

## MINUTES

### KEY WEST BIGHT MANAGEMENT DISTRICT BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

OCTOBER 12, 2011

A regular meeting of the Key West Bight Management District Board of the City of Key West, Florida, was held in Commission Chambers, Old City Hall, 510 Greene Street, on Wednesday, October 12, 2011.

The Chairman called the meeting to order at 9:03 a.m.

Answering roll call were Board Members Jermy Ashby, Jimmy Lane, Paul McGrail, Kathryn Ovide, Dan Probert, Michael Wilson and Chairman Michael Knowles presiding.

Also present were Assistant City Attorney Ron Ramsingh, Key West Bight Marine Manager Mark Tait, Port Operations Manager John Castro, Parking Manager John Wilkins, Senior Property Manager Marilyn Wilbarger and Clerk of the Board Sue Harrison.

Others in attendance were Jack Anderson from the Tenants Association.

The pledge of allegiance to the flag of the United States of America was given by all present.

#### **CHANGES TO THE AGENDA:**

It was moved by Mr. Lane and seconded by Ms. Ovide to approve the agenda. There were no objections.

#### **APPROVAL OF MINUTES:**

- 1) September 14, 2011 (Regular)

It was moved by Mr. Probert and seconded by Mr. Lane to approve the minutes of September 14, 2011.

The Chairman asked for objections, seeing none the minutes of September 14, 2011 were approved.

**ACTION ITEMS:**

- 2) Approving the Bid #12-002 for Architectural Area Lighting Fixtures with Whatley Poles for the Key West Bight Harborwalk with Rexel, Inc.

Mr. Castro, Port Operations Manager, described the bid and the project for the Board. He stated this is what would be used on the water-side for the rest of the City. Mr. Castro addressed questions regarding the cost of the project.

Mr. Probert complimented Mr. Castro on the well prepared package that was presented for their review.

It was moved by Mr. Probert and seconded by Ms. Ovide to approve the item as presented.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Lane, McGrail, Ovide, Probert, Wilson and Chairman Knowles

Nays: None

- 3) Premier Racing Contract Amendment

Ms. Wilbarger presented the second amendment to the contract that was for the last year of the 5-year contract between the CRA and Premier Racing. Premier Racing, Inc. had asked for free slip space for race week work boats and to not mandate where their charitable contribution will be made. Staff's recommendation was to continue the fees for parking and slip usage at the same discounted rate that was agreed to last year and to discontinue the charitable contribution called for in the contract as it a requirement of the street closure permit and will be addressed through that avenue.

The following people spoke on the matter:

Richard Tallmadge, 1700 Jamaica Drive  
Jack Anderson, 800 Caroline Street, Tenants Association  
Richard Fowler, 323 Fleming Street

It was moved by Ms. Ovide and seconded by Mr. Lane to amend the contract that Premiere Racing will not pay for any dockage left vacant and the City will not displace any revenue based on occupancy of the docks to the Key West Bight in terms of free dockage.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Lane, McGrail, Ovide, Probert, Wilson and Chairman Knowles

Nays: None

It was moved by Ms. Ovide and seconded by Mr. Lane to ratify the agreement that Premier Racing will not displace any revenue based on the occupancy of the docks.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Lane, McGrail, Ovide, Probert, Wilson and Chairman Knowles

Nays: None

Chairman Knowles requested Mr. Tait to bring back a revenue dock report for next month.

4) Submerged Land Lease – Key West Bight

Ms. Wilbarger stated this was a renewal for the next 10 years with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for the submerged lands lease at the Key West Bight.

It was moved by Mr. Probert and seconded by Mr. Wilson to approve the item as presented.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Lane, McGrail, Ovide, Probert, Wilson and Chairman Knowles

Nays: None

**REPORTS:**

Chairman Knowles asked that the report for the Key West Parking Lot be moved up and heard prior to the Manager's Report as Mr. Lane would be leaving the meeting.

7) Key West Bight Parking Lot Report

John Wilkins gave the Board a report on the Key West Bight Parking lot. As background the Board had requested information for lowering the rate in the lot to match the on-street rate. Mr. Wilkins reported the current rate is \$2.50 per hour at the Bight Parking lot which maxes out at \$16.25 per day. A 10-day ticket is available for purchase. On the street (800-900 blocks of Caroline) the rate is \$1.50 per hour and maxes out at 10 hours with no daily rate.

Mr. Wilkins said the rates in the Bight are set by the CRA with input from Staff and the Bight. He continued to describe the variety of parking choices in the area and with the other lots around the city. He said premium rates were justified after reviewing the information gathered in his survey. \$400,000.00 was generated last year from the Key West Bight parking lot and all that money goes back to the Bight for redevelopment.

Mr. Wilkins would be introducing new ways to direct people to the parking lot by use of a "Parking Lot Trail" from North Roosevelt Boulevard. A new entrance from Caroline Street was also planned. The new signs directing cars to the lot were in this year's budget and should be done within the next six months. The new entrance was planned under Phase III of the Common Area Plan, if funding allowed, and would take place next year.

There was discussion of flexible pricing being introduced for the parking lot during different times of the year.

Chairman Knowles requested a monthly report on the parking lot revenue based on potential revenue.

The following person spoke on the matter: Jack Anderson, Tenants Association

5) Manager's Report

Ms. Ovide asked if a presentation had been made to the Tenants Association regarding the new website. Ms. Wilbarger said they were still working out the bugs and had not yet scheduled a presentation for the Tenants Association.

Ms. Ovide asked how they were coming on the Brewery proposal. Ms. Wilbarger reported the item was scheduled for the next HARC meeting. The tentative schedule would entail receiving all the approvals necessary by March with construction to begin next summer. The project is moving forward and she had met with the partners to talk about the partnership agreement and their financials and they had received a first draft of the lease.

Ms. Ovide asked the Chairman if they (the Board) have any specifics that they would like Ms. Wilbarger to have included in the report when the presentation is made that they (the Board) let Ms. Wilbarger know of their concerns. Ms. Wilbarger anticipated a presentation with their financial package and an outline of their business plan to take place before the Board after HARC approval, hopefully next month.

Mr. McGrail asked what the lease rates would be. Ms. Wilbarger said the Board had accepted a proposal that included \$21.00 a foot plus 6% of their sales over the break-point which is market rate. She said she would come back with a blended rate because some of their space is uncovered, much the way Schooner Wharf's rate had been established.

6) Accounts Receivable

Ms. Wilbarger informed the Board of the settlement agreement with Turtle Kraals that had been approved by the CRA at their last meeting.

8) Reallocation of Slip Usage at Key West Bight Marina

Mr. Tait summarized the report on the reallocation of transient slips for the marina. He said taking into consideration the location and size of the slip and the size of the vessels he recommended relocation of several live-aboard tenants and reallocation of transient slips to live-aboard slips. He also recommended allocation of slips to several people on the waiting list. Mr. Tait expected additional revenue of \$90,000.00 in this year's budget for the marina after this reallocation.

The following people spoke on the matter:

James Merkel, 202 William Street, Island Time Charters  
William Rowan, 321 Peacon Lane  
Bonnie Rowan, 321 Peacon Lane  
Monica Haskell, 2819 Harris Avenue

9) Tenants Association Report

Jack Anderson, Tenants Association, had no report for the Board.

**OLD BUSINESS:**

Ms. Wilbarger informed the Board that the Butler Act disclaimer was in progress. She said as a follow-up to last month, no information had been received from the Board for any additional information to request from the Appraisal Company of Key West regarding the Market Rent Study.

**PUBLIC COMMENTS:**


Richard Tallmadge, 1700 Jamaica Drive

**BOARD COMMENTS**

There were no comments from the Board.

**ADJOURNMENT:**

It was moved by Mr. Probert and seconded by Ms. Ovide to adjourn. There being no further business the Chairman adjourned the meeting at 10:53 a.m.

  
Susan P. Harrison, CMC, Clerk of the Board  
Senior Deputy City Clerk