

DAS Proponent Testimony  
Substitute House Bill 481  
Senate General Government and Agency Review  
June 9, 2020

Good afternoon Chairman Schuring, Vice-Chair Rulli, Ranking Member O'Brien, and members of the Senate General Government and Agency Review Committee. Thank you for the opportunity to provide proponent testimony on Substitute House Bill 481, which would allow for the conveyance of twenty-six (26) pieces of property. My name is Matt Whatley and I am the Assistant Director of the Department of Administrative Services (DAS).

Through the Office of Real Estate and Planning, DAS handles real estate services and transactions for many state entities, including the conveyance, sale, or transfer of property. The conveyances that are contained in House Bill 481 are varied. They include items such as arms-length real estate transactions where a grantee has been identified, sales of real estate that will be offered through public auction methods, as well as accommodating utility infrastructure on state-owned land in perpetuity. Most of the conveyances that are included in this bill have been developing for some time.

The legislation includes several properties that will be sold using a public auction method with the purchasers of the properties responsible for the costs associated with the sale, including closing and deed recordation fees. The legislation also includes several sales to Grantees that are identified. The purchasers of these properties will be responsible for the costs associated with the sale, including closing and deed recordation fees. There are other properties included in this legislation, all of which are listed below for your convenience.

Chairman Schuring, Vice-Chair Rulli, Ranking Member O'Brien, and members of the Senate General Government and Agency Review Committee, I thank you for your time and attention. I would also like to thank Representative Fraizer for sponsoring this legislation. I would be more than happy to answer any questions you may have.

Jurisdictional Entity	Property Address	City	County	Property Description	Type of Sale
Broadcast Educational Media Commission	Newmans-Cardington Road	Marion	Marion	Approximately 4.067 acres of unimproved land	Public Sealed Bid or Public Auction
Broadcast Educational Media Commission	South Gettysburg Avenue	Moraine	Montgomery	Approximately 16.141 acres of land improved with a communications tower owned by Greater Dayton Public Television, Inc.	Direct Sale to the Greater Dayton Public Television, Inc.
Cleveland State University	0 East 30th Street	Cleveland	Cuyahoga	Approximately 0.1622 acre of land to be used for ingress and egress to an adjoining parcel	Perpetual Easement for 0.1622 acre to Midtown Inspirion, LLC for ingress and egress
Department of Administrative Services, MARCS	0 Skeels Road	Celina	Mercer	Approximately 3.7704 acres of unimproved land	Direct Sale to Martin R. Knapke at the appraised value
Department of Mental Health and Addiction Services	2201 Mapleview Avenue	Dayton	Montgomery	Approximately 8.988 acres of unimproved land	Public Sealed Bid or Public Auction
Department of Developmental Disabilities	652 Jackson Pike	Gallipolis	Gallia	Vocational Training Facility situated on approximately 4.2063 acres of land	Direct Sale to the Board of County Commissioners of Gallia County, Ohio
Department of Developmental Disabilities	66737 Toland Drive	Cambridge	Guernsey	Approximately 3,310 square foot church building situated on 0.50 acre	Direct Sale to the Guernsey County Community Development Corporation
Department of Developmental Disabilities	0 Mill Creek Road	Gallipolis	Gallia	Residential Treatment Facility formerly known as Middleton Estates situated on approximately 10.01 acres	Direct Sale to a Grantee to be determined

Department of Public Safety	4300 Lincoln Way West	Massillon	Stark	Approximate 5,800 square foot office building and 6,000 square foot flex building situated on 10.00 acres	Public Sealed Bid or Public Auction
Department of Rehabilitation and Correction	State Route 104	Chillicothe	Ross	Approximately 8.00 acres of unimproved land	Direct Sale to American Electric Power
Department of Veterans Services	Dewitt Avenue	Sandusky	Erie	Approximately 4.00 acres of land improved with six, vacant residential homes	Sealed Bid Auction
Job and Family Services	145 South Front Street	Columbus	Franklin	An approximate 167,606 square foot office building situated on 1.171 acres	Direct Sale to Columbus Partnership
Kent State University	0 Ravenna Road	Twinsburg	Summit	Approximate 3.605 acres of unimproved land	Direct Sale to CK Properties, Ltd.
Ohio State University	0 North Hamilton Road	Gahanna	Franklin	Approximate 4.519 acres of unimproved land	Direct Sale to a Grantee to be determined
Ohio State University	0 Walker Lake Road	Mansfield	Richland	Approximately 29.822 acres of unimproved land	Direct Sale to a Grantee to be determined
Ohio State University	1490 Hawthorne Avenue	Columbus	Franklin	Approximately 0.067 acre of unimproved land	Perpetual Easement to the City of Columbus for 0.067 acre for a sanitary sewer pipeline
Ohio University	7077 John Glenn Highway	Cambridge	Guernsey	An approximate 8,237 square foot building and a 476 detached garage situated on 0.683 acre	Public Sealed Bid or Public Auction
Ohio University	30 Home Street	Athens	Athens	Approximately 4.344 acres of land improved with the Athens County Library	Direct Sale to the Athens County Public Libraries

Ohio University	300 Main Street	Hanging Rock	Lawrence	Approximately 8.261 acres of land improved with a 23,034 square foot daycare facility	Direct Sale to Lawrence County Port Authority, Inc.
Ohio University	10 East Union Street	Athens	Athens	Approximately 0.079 acre of land improved with at 3,465 square foot building	Public Sealed Bid or Public Auction
Shawnee State University	3060 Camelot Drive	Portsmouth	Scioto	Approximate 4,500 square foot residential structure situated on 1.6353 acres	Public Sealed Bid or Public Auction
University of Akron	1000 George Washington Boulevard	Akron	Summit	Approximate 5,150 square foot meeting facility situated on 3.196 acres	Direct Sale to the City of Akron
University of Akron	503 and 505 Vine Street	Akron	Summit	Transfer of 0.40 acre site to Lone Star Alumni Association	Swap of real estate in exchange for two residential structures
University of Akron	354 East Market Street and 18,20, 24 South Fir Hill Street	Akron	Summit	Approximate 13,362 square foot office/school building situated on 0.456 acre, and a .31 acre parking lot	Public Sealed Bid or Public Auction
University of Cincinnati	Goodman Drive	Cincinnati	Hamilton	Easement for approximately 0.140 acre	Easement for ingress and egress to GCOH Owner LLC
University of Toledo	2225 Nebraska Avenue and 328 North Westwood Avenue	Toledo	Lucas	Scott Park Campus situated on approximately 169.404 acres of land and improved with multiple buildings	Direct Sale to a Grantee to be determined