

MINUTES

TRUMAN WATERFRONT ADVISORY BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

MONDAY, JULY 18, 2011

A regular meeting of the Truman Waterfront Advisory Board of the City of Key West, Florida was held in Commission Chambers, Old City Hall, 510 Greene St. on July 18, 2011.

Chairman Gilleran called the meeting to order at 6:05 p.m.

Answering roll call were Board Members Robert Kelly, Albert Sullivan, Jerry Curtis, Vice Chair Margaret Domanski and Chairman Jim Gilleran.

Absent were Board members Edward Gartenmayer and non-voting Ex- officio Ron Demes, Navy, Sean Morton, NOAA, David Foster, State Park and Kelly Clark, National Park.

Also present were City Staff Port Operations Project Manager Doug Bradshaw, and Port Operation Coordinator Martha Arencibia.

The Pledge of Allegiance to the flag of the United States of America was given by all present.

APPROVAL OF AGENDA

It was moved by Mr. Trepanier and seconded by Mrs. Domanski to approve the Agenda without changes. The agenda was approved.

APPROVAL OF MINUTES:

It was moved by Mrs. Domanski and seconded by Mr. Curtis to approve the Minutes of April 1, 2011.

The minutes were unanimously approved.

It was moved by Mr. Trepanier and seconded by Mr. Kelly to approve the Minutes of April 20, 2011, with the following corrections page 2, line 13 change “pass” to “past” and on page 3, line 4 change “self-stained” to “self-sustained”.

The minutes were unanimously approved.

ITEM FOR ACTION:

Meeting times for the TWAB

It was moved by Mrs. Domanski and seconded by Mr. Trepanier to table to the next scheduled meeting of August 15, 2011. Doug Bradshaw will email alternative dates for the next meeting based on when the RFQ Review Committee completes their work.

DISCUSSION ITEMS:

Attendance Policy

Code of Ordinances Sec. 2-286.- Absences,

“If a member of an advisory board is absent from three consecutive regular meetings or is absent from more than one-half of the regularly scheduled meetings during a six-month period, without prior approval of the chairperson, the advisory board shall declare the member’s office vacant. The advisory board shall certify the vacancy to the city commission. The chairperson shall give approval for absence for reasons of personal illness, family illness and death in the family, and may approve an absence for such other reason as the chairperson deems reasonable.”

It was the consensus of the Board that a record of attendance be kept on Board members. Email notifications of absences are to be submitted to the Board Chairman and to Doug Bradshaw from Board members requesting to be excused from meeting.

Key West Bight Management District Board

Mr. Bradshaw stated that he and Chairman Gilleran met with City Manager Scholl to discuss the direction of the TWAB. It was understood that the property would remain under City staff control and that it would be operated as a city park. It was the understanding that a management type board similar to the Key West Bight Board (KWBB) was not needed for the Truman Waterfront Property. All agreed that there was not a need for the TWAB to mimic the TWBB at the present time.

Planning a Development Timelines and Process for Truman Waterfront

Mr. Kelly requested an update on the MSM proposal and the FPACC lease.

Mr. Bradshaw stated that the MSM had meet with the City some weeks back. He stated that they were working on financing and on a proposal that would include the uplands portion designated for marina use and that would go before this Board for review prior to going before the LRA. He stated that with regards to the Assisted Care Living Facility, the City was in lease negotiations as to what would happen 20, 30 and 40 years out with regards to the City receiving lease revenues from the project. He also stated that the Assisted Care Coalition along with Family Pride was reviewing the project and were considering reducing the size to a smaller footprint that would be more appropriate for the project. He stated if that turned out to be the case the remaining acerage would return to the City and be reincorporated to the overall property.

It was the consensus of the Board to have Mr. Trepanier and Mr. Bradshaw work on creating a draft timeline for the Truman Waterfront proposed projects to be brought before the Board for review at their meeting in September.

Status/Schedule of Truman Waterfront RFQ Review

Mr. Bradshaw stated that they had received 11 responses to the RFQ. He stated that a committee consisting of 3 City staff members (Doug Bradshaw, Don Craig, Greg Veliz), and 3 members from the public (Roger McVeigh, Lois Songer, Perry Johnston) would review, rank, and determine the number of responses to be submitted to this board for review. He stated that at the next TWAB meeting they would receive presentations from each of the short list candidates. He stated at which time the Board would rank and submit a minimum of 3 candidates to the City Commission for their final ranking and selection for City staff to start negotiations with. Mrs. Domanski asked if members of the TWAB and the public could attend the review committee meeting as observers. Mr. Bradshaw noted that could and stated he would send out an email to TWAB members when the meeting details were decided upon.

PUBLIC COMMENTS:

Richard Tallmadge, 1700 Jamaica Dr.

BOARD COMMENTS:

Mrs. Domanski commented on the need for handicap accessibility for the building that the Key West Commoners has proposed be minimally renovated for immediate public use as Park planning moves forward. She inquired of Mr. Bradshaw whether Building 103 is even close to being useable in any form at this time.

Mr. Bradshaw stated prior any work on renovations to Building 103, the city needed to determine the floor plan prior to filling the holes and pouring the concrete flooring. At this time there is no simple fix to the building based on the state it is in.

Mr. Gilleran requested staff to place the following items on the September Agenda for discussion: Chairman and Vice Chairman longevity and the incorporation of the 6.6 Acres.

Mr. Kelly stated that he would like to have a couple of interested groups give presentations to the Board on the 6.6 Acres in October.
Mr. Curtis requested an update on the community center building currently being used by PAL.

Mr. Trepanier suggested establishing a timeline for outcomes and progress on all the projects in the Truman Waterfront Park. He agreed to work with Mr. Bradshaw to develop same and bring it back to the TWAB.

NEXT MEETING:

Monday, August 15, 2011 at 6:00 p.m., Old City Hall unless changed to the Review Committee's schedule.

ADJOURNMENT

It was moved by Mrs. Domanski and seconded by Mr. Sullivan to adjourn the meeting.

There being no objection, the Chairman adjourned the meeting at 6:50 p.m.

Martha Arencibia, Clerk of the Board
Port Operations Coordinator