



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, March 11, 2020

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.

ALL VISUAL PRESENTATIONS (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting To Order - 5:04 P.M.

Roll Call

Absent 2 - Mr. Langley, and Chairman Knowles

Present 5 - Mr. Ashby, Mr. Gibson, Mr. Hughes, Ms. Ovide, and Vice Chair Henson

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was approved as presented.

Approval of Minutes

1 February 12, 2020

Attachments: [Minutes](#)

A motion was made by Mr. Jermy Ashby, seconded by Ms. Kathryn Ovide, that the Minutes be Approved. The motion passed by an unanimous vote.

Presentations

2 Key West Bight Preservation Association

Attachments: [Presentation Photos \(large\)](#)

Received and Filed

3 Conch Republic Independence Celebration

Attachments: [CRIC 2020 General Poster](#)

Received and Filed

4 Adept Quarterly Presentation

Attachments: [2020-02 AdeptPR-Bight Board Update](#)

Received and Filed

Action Items

5 2019 Historic Seaport Operating Expense Reconciliation

Attachments: [Executive Summary](#)
[2019 Operating Expense Detail](#)

A motion was made by Mr. Danny Hughes, seconded by Ms. Kathryn Ovide, that the Action Items - Key West Bight Operation Expense Reconciliation be Passed including the staff recommendation to have a new Cost Allocation Study performed by the CRA . The motion passed by an unanimous vote.

6 Selecting the course of action for the building at 907 Caroline St (Piano Shop).

Attachments: [Executive Summary 907 Caroline KWBB](#)
[Jan 2020 Pictures](#)
[May 2016 Bender Feasibility Study and pro forma](#)
[Housing Authority pro forma 8-14-17](#)
[April 2018 Piano Shop Inspection Report](#)
[Example Resolution of City Commission adopting HARC guidelines](#)

A motion was made by Mr. Hughes that the item be postponed until April 8, 2020 directing the staff to provide a Determination/Inspection of the building. The motion failed for lack of second.

A motion was made again by Mr. Hughes and seconded by Mr. Gibson that the item be postponed directing staff to provide a Determination/Inspection. The motion failed by the following vote: Mr. Ashby - No, Mr. Gibson - Yes, Mr. Henson - No, Mr. Hughes - Yes, Ms. Ovide - No.

A motion was made by Ms. Ovide, seconded by Mr. Gibson to choose Option #2, from the Executive Summary: Nominate the building as a contributing resource to HARC and if approved it will then be presented to City Commission. If City Commission approves it then the building will be listed as a contributing resource which would make it exempt from FEMA rules and could be rehabilitated. The motion failed by the following vote: Mr. Ashby - No, Mr. Gibson - Yes, Mr. Henson - No, Mr. Hughes - No, Ms. Ovide - Yes.

A motion was made by Mr. Ashby, seconded by Mr. Henson to choose Option #1, Demolition of the structure and construction of a new one or two story structure. The motion failed by the following vote: Mr. Ashby - Yes, Mr. Gibson - No, Mr. Henson - Yes, Mr. Hughes - No, Ms. Ovide - No.

A motion was made by Mr. Ashby, seconded by Mr. Gibson, that the Action Item be postponed until a full board is present. The motion carried by the following vote: Mr. Ashby - Yes, Mr. Gibson - Yes, Mr. Henson - No, Mr. Hughes - Yes, Ms. Ovide - No.

No: 2 - Ms. Ovide, and Vice Chair Henson

Absent: 2 - Mr. Langley, and Chairman Knowles

Yes: 3 - Mr. Ashby, Mr. Gibson, and Mr. Hughes

- 7 Approval of separating Key West Sailing Adventures into three (3) separate businesses and allowing for future selling of each

Attachments: [Memo for seperating of Business Request](#)
[Mystic Moon LEASE - Term Charter - 3-1-2019](#)
[Obsession LEASE Term charter 3-1-2019](#)
[Wild Thing LEASE Term Charter 3-1-2019](#)

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

Absent: 2 - Mr. Langley, and Chairman Knowles

Yes: 5 - Mr. Ashby, Mr. Gibson, Mr. Hughes, Ms. Ovide, and Vice Chair Henson

Reports

- 8 Director's Report

Attachments: [February 2020 Monthly Report](#)
[Port and Marine Project Status 3-4-20](#)
[FT Passenger Counts \(2018 to 2020\).pdf](#)
[February 2019-2020 Sales Comparison Report](#)
[KWB Marine Tenant Charges March 2020](#)
[KWB Rent Roll March 2020](#)
[KWB Rent & Gross Sales Comparison Report](#)
[KWB Accounts Receivable March 2020](#)

Received and Filed

- 9 Schooner Western Union Report

Attachments: [2020-02 SWUPS KWBB Update](#)

Received and Filed

Public Comments

Board Member Comments

Adjournment - 6:38 P.M.