

MINUTES

KEY WEST BIGHT MANAGEMENT DISTRICT BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

JANUARY 9, 2013

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, January 9, 2013.

The Chairman called the meeting to order at 9:00 a.m.

Answering roll call were Board Members Jermy Ashby, Harry Bowman, Steve Henson, Jimmy Lane, Kathryn Ovide and Chairman Michael Knowles presiding.

Board Member Dan Probert arrived at 9:01 a.m.

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

Others in attendance were Jack Anderson representing the Key West Bight Preservation 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 Board Member Ovide and seconded by Board Member Lane to approve the agenda.

The Chairman asked for objections and seeing none, the agenda was accepted.

APPROVAL OF MINUTES:

- 1) November 28, 2012 (Workshop)

It was moved by Mr. Bowman and seconded by Mr. Henson to approve the minutes of November 28, 2012. There were no objections.

- 2) December 12, 2012 (Regular)

It was moved by Mr. Lane and seconded by Mr. Henson to approve the minutes of December 12, 2012. There were no objections.

ACTION ITEMS:

- 3) Request to Rescind Previous Action on the Key West Bight Management District Board Meeting Dates and Time for 2013

Ms. Ovide introduced the item for consideration. Mr. Bowman stated from his communications with Commissioner Weekley a compromise was suggested for the meeting times to remain at 9:00 a.m. with the option to call a special meeting if needed in the evening. He accepted Mr. Weekley's compromise proposition.

It was moved by Ms. Ovide and seconded by Mr. Henson to rescind the previous action.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Bowman, Henson, Lane, Ovide, Probert and Chairman Knowles

Nays: None

- 4) Approving the Key West Bight Management District Board Meeting Dates and Time for 2013

The Clerk provided a calendar for 2013 for the Board that indicated the previously approved meeting dates setting the time of the meetings at 9:00 a.m.

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

After discussion Mr. Henson withdrew his motion to approve and presented his argument for changing the time of the meeting.

Ms. Wilbarger responded to Chairman Knowles question about the responses from the tenants. She stated there are 55 commercial marina tenants and of those 12 responses were received. All responses to the survey for preference of meeting time were reported back to the board.

The following person spoke on the matter:

Steve Talbot, Blue Q Adventures

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

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Lane, Probert and Chairman Knowles

Nays: Board Members Bowman, Henson and Ovide

5) Transient Group Rate Discount

Mr. Tait explained the group rate discount for the Board. The rate change would be applicable to smaller groups of 6.

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, Bowman, Henson, Lane, Ovide, Probert and Chairman Knowles

Nays: None

REPORTS:

6) Manager's Report

Ms. Wilbarger reported that December had been very busy. The Key West Bight Before Christmas had received many compliments that it was the best year ever.

Ms. Wilbarger reported on capital projects nearing completion, the Schooner Wharf rebuild and the Discovery Shop rebuild. The next project would be the Ferry Terminal Pier Extension. The Task Order for the structural analysis of the Thompson Fishhouse would be on the next CRA Agenda. Ms. Wilbarger had met with City Planner Don Craig regarding the Common Area Enhancement Plan way-finding, signage, landscaping, scooter and bicycle parking. The design process would be completed soon.

Mr. Tait commented that Mr. Bowman would have a report on the marina rules. Mr. Bowman stated he had spoken with the tenants on the marina rules. He had a draft report that was not ready for the Board but stated they would like to get with staff to review their suggestions.

Ms. Wilbarger reported they would like to bring an item before the Board regarding a fish-cleaning station (with plumbing and trash collection) in order to maintain the "Clean Marina" designation. She also stated the marlin had been repainted and rehung. They would also like to get an IGFA Certified weigh-in scale so in the future they would be able to host fishing tournaments.

7) Accounts Receivable Report

Ms. Wilbarger reported the Sebago/Appledore was behind one month in 12 accounts. Typically at this time of year everyone catches up. B. O.'s Fishwagon was paying based on a schedule that his attorney set up. The original proposal called for him to be caught up by the end of March. A suggestion to his attorney would be to increase his base rent to an amount almost equal to 6% of his sales. She had not yet received a response to this proposal.

Mr. Tait reported Keith Herbert on the Lucky Stick was more than two months behind and they would move forward with legal action to encourage him to catch up on his rent. Ms. Wilbarger assured the Board that late charges are calculated for tenants in arrears.

8) Old Business

Ms. Wilbarger briefly discussed the guidelines that were approved by the Board last April and they are in compliance with the HARC Guidelines. She stated there are no “grandfathered” signs. The size and materials are the only limitations to the signs allowed. Ms. Wilbarger stated the Board had given the tenants six-months to come into compliance last April and since the workshop and other meetings have transpired she suggested compliance should begin now for an additional six months. The location of the pole/sign is determined by staff. No pedestal signs are permitted. Temporary directory signs have been ordered and should be ready soon. Mr. Ramsingh added that as the Bight Board is the landlord they have final approval. Ms. Wilbarger would make sure the tenants are noticed and that HARC fees will be waived. Chairman Knowles asked for a monthly update of how many tenants are in compliance as this process moves forward.

Josh Rowan, Schooner Hindu, spoke on the matter.

9) Key West Bight Preservation Association Report

Mr. Anderson thanked everyone for committing to the time the Board gives. He expressed his request for more communication between the Board and tenants so as not to waste time.

PUBLIC COMMENTS:

Josh Rowan spoke about a possible event he is trying to organize, a classic regatta race event. He had spoken with the people in the Bight to participate in a small event this year for promotional purposes. He had also spoken with Mr. Croce and he was willing to sponsor the event. He also would be meeting with Mr. Singh and would investigate TDC sponsorship. This would be Saturday the 25th.

BOARD COMMENTS

Ms. Ovide thanked staff and Legal on their hard work for the Waterfront Brewery Lease that was approved by the CRA.

Ms. Ovide complimented staff on how much they have lessened the distractions during the meetings.

Ms. Ovide thanked Mr. Anderson for the interaction with the tenants. She asked that whenever they have an event to notify them so they could have the opportunity to attend.

Ms. Wilbarger reminded the Board there would be a small event at the Thompson's Fishhouse from the Key West Attractions Association celebrating their anniversary on the 11th from 6 p.m. to 9 p.m.

ADJOURNMENT:

There being no further business the Chairman adjourned the meeting at 10:19 a.m.


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