



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Key West Bight Management District Board

Wednesday, January 11, 2023

4:00 PM

City Hall

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

FOR VISUAL PRESENTATIONS: Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

You may attend/participate virtually via Zoom by telephoning 646-931-3860 Meeting ID: 862 4894 4470 Passcode: 255832 or online at: [https://cityofkeywest-fl-gov.zoom.us/j/862 4894 4470](https://cityofkeywest-fl-gov.zoom.us/j/862_4894_4470) Passcode: 255832

Call Meeting To Order

Roll Call

Pledge of Allegiance to the Flag

Approval of Agenda

Approval of Minutes

1 December 14, 2022

Attachments: [Minutes](#)

Presentations

2 Key West Bight Preservation Association

3 Raftelis EVP John Mastracchio, ASA, CFA - KW Bight Common Area Maintenance Charge Evaluation

Attachments: [Raftelis CAM Report 12.20.2022](#)

Action Items

- 4 Approve Lease for Paradise Enterprises, LLC
Key West Bight Ferry Terminal

Attachments: [BB Resolution](#)

[Executive Summary](#)

[Draft Lease](#)

[Exhibit B](#)

[PARADISE PORTERS 17-282 Current Lease](#)

[Corporate Filing p1](#)

[Corporate Filing p2](#)

Reports

- 5 Director's Report

Attachments: [Port and Marine Project Status 1-5-23](#)

[FT Passenger Counts \(2021 to 2023\)-December](#)

[December 2021-2022 Sales Comparison Report](#)

[KWB Rent & Gross Sales Comparison Report](#)

[KWB Rent Roll January 2023](#)

[KWB Marine Tenant Charges January 2023](#)

[SUMMARY DR15 update January 2023](#)

[KWB & FT Fuel Sales \(Gallons\) 2020-2023-December](#)

- 6 Adept Marketing Report

Attachments: [2022-12_AdeptPR-Bight Board Update](#)

- 7 Schooner Western Union Report

Attachments: [2022-12 SWUPS KWBB Update](#)

Public Comment

Board Member Comment

Adjournment