



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, May 10, 2023

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: Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

Call Meeting To Order - 4:04 P.M.

Roll Call

Absent 2 - Mr. Hughes, and Ms. Ovide

Present 5 - Mr. Ashby, Vice Chair Henson, Mr. Langley, Mr. Lay, and Chairman Knowles

Pledge of Allegiance to the Flag

Approval of Agenda - The agenda was unanimously approved as amended

Approval of Minutes

1 April 12, 2023

Attachments: [Minutes](#)

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

4:07 P.M. - Ms. Ovide arrived to the Meeting

Presentations

- 2 Key West Bight Insurance Basics - Christina Bervaldi,
Finance Director

Received and Filed

Conch Republic Celebration - Jim Gilleran

- 3 Key West Bight Preservation Association

No Report

Action Items

- 4 Lease Renewal - Stephen Greenfield, dba Captain Quick
Dry

Attachments: [Cover Memo](#)
 [Resolution](#)
 [Lease](#)
 [Personal Guarantee CRA](#)
 [Lease - Res. 18-192](#)

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

Absent: 1 - Mr. Hughes

Yes: 6 - Mr. Ashby, Vice Chair Henson, Mr. Langley, Mr. Lay, Ms. Ovide, and Chairman Knowles

Enactment No: KWB 23-11

5 Key West Express Lease Extension Amendments - Use and Upland Lease Agreements

Attachments: [Resolution](#)
[Cover Memo](#)
[First Amendment Use Agreement](#)
[First Amendment - Upland](#)
[Use Agreement and Upland Lease Agreement - Current](#)
[Corporate Status P1](#)
[Corporate Status P2](#)

A motion was made by Mr. Henson that the Action Item - Key West Bight be Passed with a notation made to put the tenant on notice that increased foot traffic is anticipated thereby increasing their reimbursable security costs. Mr. Henson withdrew his motion that was not seconded.

A motion was then made by Mr. Ashby, seconded by Mr. Langley, that the Action Item - Key West Bight be Passed provided that staff is comfortable with the language in either agreements ensuring 100% of security costs now or in the future are reimbursable with no cap. The motion carried by the following vote:

Absent: 1 - Mr. Hughes

Yes: 6 - Mr. Ashby, Vice Chair Henson, Mr. Langley, Mr. Lay, Ms. Ovide, and Chairman Knowles

Enactment No: KWB 23-12

Reports

6 Director's Report

Attachments: [Port and Marine Project Status 5-3-23](#)
[FT Passenger Counts \(2020 to 2023\)-April](#)
[April 2022-2023 Sales Comparison Report](#)
[KWB Rent & Gross Sales Comparison Report](#)
[KWB Rent Roll May 2023](#)
[KWB Marine Tenant Charges May 2023](#)
[SUMMARY DR15 update](#)
[KWB & FT Fuel Sales \(Gallons\) 2020-2023 April](#)

Received and Filed

7 Adept Marketing Report

Attachments: [*Large File - Adept Update](#)

Received and Filed

Public Comments

Board Member Comments

Adjournment - 5:18 P.M.