

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

A RESOLUTION OF THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD (BIGHT BOARD) TO ACKNOWLEDGE IDENTIFICATION AND AWARDING OF SUITABLE COMMERCIAL DOCKAGE IN THE KEY WEST BIGHT FOR SETH SALZMAN'S HISTORIC SCHOONER THE "WHEN AND IF", PURSUANT TO KEY WEST BIGHT MANAGEMENT DISTRICT BOARD RESOLUTION NO. 25-30 APPROVED DECEMBER 10, 2025; DECLARING SAID AWARD AS A REMEDIAL MEASURE IN RESPONSE TO ALLEGATIONS OF IMPROPER ADMINISTRATION OF THE HISTORIC VESSEL WAITLIST; PROVIDING THAT THIS AWARD SHALL NOT CONSTITUTE A PRECEDENT FOR FUTURE SLIP AWARDS AT THE KEY WEST BIGHT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on December 10, 2025, the Key West Bight Management District Board ("Bight Board") considered a proposal to direct the City Manager to negotiate a Dockage Agreement for a commercial slip for Seth Salzman's Historic Schooner at the Key West Bight; and

WHEREAS, in the course of that discussion, the Board addressed several significant issues, including on-going construction at the Key West Bight, the resulting limited availability of commercial dockage, and the application of the Bight Board's Wait List Policy to Mr. Salzman's request; and

WHEREAS, while the Bight Board's Wait List Policy provides that historic vessels and working boats may be awarded slips at any time with Board approval and without regard to waitlist position, the on-going construction at the Key West Bight rendered

the Board unable, at that time, to identify and award a suitable commercial slip to Mr. Salzman for his Historic Schooner; and

WHEREAS, to address this impasse, the Bight Board approved Resolution No. 25-30, directing City Staff to identify potential and suitable commercial dockage space for Mr. Salzman's Historic Schooner during on-going construction and "When and If," and to report findings and any action taken to the Board no later than March 2026; and

WHEREAS, separately and concurrently, Mr. Salzman, as a registered applicant on the historic vessel waitlist maintained by City Staff, raised additional concerns regarding the administration of that waitlist; and

WHEREAS, at multiple public meetings of the Board, Mr. Salzman and his attorney, Van Fischer, appeared and alleged that City Staff had improperly administered the historic vessel waitlist in connection with the award of a slip that Mr. Salzman contends should rightfully have been awarded to him; and

WHEREAS, the crux of those allegations is that an individual on the historic vessel waitlist (hereinafter "the Subject Applicant") had previously been awarded a slip from that same waitlist and, upon receiving that prior award, should have been removed from the waitlist in accordance with applicable waitlist policies and procedures, but was not; and

WHEREAS, Mr. Salzman and Mr. Fischer further alleged that, as a result of this administrative oversight, the Subject Applicant was thereafter improperly awarded an additional slip to which he was no longer entitled; and

WHEREAS, Mr. Salzman and Mr. Fischer contend that, had the waitlist been properly administered and the Subject Applicant timely removed upon receipt of his prior slip award, Mr. Salzman would have held the next priority position on the historic vessel waitlist and should have been considered for, and awarded, the vacant slip in question; and

WHEREAS, the Board has carefully considered the allegations presented by Mr. Salzman and Mr. Fischer at public meetings, together with information provided by City Staff regarding the administration of the waitlist and the circumstances surrounding the slip award at issue; and

WHEREAS, the Board finds that the allegations, if substantiated, reflect a material irregularity in the administration of the historic vessel waitlist of a nature that warrants corrective action in order to protect the integrity of the waitlist process; and

WHEREAS, based upon the foregoing, and in the interest of equity and the proper administration of the historic vessel

waitlist, the Board deems it appropriate to award a slip to Mr. Salzman as a remedial measure; and

WHEREAS, it is the desire of the Bight Board to document, for the record, that suitable commercial dockage space has since been identified and awarded to Seth Salzman for dockage of his Historic Schooner at the Key West Bight;

NOW THEREFORE, BE IT RESOLVED BY THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD AS FOLLOWS:

Section 1: That the Key West Bight Management District Board hereby records, by this resolution, that commercial dockage space has been identified and awarded to Seth Salzman for dockage of his Historic Schooner.

Section 2: That the award of commercial dockage to Mr. Salzman is made solely as a remedial measure in response to the allegations presented by Mr. Salzman and his attorney, Van Fischer, at multiple public meetings of the Board concerning the improper administration of the historic vessel waitlist, as more fully described in the recitals above. This award is not, and shall not be construed as, an adjudication or finding of fact regarding the merits of those allegations, nor an admission of liability or wrongdoing by City Staff.

Section 3: That this Resolution and the slip award made herein are specific to the facts and circumstances presented and are not intended to, and shall not, set a precedent for the future award of slips at the Key West Bight. All future slip awards shall continue to be governed by the Bight Board's Wait List Policy, applicable rules and regulations, and such procedures as the Board may establish from time to time.

Section 4: 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 Board.

Passed and adopted by Key West Bight Management District Board at a meeting held this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Authenticated by the presiding officer and Clerk of the Board on \_\_\_\_\_, 2026.

\_\_\_\_\_  
MICHAEL KNOWLES, CHAIRMAN

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, CLERK OF THE BOARD  
(Print Name)