

RESOLUTION NO. _____

A RESOLUTION OF THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD (KWBB) REQUESTING THE CITY MANAGER NEGOTIATE A LEASE AGREEMENT WITH MESSRS. BERNSEN AND SPOTTSWOOD FOR THE RECORDING STUDIO LOCATED ON LAZY WAY LANE, FORMERLY OCCUPIED BY SAILS IN CONCERT, INC.; PROVIDING FOR REVIEW OF LEASE TERMS BY THE BIGHT BOARD AND THE COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 163.380, Florida Statutes, public notice for lease of the City-owned recording studio located on Lazy Way Lane, formerly occupied by Sails in Concert, Inc., was published beginning December 13, 2025 inviting proposals for the redevelopment or reuse of the property; and

WHEREAS, three (3) Letters of Interest were received; one from Mr. John Bolte proposing preservation and continuation, and "to maintain the studio as a living creative space-one that reflects the generosity, authenticity, and artistic spirit that Jimmy embodied throughout his life." The second proposal from Ms. Lisa Milko proposing an "Express wedding chapel inspired by Key West's island lifestyle and musical culture, specifically the legacy associated with Jimmy Buffett and the Parrothead community." And the third proposal from Messrs. David Bernsen and Robert Spottswood proposing to keep the space as a working

recording studio, offer museum tours, frozen drink and margarita bar, and retail sales showcasing the City of Key West's music, arts and fishing history with indoor and outdoor seating experiences to book private recording and photo sessions, merchandise, live broadcasts, live shows and the venue for private events with 100% of the profits, (studio only), going directly to support Key West charities; and

WHEREAS, staff has reviewed the proposals and recommends that the City Manager be authorized to enter into lease negotiations with Messrs. Bernsen and Spottswood based on its proposed use and benefits to the City and community, subject to verification of financial and background information and the posting of appropriate security; and

WHEREAS, the Bight Management District Board finds it is in the best interest of the City to accept staff's recommendation and request for negotiation to begin, consistent with the City Code and Community Redevelopment Agency (CRA) requirements;

NOW THEREFORE, BE IT RESOLVED BY THE KEY WEST BIGHT MANAGEMENT DISTRICT BOARD OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: The Bight Management District Board hereby requests the City Manager enter into lease negotiations with Messrs. Bernsen and Spottswood for the lease of the City-owned

recording studio space on Lazy Way Lane, formerly occupied by Sails in Concert, Inc.

Section 2: The Bight Management District Board hereby requests the City Manager conduct a due-diligence review of financial and background information and prepare a draft lease agreement reflecting the terms outlined in the staff memorandum dated February 18, 2026 for review and approval by the Bight Board prior to submission to the Community Redevelopment Agency for final approval.

Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Agency.

Passed and adopted by the Key West Bight Management District Board at a meeting held this 18th day of February, 2026.

Authenticated by the presiding officer and Clerk of the Agency on _____, 2026.

Filed with the Clerk _____, 2026.

MICHAEL KNOWLES, CHAIR

ATTEST:

KERI O'BRIEN, CITY CLERK