



# City of Key West, FL

City Hall  
1300 White Street  
Key West FL 33040

## Action Minutes - Final

### Key West Bight Management District Board

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Wednesday, March 8, 2023

4:00 PM

City Hall

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**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 - 4:00 P.M.**

#### Roll Call

**Present** 7 - Mr. Ashby, Vice Chair Henson, Mr. Hughes, Mr. Langley, Mr. Lay, Ms. Ovide, and Chairman Knowles

#### Pledge of Allegiance to the Flag

**Approval of the Agenda - The agenda was unanimously approved as amended**

#### Approval of Minutes

1 February 8, 2023

**Attachments:** [Minutes](#)

A motion was made by Ms. Ovide, seconded by Mr. Hughes, that the Minutes be Approved. The motion passed by unanimous vote.

#### Presentations

2 Key West Bight Preservation Association

Received and Filed

- 3 Monroe County School District Trumbo Road Housing Update - Bryan Green

**Attachments:** [Bight Board MCSD Trumbo](#)

Postponed to April 12, 2023

### Action Items

- 4 Lease Renewal - AER Photography

**Attachments:** [Executive Summary](#)  
[Lease](#)  
[AER Photography Exhibit B](#)  
[Personal Guaranty](#)  
[Current Lease](#)  
[Corporation Status](#)

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

**Yes:** 7 - Mr. Ashby, Vice Chair Henson, Mr. Hughes, Mr. Langley, Mr. Lay, Ms. Ovide, and Chairman Knowles

Enactment No: KWB 23-04

- 5 New Lease - Paradise Enterprises, LLC

**Attachments:** [Resolution](#)  
[Executive Summary](#)  
[Draft Lease](#)  
[Exhibit C](#)  
[Current mo-to-mo lease](#)  
[Publishers Affidavit - KW Citizen](#)  
[Personal Guaranty](#)  
[Corporate Status P1](#)  
[Corporate Status P2](#)

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

**Yes:** 7 - Mr. Ashby, Vice Chair Henson, Mr. Hughes, Mr. Langley, Mr. Lay, Ms. Ovide, and Chairman Knowles

Enactment No: KWB 23-05

- 6 Request for \$10,000 sponsorship from the Conch Republic Independence Celebration Organization as primary sponsor for event.

**Sponsors:** Chairman Knowles

**Attachments:** [Resolution](#)

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

**Yes:** 7 - Mr. Ashby, Vice Chair Henson, Mr. Hughes, Mr. Langley, Mr. Lay, Ms. Ovide, and Chairman Knowles

Enactment No: KWB 23-06

- 7 Confirm Art in Public Places Board's Unanimous Selection of the Ferrill & Trentlage Proposal for RFP 22-006: Public Art for Key West Historic Seaport.

**Sponsors:** Mr. McAlearney

**Attachments:** [Resolution](#)

[Executive Summary](#)

[Ferrill-Trentlage Proposal](#)

[RFP 22-006 Public Art for KWHS](#)

[Public Art Installation Locations](#)

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

**Yes:** 7 - Mr. Ashby, Vice Chair Henson, Mr. Hughes, Mr. Langley, Mr. Lay, Ms. Ovide, and Chairman Knowles

Enactment No: KWB 23-07

## Reports

8 Reconciliation Report

**Attachments:** [Key West Bight Management District Board Memorandum](#)  
[CAM Summary](#)  
[Revenue Detail](#)  
[Revenue Expense Data](#)  
[Insurance](#)  
[Property Taxes](#)  
[Survey Net Usuable](#)  
[CAM Billable](#)  
[CAM Worksheet](#)  
[CAM Worksheet Notes](#)

Received and Filed

**5:00 P.M. - Mr. Hughes left the Meeting**

9 Director's Report

**Attachments:** [Port and Marine Project Status 3-1-23](#)  
[FT Passenger Counts \(2020 to 2023\)- February](#)  
[February 2022-2023 Sales Comparison Report](#)  
[KWB Rent & Gross Sales Comparison Report](#)  
[KWB Rent Roll March 2023](#)  
[KWB Marine Tenant Charges March 2023](#)  
[SUMMARY DR15 update March 2023](#)  
[KWB & FT Fuel Sales \(Gallons\) 2020-2023 February](#)

Received and Filed

10 Adept Marketing Report

**Attachments:** [Adept PR-Bight Board Update](#)  
[Adept Old Dominion Promotion](#)

Received and Filed

**Public Comment**

**Board Member Comment**

**Adjournment - 5:34 P.M.**