

MEMORANDUM

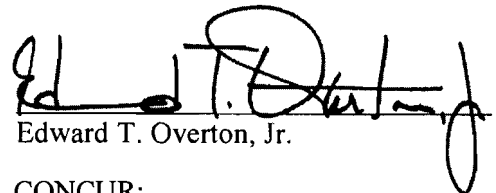
DATE: November 12, 2008
TO: The Board of Supervisors
FROM: Edward T. Overton, Jr., Administrator, Purchase of Development Rights Program
SUBJECT: Acceptance of Offer to Sell a Conservation Easement Under the PDR Program

Cynthia Cowles Cragg and Robert Patrick Cragg, landowners and Purchase of Development Rights (PDR) Applicants, have accepted the conservation easement appraisal value and agreed upon terms of a conservation easement on their property consisting of 103.26 acres located at 8000 Diascund Road. The appraisal report prepared by Simerlein Appraisals, Ltd., concludes that the conservation easement value is \$495,000 or \$4,793.72 per acre.

In accordance with the PDR Ordinance, the County Administrator invited the landowners to sell to the County a conservation easement on their property. The landowners signed and returned an offer letter to the PDR Administrator on October 28, 2008. The letter offers to sell a conservation easement to the County for the appraised value of \$495,000 on the parcels identified as James City County Real Estate Tax Map No. 1040100003, subject to the terms and conditions set forth in the proposed deed of easement.

The PDR Ordinance states in Section 16A-12(e) that "an offer to sell a conservation easement shall be accepted by the Board in writing, following an action by the Board authorizing acceptance." If the Board accepts the offer, final closing documents, including the deed of easement will be prepared and approved by staff and the County Attorney.

The PDR Committee and staff recommend approval of the attached resolution accepting the offer by Cynthia Cowles Cragg and Robert Patrick Cragg to sell a conservation easement for the appraised value of \$495,000, and authorizing the County Administrator to execute all documents necessary for completing the acquisition.


Edward T. Overton, Jr.

CONCUR:


Doug Powell

ETO/nb
PDRProg_mem

Attachment