

RESOLUTION NO. _____

A RESOLUTION OF THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING THE TEN (10)-YEAR LEASE WITH DAVID BERNSEN dba SHRIMP BOAT SOUND KEY WEST, LLC FOR LEASE OF THE FORMER RECORDING STUDIO LOCATED ON LAZY WAY AT THE HISTORIC SEAPORT FOR A TERM OF TEN (10) YEARS WITH TWO (2) FIVE(5)-YEAR RENEWAL OPTIONS AND AN OPTION TO EXPAND; AND PROVIDING FOR AND EFFECTIVE DATE.

WHEREAS, following the death of the former tenant of the recording studio, the City negotiated an early lease termination of the lease with the estate via Resolution 25-158. The early termination allowed staff to finalize a scope of work to begin work on much needed structural and cosmetic repairs. Additionally, staff began the process of soliciting letters of interest to re-tenant the building; and

WHEREAS, pursuant to City Code, the space was advertised and staff received proposals from four different parties. At its meeting of November 12, 2025, staff presented an analysis of the four (4) proposals to the Key West Bight Management District Board and recommended pursuing the proposal offered by Mr. David Bernsen of Shrimp Boat Sound Key West, LLC; and

WHEREAS, the Board suggested Mr. Bernsen collaborate with Mr. Robert Spottswood, Jr. one (1) of the four (4) proposals submitted, to seek a solution for both parties to operate

together; and

WHEREAS, staff is

presenting a single proposed lease for the recording studio space solely on behalf of Mr. Bernsen which includes an expansion option providing additional rental and triple net revenue for the City; and

WHEREAS, the proposed lease includes use of the recording studio for related events including weddings, non-profit fundraising, tours, museum and heritage live streamed broadcasts, merchandise and memorabilia sales with 100% of the net income returned to Key West community non-profits ensuring the continued legacy surrounding the history of the recording studio and providing financial benefit to Key West non-profit groups and organizations; and

WHEREAS, staff hereby approves and recommends the Caroline Street Corridor and Bahama Village Community Redevelopment Agency (CRA) approve the lease with David Bernsen dba Shrimp Boat Sound Key West, LLC, as attached hereto and made a part hereof; and

NOW THEREFORE, BE IT RESOLVED BY THE CAROLINE STREET CORRIDOR AND BAHAMA VILLAGE COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

Section 1: That the CRA hereby approves the ten (10)-year

lease with David Bernsen dba Shrimp Boat Sound Key West, LLC as attached hereto and incorporated herein.

Section 2: The Mayor, as Chair of the Caroline Street Corridor and Bahama Village Community Redevelopment Agency, is hereby authorized to execute the Lease and any related documents necessary to carry out the intent of this Resolution, subject to approval as to form by legal counsel.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Agency.

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Passed and adopted by Caroline Street Corridor and Bahama Village Community Redevelopment Agency (CRA) at a meeting held this _____ day of _____, 2026.

Authenticated by the presiding officer and Clerk of the Agency on _____, 2026.

Chair Danise Henriquez	_____
Vice Chair Donald "Donie" Lee	_____
Commissioner Lissette Carey	_____
Commissioner Aaron Castillo	_____
Commissioner Monica Haskell	_____
Commissioner Sam Kaufman	_____
Commissioner Greg Veliz	_____

DANISE HENRIQUEZ, CHAIR

ATTEST:

KERI O'BRIEN, CITY CLERK