



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, April 9, 2025

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 - 4:00 P.M.

Roll Call

Mr. Ashby attended virtually via media technology

Absent 1 - Chairman Knowles

Present 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, and Mr. Weekley

Pledge of Allegiance to the Flag

Approval of Agenda

The agenda was unanimously approved as presented

Approval of Minutes

1 March 12, 2025

Attachments: [Minutes](#)

A motion was made by Mr. Weekley, 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 Thompson Fish House Restoration - Southeastern Shrimp
and Seafood

Received and Filed

Action Items

4 Recommending Community Redevelopment Agency (CRA)
approval and execution of the Lease between the CRA and
Red Hospitality & Leisure Key West, LLC, DBA Sebago
Watersports located at Units I and J on Lazy Way Lane in
the Historic Seaport.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
[Cover Memo](#)
[Lease - Draft](#)
[2019 Lease and Assignment of lease agreement](#)
[SOS Delaware - Corporate Status](#)

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

Absent: 1 - Chairman Knowles

Yes: 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst,
and Mr. Weekley

Enactment No: KWBB 25-08

- 5 Recommending Community Redevelopment Agency (CRA) approval and execution of the Lease between the CRA and Red Hospitality & Leisure Key West, LLC, DBA Sebago Watersports located at the Ticket/Check-In Booth on Lazy Way Lane in the Historic Seaport.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
 [Cover Memo](#)
 [Lease - Draft](#)
 [Res 19-192 Lease Assignment and Lease](#)
 [SOS Delaware - Corporate Status](#)

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

Absent: 1 - Chairman Knowles

Yes: 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, and Mr. Weekley

Enactment No: KWBB 25-09

- 6 Recommending Community Redevelopment Agency (CRA) approval and execution of the Lease with Key West Bait & Tackle, Inc. located at 241, 251A and 251B Margaret Street in the Historic Seaport.

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
 [Cover Memo](#)
 [Lease - Draft](#)
 [Guaranty](#)
 [2021 KW Bait and Tackle Lease](#)
 [Res 25-081 Lease Assignment](#)

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

Absent: 1 - Chairman Knowles

Yes: 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, and Mr. Weekley

- 7 Recommending the CRA award the Bid of Gemstone RDI JV in response to Invitation to Bid (ITB #25-009) Re-Bid: Schooner Wharf Floating Docks Replacement at the Key West Bight Marina in the amount of \$1,020,000.00; waiving minor formalities; authorizing the City Manager to execute necessary documents in conformance with the contract documents, upon consent of the City Attorney; authorizing any necessary budget transfer(s)

Sponsors: City Manager Barroso

Attachments: [Resolution](#)
 [Cover Memo](#)
 [ITB 25-009 Re-Bid Documents](#)
 [Bid Memorandum](#)
 [Gemstone RDI Proposal](#)
 [Gemstone RDI Clarification email](#)
 [Gemstone RDI Additional Information](#)
 [Florida Keys Proposal](#)
 [Florida Keys Clarification email](#)
 [Florida Keys Additional Information](#)
 [KWBB 25-04](#)

A motion was made by Mr. Girard, seconded by Mr. Weekley, to approve and recommend awarding the bid to Gemstone RDI. The motion failed with Board Members Girard, Slivko-Bathurst, and Weekley voting Yes and Board Members Ashby, Lay, and Chair Henson voting No.

A motion was then made by Mr. Weekley, seconded by Ms. Slivko-Bathurst, to recommend rejecting all bids and issue a re-bid that addresses non-slip decking material, information about sub-contractors, and specific qualifications and experience of the vendors. The motion carried by the following vote:

Absent: 1 - Chairman Knowles

Yes: 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, and Mr. Weekley

Enactment No: KWBB 25-11

- 8 Directing staff to rearrange current marina tenants in order to moor a schooner at the end of Greene Street.

Sponsors: Mr. Girard

Attachments: [Resolution](#)
[Cover Memo](#)
[Res 92-400 Adopting Recommendations](#)
[Code Sec. 2 547. Findings/purpose.](#)
[Public Comment](#)
[Appledore Application Slip in 2021.2013 for Star 000141](#)
[Malabar X Greene St Proposal](#)
[KW Bight Commercial Wait List 2024 \(1\)](#)
[Moving Schooner - Profit Anaylysis and photographs](#)

Ms. Slivko-Bathurst recused herself for Items #8 and #9 and left the dais.

A motion was made by Mr. Girard to approve the item. That motion failed for lack of a second

A motion was then made by Mr. Weekley, seconded by Mr. Lay, that the Action Items - Key West Bight be Denied. The motion carried by the following vote:

No: 1 - Mr. Girard

Recuse: 1 - Ms. Slivko-Bathurst

Absent: 1 - Chairman Knowles

Yes: 4 - Mr. Ashby, Vice Chair Henson, Mr. Lay, and Mr. Weekley

- 9 Resolution to create a commercial dockage agreement addendum to apply only to wooden hulled schooners that summer away from the Key West Bight, allowing a substitute vessel for a set period of time.

Sponsors: Mr. Lay

Attachments: [Resolution](#)
[Cover Memo](#)
[Appledore Marine LLC Request](#)
[Appledore Dockage Agreement](#)
[Specifications for Proposed Rule on Wooden Schooners](#)

A motion was made by Mr. Ashby, seconded by Mr. Girard, that the Action Items - Key West Bight be Postponed to May 14, 2025. The motion carried by the following vote:

Recuse: 1 - Ms. Slivko-Bathurst

Absent: 1 - Chairman Knowles

Yes: 5 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, and Mr. Weekley

- 10 Approving 23/24 Fiscal Year Common Area Maintenance Reconciliation

Sponsors: City Manager Barroso

Attachments: [23-24 CAM Memorandum](#)
[CAM Summary](#)
[CAM Revenue & Expense](#)
[Revenue Detail](#)
[Property Taxes](#)
[Insurance](#)
[Survey Net Usable SF](#)
[CAM Billable 23-24](#)
[CAM Summary 22-23](#)

Ms. Slivko-Bathurst returned to the dais.

A motion was made by Mr. Weekley, seconded by Mr. Lay, that the Action Item be Approved. The motion carried by the following vote:

Reports

11 Adept Marketing Report

Attachments: [Report](#)

12 Director's Report

Attachments: [Port Marine Services Monthly Report](#)
 [Port and Marine Project Status](#)
 [Summary DR15 update](#)
 [KWB Marina Tenant Charges April 2025](#)
 [KWB Rent Roll April 2025](#)
 [KWB Rent & Gross Sales Comparison Report](#)

Public Comment

Board Member Comment

Adjournment - 7:31 P.M.