



CITY OF POQUOSON

500 City Hall Avenue, Poquoson, Virginia 23662-1996

(757)868-3000 Fax (757)868-3101

Office of the City Manager

May 23, 2016

TO: Poquoson City Council
FROM: City Manager
SUBJECT: Sale of 826 Poquoson Avenue

In April 2015 the City Council authorized the purchase of the home and property located at 826 Poquoson, Avenue. The property included the single-family detached residence and the large fenced-in area that has been traditionally used by the City for Seafood Festival parking and is currently being used to store the boats for the Poquoson High School Sailing Team. This 2.21 acre parcel with all improvements was purchased by the City for the net cost of \$290,961 which included the purchase price and all City-paid closing costs.

The City took possession of the property in the summer of 2015 and since that time has taken two specific actions in addition to general maintenance of the property. First, the City formally subdivided the parent parcel into two lots with the home site now being comprised of .781 acre and the balance constituting a single, second parcel of which the City intends to maintain permanent ownership. Secondly, the City made certain improvements to the home and its associated reduced acreage, such as the installation of flood vents, interior repairs and landscape improvements with the intention of preparing the home for sale.

The City officially put the home on the market in April 2016 with an asking price of \$323,900. The offer presented this evening for public hearing was received and ratified, subject to final approval of the City Council, within one week of being listed. The offer is from Jackie E. and Dabney H. Gills, Sr., who are purchasing the property for their son and daughter-in-law, Hamilton and Brandi Gills, both of whom are Poquoson Police Officers. A letter from the Gills' is attached for your reference. In summary, the cash purchase offer is for \$320,000 and the estimated proceeds minus all City-paid closing costs, real estate commission and a .5% contingency for repairs is \$302,665.

Following the Public Hearing the Council has two options either to accept or reject the Gills' offer. Should the offer be rejected, the Council may consider any future offer following a duly advertised public hearing on the subsequent offer.

Financial Summary

Estimated Net Sale Proceeds	\$302,665
Less Cost to Subdivide the Property	\$2,450
Less Improvements/Costs Readying Property for Sale	\$8,601
Less Net Cost of Acquisition	<u>\$290,961</u>
Net Estimates Proceeds - Overall	\$ 653
Acreage Retained by the City	1.325 acres

RESOLUTION NO. _____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF POQUOSON, VIRGINIA
RATIFYING AND APPROVING THE SALE OF CITY-OWNED PROPERTY
AT 826 POQUOSON AVENUE (TAX MAP PARCEL #19-01-00-0215)**

WHEREAS, in April 2015 City Council authorized the purchase of property at 826 Poquoson Avenue, Tax Map Parcel #19-01-00-0215 for a net cost of \$290,961 which included the purchase price and all City-paid closing costs; and

WHEREAS, after taking possession, the property consisting of 2.21 acres was subdivided into two parcels; one being the home site consisting of .781 acres and the remainder constituting a separate parcel of which ownership will remain with the City; and

WHEREAS, in April 2016 the property was advertised for sale at an asking price of \$323,900; and

WHEREAS, a cash offer of \$320,000 has been received from Jackie E. Gills and Dabney H. Gills, Sr. for the home site.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Poquoson, Virginia:

Section 1: That the cash offer of \$320,000 from Jackie E. Gills and Dabney H. Gills, Sr. for the .781 acre home site is hereby accepted.

Section 2: That this resolution shall be in effect on and after its adoption.

ADOPTED: _____

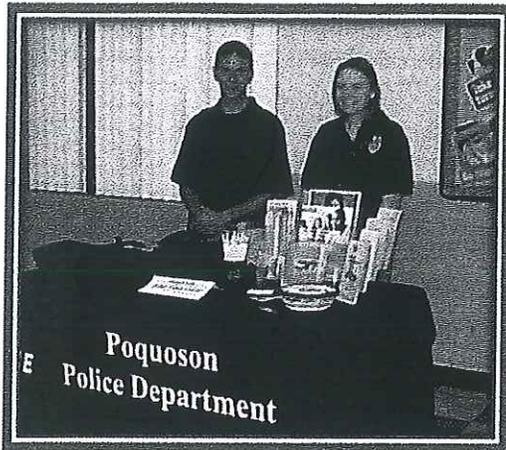
TESTE: _____

City Clerk

Dear City of Poquoson,



I wanted to take time to personally extend our deepest interest in buying this beautiful home. From the moment we saw it, we fell in love with the location and the unique features of the home. Due to its location we felt it was important to take a moment to tell you about our family so you would know that we are the perfect fit to live here.



My husband and I were raised in the wonderful community of Poquoson. After graduating Poquoson High School, I knew that I wanted to come back and give to the community the way it gave to me. My husband felt the same way. In 2011 I was hired as a Poquoson Police Officer and my husband was hired in 2012. We began working together and our friendship blossomed into a relationship. We will be married two years in October and are looking to start a family. By us being able to purchase this home we will be able to keep our family here in the City, the City that helped shaped the people we are today. With our exceptionally odd work schedules, being able to live in the city we work in will help keep us closer by being able to swing home for meal breaks while working. Not only will this home be fantastic for a growing family but our two precious pugs will love all of the space

in the back yard to run.

By picking us you can be reassured that during important community events such as the Seafood Fest and Homecoming Parade we will not be in the front yard acting like hooligans. We love this community and know that this home is in a main area that citizens and visiting individuals will see quite often. We plan on keeping the home and yard visually appealing so it will not be an eye sore. Currently, there are no other officers living in this stretch of Poquoson. We believe if given the opportunity to live here it would also benefit the community because there is a sense of safety when people see police cars parked.

We would like you to know that if you accept our offer, we promise to shower this home with the respect and pride it deserves. We can also promise that you will not find a better fit for this home because we love the City of Poquoson, we believe in the power of community and neighbors, and finally we are filled with kindness.

Thank you for your consideration in this matter,

J Hamilton

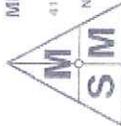
Brandi Gills
Hamilton and Brandi Gills



**SUBDIVISION PLAT
OF THE PROPERTY OF
CITY OF
POQUOSSON**

CITY OF POQUOSSON, VIRGINIA
DATE: NOVEMBER 15, 2015 SCALE: 1"=50'
PROJECT NUMBER: 15-081
REVISED: DECEMBER 1, 2015

**MICHAEL SURVEYING
& MAPPING, P.C.**
41 OLD OYSTER POINT ROAD
SUITE B
NEWPORT NEWS, VA, 23602
TEL 757.873.1762
FAX 757.873.1772



LEGEND

- 1/4" (20' X 20' TYPICAL)

Proposed for Sale

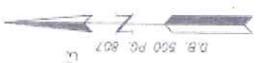
Retained Acre

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS 26TH DAY OF DECEMBER 2015, I, J. L. HARRIS, CLERK OF SAID COURT, IN THE PRESENCE OF THE LAWYERS AS THE LAW ENACTS, IN INSTRUMENT NUMBER 15-002438-0.

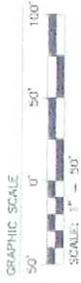
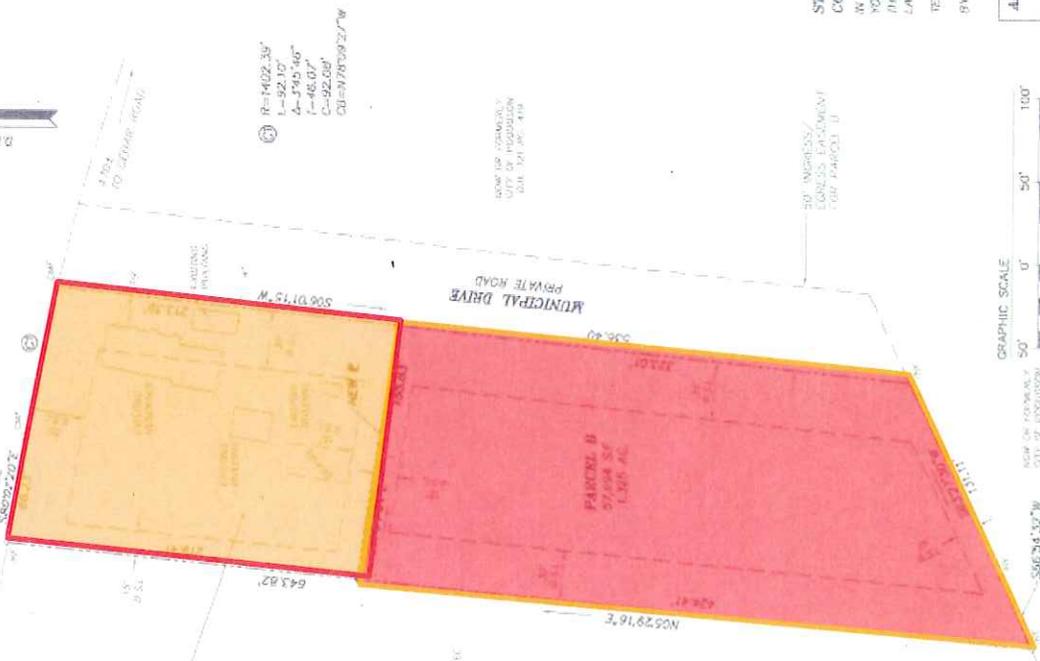
TESTE: Paul W. Michael, CLERK
BY: Paul W. Michael

APPROVED FOR THE CITY OF POQUOSSON, VIRGINIA
Paul W. Michael
CITY MANAGER
DATE: 12/14/2015



PLAYING INSTRUMENT # 15-002438-0

POQUOSSON
4282ND
80' R/W



- NOTES:**
1. ADDRESS: 826 POQUOSSON AVENUE - PARCEL 10 #19-01-00-0215.
 2. NOT ALL IMPROVEMENTS SHOWN. THE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN.
 3. A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
 4. THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY.
 5. PROPERTIES ARE LOCATED IN FLOOD ZONE AE (II, A) AS INDICATED ON THE FLOOD HAZARD MAP FOR THE CITY OF POQUOSSON, VIRGINIA COMMUNITY-PANEL NUMBER 5105830190, DATED DECEMBER 16, 2014.

OWNER'S CONSENT AND DEDICATION

THE PLATING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROMOTERS, AND TRUSTEES, IF ANY.

BY: Paul W. Michael
DATE: 12/14/2015

NOTARY PUBLIC

FOR THE STATE OF VIRGINIA, I, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION JURISDICTION, HE/SHE IS PERSONALLY KNOWN TO ME OR KNOWN UNDER MY HAND THIS 14TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC: _____ REGISTRATION NO. _____
MY COMMISSION EXPIRES: _____



SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE CITY OF POQUOSSON, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY OF THE LAND HEREON SHOWN, LESS THAN 1/250,000TH PART, AND I CERTIFY THAT THE LAND ENCOMPASSED IN THIS SUBDIVISION PLAT IS OWNED AS FOLLOWS:

CAROL ANN 12-15-00-0215 IS IN THE NAME OF THE CITY OF POQUOSSON, VIRGINIA AND WAS ACQUIRED FROM MARK W. F. REEF AND MARTHA REEF UNDER INSTRUMENT #1500060995 DATED AND RECORDED APRIL 25, 2015, AND DAILY RECORDED IN INSTRUMENT #1500060995

BY: Paul W. Michael
DATE: 12/14/2015