



- The Board of County Commissioners of Hamilton County will pay \$1.5 million for the property located in Hamilton County, currently known as the Millcreek Psychiatric Center for Children site. Hamilton County will gain the asset (property) valued at \$2.4 million for the proposed usage. The bill requires the Board of County Commissioners of Hamilton County to pay the cost of recording the conveyance. However, such costs will be negligible.
- The Wood County Board of Mental Retardation and Developmental Disabilities will gain an asset valued at \$135,000. The property must continue be used to serve persons with developmental disabilities. The bill requires the Wood County Board of Mental Retardation and Developmental Disabilities to pay the cost of recording the conveyance. However, such costs will be negligible.
- Parcels in Lucas and Ottawa Counties will be conveyed to non-profit corporations.

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## ***Detailed Fiscal Analysis***

### **Conveyance in Hamilton County**

The bill authorizes the conveyance of state-owned property located in Hamilton County, currently known as the Millcreek Psychiatric Center for Children, to the Board of County Commissioners of Hamilton County. The Millcreek Psychiatric Center for Children is no longer being operated by the Ohio Department of Mental Health.

Hamilton County will pay \$1.5 million for the property. Hamilton County will gain the asset (land and buildings) appraised at \$2.4 million for the proposed usage. The bill also requires the Board of County Commissioners of Hamilton County to pay the cost of recording the conveyance. However, such costs will be negligible.

### **Conveyance in Lucas County**

The bill authorizes the conveyance of 45,139 square feet of state-owned property in the City of Toledo, Lucas County. A 3,218 square foot building is located on the site. The building is used as a group home for persons with developmental disabilities. The group home was built 15 to 20 years ago using state capital funds. At that time, the state entered into an agreement with a residential service provider who would operate the home. Under the agreement, the state would turn over the property to the service provider at the end of 15 to 20 years. Thus, the bill is a vehicle for the state to honor its agreement with the provider.

The site has been appraised at \$136,000. Under the bill, the state will turn over the building and the land at no cost to Community Residential Services, Inc. (a non-profit residential service provider). The bill states that “consideration for conveyance of the real estate is the mutual benefit accruing to the state, to Community Residential Services, Inc., and to Lucas County by having Community Residential Services, Inc. continue to operate the residential group home program and maintain the property in which the program is held.” Therefore, the state will lose the asset valued at \$136,000, but will fulfill its part of the agreement that it made 15 to 20 years ago. The bill requires that Community Residential Services, Inc. continue to use the real estate for services for persons with developmental disabilities. If they were to cease to do so, the state would reclaim the property.

## **Conveyance in Ottawa County**

The bill authorizes the conveyance of 4,500 square feet of state-owned property in the City of Port Clinton, Ottawa County. A 2,240 square foot building is located on the site. The building is used as a group home for persons with developmental disabilities. The group home was built 15 to 20 years ago using state capital funds. At that time, the state entered into an agreement with a residential service provider who would operate the home. Under the agreement, the state would turn over the property to the service provider at the end of 15 to 20 years. Thus, the bill is a vehicle for the state to honor its agreement with the provider.

The site has been appraised at \$96,500. Under the bill, the state will turn over the building and the land at no cost to Ottawa Residential Services, Inc. (a non-profit residential service provider). The bill states that “consideration for conveyance of the real estate is the mutual benefit accruing to the state, to Ottawa Residential Services, Inc., and to Ottawa County by having Ottawa Residential Services, Inc. continue to operate the residential group home program and maintain the property in which the program is held.” Therefore, the state will lose the asset valued at \$96,500, but will fulfill its part of the agreement that it made 15 to 20 years ago. The bill requires that Ottawa Residential Services, Inc. continue to use the real estate for services for persons with developmental disabilities. If they were to cease to do so, the state would reclaim the property.

## **Conveyance in Wood County**

The bill authorizes the conveyance of 15,040 square feet of state-owned property in the Village of Walbridge, Wood County. A 2,828 square foot building is located on the site. The building is used as a group home for persons with developmental disabilities. The group home was built 15 to 20 years ago using state capital funds. At that time, the state entered into an agreement with a residential service provider who would operate the home. Under the agreement, the state would turn over the property to the service provider at the end of 15 to 20 years. Thus, the bill is a vehicle for the state to honor its agreement with the provider.

The site has been appraised at \$135,000. Under the bill, the state will turn over the building and the land at no cost to Wood County Board of MR/DD. The bill states that “consideration for conveyance of the real estate is the mutual benefit accruing to the state, to Wood County Board of MR/DD, and to Wood County by having Wood County Board of MR/DD continue to operate the residential group home program and maintain the property in which the program is held.” Therefore, the state will lose the asset valued at \$135,000, but will fulfill its part of the agreement that it made 15 to 20 years ago.

The bill requires that Wood County Board of MR/DD continue to use the real estate for services for persons with developmental disabilities. If the county were to cease operating the facility for this purpose, the state would reclaim the property. The bill requires the Wood County Board of Mental Retardation and Developmental Disabilities to pay the cost of recording the conveyance. However, such costs will be negligible.

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