

# MEMORANDUM



**Date:** May 4<sup>th</sup> 2013  
**To:** Bob Vitas, City Manager  
**Cc:** Key West Bight Management District Board  
**From:** Marilyn Wilbarger  
**Re:** April 2013 Monthly Report for Key West Bight/City Marina

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## I. Key West Bight Operations:

- Schooner Wharf certificate of occupancy received and building returned to the tenant
- Margaret St. parking lot configured for new trees with striping and blocks
- New carpet Installation at Ferry Terminal completed
- Structural Assessment of Thompsons Fish House in progress
- Requested proposals for new AC units for both bath houses
- ITB for Grounds Maintenance in review process
- Task Order for Common Area Enhancement Plan completed

## Key West Bight Marina:

- Transient dockage revenues are down 3% this April compared to last April.
- Lubed all pricing gears inside the fuel dispensers.
- Replace old dock lines with new dock lines on Fuel Dock.
- Installed fenders alongside of D Dock. 19,866 passengers passed through the ferry terminal this April compared to 14,659 last April.
- New sign post installation on-going

## City Marina:

- 57 vessels are in Key West Mooring field
- The Tarpon Pier construction continuing with 100 percent of new dock sections installed, plumbing, electric, water lines completed.
- Five new pilings ordered to replace broken pilings on Tarpon and one broken piling on Kingfish
- One new wood piling ordered to replace broken piling in Key West mooring field
- Inspection completed for anchor assembly and anchor heads. Staff had American Underwater check 20 Anchors in Key West Mooring field for loss of metal or fatigue around the top of the anchor at the point of attachment for the anchor head. Inspectors determined that the equipment is in good shape with minor replacement needed to anchor head bolts on some units. The 20 anchors inspected were in various locations throughout the 149 rig field in different depths and water current conditions
- Front staircase to dock masters office replaced

## II. Priorities for the Upcoming Month

- Trash Enclosure for Garrison Bight to be bid
- Task Order alternate for traffic circle at William Street
- Fish Cleaning Station Design
- Install Cale machine at Ferry Terminal
- Final completion of Discovery Building
- Identify Grant opportunities
- Installation of new cedar, lighted sign poles upon written tenant request
- Receive HARC approval and necessary permits to install new fuel signs on the fuel docks.
- Wahoo, Kingfish Pier sewer system installation rebid
- Revamp perimeter markers in Key West Mooring field

## III. Capital Project Updates

Project	Status	Comments
Common Area Signage, Landscape, Entries, traffic circle	Bight Board Agenda - May	Task Order complete and in for approval
Piano Shop	Construction Drawings Received	Revising Doors and Windows
Discovery Rebuild	Substantial completion	Waiting for Flood Panels
Transient Boater Facility	Tree Commission - May	
Ferry Terminal Pier Extension	Drawing submitted	Army Core Review
Thompsons Fish House Structural Repairs	Structural Assessment in progress	
Tarpon Pier	Project underway	New pier docks at 100% Installation water ,electric
Turtle Kraals Wall Rebuild	Exploratory dig complete	Design Documents under review

# KEY WEST BIGHT, CITY MARINA, FERRY TERMINAL MONTHLY SALES COMPARISON April 2013

	Apr '12	Apr '13
Garrison Bight	\$ 125,138	\$ 140,258
KW Bight	\$ 572,872	\$ 569,810
Ferry Terminal	<u>\$ 31,733</u>	<u>\$ 39,415</u>
 Grand Total	 \$ 729,743	 \$ 749,483

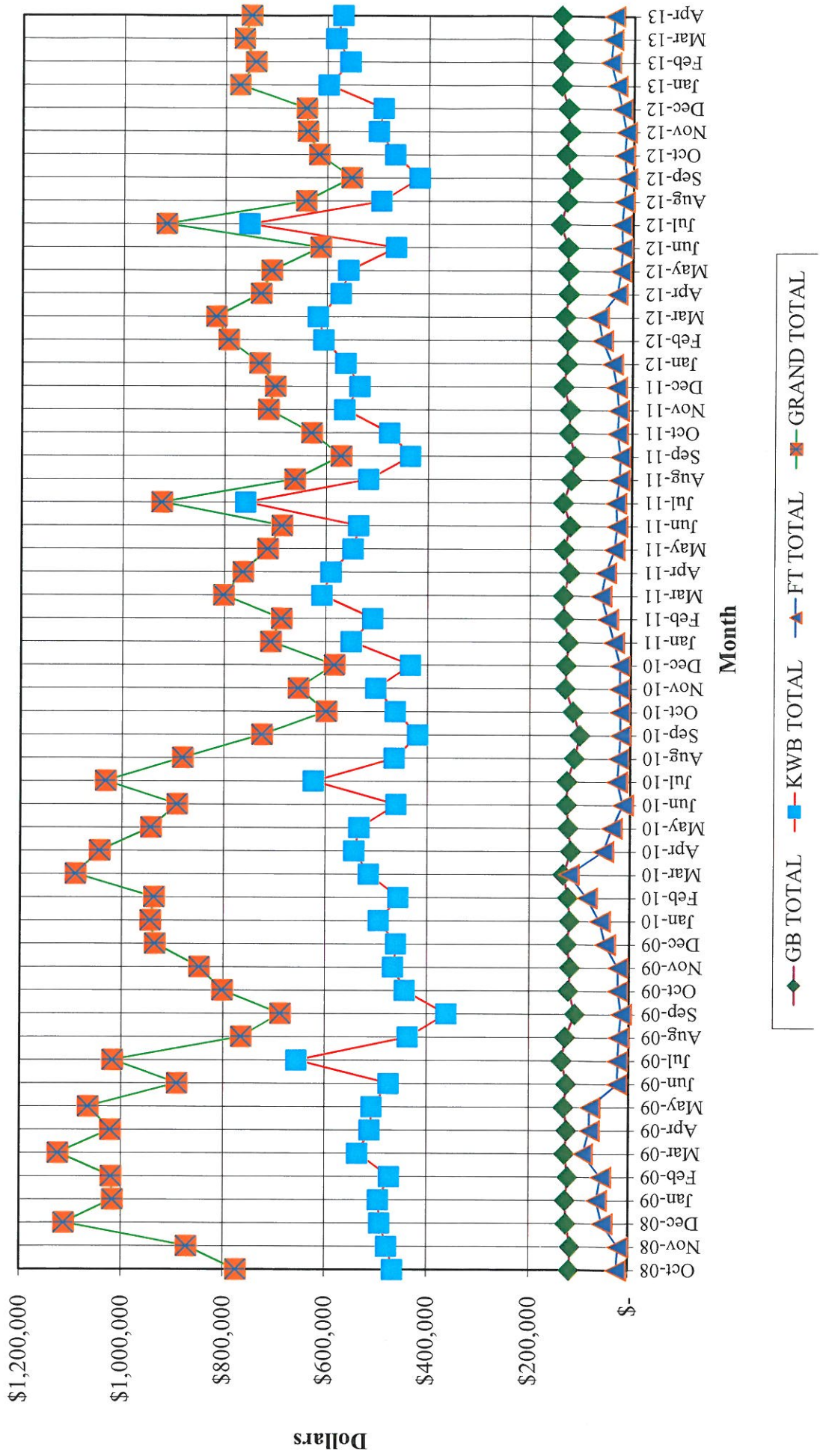
**April Actual to April Budget: \$749,483/\$774,235 (3% Under)**

**YTD Sales to Annual Budget: \$4,922,049/\$9,290,816 (53% Achieved)**

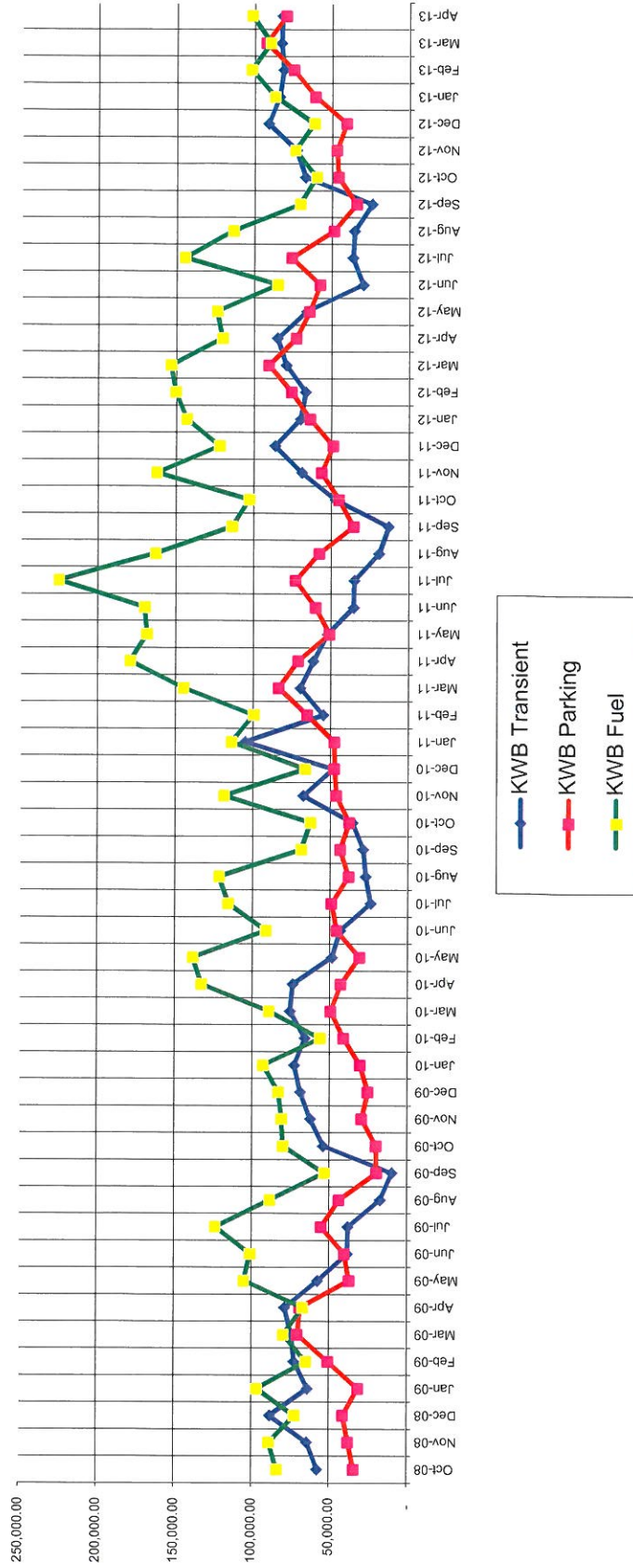
Garrison Bight transient dockage revenues are up 21% this April compared to last April. Ramp revenues are down 9%, parking down 11% and pump-out is down 34%. Mooring field revenues are up 36%.

Key West Bight transient dockage revenues are down 3% this April. Dinghy dock revenues are down 1%, pump-out are up 33% retail sales (sodas) up 25%, parking is up 9% and fuel sales are down 15%. 19,866 passengers passed through the ferry terminal this April compared to 14,659 last April.

# Key West Bight, City Marina, Ferry Terminal Sales History



# Key West Transient Dockage, Fuel and Parking Revenue



**MONTHLY FUEL SALES COMPARISON (GALLONS)**

	FY08		FY09		FY10		FY11		FY12		FY13	
	GAS	DIESEL	GAS	DIESEL	GAS	DIESEL	GAS	DIESEL	GAS	DIESEL	GAS	DIESEL
OCT	3,941	27,836	1,921	19,150	4,490	24,024	4,742	16,556	5,135	20,926	5,796	8,243
NOV	20,922	27,993	7,931	20,305	4,770	23,843	9,236	26,134	11,911	24,943	8,473	8,923
DEC	4,523	30,524	4,587	26,399	2,445	27,834	1,904	18,184	5,397	24,633	4,533	10,581
JAN	8,368	27,649	7,603	41,534	4,077	30,445	6,665	28,525	7,907	26,914	9,436	11,117
FEB	6,410	31,819	5,165	25,434	2,110	17,483	4,254	23,812	6,112	28,936	5,661	12,806
MAR	7,447	37,799	6,160	33,370	3,670	25,965	7,109	31,360	7,114	27,204	8,248	11,683
APR	9,473	43,007	8,977	38,287	5,676	36,491	8,357	35,591	8,498	18,021	10,875	11,994
MAY	8,481	37,843	10,603	34,092	6,141	38,550	8,559	29,152	14,728	12,483	0	0
JUN	7,682	37,725	7,147	31,617	5,543	22,975	12,936	25,991	9,192	10,580	0	0
JUL	8,849	36,185	9,435	32,308	6,430	27,383	21,699	29,755	17,857	16,268	0	0
AUG	6,986	23,841	5,586	26,755	11,948	24,931	13,764	25,154	15,457	10,368	0	0
SEP	2,369	11,321	3,103	17,317	5,758	15,591	6,846	21,463	7,153	8,885	0	0
<b>TOTAL</b>	<b>95,431</b>	<b>373,542</b>	<b>78,218</b>	<b>346,568</b>	<b>63,058</b>	<b>315,515</b>	<b>106,071</b>	<b>311,677</b>	<b>116,461</b>	<b>230,161</b>	<b>53,022</b>	<b>75,347</b>

**KEY WEST BIGHT PARKING REVENUE**

<u>LOCATION FY13</u>	<u>REVENUE ACCT</u>	<u>OCT 2012</u>	<u>NOV 2012</u>	<u>DEC 2012</u>	<u>JAN 2013</u>	<u>FEB 2013</u>	<u>MAR 2013</u>	<u>APR 2013</u>
Caroline Street Lot	34450-00	\$ 34,053.49	\$ 36,104.79	\$ 32,035.49	\$46,916.98	\$55,414.00	\$65,450.05	\$56,224.01
Waterfront Meters	34450-00	\$ 1,279.40	\$ 1,589.62	\$1,238.89	\$1,838.53	\$2,218.66	\$2,318.71	\$1,769.24
Conch Republic (Greene St.)	34450-00	\$ 4,461.95	\$ 3,229.33	\$2,031.50	\$4,183.06	\$7,600.20	\$12,785.07	\$11,957.07
Train Station/Dive Shop	34450-00	\$ -	\$ -	\$ -	\$ 1,253.91	\$3,776.74	\$5,619.59	\$3,678.56
908 Caroline St. Tenant Lot	34450-00	\$ 1,255.77	\$ 1,324.08	\$1,465.07	\$1,465.07	\$1,441.81	\$1,465.07	\$1,418.56
Margaret St. Plaza	34450-00	\$ 4,849.03	\$ 4,637.03	\$3,832.93	\$5,167.16	\$4,481.91	\$5,046.47	\$4,685.91
Ferry Terminal Meters	34450-02	\$ 474.11	\$ 323.39	\$160.30	\$722.50	\$777.69	\$823.29	\$787.87
<b>TOTAL</b>		<b>\$ 46,373.75</b>	<b>\$ 47,208.24</b>	<b>\$40,764.18</b>	<b>\$61,547.21</b>	<b>\$75,711.01</b>	<b>\$93,508.25</b>	<b>\$80,521.22</b>

**HOURS**

<u>LOCATION FY12</u>	<u>REVENUE ACCT</u>	<u>OCT 2011</u>	<u>NOV 2011</u>	<u>DEC 2011</u>	<u>JAN 2012</u>	<u>FEB 2012</u>	<u>MAR 2012</u>	<u>APR 2012</u>
Caroline Street Lot	34450-00	\$ 39,297.03	\$ 49,659.25	\$ 44,625.83	\$ 56,501.11	\$ 68,319.55	\$ 80,094.28	\$ 64,940.10
Waterfront Meters	34450-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Greene St. Meters	34450-01	\$ 3,599.94	\$ 3,594.23	\$ 2,062.56	\$ 3,729.04	\$ 4,330.04	\$ 5,200.72	\$ 4,267.41
Train Station/Dive Shop Meters	34451-00	\$ 1,077.55	\$ 1,901.52	\$ 781.55	\$ 2,000.89	\$ 1,804.19	\$ 3,793.36	\$ 2,176.96
908 Caroline St. Lot	34450-00	\$ 1,068.83	\$ 1,255.77	\$ 1,511.58	\$ 1,604.57	\$ 1,438.16	\$ 1,674.36	\$ 1,674.36
Margaret St. Plaza	34450-00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ferry Terminal Meters	34450-02	\$ 329.20	\$ 306.56	\$ 503.26	\$ 560.30	\$ 461.45	\$ 1,076.48	\$ 381.39
<b>TOTAL</b>		<b>\$ 45,372.55</b>	<b>\$ 56,717.33</b>	<b>\$ 49,484.78</b>	<b>\$ 64,395.91</b>	<b>\$ 76,353.39</b>	<b>\$ 91,839.20</b>	<b>\$ 73,440.22</b>