

BOARD OF SUPERVISORS WORK SESSION AGENDA

GOVERNMENT CENTER BOARD ROOM

MAY 22, 2007 - 4 P.M.

A. Call to Order

B. Roll Call

C. Board Discussions

1. Ironbound Square ([Memorandum](#)) ([Attachment 1](#)) ([Attachment 2](#)) ([Attachment 3](#)) ([Attachment 4](#)) ([Attachment 5](#))
2. Transportation Authority
3. James City Service Authority - Sewer System Overflows ([Attachment](#))

D. Adjournment

All agendas are posted on this web site the **Friday before each meeting.**

MEMORANDUM

DATE: May 22, 2007
TO: The Board of Supervisors
FROM: Richard B. Hanson, Housing and Community Development Administrator
SUBJECT: Ironbound Square Revitalization Project Work Session

The Ironbound Square Residential Revitalization Project was approved eight years ago by the Board of Supervisors in conjunction with the authorization of a multiyear Community Development Block Grant application. Although many of the project's proposed improvements and activities have been completed, or have received final development and funding approvals, the proposed Phase II, Mixed Use Rezoning of the southern two blocks of the Redevelopment Area is still pending and was not supported by the Planning Commission. At the May 22 Work Session, information and discussion will focus on:


- Review of the planning, implementation, and accomplishments to date of the Revitalization Project and related projects, including the Ironbound Road Improvement Project and the Regional Storm Water Pond;
- The projected outcomes of the proposed Phase II, Mixed Use Rezoning; and
- Review of alternative development schemes for the Phase II Redevelopment Area.

Attached for your review prior to the Work Session are the following items:

- Ironbound Square Revitalization Master Plan, revised February 26, 2007;
- March 16 memorandum to Jose-Ricardo Linhares Ribeiro in response to questions raised by the Planning Commissioners;
- Summary of Property Acquisitions and Map; and
- Ironbound Square Revitalization Project Funding Sources and Estimated James City County Costs.

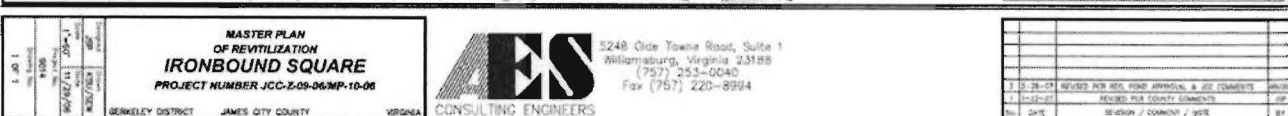

Richard B. Hanson

CONCUR:


Doug Powell

RBH/gs
IBSRevitalProj.mem

Attachments



MEMORANDUM

DATE: March 16, 2007
TO: Jose-Ricardo Ribeiro
FROM: Rick Hanson
SUBJECT: Ironbound Square Residential Revitalization Project

This memo provides a history of the planning process and actions taken by County officials regarding the Ironbound Square Residential Revitalization Project.

Development of the Residential Revitalization Project

In 1995 residents of the Ironbound Square Community reactivated a dormant neighborhood association and with assistance from the County's Neighborhood Connections Program developed a neighborhood improvement strategy. In 1997 at the request of the Ironbound Square Neighborhood Association, a housing and community development needs assessment was begun. Office of Housing and Community Development (OHCD) staff participated in a series of meetings with neighborhood residents from 1997-1999. A door-to-door survey was conducted jointly by OHCD staff and neighborhood leaders. Housing quality inspections of 46 homes were conducted. A Residential Revitalization Project Plan was prepared and presented first to the neighborhood and then to the Board of Supervisors for approval. This plan indicated extensive housing rehabilitation was required in the interior section of the neighborhood and identified the need for property acquisition, clearance, resubdivision, installation of public improvements, and residential redevelopment in the three blocks fronting Ironbound Road south of Magazine Road.

Approval and Financing of the Residential Revitalization Project

On April 13, 1999 the Board of Supervisors reviewed the activities and budget proposal for the revitalization project. The Board passed a resolution which authorized application for a \$1 million Community Development Block Grant (CDBG) application to assist in financing the project. Furthermore, the resolution indicated that an additional, "\$1,196,625 in local funds are allocated to the project, and \$526,050 in state and other federal funds, and \$400,000 in private funds will be expended on this project." The application requested CDBG funds: to improve housing conditions of 44 neighborhood households with housing rehabilitation, replacement housing assistance, and relocation assistance; to assist 6 households through individual development accounts to purchase new homes or for improvements and maintenance of their homes and property; and to demolish dilapidated and substandard structures. The local and other non-CDBG funds were committed for acquisition of 9.25 acres of property within the three-block redevelopment area; resubdivision of the redevelopment area into 64 lots; installation of new streets in the redevelopment area; improvement of existing streets in the redevelopment area including curb, gutter, sidewalks, and necessary drainage facilities; and upgrades to the neighborhood park.

The Virginia Department of Housing and Community Development approved a multi-year award of CDBG funds for the Revitalization Project. On December 13, 1999, the Board of Supervisors approved several resolutions related to the CDBG funding including authorization to execute the grant agreement. The Board also appointed a Community Development Neighborhood Advisory

Committee to assist in providing on-going citizen participation in implementation of the project.

The Redevelopment Plan

The scope of the property acquisition and blight removal activities required that a Redevelopment Plan be prepared in accordance with Title 36 of the Virginia Code. Meetings were held, and a series of tours were scheduled to involve the Neighborhood Advisory Committee in development of the Redevelopment Plan. On May 22, 2001, the Board of Supervisors approved a land use planning and engineering contract with AES Consulting Engineers for the project. The Neighborhood Advisory Committee agreed that the addition of a housing facility for senior citizens within the redevelopment area would be highly beneficial. A Redevelopment Plan was prepared by OHCD, reviewed by the Neighborhood Advisory Committee, and then presented to the community in December 2001. All owners of property within the redevelopment area were notified and invited to attend these meetings.

The Board of Supervisors reviewed the Redevelopment Plan at a work session in January 2002. A public hearing was held, and the Board approved the Redevelopment Plan on February 26, 2002. The Redevelopment Plan's goal was the same as the Revitalization Project which was to improve housing conditions, eliminate blight, and preserve Ironbound Square as a viable residential neighborhood. The Redevelopment Plan identified seven specific objectives, a list of authorized undertakings and actions proposed including property acquisition, clearance, relocation assistance, site improvements, rehabilitation, and land disposition. The plan included a map which identified specific properties which were authorized to be acquired, as well as the allowed uses of acquired property--single family homes, a senior citizen living facility, and non-profit institutional, and open space/recreation. The Redevelopment Plan did not indicate specific numbers of residential units to be developed but did state that, "It is anticipated that redevelopment of the acquired property will also require approval by the County Board of Supervisors of special use permit(s) and or rezoning . . ."

The Redevelopment Concept Plan

In September 2002 a three-day Community Design Workshop, also known as a "charette," was held in the neighborhood. At the conclusion of the workshop, a concept plan was created and reviewed by the neighborhood residents and other stakeholders in attendance. This concept plan indicated the location of the multi-story senior housing facility, as well as 61 single family lots within the three-block area. The Concept Plan was submitted for review by the Planning Department, C-134-02, in October 2002, and a comment memo was issued by Planning on November 27, 2002. Property acquisition began in early 2003.

A Board of Supervisors work session was held on May 27, 2003, to review the Redevelopment Concept Plan and to discuss plans for acquiring property for the purpose of development of a HUD Section 202 Supportive Housing for the Elderly development. Discussion included the need to rezone the acquired property to enable redevelopment for the senior housing facility and new single family lots.

Redevelopment Area Master Plan and Phase 1 Rezoning

On May 24, 2004, the Board of Supervisors endorsed the application by Bay Aging for a HUD Section 202 Supportive Housing for the Elderly grant to develop 67 units of senior citizen housing on a site as indicated in the Redevelopment Concept Plan. The site included County-owned property, as well as property which had been acquired by the Williamsburg Redevelopment and Housing Authority. The Board authorized transfer of the County-owned

property to enable WRHA to option the site to Bay Aging. In November 2004 Bay Aging was notified by HUD of award of the Section 202 Grant. In February 2005 an application to rezone 6.03 acres in the northern block of redevelopment area from R-2 to MU, Mixed Use, was submitted along with a Master Plan which showed the planned development of the northern block, as well as the two blocks south of Carriage Road. The Planning Commission approved the rezoning of the northern block on April 4, 2005, and the Board of Supervisors approved the rezoning on May 10, 2005. The site plan for the 67-unit senior citizen apartment development was approved by the Planning Commission in October 2005. The Board of Supervisors approved the Subdivision Street Width Reduction Request for Watford Lane on May 9, 2006.

Current Status of the Revitalization Project and Redevelopment Plan

On February 22, 2005, the Board of Supervisors reviewed information prepared by OHCD which summarized the status of actions taken to meet the seven objectives of the Redevelopment Plan and approved a resolution to reaffirm the Redevelopment Plan. On March 22, 2005, the Board of Supervisors reviewed and approved submission of an application for a Community Development Block Grant to assist in financing site improvements including an offsite drainage detention basin and storm sewer system required for the senior citizen apartment development, as well as funds to redevelop a surplus JCSA property into three single family lots. CDBG funds were awarded for the project, and the Board of Supervisors approved acquisition of property for the storm water detention basin in October 2005. On December 13, 2005, the Board of Supervisors approved several resolutions related to this project including authorization to enter into the grant agreement. The contract for the \$384,000 CDBG grant for the Ironbound Square Elderly Housing Development was signed in March 2006. In October of 2006, the Board of Supervisors approved a construction contract for the CDBG-funded storm drainage improvements, and local and state funded improvements to Watford Lane. In October of 2006 the last of the CDBG funded activities under the multi-year Residential Revitalization Project were completed, including provision of housing rehab and replacement or relocation assistance to 43 Ironbound Square households.

Between 2003 and 2006, 40 parcels were acquired, as authorized in the Redevelopment Plan. Ten of the parcels had vacant structures located on them which have been demolished. Thirteen parcels had occupied homes: one owner occupied, five occupied by an heir with a partial ownership interest, and seven tenant occupied. Residents of these homes have been provided replacement housing and/or relocation assistance, and these homes have been demolished. Six new homes have been built within the Redevelopment Area to date, of which four are replacement homes for Redevelopment Area households, one was sold to an individual who had lived elsewhere in the Ironbound Square neighborhood, and the sixth home was sold to a low and moderate income WJC School employee who had been renting an apartment nearby. Construction of a seventh new home for a low and moderate income household is scheduled to start in April 2007. Portions of three parcels needed for the new roads proposed in the Redevelopment Area and a fourth parcel needed in part for road right-of-way and designated for acquisition in full remain to be acquired.

The Revitalization Project included a commitment to provide new homeownership opportunities for 35 low and moderate income [LMI] households in addition to the existing Ironbound Square households provided CDBG assistance. To date, 14 low and moderate income households have been assisted with purchasing homes in Ironbound Village, and two additional LMI households have purchased in the Redevelopment Area. The affordable housing proffer for the Phase 1 rezoning plus the proposed affordable housing proffer for Phase 2 will guarantee a minimum of 23 additional single family homes to be sold to low and moderate income households plus the 67 apartment units, all of which will be rented to lower income households.

As indicated in this memo, the proposed Phase 2 rezoning is consistent the Revitalization Project and Redevelopment Plan and other related actions of the Board of Supervisors.

**IRONBOUND SQUARE REVITALIZATION PROJECT
FUNDING SOURCES AND ESTIMATED JAMES CITY COUNTY COSTS**

James City County Funds		
Ironbound Square Lot Sales and Other Project Income	\$2,230,000	
JCC	2,470,000	
	Subtotal	\$4,700,000
Other Fund Sources		
CDBG	\$1,369,000	
HUD Section 202 (Elderly Apartment Complex)	5,174,000	
Non-Governmental	195,000	
VDOT	97,500	
	Subtotal	6,835,500
	Total Estimated Funding	\$11,535,500

Estimated James City County Expenses for Ironbound Square Revitalization Project		
Redevelopment Area Phase 1 Improvements	\$405,000	
Completed Property Acquisitions	1,628,000	
Redevelopment Area Phase 2 Improvements	1,951,000	
Ironbound Square Park	100,000	
Engineering and Design	300,000	
Other *	316,000	
	Total Estimated County Expenses	\$4,700,000

*Other includes, property improvements and maintenance, final property acquisitions and relocations, and other development costs.

Ironbound Square Redevelopment Area Acquisition and Relocation Summary

Parcels Acquired

- Forty whole parcels have been acquired to date.

Structures on Acquired Parcels

- Occupied structures existed on 13 of the 40 parcels.
- Twelve of the occupied houses were in substandard or blighted condition.

Ownership and Occupancy of Structures

- Only one occupied house was owned and occupied by the same person.
- Five houses were occupied by owners with only partial ownership.
- Seven houses were occupied by tenants.

Relocations of Occupants

- The sole fee-simple owner/occupant received a new replacement house in Ironbound Square.
- Relocation assistance enabled three partial owner/occupants to purchase new homes; two in Ironbound Square.
- Two partial owner/occupants relocated to decent, safe, and sanitary rental housing.
- Relocation assistance enabled one tenant to purchase a new home.
- Five tenants were relocated to decent, safe, and sanitary rental housing.
- In sum, 14 households were relocated from the 12 substandard houses to decent, safe, and sanitary housing.

Acquisition Methods

- Twenty-six properties were purchased by agreement without filing condemnation.
- In ten cases, condemnation was filed, but settlements were negotiated prior to trial.
 - In one condemnation cases, the house was occupied by a person with an ownership interest. In that case, five of the seven owners sold their interests by agreement prior to condemnation. Settlement with the two remaining owners was negotiated prior to trial.
 - Five of the properties were rental units. None of the owners lived in Ironbound Square. Settlement agreements were negotiated for all five properties prior to trial.
- Four condemnations went to trial. Of those four:
 - Two condemnation cases were filed at the request of the owners. All of the owners had signed sales agreements, but they wanted the court to determine how the proceeds should be divided between them.
 - Two condemnation cases were filed because out-of-state owners were unresponsive to the offers made. None of owners made an appearance in the case.

Improvements and Rehabilitation

- Twenty-Seven homes within the Ironbound Square Revitalization Area have been rehabilitated and brought from substandard to standard condition.
- Six new homes have been built in Ironbound Square Redevelopment Area.
 - Families from the Ironbound Square neighborhood received five of the new homes.
 - A low-to-moderate income family, formerly living in rental housing and employed in a James City County school, purchased the sixth home.

Pending Acquisitions

- To complete the redevelopment according to the Concept Master Plan, one entire parcel and a portion of three additional parcels must be acquired. All of the four parcels are needed for construction of roads that will provide access to those parcels and lots to be developed.



IRONBOUND SQUARE - ACQUIRED PROPERTY INFORMATION

5/18/2007

PROPERTY INFORMATION							
Owner Prior to WRHA or JCC	ASHLOCK	BROWN, ROBERTA	BROWN, V	CURTIS	DENNIS	ELDRIDGE	GIVENS
Street Number	4382	4404	100	4368	112	104	4408
Street Name	Ironbound Rd	Ironbound Rd	Watford Ln	Ironbound Rd	Carriage Rd	Watford Ln	Ironbound Rd
PIN	3910100068	3910100059	3910100103	3910100078	3910800001	3910100105	3910100057
Vacant Structure - Occupied Structure - Unimproved Lot	Vacant	Occupied	Occupied	Unimproved	Unimproved	Unimproved	Unimproved
Property Condition in 2002	Standard Structure	Blighted Structure	Blighted Structure	Blighted Structure	Blighted Lot	Blighted Lot	Standard Lot
VALUE INFORMATION							
Appraised Value	\$33,000	\$42,500	\$45,000	\$20,000	\$20,000	\$14,000	\$18,500
Appraisal Date	1/04	7/02	3/04	6/02	6/04	2/04	6/02
Assessed Value at Date of Appraisal	\$31,500	\$23,500	\$32,800	\$20,000	\$8,500	\$8,500	\$10,000
Assessed Value January 2002	\$29,500	\$23,500	\$31,500	\$20,000	\$8,500	\$6,000	\$10,000
Value Per Owner's Appraisal, where available							
Date of Owner's Appraisal							
ACQUISITION PROCESS - REQUIRED ACTIONS							
Date General Information Notice Sent	9/02	8/02	9/02	8/02	9/02	9/02	9/02
Date Invitation to Accompany Appraiser Sent	10/03	8/02	3/04			2/04	
Just Compensation Established	\$33,000		\$45,000			\$14,000	
Just Compensation Date	2/04		3/04			3/04	
Date Written Bona Fide Offer Sent	2/04	11/02	8/04	11/02	11/02	3/04	11/02
CONDEMNATION ACTIONS							
Letter to WRHA Authorizing Condemnation							
WRHA Board Approval of Condemnation Filing							
Petition Filed with Court							
FINAL SETTLEMENT							
Dates Purchase, Settlement or Condemnation Order Final	3/04	3/03	1/05	2/03	6/03	9/04	2/03
Actual Price Paid	\$33,000	\$42,500	\$45,000	\$20,000	\$20,000	\$14,000	\$18,500
Purchase - Settled After Petition Filed - Trial	Purchased	Purchased	Purchased	Purchased	Purchased	Purchased	Purchased

IRONBOUND SQUARE - ACQUIRED PROPERTY INFORMATION

5/18/2007

PROPERTY INFORMATION							
Owner Prior to WRHA or JCC	G-SQUARE	G-SQUARE	G-SQUARE	G-SQUARE	JIMMERSON, EST.	JONES, WM	LEWIS
Street Number	105	4388	4400	150	109	4366	99
Street Name	Carriage Rd	Ironbound Rd	Ironbound Rd	Carriage	Carriage Rd	Ironbound Rd	Watford Ln
PIN	3910100072	3910100065	3910800003	Part of 4400 Ironbound	3910100074	3910100079	3910100099
Vacant Structure - Occupied Structure - Unimproved Lot	Vacant	Unimproved	Unimproved	Unimproved	Occupied	Occupied	Unimproved
Property Condition in 2002	Blighted Structure	Standard Lot	Blighted Lot	No Finding	Standard Structure	Blighted Structure	Standard Structure
VALUE INFORMATION							
Appraised Value	\$19,200	\$17,500	\$135,000	Based on Prior Settlement	\$50,000 & \$73,000	\$35,000	\$15,200
Appraisal Date	3/03	3/03	3/03	N/A	5/04 & 5/05	11/02	2/04
Assessed Value at Date of Appraisal	\$12,500	\$4,000	\$35,000	N/A	\$38,700 & \$42,600	\$21,600	\$6,600
Assessed Value January 2002	\$10,500	\$4,000	\$29,000		\$34,000	\$21,500	\$3,500
Value Per Owner's Appraisal, where available					\$91,000		30,000
Date of Owner's Appraisal					3/05		4/05
ACQUISITION PROCESS - REQUIRED ACTIONS							
Date General Information Notice Sent	9/02	9/02	9/02	9/02	9/02 & 8/04	9/02	9/02
Date Invitation to Accompany Appraiser Sent	11/02	11/02	11/02	11/02	2/04	11/02	1/04
Just Compensation Established					\$38,142	Not in Records	\$15,200
Just Compensation Date					6/04	Not in Records	3/04
Date Written Bona Fide Offer Sent	4/03	4/03	4/03	4/03	7/04	1/03	5/04
CONDEMNATION ACTIONS							
Letter to WRHA Authorizing Condemnation	6/18/2003	6/18/2003	6/18/2003		11/18/2004		11/18/2004
WRHA Board Approval of Condemnation Filing	7/24/2003	7/24/2003	7/24/2003		11/23/2004		11/23/2004
Petition Filed with Court	8/15/2003	8/15/2003	8/15/2003		3/11/2005		3/11/2005
FINAL SETTLEMENT							
Dates Purchase, Settlement or Condemnation Order Final	3/04	3/04	3/04	12/04	Various	6/03	8/05
Actual Price Paid	*G-Sq	*G-Sq	*G-Sq	\$37,000	*Jimmerson	\$35,000	\$27,990
Purchase - Settled After Petition Filed - Trial	Settled	Settled	Settled	Purchased	Various	Purchased	Settled

*G-Sq - 3 parcels purchased for \$210,000 (appraised at \$171,700)

*Jimmerson - total paid by JCC \$ 60,572 (5 heirs paid at rate of \$50,000 in Dec. '04) (2 paid after petition filed at rate of \$87,000)

IRONBOUND SQUARE - ACQUIRED PROPERTY INFORMATION

5/18/2007

PROPERTY INFORMATION							
Owner Prior to WRHA or JCC	LEWIS	LEWIS	MCFARLAND	PARKER	PRESSEY	ROBINSON, E	ROBINSON, E
Street Number	4338	4340	4384	108	4406	101	113
Street Name	Ironbound Rd	Ironbound Rd	Ironbound Rd	Carriage Rd	Ironbound Rd	Watford Ln	Watford Ln
PIN	3910100097	3910100096	3910100067	3910800004	3910100058	3910100086	3910100085
Vacant Structure - Occupied Structure - Unimproved Lot	Occupied	Occupied	Unimproved	Vacant	Occupied	Occupied	Vacant
Property Condition in 2002	Standard Structure	Standard Structure	Standard Lot	Standard Structure	Blighted Structure	Blighted Structure	Blighted Structure
VALUE INFORMATION							
Appraised Value	\$36,000 & \$63,000	\$34,500 & \$59,000	\$24,000	\$37,500 & \$40,000	\$28,000	\$45,000	\$12,000
Appraisal Date	3/04 & 5/05	3/04 & 5/05	11/99	6/02 & 1/04	7/02	1/04	2/04
Assessed Value at Date of Appraisal	\$36,000	\$32,700 & \$36,000		\$36,000 & \$39,700	\$20,000	\$25,900	\$5,600
Assessed Value January 2002	\$29,700	\$29,700	owned by JCC in '02	\$36,000	\$20,000	\$33,500	\$2,000
Value Per Owner's Appraisal, where available	69,000	64,000					
Date of Owner's Appraisal	4/05	4/05					
ACQUISITION PROCESS - REQUIRED ACTIONS							
Date General Information Notice Sent	9/02	9/02	9/02	9/02	9/02	9/02	9/02
Date Invitation to Accompany Appraiser Sent	1/04	1/04		6/02	8/02	12/03	12/03
Just Compensation Established	\$36,000	\$34,500		\$38,028	\$28,000	\$45,000	\$5,600
Just Compensation Date	3/04	3/04		2/04		3/04	3/04
Date Written Bona Fide Offer Sent	3/04 & 12/04	3/04 & 12/04	4/03	4/02	4/04	3/04	3/04
CONDEMNATION ACTIONS							
Letter to WRHA Authorizing Condemnation	11/18/2004	11/18/2004					
WRHA Board Approval of Condemnation Filing	11/23/2004	11/23/2004					
Petition Filed with Court	3/11/2005	3/11/2005					
FINAL SETTLEMENT							
Dates Purchase, Settlement or Condemnation Order Final	8/05	8/05	8/00	4/04	4/04	4/05	4/05
Actual Price Paid	\$65,310	\$62,200	\$22,000	\$40,000	\$28,000	* Robinson	* Robinson
Purchase - Settled After Petition Filed - Trial	Settled	Settled	Purchased	Purchased	Purchased	Purchased	Purchased

* Robinson - 8 parcels,
purchased for \$ 190,000
(appraised at \$179,200)

IRONBOUND SQUARE - ACQUIRED PROPERTY INFORMATION

5/18/2007

PROPERTY INFORMATION							
Owner Prior to WRHA or JCC	ROBINSON, E	ROBINSON, E	ROBINSON, E	ROBINSON, E	ROBINSON, E	ROBINSON, E	ROBINSON, EDDIE
Street Number	117	119	123	4358	4370	4372	4374
Street Name	Watford Ln	Watford Ln	Watford Ln	Ironbound Rd	Ironbound Rd	Ironbound Rd	Ironbound Rd
PIN	3910100084	3910100083	3910100087	3910100088	3910100077	3910100076	3910100075B
Vacant Structure - Occupied Structure - Unimproved Lot	Occupied	Vacant	Unimproved	Vacant	Unimproved	Unimproved	Unimproved
Property Condition in 2002	Blighted Lot	Blighted Structure	Blighted Lot	Blighted Structure	Blighted Lot	Blighted Structure	Blighted Lot
VALUE INFORMATION							
Appraised Value	\$4,200	\$38,000	\$19,000	\$21,000	\$20,000	\$20,000	\$21,000 & \$25,000
Appraisal Date	2/04	2/04	2/04	2/04	2/04	2/04	12/04 & 9/05
Assessed Value at Date of Appraisal	\$1,100	\$23,700	\$16,000	\$13,300	\$14,300	\$13,000	N/A & \$20,000
Assessed Value January 2002	\$1,000	\$19,500	\$11,000	\$16,500	\$10,500	\$10,500	Not on Tax Records
Value Per Owner's Appraisal, where available							
Date of Owner's Appraisal							
ACQUISITION PROCESS - REQUIRED ACTIONS							
Date General Information Notice Sent	39327	9/02	9/02	9/02	9/02	9/02	9/02
Date Invitation to Accompany Appraiser Sent	12/03	12/03	12/03	12/03	12/03	12/03	12/03
Just Compensation Established	\$4,200	\$38,000	\$19,000	\$21,000	\$20,000	\$20,000	\$21,000
Just Compensation Date	3/04	3/04	2/04	3/04	3/04	2/04	12/04
Date Written Bona Fide Offer Sent	3/04	3/04	3/04	3/04	3/04	3/04	1/05
CONDEMNATION ACTIONS							
Letter to WRHA Authorizing Condemnation							4/21/2005
WRHA Board Approval of Condemnation Filing							4/28/2005
Petition Filed with Court							11/8/2005
FINAL SETTLEMENT							
Dates Purchase, Settlement or Condemnation Order Final	4/05	4/05	4/05	4/05	4/05	4/05	5/06
Actual Price Paid	* Robinson	* Robinson	* Robinson	* Robinson	* Robinson	* Robinson	\$22,133
Purchase - Settled After Petition Filed - Trial	Purchased	Purchased	Purchased	Purchased	Purchased	Purchased	Trial

IRONBOUND SQUARE - ACQUIRED PROPERTY INFORMATION

5/18/2007

PROPERTY INFORMATION							
Owner Prior to WRHA or JCC	ROBINSON, M	ROBINSON, M	ROBINSON, W	SCHELL	STONE	STONE	STRONG, H
Street Number	4376	4378	121	4386	107	4342	125
Street Name	Ironbound Rd	Ironbound Rd	Watford Ln	Ironbound Rd	Carriage Rd	Ironbound Rd	Watford Ln
PIN	3910100075	3910100075A	3910100082	3910100066	3910100073	3910100095	3910100069
Vacant Structure - Occupied Structure - Unimproved Lot	Unimproved	Unimproved	Vacant	Occupied	Occupied	Occupied	Vacant
Property Condition in 2002	Blighted Lot	Blighted Lot	Blighted Structure	Blighted Structure	Standard Structure	Standard Structure	Blighted Structure
VALUE INFORMATION							
Appraised Value	\$49,000 & \$56000	\$22,000 & \$26,00	\$17,500 & \$24,000	\$44,000 & \$101,000	\$44,000 & \$70,000	\$61,000 & \$93,000	\$30,500 & \$33,500
Appraisal Date	12/04 & 9/05	12/04 & 9/05	2/04 & 9/05	2/04 & 4/05	2/04 & 4/05	2/04 & 4/05	9/03 & 2/04
Assessed Value at Date of Appraisal	\$14,300 & \$24,200	\$20,000	\$14,400 & \$22,700	\$34,500 & \$38,000	\$34,000 & \$37,400	\$37,900 & \$41,700	\$24,500
Assessed Value January 2002	\$12,000	Not on Tax Records	\$19,500	\$31,500	\$22,000	\$34,400	\$28,500
Value Per Owner's Appraisal, where available				134,000	85,000	126,000	
Date of Owner's Appraisal				3/05	3/05	3/05	
ACQUISITION PROCESS - REQUIRED ACTIONS							
Date General Information Notice Sent	9/02	9/02	9/02	9/02	1/04	9/02	9/02
Date Invitation to Accompany Appraiser Sent	12/03	12/03	12/03	10/03 & 12/04	3/04	3/04	8/03
Just Compensation Established	\$49,000	\$22,000	\$17,500	\$44,000	\$44,000	\$61,000	\$33,500
Just Compensation Date	12/04	12/04	4/04	3/04	4/04	3/04	3/04
Date Written Bona Fide Offer Sent	1/05	1/05	1/05	3/04 & 1/05	12/04	12/04	8/04
CONDEMNATION ACTIONS							
Letter to WRHA Authorizing Condemnation	4/21/2005	4/21/2005	4/21/2005	11/18/2004	11/18/2004	11/18/2004	
WRHA Board Approval of Condemnation Filing	4/28/2005	4/28/2005	4/28/2005	11/23/2004	11/23/2004	11/23/2004	
Petition Filed with Court	11/8/2005	11/8/2005	11/8/2005	3/11/2005	3/11/2005	3/11/2005	
FINAL SETTLEMENT							
Dates Purchase, Settlement or Condemnation Order Final	9/06	9/06	various	3/06	3/06	4/06	9/04
Actual Price Paid	\$63,000	\$28,000	\$20,000	\$126,000	\$75,000	\$116,000	\$35,000
Purchase - Settled After Petition Filed - Trial	Trial	Trial	Various	Settled	Settled	Settled	Purchased

IRONBOUND SQUARE - ACQUIRED PROPERTY INFORMATION

5/18/2007

PROPERTY INFORMATION				3 Properties Purchased By JCC		
Owner Prior to WRHA or JCC	STRONG, H	STRONG, R	WALLACE, EST	ADLER*	COLLIER	ROBINSON, W & E
Street Number	125A	4380	106	146	4352	120
Street Name	Watford Ln	Ironbound Rd	Watford Ln	Watford Ln	Ironbound Rd	Watford Ln
PIN	3910100071	3910100070	3910100102	3910100116	3910100090A	3910100109
Vacant Structure - Occupied Structure - Unimproved Lot	Unimproved	Vacant	Occupied	Occupied	Occupied	Unimproved
Property Condition in 2002	Blighted Lot	Blighted Structure	Blighted Structure	Standard Structure	No Finding	No Finding
VALUE INFORMATION				*Partial Acq		
Appraised Value	Incld in 125 Watford	\$35,000	\$63,000	635	\$40,000	22,500
Appraisal Date		1/04	3/04	3/06	4/04	4/04
Assessed Value at Date of Appraisal	\$300	\$24,500	\$53,100	N/A	N/A	15,400
Assessed Value January 2002	\$300	\$21,500	\$40,200	N/A	nd, Assessed Value N/A	N/A
Value Per Owner's Appraisal, where available					76,000	
Date of Owner's Appraisal					9/04	
ACQUISITION PROCESS - REQUIRED ACTIONS						
Date General Information Notice Sent	Incld in 125 Watford	9/02	9/02	9/17/02	9/02	9/17/02
Date Invitation to Accompany Appraiser Sent		12/03	2/04	N/A	2/04	12/11/2003
Just Compensation Established		\$35,000	\$63,000	635	\$40,000	22,500
Just Compensation Date		3/04	3/04	5/23/06	6/04	5/04
Date Written Bona Fide Offer Sent		3/04	3/04	9/22/05	6/04	7/04
CONDEMNATION ACTIONS						
Letter to WRHA Authorizing Condemnation						BOS Resolution 10/25/06
WRHA Board Approval of Condemnation Filing						N/A
Petition Filed with Court						11/20/06
FINAL SETTLEMENT						
Dates Purchase, Settlement or Condemnation Order Final	9/04	8/04	9/04	7/06	11/06	Various
Actual Price Paid	Incld in 125 Watford	\$35,000	\$63,000	1,000	\$50,000	22,500
Purchase - Settled After Petition Filed - Trial	Purchased	Purchased	Purchased	Purchased	Purchased	Various

James City County Sanitary Sewer Overflows

Board of Supervisors
May 2007



Sanitary Sewer Overflows



Cooperation with:

- Department of Environment Quality (DEQ)
- Environmental Protection Agency (EPA)
- Hampton Roads Sanitary District (HRSD)
- Hampton Roads Planning District Commission (HRPDC)
- 13 Other Utilities

Clean Water Act Prohibits

Non-Permitted SSOs



JCSA Priority

1. Prevent SSOs
2. Minimize Spills

18,000	Customers
400	Miles of sewer lines
80	Sewer pumping stations
9,500	Manholes

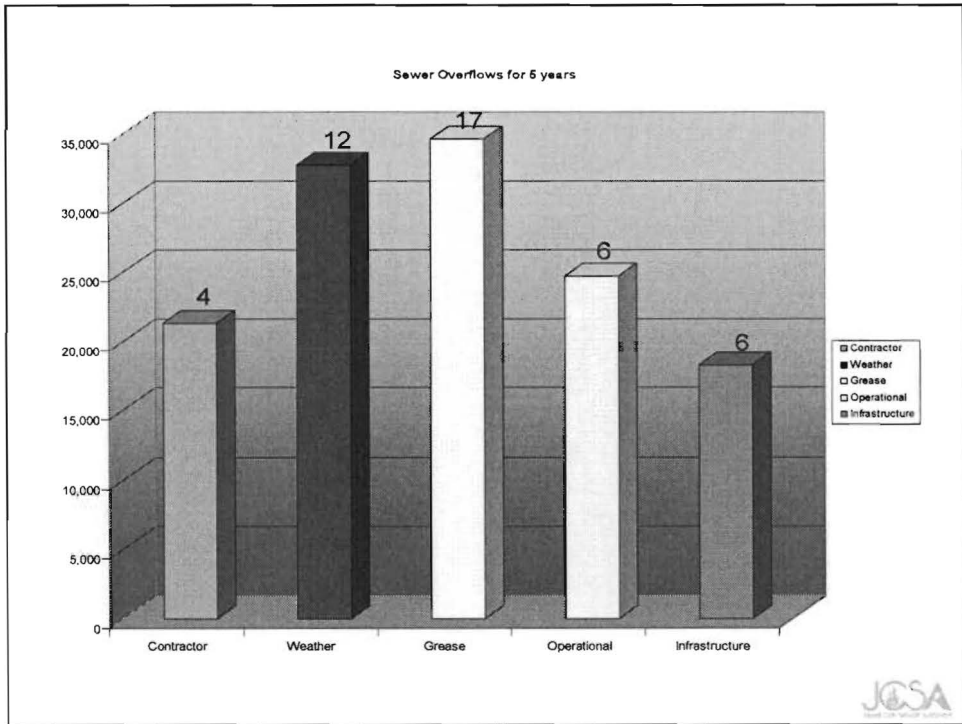
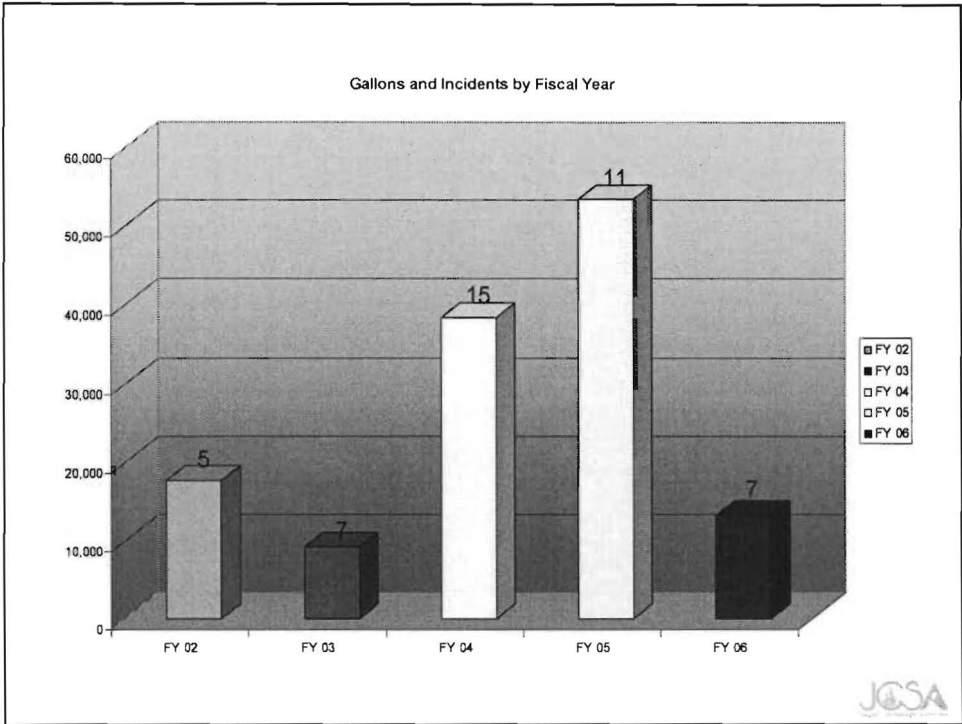


Sewer Overflows

Major Causes

- Infiltration/ Inflow
- Grease & Roots
- Contractor
- Weather





History

Spring 2005	EPA/DEQ Notice
September 2005	Meeting with EPA/DEQ
December 2005	Established Capacity Team
January 2005- Present	Capacity Team Utility Directors Attorneys



Prepared

- Sewer System Evaluation Criteria
- Design Standards
- Hydraulic Modeling Plan (2012)
- Wet Weather Management Plan
- Draft Consent Order
- Safe Harbor Protection



Implications

Increased

- Capital costs
- Operating costs
- Wastewater rates

Improved Wastewater Service

- Fewer SSOs
- Infrastructure



Future

Concerns:

EPA / Department of Justice

- Consent Degree with HRSD

What next:

- June 22, 2007 - Resolution - Consent Order
- Authorizes:

General Manager to sign subject to HRSD being part of the Regional Order



Ironbound Square Redevelopment Area Acquisition and Relocation Summary

Parcels Acquired

- Forty whole parcels have been acquired to date.

Structures on Acquired Parcels

- Occupied structures existed on 13 of the 40 parcels.
- Twelve of the occupied houses were in substandard or blighted condition.

Ownership and Occupancy of Structures

- Only one occupied house was owned and occupied by the same person.
- Five houses were occupied by owners with only partial ownership.
- Seven houses were occupied by tenants.

Relocations of Occupants

- The sole fee-simple owner/occupant received a new replacement house in Ironbound Square.
- Relocation assistance enabled three partial owner/occupants to purchase new homes; two in Ironbound Square.
- Two partial owner/occupants relocated to decent, safe, and sanitary rental housing.
- Relocation assistance enabled one tenant to purchase a new home.
- Five tenants were relocated to decent, safe, and sanitary rental housing.
- In sum, 14 households were relocated from the 12 substandard houses to decent, safe, and sanitary housing.

Acquisition Methods

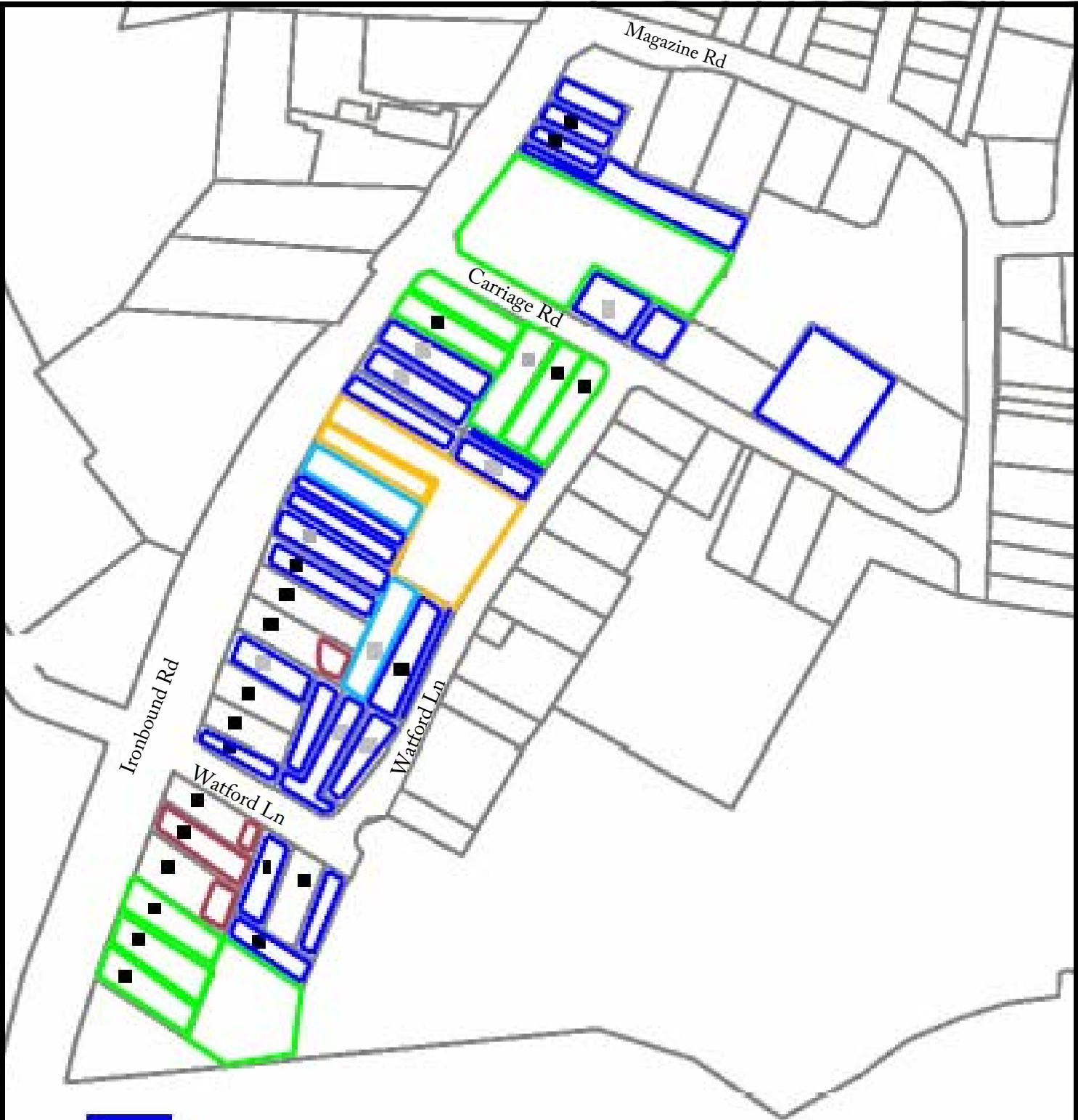
- Twenty-six properties were purchased by agreement without filing condemnation.
- In ten cases, condemnation was filed, but settlements were negotiated prior to trial.
 - In one condemnation cases, the house was occupied by a person with an ownership interest. In that case, five of the seven owners sold their interests by agreement prior to condemnation. Settlement with the two remaining owners was negotiated prior to trial.
 - Five of the properties were rental units. None of the owners lived in Ironbound Square. Settlement agreements were negotiated for all five properties prior to trial.
- Four condemnations went to trial. Of those four:
 - Two condemnation cases were filed at the request of the owners. All of the owners had signed sales agreements, but they wanted the court to determine how the proceeds should be divided between them.
 - Two condemnation cases were filed because out-of-state owners were unresponsive to the offers made. None of owners made an appearance in the case.

Improvements and Rehabilitation

- Twenty-Seven homes within the Ironbound Square Revitalization Area have been rehabilitated and brought from substandard to standard condition.
- Six new homes have been built in Ironbound Square Redevelopment Area.
 - Families from the Ironbound Square neighborhood received five of the new homes.
 - A low-to-moderate income family, formerly living in rental housing and employed in a James City County school, purchased the sixth home.

Pending Acquisitions

- To complete the redevelopment according to the Concept Master Plan, one entire parcel and a portion of three additional parcels must be acquired. All of the four parcels are needed for construction of roads that will provide access to those parcels and lots to be developed.



IRONBOUND SQUARE REDEVELOPMENT AREA
PROPERTIES ACQUIRED OR TO BE ACQUIRED

MAY 2007