



## MEMORANDUM

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Date: May 8, 2024

To: Key West Bight Management District Board

From: Gary Moreira  
Senior Property Manager

CC: Steve McAlearney, Todd Stoughton

Subject: **Proposed Lease – Ticket kiosk serving commercial charter tenants of Pier C at the Key West Bight Marina**

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### **Introduction**

This is a request to recommend the CRA approve a new lease for a ticket kiosk servicing the commercial charter tenants of Pier C at the Key West Bight Marina.

### **Background**

At a meeting of the Key West Bight Management District Board on January 10, 2024, KWB 24-02 a motion passed authorizing and allocating funding for design and construction and installation of a ticket kiosk at Pier C. At a subsequent Bight Board meeting, KWB 24-12 a motion passed selecting Emyl Hattingh as the Lessee for the kiosk space. Installation will be allowed once plans and renderings are provided for City approval. The kiosk will not be installed as a permanent structure and will be similar to another tenant occupied kiosk at the Bight and operated by tenants of Pier C. It is anticipated that the presence of the kiosk will provide more visibility for the numerous charters operating from Pier C and increased business for the group. A background check is pending for Emyl Hatting of Argo Navis and will be completed and reviewed prior to submittal to the CRA.

### **Procurement**

**Demised Premises:** Kiosk occupying 30 square feet at the access point of Pier C

**Use:** Ticket sales and check-in for patrons of Pier C charter companies.

**Term:** 60 months from date of occupancy, but not later than July 1, 2024

<b>Rent:</b>	\$750.00 per month, (\$9,000.00/year)
<b>Increase:</b>	Increase in base rent annually based upon the Consumers Price Index.
<b>Additional Rent:</b>	Tenant shall pay its pro-rata share of CAM, Taxes, and Insurance.
<b>Percentage Rent:</b>	None
<b>Utilities:</b>	Tenant shall pay for all utility usage.

**Recommendation**

Staff recommends the Key West Bight Management District Board move to recommend execution of the attached lease by the CRA.

Exhibits:  
Lease