



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, May 8, 2024

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: For City Commission meetings the City Clerk's Office will need a copy of all presentations for the agenda at least 7 days before the meeting.

Call Meeting To Order - 4:01 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 March 13, 2024 (Regular)

Attachments: [Minutes](#)

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

2 April 8, 2024 (Workshop)

Attachments: [Minutes](#)

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

3 April 10, 2024 (Regular)

Attachments: [Minutes](#)

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

Presentations

4 Key West Bight Preservation Association

Received and Filed

5 GO Bond Presentation

Received and Filed

Action Items

6 Approving the award of Invitation to Bid (ITB) #24-009 Fire Pumps Replacement to All In One Fire, Inc. for the Key West Historic Seaport (KWB) and Ferry Terminal (KWBFT) in the amount of \$209,123.47, authorizing the City Manager to execute the contract.

Attachments: [Resolution](#)
[Cover Memo](#)
[KWBB 24-13](#)
[Bid Memo](#)
[All In One Proposal](#)
[Keys Fire Proposal](#)
[Gary's Proposal](#)
[All In One Email Clarification](#)
[Keys Fire Email Clarification](#)
[Gary's Email Clarification](#)

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

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

Yes: 5 - Mr. Ashby, Vice Chair Henson, Mr. Langley, Mr. Lay, and Chairman Knowles

Enactment No: KWBB 24-13

- 7 Fourth Amendment to Lease (Revised) for Waterfront Brewery, replacing LIBOR as the basis for determining the prime lending rate.

Attachments: [Resolution](#)
[Cover Memo](#)
[Fourth Amendment to Lease](#)
[KWBB 24-11](#)
[*Large File* 13-012 LEASE](#)
[Fourth Amendment to Lease - Rejected](#)
[ARRC-statement-USD-LIBOR \(002\)](#)

Postponed to July 10, 2024

- 8 Approving the First Amendment to Lease, (Revised), for Key West Seaport, LLC, dba Schooner Wharf replacing LIBOR as the basis for determining the prime lending rate.

Attachments: [Resolution](#)
[Cover Memo](#)
[First Amendment to Lease](#)
[KWBB 24-10](#)
[17-135 Lease](#)
[First Amendment to Lease - Rejected](#)
[ARRC-statement USD-LIBOR \(002\)](#)

Postponed to July 10, 2024

- 9 WITHDRAWN: Request to approve a Five (5) year lease term extension for the Mel Fisher Maritime Museum at Key West Bight

Attachments: [Resolution](#)
[Cover Memo](#)
[First Amendment to Lease](#)
[19-277 Lease](#)
[09-147 Original Lease and Info](#)

Withdrawn

10 Request for approval of a five year lease renewal with Local Color Key West, Inc., dba Local Color at the Key West Bight

Attachments: [Resolution](#)
[Cover Memo](#)
[Lease](#)
[Resolution 19-216 Lease](#)
[Personal Guaranty](#)
[Res. 21-003 Lease Assignment to Corp](#)
[Sun Biz Corporation Search](#)

Withdrawn

11 A request of the Key West Bight Management District Board recommending the CRA execute a new lease for kiosk space at Pier C at the Key West Bight.

Attachments: [Resolution](#)
[Cover Memo](#)
[Lease](#)
[KWBB 24-02 Ticket kiosk at Pier C](#)
[KWBB 24-12 Selecting one of two applicants](#)
[Personal Guaranty](#)

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

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

Yes: 5 - Mr. Ashby, Vice Chair Henson, Mr. Langley, Mr. Lay, and Chairman Knowles

Enactment No: KWBB 24-14

Reports

12 Director's Report

Attachments: [Port Marine Services Monthly Report - Apr 2024](#)
[Port and Marine Project Status 5-01-24](#)
[Combined Monthly Report - April 2024](#)
[SUMMARY DR15 update](#)
[KWB Rent & Gross Sales Comparison Report](#)
[KWB Marine Tenant Charges May 2024](#)
[KWB Rent Roll May 2024](#)

Received and Filed

13 Adept Marketing Report

Attachments: [Adept PR-Bight Board Monthly Update Apr 2024](#)

Received and Filed

Public Comment

Board Member Comment

Adjournment - 6:05 P.M.