
MISCELLANEOUS

Land conveyances

- Authorizes the conveyance of state-owned land in Allen, Fairfield, Lorain, Madison, Marion, Pickaway, Richland, Ross, Scioto, and Warren counties under the jurisdiction of the Department of Rehabilitation and Correction, through a real estate purchase agreement, sealed bid auction, or public auction.
- Authorizes the conveyance of state-owned land under the jurisdiction of the University of Akron through a sale process acceptable to the University's Board of Trustees.
- Authorizes the conveyance of state-owned land under the jurisdiction of the University of Cincinnati to the Cincinnati Center City Development Corporation through a real estate purchase agreement.
- Authorizes the conveyance for \$1 of the Department of Developmental Disabilities' Youngstown Developmental Center property to the Mahoning County Mental Health and Recovery Board, or to an alternate purchaser.

Sunset Review Law

- Authorizes the continuation of the ABLE Account Program Advisory Board until December 31, 2020.
- Authorizes the continuation of the Underground Technical Committee, an advisory board to the Public Utilities Commission, until December 31, 2020.
- Authorizes the continuation of the Ohio Healthier Buckeye Advisory Council, a council in the Department of Job and Family Services, until December 31, 2020.

Food policy coordinator in Ashtabula County

- Requires the county OSU Extension office serving Ashtabula County to establish a pilot program through which it employs a food policy coordinator who will be responsible for connecting local food producers with local consumers.



Land conveyances

Department of Rehabilitation and Correction

(Section 753.40)

The act authorizes the conveyance of various state-owned land in Allen, Fairfield, Lorain, Madison, Marion, Pickaway, Richland, Ross, Scioto, and Warren counties through a real estate purchase agreement or by sealed bid auction or public auction. Before selling the real estate, the Directors of Administrative Services and Rehabilitation and Correction must determine the real estate is surplus real property no longer needed by the state, and that the conveyance is in the state's best interest. The authorization expires September 29, 2020.

If sold through a real estate purchase agreement, the consideration and terms and conditions must be acceptable to the Directors of DAS and DRC, and the consideration must be paid at closing.

If a sale is conducted by sealed bid auction or public auction, the real estate must be sold to the highest bidder at a price acceptable to the Directors of DAS and DRC. The Director of DAS must advertise the auction by publication in a newspaper of general circulation in the county where the property is located, once a week for three consecutive weeks before the date on which the sealed bids are to be opened or the public auction takes place. The Director must notify the successful bidder in writing, and may reject any or all bids. The purchaser must pay a 10% deposit to the Director not later than five business days after receiving notice that the purchaser's bid has been accepted, and must enter into a real estate purchase agreement in the form prescribed by DAS. The purchaser must pay the balance at closing, which must occur not later than 60 days after execution of the purchase agreement. Payment must be made by bank draft or certified check payable to the Treasurer of State. A purchaser who does not satisfy the conditions of the sale must forfeit the 10% deposit as liquidated damages. If a purchaser fails to complete the purchase, the Director may accept the next highest bid subject to the same conditions. If the Director rejects all bids, the Director may repeat the sealed bid auction or public auction, or may use an alternative sale process considered acceptable by the Directors of DAS and DRC.

DRC must pay all advertising costs incident to the sale, and the purchaser must pay all other costs associated with the purchase, closing, and conveyance. The proceeds must be deposited into the state treasury to the credit of the Adult and Juvenile Correctional Facilities Bond Retirement Fund.

The Directors of DAS and DRC must determine whether to convey the real estate as entire tracts or as multiple parcels, and whether to convey the real estate to a single



purchaser or multiple purchasers. The deeds conveying the property must contain restrictions prohibiting the purchaser from occupying, using, developing, or selling the real estate if the occupation, use, development, or sale will interfere with the quiet enjoyment of neighboring state-owned land. The deed must 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 the Office of the Auditor of State for recording, and delivered to the purchaser or purchasers. The purchaser or purchasers must present the deed or deeds for recording in the office of the county recorder of the county in which the real estate is located.

University of Akron

(Section 753.20)

The act authorizes the Governor to execute a deed in the name of the state conveying real estate in Summit County currently under the jurisdiction of the University of Akron. The University may use a sale process acceptable to its Board of Trustees, including by sealed bid auction or public auction, or through contracting for the services of a real estate broker selected by the University using its normal competitive selection process for vendors. Consideration for the conveyance is a purchase price and any terms and conditions acceptable to the Board. The net proceeds of the sale must be paid to the University and deposited in its endowment account, for purposes to be determined by the Board. The authorization expires September 29, 2020.

The real estate must be sold as an entire tract and not in parcels. The conveyance must include the improvements and chattels situated on the real estate, and is subject to all easements, covenants, conditions, and restrictions of record; all legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable. The real estate must be conveyed in an "as-is, where-is, with all faults" condition. The purchaser or purchasers must pay the costs of the conveyance, including recordation costs of the deed or deeds, closing and conveyance fees, including any surveys, title evidence, title insurance, transfer costs and fees, recording costs and fees, any taxes and other fees, assessments, and costs that may be imposed. The Auditor of State, with the assistance of the Attorney General, must prepare a deed to the real estate described in the authorizing resolution adopted by the Board of Trustees. The deed must contain any exceptions, reservations, or conditions and any right of reentry or reverter specified in the resolution. The deed must 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 the Office of the Auditor of State for recording, and delivered to the purchaser or purchasers. The purchaser or purchasers must present the deed or deeds for recording in the Office of the Summit County Recorder. The Board may release any



exceptions, reservations, or conditions or any right of reentry or reverter contained in any deed without further need for legislation.

University of Cincinnati

(Section 753.30)

The act authorizes the Governor to execute a deed in the name of the state conveying real estate in Hamilton County currently under the jurisdiction of the University of Cincinnati to the Cincinnati Center City Development Corporation or a wholly owned subsidiary thereof through a real estate purchase agreement. If the Corporation or its subsidiary does not complete the purchase within the time period provided in the agreement, the University may use any reasonable method of sale considered acceptable by the Board to select an alternate purchaser. Consideration for the conveyance is a purchase price acceptable to the Board. The net proceeds of the sale must be deposited in the University's accounts for purposes to be determined by the Board. The authorization expires September 29, 2020.

The real estate must be sold as an entire tract and not in parcels, and must be conveyed in an "as-is, where-is, with all faults" condition. The conveyance must include the improvements and chattels situated on the real estate, and is subject to all easements, covenants, conditions, and restrictions of record; all legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable. The Corporation must pay all 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. If the real estate is conveyed to an alternate purchaser, the University must negotiate these costs with the purchaser. The Auditor of State, with the assistance of the Attorney General, must prepare a deed to the real estate described in the authorizing resolution adopted by the Board of Trustees. The deed may contain any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions the Board of Trustees determines are in the state's best interest. 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 the Office of the Auditor of State for recording, and delivered to the purchaser or purchasers. The purchaser or purchasers must present the deed or deeds for recording in the Office of the Hamilton County Recorder. The state or Board may release any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions contained in the deed without further need for legislation.



Youngstown Developmental Center

(Section 753.50)

The act authorizes the Governor to execute a deed in the name of the state conveying to the Mahoning County Mental Health and Recovery Board, and its heirs, and to its successors and assigns, or to an alternate purchaser, and the alternate purchaser's heirs, and to its successors and assigns, all of the state's right, title, and interest in real estate located in Austintown Township, Mahoning County (the Youngstown Developmental Center). The consideration for the conveyance of the real estate is \$1. The authorization expires September 29, 2020.

The act includes a legal description of the property and requires DAS to prepare a legal description of the real estate to be conveyed, as necessary, in order to facilitate the recording of the deed.

The conveyance must include improvements and chattels situated on the real estate, and is subject to all easements, covenants, conditions, and restrictions of record; all legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable. Furthermore, the real estate must be conveyed in an "as-is, where-is, with all faults" condition and must be sold as an entire tract and not in parcels. The purchaser must pay all costs associated with the purchase, closing, and conveyance of the real estate, 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. Proceeds of the sale must be deposited into the state treasury to the credit of the Mental Health Facilities Improvement Fund or another fund designated by the Director of Budget and Management.

The Auditor of State, with the assistance of the Attorney General, and upon payment of the purchase price, must prepare a deed to the real estate which must state the consideration and must 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 the Office of the Auditor of State for recording, and delivered to the purchaser. The purchaser must present the deed for recording in the Office of the Mahoning County Recorder.



Sunset Review Law

ABLE Account Program

(Section 701.10)

The act authorizes the continuation of the ABLE Account Program Advisory Board until December 31, 2020. This entity is subject to expiration under the Sunset Review Law,¹⁷⁷ and would have expired under operation of that law before the next Sunset Review Committee is scheduled to convene (during the 133rd General Assembly). The act brings the expiration date of this entity in line with other boards subject to Sunset Review Law.

Underground Technical Committee

(Section 701.10)

The act authorizes the continuation of the Underground Technical Committee, an advisory board to the Public Utilities Commission, until December 31, 2020. This entity is subject to expiration under the Sunset Review Law, and would have expired under operation of that law before the next Sunset Review Committee is scheduled to convene. The act brings the expiration date of this entity in line with other boards subject to Sunset Review Law.

Ohio Healthier Buckeye Advisory Council

(Section 701.10)

The act authorizes the continuation of the Ohio Healthier Buckeye Advisory Council, a council in the Department of Job and Family Services, until December 31, 2020. This entity is subject to expiration under the Sunset Review Law, and would have expired under operation of that law before the next Sunset Review Committee is scheduled to convene. The act brings the expiration date of this entity in line with other boards subject to Sunset Review Law.

Food policy coordinator in Ashtabula County

(Section 733.61)

The act requires the county OSU Extension office serving Ashtabula County to establish a pilot program through which it employs a food policy coordinator. The food policy coordinator is responsible for connecting local food producers with local

¹⁷⁷ R.C. 101.82 through 101.87, not in the act.



consumers such as the Lake Erie Correctional Institution, hospitals, nursing homes, schools, and supermarkets.

