



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Key West Bight Management District Board

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Wednesday, December 10, 2025

4:00 PM

City Hall

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**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. Weekley

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

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

*The agenda was unanimously approved as presented*

#### Approval of Minutes

1 November 12, 2025

**Attachments:** [Minutes](#)

A motion was made by Vice Chair Henson, seconded by Mr. Lay, 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](#)

Received and Filed

**Action Items**

4 Recommending the CRA approve and execute the five-year lease renewal between the City and Yours and Myan Imports, LLC. continuing their lease of Unit A on Lazy Way Lane at the Historic Seaport.

**Attachments:** [Resolution](#)  
[Cover Memo](#)  
[Lease](#)  
[Personal Guaranty](#)  
[Res. 21-035 Yours and Mayan](#)  
[SunBiz Corporate Status](#)

Vice Chair Henson recused himself for this item and left the dais.

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:

**Recuse:** 1 - Vice Chair Henson

**Absent:** 1 - Mr. Weekley

**Yes:** 5 - Mr. Ashby, Mr. Girard, Mr. Lay, Ms. Slivko-Bathurst, and Chairman Knowles

Enactment No: KWBB 25-29

5

Requesting the City Manager ~~negotiate a Dockage Agreement with Seth Salzman for a slip for a historic schooner at Key West Bight~~ review potential dockage space in the Key West Bight for Seth Salzman's Historic Schooner at Key West Bight to be presented to the KWBB in March 2026.

Sponsors: Mr. Girard

Attachments: [Resolution](#)

[EXHIBIT 1 -- 2011-09-02 - on agenda 2011-09-14 Wait List - before mcGrail is on list](#)

[EXHIBIT 2 -- 2011-10-05 -- ON 2018-07-18 AGENDA - mcgrail on twice - 27' parasail 12272011 + 65' schooner 5312012](#)

[EXHIBIT 3 -- SEBAGO X 28' parasail boat dockage agreement Oct 1 2012 commencement](#)

[EXHIBIT 4 -- 2012-08-15 -- Minutes -- Mark Tait reported that Appledoor V has come off the commercial wait list and will dock year round at end of A Dock](#)

[EXHIBIT 5 -- 2012-12-07 Accounts Receivable List - Appledoor V on list - attached to 12122012 agenda](#)

[EXHIBIT 6 -- 2013-01-03 Accounts Receivable List Appledoor V on list - attached to 1913 agenda](#)

[EXHIBIT 7 -- Paul McGrail Letter -- Agenda 04-09-2025, item 8 , att 6 - Appledoor V got slip winter 2012-2013 then replaced with Star](#)

[EXHIBIT 8 -- 2018-08-09 Updated Wait List - - attached to 2018-08-15 AGENDA -- still has mcgrail 27' parasail and 65' schooner listed](#)

[EXHIBIT 9 -- 2018-08-20 commercial wait list - attached to 2021-10-13 agenda -- 12272011 27' parasail removed, 5312012 65' schooner remains](#)

[EXHIBIT 10 -- 2025-05-31 Commercial wait list - McGrail with earlier 122711 \(parasail\) date associated with 56' schooner Eastwind Commercial Wait List history - SUMMARY](#)

[Wait list Policy Statement - attached to 2011-09-14 agenda](#)

[Public Comment - Matter](#)

[Public Comment - Palmeri](#)

[Public Comment - Compton](#)

Vice Chair Henson returned to the dais for this item. Ms. Slivko-Bathurst recused herself for this item and left the dais.

A motion was made by Mr. Girard, seconded by Vice Chair Henson, that the Resolution be Passed with the following amendments:

- (1) Strike all whereas clauses except the last two
- (2) Add a whereas clause that references upcoming construction at the KW Bight
- (3) Strike the request in Section 1 for a dockage agreement and replace with requesting that staff review the available slip spaces during construction at the

KW Bight, look for viable spaces for the When and If, and bring those options back to the board by March 2026.

The motion carried by the following vote:

**Recuse:** 1 - Ms. Slivko-Bathurst

**Absent:** 1 - Mr. Weekley

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

Enactment No: KWBB 25-30

## 6 Approve amended 2026 Proposed Meeting Dates

**Attachments:** [Proposed Meeting Dates](#)

Ms. Slivko-Bathurst returned to the dais for this item.

A motion was made by Vice Chair Henson, seconded by Mr. Lay, that the amended 2026 Meeting Dates be Approved. The motion passed by unanimous vote.

## 7 WITHDRAWN - 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](#)

*Staff reported this is being withdrawn in order to request a new round of Letters of Intent for the property*

**Withdrawn**

## Reports

8                      Adept Marketing Report - Dana Pollitt

**Attachments:**     [Update](#)  
                              [Social Media Engagement Nov. 2025](#)

Received and Filed

9                      Director's Report

**Attachments:**     [Monthly Report - Nov 2025](#)  
                              [Project Status 12-4-25](#)  
                              [Summary DR15 Update](#)  
                              [Marina Tenant Charges Dec 2025](#)  
                              [Rent Roll Dec 2025](#)  
                              [Rent & Gross Sales Comparison Report](#)

Received and Filed

**Public Comment**

**Board Member Comment**

**Adjournment - 6:12 P.M.**