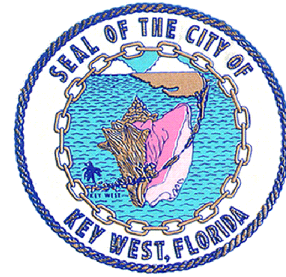


EXECUTIVE SUMMARY



TO: Community Redevelopment Agency

CC: Jim Scholl, Marilyn Wilbarger

FROM: Mark Tait

DATE: May 3, 2010

SUBJECT: KWB Floating Dockmaster's Office

ACTION STATEMENT: This is a request to authorize the City Manager to sell the floating structure that was previously used as the Dockmaster's office at the Key West Bight. The structure will be sold to the highest bidder over an established reserve minimum bid of \$42,000 which is reflective of the total ownership expenses to date. The high bidder will also be offered the opportunity to lease a live-aboard slip in the City Marina at Garrison Bight. The Key West Bight Management District Board unanimously approved this request September 16, 2009.

BACKGROUND: Until 2000 the Dockmaster's office for Key West Bight Marina was located in the Thompson Fish House. Due to renovations the Dockmaster's office was displaced from the building and a floating structure was purchased for approximately \$25,000 to serve as a temporary Dockmaster's office. In March of this year renovations were completed and staff has re-occupied the building. Pursuant to the submerged land lease with the State of Florida the floating structure is not allowed and therefore it has recently been moved to a vacant slip in City Marina.

To determine the value, Mark T Perkins was hired to survey the floating structure for the possible sale. The complete survey is attached however to summarize his findings:

- The "City Houseboat" has held her shape and has been well maintained with no signs of active termite infestation or unusual structural deterioration.
- The "City Houseboat" was found to be in good condition overall for a floating home of this age and service.
- Present market value of \$45,000 and a replacement value of \$200,000.

City Marina at Garrison Bight currently has vacant live-aboard slips and there is no active waiting list for these slips. These slips have been used to accommodate the relocation of tenant vessels or structures while replacing Marlin Pier, which is now complete. The opportunity now exists to pair the floating structure with one of the vacant live-aboard slips at City Marina.

Staff has consulted both legal and risk management to determine the appropriateness of this action and has received their confirmation of the same.

OPTIONS:

1. The City Commission can approve the sale of the KWB floating structure with the offer of a vacant live-aboard slip at City Marina to the highest bidder.
2. The City Commission can direct staff to try and sell the floating structure and lease the live-aboard slip separately.

FINANCIAL IMPACT:

The sale of the floating structure has the potential to cover the original acquisition and operational costs incurred by the Key West Bight, and City Marina will benefit from the addition of a new live-aboard tenant that would add approximately \$450 monthly to the revenue stream.

RECOMMENDATION: Staff recommends that the City Commission approve the sale of the KWB floating structure with the ability to lease a vacant live-aboard slip at City Marina to the highest bidder.

ATTACHMENTS:

Key West Bight Marina Houseboat Survey
September 16 2009 Bight Board minutes