



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, July 15, 2026

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: 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 - 4:00 P.M.

Roll Call

Mr. Ashby attended virtually via media technology. His physical absence was not determined to be due to an exceptional circumstance therefore he did not vote and is listed as absent in the voting blocks.

Absent 1 - Mr. Lay

Present 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Malone, Mr. Weekley, and Chairman Knowles

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as presented.

Approval of Minutes

1 June 10, 2026

Attachments: [Minutes](#)

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

Action Items

2

Recommending approval and execution by the CRA of a fifteen (15) year lease renewal with Boat House Key West, LLC d/b/a Boat House, as attached hereto and made a part hereof, to continue their lease of the City property located at #1 231 Margaret Street in the Historic Seaport, Key West, Florida.

Attachments: [Resolution](#)
 [Lease](#)
 [Cover Memo \(Property Management\)](#)
 [*Large File* Res 20-100 Lease and Assignment](#)
 [Personal Guaranty CRA Ryan Gill 2026](#)
 [SunBiz - Corporate Status](#)
 [Public Notice - Renewal Negotiations](#)

Mr. Weekley recused himself prior to hearing this item and left the dais.

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

Recuse: 1 - Mr. Weekley

Absent: 2 - Mr. Ashby, and Mr. Lay

Yes: 4 - Mr. Girard, Vice Chair Henson, Mr. Malone, and Chairman Knowles

Enactment No: KWBB 26-17

- 3 Recommending the Caroline Street Corridor and Community Redevelopment Agency (CRA) approve a lease with David Bernsen dba Shrimp Boat Sound Key West, LLC for lease for the former recording studio located on Lazy Way at the Historic Seaport for a term of ten (10) years with two five (5) year renewal options and an expansion option to provide a conditional future working collaboration with Robert Spotswood to work together to preserve the studio's history.

Attachments: [Resolution](#)
 [Cover Memo](#)
 [Lease](#)
 [Corporate Status](#)
 [Public Notice for Letters of Interest](#)

Mr. Weekley returned to the dais.

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

No: 1 - Mr. Malone

Absent: 2 - Mr. Ashby, and Mr. Lay

Yes: 4 - Mr. Girard, Vice Chair Henson, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-18

- 4 Approving the draft Fiscal Year 2026-2027 Account 405 (Key West Historic Seaport) Budget, as attached hereto and made a part hereof, and recommending approval by the Caroline Street Corridor and Community Redevelopment Agency (CRA).

Attachments: [Resolution](#)
 [FY27 Budget Worksheets \(Acct 405\)](#)
 [FY27 Capital Project Detail Sheets \(Acct 405\)](#)

A motion was made by Vice Chair Henson, seconded by Mr. Girard, to Deny the Action Item. After discussion, that motion was withdrawn.

A motion was then made by Mr. Weekley, seconded by Chairman Knowles, that the Action Items - Key West Bight be Passed. The motion failed by the following vote:

No: 3 - Mr. Girard, Vice Chair Henson, and Mr. Malone

Absent: 2 - Mr. Ashby, and Mr. Lay

Yes: 2 - Mr. Weekley, and Chairman Knowles

Reports

5 Director's Report

Attachments: [Monthly Report](#)
 [Project Status](#)
 [Summary DR15 Update](#)
 [Marina Tenant Charges](#)
 [Rent Roll](#)
 [Rent & Gross Sales Comparison Report](#)

Received and Filed

6 Adept Marketing Report

Attachments: [Adept Update](#)

Received and Filed

Public Comment

Board Member Comment

Adjournment - 6:06 P.M.