



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, November 12, 2025

4:00 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 - 4:00 P.M.

Roll Call

Absent 1 - Mr. Ashby

Present 6 - Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, Mr. Weekley, and Chairman Knowles

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as amended

Approval of Minutes

1 October 8, 2025

Attachments: [Minutes](#)

A motion was made by Mr. Weekley, seconded by Vice Chair Henson, that the Minutes be Approved. The motion passed by unanimous vote.

Presentations

2 Key West Bight Preservation Association

Received and Filed

3 CRA Budget Review - Karen Wilman, CRA Manager

Attachments: [FY26 Budget 601 & 603](#)

Postponed to December 10, 2025

Action Items

4 Approve 2026 Meeting Dates

Attachments: [2026 Proposed Meeting Dates](#)

A motion was made by Vice Chair Henson, seconded by Mr. Lay, that the Action Items - Key West Bight be Passed. The motion carried by the following vote:

Absent: 1 - Mr. Ashby

Yes: 6 - Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, Mr. Weekley, and Chairman Knowles

5 Approving the attached Task Order for 2026 Marketing Services by Adept Strategy and Public Relations in the amount of \$225,125.00.

Attachments: [Resolution KWBB](#)
[Cover Memo](#)
[Task Order Proposal](#)
[Res #22-013](#)
[Master Agreement](#)

A motion was made by Vice Chair Henson, seconded by Mr. Lay, that the Action Items - Key West Bight be Passed. The motion carried by the following vote:

No: 1 - Ms. Slivko-Bathurst

Absent: 1 - Mr. Ashby

Yes: 5 - Mr. Girard, Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 22-26

- 6 Requesting the City Manager negotiate a Lease Agreement with Shrimpboat Sound Key West, LLC, for the recording studio located on Lazy Way Lane, formerly occupied by Sails in Concert, Inc; Providing for review or lease terms by the Bight Board and the Community Redevelopment Agency.

Attachments: [Resolution KWBB](#)
 [Cover Memo](#)
 [Shrimpboat Sound Key West Proposal](#)
 [Spottswood Management Proposal](#)
 [Public Notice](#)
 [Public Comment - Anderson](#)
 [Public Comment - Dunn](#)

A motion was made by Mr. Lay, seconded by Vice Chair Henson, that the Action Items - Key West Bight be Postponed to December 10, 2025. The motion carried by the following vote:

Absent: 1 - Mr. Ashby

Yes: 6 - Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, Mr. Weekley, and Chairman Knowles

- 7 Recommending the CRA approve additional costs associated with a construction postponement to Gemstone RDI JV in (ITB #25-009 Re-Bid: Schooner Floating Docks Replacement) in the amount not to exceed \$168,000.

Attachments: [Resolution KWBB](#)
 [Cover Memo](#)
 [Delay Costs Email](#)
 [Res 25-111 Contract Award](#)
 [Executed Contract](#)
 [Notice to Proceed](#)
 [CO #1 - Time Extension](#)
 [ITB 25-009 Re-Bid Documents](#)

A motion was made by Vice Chair Henson, seconded by Mr. Lay, that the Action Items - Key West Bight be Denied. The motion carried by the following vote:

Recuse: 1 - Ms. Slivko-Bathurst

Absent: 1 - Mr. Ashby

Yes: 5 - Mr. Girard, Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

- 8 Recommending approval of the design concept for 631 Greene Street pursuant to Section 2-554(b)(2) of the Code of Ordinances.

Attachments: [Resolution KWBB](#)
 [Cover Memo](#)
 [Concept Design](#)
 [Reef Relief Letter](#)

A motion was made by Ms. Slivko-Bathurst, seconded by Mr. Weekley, that the Action Items - Key West Bight be Passed with language added requesting the City to work with Reef Relief to make sure they are not permanently removed as a tenant of the City. The motion carried by the following vote:

Absent: 1 - Mr. Ashby

Yes: 6 - Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 25-27

- 9 Rescinding Resolution No. KWBB 25-25 approved October 8, 2025 and recommending CRA amend the Lease between the CRA and Florida Straits Conch Company, Inc., DBA Conch Republic Seafood Company to replace the name Dale Watkins with Fryde Conch, LLC for lobster trap storage in the northwest corner of the parking lot and to add a provision to relocate storage during the 631 Green Street renovation.

Attachments: [Resolution KWBB](#)
 [Cover Memo](#)
 [Second Amendment to Lease](#)
 [*Large File* Lease](#)
 [Resolution 23-353 First Amendment to Lease](#)

A motion was made by Mr. Lay, seconded by Ms. Slivko-Bathurst, that the Action Items - Key West Bight be Passed. The motion carried by the following vote:

Absent: 1 - Mr. Ashby

Yes: 6 - Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, Mr. Weekley,
and Chairman Knowles

Enactment No: KWBB 25-28

Discussion Items

10 Commercial Wait List

Sponsors: Mr. Girard

Attachments: [Commercial Wait List history - SUMMARY](#)
[EXHIBIT 1 -- 2011-09-02 - on agenda 2011-09-14 Wait List](#)
[EXHIBIT 2 -- 2011-10-05 -- ON 2018-07-18 AGENDA](#)
[EXHIBIT 3 -- 28' parasail boat dockage agreement Oct 1 2012 commencement](#)
[EXHIBIT 4 -- 2012-08-15 -- Minutes](#)
[EXHIBIT 5 -- 2012-12-07 Accounts Receivable List - attached to 12122012 agenda](#)
[EXHIBIT 6 -- 2013-01-03 Accounts Receivable List - attached to 1913 agenda](#)
[EXHIBIT 7 -- Letter -- Agenda 04-09-2025, item 8 , att 6](#)
[EXHIBIT 8 -- 2018-08-09 Updated Wait List - attached to 2018-08-15 AGENDA](#)
[EXHIBIT 9 -- 2018-08-20 commercial wait list - attached to 2021-10-13 agenda -- 12272011](#)
[EXHIBIT 10 -- 2025-05-31 Commercial wait list](#)

Discussed

Reports

11 Director's Report

Attachments: [Monthly Report - Oct 2025](#)
[Project Status 11-3-25](#)
[Summary DR15 Update](#)
[Marina Tenant Charges Nov 2025](#)
[Rent Roll Nov 2025](#)
[Rent & Gross Sales Comparison Report](#)

Received and Filed

12 Adept Marketing Report

Attachments: [Update](#)

Received and Filed

Public Comment

Board Member Comment

Adjournment - 6:48 P.M.