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OHIO LEGISLATIVE SERVICE COMMISSION

Office of Research
and Drafting

Legislative Budget
Office

S.B. 332
134th General Assembly

Bill Analysis

Version: As Introduced

Primary Sponsor: Sen. O'Brien

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SUMMARY

- Authorizes the conveyance of, or easements over, state-owned real estate.

DETAILED ANALYSIS

Overview

The bill authorizes 34 conveyances of state-owned land or easements relating to state-owned land. While these conveyances contain individualized elements, their general format runs along similar lines, which are described below. Following the description of the general elements is a series of tables describing the particulars of the conveyances, organized by the agency having control over the real estate.

General elements of land conveyances

Authority to sell

For each conveyance, the bill authorizes the Governor to execute a Governor's Deed in the name of the State conveying to the grantee all of the state's right, title, and interest in specified real estate. The grantee is either a specified person or entity or a grantee determined through a process specified in the bill, such as being the high bidder at an auction. The grantee also could be an

alternate grantee if the initial grantee fails to complete the conveyance. A purchase agreement is generally required, which lays out the terms of the transaction.

Conditions

Each conveyance includes improvements and chattels (property other than real estate or property attached to real estate) situated on the real estate, and is subject to all easements, covenants, conditions, leases, and restrictions of record including real estate taxes and assessments not yet due and payable. The real estate is to be conveyed in an “as-is, where-is, with all faults” condition.

The deed may contain restrictions, exceptions, reservations, reversionary interests, and other terms and conditions the Director of Administrative Services (DAS Director) determines to be in the best interest of the state. Subsequent to the conveyance, any of these terms and conditions contained in the deed may be released by the state or the agency having control over the real estate without the necessity of further legislation.

Consideration and where the proceeds go

Each conveyance authorization will specify the consideration for the conveyance, such as a purchase price, or the method by which the consideration is to be determined. The authorization also typically specifies what happens to the consideration, often designating a fund into which it is deposited.

Costs of the conveyance

Generally, the grantee must pay the costs associated with the purchase, closing, and conveyance, including surveys, title evidence, title insurance, transfer costs and fees, recording costs and fees, taxes, and any other fees, assessments, and costs that may be imposed. Sometimes, the agency having control over the real estate will be required to pay the cost of advertising the real estate for sale, particularly if the real estate is sold at auction or an alternate grantee ends up being used.

Preparation of the deed

Upon completion of the sale, the DAS Director, with the assistance of the Attorney General, must prepare a deed to the real estate and follow a standard procedure: the deed must state the consideration and 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 DAS for recording, and delivered to the grantee. The grantee must present the deed for recording in the local county recorder’s office.

Expiration of authority

In the bill, each conveyance authority expires three years after the bill’s effective date.

Specifics of the particular conveyances

Department of the Adjutant General (ADJ)

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Auglaize 4.08 acres (Section 1)	City of St. Mary's. If the city does not enter into purchase contract or timely complete the sale, DAS may use another reasonable method of sale acceptable to ADJ to obtain an alternate grantee.	Must be sold as an entire tract.	Price acceptable to DAS and ADJ.	Buyer.	Armory Improvements Fund.

Department of Administrative Services (DAS)

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Belmont 29.43 acres (Section 2)	Highest bidder through a sealed bid or public auction. Next highest bidder if highest bidder fails to	Deed may contain restrictions prohibiting the buyer from using or selling, the land in a way that will interfere with the quiet enjoyment of	Determined at auction but price must be acceptable to DAS. Buyer must pay 10% of the purchase price to	Buyer pays the costs associated with the purchase, closing, and conveyance; DAS, Multi-Agency Radio Communication System	MARCS Administration Fund.

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
	complete the purchase. If DAS rejects all bids, the auction is repeated or an alternate sale process is used.	neighboring state-owned occupied land.	DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.	Program Office, pays the advertising and other costs incidental to the sale.	
Summit Uncertain (skywalks and air rights) <i>(Section 33)</i>	City of Akron	None	Mutual promises exchanged between the parties. The city of Akron has already purchased the Oliver R. Ocasek Government Office Building, and both parties desire to transfer ownership of the improvements (the skywalks), which are attached to the building, but were not included in the previous sale. The improvements are currently the subject of a reciprocal easement between the state and the city, providing for the use and	City of Akron pays costs associated with the purchase, closing, and conveyance.	n/a

County	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Approximate acreage (Bill section)			maintenance of the improvements.		

Department of Developmental Disabilities (DDD)

County	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Franklin 1.47 acres (Section 3)	City of Columbus. If the city does not enter into purchase contract or timely complete the sale, DAS may use another reasonable method of sale acceptable to DDD to obtain an alternate grantee.	Must be sold as an entire tract. Deed may contain a restriction that prior to any subsequent sale or transfer of the land, the buyer must offer the land to the state at the same purchase price at the sole option and discretion of DDD.	\$1; negotiated price if to an alternate grantee.	Buyer pays the costs associated with the purchase, closing, and conveyance; DDD pays all advertising costs, additional fees, and other costs incidental to the sale of the land to any alternate grantee.	Mental Health Facilities Improvement Fund for the benefit of DDD, or another fund designated by OBM.

County	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Franklin 0.02 acres (Section 4)	City of Columbus.	Conveyance of a perpetual easement that must state the obligations of the city of Columbus with regard to the perpetual easement, and require the city to assume responsibility for operating and maintaining the traffic control devices, related equipment, and related road features upon the land.	\$2,340.	City of Columbus.	Presumably the GRF (<i>R.C. 113.09</i>).
Franklin 4.03 acres (Section 5)	City of Columbus. If the city does not enter into purchase contract or timely complete the sale, DAS may use another reasonable method of sale acceptable to DDD to obtain an alternate grantee.	Must be sold as an entire tract.	\$363,000. Negotiated price if to an alternate grantee.	Buyer pays the costs associated with the purchase, closing, and conveyance; DDD pays all advertising costs, additional fees, and other costs incidental to a sale to an alternate grantee.	Mental Health Facilities Improvement Fund for the benefit of DDD, or another fund designated by OBM.

Department of Public Safety (DPS)

County	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Montgomery 1.00 acre <i>(Section 6)</i>	Highest bidder through a sealed bid or public auction. Next highest bidder if highest bidder fails to complete the purchase. If DAS rejects all bids, the auction is repeated or an alternative sale process is used to obtain an alternate grantee.	Must be sold as an entire tract.	Determined at auction but price must be acceptable to DAS and DPS. Buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.	Buyer pays the costs associated with the purchase, closing, and conveyance; DPS pays all advertising and other costs incidental to the sale.	Public Safety – Highway Purposes Fund.
Lucas 1.08 acres <i>(Section 7)</i>	Highest bidder through a sealed bid or public auction. Next highest bidder if highest bidder fails to complete the purchase. If DAS rejects all bids, the auction is repeated or an alternate process is used to obtain an alternate grantee.	Must be sold as an entire tract.	Determined at auction but price must be acceptable to DAS and DPS. Buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to	Buyer pays the costs associated with the purchase, closing, and conveyance; DPS pays advertising and other costs incidental to the sale.	Public Safety – Highway Purposes Fund.

County	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Approximate acreage (Bill section)			complete the sale results in forfeiture of the 10%.		

Department of Rehabilitation and Correction (DRC)

County	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Approximate acreage (Bill section)					
Hocking County 15.30 acres (Section 8)	Hocking County Board of Commissioners. If the county does not timely complete the sale, DAS may use another reasonable method of sale acceptable to DRC.	Must be sold as an entire tract. Deed must contain a restriction stating that if the land is no longer being used for rehabilitation and correction purposes, the land reverts back to the state at the sole discretion of DAS and DRC, at the purchase price. (Note – it is unclear how this restriction will operate if there is an alternate	\$1/price acceptable to DAS and DRC. Negotiated price if to an alternate grantee.	Buyer pays the costs associated with the purchase, closing, and conveyance; DRC pays all advertising costs, additional fees, and other costs incidental to the sale.	Adult and Juvenile Correctional Facilities Bond Retirement Fund.

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
		grantee.) Prohibits the buyer (presumably through a deed restriction) from, during any period that any bonds issued by the state to finance or refinance all or a portion of the land are outstanding, use any portion of the land for a private business use without the prior written consent of the state.			
Allen 24.34 acres <i>(Section 9)</i>	Allen County Board of Commissioners. If the county does not enter into purchase contract or timely complete the sale, DAS may use another reasonable method of sale acceptable to DRC to obtain an alternate grantee.	Must be sold as an entire tract.	Price acceptable to DAS and DRC.	Buyer pays the costs associated with the purchase, closing, and conveyance; DRC pays all advertising costs, additional fees, and other costs incidental to the sale.	Adult and Juvenile Correctional Facilities Bond Retirement Fund.

Department of Job and Family Services (JFS)

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Allen 1.49 acres (Section 10)	<p>Highest bidder through a sealed bid or public auction.</p> <p>Next highest bidder if highest bidder fails to complete the purchase.</p> <p>If DAS rejects all bids, the auction is repeated or an alternative sale process is used to obtain an alternate grantee.</p>	Must be sold as an entire tract.	<p>Determined at auction but price must be acceptable to DAS and JFS.</p> <p>Buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.</p>	Buyer pays the costs associated with the purchase, closing, and conveyance; JFS pays advertising and other costs incidental to the sale.	Unemployment Compensation Special Administrative Fund.
Mahoning 3.05 acres (Section 11)	<p>Highest bidder through a sealed bid or public auction.</p> <p>Next highest bidder if highest bidder fails to complete the purchase.</p> <p>If DAS rejects all bids, the auction is repeated or an alternative sale process is used to obtain an alternate grantee.</p>	Must be sold as an entire tract.	<p>Determined at auction but price must be acceptable to DAS and JFS.</p> <p>Buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete</p>	Buyer pays the costs associated with the purchase, closing, and conveyance; JFS pays advertising and other costs incidental to the sale.	Unemployment Compensation Special Administrative Fund.

County	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Approximate acreage (Bill section)			the sale results in forfeiture of the 10%.		

The Ohio State University (OSU)

County	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Franklin 2.41 acres (Section 12)	City of Columbus.	Amendment to an existing perpetual easement for a sanitary sewer pipeline. Easement must state the obligations of the city of Columbus with regard to the perpetual easement. Easement must require the city to assume responsibility for operating and maintaining the sanitary sewer pipeline.	\$1.	City of Columbus.	Presumably the GRF (<i>R.C. 113.09</i>).

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Franklin 2.30 acres (Section 13)	City of Columbus.	Perpetual easement for a sanitary sewer pipeline. Easement must state the obligations of the city of Columbus with regard to the perpetual easement. Easement must require the city to assume responsibility for operating and maintaining the sanitary sewer pipeline.	\$1.	City of Columbus.	Presumably the GRF (R.C. 113.09).
Noble 0.17 acres (Section 14)	Jedidiah D. and Kathryn J. Stephen. If the buyers do not timely complete the sale, OSU may use another reasonable method of sale considered acceptable to OSU to obtain an alternate grantee.	Must be sold as an entire tract. Prior to conveyance, possession will be governed by an existing interim license between DAS and the Stephens.	Price acceptable to OSU.	Payment of costs associated with the purchase, closing, and conveyance of the land are to be agreed to by the grantees or alternate grantee and OSU; payment of advertising costs, additional fees, and other costs incidental to the sale are to be negotiated by OSU with the grantees or alternate grantee.	OSU university accounts for purposes to be determined by OSU.

Ohio University (OU)

County	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Ross 257.28 acres <i>(Section 15)</i>	<p>Highest bidder through a sealed bid or public auction.</p> <p>Next highest bidder if highest bidder fails to complete the purchase.</p> <p>If DAS rejects all bids, the auction is repeated or an alternative sale method used to obtain an alternate grantee.</p>	<p>May be conveyed only if DAS and OU first have determined that the land is surplus land no longer needed by the state and that the conveyance is in the best interest of the state.</p>	<p>Determined at auction but price must be acceptable to DAS and OU.</p> <p>Buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.</p>	<p>Buyer pays the costs associated with the purchase, closing, and conveyance; OU pays advertising and other costs incidental to the sale.</p>	<p>OU university accounts for purposes to be determined by OU.</p>
Athens 136.65 acres <i>(Section 16)</i>	<p>Determined using a reasonable method of sale, which may be by sealed bid or public auction.</p> <p>If by auction, the next highest bidder if highest bidder fails to complete the purchase.</p> <p>If DAS rejects all bids, the auction is repeated or an</p>	<p>Deed may contain restrictions prohibiting the buyer from using, or from selling, the land in a way that will interfere with the quiet enjoyment of neighboring state-owned land.</p> <p>Deed may contain terms and conditions acceptable to DAS and</p>	<p>Price acceptable to DAS and OU.</p> <p>If by auction, buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in</p>	<p>Payment of costs associated with the purchase, closing, and conveyance of the land are to be agreed to by the buyer and OU; OU pays advertising and other costs incidental to the sale.</p>	<p>OU university accounts for purposes to be determined by OU.</p>

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
	alternative sale method is used to obtain an alternate grantee.	OU.	forfeiture of the 10%.		
Belmont 188.79 acres (Section 17)	<p>Captina Conservancy (all or part of the land). If the conservancy does not timely complete the sale, DAS may use another reasonable method of sale acceptable to OU to obtain an alternate grantee.</p> <p>For any part not offered to the conservancy, the grantee is the highest bidder through a sealed bid or public auction.</p> <p>Next highest bidder if highest bidder fails to complete the purchase.</p> <p>If DAS rejects all bids, the auction is repeated or an alternative sale process is used to obtain an alternate grantee.</p>	None.	<p>Price acceptable to DAS and OU.</p> <p>For land sold at auction, buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.</p>	Buyer pays the costs associated with the purchase, closing, and conveyance; OU pays advertising and other costs incidental to the sale.	OU university accounts for purposes to be determined by OU.

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Belmont 267.146 acres (Section 18)	<p>Determined using a reasonable method of sale, which may be by sealed bid or public auction.</p> <p>If by auction, the next highest bidder if highest bidder fails to complete the purchase.</p> <p>If DAS rejects all bids, the auction is repeated or an alternative sale method is used to obtain an alternate grantee.</p>	<p>Deed may contain restrictions prohibiting the buyer from using, or from selling, the land in a way that will interfere with the quiet enjoyment of neighboring state-owned land.</p> <p>Deed and real estate purchase agreement may contain any terms and conditions acceptable to DAS and OU.</p>	<p>Price acceptable to DAS and OU.</p> <p>For land sold at auction, buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.</p>	<p>Payment of costs associated with the purchase, closing, and conveyance of the land are to be agreed to by the buyer and OU; OU pays advertising and other costs incidental to the sale.</p>	<p>OU university accounts for purposes to be determined by OU.</p>
Athens Unclear (Section 19)	<p>Determined using a reasonable method of sale, which may be by sealed bid or public auction.</p> <p>If by auction, the next highest bidder if highest bidder fails to complete the purchase.</p> <p>If DAS rejects all bids, the auction is repeated or an</p>	<p>Deed may contain restrictions prohibiting the buyer from using, or from selling, the land in a way that will interfere with the quiet enjoyment of neighboring state-owned land.</p> <p>Deed and real estate purchase agreement may contain any terms and</p>	<p>Price acceptable to DAS and OU.</p> <p>For land sold at auction, buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in</p>	<p>Payment of costs associated with the purchase, closing, and conveyance of the land are to be agreed to by the buyer and OU; OU pays advertising and other costs incidental to the sale.</p>	<p>OU university accounts for purposes to be determined by OU.</p>

County	Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
		alternative sale method is used to obtain an alternate grantee.	conditions acceptable to DAS and OU.	forfeiture of the 10%.		
Athens Unclear (Section 20)		Determined using a reasonable method of sale, which may be by sealed bid or public auction. If by auction, the next highest bidder if highest bidder fails to complete the purchase. If DAS rejects all bids, the auction is repeated or an alternative sale method is used to obtain an alternate grantee.	Deed may contain restrictions prohibiting the buyer from using, or from selling, the land in a way that will interfere with the quiet enjoyment of neighboring state-owned land. Deed and real estate purchase agreement may contain any terms and conditions acceptable to DAS and OU.	Price acceptable to DAS and OU. For land sold at auction, buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.	Payment of costs associated with the purchase, closing, and conveyance of the land are to be agreed to by the buyer and OU; OU pays advertising and other costs incidental to the sale.	OU university accounts for purposes to be determined by OU.
Athens Unclear (Section 21)		Determined using a reasonable method of sale, which may be by sealed bid or public auction. If by auction, the next highest bidder if highest bidder fails to complete	Deed may contain restrictions prohibiting the buyer from using, or from selling, the land in a way that will interfere with the quiet enjoyment of neighboring state-owned land.	Price acceptable to DAS and OU. For land sold at auction, buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted	Payment of costs associated with the purchase, closing, and conveyance of the land are to be agreed to by the buyer and OU; OU pays advertising and other costs incidental to	OU university accounts for purposes to be determined by OU.

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
	the purchase. If DAS rejects all bids, the auction is repeated or an alternative sale method is used to obtain an alternate grantee.	Deed and real estate purchase agreement may contain any terms and conditions acceptable to DAS and OU.	and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.	the sale.	
Athens 0.538 acres (Section 22)	Determined using a reasonable method of sale, which may be by sealed bid or public auction. If by auction, the next highest bidder if highest bidder fails to complete the purchase. If DAS rejects all bids, the auction is repeated or an alternative sale method is used to obtain an alternate grantee.	Deed may contain restrictions prohibiting the buyer from using, or from selling, the land in a way that will interfere with the quiet enjoyment of neighboring state-owned land. Deed and real estate purchase agreement may contain any terms and conditions acceptable to DAS and OU.	Price acceptable to DAS and OU. For land sold at auction, buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.	Payment of costs associated with the purchase, closing, and conveyance of the land are to be agreed to by the buyer and OU; OU pays advertising and other costs incidental to the sale.	OU university accounts for purposes to be determined by OU.
Lawrence 0.42 acres (Section 23)	Determined using a reasonable method of sale, which may be by sealed bid or public auction.	Deed may contain restrictions prohibiting the buyer from using, or from selling, the land in a way that will interfere	Price acceptable to DAS and OU. For land sold at auction, buyer must pay 10% of the purchase price to DAS	Payment of costs associated with the purchase, closing, and conveyance of the land are to be agreed to by	OU university accounts for purposes to be determined by OU.

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
	<p>If by auction, the next highest bidder if highest bidder fails to complete the purchase.</p> <p>If DAS rejects all bids, the auction is repeated or an alternative sale method is used to obtain an alternate grantee.</p>	<p>with the quiet enjoyment of neighboring state-owned land.</p> <p>Deed and real estate purchase agreement may contain any terms and conditions acceptable to DAS and OU.</p>	<p>within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.</p>	<p>the buyer and OU; OU pays advertising and other costs incidental to the sale.</p>	
<p>Athens 444.6 acres (Section 24)</p>	<p>Determined using a reasonable method of sale, which may be by sealed bid or public auction.</p> <p>If by auction, the next highest bidder if highest bidder fails to complete the purchase.</p> <p>If DAS rejects all bids, the auction is repeated or an alternative sale method is used to obtain an alternate grantee.</p>	<p>Deed may contain restrictions prohibiting the buyer from using, or from selling, the land in a way that will interfere with the quiet enjoyment of neighboring state-owned land.</p> <p>Deed and real estate purchase agreement may contain any terms and conditions acceptable to DAS and OU.</p>	<p>Price acceptable to DAS and OU.</p> <p>For land sold at auction, buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.</p>	<p>Payment of costs associated with the purchase, closing, and conveyance of the land are to be agreed to by the buyer and OU; OU pays advertising and other costs incidental to the sale.</p>	<p>OU university accounts for purposes to be determined by OU.</p>

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Scioto 188.17 acres (Section 25)	Highest bidder through a sealed bid or public auction. Next highest bidder if highest bidder fails to complete the purchase. If DAS rejects all bids, the auction is repeated or an alternative sale method is used to obtain an alternate grantee.	None.	Determined at auction but price must be acceptable to DAS and OU. Buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.	Buyer pays the costs associated with the purchase, closing, and conveyance; OU pays advertising and other costs incidental to the sale.	OU university accounts for purposes to be determined by OU.

University of Akron (UA)

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Summit Unclear (Section 26)	Alpha Phi Sorority. If the buyer does not timely complete the sale, UA may use another	Must be sold as an entire tract.	\$380,000; if alternate grantee, a price acceptable to UA.	Buyer pays the costs associated with the purchase, closing, and conveyance of the land;	A UA university account.

County	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Approximate acreage (Bill section)	reasonable method of sale acceptable to UA to obtain an alternate grantee.			UA pays advertising costs, additional fees, and other costs incidental to the sale.	
Summit 5.3098 acres (Section 27)	Highest bidder through a sealed bid or public auction. Next highest bidder if highest bidder fails to complete the purchase. If DAS rejects all bids, the auction is repeated or an alternate method used to obtain an alternate grantee.	Must be sold as an entire tract. Deed may contain restrictions prohibiting the buyer from using, or from selling, the land in a way that will interfere with the quiet enjoyment of neighboring state-owned land.	Determined at auction but price must be acceptable to DAS and UA. Buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture of the 10%.	Buyer pays the costs associated with the purchase, closing, and conveyance of the land; UA pays advertising costs, additional fees, and other costs incidental to the sale.	A UA university account.

University of Toledo (UT)

County	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Lucas Unclear <i>(Section 28)</i>	Toledo Public Schools. If the buyer does not timely complete the sale, DAS may use another reasonable method of sale acceptable to UT to obtain an alternate grantee.	Prior to the execution of the deed, possession of the land is governed by an existing lease between DAS and the Toledo Public Schools.	Price acceptable to DAS and UT.	Buyer pays the costs associated with the purchase, closing, and conveyance of the land; UT pays advertising costs, additional fees, and other costs incidental to the sale.	A UT account.
Lucas Unclear <i>(Section 29)</i>	Lucas County Commissioners. If the buyer does not timely complete the sale, DAS may use another method of sale acceptable to UT to obtain an alternate grantee.	Must be sold as an entire tract.	Price acceptable to DAS and UT.	Buyer pays the costs associated with the purchase, closing, and conveyance of the land; UT pays advertising costs, additional fees, and other costs incidental to the sale.	A UT account.
Lucas 0.034 acres <i>(Section 30)</i>	City of Toledo	Conveyance of a perpetual easement for the purposes of construction and maintenance of a roadway, walkway, and other public	\$4,240	City of Toledo	Presumably the GRF <i>(R.C. 113.09)</i> .

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
		improvements that must state the obligations of the city of Toledo with regard to the perpetual easement, and require the city to assume responsibility for operating and maintaining certain roadways, walkways, and other public improvements that are currently located on the land.			
Lucas Unclear (Section 31)	Highest bidder through a sealed bid or public auction. Next highest bidder if highest bidder fails to complete the purchase. If DAS rejects all bids, the auction is repeated or an alternative sale method is used to obtain an alternate grantee.	Must be sold as an entire tract. Deed may contain restrictions prohibiting the buyer from using or selling, the land in a way that will interfere with the quiet enjoyment of neighboring state-owned occupied land. So long as UT operates a healthcare facility on any of the neighboring	Determined at auction but price must be acceptable to DAS and UT. Buyer must pay 10% of the purchase price to DAS within five business days after receiving notice the bid has been accepted and the balance within 60 days. Failure to complete the sale results in forfeiture	Buyer pays the costs associated with the purchase, closing, and conveyance of the land; UT pays advertising costs, additional fees, and other costs incidental to the sale.	A UT account.

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
		parcels, the land must not be used as a healthcare medical treatment facility.	of the 10%.		
Lucas Unclear (Section 32)	Toledo Public Schools. If the buyer does not timely complete the sale, DAS may use another reasonable method of sale considered acceptable to UT to obtain an alternate grantee.	<p>Must be sold as an entire tract.</p> <p>Deed (presumably) must contain a provision that, should the Toledo Public Schools no longer use the land for educational purposes, it reverts back to the state at the sole discretion of DAS and UT. If the land is sold to an alternate grantee, the reversion applies at the discretion of UT.</p> <p>Prior to the execution of the deed, possession of the land is governed by an existing interim lease between DAS and Toledo Public Schools.</p>	\$1	Buyer pays the costs associated with the purchase, closing, and conveyance of the land; UT pays advertising costs, additional fees, and other costs incidental to the sale.	A UT account.

Ohio Expositions Commission (EXP)

County Approximate acreage (Bill section)	Grantee (buyer) or alternate grantee	Nonstandard conditions	Consideration	Who pays costs	Where proceeds of sale go
Franklin 9.4 acres (Section 34)	City of Columbus. If the buyer does not timely complete the sale, DAS may use another reasonable method of sale considered acceptable to EXP to obtain an alternate grantee.	None.	Price acceptable to DAS and EXP.	Buyer pays the costs associated with the purchase, closing, and conveyance; EXP pays advertising and other costs incidental to the sale.	Ohio Exposition Fund.

HISTORY

Action	Date
Introduced	05-03-22