



# 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 Appledoar 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 - Appledoar V on list - attached to 12122012 agenda](#)

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

[EXHIBIT 7 -- Paul McGrail Letter -- Agenda 04-09-2025, item 8 , att 6 - Appledoar 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.**