



DAS Proponent Testimony

House Bill 481

House State and Local Government Committee

February 26, 2020

Good afternoon Chairman Wiggam, Vice-Chair Stephens, Ranking Member Kelly, and members of the House State and Local Government Committee. My name is Matt Whatley and I am the Assistant Director of the Department of Administrative Services (DAS). I am here to seek your support and passage of House Bill 481, which would allow for the conveyance of twenty-four (24) pieces of property. 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, all of which I will highlight examples of later on in my testimony. 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:

- Approximately 4.1 acres of unimproved state-owned land under the jurisdiction of the Broadcast Educational Media Commission and located on Newmans-Cardington Road in Marion, OH. The property was acquired in 1975 and previously used for a communication tower site for public television. The tower has been decommissioned and dismantled and the site no longer need for public use.
- Approximately 4,500 square foot, single-family residential structure situated on 1.63 acres, located at 3060 Camelot Drive in Portsmouth, OH, and under the jurisdiction of Shawnee State University. The property was acquired in 2001 and has been vacant for a few years. The University Board of Trustees passed a resolution to initiate the sale in 2019.

- Approximately 8,237 square foot building situated on 0.7 acre, located at 7077 John Glenn Highway in Cambridge, OH and under the jurisdiction of Ohio University. The property was acquired in 2013 with the plan for it to serve as the University's Cambridge campus. The site has no strategic purpose for the University. Its Board of Trustees passed a resolution in 2019 to declare the property surplus.

The legislation also includes several sales to Grantees that are identified. The purchasers of the below properties will, respectively, be responsible for the costs associated with the sale, including closing and deed recordation fees:

- Approximately 3.8 acres of unimproved, state-owned land located along Skeels Road in Liberty Township, OH and under the jurisdiction of DAS. The property was acquired in 2002 and previously used by the Multi-Agency Radio Communication System (MARCS). MARCS ceased using the tower on the site in 2009 and subsequently deconstructed it. The property will be sold at the appraised value to Martin R. Knapke, an adjacent property owner whose property is serviced by the septic system on the site.
- Approximately 6,600 square foot facility situated on 4.21 acres of state-owned land, located at 652 Jackson Pike in Gallipolis, OH and under the jurisdiction of the Department of Developmental Disabilities. The property was acquired in 1989, has been vacant for some time and is no longer needed by the state. The property will be sold to the Gallia County Commissioners of Gallia County at a price of \$1.00.
- Approximately 8 acres of unimproved state-owned land located off State Route 104 in Chillicothe, OH and under the jurisdiction of the Department of Rehabilitation and Correction. The property will be sold to American Electric Power at the appraised value.

Another conveyance included in the legislation is the sale of the University of Toledo's Scott Park Campus. It encompasses multiple buildings situated on approximately 169 acres of state-owned land, located on Nebraska and North Westwood Avenues in Toledo, OH. The University has relocated most of its operations on the campus to its main campus in Toledo and no longer has a use for owning the site. The Board of Trustees passed a resolution in 2019 to initiate the sale of the property. The property will be sold to a Grantee to be determined as stated in the proposed legislation. The purchaser of the property will be responsible for the costs associated with the sale, including closing and deed recordation fees.



Department of Administrative Services

Mike DeWine, Governor
Jon Husted, Lt. Governor

Matt Damschroder, Director

The legislation also includes a request to return title of a 5,150 square foot former meeting/lodge facility situated on approximately 3.2 acres, and located at 1000 George Washington Boulevard in Akron, OH. This property is currently under the jurisdiction of the University of Akron and would be returned to the City of Akron. The property was acquired in 1988 from the City of Akron at a price of \$1.00 and the agreement contains a reversion clause that reverts the ownership back to the City of Akron if the property is no longer needed by the University. The City of Akron will be responsible for all costs associated with the sale including surveying, closing, and deed recordation fees.

There are also two perpetual easements included in the legislation, one of which is to be granted to the City of Columbus for an 8-inch sanitary sewer pipeline on Hawthorne Avenue in Columbus, OH which is under the jurisdiction of The Ohio State University. The second is to be granted to Midtown Inspirion, LLC for ingress and egress to an adjoining parcel in Cleveland, OH, which is currently under the jurisdiction of Cleveland State University.

Chairman Wiggam, Vice-Chair Stephens, Ranking Member Kelly, and members of the House State and Local Government 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.