

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, ACCEPTING THE PROPOSAL OF A.H. OF MONROE COUNTY, INC., AND AUTHORIZING THE CITY MANAGER OR DESIGNEE AND THE CITY ATTORNEY TO NEGOTIATE THE CITY'S DEVELOPMENT AND LEASE OF AFFORDABLE AND WORKFORCE MULTIFAMILY HOUSING AT THE 3.2 ACRE PARCEL AT TRUMAN WATERFRONT, PURSUANT TO SECTION 2-797(4) (b), BEST INTERESTS OF THE CITY; AND AUTHORIZING THE CITY MANAGER TO INITIATE THE REFERENDUM PROCESS IN THE EVENT AN AGREEMENT IS EXECUTED; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS CONSISTENT THEREWITH UPON THE CONSENT AND ADVICE OF CITY ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission recognizes the crucial and immediate need for affordable housing, and seeks to expedite the development and construction process for affordable housing in the Bahama Village neighborhood of Key West; and

WHEREAS, A.H. of Monroe County, Inc. (hereinafter "AH") has submitted a proposal for consideration for lease and development of the 3.2 acres located in the Bahama Village neighborhood of Key West for the purpose of developing affordable and workforce multifamily housing (hereinafter "Proposal"); and

WHEREAS, the Proposal would not require any funding from the Community Redevelopment Trust Fund for the development of the site as all funding for this site pursuant to the Proposal "will be secured through Tax Credit funding, investors, loans, Land

Development Trust and other Florida Housing Finance Corporation Programs"; and

WHEREAS, a 50-year lease/Land Use Restriction Agreement between the City of Key West and AH in order to establish site control of the 3.2 acre project is required to be eligible for Tax Credit funding and a 99-year lease or a combination of two renewable 50-year leases is required for Home ownership housing programs; and

WHEREAS, Article VII, Section 7.03 of the Charter of the City of Key West provides:

"The lease of city-owned real property, located either in the Caroline Street Corridor and Bahama Village Redevelopment Agency area or located among those real properties exsessed by the United States Navy to the city during the local redevelopment authority process, for a term greater than twenty (20) years shall be considered a conveyance requiring referendum."

WHEREAS, pursuant to 2-797(4)(b) of the City of Key West Ordinances, the City Manager determined that exceptional circumstances exist to exempt the proposal from the competitive bid requirements in the best interests of the City and recommends approval of AH Monroe's proposal for the 3.2 Acre Parcel located in the Bahama Village neighborhood of Key West; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA AS FOLLOWS:

Section 1: That the City Commission concurs with the City Manager's recommendation and accepts the attached Proposal of A.H. of Monroe County, Inc., for the lease and development of affordable and workforce multifamily housing at the 3.2 acre parcel at Truman Waterfront/Bahama Village in accordance with the terms specified therein.

Section 2: That the City Manager or his designee and the City Attorney are authorized and directed to negotiate a contract in substantial conformance with the terms of the Proposal to present to the City Commission for final approval.

Section 3: That the City Manager or his designee is authorized to initiate the referendum process in the event the City Commission approves a contract with AH regarding the 3.2 acre parcel.

Section 4: That the City Manager or his designee is authorized to execute necessary documents upon consent of the City Attorney.

Section 5: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Authenticated by the Presiding Officer and Clerk of the Commission on \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Filed with the Clerk on \_\_\_\_\_, 2021.

Mayor Teri Johnston	_____
Vice Mayor Sam Kaufman	_____
Commissioner Gregory Davila	_____
Commissioner Mary Lou Hoover	_____
Commissioner Clayton Lopez	_____
Commissioner Billy Wardlow	_____
Commissioner Jimmy Weekley	_____

\_\_\_\_\_  
TERI JOHNSTON, MAYOR

ATTEST:

\_\_\_\_\_  
CHERYL SMITH, CITY CLERK