

MINUTES

KEY WEST BIGHT MANAGEMENT DISTRICT BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

JULY 11, 2012

A regular meeting of the Key West Bight Management District Board of the City of Key West, Florida, was held in Commission Chambers, Old City Hall, 510 Greene Street, on Wednesday, July 11, 2012.

The Chairman called the meeting to order at 9:35 a.m.

Answering roll call were Board Members Harry Bowman, Kathryn Ovide, Dan Probert and Chairman Michael Knowles presiding.

Members absent were Jermy Ashby and Jimmy Lane.

Also present were Chief Assistant City Attorney Larry Erskine, Key West Bight Marine Manager Mark Tait, Port Operations Manager John Castro and Deputy Clerk Angela Budde.

The pledge of allegiance to the flag of the United States of America was given by all present.

CHANGES TO THE AGENDA:

It was moved by Ms. Ovide and seconded by Mr. Probert to accept the agenda. There were no objections.

Ms. Ovide expressed her concern that an action item regarding the Key West Ice Cream Factory was not on the agenda as requested in June and that no information was provided to the board members as to why the item would not be on the agenda.

Mark Tait reported Ms. Wilbarger was on vacation and suspected she wanted to be here in order to go over the item with the Board.

Chairman Knowles stated that this not happen again, if an item is postponed to a time certain meeting it should be on the agenda per the direction of the Board.

APPROVAL OF MINUTES:

- 1) June 13, 2012 (Regular)

It was moved by Mr. Probert and seconded by Mr. Bowman to approve the minutes of June 13, 2012.

The Chairman acknowledged the motion and second and requested verbal approval. There were no objections.

ACTION ITEMS:

- 2) Yankee Freedom Lease Amendment and Dockage Agreement

Mr. Tait presented the item to the Board. He stated there had been structural issues with the Thompson Fish House. Because of the condition of the building the Yankee Freedom was moved to the end of the fuel dock and this move has become a logistical problem. They have been in negotiations to temporarily relocate the Yankee Freedom to the Ferry Terminal pier to board passengers, etc., until the Thompson Fish House has been repaired. The proposal would discount the rent for the museum during the renovation. Staff recommended approval of the proposed lease amendment and dockage agreement.

Ms. Ovide questioned Item 5 in the executive summary regarding storage and office space. She believed there was an understanding that the storage space is included and she wanted to make sure it was.

The following person spoke on the matter:

Ed Swift, Historic Tours of America

It was moved by Ms. Ovide and seconded by Mr. Probert to amend the First Amendment to Lease Agreement, Section 1, and #21 to remove “and as a storage area for goods and equipment”.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Bowman, Ovide, Probert and Chairman Knowles

Nays: None

REPORTS:

3) Manager’s Report

Mr. Tait reported they had gotten Fury’s business at the fuel dock.

Mr. Castro reported the Discovery Shop had been demolished and the new building is currently under construction. Also, the Schooner Wharf Rebuild bid is due to open the following Wednesday and they will soon know the expenses for the project.

Mr. Tait reported they were looking for another schooner to come in next to the museum on C Dock. The Schooner Hindu was on the waiting list and on the first of August it would be coming into the marina to be located there year round. He would have further information next month.

4) Accounts Receivable Report

No questions.

5) Key West Bight Preservation Association Report

No representative available.

6) Old Business

Mr. Bowman spoke of the palms trees planted on the Singh property and asked about 2 trees that are missing closest to concrete pads. Mr. Castro explained he asked the Landscape department about them but hasn’t yet received an explanation.

Mr. Bowman asked about the Wyland mural. Mr. Castro stated Mr. Wyland was due to repaint the mural in October.

Mr. Bowman asked how many people could be supported on the outside roof-restaurant at the brewery/Waterfront Market building. Mr. Castro stated that had yet to be determined. He explained the roof structural support load hasn't been determined by the engineer.

Mr. Erskine stated permits have not yet been issued for the project. Prior to permits being issued engineering would have to be satisfied with the plans for the project.

Mr. Probert asked about the status of the commercial dock lease. Mr. Tait stated it had been postponed at the last Commission Meeting. He understood there had been input from tenants to the Commissioners that had raised concerns. He understood it was on the next agenda.

Mr. Bowman stated it was essential that Ms. Wilbarger be present for negotiations.

Ms. Ovide asked Mr. Tait if he knew what the issues were. Mr. Tait said Commissioner Rossi's concern had to do with relocation of commercial businesses for special events and is no longer relevant. He said that the paragraph was put into the agreement for Peter Craig for Key West Race Week. Mr. Tait stated if the item does come back to the Bight Board he had no problem removing that paragraph. He also stated signage or the new sign policy was an issue. Mr. Tait stated the majority of tenants were complying with the new sign policy.

PUBLIC COMMENTS:

Scott Cates, 201 William Street, stated he would attend the next meeting to discuss the issue with the Ice Cream Factory. Ms. Ovide asked about the documents that showed his income difference from June 2011 to June 2012. She asked if he had provided the information to Ms. Wilbarger. He stated the sales tax forms are turned in with the rent. Ms. Wilbarger asked Mr. Tait

to make sure that information is provided as part of the package for the next meeting as this was their question, what amount of money did he loose.

Ms. Ovide brought up the point that Ms. Willbarger could have informed the Board at the last meeting that she would not be available in July to present the issue and that it would need to come before the Board in August.

BOARD COMMENTS

Mr. Probert stated there were two problems; 1) signage and 2) long term dockage. It was requested that the long term dockage be voted "No" because of the signage inclusion in the long term dockage. He thought all the dockage agreements say that signage will be approved by Bight Management prior to any signage being done and it was already in the leases. He stated he was upset that they are getting into Political management of the Bight and perhaps it was time to consider the original design of the Bight which was to have the Bight operated by private enterprise and the Bight Board would merely guide them without City involvement.

ADJOURNMENT:

There being no further business the Chairman adjourned the meeting at 10:14 a.m.


Susan P. Harrison, CMC, Clerk of the Board
Senior Deputy City Clerk