

MINUTES

KEY WEST BIGHT MANAGEMENT DISTRICT BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

MARCH 13, 2013

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, March 13, 2013.

The Chairman called the meeting to order at 5:01p.m.

Answering roll call were Board Members Jermy Ashby, Harry Bowman, Dan Probert and Chairman Michael Knowles presiding.

Absent were Board Members Steve Henson, Jimmy Lane and Kathryn Ovide.

Also present were Chief Assistant City Attorney Larry Erskine, 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 representing the Key West Bight Preservation Association and 9 members of the public including tenants Paul McGrail and Josh Rowan.

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 Board Member Bowman and seconded by Board Member Ashby to approve the agenda. The Chairman asked for objections and seeing none, the agenda was accepted.

APPROVAL OF MINUTES:

- 1) February 13, 2013 (Regular)

It was moved by Mr. Probert and seconded by Mr. Ashby to approve the minutes of February

13, 2013. The Chairman asked for objections, seeing none the Minutes were approved.

ACTION ITEMS:

- 2) Approving a Lease Renewal for Unit C on Lazy Way Lane

Ms. Wilbarger introduced the item. The tenant has been in this location for several years and they wish to renew their lease for five years at market rate.

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

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Bowman, Probert and Chairman Knowles

Nays: None

- 3) Key West Bight Parking Lot Rate Reduction

Ms. Wilbarger introduced the item stating in August 2012 a six-month trial period was initiated to lower the parking lot rate at the Key West Bight main parking lot on Caroline Street. The six-month study has been concluded with a cumulative loss of \$55,559.00 for this lot.

The following person spoke on the matter:

Jack Anderson, Tenants Association

It was moved by Mr. Probert and seconded by Mr. Ashby that the six-month trial period for the parking lot rate reduction be concluded and that the parking lot rate be reestablished at \$2.50 per hour.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Bowman, Probert and Chairman Knowles

Nays: None

4) Key West Classic Regatta Discount for 2014

Mr. Tait introduced the item. He had received a request from Mr. Rowan asking for a reduction in transient dockage fees for the Regatta event being planned for next January. Mr. Tait stated there is a group rate that had been approved by the Board that is available for this event. His recommendation was to use the group rate that is already established. He also said this event is scheduled for the end of race week and the start of tourist season and is a busy time of year.

The following people spoke on the matter:

Josh Rowan, 321 Peacon Lane
Jeff Salzman, Windsor Lane

Discussion included the number of vessels that would be involved in the event and the size of the ships and the number of slips that would be available.

It was moved by Mr. Ashby and seconded by Mr. Probert for the item to be postponed until April 10, 2013.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Bowman, Probert and Chairman Knowles

Nays: None

5) Ratifying Funds for Tree Relocation at the Key West Bight

Mr. Castro introduced the item. He said they had the opportunity to relocate trees from Conch Harbor to different areas throughout the Bight. He stated the Emergency Declaration signed by the City Manager was to release funds for \$33,002.25 as they did not have the time to get approval prior to the work being done.

Mr. Bowman thanked Conch Harbor for the trees but he did not like the placement of some of the Palms in front of the Wyland Mural. Mr. Castro confirmed that the Palms are expected to

continue to grow. Mr. Castro clarified that the approved Waterfront Brewery plan had trees in the same location and they had also consulted with the landscape architect and the installer about the placement of the trees.

It was moved by Mr. Probert and seconded by Mr. Ashby to approve the funding as presented.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Ashby, Bowman, Probert and Chairman Knowles

Nays: None

DISCUSSION ITEM:

6) Biodiesel Fuel

Ms. Wilbarger introduced the item regarding Mr. Probert's request to take a look at what opportunities there were for switching our fuel to biodiesel. She did not think this would be a prudent thing to do at this time.

Mr. Tait had done extensive research regarding the practicality of providing biodiesel fuel for boats at the marina. He stated none of the other marinas sell biodiesel. He explained the problematic issues regarding the transition from one type of fuel to another on the engines. His opinion was that it would not be beneficial to the City at this time.

Mr. Probert thanked Mr. Tait for the extensive research he had provided.

REPORTS:

7) Manager's Report

Ms. Wilbarger reported that sales are down substantially due to fuel sales. They were losing their fuel customers to Conch Harbor including the Yankee Freedom and Key West Express/Marco Island business.

Mr. Tait reported the transient rentals were up 21% this year and last February they were up 21% from the previous year.

8) Accounts Receivable Report

Ms. Wilbarger reported they continue to work with B. O.'s Fishwagon on their arrearage. Hopefully they will have some resolution on the outstanding balance by next month. Mr. Erskine had been speaking with Mr. Owen's attorney and he is expecting a written proposal from them.

9) Old Business

There was no old business report.

10) Key West Bight Preservation Association Report

Mr. Anderson reported he had been out of town recently and they did not hold a meeting the day prior. He complimented staff for getting the trees transplanted. He reported his sales had been up in January but down in February, he didn't know why. So far, March was also looking down in sales. Charters were experiencing issues with weather. Chairman Knowles asked if they would like to share how their businesses were doing at their next meeting the Board would appreciate hearing.

PUBLIC COMMENTS:


There were no comments from the public.

BOARD COMMENTS

There were no comments from the Board.

ADJOURNMENT:

There being no further business the Chairman adjourned the meeting at 6:01 p.m.



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