



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 10, 2024

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 3 - Mr. Hughes, Mr. Langley, and Ms. Ovide

Present 4 - Mr. Ashby, Vice Chair Henson, Mr. Lay, and Chairman Knowles

Pledge of Allegiance to the Flag

4:02 P.M. - Mr. Langley arrived to Meeting

Approval of Agenda - The agenda was unanimously approved as amended.

Presentations

1 Key West Bight Preservation Association

Received and Filed

Action Items

2 FishMonster Vessel Exchange

Attachments: [KWB Resolution](#)

[Cover Memo](#)

A motion was made by Mr. Ashby, seconded by Mr. Langley, that the Action Item - Key West Bight be Passed. The motion carried by the following vote:

Absent: 2 - Mr. Hughes, and Ms. Ovide

Yes: 5 - Mr. Ashby, Vice Chair Henson, Mr. Langley, Mr. Lay, and Chairman Knowles

Enactment No: KWBB Resolution 24-09

3

First Amendment to Lease with Key West Seaport, LLC, (Schooner Wharf) amending the provision for determining the Prime Rate used to amortize CRA funded building costs.

Attachments: [Resolution](#)
 [Cover Memo](#)
 [First Amendment to Lease](#)
 [17-135 Schooner Wharf Lease](#)

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

Absent: 2 - Mr. Hughes, and Ms. Ovide

Yes: 5 - Mr. Ashby, Vice Chair Henson, Mr. Langley, Mr. Lay, and Chairman Knowles

Enactment No: KWBB Resolution 24-10

4

Fourth Amendment to Lease with Waterfront Brewery, LLC amending the provision for determining the Prime Rate used to amortize CRA funded building costs.

Attachments: [Resolution](#)
 [Cover Memo](#)
 [Fourth Amendment to Lease](#)
 [*Large File* 13-012 Waterfront Brewery Lease](#)

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

Absent: 2 - Mr. Hughes, and Ms. Ovide

Yes: 5 - Mr. Ashby, Vice Chair Henson, Mr. Langley, Mr. Lay, and Chairman Knowles

Enactment No: KWBB Resolution 24-11

- 5 Selecting one of two applicants as the lessee for a new ticketing kiosk location at Pier C.

Attachments: [Resolution](#)
 [Cover Memo](#)
 [Appledore Proposal](#)
 [Navis Proposal](#)
 [KWBB 24-02 Ticket kiosk at Pier C](#)

A motion was made by Mr. Lay, seconded by Mr. Langley, that the Action Item - Key West Bight be Passed with Emyl Hattingh being selected as the preferred applicant. The motion carried by the following vote:

Absent: 2 - Mr. Hughes, and Ms. Ovide

Yes: 5 - Mr. Ashby, Vice Chair Henson, Mr. Langley, Mr. Lay, and Chairman Knowles

Enactment No: KWBB Resolution 24-12

Reports

- 6 Quarterly Schooner Western Union Report

Attachments: [2024-03 SWUPS KWBB Update](#)

Received and Filed

- 7 Adept Marketing Report

Attachments: [2024-03 Adept PR Bight Board Update](#)

Received and Filed

- 8 Director's Report

Attachments: [Port Marine Services Monthly Report - Mar 2024](#)
 [Port and Marine Project Status 4-04-24](#)
 [KWB Rent & Gross Sales Comparison Report](#)
 [Sales Comparison Report March 2024](#)
 [KWB Rent Roll April 2024](#)
 [KWB Marine Tenant Charges April 2024](#)
 [SUMMARY DR15 update](#)

Received and Filed

Public Comment

Board Member Comment

Adjournment - 4:42 P.M.