



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, July 15, 2026

4:00 PM

City Hall

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 - 4:00 P.M.

Roll Call

Mr. Ashby attended virtually via media technology. His physical absence was not determined to be due to an exceptional circumstance therefore he did not vote and is listed as absent in the voting blocks.

Absent 1 - Mr. Lay

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

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as presented.

Approval of Minutes

1 June 10, 2026

Attachments: [Minutes](#)

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

Action Items

2

Recommending approval and execution by the CRA of a fifteen (15) year lease renewal with Boat House Key West, LLC d/b/a Boat House, as attached hereto and made a part hereof, to continue their lease of the City property located at #1 231 Margaret Street in the Historic Seaport, Key West, Florida.

Attachments: [Resolution](#)
 [Lease](#)
 [Cover Memo \(Property Management\)](#)
 [*Large File* Res 20-100 Lease and Assignment](#)
 [Personal Guaranty CRA Ryan Gill 2026](#)
 [SunBiz - Corporate Status](#)
 [Public Notice - Renewal Negotiations](#)

Mr. Weekley recused himself prior to hearing this item and left the dais.

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

Recuse: 1 - Mr. Weekley

Absent: 2 - Mr. Ashby, and Mr. Lay

Yes: 4 - Mr. Girard, Vice Chair Henson, Mr. Malone, and Chairman Knowles

Enactment No: KWBB 26-17

- 3 Recommending the Caroline Street Corridor and Community Redevelopment Agency (CRA) approve a lease with David Bernsen dba Shrimp Boat Sound Key West, LLC for lease for the former recording studio located on Lazy Way at the Historic Seaport for a term of ten (10) years with two five (5) year renewal options and an expansion option to provide a conditional future working collaboration with Robert Spotswood to work together to preserve the studio's history.

Attachments: [Resolution](#)
 [Cover Memo](#)
 [Lease](#)
 [Corporate Status](#)
 [Public Notice for Letters of Interest](#)

Mr. Weekley returned to the dais.

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

No: 1 - Mr. Malone

Absent: 2 - Mr. Ashby, and Mr. Lay

Yes: 4 - Mr. Girard, Vice Chair Henson, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-18

- 4 Approving the draft Fiscal Year 2026-2027 Account 405 (Key West Historic Seaport) Budget, as attached hereto and made a part hereof, and recommending approval by the Caroline Street Corridor and Community Redevelopment Agency (CRA).

Attachments: [Resolution](#)
 [FY27 Budget Worksheets \(Acct 405\)](#)
 [FY27 Capital Project Detail Sheets \(Acct 405\)](#)

A motion was made by Vice Chair Henson, seconded by Mr. Girard, to Deny the Action Item. After discussion, that motion was withdrawn.

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

No: 3 - Mr. Girard, Vice Chair Henson, and Mr. Malone

Absent: 2 - Mr. Ashby, and Mr. Lay

Yes: 2 - Mr. Weekley, and Chairman Knowles

Reports

5 Director's Report

Attachments: [Monthly Report](#)
 [Project Status](#)
 [Summary DR15 Update](#)
 [Marina Tenant Charges](#)
 [Rent Roll](#)
 [Rent & Gross Sales Comparison Report](#)

Received and Filed

6 Adept Marketing Report

Attachments: [Adept Update](#)

Received and Filed

Public Comment

Board Member Comment

Adjournment - 6:06 P.M.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Wheeler, Jimmy</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Key West Bright Moon Board</i>	
MAILING ADDRESS <i>519 Elizabeth ST</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Key West</i>	COUNTY	☒ CITY	☐ COUNTY ☐ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED <i>7/15/2026</i>		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jimmy Weedley, hereby disclose that on July 15, 20 26:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I have a business relationship with BOAT HOUSE LLC.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.