



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, June 10, 2026

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 2 - Mr. Ashby, and Mr. Girard

Present 4 - Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as presented.

Approval of Minutes

1 May 13, 2026

Attachments: [Minutes](#)

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

Presentations

2 Key West Bight Preservation Association

Not Received

Old Business

- 3 Recommending approval and execution by the CRA of a fifteen (15) year lease renewal with Boat House Key West, LLC d/b/a Boat House, as attached hereto and made a part hereof, to continue their lease of the City property located at #1 231 Margaret Street in the Historic Seaport, Key West, Florida.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Lease](#)
[Cover Memo \(Property Management\)](#)
[*Large File* Res 20-100 Lease and Assignment](#)
[Personal Guaranty CRA Ryan Gill 2026](#)
[SunBiz - Corporate Status](#)
[Public Notice - Renewal Negotiations](#)

This item could not be heard because quorum would be lost once Mr. Weekley announced his recusal for this item. Therefore, no action was taken but it will appear on the July 8, 2026 agenda.

New Business

- 4 Recommending and encouraging the CRA to ensure Reef Relief, Inc. maintains tenancy within the Key West Bight, with consideration of the Thompson Fish House as a their interim and permanent location upon commencement of demolition of the building currently leased by Reef Relief, Inc.; to incorporate Reef Relief's requested design modifications into the Thompson Fish House to support continued marine science education, summer camp programming, and museum operations.

Sponsors: Mr. Weekley

Attachments: [Resolution](#)

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

Absent: 2 - Mr. Ashby, and Mr. Girard

Yes: 4 - Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-13

- 5 Approving and Recommending a two year renewal to the "Master Agreement" between the CRA and Sea Tech of the Florida Keys, Inc. for Construction Services - Key West Historic Seaport;

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo](#)
[Extension Request](#)
[Master Agreement](#)
[Res #23-255](#)

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

Absent: 2 - Mr. Ashby, and Mr. Girard

Yes: 4 - Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-14

- 6 Recommending the CRA approve the ten (10) year lease renewal with Key West Seaport, LLC dba Schooner Wharf Bar located at 202R William Street, Key West, Florida to include tenant's payment of needed flashing and seal repairs identified by the Chief Building Official.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Property Management\)](#)
[Lease - Rev. 6.5.26](#)
[Lease - Original](#)
[Personal Guaranty 2026](#)
[17-135 Schooner Wharf Lease](#)
[Sunbiz - Corporate Entity](#)

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

Absent: 2 - Mr. Ashby, and Mr. Girard

Yes: 4 - Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-15

7

Ratifying the Emergency Procurement Exemption authorized by the City Manager pursuant to Section 2-797(2) of the Code of Ordinances of the City of Key West, Florida: Approving the award to Sea Tech of the Florida Keys in the amount of \$2,093,088.64 for roof and partial wall cladding replacement at the Conch Republic Seafood Company located at the Historic Seaport (KB75021901).

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo \(Port & Marine\)](#)
[Purchase Exemption](#)
[Email 5.11.26](#)
[Proposal](#)
[Res #21-121](#)
[Res #21-162](#)
[Res #25-307](#)
[Res #22-135](#)

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

Absent: 2 - Mr. Ashby, and Mr. Girard

Yes: 4 - Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-16

Reports

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Adept Marketing Report

Attachments: [2026-05 Bight Board Update](#)

Received and Filed

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Director's Report

Attachments: [Monthly Report - Jun 2026](#)
 [Project Status 06-01-26](#)
 [Summary DR15 Update](#)
 [Marina Tenant Charges Jun 2026](#)
 [Rent Roll Jun 2026](#)
 [Rent & Gross Sales Comparison Report](#)

Received and Filed

Public Comment

Board Member Comment

Adjournment - 4:14 P.M.