



MEMORANDUM

Date: August 8, 2024

To: Caroline Street Corridor and Bahama Village Community Redevelopment Agency (CRA)

Via: Todd Stoughton
Interim City Manager

From: Gary Moreira
Senior Property Manager

Subject: **24-6035 Proposed execution of lease between the CRA and C Dock Co-Op, LLC for a ticket kiosk serving commercial charter tenants on Pier C at the Historic Seaport**

Introduction

This is a request the CRA execute the lease approved by resolution of the Key West Bight Management District Board, and as revised, for the ticket kiosk servicing the commercial charter tenants of Pier C at the Key West Bight Marina.

Background

At a meeting of the Key West Bight Management District Board on January 10, 2024, KWB 24-02 resolution passed authorizing and allocating funding for design, construction and installation of a ticket kiosk at Pier C. The kiosk will not be installed as a permanent structure and will be similar to another tenant occupied kiosk at the Bight and operated by tenants of Pier C. It is anticipated that the presence of the kiosk will provide more visibility for the numerous charters operating from Pier C and increased business for the group. At a subsequent Bight Board meeting, resolution KWB 24-12 passed selecting Emyl Hattingh as the Lessee for the kiosk space. Installation will be allowed once plans and renderings are provided for City approval.

On May 8, 2024 at a meeting of the Key West Bight Management District Board, resolution KWB 24-14 was passed recommending the CRA execute the lease with Mr. Hattingh for kiosk space at Pier C. Prior to the subsequent submission to the CRA in June, Mr. Hattingh requested that the tenant's name for the lease be changed from Emyl Hattingh to "C Dock Co-Op, LLC". Mr. Hattingh will remain as the personal guarantor. C Dock Co-Op, LLC is an actively registered Florida LLC and Mr. Hattingh is also the Managing

Member. It is also requested the retroactive commencement of the original lease of April 1, 2024 be revised to August 1, 2024.

Procurement

Demised Premises:	Kiosk occupying 30 square feet at the access point of Pier C
Use:	Ticket sales and check-in for patrons of Pier C charter companies.
Term:	60 months from date of occupancy, but not later than August 1, 2024
Rent:	\$750.00 per month, (\$9,000.00/year)
Increase:	Increase in base rent annually based upon the Consumers Price Index.
Additional Rent:	Tenant shall pay its pro-rata share of CAM, Taxes, and Insurance.
Percentage Rent:	None.
Utilities:	Tenant shall pay for all utility usage.

Recommendation

A request for the lease to be held in the name of an LLC is customary, and staff recommends the execution of the attached lease by the CRA.

Exhibits:
Lease
SunBiz