



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, December 7, 2016

5:00 PM

Old 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 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting To Order - 5:03 P.M.

Roll Call

Absent 2 - Mr. Henson, and Ms. Ovide

Present 5 - Mr. Ashby, Mr. Bowman, Mr. Gardner Jr., Mr. Hughes, and Chairman Knowles

Pledge of Allegiance to the Flag

Approval of Agenda - The Agenda was approved moving Item 5 to be heard as the first action item. Mr. Hughes asked for a moment of silence for the 75th Anniversary of Pearl Harbor.

Approval of Minutes

1 November 9, 2016 (Regular)

Attachments: [Minutes](#)

A motion was made by Mr. Hughes, seconded by Mr. Bowman, that the Minutes be Approved. The motion passed by a unanimous vote.

Reports

2 Key West Bight Preservation Association Report

Received and Filed

Action Items

- 3 Resolution approving Seawall Assessment and Permitting Task Order to Tetra Tech, Inc. for Turtle Kraals Seawall Repair, KB 1509, in an amount not to exceed \$81,580.00.

Sponsors: City Manager Scholl

Attachments: [Executive Summary](#)
[Proposal](#)
[Resolution 14-359 Contract](#)
[United Assessment](#)

A motion was made by Mr. Hughes, seconded by Mr. Gardner, Jr., that the Item be Passed as presented. The motion carried by the following vote:

Absent: 2 - Mr. Henson, and Ms. Ovide

Yes: 5 - Mr. Ashby, Mr. Bowman, Mr. Gardner Jr., Mr. Hughes, and Chairman Knowles

- 4 Approving a Lease Assignment from Schooner Exploration Assoc. LTD to Schooner Exploration Associates of Maine, LLC for the Schooner Appledore Ticket Booth located at William Street Plaza.

Attachments: [Executive Summary](#)
[Lease Assignment](#)
[Resolution 16-204 Lease](#)
[Corporate Filing](#)

A motion was made by Mr. Bowman, seconded by Mr. Ashby, that the Item be Passed as presented. The motion carried by the following vote:

Absent: 2 - Mr. Henson, and Ms. Ovide

Yes: 5 - Mr. Ashby, Mr. Bowman, Mr. Gardner Jr., Mr. Hughes, and Chairman Knowles

- 5 Approving a two-year extension of Ralons Security, LLC, Port and Marine Services Security Contract at the Key West Bight and Key West Bight Ferry Terminal.

Sponsors: City Manager Scholl

Attachments: [Executive Summary](#)
[Ralons Security Letter for City of Key West](#)
[Resolution 14-043](#)
[Contract](#)
[Resolution 15-335](#)

A motion was made by Mr. Bowman, seconded by Mr. Hughes that the Item be Passed as presented. The motion carried by the following vote:

Absent: 2 - Mr. Henson, and Ms. Ovide

Yes: 5 - Mr. Ashby, Mr. Bowman, Mr. Gardner Jr., Mr. Hughes, and Chairman Knowles

- 7 Approving use of Caroline Street Tax Increment Financing (TIF) dollars to construct Affordable Work Force Housing Units Above Commercial Space at 907 Caroline Street.

Sponsors: City Manager Scholl

Attachments: [Executive Summary](#)
[907 Caroline St 15-Year Proforma](#)
[907 Caroline St - Floor Plans](#)

A motion was made by Mr. Gardner, Jr., seconded by Mr. Hughes, that the Item be Postponed to the January 11, 2017 meeting for more information. The motion carried by the following vote:

Absent: 2 - Mr. Henson, and Ms. Ovide

Yes: 5 - Mr. Ashby, Mr. Bowman, Mr. Gardner Jr., Mr. Hughes, and Chairman Knowles

Reports Continued

- 8 Manager's Report

Attachments: [November 2016 Monthly Report](#)
[Port and Marine Project Status](#)
[Ferry Terminal Passenger Counts](#)
[November 2016 Sales Comparison Report](#)
[KWB Rent Gross Sales Comparison Report](#)
[KWB FT Montly Fuel Sales Comparison - Gallons](#)
[Occupancy Graf](#)
[2016-12-07 Adept PR Update](#)
[Schooner Western Union Preservation Society UPDATE](#)

Received and Filed

- 9 Accounts Receivables

Attachments: [KWB December 2016 Rent Roll](#)
[KWB Marina Tenant Charges December](#)

Received and Filed

Old Business

Public Comments

Board Comments

Adjournment - 6:07 P.M.