



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Caroline Street Corridor and Bahama Village Community Redevelopment Agency

Tuesday, September 1, 2020

5:00 PM

VIRTUAL MEETING

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 - 7:46 P.M.

Roll Call

Present 7 - Commissioner Davila, Commissioner Hoover, Vice Mayor Kaufman, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley, and Mayor Johnston

Approval of Agenda - The agenda was unanimously approved as presented.

Approval of Minutes

1 August 19, 2020

Attachments: [Minutes](#)

A motion was made by Commissioner Weekley, seconded by Commissioner Lopez, that the Minutes be Approved. The motion passed by unanimous vote.

Resolutions

- 2 Rescinding Resolution 20-082; Authorizing a rent abatement for up to three months for all commercial tenants of the Key West Bight in good standing affected by the Covid-19 Emergency; reducing the base dockage rate paid by commercial water-based tenants by 50% through December 31, 2020; adjusting the monthly rent paid by commercial upland tenants to 6% of sales plus standard common area maintenance and utility charges through December 31, 2020; Providing that standard Common Area Maintenance (CAM) and utility fees shall not be waived; Authorizing the City Manager or designee to approve and execute addendums to lease or make account adjustments setting forth rent abatements and reductions; providing for an effective date.

Attachments: [Resolution](#)
 [Resolution 20-082](#)
 [Capital Projects](#)
 [Letters from Tenants](#)
 [Letters from Tenants 2](#)

A motion was made by Commissioner Kaufman, seconded by Commissioner Lopez, amend the Resolution and adopt the recommendations made by the Key West Bight Management Board from their meeting on August 19, 2020 . The motion failed by the following vote:

No: 4 - Commissioner Hoover, Commissioner Wardlow, Commissioner Weekley, and Mayor Johnston

Yes: 3 - Commissioner Davila, Commissioner Kaufman, and Commissioner Lopez

- 3 Rescinding Resolution 20-082, and replacing it with the commercial rent (upland and marine) adjustments contained herein; Authorizing a rent abatement for commercial (upland and marine) tenants for the month of April 2020; Authorizing a rent deferment for up to two months, with an up to 24-month repayment period for commercial tenants affected by the COVID-19 Emergency for the months of May and June 2020, upon individual request by tenants in good standing which meet specific criteria set forth in the Memorandum by Doug Bradshaw, Director Port and Marine Services, dated August 24, 2020; Providing for adjusted deferral payment terms for expiring and/or renewing leases; Providing for late payment penalties; Authorizing the payment of 75% (25% abated) of Base Rent for commercial for upland tenants for the months of August and September 2020; Authorizing the payment of 75% (25% abated) of Base Dockage Rent for marine tenants for the months of August and September 2020; Directing city staff to analyze and provide recommendations to the City Manager or designee with regard to rent adjustments, if any, for the months of October through December 2020 at a later date; Authorizing the City Manager or designee to approve and execute lease addendums or account adjustment to effectuate the rent abatement, deferments and adjustments.

Attachments: [Resolution](#)
 [Rent Relief Coronavirus KWB](#)
 [Rent Relief Revenue Impact Table](#)
 [Rent Relief Tenant Details](#)

A motion was made by Commissioner Hoover, seconded by Commissioner Weekley, that the Resolution be Passed. The motion carried by the following vote:

No: 1 - Commissioner Kaufman

Yes: 6 - Commissioner Davila, Commissioner Hoover, Commissioner Lopez, Commissioner Wardlow, Commissioner Weekley, and Mayor Johnston

Enactment No: Res 20-173

Adjournment - 8:11 P.M.