



# 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, January 11, 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

#### 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.**