



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Caroline Street Corridor and Bahama Village Community Redevelopment Agency

Tuesday, May 6, 2025

5:00 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 - 5:15 P.M.

Roll Call

Commissioners Carey and Hoover attended virtually via media technology

Present 7 - Commissioner Carey, Commissioner Castillo, Commissioner Haskell, Commissioner Hoover, Commissioner Kaufman, Commissioner Lee, and Mayor Henriquez

Citizen Comments

Approval of Agenda

The agenda was unanimously approved as presented

CONSENT AGENDA*

*Item is considered to be routine and enacted by one motion with no separate discussion, unless requested by a Commission Member. The City of Key West may take action on any matter during this meeting, including items that are not set forth within this agenda.

Approval of Minutes

1

*April 1, 2025

Attachments: [Minutes](#)

Resolutions

- 2 *Approving the 5-Year Lease renewal between the CRA and RED Hospitality & Leisure Key West, LLC dba Sebago Watersports for Units I & J on Lazy Way Lane in the Historic Seaport.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
 [Cover Memo](#)
 [Lease](#)
 [KWBB 25-08](#)
 [Personal Guaranty](#)
 [2019 Lease and Assignment of lease agreement](#)
 [SOS Delaware - Corporate Status](#)

Passed

Enactment No: Res 25-107

- 3 *Approving the 5-Year Lease renewal between the CRA and RED Hospitality & Leisure Key West, LLC dba Sebago Watersports for the Lazy Way Ticket/Check-in Booth in the Historic Seaport.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
 [Cover Memo](#)
 [Lease](#)
 [Personal Guaranty](#)
 [KWBB 25-09](#)
 [Res 19-192 Lease Assignment and Lease](#)
 [SOS Delaware - Corporate Status](#)

Passed

Enactment No: Res 25-108

- 4 *Approving the 5-Year Lease renewal with Key West Bait & Tackle, Inc. for the lease of 241, 251A and 251B Margaret

Street in the Historic Seaport.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo](#)
[Lease](#)
[Guaranty](#)
[KWBB 25-10](#)
[Res 25-081 Lease Assignment](#)
[2021 KW Bait and Tackle Lease](#)
[Sun Biz Corporate Status](#)

Passed

Enactment No: Res 25-109

5

*Approving the attached "Defense Infrastructure Grant Agreement" Number S0282 with the State of Florida Department of Commerce for the construction of the final phase of the Bahama Village Community Center Resilience Hub and Structural Hardening at the Frederick Douglass Gym in the amount of \$1,000,000.00 State / \$300,000.00 CRA Match; Authorizing the City Manager to execute the necessary documents, upon advice and consent of the City Attorney's Office; Authorizing City Manager approval and execution of subsequent amendments to the Grant Agreement which may adjust grant funding allocations to the City or modify the project scope or period of performance, upon advice and consent of the City Attorney's Office; Authorizing any necessary budget amendments and transfers to accept the funding.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo](#)
[S0282 Grant Agreement](#)
[Grant application](#)

Passed

Enactment No: Res 25-110

Approval of the Consent Agenda

A motion was made by Commissioner Castillo, seconded by Commissioner Lee to Approve the Consent Agenda. The motion was carried unanimously.

6

Rejecting all bids for Invitation to Bid #25-009 for Schooner Wharf Floating Docks Replacement; Directing the Re-Bid to include recommendations of the Key West Bight Management District Board (KWBB).

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo](#)
[KWBB 25-11](#)
[ITB 25-009 Re-Bid Documents](#)
[Bid Memo](#)
[Gemstone RDI Proposal](#)
[Gemstone RDI Clarification email](#)
[Gemstone RDI Additional Information](#)
[Florida Keys Proposal](#)
[Florida Keys Clarification email](#)
[Florida Keys Additional Information](#)
[KWBB 25-04](#)

A motion was made by Commissioner Kaufman, seconded by Commissioner Castillo, to approve the Resolution as presented. After debate, that motion was withdrawn by both members.

A motion was then made by Commissioner Kaufman, seconded by Commissioner Lee, to approve staff's selection and award the Bid (ITB #25-009) to Gemstone RDI. The motion carried by the following vote:

No: 3 - Vice Chair Carey, Commissioner Castillo, and Commissioner Haskell

Yes: 4 - Commissioner Hoover, Commissioner Kaufman, Commissioner Lee, and Chair Henriquez

Enactment No: Res 25-111

Adjournment - 5:25 P.M.