

Executive Summary

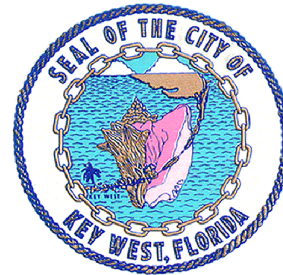
TO: Key West Bight Board
Community Redevelopment Agency

CC: Greg Veliz
Doug Bradshaw

FR: Marilyn Wilbarger, RPA, CCIM

DT: October 1, 2019

RE: Yankee Freedom Use Agreement Extension at the Key West Bight Ferry Terminal



ACTION STATEMENT

This is a request to approve an extension of the Yankee Freedom III, LLC Use Agreement for dockage at the Key West Bight Ferry Terminal.

HISTORY

The Yankee Freedom operates the ferry to the Dry Tortugas National Park and in 2012 the ferry was re-located from the dock adjacent to the Thompsons Fish House building to the Ferry Terminal due to the deterioration of the fish house building. The Yankee Freedom now wishes extend the use agreement for an additional ten years based upon the following terms:

Use:	Dockage of the Yankee Freedom III, LLC ferry passenger vessel
Term:	Ten-year period commencing October 1, 2019
Dockage Rate:	\$38.92 per foot with annual CPI increases thereafter
Embarkation Fees:	\$1.29 per passenger trip with annual CPI increases consistent with the dockage rate increases
Port Security/ Facility Charges:	Estimated at \$.14 per passenger with actual costs reconciled and reimbursed annually
Fuel Services:	The CRA will sell Yankee Freedom fuel at the greater \$0.25 per gallon or 9% over the delivered cost Yankee Freedom agrees to exclusively purchase all fuel from the Key West Bight Ferry Terminal.
Utilities:	Yankee Freedom shall pay for the actual metered or prorated costs of utilities including electricity, water and solid waste
Pump Out:	In the interest of the environment and sustainable business practices the CRA will provide sewage pump out at no additional cost.
Agreement Termination:	In the event that the Yankee Freedom shall cease to be the sole commercial provider of ferry service to the Dry Tortugas National Park then either party may terminate this agreement.

FINANCIAL STATEMENT:

This is the current rate for dockage at the Ferry Terminal. The fueling agreement, embarkation fees, and passenger facility fees are new reimbursements that are consistent with the Key West Express agreement and will be increased annually based upon the Consumers Price Index. The Yankee Freedom is current with all accounts and has an excellent payment history.

CONCLUSION;

The Yankee Freedom Dry Tortugas Ferry is such an interesting and enjoyable trip for visitors and locals alike that is operated in a professional and friendly manner. Staff recommends approval of the proposed use agreement to enable them to continue to provide this valuable service and attraction.

ATTACHMENTS:

Proposed Use Agreement

Current Use Agreement

Corporate Filings