

MINUTES

KEY WEST BIGHT MANAGEMENT DISTRICT BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

SEPTEMBER 14, 2011

A regular meeting of the Key West Bight Management District Board of the City of Key West, Florida, was held in Commission Chambers, Old City Hall, 510 Greene Street, on Wednesday, September 14, 2011.

The Chairman called the meeting to order at 9:01 a.m.

Answering roll call were Board Members Jermy Ashby, Paul McGrail, Dan Probert, Michael Wilson and Chairman Michael Knowles presiding.

Absent were Board Members Jimmy Lane and Kathryn Ovide arrived at 9:03 a.m.

Also present were Assistant City Attorney Ron Ramsingh, Key West Bight Marine Manager Mark Tait, Port Operations Manager John Castro, Senior Property Manager Marilyn Wilbarger and Clerk of the Board Sue Harrison.

Others in attendance were Jack Anderson from the Tenants Association.

The pledge of allegiance to the flag of the United States of America was given by all present.

CHANGES TO THE AGENDA:

It was moved by Mr. Probert and seconded by Mr. Wilson to approve the agenda without changes. There were no objections.

APPROVAL OF MINUTES:

- 1) August 10, 2011 (Regular)

It was moved by Mr. Probert and seconded by Mr. Wilson to approve the minutes of August 10, 2011.

The Chairman asked for objections, seeing none the minutes of August 10, 2011 were approved.

PRESENTATION:

- 2) Historic Seaport Web-site
- 3) Marinas.com Web-site

ITEMS FOR ACTION:

- 4) A Resolution of the Key West Bight Management District Board for the City of Key West, Florida, Adopting a Revised Procedure Recognizing Historical and Working Vessels for tenancy at the Key West Bight.

Mr. Tait said this was before the Board for consideration to enable the advancement of historic or working vessels in the Key West Bight. He stated Mr. Probert was the sponsor for this item.

It was moved by Mr. Probert and seconded by Ms. Ovide for discussion to approve the item as presented.

Mr. Wilson asked how the slips were allocated. Mr. Tait stated they had approximately 33 commercial vessels slips, 6 to 8 recreational pleasure slips, a certain number of year round live-aboard vessel slips and then about 30 transient slips. Next month the Board would see a proposal that would redefine some of those transient slips that don't do well due to their location. The proposed plan would redefine commercial and transient slips.

The Chairman requested the Clerk call the roll.

Yeas: Board Members Ashby, McGrail, Ovide, Probert, Wilson and Chairman Knowles

Nays: None

The Clerk assigned Resolution Number 2011-02 to the Resolution.

5) Dream Chaser Charters

Mr. Tait stated this was to approve the sale of a majority share of the Dream Chaser Charters business to Sunset Water Sports.

It was moved by Mr. Ashby and seconded by Mr. McGrail to approve the item as presented.

The Chairman requested the Clerk call the roll.

Yeas: Board Members Ashby, McGrail, Ovide, Probert, Wilson and Chairman Knowles

Nays: None

6) Restless Native Charters Sale

Mr. Tait said this was similar to the previous item to sell their business. The vessel in this case was not being sold. Everything else about the business would remain the same.

It was moved by Mr. McGrail and seconded by Ms. Ovide to approve the item as presented.

The Chairman requested the Clerk call the roll.

Yeas: Board Members Ashby, McGrail, Ovide, Probert, Wilson and Chairman Knowles

Nays: None

DISCUSSION ITEMS:

7) Market Rent Study

Ms. Wilbarger stated pursuant to the Board's direction the Appraisal Company of Key West was engaged to perform a market rent study. She did not discuss with the company any comparables to use. Also provided was a copy of the Key West Bight rent rolls that showed the average rent at around \$31.00 per foot. She said compared to the study the Key West Bight rates were below the median rents.

Mr. Ramsingh left the meeting at 9:55 a.m. to go to Court.

The following person spoke on the matter:

Jack Anderson, Tenants Association

After discussion Chairman Knowles asked that each Board Member send an email to Ms. Wilbarger as to what they would like to see on the next report and she could get a proposal from Mr. Padron on how much it would cost to get the additional information.

8) Security Deposit Policy

Ms. Wilbarger described the policy on security deposits for the Board that was in keeping with State Statutes. This would apply to marina accounts.

REPORTS:

9) Manager's Report

Conch Harbor Dock Expansion

Mr. Castro updated the Board on the Conch Harbor reconfiguration and the FDEP permit request. He stated Conch Harbor has pulled out their application with DEP for the project. He stated the City objected to this. There was only 9 feet from the dock to the repairing line and Conch Harbor had issues with limitations to the ingress and egress to their bay-bottom. Mr. Castro said this situation was not in the best interest of the City.

Accounts Receivable Report – September 8, 2011

Ms. Wilbarger stated the receivables were in good order with an outstanding balance for Turtle Kraals that was still in litigation and an outstanding balance from B. O.'s.

Ms. Wilbarger updated the Board on the Waterfront Brewery project with a handout from the company. They have been provided a first draft document to review to build their lease on and there have been no real points of negotiation or contention. The City is in the bidding process for the

structural repairs on the building and that would need to be done before the planning process. The City was working closely with the potential client and they were moving forward.

Capital Projects Update

Mr. Castro commented on the Capital Projects update list. He stated the Harbor Walk Epay had arrived and they were waiting for the permit to begin. The architects and engineers were revising their plans pursuant to comments from Staff on the Schooner Wharf rebuild. The Waterfront Market structural repairs would include an upgrade with impact resistant doors and window and to bring everything up to code. The Common Area Enhancement ITB would be issued for hard-scaping on Lazy Way. The Piano Shop repairs were in the next fiscal year's budget and the Discovery Shop was due to start construction the first week of October. Ms. Wilbarger stated this would be the first lead certified building in Key West.

Bay Bottom Clean Up

Mr. Tait reported on the Bay Bottom clean up at the Key West Bight, the first done since the 1970's. Some of the debris removed was tires, engine blocks, batteries, sunken boats, etc. They plan to do an annual re-visit to this project. The cost was \$6,600.00.

Conch Republic Seafood Company Parking Lot Request

Ms. Wilbarger said this request was for the Off Shore Powerboat World Championship event that will take place in November.

Tenants' Association Report

Mr. Anderson congratulated Staff on the websites. Mr. Anderson briefed the Board on the Christmas at the Bight. They have about \$58,000.00 in advertising and have partnered with Schooner Wharf and the Inn Keepers Association for the Harbor Walk of Lights and the lighted boat

parade. They were approved for the next year for the Key West Bight Christmas event with the same partners. The concert would not take place this year.

Old Business

Ms. Wilbarger said the water testing bid had been clarified and would be reissued.

Ms. Wilbarger had received an email from Assistant City Manager Finigan that morning on the parking lot rate update and passed copies to the Board to review. The email acknowledged they were delinquent and had not been able to attend the meetings as requested but did detail parking lot rates in the area. She said Mr. Finigan asked if he could bring back a thorough report next month.

BOARD COMMENTS

Ms. Ovide asked who cleaned the public restrooms. Mr. Castro stated he had staff that maintains the area restrooms between 7:00 a.m. to 11:00 p.m. The restrooms have recently been redone with new paint, light fixtures, sinks, etc. in the past month.

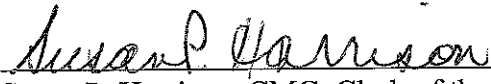
Mr. Ashby asked why the bay bottom cleanup was done recently. Mr. Castro stated the reason for the cleanup was that they were planning to place lights underwater along the Harborwalk.

Chairman Knowles asked if there was customer service training for staff. Ms. Wilbarger stated the City does Customer Service training from time to time for City Employees but it had been a few years. Mr. Knowles said it would be good to have an annual refresher in customer service.

PUBLIC COMMENTS: John Day, Electric Radish

ADJOURNMENT:

There being no further business the Chairman adjourned the meeting at 10:37 a.m.


Susan P. Harrison, CMC, Clerk of the Board
Senior Deputy City Clerk