# CHINSEGUT MANOR HOUSE AND RETREAT

County Administrator

Jeff Rogers

May 27, 2025

## STATUS

- TAMPA BAY HISTORY CENTER
- CITY OF BROOKSVILLE
- COUNTY OPERATIONS

### OPTIONS



	Responsible Party		
Item	County	City	TBHC
Electricity Manor House	х		
Electricity Cabin		х	
Mowing Grounds		х	
Lawn Trim Work		x	x
Internet Access	х		
Phone Service		х	х
Kitchen cleaning		х	
Kitchen equipment replacement		x	
Water Plant Maintenance	х		
Pest Control		x	
A/C Maintenance repair Manor House	х		
A/C Maintenance repair Cottages, dining hall, classroom		х	
Fire Alarm maintenance, phone lines for fire alarm.	х		
Roof Repair / Replacement	х		
Maintenance of Retreat Center		x	
Cleaning of Cabins / Bed Sheets		x	
Cleaning of Manor House			x
Cleaning of Dining hall / Classroom		х	
Adverting for events / tours		х	
Security of Site		х	X
Inventory and Preservation of articles in Manor House			X
Educational Signs for Manor House			X
Invasive Plant Management	х		
Fallen Tree removal (Manor house county, Retreat City)	х	X	
Plumbing Manor House	х		
Plumbing Conference Center (Including cabins)		X	7
Insurance for Manor House	х	K	
Security System of Manor House	х		

County = Hernando County Board of County Commissioners
City =City of Brooksville
TBHS = Tampa Bay Historty Center

#### Chinsegut Hill

ADOPTED BUDGETS					
	FY23 Adopted	FY24 Adopted	2025 Budget	Increase   (Decrease)	Percentage Increase   (Decrease)
Expenses					
Operating Expense	\$594,165	\$410,246	\$356,454	(\$53,792)	(13%)
Capital Outlay	\$82,000	\$360,735	\$264,757	(\$95,978)	(27%)
EXPENSES TOTAL	\$676,165	\$770,981	\$621,211	(\$149,770)	(19%)
Revenues					

ADOPTED BUDGETS					
	FY23 Adopted	FY24 Adopted	2025 Budget	Increase   (Decrease)	Percentage Increase   (Decrease)
Miscellaneous	\$80,150	\$50,150	\$300	(\$49,850)	(99%)
Transfers	\$42,939	\$53,200	\$56,000	\$2,800	5%
REVENUES TOTAL	\$123,089	\$103,350	\$56,300	(\$47,050)	(46%)
Surplus   (Deficit)	(\$553,076)	(\$667,631)	(\$564,911)	_	_

#### TAMPA BAY HISTORY CENTER

This it to confirm that the Tampa Bay History Center will not be able to continue as a partner if the County's contributions towards maintenance change.

Maria Steijlen
Chief Financial Officer



#### **CITY OF BROOKSVILLE**

City Council waiting to make a decision to know if County Commissioner will continue to be involved in the retreat center, prior to voting to continue the license agreement.

Time to notify the County intent to renew the license agreement has expired. County has been in discussions with the City.

## FLORIDA AGRICULTURAL AND MECHANICAL UNIVERSITY

Hernando County has an agreement for maintaining the water plant that supports Chinsegut Manor House and Retreat Center and FAMU Brooksville Agricultural and Environmental Research Station (BAERS). FAMU partners in the maintenance of the distribution network supporting their operation.

#### **HERNANDO COUNTY**

Currently continuing to maintain the entire the entire property (Manor House, Retreat Center and forested grounds)

Capital Improvement project to improve ADA accessibility in the retreat Center (parking place, sidewalk, bathroom building addition for dining hall) is on hold per BOCC direction

Fire pump and fire hydrant replacement moving forward

#### **PROPOSALS RECEIVED**

We have received unsolicited proposals for operations of the Retreat Center from

Milcendeau and Dishman Families

**Historic Hernando Preservation Society** 

#### **OPTIONS FOR CONSIDERATION**

#### Cancel the lease on the property with the State of Florida

- Agreement with Tampa Bay History Center and City of Brooksville terminate automatically
- Suggest maintain utilities, pest control, mowing, removal of tree limbs that fall blocking access, water plant maintenance while discussing termination with the State of Florida

#### Maintain status

Allow City of Brooksville Council to decide to renew agreement for operations of Retreat Center

#### Solicit for Bids for operation of the retreat Center

 Allows for private, Non-profit and Government organizations to submit proposals to operate and reduce County funding for maintenance or retreat center

## **DISCUSSION**

