

MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
GOVERNING BOARD

August 20, 2025 Meeting Minutes

The Governing Board of the Monroe County Comprehensive Plan Land Authority held a regular meeting on Wednesday, August 20, 2025. The meeting was a hybrid format with the Governing Board members assembled at the Harvey Government Center located at 1200 Truman Avenue, Key West, Florida. Some members of the public participated via Communications Media Technology (CMT) using a Zoom Webinar platform, while other members of the public attended the meeting in person. Chairman David Rice called the meeting to order at 9:26 AM.

G-1 Roll Call. Present and answering roll call, in addition to Chairman David Rice, were Commissioner Craig Cates, Commissioner Michelle Lincoln, Commissioner Holly Raschein, and Commissioner Jim Scholl. Attending the meeting in person were Executive Director Cynthia Guerra, Office Manager John Beyers, and Counsel Greg Oropeza. Attending via CMT were Senior Property Acquisition Specialist Mark Rosch and Property Specialist Dina Gambuzza.

G-2 Bulk Approvals. A motion was made by Commissioner Lincoln and seconded by Commissioner Raschein to approve items G.3 through G.5 and G.7 through G.11 in bulk. Item G.6 was held for discussion.

G3. Approval of the minutes for the July 15, 2025, Budget meeting and July 16, 2025, Regular meeting.

G4. Review of MCLA expenses for the time period of July 1 through July 31, 2025.

G5. Monroe County Land Authority Executive Director Monthly Report for August 2025 (through July 31, 2025).

G7. Approval of a resolution amending Section 3 of Resolution 01-2025 to allow the Monroe County Comprehensive Plan Land Authority to disburse \$2,000,000 in construction funding when the Key West Housing Authority provides a written loan commitment from a lender for the full loan amount of \$6,745,445 for development of between 45 and 54 affordable housing units on property legally described as a Tract of land lying on the Island Of Key West, Monroe County, Florida and being known as a portion of Lot 5, Lots 6 through 12, Block 17, and Lots 1 through 8, a portion of Lots 9 through 12, Block 18 and land lying north of said blocks and being more particularly described as shown in Exhibit A with Parcel ID No. 00054250-000000 subject to a Land Use Restriction Agreement (LURA); and authorizing the Chairman to execute documents in support of the project. [Resolution 35-2025]

G8. Approval of a contract to purchase property for conservation within the City of Marathon - Block 34, Lot 1, Crains on Grassy Key near mile marker 58 from Francia Maitte Van Arsdel-Moore, formerly known as Francia Maitte Van Arsdel for the price of \$14,000.

G9. Approval of a contract to purchase property for conservation within the City of Marathon - Block 54, Lot 6, Crains on Grassy Key near mile marker 58 from MG FL Development, LLC for the price of \$14,000.

G10. Approval of a contract to purchase property for conservation within the City of Marathon - Block 56, Lot 16, Crains on Grassy Key near mile marker 58 from Charles Weitzel for the price of \$14,000.

G11. Approval of a contract to purchase Tier 1 property for conservation - Block 11, Lot 60, Sunset Cove on Key Largo near mile marker 99 from Suyapa Rivero for the price of \$25,000.

There being no objections, the motion carried (5/0).

G6. Approval of a resolution of the Monroe County Comprehensive Plan Land Authority resolution rescinding and replacing Resolution 03-2024; and authorizing a zero interest 50-year affordable housing construction loan in the form of a mortgage in the amount of \$6,720,000 for development of 56 affordable rental units known as the Landings at Sugarloaf Key on property legally described as a portion of Tracts A and B, Revised Plat of Amended Plat of Sugarloaf Shores Section F (PB 6-9) with Parcel ID No. 00166976-011300 and Parcel ID No. 00166976-011400 subject to a Land Use Restriction Agreement (LURA). Ms. Guerra addressed the Board and introduced Rural Neighborhoods President Steve Kirk and Marias Development Partners, LLC President Hanna Eskra. Mr. Kirk presented an overview of the project and provided explanations for the increased funding request before the Board. Ms. Eskra, who is under contract with the Land Authority to assess the financials of affordable housing projects, addressed the Board on the project financials, including the Subsidy Layering Report (credit underwriting report) that she had reviewed. Mr. Kirk and Ms. Eskra responded to Board questions regarding the developer fee as shown in the report. Following discussion, Commissioner Raschein made a motion to approve the item and Commissioner Lincoln seconded the motion. There being no objections, the motion carried 5/0. [Resolution 34-2025]

There being no further business, the meeting was adjourned at 9:49 AM.



Minutes prepared by: Cynthia Guerra
Digitally signed by Cynthia Guerra
Date: 2025.09.10 12:41:47 -04'00'
Cynthia Guerra
Executive Director

Approved by the Board on: September 10, 2025