



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Action Minutes - Final

Key West Bight Management District Board

Wednesday, July 14, 2021

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: 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 - 4:05 P.M.

Roll Call

Absent 2 - Mr. Hughes, and Chairman Knowles

Present 5 - Mr. Ashby, Mr. Gibson, Vice Chair Henson, Mr. Langley, and Ms. Ovide

Chairman Knowles arrived at 4:13 P.M. after roll call

Pledge of Allegiance to the Flag

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

Approval of Minutes

1 June 9, 2021

Attachments: [Minutes](#)

A motion was made by Mr. Gibson, 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

Action Items

3 Recommending award to Ralons Security, LLC for Private Security Services for the Key West Bight.

Attachments: [Executive Summary for Award Security Contract Bight Board](#)
[Memo Sheet](#)
[Kemp Group Int. Corp](#)
[American Guard Services, Inc](#)
[Ralons Security, LLC](#)
[Blue Shield Security & Protection](#)
[St Moritz Security Services](#)
[RFP #005-21 City of Key West Private Security Services](#)
[Addendum #1 RFP 005-21 City of Key West Private Security](#)
[Submittal Requirement Review](#)
[Reviewer Summary](#)
[Full scoring sheets](#)
[Review Sheets](#)

A motion was made by Mr. Langley, seconded by Mr. Gibson, that the Action Item - Recommending award to Ralons Security, LLC be approved. The motion passed unanimous vote.

- 4 Approving award for Invitation to Bid (ITB) #21-014 - REBID: CRSC Roof / Wall Cladding - Key West Historic Seaport to One Source Restoration & Building Services, Inc., authorize the City Manager to execute the contract in the amount of \$694,553 and approving necessary budget transfer.

Attachments: [Executive Summary](#)
[Bid Memo](#)
[One Source Proposal](#)
[Marino Proposal](#)
[Bid Tabulation Spreadsheet](#)
[ITB #21-014 Documents](#)
[ITB #21-014 Drawings](#)
[Resolution #21-121 Reject Bids](#)

A motion was made by Mr. Gibson, seconded by Ms. Ovide, that the Action Item - Approving award for invitation to Bid (ITB) #21-014 Re-bid be approved. The motion carried by the following vote:

No: 1 - Vice Chair Henson

Absent: 1 - Mr. Hughes

Yes: 5 - Mr. Gibson, Mr. Langley, Ms. Ovide, Chairman Knowles, and Mr. Ashby

- 5 Approving the 2021-2022 Proposed Key West Historic Seaport Budget

Attachments: [405 budget 21-22 Final](#)
[FY22 City Manager Review - KWB](#)

A motion was made by Mr. Ashby, seconded by Ms. Ovide, that the Action Items - Key West Historic Seaport Budget be approved. The motion carried by the following vote:

No: 2 - Mr. Gibson, and Mr. Langley

Absent: 1 - Mr. Hughes

Yes: 4 - Mr. Ashby, Vice Chair Henson, Ms. Ovide, and Chairman Knowles

Discussion Items

- 6 Thompson Fish House Use

Attachments: [HARC Commission Recommendations for Thompson Fish House Complex 2019](#)

Received and Filed

- 7 Selecting the course of action for the building at 907 Caroline St (Piano Shop).

Attachments: [Executive Summary 907 Caroline KWBB](#)
[Jan 2020 Pictures](#)
[May 2016 Bender Feasibility Study and pro forma](#)
[Housing Authority pro forma 8-14-17](#)
[April 2018 Piano Shop Inspection Report](#)
[Example Resolution of City Commission adopting HARC guidelines](#)

Received and Filed

Reports

- 8 Director's Report

Attachments: [June 2021 Monthly Report](#)
[Port and Marine Project Status 7-8-21 docx](#)
[FT Passenger Counts \(2019 to 2021\)](#)
[KWB Accounts Receivable July 2021](#)
[June 2020-2021 Sales Comparison Report](#)
[KWB Rent Gross Sales Comparison Report \(002\)](#)
[KWB Rent Roll July 2021](#)
[KWB Marine Tenant Charges July 2021](#)
[SUMMARY DR15 update](#)

Received and Filed

- 9 Schooner Western Union Report

Attachments: [2021-06 SWUPS KWBB Update](#)

Received and Filed

- 10 Adept Marketing Report

Attachments: [Adept Update](#)

Received and Filed

Public Comments

Board Member Comments

Adjournment - 6:00 P.M.