



Bogdan Vitas <bvitas@keywestcity.com>

Mole Pier Public Benefit Lease - City of Key West

Yonce, Tim T CIV NAVFAC SE <timothy.yonce@navy.mil>

Wed, Jan 15, 2014 at 2:55 PM

To: Bogdan Vitas <bvitas@keywestcity.com>

Cc: "Demes, Ron A CIV CNRSE, N02" <ron.demes@navy.mil>, "Meagher, Patrick LCDR NAVFAC SE, PWO" <patrick.meagher@navy.mil>, "Thompson, Jeremy L CIV NAVFAC SE, PWD Key West" <jeremy.l.thompson@navy.mil>, "Ruzich, Richard R GS13 NAVFAC SE, PWD Key West" <richard.r.ruzich@navy.mil>, "McCarthy, Robin CIV NAVFAC SE, JAXS" <robin.mccarthy@navy.mil>, Craig Cates <ccates@keywestcity.com>, Shawn Smith <sdsmith@keywestcity.com>, Mark Finigan <mfinigan@keywestcity.com>, David Fernandez <dfernand@keywestcity.com>, Don Craig <dcraig@keywestcity.com>, Doug Bradshaw <dbradsha@keywestcity.com>, "Knetge, William F CIV NAVFAC SE, PWD Key West" <william.knetge@navy.mil>, "Monnier, Ashley CIV NAVFAC SE, PWD Key West" <ashley.monnier@navy.mil>

Mr. Vitas,

Thank you for your below email correspondence regarding the subject lease. I appreciate the offer to participate in the City Commission meeting scheduled for January 22, 2014, but we respectfully decline the offer to attend. If I am made aware of any interest from Navy personnel who would like to attend, I will be sure to let you know soonest.

At this time, there is no intention to extend the license beyond its January 31, 2014 expiration date unless the City accepts the lease terms provided in our January 9, 2014 letter. Additionally, we are requesting that you provide us with a comprehensive list of cruise ships scheduled to berth at the Mole Pier over the next six months and any notice the City has provided them regarding their expected berthing location. I think it would be in the best interest of both parties to understand what communication/commitments have been made to the cruise ship operators beyond January 31, 2014. Please let us know what other questions or concerns you may have. Thank you.

V/r,
Tim

Tim Yonce
Asset Management Team Lead
South Atlantic IPT (OPDB)
NAVFAC Southeast
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DSN: 942.6278
timothy.yonce@navy.mil

-----Original Message-----

From: Bogdan Vitas [mailto:bvitas@keywestcity.com]

Sent: Wednesday, January 15, 2014 11:01 AM

To: Yonce, Tim T CIV NAVFAC SE

Cc: Demes, Ron A CIV CNRSE, N02; Meagher, Patrick LCDR NAVFAC SE, PWO; Thompson, Jeremy L CIV NAVFAC SE, PWD Key West; Ruzich, Richard R GS13 NAVFAC SE, PWD Key West; McCarthy, Robin CIV NAVFAC SE, JAXS; Craig Cates; Shawn Smith; Mark Finigan; David Fernandez; Don Craig; Doug Bradshaw; Knetge, William F CIV NAVFAC SE, PWD Key West; Monnier, Ashley CIV NAVFAC SE, PWD Key West

Subject: Re: Mole Pier Public Benefit Lease - City of Key West

Dear Mr. Yonce,

In following up to our last face to face meeting at NASKW and the City's request at the meeting to extend the license agreement for up to 6 months in the event that the lease negotiations failed, or in the present case next week, that the lease is not approved by chance by the Mayor and City Commission, I believe it is imperative that we reach an agreement to extend the license agreement in advance of the City Commission meeting. Should the vote fail, I believe that it is in the best interest of both the Navy and the City to extend the license. This extension would recognize that the Request For Proposal process may take several months to complete and would be followed by a required start up period by a new lessee.

This consideration would also allow the scheduled cruise ships to continue arriving during any such process thereby continuing the uninterrupted flow of passengers and revenues to both the Navy and the City benefiting our shared local economy.

I need your response to this request prior to the meeting next week. I am available for a conference call as needed to address this concern.

Respectfully,

Bob Vitas
City Manager

On Tue, Jan 14, 2014 at 1:57 PM, Bogdan Vitas <bvitas@keywestcity.com> wrote:

Dear Mr. Yonce,

This is to advise you that the Mayor and City Commission will consider approval of the Navy Outer Mole Pier Public Benefit Lease at their regular meeting to be held on January 23, 2014. The lease under consideration is the latest version received from Mr. Robert W. McDowell III on January 9, 2014 as indicated in his letter as the Department of Navy's Best and Final Offer. This item will not be placed on the agenda as a consent item as I am confident that it will require discussion by both the Commission and members of the public audience prior to consideration.

If you or any member of the US Navy's lease negotiating team are interested in attending the City Commission meeting please advise me of your planned attendance. I look forward to your response.

Respectfully,

Bogdan "Bob" Vitas, Jr.

City Manager

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On Thu, Jan 9, 2014 at 12:14 PM, Yonce, Tim T CIV NAVFAC SE <timothy.yonce@navy.mil> wrote:

Mr. Vitas,

Good afternoon. Following receipt of the City's December 18, 2013 counteroffer letter, we have had multiple conversations with the Real Estate Contracting Officer (Mr. Bob McDowell) and other interested stakeholders within Navy Region Southeast to include the NAS Key West Commanding Officer and the NAVFAC Southeast Commanding Officer. As a result, the Navy is presenting its best and final

offer as it pertains to the Mole Pier Public Benefit Lease opportunity. Included within the attached is a copy of the lease which accounts for considerations the Navy has made as a result of your counteroffer. We are available to discuss the terms and conditions of the lease at your convenience.

V/r,
Tim

Tim Yonce
Asset Management Team Lead
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NAVFAC Southeast
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