



# 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, April 9, 2025

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

#### Roll Call

*Mr. Ashby attended virtually via media technology*

**Absent** 1 - Chairman Knowles

**Present** 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, and Mr. Weekley

#### Pledge of Allegiance to the Flag

#### Approval of Agenda

*The agenda was unanimously approved as presented*

#### Approval of Minutes

1 March 12, 2025

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

A motion was made by Mr. Weekley, seconded by Mr. Lay, that the Minutes be Approved. The motion passed by unanimous vote.

#### Presentations

2 Key West Bight Preservation Association

Received and Filed

3 Thompson Fish House Restoration - Southeastern Shrimp  
and Seafood

Received and Filed

**Action Items**

4 Recommending Community Redevelopment Agency (CRA)  
approval and execution of the Lease between the CRA and  
Red Hospitality & Leisure Key West, LLC, DBA Sebago  
Watersports located at Units I and J on Lazy Way Lane in  
the Historic Seaport.

**Sponsors:** City Manager Barroso

**Attachments:** [Resolution](#)  
[Cover Memo](#)  
[Lease - Draft](#)  
[2019 Lease and Assignment of lease agreement](#)  
[SOS Delaware - Corporate Status](#)

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

**Absent:** 1 - Chairman Knowles

**Yes:** 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst,  
and Mr. Weekley

Enactment No: KWBB 25-08

- 5                    Recommending Community Redevelopment Agency (CRA) approval and execution of the Lease between the CRA and Red Hospitality & Leisure Key West, LLC, DBA Sebago Watersports located at the Ticket/Check-In Booth on Lazy Way Lane in the Historic Seaport.

**Sponsors:**            City Manager Barroso

**Attachments:**        [Resolution](#)  
                                  [Cover Memo](#)  
                                  [Lease - Draft](#)  
                                  [Res 19-192 Lease Assignment and Lease](#)  
                                  [SOS Delaware - Corporate Status](#)

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

**Absent:** 1 - Chairman Knowles

**Yes:** 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, and Mr. Weekley

Enactment No: KWBB 25-09

- 6                    Recommending Community Redevelopment Agency (CRA) approval and execution of the Lease with Key West Bait & Tackle, Inc. located at 241, 251A and 251B Margaret Street in the Historic Seaport.

**Sponsors:**            City Manager Barroso

**Attachments:**        [Resolution](#)  
                                  [Cover Memo](#)  
                                  [Lease - Draft](#)  
                                  [Guaranty](#)  
                                  [2021 KW Bait and Tackle Lease](#)  
                                  [Res 25-081 Lease Assignment](#)

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

**Absent:** 1 - Chairman Knowles

**Yes:** 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, and Mr. Weekley

7                    Recommending the CRA award the Bid of Gemstone RDI JV in response to Invitation to Bid (ITB #25-009) Re-Bid: Schooner Wharf Floating Docks Replacement at the Key West Bight Marina in the amount of \$1,020,000.00; waiving minor formalities; authorizing the City Manager to execute necessary documents in conformance with the contract documents, upon consent of the City Attorney; authorizing any necessary budget transfer(s)

**Sponsors:**            City Manager Barroso

**Attachments:**        [Resolution](#)  
[Cover Memo](#)  
[ITB 25-009 Re-Bid Documents](#)  
[Bid Memorandum](#)  
[Gemstone RDI Proposal](#)  
[Gemstone RDI Clarification email](#)  
[Gemstone RDI Additional Information](#)  
[Florida Keys Proposal](#)  
[Florida Keys Clarification email](#)  
[Florida Keys Additional Information](#)  
[KWBB 25-04](#)

**A motion was made by Mr. Girard, seconded by Mr. Weekley, to approve and recommend awarding the bid to Gemstone RDI. The motion failed with Board Members Girard, Slivko-Bathurst, and Weekley voting Yes and Board Members Ashby, Lay, and Chair Henson voting No.**

**A motion was then made by Mr. Weekley, seconded by Ms. Slivko-Bathurst, to recommend rejecting all bids and issue a re-bid that addresses non-slip decking material, information about sub-contractors, and specific qualifications and experience of the vendors. The motion carried by the following vote:**

- Absent:** 1 - Chairman Knowles
- Yes:** 6 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, Ms. Slivko-Bathurst, and Mr. Weekley

Enactment No: KWBB 25-11

8 Directing staff to rearrange current marina tenants in order to moor a schooner at the end of Greene Street.

**Sponsors:** Mr. Girard

**Attachments:** [Resolution](#)  
[Cover Memo](#)  
[Res 92-400 Adopting Recommendations](#)  
[Code Sec. 2 547. Findings/purpose.](#)  
[Public Comment](#)  
[Appledore Application Slip in 2021.2013 for Star 000141](#)  
[Malabar X Greene St Proposal](#)  
[KW Bight Commercial Wait List 2024 \(1\)](#)  
[Moving Schooner - Profit Anaylysis and photographs](#)

*Ms. Slivko-Bathurst recused herself for Items #8 and #9 and left the dais.*

**A motion was made by Mr. Girard to approve the item. That motion failed for lack of a second**

**A motion was then made by Mr. Weekley, seconded by Mr. Lay, that the Action Items - Key West Bight be Denied. The motion carried by the following vote:**

**No:** 1 - Mr. Girard

**Recuse:** 1 - Ms. Slivko-Bathurst

**Absent:** 1 - Chairman Knowles

**Yes:** 4 - Mr. Ashby, Vice Chair Henson, Mr. Lay, and Mr. Weekley

- 9 Resolution to create a commercial dockage agreement addendum to apply only to wooden hulled schooners that summer away from the Key West Bight, allowing a substitute vessel for a set period of time.

**Sponsors:** Mr. Lay

**Attachments:** [Resolution](#)  
[Cover Memo](#)  
[Appledore Marine LLC Request](#)  
[Appledore Dockage Agreement](#)  
[Specifications for Proposed Rule on Wooden Schooners](#)

A motion was made by Mr. Ashby, seconded by Mr. Girard, that the Action Items - Key West Bight be Postponed to May 14, 2025. The motion carried by the following vote:

**Recuse:** 1 - Ms. Slivko-Bathurst

**Absent:** 1 - Chairman Knowles

**Yes:** 5 - Mr. Ashby, Mr. Girard, Vice Chair Henson, Mr. Lay, and Mr. Weekley

- 10 Approving 23/24 Fiscal Year Common Area Maintenance Reconciliation

**Sponsors:** City Manager Barroso

**Attachments:** [23-24 CAM Memorandum](#)  
[CAM Summary](#)  
[CAM Revenue & Expense](#)  
[Revenue Detail](#)  
[Property Taxes](#)  
[Insurance](#)  
[Survey Net Usable SF](#)  
[CAM Billable 23-24](#)  
[CAM Summary 22-23](#)

*Ms. Slivko-Bathurst returned to the dais.*

A motion was made by Mr. Weekley, seconded by Mr. Lay, that the Action Item be Approved. The motion carried by the following vote:

## Reports

11 Adept Marketing Report

Attachments: [Report](#)

12 Director's Report

Attachments: [Port Marine Services Monthly Report](#)  
[Port and Marine Project Status](#)  
[Summary DR15 update](#)  
[KWB Marina Tenant Charges April 2025](#)  
[KWB Rent Roll April 2025](#)  
[KWB Rent & Gross Sales Comparison Report](#)

**Public Comment**

**Board Member Comment**

**Adjournment - 7:31 P.M.**