

Proposal Introduction: Aligning with CRA's Mission

C-Dock Co-op, a collective of independent, owner-operated charter boat companies based at C-Dock of the Key West Bight Marina, is uniquely positioned to contribute to the CRA's mission. Our diverse mix of services—including sailing, fishing, snorkeling, dolphin watching, scuba, and eco-tours, offered both as private charters and per-head bookings—embodies the spirit of community, heritage, and sustainable tourism that the CRA aims to promote.

Customized Solutions for the CRA and Community

Our proposal to transform the currently underutilized space by the pumphouse at the base of C-Dock aligns with the CRA's objectives by enhancing the visual appeal and functionality of the area. By introducing a tastefully designed, secure rolling desk that complements the surroundings, we aim to create a welcoming information point that will educate visitors about the rich array of experiences available at C-Dock, diverging from the more commercialized watersports activities commonly promoted in the area, and the broker owned booths that frequent foot trafficked areas and are agnostic in offerings.

Demonstrating Relevant Experience

The members of C-Dock Co-op have a long-standing history as owner-operators within the Key West Bight community, with a proven track record of professional service and collaboration. Our proposal is backed by the collective expertise of entities such as FISHIZZLE SPORTFISHING CHARTERS LLC, CORA BETH FISHERIES KEY WEST, LLC, HONEST ECO LLC, HINDU CHARTERS, and RESTLESS NATIVE ensuring a commitment to quality, sustainability, and community values.

Clear Implementation Plan

Our implementation plan involves:

1. **Design and Fabrication:** Creating the rolling desk to fit aesthetically and functionally under the pumphouse, ensuring it's easily secured when not in use.
2. **Staffing:** Employing knowledgeable and friendly sales personnel to engage with visitors, providing information about C-Dock's offerings and enhancing the area's welcoming atmosphere. Ensuring they are not only aware of the Businesses that are permanently located at C-Dock in the Key West Bight, but are aware of the special history of the area with the sponge auctions, turtle pens and rich culture of the area.
3. **Beautification and Accessibility:** Improving the overall look of the C-Dock entrance, making it more inviting to tourists and locals alike, and ensuring clear signage is in place to guide visitors. Currently the space is dominated by a cigarette butt disposal decive and stickers.

Enhancing Proposal with Clarity and Context

This proposal not only addresses the practical use of the space but also considers the broader impact on the Key West Bight community. By improving the aesthetics and functionality of the currently underutilized area, we aim to contribute to the overall vibrancy and appeal of the Historic Seaport, in line with the CRA's vision for a revitalized, accessible public space.

Comprehensive Response to Requirements

C-Dock Co-op is committed to adhering to all CRA guidelines and requirements, ensuring that our proposal aligns with the agency's standards for sustainability, community engagement, and historical preservation. We are open to feedback and collaboration with the CRA to refine our proposal to meet and exceed the agency's expectations.

Demonstrating Value and ROI

In addition to directly providing the Key West Bight with increased rent of \$850 per month. Our initiative promises to increase foot traffic to C-Dock, enhance the visitor experience, and promote a diverse range of culturally and environmentally respectful activities. This will not only generate direct economic benefits through increased charter bookings but also contribute to the overall attractiveness and reputation of the Key West Bight as a destination that values heritage, sustainability, and community engagement.

By aligning our proposal with the CRA's mission and objectives, C-Dock Co-op aims to create a synergistic partnership that benefits the CRA, the Key West Bight community, and the diverse clientele we serve.

Signed



Date

3/6/2024

EMILY M. HASTINGS

Title: Manager



THE CITY OF KEY WEST
 P.O. Box 1409, KEY WEST, FL 33041
 Phone (305) 809-3700

APPLICATION FOR LEASEHOLD TENANCY

Date: 03/06/2024 Property: _____

Personal Information

Full Name: EMY MARK HATTINGH
 First Middle Last

Phone number: 774 521 6535 E-mail: emylmha@gmail.com
svargonavis@gmail.com
 Corporation _____, LLC or other entity(specify) _____

State which formed: FLORIDA Tax ID# _____

Name of Person to Guarantee Lease: WILLIAM CARL LITMAER
 First Middle Last

(Additional guarantors must complete separate application)

Driver's License Number: [REDACTED] State: FLORIDA

Address: 822 Windsor Lane City/State: Key West

Date of Birth [REDACTED]

Commercial Rental History

From: _____ To: _____ Name/Type of business: Hi-

Landlord Name and Contact Information: City of Key West, Steve McAlearney

From: _____ To: _____ Name/Type of business: _____

Landlord Name and Contact Information: _____

From: _____ To: _____ Name/Type of business: _____

Landlord Name and Contact Information: _____

Financial Information

Bank Name: _____ Address: _____

Additional Income not listed elsewhere: _____

Credit History

1. Applicant agrees to provide a current credit report with the submittal of this application.
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The undersigned states that the information given in this application is true and correct. The Landlord is authorized to verify the information and /or conduct a criminal and background investigation in order to approve the application as well as at any time throughout the duration of the lease. The undersigned agrees that the Landlord may terminate any agreement entered into based upon reliance on any statements made above which are untrue. Such termination may be made at any time during the lease period.

By signing below, you acknowledge that you have read and accepted the above terms of this application.



Signature

3/06/2024

Date

EMYL MARK HATTINCH

Printed Name



Kiosk Terms and Conditions

- Strictly limited to booking and information of C dock charters
- Number of charters to be restricted by Landlord (LL)
- 5 Year lease term
- NNN lease
- Minimum hours set by LL
- Exact kiosk design & placement designated by LL
- Brokering of tickets prohibited
- Background check and financials required
- Additional terms and conditions to be negotiated

Submittals shall include

- Completed application for tenancy
- Credit report
- Proposed monthly base rent
- Signed acknowledgement of kiosk terms and conditions

Signed



Date

03/06/2024

EML HATTINGH