

CITY COUNCIL AGENDA STATEMENT



Meeting Date: January 14, 2020

To: Honorable Mayor and Members of City Council

From: George Garrett, Planning Director

Through: Chuck Lindsey, City Manager

Items: Planning Report - Discussion Concerning The Purchase of IMBY, Inc As An Eleven Unit Habitat For Humanity Workforce Housing / Commercial Office Space.

RECOMMENDATION:

For Discussion and recommendation. If voted on, funds could be made available through a separate Resolution which would be placed on the Agenda for the next City Council meeting. Draft Resolution attached.

BACKGROUND:

Habitat For Humanity is seeking assistance in the final purchase of the IMBY, Inc project located at 7931 Overseas Highway, Marathon.

On May 22, 2018, the City Council approved an eleven (11) unit affordable housing project for IMBY, Inc. Seven (7) of the units exist as the old Anchor Inn Hotel and will be upgraded and converted and four (4) were to be constructed as part of the expanding project. Approved as Resolutions 2018-46 & 47.

The City attempted to provide the necessary eleven (11) affordable allocations through an Interlocal Agreement (ILA) with the County. That effort failed. Approved as Resolution 2018-61. The City ultimately approved the provision of eleven (11) affordable housing allocations using its own limited pool of affordable allocations. Approved as Resolution 2018-84.

Habitat For Humanity is seeking to purchase the project and holds a contract for sale on the property.

In assistance to Habitat For Humanity, the City has sought the purchase of the property through the Monroe County Land Authority (Similar efforts have been undertaken for a Habitat For Humanity project on 51st Street, Gulf). Requested as Resolution 2019-72. With Habitat For Humanity, the City has attended two Land Authority Advisory Committee meetings and the County Commission meeting in early December in support of the project. Through the Advisory Committee, we obtained a recommendation that the County Commission provide \$650 thousand of the required \$950 thousand purchase price. At the County Commission meeting in December of 2019, the City was able to obtain approval to provide \$800 thousand toward the purchase price. At all stages, this has been a team effort with Habitat For Humanity and Christine Todd Young.

Habitat For Humanity is seeking City funds to help offset the remaining \$150 thousand to complete the purchase. If approved, all or in part, the funds would likely be made available through use of the City's Affordable Housing Funds.

CONSISTENCY CHECKLIST:

Yes No

- | | | |
|-------------------------|-------|-----|
| 1. Comprehensive Plan | _____ | _X_ |
| 2. Other –Sewer Mandate | _____ | _X_ |

FISCAL NOTE:

APPROVED BY FINANCE DIRECTOR:

RECOMMENDATION:

For Discussion and potential vote of action / direction

Sponsored by: Lindsey

**CITY OF MARATHON, FLORIDA
RESOLUTION 2020-XXX**

A RESOLUTION OF THE CITY OF MARATHON, FLORIDA, APPROVING THE APPROPRIATION OF FUNDS THROUGH THE CITY'S AFFORDABLE HOUSING FUNDS IN THE AMOUNT OF ??? TO ASSIST IN THE PURCHASE OF THE IMBY, INC PROPERTY LOCATED 7931 OVERSEAS HIGHWAY, MARATHON, HAVING REAL ESTATE NUMBER 00347290-000000; SAID PROPERTY TO BE TITLED IN THE NAME OF THE CITY OF MARATHON; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Habitat For Humanity is seeking assistance in the final purchase of the IMBY, Inc project located at 7931 Overseas Highway, Marathon; and

WHEREAS, On May 22, 2018, the City Council approved an eleven (11) unit affordable housing project for IMBY, Inc. Seven (7) of the units exist as the old Anchor Inn Hotel and four (4) were to be constructed as part of the expanding project. Approved as Resolutions 2018-46 & 47; and

WHEREAS, The City attempted to provide the necessary eleven (11) affordable allocations through an ILA with the County. That effort failed. Approved as Resolution 2018-61; and

WHEREAS, the City ultimately approved the provision of eleven (11) affordable housing allocations using its own limited pool of affordable allocations. Approved as Resolution 2018-84; and

WHEREAS, Habitat For Humanity is seeking to purchase the project and holds a contract for sale on the property; and

WHEREAS, in assistance to Habitat For Humanity, the City has sought the purchase of the property through the Monroe County Land Authority. Similar efforts have been undertaken for a Habitat For Humanity project on 51st Street, Gulf. Requested as Resolution 2019-72; and

WHEREAS, with Habitat For Humanity, the City has attended two Land Authority Advisory Council meetings and the County Commission meeting in early December in support of the project. Through the Advisory Committee, two obtained a recommendation that the County Commission provide \$650 thousand of the required \$950 thousand purchase price. At the County Commission meeting in December, the City was able to obtain approval to provide \$800 thousand of the purchase price. At all stages, this has been a team effort with Habitat For humanity and Christine Todd Young; and

WHEREAS, Habitat For Humanity is seeking City funds to help offset the remaining \$150 thousand to complete the purchase; and

WHEREAS, The City of Marathon supports all viable efforts to construct needed affordable housing within the City of Marathon;

WHEREAS, the City wishes to support the efforts of Habitat For Humanity to acquire the IMBY, Inc. property as an affordable / workforce housing project;

WHEREAS, the precise form of ownership, in the purchase and transfer of the property through the Monroe County Land Authority to the City of Marathon, is yet to be determined; and

WHEREAS, an Agreement for long-term lease of the property to Habitat For Humanity will be developed, submitted for Council review, and presumably, be approved as appropriate at a future date,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:

Section 1. The above recitals are true and correct and incorporated herein.

Section 2. The Finance Director is directed to appropriate and distribute funds in the amount of ??? to assist the Monroe County Land Authority in the purchase of the IMBY, Inc property located at 7931 Overseas Highway, Marathon having Real Estate Number 00347290-000000.

Section 3. Said property will be transferred in ownership to the City of Marathon, Florida is and when the purchase by the Monroe County Land Authority is complet.

Section 3. The City Clerk shall forward a certified copy of this Resolution to the Monroe County Land Authority and Chair of the Board of County Commissioners.

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Marathon, Florida, this 11th day of February, 2020.

THE CITY OF MARATHON, FLORIDA

Steve Cook, Mayor

AYES:
NOES:
ABSENT:

ABSTAIN:

ATTEST:

Diane Clavier, City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE
CITY OF MARATHON, FLORIDA ONLY:**

David Migut, City Attorney

DRAFT