

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

December 19, 2018

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, December 19, 2018 in Suite 104 of the Monroe Regional Service Center (State building) located at 2796 Overseas Highway, Marathon, Florida. The meeting was called to order by Chairman Susan Matthews at 1:37 PM. Present and answering roll call in addition to Chairman Matthews were Mitchell Cook, Linda Cunningham, Barbara Neal, and Sandi Williams. Also present were Executive Director Charles Pattison, Senior Property Acquisition Specialist Mark Rosch, Office Manager Dina Gambuzza, and Counsel Ginny Stones.

The first item was additions and deletions to the agenda. Mr. Pattison addressed the Committee and proposed adding the following item to the agenda:

- Approval to add Conch Trailer Court to the Acquisition List as an affordable housing site to be purchased by Monroe County and approval of an option payment.

Mr. Cook made a motion to approve the agenda with the proposed addition and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the minutes for the November 28, 2018 meeting. Ms. Neal made a motion to approve the minutes as presented and Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of the 2019 meeting schedule. Mr. Rosch addressed the Committee. Following discussion, Ms. Cunningham made a motion to approve the item and Ms. Williams seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to purchase Lot 22, Doctors Arm 3rd Addition Section A, Big Pine Key for conservation (Mitchell/Assad). Mr. Rosch reviewed the following proposed property with the Committee. The subject property consists of a 6,000 square foot canal lot on the corner of Matthews Road and Ortega Lane on the bay side of Big Pine Key near mile marker 30. The property has a tier designation of Tier 2 – Transition and Sprawl Area, a zoning designation of Improved Subdivision, and vegetation consisting of buttonwood, tropical hardwood hammock, and exotics. Following discussion, Ms. Cunningham made a motion to approve the item at the purchase price of \$35,000 and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item was consideration of a resolution authorizing the assumption and subordination of the Land Authority's mortgage loan for the Tradewinds Hammock Apartments affordable housing development. Mr. Pattison addressed the Committee. Tradewinds Hammock Apartments is an affordable housing development on Key Largo that was subsidized by a \$2,900,000 HOME loan issued by the Florida Housing Finance Corporation (FHFC) and a \$1,089,000 mortgage loan issued by MCLA. Rural Neighborhoods Incorporated, a not-for-profit corporation, is now proposing to purchase the site from Tradewinds Hammocks, Ltd. and is requesting consent to assume MCLA's loan and keep MCLA's loan in third lien position. During discussion of the item, Mr. Rosch and Counsel Stones addressed the Committee. Following discussion, Ms. Cunningham made a motion to approve the resolution contingent upon the

inclusion of affordable housing restrictions running in favor of Monroe County with a term of at least 99 years. This approval is conditional on the FHFC's underwriting, approving the sale, and the consent to the assumption of the FHFC Home loan. Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval to add Conch Trailer Court to the Acquisition List as an affordable housing site to be purchased by Monroe County and approval of an option payment. Mr. Rosch addressed the Committee. The subject property is located on Conch Key and has 17 ROGO-exempt units (12 permanent and 5 transient). The County is considering purchasing the site for affordable housing together with the rights to either all 17 units or just the 12 permanent units. The County will be applying for grant funds from FHFC to cover the purchase price. If the County is able to enter into an acceptable option contract, staff is proposing that MCLA fund the County's purchase option payment. Following discussion, Ms. Cunningham made a motion to add the property to the Acquisition List as an affordable housing site to be purchased by Monroe County and to approve an option payment not to exceed \$15,000. Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item was the Executive Director's report. Mr. Pattison reported on recent events including the following:

- a) The status of MCLA's budget and available funds for 2019.
- b) The Governing Board has selected Heather Carruthers as its Chairman and David Rice as its Vice Chairman.
- c) BOCC Less Than Fee acquisitions – the County has closed its first transaction.
- d) The status of MCLA's partnership with DEP - the State recently closed on five properties.
- e) MCLA has had four closings since the last meeting.
- f) The next meeting is scheduled for Tuesday, January 29, 2019 at 9:00 AM. Mr. Cook, Ms. Cunningham, Ms. Neal, and Ms. Williams said they would be available to attend. Chairman Matthews said she will not be able to attend.

The meeting was adjourned at 3:34 PM.

Prepared by: _____

Dina Gambuzza
Office Manager

Approved by the Advisory Committee on January 29, 2019

