



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Key West Bight Management District Board

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Wednesday, July 14, 2021

4:00 PM

City Hall

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**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.

**Call Meeting To Order - 4:05 P.M.**

#### Roll Call

**Absent** 2 - Mr. Hughes, and Chairman Knowles

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

**Chairman Knowles arrived at 4:13 P.M. after roll call**

**Pledge of Allegiance to the Flag**

**Approval of Agenda - The agenda was unanimously approved as amended.**

#### Approval of Minutes

1 June 9, 2021

**Attachments:** [Minutes](#)

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

#### Presentations

2 Key West Bight Preservation Association

Received and Filed

**Action Items**

3 Recommending award to Ralons Security, LLC for Private Security Services for the Key West Bight.

- Attachments:** [Executive Summary for Award Security Contract Bight Board](#)  
[Memo Sheet](#)  
[Kemp Group Int. Corp](#)  
[American Guard Services, Inc](#)  
[Ralons Security, LLC](#)  
[Blue Shield Security & Protection](#)  
[St Moritz Security Services](#)  
[RFP #005-21 City of Key West Private Security Services](#)  
[Addendum #1 RFP 005-21 City of Key West Private Security](#)  
[Submittal Requirement Review](#)  
[Reviewer Summary](#)  
[Full scoring sheets](#)  
[Review Sheets](#)

A motion was made by Mr. Langley, seconded by Mr. Gibson, that the Action Item - Recommending award to Ralons Security, LLC be approved. The motion passed unanimous vote.

- 4 Approving award for Invitation to Bid (ITB) #21-014 - REBID: CRSC Roof / Wall Cladding - Key West Historic Seaport to One Source Restoration & Building Services, Inc., authorize the City Manager to execute the contract in the amount of \$694,553 and approving necessary budget transfer.

**Attachments:**    [Resolution](#)  
                          [Executive Summary](#)  
                          [Bid Memo](#)  
                          [One Source Proposal](#)  
                          [Marino Proposal](#)  
                          [Bid Tabulation Spreadsheet](#)  
                          [ITB #21-014 Documents](#)  
                          [ITB #21-014 Drawings](#)  
                          [Resolution #21-121 Reject Bids](#)

**A motion was made by Mr. Gibson, seconded by Ms. Ovide, that the Action Item - Approving award for invitation to Bid (ITB) #21-014 Re-bid be approved. The motion carried by the following vote:**

**No:** 1 - Vice Chair Henson

**Absent:** 1 - Mr. Hughes

**Yes:** 5 - Mr. Gibson, Mr. Langley, Ms. Ovide, Chairman Knowles, and Mr. Ashby

- 5 Approving the 2021-2022 Proposed Key West Historic Seaport Budget

**Attachments:**    [405 budget 21-22 Final](#)  
                          [FY22 City Manager Review - KWB](#)

**A motion was made by Mr. Ashby, seconded by Ms. Ovide, that the Action Items - Key West Historic Seaport Budget be approved. The motion carried by the following vote:**

**No:** 2 - Mr. Gibson, and Mr. Langley

**Absent:** 1 - Mr. Hughes

**Yes:** 4 - Mr. Ashby, Vice Chair Henson, Ms. Ovide, and Chairman Knowles

## Discussion Items

- 6 Thompson Fish House Use

**Attachments:**    [HARC Commission Recommendations for Thompson Fish House Complex 2019](#)

**Received and Filed**

- 7 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](#)

Received and Filed

## Reports

- 8 Director's Report

**Attachments:** [June 2021 Monthly Report](#)  
[Port and Marine Project Status 7-8-21 docx](#)  
[FT Passenger Counts \(2019 to 2021\)](#)  
[KWB Accounts Receivable July 2021](#)  
[June 2020-2021 Sales Comparison Report](#)  
[KWB Rent Gross Sales Comparison Report \(002\)](#)  
[KWB Rent Roll July 2021](#)  
[KWB Marine Tenant Charges July 2021](#)  
[SUMMARY DR15 update](#)

Received and Filed

- 9 Schooner Western Union Report

**Attachments:** [2021-06 SWUPS KWBB Update](#)

Received and Filed

- 10 Adept Marketing Report

**Attachments:** [Adept Update](#)

Received and Filed

## Public Comments

**Board Member Comments**

**Adjournment - 6:00 P.M.**