

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CAROLINE STREET  
CORRIDOR AND BAHAMA VILLAGE COMMUNITY  
REDEVELOPMENT AGENCY (CRA) APPROVING THE  
5-YEAR LEASE RENEWAL WITH KEY WEST BAIT &  
TACKLE, INC. FOR THE LEASE OF 241, 251A  
AND 251B MARGARET STREET IN THE HISTORIC  
SEAPORT; AND PROVIDING FOR AN EFFECTIVE  
DATE.**

WHEREAS, on April 9, 2025, via Resolution KWBB 25-10, the Key West Bight Management District Board recommended the CRA approve and execute the proposed lease renewal between the CRA and Key West Bait & Tackle, Inc.; and

WHEREAS, Key West Bait & Tackle, Inc. was recently purchased by Deanne Hopp of Fish Monster who became the Assignee under the lease effective April 1, 2025. This lease will expire on May 31, 2025 and the tenant has requested the lease be renewed for a new five-year term; and

WHEREAS, the permitted use remains the same and staff is proposing a lease renewal for sixty (60) months, commencing June 1, 2025 and ending May 31, 2030 with rent calculated at an annualized rate of \$41.74 per square foot plus any increase in the Consumer Price Index; tenant to pay its pro-rata share of CAM, Taxes and insurance and all utilities; rent 6% in excess of the percentage rent base amount; and

NOW, THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR  
AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY (CRA) AS FOLLOWS:

Section 1: the 5-year Lease Renewal with KEY WEST BAIT &  
TACKLE, INC. for the lease of 241, 251A and 251B Margaret Street  
in the Historic Seaport is hereby approved.

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.

SIGNATURES ON NEXT PAGE

Passed and adopted by the Caroline Street Corridor and Bahama Village Community Redevelopment Agency at a meeting held this day of \_\_\_\_\_, 2025.

Authenticated by the Presiding Officer and Clerk of the Agency on \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Filed with the Clerk on \_\_\_\_\_, 2025.

Chair Danise Henriquez	_____
Vice Chair Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Mary Lou Hoover	_____
Commissioner Sam Kaufman	_____
Commissioner Donald "Donie" Lee	_____

\_\_\_\_\_  
DANISE HENRIQUEZ, CHAIR

ATTEST:

\_\_\_\_\_  
KERI O'BRIEN, CITY CLERK