



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Meeting Agenda Full Detail

### Key West Bight Management District Board

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Wednesday, February 18, 2026

4:00 PM

City Hall

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**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

#### Roll Call

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

#### Approval of Minutes

1 January 14, 2026

Attachments: [Minutes](#)

#### Presentations

2 Key West Bight Preservation Association

#### 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.

Sponsors: City Manager Barroso

**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](#)

**Legislative History**

1/14/26	Key West Bight Management District Board	Postponed
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**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.

**Sponsors:** City Manager Barroso  
**Attachments:** [Resolution](#)  
[Cover Memo](#)  
[Bolte Proposal](#)  
[Milko Proposal](#)  
[Bernsen/Spottswood Proposal](#)  
[Public Notice](#)

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.

**Sponsors:** City Manager Barroso  
**Attachments:** [Resolution](#)  
[Cover Memo](#)  
[Lease Renewal](#)  
[\\*Large File\\* Current Lease](#)  
[SunBiz Corporate Entity](#)

[Public Notice](#)

- 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.

**Sponsors:** City Manager Barroso

**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](#)

- 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.

**Sponsors:** City Manager Barroso

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

## 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](#)

**9**                      Adept Marketing Report

**Attachments:** [January 2026 Update](#)

**Public Comment**

**Board Member Comment**

**Adjournment**