



# 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 14, 2021

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.

**ALL VISUAL PRESENTATIONS (POWER POINT ONLY) FOR AGENDA ITEMS MUST BE RECEIVED IN THE CITY CLERK'S OFFICE (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.**

**Call Meeting To Order - 4:01 P.M.**

#### Roll Call

**Absent** 3 - Mr. Gibson, Mr. Hughes, and Ms. Ovide

**Present** 4 - Mr. Ashby, Vice Chair Henson, Mr. Langley, and Chairman Knowles

**Ms. Ovide arrived to Meeting - 4:02 P.M.**

**Pledge of Allegiance to the Flag**

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

#### Approval of Minutes

1 March 10, 2021

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

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

#### Presentations

2 Key West Bight Preservation Association

Received and Filed

**Mr. Gibson arrived at Meeting - 4:09 P.M.**

**Action Items**

**3** Approving the Sale of Blue Q Adventures, Inc.

**Attachments:** [Memo for Purchase of Blue Q](#)  
[Blu Q Email Request for sale](#)  
[Blu Q and Board Meeting](#)

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

**Absent:** 1 - Mr. Hughes

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

**4** Request to renew lease at 251 A-B Margaret Street pursuant to the public notice therefore.

**Attachments:** [Executive Summary](#)  
[Public Notice](#)  
[New lease](#)  
[Rate Breakdown](#)  
[Exhibit A](#)  
[Exhibit B](#)  
[Corporate Information](#)  
[Rent History](#)  
[Old Lease](#)

**A motion was made by Mr. Langley, seconded by Ms. Ovide, that the Action Item - Key West Bight be Passed. The motion carried by the following vote:**

**Absent:** 1 - Mr. Hughes

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

- 5 Approving award for Invitation to Bid (ITB) #21-011 - RE-BID: 201 William Street Spalling Repair- Key West Historic Seaport to DL Porter Constructors, Inc and authorize the City Manager to execute the contract in the amount of \$908,542.

**Attachments:** [Executive Summary](#)  
[Bid Memo](#)  
[Bid Tabulation Spreadsheet](#)  
[DL Porter Proposal](#)  
[Pedro Falcon Proposal](#)  
[DEC Proposal](#)  
[Sea Tech Proposal](#)  
[One Source Proposal](#)  
[Marino Proposal](#)  
[Bid Documents](#)  
[Drawings](#)  
[Addendum #1](#)  
[Addendum #2](#)  
[Res #21-015](#)  
[ITB #21-002 Contract Cancellation](#)

**A motion was made by Mr. Gibson, 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, Mr. Gibson, Vice Chair Henson, Mr. Langley, Ms. Ovide, and Chairman Knowles

- 6 Request to approve the Lease renewal for S&M of Lazy Way, Inc. a dissolved Florida Corporation DBA Fisherman's Café for Units C and D on Lazy Way Lane. The lease will be immediately assigned to Fisherman's Café', Inc. owned by the same surviving owner of the dissolved corporation, Scott Saunders.

**Attachments:**    [Lease](#)  
                              [Executive Summary](#)  
                              [Exhibit A](#)  
                              [Exhibit B](#)  
                              [Personal Guaranty](#)  
                              [Corporate Information](#)  
                              [Certificate of insurance](#)  
                              [Rent History](#)

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

**Absent:** 1 - Mr. Hughes

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

- 7 Request to approve a lease assignment from S & M of Lazy Way, Inc a dissolved Florida Corporation (Assignor) Fisherman's Café (Assignee) for Units C and D on Lazy Way Lane.

**Attachments:**    [Executive Summary](#)  
                              [Lease Assignment](#)  
                              [Lease](#)

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

**Absent:** 1 - Mr. Hughes

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

- 8 Approving the attached Historic Seaport Operation Expense Reconciliation for 2019-20; Authorizing the issuing of a credit in the amount of approximately \$0.30 per net usable square foot to tenants on the next rent statement and leaving estimated payments for remaining FY 2021 at \$4.85 per square foot.

**Attachments:**    [Executive Summary 19-20](#)  
                              [CAM 2020 WORKBOOK \(Final\)](#)  
                              [Historic CAM Rates](#)

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

**Absent:** 1 - Mr. Hughes

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

### Discussion Items

- 9 New Waste Oil/Recycling Structure

**Attachments:**    [Elevations](#)

Received and Filed

- 10 Operation of two paying commercial vessels out of one commercial slip

Received and Filed

### Reports

- 11 Schooner Western Union Report

**Attachments:**    [2021-03 SWUPS KWBB Update](#)

Received and Filed

- 12 Adept Marketing Report

**Attachments:**    [2021-03\\_AdeptPR-Bight Board Update](#)

Received and Filed

13 Director's Report

**Attachments:** [March 2021 Monthly Report](#)  
[Port and Marine Project Status 4-8-21 docx](#)  
[FT Passenger Counts \(2019 to 2021\)](#)  
[March 2020-2021 Sales Comparison Report](#)  
[KWB Rent & Gross Sales Comparison Report](#)  
[KWB Rent Roll April 2021](#)  
[KWB Marina Tenant Charges April 2021](#)  
[SUMMARY DR15 update](#)  
[KWB Default April 2021](#)

Received and Filed

**Public Comments**

**Board Member Comments**

**Adjournment - 5:35 P.M.**