

RESOLUTION NO. _____

**A RESOLUTION OF THE CAROLINE STREET CORRIDOR
AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT
AGENCY (CRA) APPROVING BUILDING REPAIRS
REIMBURSEMENT IN THE AMOUNT OF \$104,345.00,
AND SEVEN (7) MONTHS RENT ABATEMENT IN THE
AMOUNT OF \$253,053.00 FROM THE CRA TO BOAT
HOUSE KEY WEST, LLC FOR THE PROPERTY LOCATED
AT 231 MARGARET STREET #1; APPROVING NECESSARY
BUDGET TRANSFERS AND ADJUSTMENTS; PROVIDING
FOR AN EFFECTIVE DATE**

WHEREAS, in Resolution No. 16-261, the CRA approved a Lease Agreement with Moro Management, Inc. for the Turtle Kraals Restaurant, and in Resolution No. 20-100 the lease was assigned to Boat House Key West, LLC; and

WHEREAS, the tenant, Boat House Key West, LLC invested more than \$617,000.00, and 13-months' time, in the process of making substantial improvements to the property. During demolition and construction significant damage to the basic building was identified, including deterioration of structural walls due to termite infestation and water damage due to improper exterior drainage and deficient plumbing; and

WHEREAS, at its meeting of October 12, 2022, the Key West Bight Management District Board approved Resolution 22-12, recommending that the CRA approve reimbursement to the tenant for the cost of basic building repairs, that are the duty of the

landlord pursuant to the lease, including replacement of damaged exterior and structural walls, floor leveling, drainage pipe replacement, flood prevention measures, electrical system repairs and exterior replacement, in the amount of \$104,345.00, and a rent abatement equal to seven months payment, in the amount of \$253,053.00 to be spread over the remainder of their lease, which expires March 31, 2026; and

NOW, THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1: That the CRA hereby approves reimbursement in the amount of \$104,345.00 for completed basic building repairs and a seven-month abatement of rent, exclusive of CAM and taxes, in the amount of \$253,053.00, to be made in the form of equal monthly rent credits for the duration of the lease term, ending March 31, 2026.

Section 2: A transfer of \$104,345.00 from Key West Bight Fund 405 Reserves is hereby authorized to fund the reimbursement to the tenant, Boat House Key West, LLC, for the repairs. Other necessary budget adjustments or amendments are hereby authorized.

Section 3: That the City Manager or designee is authorized to execute any related documents, upon consent of the City Attorney.

Section 4: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Agency.

Passed and adopted by the Caroline Street Corridor and Bahama Village Community Redevelopment Agency at a meeting held this _____ day of _____, 2022.

Authenticated by the presiding officer and Clerk of the Agency on _____, 2022.

Filed with the Clerk _____, 2022.

Chair Teri Johnston	_____
Vice Chair Sam Kaufman	_____
Commissioner Gregory Davila	_____
Commissioner Mary Lou Hoover	_____
Commissioner Clayton Lopez	_____
Commissioner Billy Wardlow	_____
Commissioner Jimmy Weekley	_____

TERI JOHNSTON, CHAIR

ATTEST:

CHERYL SMITH, CITY CLERK