

MINUTES

TRUMAN WATERFRONT ADVISORY BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

TUESDAY, JANUARY 17, 2012

A regular meeting of the Truman Waterfront Advisory Board of the City of Key West, Florida was held in Commission Chambers, Old City Hall, 510 Greene St. on January 17, 2012.

Chairman Jim Gilleran called the meeting to order at 6:04 p.m.

Answering roll call were Board Members Pat Labrada, Albert Sullivan, Owen Trepanier, Richard Tallmadge, Vice-Chairman Margaret Domanski, Chairman Jim Gilleran and non-voting Ex- officio Board Member Mike Guarino, State Park.

Absent were newly appointed member Robert Cintron non-voting Ex- officio Ron Demes, Navy, Sean Morton, NOAA, Jayne Blatherwick, State Park.

Also present were City Staff Assistant City Manager Mark Finigan, City Attorney Shawn Smith, Port Operations Project Manager Doug Bradshaw and Cruise Ship Coordinator Martha Arencibia.

The Pledge of Allegiance to the flag of the United States of America was given by all present.

APPROVAL OF AGENDA

The Board unanimously agreed to move Discussion Item 7. Marina Development and Lease up on the agenda directly after Approval of Minutes Item 3.

The agenda was unanimously approved with the above change.

APPROVAL OF MINUTES

August 22, 2011
September 16, 2011
December 19, 2011

It was moved by Mr. Trepanier and seconded by Mrs. Domanski to approve the Minutes of August 22, 2011.

The Minutes were unanimously approved.

It was moved by Mr. Trepanier and seconded by Mrs. Domanski to approve the Minutes of September 16, 2011.

The Minutes were unanimously approved.

It was moved by Mrs. Domanski and seconded by Mr. Trepanier to approve the Minutes of December 19, 2011.

The Minutes were unanimously approved.

DISCUSSION

Marina Development and Lease

Bill Spottswood, 500 Flemming Street, representing Meisel Spottswood Management, gave a brief update on the status of the Marina Development Negotiations between MSM and the City. Mr. Spottswood stated that there were two critical factors still pending determinations in order to move ahead on marina design and development. The first of these is the possible relocation of the Coast Guard Cutter Ingham from the proposed marina area. According to Mr. Spottswood, the current location of the historic ship directly impacts marina design and capabilities. Mrs. Domanski reported that Former Commissioner Bill Verge told here there is consideration on moving the Ingham to another berthing area now under control of the Navy. The second critical area according to Mr. Spottswood is questions about proposed upland developments for the park portion

not included in the Marina planning. In response to a question by Mr. Tallmadge, Mr. Spottswood stated that MSM will coordinate marina upland plans with the upland park plans being developed now by Bermello, Ajamil and Associates. According to Mr. Spottswood both the Ingham location and upland park development plans will play a major part in determining the financing of the marina.

ACTION ITEM

Modification of Resolution Establishing the Truman Waterfront Advisory Board.

Staff answered question regarding appointment procedure and qualifications for appointment to TWAB by Commissioners.

PUBLIC COMMENTS

Robert Kelly, 1801 N. Roosevelt Blvd.

Ray Blazevic 3052 Riviera Drive

It was moved by Mr. Sullivan and seconded by Mrs. Domanski to direct the City Attorney to draft a Resolution to go before the LRA, amending the Resolutions governing the composition and appointment of the TWAB members as follows: That the Commission endeavor to appoint at least one member from each of the following disciplines: legal, accounting, planning and construction. Delete the requirement that a member be appointed based upon recommendation by the Chamber of Commerce
YEAS: Board Members Mr. Labrada, Mr. Sullivan, Trepanier, Tallmadge, Domanski and Chairman Gilleran

NAYS: None

Motion passed.

The draft resolution with these changes will come back to the TWAB at their February 2012 meeting.

Recommend Approval of the attached lease between the LRA and Family Pride Senior Care of Key West, LLC, contingent upon the revocation and cancellation of the lease with Florida Keys Assisted Care Coalition, Inc. .

Assistant City Manager Mark Finigan and City Attorney Shawn Smith updated the Board on the ongoing negotiations between the City of Key West and Family Pride. They gave a detailed explanation of the lease before them and staff's recommendations on the Open/Unresolved item.

Mr. Smith stated that in reviewing the Family Pride Senior Care of Key West, LLC, he found that they were not incorporated in the State of Florida. There was lengthy discussion on several questions members of the TWAB has on the latest draft of the lease presented to them prior this TWAB meeting. Chairman Gilleran commended the staff on the excellent job they had done in negotiating this lease with Family Pride keeping the long terms interests of the City as a priority. Of note, there were no representatives from Family Pride or from the Florida Keys Assisted Care Coalition present at the TWAB meeting.

PUBLIC COMMENTS

Robert Kelly, 1801 n. Roosevelt Blvd.

It was moved by Mrs. Domanski and seconded by Mr. Sullivan, to recommend to the LRA approval of the proposed Family Pride lease and the TWAB's support of city staff's recommendations regarding the open/unresolved items of rent increases, assignment and building permit allocations.

YEAS: Board Members Mr. Labrada, Mr. Sullivan, Trepanier, Tallmadge, Mrs. Domanski and Chairman Gilleran

NAYS: None

Motion passed.

DISCUSSIONS

Prioritize Recreational Areas of the Park

It was moved by Mr. Trepanier and seconded by Mr. Sullivan to table to the next meeting.

Motion passed unanimously.

PUBLIC COMMENTS

Robert Kelly, 1801 N. Roosevelt Blvd.

Ray Blazevic, 3052 Riviera Drive

BOARD COMMENTS

The Board welcomed newly appointed member Pat Labrada.

Mrs. Domanski requested staff to reach out to newly appointed board member Robert Cintron regarding TWAB attendance policies and notifications.

Mr. Sullivan commented on the need for public support regarding issues coming before the Board.

NEXT MEETING

Due to the next regularly scheduled meeting falling on a holiday, staff were directed to contact Board members with alternate dates.

ADJOURNMENT

It was moved by Mrs. Domanski and seconded by Mr. Trepanier to adjourn.
There being no further business, the Chairman adjourned the meeting at 7:45 p.m.

Martha Arencibia, Clerk of the Board
Port Operations Coordinator