



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, February 18, 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

Ms. Slivko-Bathurst participated virtually via media technology. Her physical absence was determined not to be due to exceptional circumstances, therefore she was not called upon and is listed as absent for the purposes of voting.

Absent 1 - Mr. Ashby

Present 6 - Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, 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 January 14, 2026

Attachments: [Minutes](#)

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

Presentations

2 Key West Bight Preservation Association

Not Received

Old Business

- 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 during agenda approval to March 11, 2026.

New Business

- 4 Requesting the City Manager negotiate a Lease Agreement with Messrs. Bersen and Spottswood for the recording studio located on the Lazy Way Lane, formerly occupied by Sails in Concert, Inc; Providing for review of lease terms by the Bight Board and the Community Redevelopment Agency.

Attachments: [Resolution](#)
 [Cover Memo](#)
 [Bolte Proposal](#)
 [Milko Proposal](#)
 [Bernsen/Spottswood Proposal](#)
 [Public Notice](#)

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

Absent: 2 - Mr. Ashby, and Ms. Slivko-Bathurst

Yes: 5 - Mr. Girard, Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-03

5

Approving and recommending the CRA approve and execute the ten-year lease renewal between CRA and Tropical Shell and Gifts, Inc. for their lease of 208 Margaret Street at the Historic Seaport.

Attachments: [Resolution](#)
 [Cover Memo](#)
 [Lease Renewal](#)
 [*Large File* Current Lease](#)
 [SunBiz Corporate Entity](#)
 [Public Notice](#)

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

Absent: 2 - Mr. Ashby, and Ms. Slivko-Bathurst

Yes: 5 - Mr. Girard, Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-04

6

Approving 2024/25 Fiscal Year Common Area Maintenance Reconciliation as prepared by the Finance Department and as required in each upland lease in the Historic Seaport.

Attachments: [Resolution](#)
 [Cover Memo](#)
 [CAM Summary](#)
 [CAM Revenue & Expense Data](#)
 [Revenue](#)
 [Property Taxes](#)
 [Insurance](#)
 [Survey Net Usable SF](#)
 [CAM Billable 24-25](#)
 [CAM Summary 23-24](#)

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:

Absent: 2 - Mr. Ashby, and Ms. Slivko-Bathurst

Yes: 5 - Mr. Girard, Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-05

7

Approving and recommending the attached "Assignment of Water Testing Services Agreement" to assign a contract for water testing between the City and Eurofins Environment Testing Southeast, LLC to Eurofins Drinking Water and Wastewater Southeast, LLC on the same terms and conditions.

Attachments: [Resolution](#)
 [Cover Memo](#)
 [Assignment Package](#)
 [Res #24-296 Key West Bight & FT](#)
 [Res #22-117 & Signed Agreement Eurofins](#)
 [Flowers Contract](#)

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:

Absent: 2 - Mr. Ashby, and Ms. Slivko-Bathurst

Yes: 5 - Mr. Girard, Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-06

Reports

8 Director's Report

Attachments: [Monthly Report Jan 2026](#)
[Project Status 02-01-26](#)
[Summary DR15 update](#)
[Marina Tenant Charges Feb 2026](#)
[Rent Roll Feb 2026](#)
[Rent & Gross Sales Comparison Report](#)

Received and Filed

9 Adept Marketing Report

Attachments: [January 2026 Update](#)

Received and Filed

Public Comment

Board Member Comment

Adjournment - 5:02 P.M.