital funds are allocated in this bill or MCOT's current capital appropriations for this purpose.

Profits from land sales to date are being invested in the development of the Park. MCOT hopes to be able to use future profits to support bio-medical research. According to MCOT, local investment in the Park includes \$1.2 million by the City of Toledo, \$135,000 by Columbia Gas, \$88,000 by Toledo Edison, and \$200,000 by the Ohio Department of Development.

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