



Ohio Legislative Service Commission

Bill Analysis

Wendy H. Gridley

S.B. 390

129th General Assembly
(As Introduced)

Sen. Obhof

BILL SUMMARY

- Authorizes the Governor to execute a deed conveying state owned land to the Mansfield Reformatory Preservation Society.
- Provides that the conveyance by the grantee to the state of two parcels of land situated in the City of Mansfield, Madison Township, Richland County, is the consideration to the state for the state premises being conveyed.
- Requires the grantee to use, develop, and occupy the state premises being conveyed for historic preservation purposes only; the state maintains a right of reversion in the event the grantee ceases to so use the state premises and the grantee similarly retains a right of reversion for the two parcels conveyed as consideration if the state premises reverts back to the state.

CONTENT AND OPERATION

Conveyance by Governor's deed

The bill authorizes the Governor to execute a deed in the name of the state, conveying all the state's right, title, and interest in real property described in the bill to the Mansfield Reformatory Preservation Society.¹ As consideration for the conveyance, the grantee is to convey two parcels of land described in the bill, both of which are situated in the City of Mansfield, Madison Township, Richland County, to the state. The two parcels together total 3.092 acres of land.²

¹ Section 1(A) of the bill.

² Section 1(B) of the bill.

The conveyance from the state to the grantee is subject to the following restrictions: (1) the grantee agrees that it will not use or develop the state premises such that it will interfere with the quiet enjoyment of the neighboring state-owned land, and (2) the grantee must use, develop, and occupy the state premises for historic preservation purposes only, including a parking lot, public tours, and other uses incidental to these purposes. If the grantee ceases to use the state premises as specified, all right, title, and interest in the state premises will revert back to the state, at the state's discretion, without the need for any further action by the state. If reversion of the state premises takes place, title to the land constituting the grantee's consideration simultaneously reverts back to the grantee.³

The authority to convey the real estate expires two years after the effective date of the bill.⁴ The Auditor of State, with the assistance of the Attorney General, must prepare the deed to the state premises upon receipt of the consideration. The deed must state the restrictions. 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 grantee. The grantee must present the deed for recording in the Richland County Recorder's Office.⁵

The bill requires the grantee to pay all costs associated with the purchase and conveyance of the state premises, as well as all costs associated with the sale and conveyance of the two parcels constituting the consideration, which costs include, but are not limited to: surveying costs, title costs, preparation of metes and bounds property descriptions, appraisals, environmental studies, assessments, remediation, and recordation costs.⁶

HISTORY

ACTION	DATE
Introduced	11-21-12

S0390-i-129/ejs

³ Section 1(C) of the bill.

⁴ Section 1(F) of the bill.

⁵ Section 1(D) of the bill.

⁶ Section 1(E) of the bill.

