

MINUTES
KEY WEST BIGHT
MANAGEMENT DISTRICT BOARD MEETING
OLD CITY HALL, 510 GREENE STREET
WEDNESDAY, OCTOBER 15, 2014

A regular meeting of the Key West Bight Management District Board of the City of Key West, Florida, was held in Commission Chambers, Old City Hall, 510 Greene Street, on Wednesday, October 15, 2014.

The Chairman called the meeting to order at 5:00 p.m.

Answering roll call were Board Members Jermy Ashby, Harry Bowman, Steve Henson, Jimmy Lane, Kathryn Ovide and Chairman Michael Knowles presiding.

Absent was Board Member Dan Probert.

The pledge of allegiance to the flag of the United States of America was given by all present.

APPROVAL OF MINUTES:

1) September 10, 2014 (Regular)

It was moved by Ms. Ovide and seconded by Mr. Henson to approve the minutes. The Chairman asked for objections and seeing none the minutes were approved.

ACTION ITEMS:

2) Approving a New Lease for Advertising Space at the Key West Bight Ferry Terminal for Anderson Outdoor Advertising.

It was moved by Mr. Henson and seconded by Ms. Ovide to approve the item as presented.

The Chairman requested the Clerk call the roll.

Yeas: Board Members Ashby, Bowman, Henson, Lane, Ovide and Chairman Knowles

Nays: None

3) Approving the Lease Amendment for Third Party Ticket Booth Sales.

It was moved by Mr. Henson and seconded by Mr. Bowman to approve the item as presented.

The Chairman requested the Clerk call the roll.

Yeas: Board Members Ashby, Bowman, Henson, Lane, Ovide and Chairman Knowles

Nays: None

4) Approving a Lease Renewal for Lost Reef Adventures at 261 Margaret Street

It was moved by Mr. Bowman and seconded by Ms. Ovide to approve the item as presented.

The Chairman requested the Clerk call the roll.

Yeas: Board Members Ashby, Bowman, Henson, Lane, Ovide and Chairman Knowles

Nays: None

5) Approving Reimbursement of Expenses in the Amount of \$19,010.82 to Schooner Wharf Bar for Expenses Incurred due to City Construction of the Existing Structure on the Property.

The following people spoke on the item:

Evalena Worthington, Schooner Wharf Bar
Doug Bradshaw, Port and Marine Services Director
Larry Erskine, Chief Assistant City Attorney

It was moved by Mr. Henson and seconded by Mr. Bowman to approve the item as presented.

The Chairman requested the Clerk call the roll.

Yeas: Board Members Bowman, Henson, Lane, Ovide and Chairman Knowles

Nays: Board Member Ashby

DISCUSSION:

6) Tenants Request for Rent Abatements or Lost Revenue Reimbursement

Mr. Bradshaw addressed the Board regarding this matter. He was asking the Board for guidance on how to handle these situations that may occur due to construction projects. It was noted that the lease does not allow for abatement but in the past this situation had been handled by an amendment to a tenant's lease for final approval by the CRA.

The following people spoke on the item:

Jeff Salzmann, 703 Windsor Lane
Jack Anderson, 800 Caroline Street

After discussion by the Board expressing their concerns, Mr. Erskine stated he would bring back provisional language for the Board to review with regard to amending leases. Mr. Ashby added there should be a distinction between abatement of rent and reimbursement of expenses.

REPORTS:

Mr. Bradshaw introduced the new Deputy Director of Port and Marine Services, Karen Olson.

MANAGER'S REPORT –

Mr. Henson asked for additional signage around the construction area.

Ms. Ovide asked for an update on the Brewery. Mr. Bradshaw stated both the Brewery and the Hotel projects were due to open in December and the William Street construction would be completed in December.

Mr. Bradshaw reported they were still in negotiations with Key West Express for fuel. They wanted to renegotiate their lease for 10 years.

Mr. Bradshaw reported that City Manager Jim Scholl chose not to move forward with the new ferry service at this time.

Mr. Bradshaw would check to see if the Yankee Freedom was moved permanently to its present location.

Ms. Ovide asked about the roof repairs for Turtle Kraals and the Half Shell Raw Bar. Mr. Bradshaw reported they are approved capital projects.

ACCOUNTS RECEIVABLES –

Mr. Bradshaw reported everything looked good but would check to see what the problem was regarding payments from B.O.'s Fishwagon.

OLD BUSINESS –

Mr. Bowman reported on the meeting he attended for the Historic District Signage Task Force. Mr. Bradshaw commented that right now we operate under HARC Guidelines. Mr. Erskine clarified that there were changes (including a one-month dockage agreement and a 3% rate adjustment) that were approved by the CRA but changes to signage were not approved by the CRA.

KEY WEST BIGHT PRESERVATION ASSOCIATION –

Mr. Anderson commented that the building at Simonton and Greene Street would be town-houses. He had concerns about loss of parking at that location. He also reported on a dust problem due to the construction in the area. Mr. Anderson asked about a marketing program for the Bight. Mr. Bradshaw would get together with him and they would start that process. Mr. Anderson also mentioned that the parking lot is occupied by construction vehicles. Mr. Bradshaw stated they pay for the parking but they would be moved out for Fantasy Fest.

Ms. Olson reported she had contacted the hotel regarding clean-up of the area. She will be keeping a close eye on the problem and expected to see improvement.

PUBLIC COMMENT:

There were no comments from the public.

BOARD COMMENT:

Mr. Ashby commented that on North Roosevelt Boulevard the sign for the Historic Seaport incorrectly directs traffic in the wrong direction. He asked that this be corrected.

Chairman Knowles reported Mr. Probert's health was improving.

ADJOURNMENT:

There being no further business the Chairman adjourned the meeting at 6:16 p.m.


Susan P. Harrison, CMC, Clerk of the Board
Senior Deputy City Clerk