



Department of Administrative Services

Mike DeWine, Governor
Jon Husted, Lt. Governor

Kathleen C. Madden, Director

Good morning Chairwoman Gavarone, Vice-Chair O'Brien, Ranking Member Maharath, and members of the Senate Local Government and Elections Committee. My name is Marcey Jeter. I am here to seek your support and passage of Senate Bill 332 which would allow for the conveyance of thirty-four (34) pieces of property. Through the Office of Real Estate and Planning, the Department of Administrative Services handles real estate services and transactions for many state entities, including the conveyance, sale, or transfer of property.

The conveyances that are contained in Senate Bill 332 are varied. They include sales of real estate that are arms-length real estate transactions whereas 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. I would like to acknowledge and comment on a few of the conveyances that are being requested.

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.

- An approximate 3,133 square foot former highway patrol post situated on 1.0 acre of state-owned land located in Montgomery County under the jurisdiction of the Department of Public Safety. The property was acquired in 1950, has been vacant since 2018, and is no longer needed for public use.
- Approximately 257.3 acres of state-owned land improved with a two-story, 3,000 square foot single-family residence, and a 12,000 square foot horse barn under the jurisdiction of Ohio University and located in Ross County. The property was donated to the University by the Charles A. Black Life Estate in 2002 and the deed contains a restriction for academic and equestrian use. The University does not need the property for academic programming or for strategic purposes and seeks to eliminate operating and maintenance costs associated with ownership. The Ohio University Board of Trustees approved the sale of the property on October 7, 2021.
- Approximately 267 acres of state-owned land improved with a 2,328 square foot agricultural building located in Belmont County under the jurisdiction of Ohio University. The property was



acquired in 1966 and the University has deemed it is not needed for academic purposes and has no strategic plans for the site. The Ohio University Board of Trustees approved the sale of the property on October 7, 2021.

The legislation also includes a number of real estate 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:

- Approximately 4.029 acres of state-owned land located in Franklin County. The property is part of a 46-acre tract of real estate that was acquired by the State of Ohio in 1870 and this tract is not needed for state purposes. The property was appraised at \$340,000 and will be sold to the City of Columbus, Ohio, for the purpose of building a new police station, at a price of \$363,000.00.
- An approximate 7,056 square foot apartment building situated on 0.22 acre of state-owned land and located in Summit County and under the jurisdiction of the University of Akron. The property is currently leased to the purchaser, Alpha Phi Sorority. The University of Akron has deemed the property to be surplus and determined that the disposition of the property will better align the University's real estate footprint with the physical and operational needs of the institution while eliminating maintenance and liability associated with the site. The property has been appraised at \$380,000 and will be sold to Alpha Phi Sorority at the appraised value.
- An approximate 38,924 square foot medical/office building situated on 4.642 acres of state-owned and under the jurisdiction of the University of Toledo. The property was acquired in 2000 from the Medical College of Ohio Board of Trustees. The building is occupied by the Lucas County Department of Veterans Affairs and the Lucas County Coroner's office. The University of Toledo has determined that the real estate is not needed for University purposes. The University of Toledo Board of Trustees approved the sale of the property on December 8, 2021. The property will be sold to the Lucas County Commissioners at the appraised value.

Another conveyance included in the legislation is the sale of the Department of Rehabilitation and Correction's former Hocking Correctional Facility. The approximate 94,655 square foot facility is situated on 15.30 acres of state-owned land located in Nelsonville, Hocking County. The property was acquired by the State of Ohio in 1955 and used as a minimum/medium security correctional facility but was closed



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and in vacated in 2018 due to the declining inmate population, the improvements needed, and the economic feasibility to continue operating. The property will be sold to the Hocking County Board of Commissioners for \$1.00. The agreement will contain a reversion clause that reverts the ownership back to the Department of Rehabilitation and Correction, at its option, if the property is no longer needed by Hocking County Board of Commissioners. The Hocking County Board of Commissioners will be responsible for all costs associated with the sale including surveying, closing, and deed recordation fees.

There are also four perpetual easements, one of which is an amendment to an existing easement, included in the legislation. One of these perpetual easements is to be granted to the City of Columbus, Ohio to make certain improvements along Sullivant Avenue, Columbus, Franklin County for the purpose of improving safety for motorists and pedestrians. The 1.473 acres of state-owned land located within the right-of-way of Sullivant Avenue is under the jurisdiction of the Department of Developmental Disabilities.

Another perpetual easement which amends an existing easement included in the legislation is to be granted to the City of Columbus, Ohio for a partial relocation of an existing thirty-inch (30") sanitary sewer pipeline referred to as the Franklin Main Sanitary Sewer. The easement area contains approximately 2.414 acres of state-owned land under the jurisdiction of The Ohio State University and is located along Cannon rive between King Avenue and John H. Herrick Drive, Columbus, Franklin County.

The legislation also includes a request to return title of a 39,455 square foot education building situated on 3.9126 acres located in Lucas County and under the jurisdiction of the University of Toledo. The property was donated to the Medical University of Ohio at Toledo from the Toledo Board of Education in 2005. The University of Toledo has determined the property is not need for University purposes. The University of Toledo Board of Trustees approved the sale of the property on December 8, 2021. The Toledo Public Schools will be responsible for all costs associated with the sale including surveying, closing, and deed recordation fees.

Chairwoman Gavarone, Vice-Chair O'Brien, Ranking Member Maharath, and members of the Senate Local Government and Elections Committee, I thank you for your time and attention. I would be more than happy to answer any questions you may have.