

Fiscal Note & Local Impact Statement

123rd General Assembly of Ohio

BILL: **Am. H.B. 48** DATE: **April 28, 1999**

STATUS: **As Reported by House Housing and Public Lands** SPONSOR: **Rep. Patton**

LOCAL IMPACT STATEMENT REQUIRED: **No — No local cost**

CONTENTS: **Authorizes an exchange of land in Mahoning County**

State Fiscal Highlights

STATE FUND	FY 2000	FY 2001	FUTURE YEARS
Youngstown State University			
Revenues	Gain in assets valued at \$1.82 million; Loss in assets valued at \$1.1 million	- 0 -	- 0 -
Expenditures	Increase of up to \$772,000	Potential decrease of up to \$250,000	Potential decrease of up to \$250,000

- Youngstown State University would pay \$772,000 and trade two parcels of land to Carl and Robin Vaccar in exchange for four parcels of land located near the university. The two-parcel property, owned by the university and known as the Woodside Hospital facility, was valued at \$1.1 million in 1997. The four-parcel property, owned by the Vaccars and known as Lincoln Place/Compass, has an appraised value of \$1.82 million.
- The bill specifies that the Lincoln Place/Compass property is conveyed to the state. This fiscal note assumes that this property would be conveyed to Youngstown State University.
- In conveying its two parcels, the university would save the costs of maintaining those properties, approximately \$250,000 a year.

Local Fiscal Highlights

- No direct fiscal effect on political subdivisions.



Detailed Fiscal Analysis

This bill authorizes the conveyance of two parcels of land, known as the Woodside Hospital facility, in Youngstown to Carl and Robin Vaccar. The hospital property, apparently owned by Youngstown State University and comprising 5.8 acres, would be given to the Vaccars in addition to \$772,000. In exchange for the hospital property and the payment, the Vaccars would trade four parcels of land, known as Lincoln Place/Compass, to Youngstown State University. This bill also reverses language from H.B. 97 of the 122nd G.A. that established a right of reentry for the state if certain parcels were not used for mental health purposes.

The university would use the Lincoln Place/Compass property for landscaping and parking for the new Biegley Hall College of Education. The juvenile detention center currently on the property would later be demolished by the university. An environmental assessment of the Lincoln Place/Compass property revealed the existence of cleaning fluids; the assessment recommended the removal of the fluids. If the fluids are not removed by the Vaccars, the state could be responsible for abatement costs.

In conveying the Woodside property, the university would save maintenance costs of approximately \$250,000 a year. However, the university would be responsible for smaller maintenance costs of the landscaped grounds and parking spaces.

The Vaccars would relocate their juvenile detention center to the Woodside facility. The Woodside Hospital property was appraised at \$1.1 million in 1997 and the Vaccar's juvenile detention center property is valued at \$1.82 million. The \$772,000 to be paid by the university would equate the values of the properties.

In May 1998, Youngstown State University acquired land adjacent to the Woodside Hospital from the mental health board of Mahoning County, in anticipation of the conveyance. This land, if not used for mental health purposes, is subject to a right of reentry for the state, as provided by H.B. 97 of the 122nd G.A. This current bill removes the right of reentry so the Vaccars, or other interested party, could acquire this surrounding land in the future.

Youngstown State University received approval from the State Controlling Board on December 7, 1998 for a release of \$1.8 million for the conveyance. This bill would give legal authority for the conveyance.

□ *LBO staff: Sybil Haney, Budget/Policy Analyst*

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