



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, January 11, 2023

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: Individuals are responsible to share their presentation at the meeting on their laptop through Zoom. For City Commission meetings the City Clerk's Office will need a copy for the agenda at least 6 days before the meeting.

Call Meeting To Order

Roll Call

Absent 3 - Mr. Ashby, Mr. Hughes, and Mr. Langley

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

Pledge of Allegiance to the Flag

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

Approval of Minutes

1 December 14, 2022

Attachments: [Minutes](#)

A motion was made by Vice Chair Steve Henson, seconded by Ms. Kathryn Ovide, that the Minutes be Approved. The motion passed by an unanimous vote.

Presentations

2 Key West Bight Preservation Association

Received and Filed

- 3 Raftelis EVP John Mastracchio, ASA, CFA - KW Bight
Common Area Maintenance Charge Evaluation

Attachments: [Raftelis CAM Report 12.20.2022](#)

Not Received - Postponed to February 8, 2023

Action Items

- 4 Approve Lease for Paradise Enterprises, LLC
Key West Bight Ferry Terminal

Attachments: [BB Resolution](#)
[Executive Summary](#)
[Draft Lease](#)
[Exhibit B](#)
[PARADISE PORTERS 17-282 Current Lease](#)
[Corporate Filing p1](#)
[Corporate Filing p2](#)

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

Absent: 3 - Mr. Ashby, Mr. Hughes, and Mr. Langley

Yes: 4 - Vice Chair Henson, Mr. Lay, Ms. Ovide, and Chairman Knowles

Enactment No: KWB 23-01

Reports

- 5 Director's Report

Attachments: [Port and Marine Project Status 1-5-23](#)
[FT Passenger Counts \(2021 to 2023\)-December](#)
[December 2021-2022 Sales Comparison Report](#)
[KWB Rent & Gross Sales Comparison Report](#)
[KWB Rent Roll January 2023](#)
[KWB Marine Tenant Charges January 2023](#)
[SUMMARY DR15 update January 2023](#)
[KWB & FT Fuel Sales \(Gallons\) 2020-2023-December](#)

Received and Filed

6 Adept Marketing Report

Attachments: [2022-12 AdeptPR-Bight Board Update](#)

Received and Filed

7 Schooner Western Union Report

Attachments: [2022-12 SWUPS KWBB Update](#)

Received and Filed

Public Comment

Board Member Comment

Adjournment - 4:48 P.M.