



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, January 14, 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 - 4:01 P.M.

Roll Call

Absent 1 - Ms. Slivko-Bathurst

Present 6 - Mr. Ashby, Mr. Girard, 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 amended

Approval of Minutes

1 December 10, 2025

Attachments: [Minutes](#)

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

Presentations

2 Key West Bight Preservation Association

Received and Filed

Action Items

- 3 Approving and recommending the CRA award the bid to Sharp Edge Construction, Inc., in response to ITB No. 25-021, in the total amount of \$452,243.00, for the 201 William Street Spalling Repair Project - Historic Seaport (KB75022602); Authorizing the City Manager to execute all necessary documents in conformance with the bid documents, subject to the consent of the City Attorney.

Attachments: [Resolution](#)
[Cover Memo](#)
[Bond Response](#)
[SharpEdge Construction Large File](#)
[Marino Construction Proposal](#)
[Innovative Masonry Bldg Repair Bid Forms Large File](#)
[DL Porter Proposal 12-03-25 Large File](#)
[ITB 25-021 Building and Structural Repairs for City Facilities](#)
[ITB 25-021 Construction Plans - 201 William Street Large File](#)

Postponed to February 18, 2026

- 4 Approving and recommending the CRA approve and execute the five-year lease renewal between Dragonfly Key West, LLC continuing their Lease of Unit G on Lazy Way Lane at the Historic Seaport.

Attachments: [Resolution](#)
[Cover Memo](#)
[Lease](#)
[Personal Guaranty](#)
[Res. 21-036 Dragonfly](#)
[SunBiz Corporate Entity](#)

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

Absent: 1 - Ms. Slivko-Bathurst

Yes: 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-01

- 5 Approving Task Order #13 for the "Vanilla-Box" Renovation of 276 Margaret Street to Sea Tech of the Florida Keys, Inc., under their Construction Services Contract in the amount of \$463,199.40 and approving necessary budget transfers.

Attachments: [Resolution](#)
 [Cover Memo](#)
 [TO #13 Proposal](#)
 [Res #23-255](#)
 [Contract](#)

A motion was made by Mr. Weekley, seconded by Mr. Ashby, that the Action Items - Key West Bight be Passed with the understanding that staff will resolve the issues with hurricane shutters and air conditioning at the property. The motion carried by the following vote:

Absent: 1 - Ms. Slivko-Bathurst

Yes: 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Mr. Weekley, and Chairman Knowles

Enactment No: KWBB 26-02

Reports

- 6 Director's Report

Attachments: [Monthly Report Dec 2025](#)
 [Project Status 01-01-26](#)
 [Summary DR15 Update](#)
 [Marina Tenant Charges Jan 2026](#)
 [Rent Roll Jan 2026](#)
 [Rent & Gross Sales Comparison Report](#)

Received and Filed

- 7 Schooner Western Union Quarterly Update

Attachments: [December 2025 Update](#)

Received and Filed

8 Adept Marketing Report

Attachments: [December 2025 Update](#)

Received and Filed

Public Comment

Board Member Comment

Adjournment - 4:59 P.M.