



# 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, January 14, 2026

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:** For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

**Call Meeting To Order - 4:01 P.M.**

#### Roll Call

**Absent** 1 - Ms. Slivko-Bathurst

**Present** 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

*The agenda was unanimously approved as amended*

#### Approval of Minutes

1 December 10, 2025

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

A motion was made by Vice Chair Henson, seconded by Mr. Ashby, that the Minutes be Approved. The motion passed by unanimous vote.

#### Presentations

2 Key West Bight Preservation Association

Received and Filed

## Action Items

- 3 Approving and recommending the CRA award the bid to Sharp Edge Construction, Inc., in response to ITB No. 25-021, in the total amount of \$452,243.00, for the 201 William Street Spalling Repair Project - Historic Seaport (KB75022602); Authorizing the City Manager to execute all necessary documents in conformance with the bid documents, subject to the consent of the City Attorney.

**Attachments:**     [Resolution](#)  
                              [Cover Memo](#)  
                              [Bond Response](#)  
                              [SharpEdge Construction Large File](#)  
                              [Marino Construction Proposal](#)  
                              [Innovative Masonry Bldg Repair Bid Forms Large File](#)  
                              [DL Porter Proposal 12-03-25 Large File](#)  
                              [ITB 25-021 Building and Structural Repairs for City Facilities](#)  
                              [ITB 25-021 Construction Plans - 201 William Street Large File](#)

**Postponed to February 11, 2026**

- 4 Approving and recommending the CRA approve and execute the five-year lease renewal between Dragonfly Key West, LLC continuing their Lease of Unit G on Lazy Way Lane at the Historic Seaport.

**Attachments:**     [Resolution](#)  
                              [Cover Memo](#)  
                              [Lease](#)  
                              [Personal Guaranty](#)  
                              [Res. 21-036 Dragonfly](#)  
                              [SunBiz Corporate Entity](#)

**A motion was made by Vice Chair Henson, seconded by Mr. Weekley, that the Action Items - Key West Bight be Passed. The motion carried by the following vote:**

**Absent:** 1 - Ms. Slivko-Bathurst

**Yes:** 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-01

- 5 Approving Task Order #13 for the "Vanilla-Box" Renovation of 276 Margaret Street to Sea Tech of the Florida Keys, Inc., under their Construction Services Contract in the amount of \$463,199.40 and approving necessary budget transfers.

**Attachments:**     [Resolution](#)  
                              [Cover Memo](#)  
                              [TO #13 Proposal](#)  
                              [Res #23-255](#)  
                              [Contract](#)

A motion was made by Mr. Weekley, seconded by Mr. Ashby, that the Action Items - Key West Bight be Passed. The motion carried by the following vote:

**Absent:** 1 - Ms. Slivko-Bathurst

**Yes:** 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-02

## Reports

- 6 Director's Report

**Attachments:**     [Monthly Report Dec 2025](#)  
                              [Project Status 01-01-26](#)  
                              [Summary DR15 Update](#)  
                              [Marina Tenant Charges Jan 2026](#)  
                              [Rent Roll Jan 2026](#)  
                              [Rent & Gross Sales Comparison Report](#)

Received and Filed

- 7 Schooner Western Union Quarterly Update

**Attachments:**     [December 2025 Update](#)

Received and Filed

8                      Adept Marketing Report

**Attachments:**     [December 2025 Update](#)

Received and Filed

**Public Comment**

**Board Member Comment**

**Adjournment - 4:59 P.M.**