

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
ADVISORY COMMITTEE

April 24, 2019

The Monroe County Comprehensive Plan Land Authority (MCLA) Advisory Committee held a meeting on Wednesday, April 24, 2019 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 Mitchell Cook at 9:00 AM. Present and answering roll call in addition to Chairman Cook were Linda Cunningham, Susan Matthews, 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 proposed adding the following items to the agenda:

- Approval to add Block 1, Lot 10, Amended Plat of The Ladies Acre to the Acquisition List for affordable housing; to purchase the property; and to transfer the property to either the Monroe County Housing Authority or the BOCC for development.
- Approval of a revised resolution authorizing the assumption and subordination of the Land Authority's mortgage loan for the Tradewinds Hammock Apartments affordable housing development.

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

The next item was approval of the minutes for the March 27, 2019 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 to add Block 1, Lot 10, Amended Plat of The Ladies Acre to the Acquisition List for affordable housing; to purchase the property; and to transfer the property to either the Monroe County Housing Authority or the BOCC for development (Allison/Frey). Mr. Rosch reviewed the property with the Committee. The subject property is a ROGO-exempt, 6,041 square foot lot at 28279 Julia Avenue on the bay side of Little Torch Key near mile marker 28. The property has a tier designation of Tier 3 – Infill Area, a zoning designation of Urban Residential Mobile Home, and disturbed habitat conditions. The owner has agreed to sell the property for the price of \$100,000. Ms. Matthews made a motion to approve purchasing the property for the \$100,000 price subject to a satisfactory appraisal and Ms. Neal seconded the motion. There being no objections, the motion carried 5/0.

The next item was approval of a revised resolution authorizing the assumption and subordination of the Land Authority's mortgage loan for the Tradewinds Hammock Apartments affordable housing development. Mr. Pattison and Counsel Stones addressed the Committee. The transaction closing has been delayed and buyer Rural Neighborhoods, Incorporated is now proposing a \$200,000 increase in the first mortgage from \$3.75 million to \$3.95 million and a \$200,000 decrease in the HOME loan from \$2.9 million to \$2.7 million in second lien position. Following discussion, Ms. Neal made a motion to authorize changes to the primary loan and HOME loan amounts provided they remain substantially as originally stated and the combined debt of the primary loan and the HOME loan does not exceed the originally approved amount of

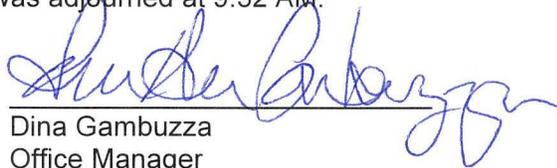
\$6,650,000. Ms. Cunningham seconded the motion. There being no objections, the motion carried 5/0.

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) MCLA has submitted the annual Payment In Lieu Of Taxes application to DEP.
- c) An update on the County's Less Than Fee program.
- d) MCLA closings since last meeting.
- e) The next meeting is scheduled for Wednesday, May 29, 2019 at 9:00 AM. Chairman Cook, Ms. Cunningham, Ms. Matthews, and Ms. Williams said they would be available to attend. Ms. Neal said she would not be able to attend.

The meeting was adjourned at 9:32 AM.

Prepared by:


Dina Gambuzza
Office Manager



Approved by the Advisory Committee on May 29, 2019