



Representative Mark Fraizer
71st Ohio House District

Topic: Land Conveyance Sponsor Testimony

Thank you Chairman Wiggam, Vice-Chairman Stephens and Ranking Member Kelly, and the members of the State and Local Committee; I appreciate the opportunity to address all of you about this great piece of legislation, House Bill 481. HB 481 will authorize the conveyance of state-owned real property through the Department Administrative Services and in cooperation with numerous public entities. These properties have been vetted via DAS and have been submitted as part a comprehensive piece of legislation; moving these properties from under-utilized state control to new private ownership. Currently, these properties are not being used in a useful manner to taxpayers or state institutions, however, the state is in ownership of the properties and legislation is required to authorize the auction, bid, swap, and/or sale of these properties.

There are 24 properties that will be conveyed with this bill spanning 19 cities in the state.

City	Property Count		City	Property Count
Akron	3		Marion	1
Columbus	2		Moraine	1
Cambridge	2		Cleveland	1
Gallipolis	2		Celina	1
Cincinnati	1		Dayton	1
Portsmouth	1		Toledo	1
Chillicothe	1		Twinsburg	1
Massillon	1		Mansfield	1
Gahanna	1		Athens	1
Hanging Rock	1			

Jurisdictional Entity	Property Count		Jurisdictional Entity	Property Count
Broadcast Educational Media Commission	2		Department of Rehabilitation and Corrections	1
Cleveland State University	1		JFS	1
DAS - Marcs	1		Kent State	1
Department Mental Health and Addiction Services	1		Ohio State University	3
DODD	3		Ohio University	3
Department of Public Safety	1		Shawnee State University	1
University of Akron	3		University of Cincinnati	1
University of Toledo	1			

Considering these properties will provide state entities with additional revenue, reduce maintenance costs, and encourage economic activity: I urge you to support this bill. Without this bill, the state would be forced to continue to maintain these unwanted properties until a future piece of legislation is enacted while placing current progress of re-purposing on-hold. The real estate shall be conveyed in an “as-is, where-is, with all faults” condition to protect the state with the sale of the property and ensure a definite sale.

The Department of Administrative Services will provide restrictions, exceptions, reservations, and reversionary interests to ensure that the sales will be in the best interests of the state. DAS will also have the final word in determining whether or not the real estate sale of this surplus real property is for an appropriate amount and with the appropriate protections. Whether that be at an auction to the highest bidder, swapping real estate in exchange for other residential structures, or a real estate purchase agreement conducted by the DAS, we will ensure taxpayers interests are well-protected.

In summary, this bill will benefit the citizens, communities, and the state by conveying under-utilized land from across the state to new ownership to better suit the needs of their respective communities; while financially improving the position of the State. I hope this committee will partner with me as we build more efficiency in Government and encourage revitalization throughout the State.

Chairman Wiggam, Vice-Chairman Stephens and Ranking Member Kelly and members of the Committee thank you for giving me time to discuss HB 481 and I would be happy to answer any questions the members of the committee may have.