



# 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, May 10, 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 - 4:04 P.M.**

#### Roll Call

**Absent** 2 - Mr. Hughes, and Ms. Ovide

**Present** 5 - Mr. Ashby, Vice Chair Henson, Mr. Langley, Mr. Lay, and Chairman Knowles

#### Pledge of Allegiance to the Flag

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

#### Approval of Minutes

1 April 12, 2023

Attachments: [Minutes](#)

A motion was made by Vice Chair Steve Henson, seconded by Mr. Bill Lay, that the Minutes be Approved. The motion passed by unanimous vote.

**4:07 P.M. - Ms. Ovide arrived to the Meeting**

#### Presentations

- 2 Key West Bight Insurance Basics - Christina Bervaldi,  
Finance Director

Received and Filed

**Conch Republic Celebration - Jim Gilleran**

- 3 Key West Bight Preservation Association

No Report

**Action Items**

- 4 Lease Renewal - Stephen Greenfield, dba Captain Quick  
Dry

**Attachments:**    [Cover Memo](#)  
                              [Resolution](#)  
                              [Lease](#)  
                              [Personal Guarantee CRA](#)  
                              [Lease - Res. 18-192](#)

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

**Absent:** 1 - Mr. Hughes

**Yes:** 6 - Mr. Ashby, Vice Chair Henson, Mr. Langley, Mr. Lay, Ms. Ovide, and Chairman Knowles

Enactment No: KWB 23-11

5 Key West Express Lease Extension Amendments - Use and Upland Lease Agreements

**Attachments:** [Resolution](#)  
[Cover Memo](#)  
[First Amendment Use Agreement](#)  
[First Amendment - Upland](#)  
[Use Agreement and Upland Lease Agreement - Current](#)  
[Corporate Status P1](#)  
[Corporate Status P2](#)

A motion was made by Mr. Henson that the Action Item - Key West Bight be Passed with a notation made to put the tenant on notice that increased foot traffic is anticipated thereby increasing their reimbursable security costs. Mr. Henson withdrew his motion that was not seconded.

A motion was then made by Mr. Ashby, seconded by Mr. Langley, that the Action Item - Key West Bight be Passed provided that staff is comfortable with the language in either agreements ensuring 100% of security costs now or in the future are reimbursable with no cap. The motion carried by the following vote:

**Absent:** 1 - Mr. Hughes

**Yes:** 6 - Mr. Ashby, Vice Chair Henson, Mr. Langley, Mr. Lay, Ms. Ovide, and Chairman Knowles

Enactment No: KWB 23-12

## Reports

6 Director's Report

**Attachments:** [Port and Marine Project Status 5-3-23](#)  
[FT Passenger Counts \(2020 to 2023\)-April](#)  
[April 2022-2023 Sales Comparison Report](#)  
[KWB Rent & Gross Sales Comparison Report](#)  
[KWB Rent Roll May 2023](#)  
[KWB Marine Tenant Charges May 2023](#)  
[SUMMARY DR15 update](#)  
[KWB & FT Fuel Sales \(Gallons\) 2020-2023 April](#)

Received and Filed

7                      Adept Marketing Report

**Attachments:**    [\\*Large File - Adept Update](#)

Received and Filed

**Public Comments**

**Board Member Comments**

**Adjournment - 5:18 P.M.**