

To: Board of Directors  
From: Larry M. Foster, General Manager, and James City Service Authority  
Date: June 27<sup>th</sup>, 2006  
Subject: Property Disposal

This meeting has been advertised as a public hearing on the sale of the seven parcels of surplus property listed below. The property is available as the result of the demolition of the water or sewer facility that was previously located on the property.

| Parcel Number         | Address                        | Acres           | Buildable     |
|-----------------------|--------------------------------|-----------------|---------------|
| 3110400030            | 107 Theodore Allen Drive       | .229            | yes           |
| 4730500006A           | 495 Neck-O-Land                | .264            | no            |
| <del>4540200083</del> | <del>106A Ware Road</del>      | <del>.263</del> | <del>no</del> |
| 3910800005            | 120 Carriage Road              | .663            | yes           |
| 1640300011            | 125 Riverview Plantation Drive | .651            | yes           |
| 311050089/a           | 220 Walker Drive               | .97             | yes           |

Staff recommends that the Board approve the attached Resolution authorizing the General Manager to sign the appropriate documents to transfer these parcels new owners. All parcels except those transferred to the Office of Housing and Community Development (OHCD) as described below will be sold at least 90% of the appraised value as established by the County's Office of Real Estate Assessment.

Assuming the Board authorizes the disposal of these parcels the OHCD has agreed to reimburse the JCSA the cost for the demolition of the facility in exchange for the property located at:

107 Theodore Allen Drive  
220 Walker Drive  
120 Carriage Road

Once transferred OHCD will arrange for the construction of affordable housing units on each of the parcels thru Habitat for Humanity and the Williamsburg Housing Authority. The only other parcel that a home can be constructed on is located in Riverview Plantation which will be disposed of at market price. The proceeds for this parcel will be used to offset the costs of upgrading the water system serving the neighborhood. Because the remaining parcels are not suitable for the construction of a home they will be offered to the adjoining property owners.

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Larry M. Foster, General Manager

Resolution  
Property Disposal

Whereas the staff of the James City Service Authority has determined that the parcels listed below are no longer needed, and

| Parcel Number | Address                        | Acres | Buildable |
|---------------|--------------------------------|-------|-----------|
| 3110400030    | 107 Theodore Allen Drive       | .229  | yes       |
| 4730500006A   | 495 Neck-O-Land                | .264  | no        |
| 4540200083    | 106A Ware Road                 | .263  | no        |
| 3910800005    | 120 Carriage Road              | .663  | yes       |
| 1640300011    | 125 Riverview Plantation Drive | .651  | yes       |
| 311050089/a   | 220 Walker Drive               | .97   | yes       |

Whereas; the Office of Housing and Community Development has agreed to reimburse the James City Service Authority the costs of the demolition of the buildings located 107 Theodore Allen Drive, 120 Carriage Road and 120 Walker Drive in exchange for the property, the parcels would then be transferred to Habitat for Humanity and the Williamsburg Housing Authority for the construction of Affordable Housing units, and

Whereas, the remaining parcels will be offered for sale for at least ninety percent of the market value as established by the Office of Real Estate Assessment.

Now therefore be it resolved that the Board of Directors hereby authorizes the General Manger to sign the appropriate documents necessary to dispose of the parcels as described above.

NOTICE OF PUBLIC HEARINGS

The Board of Directors of James City Service Authority will conduct a Public Hearings on Tuesday, June 27, 2006 at 7:00 p.m. in the County Government Center Board Room, 101-F Mounts Bay Road, James City County, Virginia, to consider a Resolution authorizing the sale of the surplus property described below:

| Parcel Number | Address                        | Acres | Buildable |
|---------------|--------------------------------|-------|-----------|
| 3110400030    | 107 Theodore Allen Drive       | .229  | yes       |
| 4730500006A   | 495 Neck-O-Land                | .264  | no        |
| 4540200083    | 106A Ware Road                 | .263  | no        |
| 3910800005    | 120 Carriage Road              | .663  | yes       |
| 1640300011    | 125 Riverview Plantation Drive | .651  | yes       |

311050089/a

220 Walker Drive

.97

yes

All interested persons are invited to attend the hearings. A copy of the plat is on file in the James City Service Authority's Office (Building E), and may be viewed during normal office hours at the County Government Center, 101 Mounts Bay Road, James City County, Virginia.

Persons requiring an accommodation in order to participate in the hearings should call 253-6728, County Administration, three days prior to the meeting.

SANFORD B. WANNER  
County Administrator