



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND SOUTHEAST
JACKSONVILLE, FL 32212-0030

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January 24, 2013

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CITY MAN.

Mr. Bogdan Vitas, Jr.
City Manager, City of Key West
P. O. Box 1409
Key West, FL 33040

SUBJECT: PROPOSAL FOR PUBLIC BENEFIT LEASE

Dear Mr. Vitas,

We are in receipt of your January 18, 2013 letter establishing the City's basis for a public benefit lease of the Outer Mole Pier at Truman Harbor, Key West under the authority of 10 USC § 2667(h)(2). In your letter, you stated the City plans to utilize funds generated from a new lease with the Navy to develop the Truman Waterfront into a public park. We think this concept offers a good starting point for your public benefit proposal.

As outlined in our letter of December 7, 2012, awarding a non-competitive lease requires a Secretariat determination; therefore additional detail is necessary to help us understand and move forward with your proposal. Your proposal must describe the proposed public benefit to be served; in other words, provide detailed project information such as conceptual design, scheduling, and benefits. You must also explain your rationale for why competitive lease procedures are not compatible with the public interest served (specifically, developing the park). Your proposal must provide a tangible commitment to accomplishing the proposed public park, including your plan for securing City Council approval and quantifiable data regarding project costs and your plan to use lease proceeds for park development.

Since you mentioned two sources of funds to support the proposed park in your letter, we request that you provide information on the reliability of the other funding stream and its importance to the success of the project as a whole.

Please remain mindful that time is of the essence, as the current lease expires June 30, 2013. As such, we request your revised proposal be submitted no later than February 8, 2013.

Sincerely,


ROBERT W. MCDOWELL III

Head, Real Estate

Real Estate Contracting Officer

By direction of the Commanding Officer

Copy to:
Commanding Officer, NAS Key West