

Statement of Position

March 11, 2026

Issue:

Dockage concepts for When and If in the Historic Seaport, Key West Bight per Resolution KWBB 25-30, signed 11 December 2025, that are due for the March meeting are placed in a presentation section of the meeting with no opportunity for discussion by Seth Salzmann.

Introduction:

The Key West Historic Seaport voted at their December 10, 2025 meeting to adopt **Resolution KWBB 25-30** (See attachment A) seeking “to award a slip to Seth Salzmann for his historic schooner the ‘When and If’ in the Key West Bight” *Resolution KWBB 25-30, page 3, paragraph 2*, and to review potential dockage space in the Key West Bight for Seth Salzmann’s historic schooner, the When and If. According to the meeting minutes, which were approved in the January meeting, as well as the actual Resolution, this was to be prepared for the Bight Board for review in the March 2026 meeting.

Facts:

The relevant facts contained herein are derived from available records and will be cited as such.

The **Resolution KWBB 25-30** was signed by the Michael Knowles, Chairman of the Key West Bight Board on December 11, 2025. Please see attachment A. It was understood that there was to be dock construction that was already scheduled and in progress, so a slip could not be awarded at the December 10, 2025 meeting. After a discussion among the board members and with Steve McAlearney, it was decided that there would be a review of “potential and suitable dockage space for Seth Salzmann of his historic schooner, ‘When and If’ at the Key West Bight, to be presented to the Bight Board in March 2026.” *Resolution KWBB 25-30, page 3, section 1*.

To date, there have been no substantive discussions of potential dockage with either Steve McAlearney or the City Manager, Brian Barroso with Seth Salzmann.

There has been a presentation titled: **Historic and Working Vessel Policy** added to the agenda for the Bight Board March 11, 2026 meeting with attachments, including the **Resolution KWBB 25-30** (See attachment A) and a **Historic & Working Vessel Brief** (See attachment B).

It has been noted that this is in the “presentation” section of the meeting and there will not be an opportunity for Mr. Salzmann to comment or discuss this item, although it is expected that there will be action items formulated from this presentation.

Argument:

We believe this is improper handling of a formal resolution in that there have been no discussions to date and the item is placed in a presentation section of the meeting that does not allow Mr. Salzmann the ability to comment to the staff or the board members on a resolution that was made expressly for his boat slip in the marina. It was decided that Mr. Salzmann would be given a slip in the marina, and that there would be a discussion as to the location of that slip as well as the timeframe to execute the dockage agreement. With construction on the docks, it is reasonable to expect some delay in this process, and a time extension was given until the March meeting to return with a “potential and suitable dockage space for Seth Salzmann of his historic schooner, ‘When and If’ at the Key West Bight.” *Resolution KWBB 25-30, page 3, section 1*. It was discussed that according to the Key West Bight Policy Statement (See attachment B, Page 4, Section “Policy”) that the board can decide to award a slip to a historic vessel at any time, as they are not subject to the “wait list”. In the Resolution, the board clearly stated their position to give Mr. Salzmann a slip *Resolution KWBB 25-30, page 3, paragraph 2*. This has been going on since the wait list was found to be flawed and inaccurate, which is now not applicable to this situation, since the board awarded him a slip outside of the wait list. We believe adequate time has already been given to plan out how to “make a space”.

Conclusion:

Therefore, Mr. Salzmann respectfully requests the opportunity to engage with the Bight Board directly during the March 11, 2026 meeting when the agenda item is discussed, that the Resolution timeline be followed, and mutual discussions on suitable dockage along with a firm timeframe for a dockage agreement be defined and executed.

RESOLUTION NO. KWBB 25-30

A RESOLUTION OF THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD (KWBB) REQUESTING THE CITY MANAGER NEGOTIATE A DOCKAGE AGREEMENT WITH SETH SALZMAN FOR A SLIP FOR A HISTORIC SCHOONER AT KEY WEST BIGHT REVIEW POTENTIAL DOCKAGE SPACE IN THE KEY WEST BIGHT FOR SETH SALZMAN'S HISTORIC SCHOONER AT KEY WEST BIGHT TO BE PRESENTED TO THE KWBB IN MARCH 2026; PROVIDING FOR AN EFFECTIVE DATE.

~~WHEREAS, The Bight Management District Board, at its September 14, 2011 meeting, adopted a strict policy ("wait list policy") that states: "All people called that have vessels that are appropriate and will fit in the slip that are not ready to put a vessel in the vacant slip within 30 days will be moved to the bottom of the list."; and~~

~~WHEREAS, commercial slip A-1 became available on July 1, 2025, and~~

~~WHEREAS, Paul McGrail was notified by Bight Management that he was first on the commercial wait list and had a right to dock a historic schooner at slip A-1 based on a wait list entry in his name dated November 27, 2011; and~~

~~WHEREAS, as of November 24, 2025, which is nearly 5 months post notice, McGrail has still not brought said schooner to Key West Bight; and~~

~~WHEREAS, as of November 1, 2025 McGrail had not made any payments for dockage for said schooner; and~~

~~WHEREAS, McGrail was not moved to the bottom of list after 30 days as is required by the Bight Management District Board's wait list policy; and~~

~~WHEREAS, it appears that the November 27, 2011 wait list entry date, used to award slip A-1 to McGrail in July of 2025, for dockage of a schooner, had already been used to award dockage to McGrail for the parasail boat "Sebago X" on October 1, 2012; and~~

~~WHEREAS, the only other entry found on a wait list in the name of Paul McGrail is dated May 31, 2012, for a 65' schooner which had also already been used to award dockage to McGrail for the 65' schooner, Appledoor V, on or about December of 2012; and~~

~~WHEREAS, there is no record of any other entries on the wait list in the name of McGrail; and~~

~~WHEREAS, Seth Salzman's historic schooner, "When and If" appears on the wait list as the next historic schooner eligible for a wet slip on the wait list with an entry date of January 9, 2016; and~~

~~WHEREAS, Seth Salzman has complained to Bight Management and the Bight Board that not for the breach of the 30-day wait list policy and mistakes made relative to the wait list he would have been awarded slip A-1 for his historic schooner "When and If," and~~

WHEREAS, the Bight Management District Board's wait list policy states that historic vessels and working boats may be

awarded slips at any time, regardless of the wait list, with Board approval; and

WHEREAS, the Bight Management District Board seeks to award a slip to Seth Salzman for his historic schooner, the "When and If in the Key West Bight;"

WHEREAS, due to the current and pending construction in the Bight, the Bight Board is unable to award a slip in the Key West Bight to Seth Salzman at this time, and intends to review this request in Spring 2026 once construction is close to completion;

NOW, THEREFORE, BE IT RESOLVED BY THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: The Bight Management District Board hereby requests that the City Manager ~~enter into a dockage agreement with Seth Salzman for suitable dockage of his historic schooner, "When and If", at the Key West Bight~~ review potential and suitable dockage space for Seth Salzman of his historic schooner, "When and If", at the Key West Bight, to be presented to the Bight Board in March 2026.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Agency.

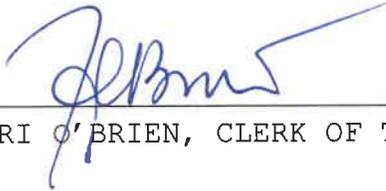
Passed and adopted by the Key West Bight Management District Board at a meeting held this 10th day of December, 2025.

Authenticated by the presiding officer and Clerk of the Agency on December 11 2025.



MICHAEL KNOWLES, CHAIRMAN

ATTEST:



KERI O'BRIEN, CLERK OF THE BOARD

Key West Bight Marina Historic and Working Vessel Tenancy Policy

Policy Revised by Bight Board in Sep, 2011

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File ID: 11-1348 | ID | Type: Action Items | **Status: Passed** | File Created: 9/2/2011

In Control: Key West Bight Management District Board | Agenda Date: 9/14/2011

Title: A Resolution of the Key West Bight Management District Board for the City of Key West, Florida, Adopting a Revised Procedure Recognizing Historical and Working Vessels for tenancy at the Key West Bight; Providing for an effective date | Final Action: 9/14/2011

Agenda Title | Minutes History (1) | Attachments (4) | Associations | Details | Approval Tracking

Sort	Attachments
1	Resolution
2	Executive Summary
3	Policy Statement
4	Wait List

Name: Resolution

Description:

Expiration Date:

Attached On: 9/8/2011 | Time: 4:24 PM

File Type: DataFile | File Size: 40 KB

Print With Reports 

Show On Internet Reports

[D060054]K:\Key West Bight Board\2011\September Meeting\11-1348 Resolution.pdf

Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD FOR THE CITY OF KEY WEST, FLORIDA, ADOPTING A REVISED PROCEDURE RECOGNIZING HISTORICAL AND WORKING VESSELS FOR TENANCY AT THE KEY WEST BIGHT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Historically, the Key West Bight had been the home to dozens of working vessels that defined Key West's rich fishing heritage; and

WHEREAS, over the passage of time, the working vessels that came to define the Key West Bight have since left the Bight area; and

WHEREAS, It is the desire of the Key West Bight Management District Board to prioritize working and historical vessels on the waiting list so as to give relevance and a historical perspective to what the Key West Bight was historically; and

NOW THEREFORE, BE IT RESOLVED BY THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD FOR THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That the Marina Management staff for the Key West Bight shall adopt the policy as stated herein recognizing working boats and vessels of historical significance by giving

said vessels priority on the waiting list for slips available at the Key West Bight.

Section 2: That the Marina Management staff for the Key West Bight shall place said vessels in a manner that makes the safety of passengers, staff and visitors and other vessels the primary objective. Placement that gives said vessels the highest visibility to the public shall be the secondary objective.

Section 3: That this Resolution shall be effective immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Key West Bight Management District Board.

Passed and adopted by the Key West Bight Management District Board at a meeting held this _____ day of _____, 2011.

Authenticated by the presiding officer and Clerk of the Key West Bight Management District Board on _____, 2011.

Filed with the Clerk _____, 2011.

MICHAEL KNOWLES, CHAIRMAN

ATTEST:

SUE HARRISON,
ASSISTANT CITY CLERK

Policy Statement



KEY WEST BIGHT POLICY STATEMENT

Commercial Wait List

Purpose

To maintain a waiting list for commercial vessels at Key West Bight.

Definitions

Commercial – Vessels for hire to the general public.

Historic Vessels – Vessels that meet the definition of the Key West Bight Historic Vessel Discount Policy.

Working Boats – Lobster boats, crab boats, shrimp boats, etc. These boats catch fish and shellfish to sell wholesale. Not available for hire to the general public.

Policy

The Key West Bight Marina will maintain a commercial waiting list for the purpose of filling vacant commercial slips in the marina. Historic vessels and working boats will not be subject to the commercial waiting list if the Key West Bight Board desires to add these vessels to the mix of the marina.

Procedures

- The Key West Bight Dockmaster will maintain a commercial waiting list on the Port share drive.
- The current commercial waiting list will remain in effect.
- People will pay a non refundable \$25 to be added to the list. The fee will help keep the list realistic and manageable.

- When a commercial slip becomes available staff will start at the top of the list and will call all vessel owners until a vessel is found that is appropriate and will safely fit in the slip.
- All people called that have vessels that are appropriate and will fit in the slip that are not ready to put a vessel in the vacant slip within 30 days will be moved to the bottom of the list.
- If a commercial fishing charter boat slip is available it will be filled with a commercial fishing boat from the list so that the approved number of fishing charter boats allowed in the Bight is maintained.
- People on the list with disconnected phone numbers will be removed from the list.
- Staff will call people on the list three times on different days if there is no answer or there is an answering machine.
- It is the person on the lists obligation to inform the Dockmaster of change of telephone number or contact information.
- Historic vessels and working boats are not subject to the waiting list but must be approved by the Key West Bight Board.
- The commercial waiting list will be purged annually.

Dates

Dates adopted, implemented, effective, sunset, etc.

Summary

- Staff currently following Board approved policy by prioritizing Historic and Working vessels on Wait List when a properly sized commercial slip BECOMES AVAILABLE.
- If the desire is to CREATE ADDITIONAL commercial slips for Historic and Working vessels, Board must direct staff to change current policy.
 - Submerged Lands Lease considerations (90%)
 - Financial considerations
 - Historic/Working: \$29.25/ft/month (25% discount)
 - Transient: <60' \$85.15/ft/month; >60' \$117.31/ft/month