

HERNANDO COUNTY LICENSE AGREEMENT

This Hernando County License Agreement is made this _____ day of _____ 2026, between HERNANDO COUNTY, a political subdivision of the State of Florida, whose address is 215470 Flight Path Drive, Brooksville, Florida, 34604 (hereinafter the "Licensor" or "County") and Historic Hernando Preservation Society, Inc., whose address is PO Box 1925, Brooksville, FL 34605, (hereinafter the "Licensee").

RECITALS

WHEREAS, the County is the Tenant (Lessee) of the state property known as Chinsegut Hill (hereinafter "Chinsegut Hill"); and,

WHEREAS, Chinsegut Hill is subject to the requirements of various federal laws and regulations including, without limitation, the National Historical Preservation Act of 1966 and the National Register of Historic Places Program; and,

WHEREAS, there are undeveloped portions of the Chinsegut Hill property, which are not currently used for Manor House, Dining Hall, Cottages, Classroom, Caretaker, and Conference Center activities that will be placed and maintained in a land conservation program separate from this Agreement; and,

WHEREAS, the Chinsegut Hill Museum is managed by separate agreement with the County, and is excluded from the Premises contemplated in this Agreement;

WHEREAS, the historic oaks located on the property are under the care and supervision of the National Arbor Foundation who authorizes any use or work on the oaks; and,

WHEREAS, for purposes of this License Agreement, "the Premises" is defined as only the Chinsegut Hill Conference Center, Dining Hall, Classroom, Caretaker's House, Cottages, and related facilities (support buildings, etc.), which are depicted in Exhibit "A" as "TBHC Manor House Area".

WHEREAS, the Licensee desires to utilize the Premises for the purpose of the operation (see Exhibit "C") of the Conference Center, Dining Hall, Classroom, Caretaker's House, Cottages, and related facilities (support buildings, etc.) (hereinafter said "use of the Premises" is also referred to in this Agreement as "use"); and,

WHEREAS, the use of the Premises is consistent with the Hernando County Comprehensive Plan, Zoning Ordinances, and other applicable state and federal laws or in the alternative, has been grandfathered in through established pre-code uses by the State of Florida or University of South Florida; and,

WHEREAS, Licensee agrees to the terms and conditions of use of the Premises as specified in this License Agreement, including without limitation, the indemnity and hold harmless provisions, required insurance provisions, fees, and other terms, conditions, and requirements as detailed herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Licensors and Licensee do hereby agree as follows:

SECTION 1. RECITALS.

The above Recitals are true and correct and are incorporated herein and made a part hereof by this reference.

SECTION 2. PREMISES.

The Licensors hereby grants to the Licensee the right to use of the Premises, consistent with all the terms and conditions of this License Agreement. The license shall include a limited right of ingress and egress to the Premises using only the access road specified in Section 7.B. below.

SECTION 3. DURATION OF LICENSE.

A. This License Agreement shall commence on March 1, 2026, and shall ~~extend~~ for a period of **Five (5) years** (Initial Term) unless earlier terminated as set forth herein. The Licensee shall not be privileged to enter or utilize the Premises prior to complete execution of this License Agreement and commencement of the lease described in Section 3.C. below, including acknowledged receipt and sufficiency of required insurance. The Licensee shall have the option upon giving written notice to the Licensors no less than 60 days prior to the anniversary date to renew this License Agreement two (2) times for a period of three (3) years each.

B. The Licensee shall be entitled to use of the Premises throughout the term of this License Agreement.

C. The License will terminate without cause, regardless of the circumstances, when the Chinsegut Hill lease agreement between Hernando County and the Florida Department of Environmental Protection is terminated, cancelled, or expired.

SECTION 4. PERMITTED USE OF PREMISES.

A. The Licensee may use the Premises' buildings only for the purposes described in Exhibit "C". Licensee shall be solely responsible for doing any and all things necessary to ensure the Premises are made safe for the Licensee's proposed use by participants and guests. This includes compliance with local/state/historical building codes and county zoning requirements, where applicable.

B. The Licensee shall not use or permit the use of the Premises for any other purpose, other than those listed in Exhibit "C," without prior written consent from the County. All activities not specifically mentioned shall be coordinated and approved in advance with the County.

C. Within thirty (30) days of the execution of this License Agreement, the Licensors and Licensee shall mutually create an inventory of all fixtures and furniture in the Premises. The Licensee shall be responsible to maintain these assets during the term of this License Agreement.

Should any of these items require off-site storage or disposal, the Licensee shall notify the County in writing for approval.

SECTION 5. REQUIRED PERMITS.

A. The Licensee, in its own name and at its own expense, shall obtain all applicable permits and/or licenses required or needed in connection with the use of the Premises under this License Agreement. All such permits/licenses shall be obtained prior to the use and copies shall be provided to the County with a copy to the County Attorney's Office. Failure to obtain said approvals and permits and/or licenses will render the license granted herein null and void.

B. The failure of this License Agreement to address a particular permit, condition, term, or restriction shall not relieve the Licensee of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

C. Licensee shall be solely responsible for obtaining all approvals, permits, licenses, insurance and authorizations from the responsible federal, state, and local authorities or other entities where necessary to use the Premises in the manner contemplated. Further, it is expressly agreed and understood that Hernando County has no duty, responsibility, or liability for requesting, obtaining, ensuring, or verifying Licensee's compliance with the applicable state and federal agency permit or approval requirements. Any permit or authorization granted by the County, including any development order under County land use regulations, shall not in any way be interpreted as a waiver, modification, or grant of any state or federal permits or authorizations or permission to violate any state or federal law or regulation. Licensee shall be held strictly liable and shall hold Licensor Hernando County, its officers, employees, and agents harmless for administrative, civil, and criminal penalties for any violation of federal and state statutes or regulations, including, but not limited to, environmental laws and regulations.

SECTION 6. LICENSE AND LICENSE FEE; OTHER COSTS.

Exhibit "B" Compensation and Method of Payment

SECTION 7. MANDATORY CONDITIONS OF USE.

A. IMPROVEMENTS. The Licensee is not permitted to make any additional alterations to the Premises, or to place additional improvements on the Premises, except such alterations or improvements as are specifically identified herein or otherwise authorized in writing by the County.

B. ACCESS. The Licensee agrees that all access to/from the Premises throughout the year shall be via the main road and entrance to the Chinsegut Hill site. No parking or other use is permitted on the specified access roads. It shall be the responsibility of the Licensee to direct and control all traffic to and from the Premises.

C. RETURN CONDITION/REPAIR OBLIGATION. The Licensee agrees to surrender/return the Premises to the Licensor in like or equal condition as existed at the

commencement of the license. This obligation includes, but is not limited to, the obligation to return the Premises in a clean condition, free from garbage, trash, junk, and debris. If the property is not returned in clean condition, the Licensors shall clean the Premises and bill the Licensee. Any such bill shall be fully paid within thirty (30) days of receipt. Further, the Licensee is strictly obligated to pay the full cost of repair, including administrative costs, for any damage to the Premises caused by the Licensee, its agents, contractors, invitees, patrons, and/or guests arising from each use. If the property is returned with damages necessitating repair, unless otherwise agreed by the parties, the Licensors shall conduct the repair to the Premises and bill the Licensee. Any such bill shall be fully paid within thirty (30) days of receipt. In addition, the Licensors may pursue any legal action to recover the debt.

D. SECURITY. The Licensee shall be fully responsible for all security related to each and every use. All security measures, including the onsite caretaker, will be the responsibility of Licensee.

E. UTILITIES. The Licensee shall be responsible for all expenses for utilities including electric, phone, gas, and cellular telephone data during the terms of this License Agreement that are for the Conference Center (Dining Hall, restroom building, cottages, classroom, caretaker's residence, utilities shed, and maintenance shed). Within thirty (30) days of executing this Agreement, the Licensors shall transfer all utility accounts into the name of the Licensee.

F. EXPENSES. The Licensee and Licensors agree on the attached matrix of responsibilities (Exhibit "D"), including legal and financial responsibility for each item.

G. WATER WELL. The Chinsegut facility is connected to a water well and fire pump system ("Robbins Donation 2") owned by Florida A&M University. The use of this system is provided by a revocable permit in favor of Hernando County. This permit terminates on February 22, 2027. Should this system not be available to serve the Chinsegut facilities in the future, the Licensors will install or connect to a water system suitable to serve the property.

H. Licensee shall provide its annual financial statement and / or audit to the Licensors for review by January 30 of each year of this License Agreement.

SECTION 8. LICENSEE ACKNOWLEDGMENT.

The Licensee acknowledges and agrees that the Premises consist of portions of the Chinsegut Hill property, specifically the Conference Center, Dining Hall, Cottages, Classroom Caretaker's House, and related facilities (support buildings etc.)."

SECTION 9. INDEMNITY/HOLD HARMLESS, INSURANCE, SAFETY AND INSURANCE PROVISIONS.

A. INDEMNITY

To the fullest extent permitted by Florida law, the Licensee covenants and agrees

that it will indemnify and hold harmless the County and all of the County's officers, agents, and employees from any claim, loss, damage, cost, charge, attorney's fees and costs, or any other expense arising out of any act, action, neglect, or omission by Licensee during the performance of the Agreement, whether direct or indirect, and whether to any person or property to which the County or said parties may be subject, except that neither the Licensee nor any of its subcontractors or assignees will be liable under this Section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of the County or any of its officers, agents, or employees

B. PROTECTION OF PERSONS AND PROPERTY

The Licensee will take all reasonable precautions for, and will be responsible for initiating, maintaining, and supervising all programs relating to the safety of all persons and property affected by, or involved in, the performance of operations under this License.

C. MINIMUM INSURANCE REQUIREMENTS

Licensee shall procure, pay for, and maintain at least the following insurance coverage and limits. Said insurance shall be evidenced by delivery to the County of a certificate(s) of insurance executed by the insurers listing coverage and limits, expiration dates and terms of policies and all endorsements whether or not required by the County, and listing all carriers issuing said policies. The insurance requirements shall remain in effect throughout the term of this License.

GENERAL LIABILITY: Commercial General Liability including, but not limited to, Independent Contractor, Contractual Premises/Operations, and Personal Injury covering the liability assumed under indemnification provisions of this Agreement, with limits of liability for personal injury and/or bodily injury, including death. **COVERAGE AS FOLLOWS:**

EACH OCCURRENCE	\$1,000,000
GENERAL AGGREGATE	\$2,000,000
PERSONAL/ADVERTISING INJURY	\$1,000,000
PRODUCTS-COMPLETED OPERATIONS AGGREGATE (Per Project Aggregate)	\$2,000,000

ALSO, include in General Liability coverage for the following areas based on limits of policy, with minimum of:

FIRE DAMAGE (Any one [1] fire)	\$50,000
MEDICAL EXPENSE (Any one [1] person)	\$ 5,000

ADDITIONAL INSURED: Licensee agrees to endorse Hernando County as an

additional insured on the Commercial General Liability. The additional insured shall read, "Hernando County Board of County Commissioners." Proof of Endorsement is required.

WAIVER OF SUBROGATION: Licensee agrees by entering into this Agreement to a waiver of subrogation for each required policy herein. When required by the insurer, or should a policy condition not permit Licensee to enter into a pre-loss agreement to waive subrogation without an endorsement, then Licensee agrees to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Other, or its equivalent. This waiver of subrogation requirement shall not apply to any policy which includes a condition specifically prohibiting such an endorsement, or voids coverage should Licensee enter into such an agreement on a pre-loss basis.

EXCESS/UMBRELLA LIABILITY: Licensee shall provide proof of excess/umbrella liability coverage with minimum limits of \$1,000,000.

LIQUOR LIABILITY: Licensee is not required to provide proof of liquor liability coverage since the Licensee will not provide or sell liquor. Licensee will require vendors to provide proof of liquor liability, which shall name the Licensee and Hernando County as an additional insured on the Vendor's policy; and further, provide Hernando County with a waiver of subrogation for General Liability.

WORKERS' COMPENSATION: As required by law:

STATE	Statutory
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APPLICABLE FEDERAL	Statutory
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EMPLOYER'S LIABILITY (Minimum)	\$100,000 each accident/\$500,000 policy limit
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SUBCONTRACTORS (IF APPLICABLE): Any and all subcontractors hired by Licensee are required to provide Hernando County with a Certificate of Insurance with the same limits required within Section 9 of this License Agreement. All subcontractors are required to name Hernando County as additional insured and provide a waiver of subrogation for General Liability.

Each insurance policy shall include the following conditions by endorsement to the policy:

1. Licensee agrees to provide County with a Certificate of Insurance evidencing that all coverages, limits, and endorsements required herein are maintained and in full force and effect, and the Certificate of Insurance shall provide a minimum thirty (30) day endeavor to notify when available by Licensee's insurer. If the Licensee receives a non-renewal or cancellation notice from an insurance carrier affording coverage required herein, or receives notice that coverage no longer complies with the insurance requirements herein, **Licensee agrees to notify the County within five (5) business days with a copy of the non-renewal or cancellation notice, or written specifics as to which coverage is no longer in compliance.**

The Certificate Holder shall read:

Hernando County Board of County Commissioners
15470 Flight Path Dr
Brooksville, FL 34604

2. Companies issuing the insurance policy or policies shall have no recourse against the County for payment of premiums or assessments for any deductibles, which all are the sole responsibility and risk of Licensee.
3. The term "COUNTY" or "HERNANDO COUNTY" shall include all authorities, boards, bureaus, commissions, divisions, departments, and offices of the County and individual members, employees, and agents thereof in their official capacities, and/or while acting on behalf of Hernando County.

SECTION 10. LICENSOR SUPPORT.

The Licensor will support and collaborate on grants and other sources of financial support identified by the Licensee that further the restoration and operation of the Premises, subject to County Commission approval. Examples of this support can include applications for grants, state and federal legislative appropriations, or requests to private foundations. If necessary, the Licensor may act as a conduit for these funds should they only be available to public entities.

SECTION 11. TERMINATION.

This License Agreement may be terminated by either party, for any reason or no reason, upon sixty (60) days' notice to the other party. This License Agreement may also be terminated as stated in Section 3.C., Section 13, or where Licensee fails to meet the requirements as stated within this License.

SECTION 12. NOTICES.

All notices, demands, requests, or replies provided for or permitted by this License Agreement shall be in writing and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as a certified mail, return receipt requested, postage prepaid, to the addresses stated below; (c) by prepaid nationally- recognized overnight courier (such as UPS, overnight mail or Federal Express); (d) or by email. Notice deposited with the United States Postal Service in the manner described above shall be deemed effective three (3) business days after deposit with the Postal Service. Notice by overnight express delivery or email shall be deemed effective one (1) business day after transmission or after deposit with the express delivery service. Notice by personal delivery shall be deemed effective at the time of personal delivery.

For the purposes of notice or communication to the Licensee:

Historic Hernando Preservation Society, Inc.

Amber Lamoreaux, President
(Contract Person Name and Title)

PO BOX 1925
(Street Address)

Brooksville, FL 34605
(City, State, Zip Code)

In the case of notice or communication to the Licensor:

Hernando County
c/o County Administrator
15470 Flight Path Dr
Brooksville, FL 34604

SECTION 13. NO ASSIGNMENT.

The Licensee shall not assign this License Agreement to any other person or entity. Any attempt to assign this Agreement will revoke the license granted herein and this License Agreement will be terminated.

SECTION 14. ENTIRE AGREEMENT.

This Agreement incorporates or references all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understanding concerning the subject matter of this Agreement that are not contained in, incorporated into, or referenced in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written, subject to the Contract Documents of the County's Request for Proposals 25-RFP01132/CT.

SECTION 15. AMENDMENT/MODIFICATION.

This License Agreement may only be modified by a written document duly executed by the Licensor and the Licensee.

SECTION 16. SEVERABILITY.

If any clause, section, sentence, or any other portion or any part of this License Agreement is contrary to, prohibited by, or deemed invalid or null and void for any reason under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent the provision is contrary, prohibited, invalid, or void; however, the remainder hereof shall not be invalidated thereby and shall be given full force and effect to the fullest extent permitted by law.

SECTION 17. VENUE; ATTORNEY FEES.

Any dispute, claim or action relating to or arising under this License Agreement shall be brought solely in the County or Circuit Court in Hernando County, Florida. Venue shall be limited to Hernando County, Florida. This License Agreement shall be governed by Florida law. Each party hereto agrees to bear its own attorney fees and costs in the event of any dispute. As allowed by law, both parties waive their right to a jury trial.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed, the day and year first above written.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ Date: _____
Douglas A. Chorvat, Jr., Clerk of Circuit Court

_____ Date: _____
Jerry Campbell, Chairman

Historic Hernando Preservation
Society, Inc.

Witness _____

By Amber Lamoreaux
Amber Lamoreaux, President
Printed Name and Title of Professional

Exhibit A
Manor House Site Plan



Conference Center Site Plan

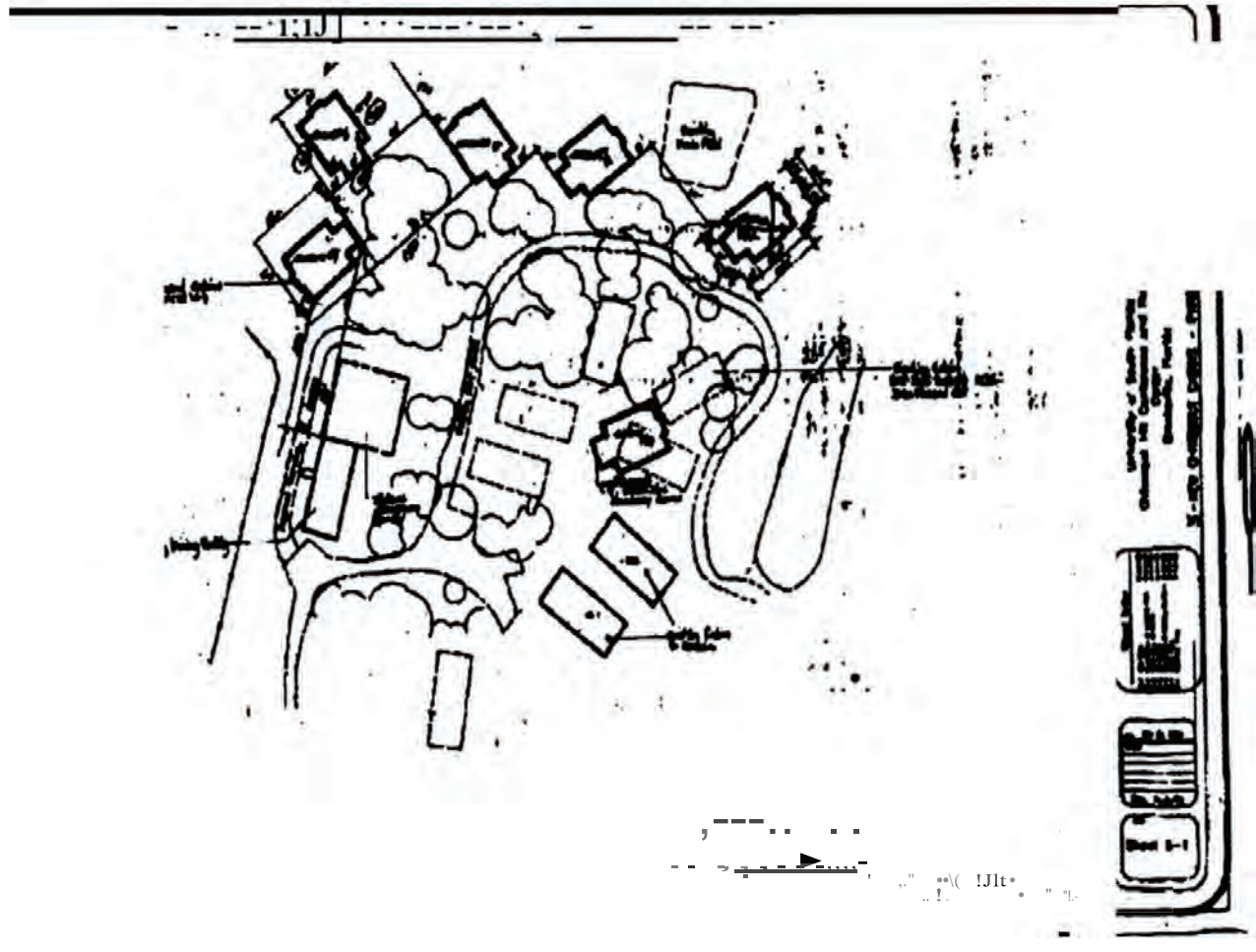


Exhibit "B"

Compensation and Method of Payment

The Licensee, Historic Hernando Preservation Society, LLC, shall pay the Licensors, Hernando County, \$1.00 (One Dollar) per year to lease Chinsegut Hill. In addition to the lease payment, the Licensee shall be responsible to pay for the items indicated in the below “Cost for Operations & Maintenance” chart and those as indicated under “Property Manager” in Exhibit D, “Matrix of Responsibility”.

Cost for Operations & Maintenance						
Category	Description	Unit	Rate	Annual Total	Notes	Proposed Payee (County or Proposer)
Facility Management Fee	Oversight of all daily operations, staffing, scheduling, and maintenance	Monthly flat fee	Pro-bono by volunteers	\$0.00	Includes administrative oversight, scheduling, reporting, compliance	Proposer
Maintenance & Utilities	General facility upkeep, cleaning, landscaping, utilities (water/electric)	Monthly estimate	Varies greatly by month	\$132,000.00	Includes janitorial & groundskeeping	Proposer
Staffing Costs	Salaries for on-site staff (manager, maintenance, kitchen, cleaning, etc.)	Monthly	Pro-bono by volunteers	\$0.00	List Personal (job titles, brief job description)	Proposer
Booking & Reservation System	Software platform and admin support for group reservations	Annual software + admin	\$5,000.00	\$5,000.00	Includes marketing coordination and communications	Proposer
Marketing & Outreach	Promotion of retreat center to increase bookings and county visibility	Monthly or % of revenue	Varies greatly by month	\$15,000.00	Includes social media, website updates, brochures	Proposer
Insurance & Compliance	Liability insurance, inspections, and regulatory compliance	Annual	\$15,000.00	\$15,000.00		Proposer - Liability & Grounds, County-Manor House & Grounds
Capital Improvement Reserve	Set-aside for future repairs and upgrades	Monthly or % of revenue	\$ 11,000 / 20 %	\$26,400.00		Proposer
ESTIMATED ANNUAL TOTAL				\$193,400.00		

Exhibit "C"

Events/Activities

- Non-lodging rentals (grounds, dining hall, classroom, conference center)
- Non-retreat lodging
- Retreat lodging
- Weddings and associated activities
- Catering
- Breakfasts, lunches, and dinners
- Community events/activities to include, but not limited to; activities that promote fine arts, culture, music, literature and/or history; movie night, tea parties, holiday events, small scale festivals, etc.
- Trainings/conferences
- Photography and artist events
- Retreats
- Outdoor hikes, nature festivals, and nature educational events
- Training and educational programs
- Collaborative events planned in conjunction with Tampa Bay History Center

Proposed Rates for Faculty Use				
Unit Type	Description	Unit	Rate	Notes
Room/Cabin				
Single Room	2 guests per room	Per Night	\$95.00	
Single Cottage Rental	4 rooms with 2 guests per room	Per Night	\$380.00	
Conference Room				
Conference Room Weekday		Hourly Rate	Not Offered	Daily Rate Only
Conference Room Weekday		Per Day	\$150.00	
Conference Room Weekend		Per Day	\$250.00	
Dinning Hall & Kitchen				
Dining Hall Weekday		Per Hour	Not Offered	Daily Rate Only
Dining Hall Weekday		Per Day	\$250.00	
Dining Hall Weekend		Per Day	\$350.00	
Dining Hall & Kitchen Weekday		Per Hour	Not Offered	Daily Rate Only
Dining Hall & Kitchen Weekday		Per Day	\$350.00	
Dining Hall & Kitchen Weekend		Per Day	\$450.00	
Grounds				
Front or back lawn		Per Day	\$850.00	
Front and Back Lawn		Per Day	\$1,600.00	
"I Do" Tree / Stairway		Per Day	\$350.00	
Other Fees				
Replacement Key			\$100.00	

EXHIBIT D **Matrix of Responsibility**

Item	Responsible Party		
	County	Property Manager	TBHC
Electricity Manor House, Maint Shed, Water Plant			
Electricity Dining Hall			
Electricity Classroom			
Electricity Cottages			
Electricity Caretaker House			
Mowing Grounds			
Automatic Entrance Gate			
Lawn Trim Work			
Internet Access			
Phone Service			
Kitchen Cleaning			
Kitchen Equipment Replacement (Over \$200.00)			
Kitchen Equipment Replacement (Under \$200.00)			
Water Plant Maintenance			
Pest Control (Retreat Areas)			
Pest Control (Manor House)			
A/C Maintenance Repair Manor House			
A/C Maint. Repair Cottages, Dining Hall, Classroom, Caretakers			
Equipment Used in retreat center operations			
Fire Alarm Maintenance, Phone Lines for Fire Alarm			
Roof Repair/ Maintenance Manor House			
Roof Repair/ Maint Cottages, Dining Hall, Classroom, Caretakers			
General Maintenance Manor House			
General Maint Cottages, Dining Hall, Classroom, Caretakers			
Cleaning of Cottages/ Bed Sheets			
Cleaning of Manor House			
Cleaning of Dining Hall/ Classroom/ Caretaker			
Advertising for Events/ Tours			
Security of Site			
Inventory and Preservation of Articles in Manor House			
Educational Signs for Manor House			
Invasive Plant Management (including signage)			
Fallen Tree Removal (Manor House)			
Fallen Tree Removal (Retreat Area)			
Plumbing Manor House			
Plumbing Cottages, Dining Hall, Classroom, Caretakers			
Insurance for Manor House			
Driveway/Road Maintenance			
Trash Removal			

County= Hernando County Board of County Commissioners

Property Manager = Historic Hernando Preservation Society, Inc.

TBHC = Tampa Bay History Center



[HISTORIC HERNANDO PRESERVATION SOCIETY] RESPONSE DOCUMENT REPORT

RFP No. 25-RFP01132/CT

Chinsegut Hill Retreat and Conference Center Steward and Property Manager

RESPONSE DEADLINE: October 13, 2025 at 10:00 am

Report Generated: Wednesday, November 5, 2025

Historic Hernando Preservation Society Response

CONTACT INFORMATION

Company:

Historic Hernando Preservation Society

Email:

hernandopreservation@gmail.com

Contact:

Amber Lamoreaux

Address:

PO Box 1925
Brooksville, FL 34605

Phone:

(352) 568-6226

Website:

<http://www.hernandopast.org>

Submission Date:

Oct 12, 2025 8:22 PM (Eastern Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Oct 1, 2025 8:08 AM by Jo-Anne Peck

Addendum #2

Confirmed Oct 1, 2025 8:08 AM by Jo-Anne Peck

QUESTIONNAIRE

1. Company Information

VENDOR REGISTRATION*

Pass

Please download the below documents, complete, and upload.

- [Vendor-Registration-Form.pdf](#)

HHPS_Vendor_Registration.pdf

W9 FORM *

Pass

Please upload your company's W9 information

_Form_W-9_(Rev._March_2024).pdf

UPLOAD FLORIDA PERMIT

Pass

Bidders who are non-resident corporations shall furnish to the Owner a duly certified copy of their permit to transact business in the State of Florida along with the bid. Failure to submit this evidence or qualification to do business in the State of Florida may be basis for rejection of the bid.

2025_Corp_Annual_Report_ammended.pdf

LOCAL PREFERENCE.

Pass

If you are claiming local preference, please download the below documents, complete, and upload.

- [LOCAL VENDOR AFFIDAVIT OF E...](#)

local_vendor_affidavit_of_eligibility_.pdf

2. Authorizations

AUTHORIZED REPRESENTATIVE*

Pass

Are you fully authorized to bind this company, or corporation.

Yes

AUTHORIZED SIGNATORY/NEGOTIATOR*

Pass

Please provide the information to support the statement below:

The Firm/Contractor represents that the following persons are authorized to sign and/or negotiate contracts and related documents to which the Firm/Contractor will be duly bound:

Name(s)

Title(s)

Email(s)

Phone(s)

Business Address(s)

Amber Lamoreaux, President, hernandopreservation@gmail.com or amberlynnrn@gmail.com, 352-568-5226 or Jo-Anne Peck, Vice-President, pri@preservationresource.com, 813-785-4343

CORPORATE AFFIDAVIT*

Pass

Please download the below documents, complete, and upload.

- [Corporate Affidavit \(4\).pdf](#)

Corp_Affidavit.pdf

3. Confirmations

CONFIRM 180 DAYS PROPOSAL VALIDITY*

Pass

I hereby propose to furnish the goods or services specified in the Request for Proposals at the prices or rates quoted in my Proposal. I agree that my RFP will remain firm for a period of up to one hundred and eighty (180) days in order to allow the County adequate time to evaluate the Proposals. Furthermore, I agree to abide by all conditions of the Proposal.

Confirmed

DOES THIS FIRM TAKE ANY EXCEPTIONS TO THE SAMPLE CONTRACT?*

Pass

I have carefully examined the Request for Proposals/Qualifications (RFP/RFQ), Instructions to Proposers, General and/or Special Conditions, Specifications, RFP/RFQ Proposal and any other documents accompanying or made a part of this invitation.

I certify that all information contained in this RFP/RFQ is truthful to the best of my knowledge and belief. I further certify that I am a duly authorized to submit this RFP/RFQ on behalf of the Proposer as its act and deed and that the Proposer is ready, willing and able to perform if awarded the Contract.

I further certify that this RFP/RFQ is made without prior understanding, agreement, connection, discussion, or collusion with any person, firm or corporation submitting a RFP/RFQ for the same product or service; no officer, employee or agent of the Hernando County BCC or of any other Proposer interested in said RFP/RFQ; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

I further certify that having read and examined the specifications and documents for the designated services and understanding the general conditions for Contract under which services will be performed, does hereby propose to furnish all labor, equipment, and material to provide the services set forth in the RFP/RFQ.

I hereby declare that the following listing states any clarifications, any and all variations from and exceptions to the requirements of the specifications and documents. The undersigned further declares that the "work" will be performed in strict accordance with such requirements and understands that any exceptions to the requirements of the specifications and documents may render the Proposer's Proposal non-responsive.

NO EXCEPTIONS ALLOWED AFTER THE RFP/RFQ IS SUBMITTED:

Does this Firm take any Exceptions to the Sample Contract?:

No

IF YOU SELECTED "YES" IN THE PRECEDING "EXCEPTIONS" QUESTION, PLEASE UPLOAD ANY EXCEPTIONS TO THIS RFP/RFQ
Any exceptions to this standard Contract must be clearly indicated by return of the standard Contract with the Proposal, with exceptions clearly noted.

No response submitted

DRUG FREE WORKPLACE CERTIFICATION *
Pass

I have read and attest to, in accordance with Florida Statute section 287.087, hereby certify that Proposer:

Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.

Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.

Gives each employee engaged in providing commodities or contractual services that are under proposal a copy of the statement specified above.

Notifies the employees that as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, pleas of guilty or nolo contendere to, any violation of Chapter 893, F.S., or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the workplace, no later than five (5) days after such conviction, and requires employees to sign copies of such written statement to acknowledge their receipt.

Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.

Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the Drug Free Workplace Program.

"As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein".

Please Confirm that you have read and attest to this Drug Free Workplace Certificate

Confirmed

VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES*
Pass

Section 287.135, Florida Statutes, prohibits agencies from contracting with companies for goods or services of \$1,000,000.00 or more, that are on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which are created pursuant to s. 215.473 F.S., or the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725 F.S., or companies that are engaged in a boycott of Israel or companies engaged in business operations in Cuba or Syria.

As the person authorized to bind on behalf of respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs and does not have business operations in Cuba or Syria.

I have read and attest that I confirm the above is acknowledged.

Confirmed

E-VERIFY CERTIFICATION *

Pass

Vendor/Contractor acknowledges and agrees to the following:

Vendor/Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of:

All persons employed by the Vendor/Contractor during the term of the Contract to perform employment duties within Florida; and

All persons, including subcontractors, assigned by the Vendor/Contractor to perform work pursuant to the Contract with the department.

Confirmed

AFFIDAVIT OF NON COLLUSION AND OF NON-INTEREST OF HERNANDO COUNTY EMPLOYEES*

Pass

Affidavit of Non Collusion and of Non-Interest of Hernando County Employees

Certification that Vendor/Contractor affirms that the bid/proposal presented to the Owner is made freely, and without any secret agreement to commit a fraudulent, deceitful, unlawful or wrongful act of collusion.

I have read and attest that I am the Vendor/Contractor in the above bid/proposal, that the only person or persons interested in said proposal are named therein; that no officer, employee or agent of the Hernando County Board of County Commissioners (BOCC) or of any other Vendor/Contractor is interested in said bid/proposal; and that affiant makes the above bid/proposal with no past or present collusion with any other person, firm or corporation.

Please confirm that you have read and attest to Affidavit of Non Collusion and of Non-Interest of Hernando County Employees.

Confirmed

FOREIGN COUNTRIES OF CONCERN 287.138*

Pass

Section 287.138 F.S., prohibits agencies from contracting with companies which grant the Vendor/Contractor access to personal identifiable information if: a) the Contractor is owned by the government of a Foreign Country of Concern (as defined by the statute); (b) the government of a Foreign Country of Concern has a controlling interest in the entity; or (c) the Contractor is organized under the law of or has its principal place of business in a Foreign Country of Concern.

As the person authorized to bind on behalf of respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not owned, controlled or organized under the law of a Foreign Country of Concern as identified in Section 287.138,

Florida statutes. I understand that the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

I have read and attest that I confirm the above is acknowledged.

Confirmed

SWORN STATEMENT 287.133 (3) (A)*

Pass

I have read and attest that I understand that a "public entity crime" as defined in Section 287.133 (1)(g), Florida Statutes, means a violation of any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

I have read and attest that I understand that "convicted" or "conviction" as defined in Section 287.133 (1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any Federal or State trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

I have read and attest that I understand that an "affiliate" as defined in Section 287.133 (1)(a), Florida Statutes, means:

- A. A predecessor or successor of a person convicted of a public entity crime; or
- B. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one (1) person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one (1) person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.

I have read and attest that I understand that a "person" as defined in Section 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which proposals or applies to proposal on contracts for the provisions of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

I have read and attest that based on information and belief, the statement which I have confirmed below is true in relation to the entity submitting this sworn statement:

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH ONE (1) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31, OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT.

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

IF YOU CHOSE OPTION 3, TO THE QUESTION ABOVE, 3.9 SWORN STATEMENT 287.133(3), F.S., A, ATTACH A COPY OF THE FINAL ORDER.

No response submitted

4. Proposal

PROPOSAL*

Pass

Please upload your proposal. The Proposal Format section of Section 5 of this RFP/RFQ describes the required Proposal Format. Proposer's should also reference Section 6 Evaluation Criteria.

HHPS_Chinsegut_RFP_final.pdf

5. Additional Required Forms

HERNANDO COUNTY EMPLOYMENT DISCLOSURE*

Pass

Please download the below documents, complete, and upload.

- [HC Employment Disclosure Ce...](#)

HC_Employment_Disclosure_.pdf

ANTI HUMAN TRAFFICKING AFFIDAVIT*

Pass

Please download the below documents, complete, and upload.

- [Anti Human-Trafficking-Affi...](#)

anti-human_trafficking_.pdf

**VENDOR REGISTRATION****HERNANDO COUNTY, FL**

Vendor is:

- (☒) Corporation
(☐) Partnership
(☐) Sole Proprietorship
(☒) Other nonprofit (Explain)

Federal Employer Identification

Number or Social Security Number: 45-1551222Firm Name: Historic Hernando Preservation SocietyMailing Address: PO Box 1925City Brooksville State FL Zip 34605Telephone No. — Fax No. —Web Address: hernandopast.org E-Mail: hernandopreservation@gmail.comCommodity or Service Supply: education, preservation

If remittance address is different from the mailing address so indicate below.

Firm Name: _____

Mailing Address: _____

City _____ State _____ Zip _____

Submitted by: Amber LamoreauxName & Title Printed: Amber Lamoreaux, President

Directions for Submitting Application:

Vendors: Complete and return to requestor.

Staff: Attach to requisition for processing.

Please attach your completed W-9 Form**PAYMENT WILL NOT BE MADE UNTIL A COMPLETED W9 HAS BEEN RECEIVED.**

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Historic Hernando Preservation Society, Inc.	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input checked="" type="checkbox"/> Other (see instructions) 501(c)(3) nonprofit corporation	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions. PO Box 1925	Requester's name and address (optional)
6 City, state, and ZIP code Brooksville, FL 34605		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-				-	
or								
Employer identification number								
4	5	-	1	5	5	1	2	2

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 10-12-25
------------------	--	----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

**2025 FLORIDA NOT FOR PROFIT CORPORATION AMENDED ANNUAL
REPORT**

DOCUMENT# N11000003333

Entity Name: HISTORIC HERNANDO PRESERVATION SOCIETY, INC.

Current Principal Place of Business:

P.O.BOX 1925
BROOKSVILLE, FL 34605

Current Mailing Address:

PO BOX 1925
BROOKSVILLE, FL 34605

FEI Number: 45-1551222

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PECK, JO-ANNE M
259 HOWELL AVENUE
BROOKSVILLE, FL 34601 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JO-ANNE M PECK

10/10/2025

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title TREASURER
Name KNOWLES, JAN E.
Address 26287 SOULT ROAD
City-State-Zip: BROOKSVILLE FL 34601

Title DIRECTOR
Name CHARLOW, DEBORAH
Address 26111 WHIPPERWILL ST.
City-State-Zip: BROOKSVILLE FL 34601

Title VICE-PRESIDENT
Name PECK, JO-ANNE M
Address 259 HOWELL AVENUE
City-State-Zip: BROOKSVILLE FL 34601

Title DIRECTOR
Name DAVIS, DOUG
Address 630 E. DR. MLK
City-State-Zip: BROOKSVILLE FL 34602

Title SECRETARY
Name LAMOREAUX, ROSS
Address 11471 CHALK FARM ROAD
City-State-Zip: SPRING HILL FL 34609

Title PRESIDENT
Name LAMOREAUX, AMBER
Address 11471 CHALK FARM ROAD
City-State-Zip: SPRING HILL FL 34609

Title DIRECTOR
Name RUSSO, CHRISTINA
Address 25219 WILLOW ST
City-State-Zip: BROOKSVILLE FL 34601

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JO-ANNE M PECK

VICE-PRESIDENT

10/10/2025

Electronic Signature of Signing Officer/Director Detail

Date

LOCAL VENDOR AFFIDAVIT OF ELIGIBILITY

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to

HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

by

Amber Lamoreaux, President

[Print individual's name and title]

for

Historic Hernando Preservation Society

[Print name of Company/Individual submitting sworn statement]

Whose business address is P.O. Box 1925, Brooksville, FL 34605

(If applicable) its Federal Employer Identification Number (FEIN) is 45-1557222

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement):

2. LOCAL PREFERENCE ELIGIBILITY

A. Vendor/Individual has been in business in Hernando County for a minimum of twelve (12) months prior to date of bid or quote? ☒ YES ☐ NO

B. Proof of real property tax submitted with affidavit: YES ☐ NO ☒

C. Copy of Florida Division of Corporations Annual Report submitted with affidavit: YES ☒ NO ☐

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE HERNANDO COUNTY PURCHASING AND CONTRACTS DEPARTMENT FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM SHALL BE SUBMITTED WITH EACH BID OR QUOTE SUBMITTED TO HERNANDO COUNTY.

Amber Lamoreaux

[Signature]

10/16/25

[Date]

State of Florida

County of Hernando

The foregoing instrument was acknowledged before me this 12 day of Oct, 2025

by Amber Lamoreaux

who is personally known to me ☒

or who has produced _____ as identification

and who did take an oath.

Notary Public: Elizabeth Ann Ahrens

My Commission Expires: 7/27/2029



ELIZABETH ANNAHRENS
Commission # HH 657654
Expires July 27, 2029

CORPORATE AFFIDAVIT

(To be filled in and executed if the Vendor/Contractor is a Corporation)

STATE OF FLORIDA]

COUNTY OF HERNANDO]

Ross Lamoreaux being duly sworn, deposes and says that he is secretary of
Historic Hernando Preservation Society, a corporation organized and existing under and by
virtues of the laws of the State of Florida, and having its principal office at:

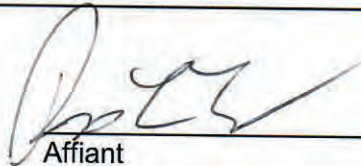
P.O. Box 1925, Brooksville FL 34605 (Address)

Affiant further says that he is familiar with the records, minute books and bylaws of

Historic Hernando Preservation Society (Name of Corporation) of the
corporation, is duly authorized to sign as Secretary (Title)

the Bid for Chinsegut Hill Retreat & Conference Center for said corporation by virtues of:
the bylaws

(State whether a provision of bylaws or a Resolution of the Board of Directors. If by Resolution, give date of adoption).

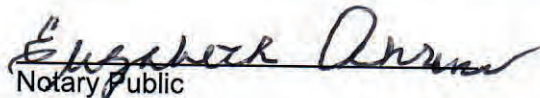


Affiant

Sworn to before me this 12th day of October, 2025.



ELIZABETH ANN AHRENS
Commission # HH 657654



Notary Public

This document should be completed and returned with your submittal.



ELIZABETH ANN AHRENS
Commission # HH 657654
Expires July 27, 2029

CHINSEGUT IS FOR EVERYONE.



Chinsegut Hill Sanctuary Steward & Property Manager #25-RFP01132/CT



OCTOBER 2025

HernandoPast.org

HISTORIC HERNANDO
PRESERVATION
SOCIETY

Proposal Introduction

Page 02

Ability, Capacity, & Skill of Firm

Page 03

Methodology, Technical Ability, & Approach

Page 20

Relevant Experience

Page 41

Pricing Proposal

Page 51

Proposal Introduction

Chinsegut Hill Sanctuary is an exceptional historic site in Hernando County currently owned by the State of Florida and leased for 50 years to Hernando County Board of County Commissioners (BOCC). The Historic Hernando Preservation Society (HHPs) would like to assist the county in increasing public access to the property as well as reducing the financial burden on taxpayers to maintain the site.

HHPs also desires to create a Master Site Plan to strategically invest in preserving the historic assets, increasing archeological studies, and planning for appropriate amenity improvements so the property can continue to benefit this generation and those to follow. Our multifaceted approach will include free public educational and recreational programming as well as academic research and preservation.

The following are authorized to answer questions regarding this proposal:

Name	Title	Address	Phone
Amber Lamoreaux (lead respondent)	HHPs President	11471 Chalk Farm Road, Spring Hill, FL 34609	352.568.5226
Jo-Anne Peck	HHPs Vice-President	259 Howell Avenue, Brooksville, FL 34601	813.785.4353
Jan Knowles	HHPs Treasurer	26287 Soutl Road, Brooksville, FL 34601	352.279.5182
Dr. Gary Ellis	GARI Archeology	5990 N. Tallahassee Road, Crystal River, FL 34428	352.464.4274
Dr. Chris Meindl	USF Florida Studies Professor	4202 E. Fowler Avenue, NES 107, Tampa, FL 33620	727.873.4961
Natalie Kahler	Chinsegut author and podcaster	941 Cedar Drive, Brooksville, FL 34601	352.238.6295

Section 1.0 . Ability, Capacity & Skill

(Maximum 20 Pages | 35 Points)

1.0 Organizational Overview - Historic Hernando Preservation Society (HHPS)



October 1, 2025

To the Hernando Board of County Commissioners,

The Historic Hernando Preservation Society is a private non-profit organization whose mission is to support and encourage ongoing interest and research relating to the history of the original Hernando County, Florida, including aspects of Archaeology, Architecture, and Culture of current day Hernando, Citrus and Pasco Counties.

Ongoing Projects:

- Historic Markers & Signage
- Speakers Forum
- Archaeological project support
- Cemetery documentation
- Preservation education
- Historic Walking Tours
- Historic Home Tours
- Coordination with other organizations for mutual goals

HHPS meets the 1st Thursday each month in historic downtown Brooksville at City Hall, 201 Howell Ave. A general business meeting starts at 6:00PM, followed by a free educational presentation at 7:00PM. All are welcome to attend.

HHPS is comprised of members with a vast array of professional and personal experience in historic preservation, local history research, and event planning. The team's combined expertise represents many decades of successful work over many organizations. Managing Chinsegut Hill is completely in line with our core mission of preservation, interpretation, and community engagement.

HHPS is committed to sharing the history of Hernando County and firmly believes Chinsegut is for everyone.

Thank you for your consideration,

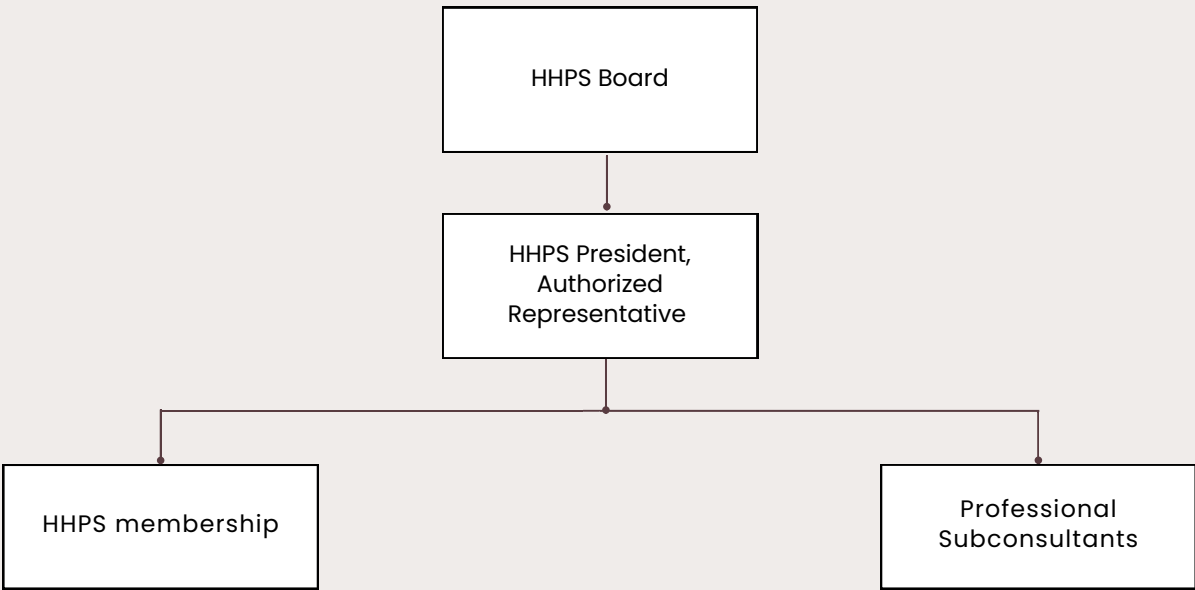
Amber Lamoreaux
Historic Hernando Preservation Society President

1.1 Knowledge of Local Labor and Material Markets

As a long-established Hernando County organization, HHPS maintains strong relationships with local contractors, suppliers, and craftspeople experienced in historic work—roofing, carpentry, plaster, landscape, and mechanical systems. The team’s ongoing programs and partnerships have provided decades of experience coordinating local services and volunteers for preservation-related projects. Collectively, the consultant team brings additional knowledge of Central Florida construction and services through projects in the region and throughout the State of Florida, ensuring efficient procurement, realistic cost control, and rapid response to maintenance needs at Chinsegut Hill.

1.2 Lines of Authority and Coordination Identified

HHPS will serve as the prime contracting entity and fiscal administrator, providing overall direction and reporting to the County. An organizational chart (see below) illustrates HHPS leadership, with Amber Lamoreaux, President, as the Authorized Representative, supported by the HHPS Board and a multidisciplinary team of professional subconsultants. Each consultant reports to HHPS’s project coordinator while maintaining open peer-to-peer communication. Coordination occurs through weekly team meetings, monthly on-site reviews, shared maintenance schedules, and a unified digital workspace for tracking budgets, tasks, and reports.



1.3 Essential Management Functions

Chinsegut Hill's historically layered ownership and stewardship context requires coordinated oversight to balance preservation, public access, and operations. The original Robins estate was subdivided in the twentieth century; today, parcels are owned or managed by multiple entities (e.g., Audubon Society, Florida Forest Service, Florida A&M University, the church at Robins Park, Florida Fish & Wildlife Conservation Commission, Tampa Bay History Center, the State of Florida, and Hernando County). The area covered by this RFP includes rental cottages, a commercial kitchen and dining hall, a modular classroom, a modular home, several sheds, three (possibly four) CCC-era buildings, archaeological sites, and both cultivated and forested grounds. It is imperative that the next property managers are equipped to quickly make the grounds open to the public and operational as a retreat while respecting the restrictions and responsibilities of managing a historic site. Although well-intentioned, prior management efforts sometimes introduced "improvements" that unintentionally compromised historic integrity or failed to consider the property's wildlife preserve character. In light of those lessons, HHPS has assembled a team of professionals capable of restoring and enhancing the site appropriately, in coordination with the Florida Division of Historical Resources.



Retreat Operations

Chinsegut Hill Retreat is a 56-bed facility that attracts groups as diverse as churches, bird watchers, Road Scholars, yoga enthusiasts, and family gatherings. The team will oversee all aspects of retreat operations, including:

- **Marketing** the retreat through print, social media, and statewide presentations to target organizations.
- **Booking Management** for cottages, classroom, dining hall, and grounds.
- **Cleaning and Supplies Management** for quick turnaround between guests, including cleaning, laundry, and restocking supplies.
- **Maintenance** of 28 guest rooms, 28 bathrooms, seven cottage kitchens, and nine porches.
- **Furniture and décor** updates as needed for comfort and durability.
- **Dining hall kitchen equipment** maintenance.
- **Mowing, weeding, and seasonal landscaping** of the retreat area.
- **Proactive building maintenance** of all cottages and public-use buildings.
- **Daily cleaning of public facilities** like the Civilian Conservation Corps restroom.
- **Annual clearing of forest trails.**
- **On-site management** whenever guests are present.
- **Paying utilities and managing subcontractors** for specialized services.
- **Establish long-term sustainability** with the benefit of decades of combined experience. The team is positioned to reopen the property swiftly, stabilize its facilities, and pursue grants and appropriations.



Core Functions Managed by the Team

- Fiscal management, accounting, and County reporting.
- Reservations, guest services, and scheduling for cottages, classroom, dining hall, and grounds.
- Routine and preventive maintenance for structures, systems, and landscapes.
- Preservation planning and coordination with the Florida Division of Historical Resources.
- Public programming, education, tours, and volunteer coordination.
- On-site management whenever guests are present, ensuring safe, continuous operations.

1.4 Functional Integration of Team Members (Subs Delineated)

All participants collaborate as equal professional partners under HHPS's leadership with integrated communication, unified branding, and coordinated deliverables.

Team Member/Organization	Primary Role	Key Deliverables
HHPS	Prime/Administrative Leave	Contact administration, budgeting, volunteer management, County liaison
Gulf Archeological Research Institute	Archeology & Cultural Resources	Archeological surveys, site monitoring, research integration
Dr. Chris Meindl	USF Florida Studies Program Director	Programming and research support
Jo-Anne Peck	Historic Construction Consultant	Oversight of repairs and rehabilitation activities
Dalton Studio LLC	Preservation & Planning	Condition assessments, preservation plan, DHR coordination
Roots Creative Co	Marketing	Website, graphics, and social media support
Hernando Historical Museum Association	Educational	Programming and research support
Natalie Kahler	Education & Community Engagement	Heritage Tourism promotion, public relations, historic research
LibertyTree Care & Kenjo's Tree Service	Arborists	Tree maintenance and repair

1.5 Current and Projected Workload/Availability

HHPS's volunteer structure and consultant model allow flexible scaling while maintaining consistent oversight. This project is the team's primary 2025–2026 initiative; all consultants have confirmed schedule availability for immediate mobilization.

Consultant or Role	Est. % Commitment	Availability Start
HHPS President/Project Manager	30%	Immediate
Preservation/Planning Team	25%	Immediate
Archeology/Cultural Resources	10%	Within 30 days of NTP
Educational Programming	15%	Immediate
Community Outreach/Marketing	10%	Immediate

1.6 Familiarity with Project Area and Region

HHPS members possess deep-rooted knowledge of Hernando County, gained through years of active engagement with its cultural and historical landscape. Their work includes leading educational tours, preserving cemeteries, installing historical markers, and hosting public lectures. This intimate understanding of the area—combined with broader regional insight—supports thoughtful stewardship that respects local heritage, environmental context, and regulatory frameworks.



1.7 Credentials, Qualifications, and Relevant Experience of HHPS Team

The HHPS team brings a wealth of professional and volunteer experience in historic preservation, public history, and community education. Members have contributed to statewide initiatives, collaborated with preservation agencies, and developed interpretive materials tailored to Florida's unique historical narratives. Their combined expertise ensures that project management is informed, compliant with preservation standards, and responsive to both community values and historical integrity.



Amber Lamoreaux **HHPS President & Dade Battlefield Society President**

Amber is a gifted event planner, interpreter, and preservation advocate who also coordinates educational tours with the Tampa Bay History Center. As President of the Dade Battlefield Society, she has led the park to repeated state recognition as a top-performing site. She currently serves as President of HHPS and is a member of the Daughters of the American Revolution, Annuttaliga Chapter.



Jo-Anne Peck **HHPS Vice-President & Historic Preservationist**

Jo-Anne is a cultural resource professional and licensed building contractor with a strong background in historic preservation and public-sector collaboration. With decades of experience working alongside Florida agencies, she has led numerous initiatives focused on documenting, protecting, and preserving the state's architectural and cultural heritage. She is also skilled in digital communications and website management, bringing a modern edge to traditional preservation efforts. Her work reflects a deep commitment to community engagement, education, and the sustainable stewardship of Florida's historic resources.



Jan Knowles **HHPS Treasurer & Historic Preservationist**

A lifelong advocate for Brooksville's heritage, Jan secured the \$1.5 million appropriation that funded the 2014 manor restoration. She has chaired Art in the Park, the Brooksville Raid, and the Tourist Development Council, and served as President of the Historic Hernando Preservation Society, Friends of Chinsegut, and the Hernando Historic Museum Association. Jan was honored as the 2014 Great Brooksvillian for her nonprofit leadership.



Ross Lamoreaux **HHPS Secretary & TBHC Chinsegut Site Manager**

Ross is a living-history interpreter and Civilian Conservation Corps expert who has managed the Chinsegut Hill museum site for the Tampa Bay History Center since 2009. He serves on the boards of HHPS and the Dade Battlefield Society and is an Army veteran. Ross has nearly three decades of experience in museum interpretation, historical reenactment, and program development for Florida State Parks.



Deb Charlow **HHPS Board Member & TBHC Docent**

Deb has volunteered as a docent at Chinsegut for more than a decade and specializes in period clothing research and reenactment. A former English teacher and Girl Scouts coordinator, she has planned and executed numerous educational events and fundraisers. Deb is also a costuming expert covering several centuries, including those which impact Chinsegut Hill.



Doug Davis **HHPS Board Member & Small Business Owner**

Doug is a lifelong Hernando County resident and owner of Doug Davis Enterprises, Inc., specializing in ironwork and structural steel fabrication. An Army veteran and active HHPS board member, he combines technical expertise with a passion for local heritage and historic craftsmanship. He holds a degree in Marketing.



Christina Russo **HHPS Board Member, Educator & Writer**

Christina is a teacher, writer, and former reporter for the Hernando Sun. She has served on multiple education and youth boards and is active in the NAACP and Black Educator's Caucus. She brings communication skills and educational outreach experience to the team. She holds a Master's in Exceptional Student Education and a Bachelor's in Early Childhood Education.



Gary Ellis
HHPs member & Archaeologist

Gary has directed five archaeological digs at Chinsegut. He also wrote a comprehensive academic report on the property and designed a map of archaeological areas of interest.



Dr. Chris Meindl
HHPs member & Director of Florida Studies at USF

Dr. Meindl has been bringing his USF students to Chinsegut for 22 years! As an educator and geographer, he has recently published *Florida Springs: From Geography to Politics and Restoration*.



Natalie Kahler
HHPs member & Chinsegut history author & podcaster

Natalie has volunteered at Chinsegut in many roles, including Retreat Manager and Event Planner. She has penned three books on Hill history and is in the second season of a podcast based on Chinsegut owner Elizabeth Robins' diaries.



Mary Sheldon
HHPs member & Hernando Historic Museum Assoc. President

An enthusiastic researcher and long-time leader at the museum, Mary is deeply committed to expanding our knowledge of Hernando County's roots.



Barry Meindl
HHPs Member & Roots Creative Co. Designer

Barry is Hernando's most exuberant and boundlessly energetic volunteer. A gifted designer, he has created branding for HHPs, Brooksville Main Street, and the Emancipation Day Celebration at Chinsegut.



Chris Jernigan Arborist & Veteran

A seventh-generation Brooksvillian and descendant of Chinsegut's Ederington family, Chris is the owner of Liberty Tree Care. He has volunteered countless hours to maintaining Chinsegut's tree health and grounds care. Chris is an Army veteran and lifelong supporter of Florida's heritage landscapes.



Ken Morgan Arborist & Master Gardener

Owner of Kenjo's Tree Service since 2002, Ken has donated his tree-care and preservation expertise to Chinsegut Hill for over two decades. He is a certified arborist and master gardener known for his commitment to maintaining the property's historic landscape and native tree canopy.



Betsy Ahrens Event Coordinator

Betsy served as Vendor Coordinator for the Brooksville Blueberry Festival and as Promotion Committee Chair for Brooksville Main Street. She brings organizational and community event experience to HHPS and currently serves as Vice-Principal at The Esther School.



Lisa Mobley History on Wheels

Lisa's mother, Mable, dedicated her life to documenting the history of her family's long history in Hernando County. Upon her passing, Lisa has picked up her mother's mantle in sharing those stories. Mable has been selected by City Council as the 2027 Great Brooksvillian.

1.8 Unique Knowledge and Credentials of Key Team Members

This project is supported by a team whose combined experience spans preservation planning, archaeology, education, construction, and community engagement. Together, they bring specialized expertise that extends beyond standard preservation practice, grounded in decades of work with Florida's historic places, cultural landscapes, and public institutions.

Localized Preservation Expertise

Members of the Historic Hernando Preservation Society (HHPS) and affiliated partners have been directly involved in regional preservation efforts through archaeological studies, museum operations, docent programs, and educational tours. This continuity of engagement provides an irreplaceable foundation of institutional knowledge and strong working relationships with local and state preservation networks.

Technical and Professional Credentials

Subconsultants Christine Dalton (Dalton Studio) and Jo-Anne Peck (Preservation Resource) are certified preservation professionals with extensive experience managing Florida Division of Historical Resources Small Matching Grant projects, developing historic preservation design guidelines, and conducting building condition assessments. Their combined expertise ensures regulatory compliance, grant accountability, and adherence to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*,

Scholarly and Research Credentials

Dr. Chris Meindl (University of South Florida) and Gary Ellis (Gulf Archaeology Research Institute) contribute nationally recognized scholarship in Florida geography and archaeology. Their academic and field experience inform resource management, interpretation, and preservation strategies for historic and environmental sites across the state.

Community and Interpretive Strengths

Amber and Ross Lamoreaux, Jan Knowles, Deb Charlow, Jo-Anne Peck, Christine Dalton, Mary Sheldon, Lisa Mobley, Betsy Ahrens and Natalie Kahler bring extensive experience in heritage tourism, public programming, and event coordination, connecting professional preservation with active community participation. Their record of successful tours, lectures, and public events demonstrates a strong ability to foster awareness and stewardship through education and outreach.

Collectively, the team's unique combination of technical credentials, academic expertise, and community engagement experience provides a comprehensive foundation for the stewardship, interpretation, and long-term preservation of this historic property.

1.9 Experience Working Together as a Team

The Historic Hernando Preservation Society (HHPS) has assembled a team with a proven record of collaboration across preservation, planning, archaeology, and public-education initiatives throughout Hernando County and the surrounding region. While this will be the first formal project uniting all team members under HHPS leadership, many have previously partnered on interrelated efforts that directly support the goals of Chinsegut Hill Sanctuary.

HHPS board members and local partners have coordinated interpretation and programming at Chinsegut Hill and have long-standing relationships with the Florida Trust for Historic Preservation through advocacy, training, and statewide preservation initiatives. Gulf Archaeology Research Institute (Gary Ellis) has collaborated with HHPS affiliates through archaeological investigations at Chinsegut Hill, and Jo-Anne Peck, Barry Meindl, and Natalie Kahler have worked together on heritage-based and Brooksville Main Street projects.

Christine Dalton (Dalton Studio) and Barry Meindl (Roots Creative Co.) previously collaborated on a Florida Division of Historical Resources Small Matching Grant project for the City of Brooksville that received the Distinctive Preservation Action Award at the 40th Annual Secretary of State Florida Main Street Awards. The project brought statewide recognition to Brooksville and demonstrated the team's ability to deliver high-quality, compliant, and visually cohesive preservation work. Their established working relationship and shared understanding of Florida's preservation-grant and review processes provide a strong foundation for coordinated project delivery.

Through these overlapping professional networks, the HHPS team brings shared experience grounded in community planning, historic preservation, and public engagement. This existing collaboration and regional familiarity will support efficient coordination, consistent communication, and successful implementation of management and preservation objectives for Chinsegut Hill Sanctuary.



1.10 Key Staff Involvement and On-Site Presence

HHPs will ensure consistent, on-site management to maintain daily operations and public access. The organization will restore practices that have lapsed since 2019, including maintaining a regular staff presence whenever guests are onsite and providing daily community access to the grounds.

Team members will coordinate:

- Hosting regularly scheduled events that educate and engage the public.
- Fostering public awareness and community use of the property.
- Routine mowing, trimming, and maintenance of the County-leased grounds.
- Tree trimming and care in accordance with arborist recommendations.
- Ongoing communication with the Florida Department of State, Division of Historical Resources, regarding archaeological monitoring and historic structure preservation.
- Partnerships with local and regional organizations (Hernando Historical Museum Association, Tampa Bay History Center, Dade Battlefield Society, Brooksville Woman's Club, Master Gardeners, Hernando Native Plant Society, Sons and Daughters of the American Revolution, Scouts, and school clubs).
- Hiring subcontractors as needed for specialized maintenance of outbuildings.
- Maintaining liability insurance and safety compliance.

Consultants will maintain scheduled on-site involvement:

- Preservation and Planning Team – Quarterly inspections and technical reviews.
- GARI – Field sessions and archaeological monitoring.
- Education Staff – Monthly public programming and volunteer coordination.

This structured presence ensures that the retreat and grounds remain open, safe, well-maintained, and fully integrated into the community year-round.



1.11 Time Commitment of Key Staff

Key personnel have dedicated time reserved for this contract. A staffing matrix will define estimated monthly hours for each role and designate alternates to ensure continuity.

1.12 Credentials, Qualifications, and Relevant Experience of Subconsultants

To complement the Historic Hernando Preservation Society's community leadership and on-site presence, HHPS is supported by a diverse team of preservation professionals, archaeologists, planners, educators, and community specialists. This multidisciplinary group provides the technical and professional expertise necessary to manage, interpret, and preserve Chinsegut Hill Sanctuary in accordance with preservation standards, archaeological protection requirements, and sustainable public-use goals. Each consultant contributes specialized knowledge or experience directly relevant to the property's operation, interpretation, and long-term stewardship. The subconsultant team includes:

Gary Ellis | Gulf Archaeology Research Institute (GARI)

Archaeology and Cultural Resource Management

Gary Ellis has served as the lead archaeologist for four digs at Chinsegut Hill (2014–present) and authored the Chinsegut Hill Archaeological and Historic Research Study. He was Indiana's first State Archaeologist (1977–1991), served as faculty at Indiana University and Purdue University, and held positions with the Indiana State Museum. His work includes Seminole War archaeology, battlefield research for the National Park Service, and leadership of the Gulf Archaeology Research Institute (1995–present). Gary holds a Bachelor of Arts in Anthropology and a Master's degree from the University of South Florida.

Chris Meindl | University of South Florida

Director of Florida Studies

Chris Meindl is a Geography and Florida Studies Professor at the University of South Florida and author of *Florida Springs: From Geography to Politics and Restoration*, which received both the Florida Book Awards Gold Medal for Florida Nonfiction and the American Association of Geographers Globe Book Award for Public Understanding of Geography. He has also authored works on cemeteries, rainfall, fishing, swamps, and the Everglades, and is a long-time academic lecturer on Florida history and geography. Chris holds a Ph.D. in Geography from the University of Florida.

Natalie Kahler | Kahler Consulting

Heritage Education and Interpretation

Natalie Kahler served as Chinsegut Hill Retreat Manager and Museum Curator (2015–2018). She is the author of three books on Chinsegut history and has lectured for the Chautauqua Institution on Elizabeth and Raymond Robins. Her experience includes work as a Roads Scholar lecturer, producer and host of The Elizabeth Robins Diary podcast, and event planning for Victorious Life Church, Chinsegut Hill, Brooksville Main Street, and the Brooksville Woman's Club. Natalie holds a Bachelor's degree in English and Communications from Grove City College.

Jo-Anne Peck | Historic Shed

Licensed Building Contractor and Preservation Consultant

Jo-Anne Peck is a licensed Florida Building Contractor and preservation consultant with more than 25 years of professional experience. She prepared the Chinsegut Hill Manor House Existing Conditions Report and served as the contractor responsible for the manor's structural repairs. Her experience includes conditions assessments, historic-resource surveys, master planning, Section 106 reviews, design guidelines, restoration planning, National Register nominations, and historic building relocation planning. Jo-Anne is also an experienced grant writer and served as Brooksville Main Street President and Board Member (2017–2023). Jo-Anne holds a Master's degree in Historic Preservation and a Bachelor of Science in Building Science.

Christine Dalton, AICP, CNU-A | Dalton Studio, LLC

Historic Preservation and Community Planning Consultant

Christine Dalton is a preservation consultant and community planner with 25 years of experience in historic preservation and community planning, with additional background in environmental planning. Her expertise includes historic building condition assessments, preservation planning, design-guideline development, historic resource surveys, and National Register nominations. She is a past Trustee of the Florida Trust for Historic Preservation and serves on the Board of the Victorian Society in America Summer Schools Alumni Association. Through her firm, Dalton Studio, Christine provides consulting services to municipalities and non-profit organizations across Florida. She also owns and operates a Superhost-designated short-term rental in a 75-year-old home, reflecting her commitment to stewardship and heritage tourism. Christine holds a Master of Arts in Historic Preservation from Goucher College, a Bachelor of Arts in Environmental and Growth Management Studies from Rollins College, and an Associate of Science in Architectural Design and Construction Technology from Seminole State College.

Barry Meindl | Root Creative Co. Lead Designer

Graphic Design and Visual Communications

Barry Meindl is the founder and owner of DaBarr Design, a creative studio specializing in graphic design, branding, and visual communication for community and preservation organizations. His work has received multiple Florida Secretary of State Awards for design excellence (2023 and 2025). Barry serves on the Crystal River Main Street Board of Directors (2024–present) and previously co-chaired the Brooksville Main Street Design Committee (2020–2023). He is also Lead Designer for Roots Creative Co. and Map to Main, and serves as Chair of the Brooksville Housing Authority Board of Directors (2018–present). Barry’s design expertise supports heritage branding, marketing, and public engagement for Chinsegut Hill and related HHPS initiatives.

Allisa Babor | Roots Creative Co. Owner

Marketing

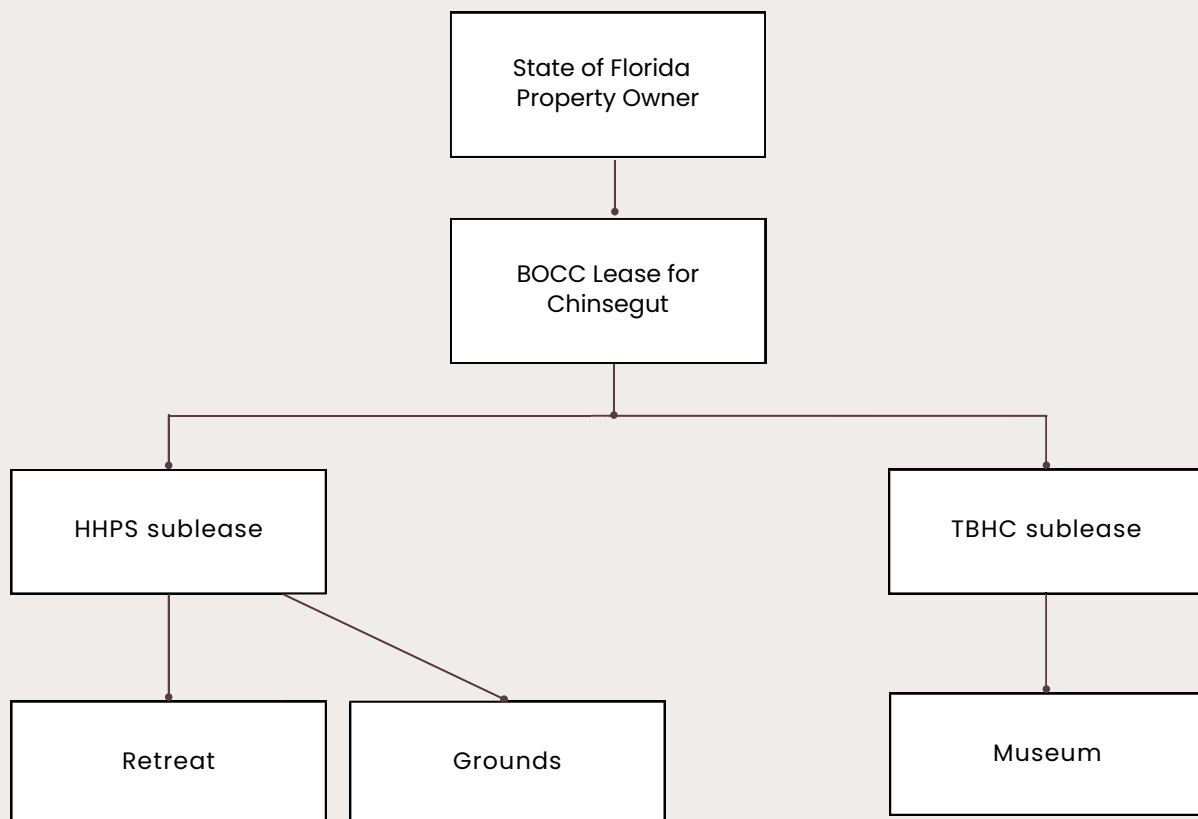
Allisa founded Roots Creative Co. in 2016 in Brooksville, Florida. Over the years, she has worked with a range of inspiring people and collaborators across the country to bring various visions and brands to fruition.



1.13 Financial Condition and Stability of the Vendor/Contractor

HHPS is a registered 501(c)(3) in good standing with Board-approved budgets, monthly account reviews, and annual independent audits. The Society has successfully managed grants and public funds without adverse findings. Consulting partners are financially stable Florida-registered entities with appropriate insurance and proven fiscal responsibility, providing a transparent, accountable management structure.

1.14 Lines of Authority and Coordination



Note

HHPS respectfully requests the County maintains their sublease with TBHC for the museum.

Section 2.0 . Methodology, Technical Ability, & Approach

(Maximum 30 Pages | 25 Points)

Chinsegut Hill is arguably Hernando County's most important historical asset. As a community gathering space for over 150 years, the land and the people who lived and worked on it are compelling to both local residents and visitors.



2.1 Approach to Meeting County's Stated Needs

HHPS is committed to accomplishing the needs and requirements as noted in Hernando County's RFP.

Goal 1:	Open the grounds seven days a week
Goal 2:	Reduce taxpayer maintenance burden
Goal 3:	Develop historically appropriate Master Site Plan
Goal 4:	Increase public programming

Goal 1 Breakdown: Open the grounds seven days a week

The grounds are currently open on Saturday and Sunday for tours hosted by the Tampa Bay History Center. Although city and county staff are there at other times, there is no public posting or consistency in those hours. HHPS would open the grounds daily to the public.

Start Date: 01/01/2026

Steps To Make Goal 1 Happen

1. Coordinate volunteer schedule of HHPS members to be onsite during public hours.
2. Produce signage, website & marketing materials announcing hours.
3. Set up office area for volunteer to work in.
4. Create volunteer job description.

Things To Think About

Tampa Bay History Center has created signage around the Manor House that allows for a self-guided history tour of the grounds.

Several trails have existed over the years of the woods to the north and east of the manor house and would be cleaned up and have directional signage installed.



Goal 2 Breakdown: Reduce taxpayer maintenance burden

HHPS will analyze current duties of county and other government agencies and create a plan to replace appropriate duties with qualified volunteers.

Start Date:

01/01/2026

Steps To Make Goal 2 Happen:

1. Create a list of current services provided by County, City, and other government agencies.
2. Solicit qualified replacements for in-kind donations of services to HHPS.
3. Create a budget for expenses that cannot be provided as in-kind (like electricity, water tower).



Things To Think About

Services will be divided between one-time improvements and ongoing expenses.

Partners will commit to a certain commitment length, giving HHPS time to solicit future partners or renew current partners.

Goal 3 Breakdown: Develop historically appropriate Master Site Plan

After development of the Master Site Plan, appropriate improvements will also be made. More archeological digs are needed onsite as well as promoting the unique history of Chinsegut. HHPS will apply for State grants for funding.

Start Date: 2026

Steps To Make Goal 3 Happen

1. Work with County and stakeholders to create a Master Site Plan
2. Work with legislative delegation for a 2026 appropriation
3. Submit plan for approval to Department of State, Division of Historical Resources
4. Apply in April 2026 for DOS Historic Resources Small Matching grant and DOS Arts & Culture Museum grant for 2027



Things To Think About

- ◆ The 2026 Department of State grant cycle will conclude prior to the start of HHPS's work at Chinsegut. To bridge this funding gap, application for a one-year appropriation— as suggested by Agriculture Commissioner Wilton Simpson to Chairman Hawkins—could provide the necessary support.

Stakeholder meetings to create the Master Site Plan would be held on Chinsegut grounds. As a 501c3, HHPS is eligible to apply for these and other grants.

This map of the designated archeological area is from page 11 of Hernando County's "Chinsegut Hill Management Plan FY 15 Final Version 05 28 2015." The Master Site Plan would take into consideration these boundaries and the recommendations of GARI Archeology.

Features of Chinsegut Hill Property

This aerial map displays the Chinsegut Hill Property, outlined in red. The property is bordered by Chinsegut Hill Rd to the west, Snow Memorial Hwy to the east, and Pilots Path to the south. A large, irregularly shaped area within the property is highlighted in yellow, indicating an Archaeological Site. A green square symbol marks a Cemetery. A blue circle symbol indicates a Sink or Depression. A yellow line outlines a Special Protection Area. The map also shows several easements (yellow lines) and driveways (yellow lines). A scale bar at the bottom indicates distances from 0 to 0.5 miles. A north arrow and a date stamp (4/23/2014 1:5,018) are located in the bottom right corner. A small inset map shows the location of the property within the state of Florida.

Legend:

- Archaeological Site
- Cemetery
- Sink or Depression
- Special Protection Area

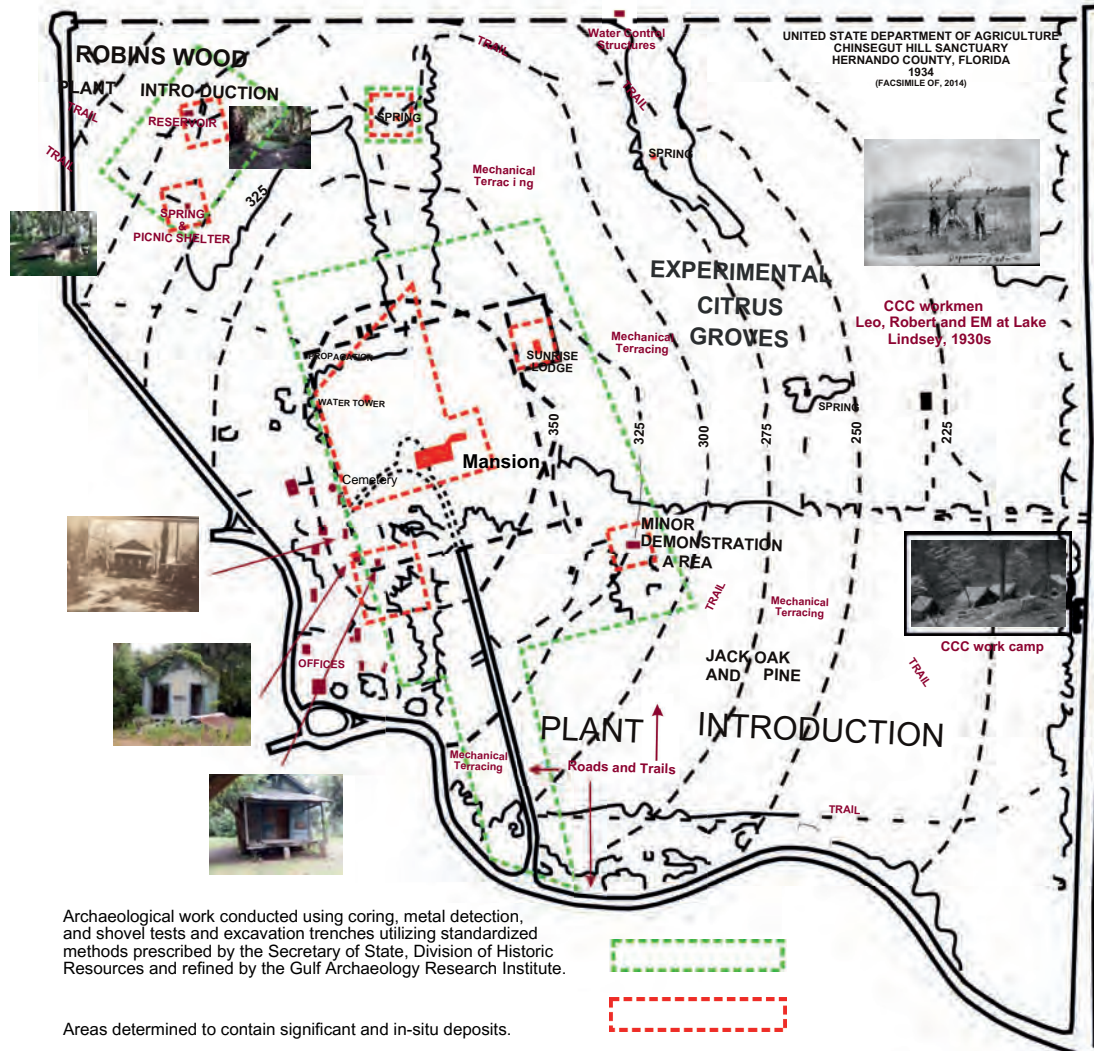
Scale: 0 to 0.5 Miles

Source: Hernando County Property Appraiser
GIS\SWFWMD\Soils

4/23/2014 1:5,018

File paths:
s:\share\planning\ddm\env\chinsegut_friends.mxd
s:\share\planning\ddm\env\chinsegut_friends.pdf

Raymond Robins and CCC Related Areas of Potential Effect (APE)



The Great Depression of 1929 brought great economic distress to the nation, much of which translated into massive unemployment. The new Roosevelt administration responded with the Emergency Relief Act of 1932 and the creation of the Civil Works Administration (CWA), the predecessor of the Civilian Conservation Corps (CCC). The mission of the newly formed CWA was to put to work large numbers of workers on public relief projects. Rather than public handouts disenfranchised workers could be put to work on public works projects. Raymond Robbins saw the opportunity to do just that and in 1934 after having donated his land to the Federal Government, Camp A-1 opened at Chinsegut Hill. When the CWA was liquidated in March 1934 the Works Progress Administration (WPA) occupied Chinsegut Hill with the newly formed CCC Battalion #5468. During their tenure at Chinsegut Hill the CWA and CCC workers built new entrance and service roads, trails, water and soil conservation structures, as well as picnic and workers service quarters and offices. The mechanical movement of soils around the hill was designed to facilitate modern agriculture by gradual terracing of slopes creating water conveyances to reduce erosion. The remains of their efforts survive to this day and many are recognizable from the existing trail system.

Figure 1. The location of significant and potentially significant post-plantation, Robins family, and CCC related cultural resources on Chinsegut Hill.

Goal 4 Breakdown: Increase public programming

Many community organizations have missions that overlap with Chinsegut. Groups such as Native Plant Society, Audubon Society, Arts Council, the Ederington Foundation, Hernando Historic Museum Association, Friends of the Library, and Sons and Daughters of the American Revolution would make fitting partnerships at the Hill.

Start Date: 01/01/2026

Steps To Make Goal 4 Happen

1. Host meetings with potential partners
2. Determine appropriate programming/projects for each group
3. Create schedule
4. Produce marketing materials to promote schedule

Things To Think About

Partners may provide either programming, grounds or maintenance support, or one-time projects. HHPS will create a schedule of events and include as many other partners as possible in order to cross-promote, raise awareness for Chinsegut. Partnerships may also include cash or in-kind tax deductible contributions.



2.2 Value Engineering/Cost Control

Purpose

To ensure the efficient use of public funds and preservation resources, HHPS shall implement a proactive value engineering and cost control strategy that balances fiscal responsibility with the long-term stewardship of Chinsegut Hill.

1. Value Engineering Principles

- HHPS shall identify and propose cost-effective alternatives to materials, methods, or systems that maintain or enhance historic integrity.
- All proposed substitutions must be reviewed and approved by Hernando County and, where applicable, preservation authorities.
- HHPS shall prioritize durable, low-maintenance solutions that reduce long-term operational costs without compromising historical character.

2. Budget Management

- HHPS shall maintain a detailed operating budget with line-item tracking for maintenance, programming, staffing, and capital improvements.

3. Procurement and Vendor Controls

- Preference shall be given to local vendors and suppliers when cost-neutral and consistent with preservation standards.

4. Cost-Saving Initiatives

- HHPS shall identify and pursue grant opportunities, sponsorships, and partnerships to offset operational costs.
- Energy efficiency upgrades, waste reduction programs, and volunteer engagement shall be incorporated where feasible.





2.3 Quality Control Methodology

Purpose

To ensure the preservation, maintenance, and public engagement of Chinsegut Hill as a historic and cultural landmark, HHPS must implement a robust quality control methodology that aligns with county expectations and historic preservation standards.

1. Preservation Standards and Compliance

- HHPS shall adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties and all applicable Florida statutes, including Chapter 267, Florida Statutes.
- All work must be reviewed and approved by the Florida Division of Historical Resources Compliance Division.
- HHPS shall maintain documentation of compliance with any grant conditions or preservation easements.

2. Scope of Services Oversight

- HHPS shall maintain a log of maintenance activities, restoration efforts, and visitor services.
- All restoration work must be documented with before-and-after photographs and written reports.
- HHPS shall implement a preventive maintenance schedule for all structures and grounds.

3. Staffing and Training

- All staff must receive training in historic property care, cultural sensitivity, and emergency preparedness.
- HHPS shall maintain a current roster of staff certifications and training records.
- Staff must be familiar with Chinsegut Hill's historical significance and interpretive programming.

4. Performance Monitoring

- HHPS shall submit quarterly performance reports detailing operations, challenges, and visitor feedback.
- Hernando County will conduct monthly inspections to verify compliance and quality of work.
- An annual performance review will be conducted jointly with county staff and community stakeholders.

5. Risk Management

- HHPS shall maintain an emergency response plan for hurricanes, fire, and other natural disasters.
- Insurance coverage must include liability and property protection specific to historic assets.
- Any deficiencies or non-compliance shall trigger a Corrective Action Plan to be submitted within 15 days of notice.

6. Community Engagement and Transparency

- HHPS shall host biannual public forums to gather community input and share updates.
- Visitor satisfaction surveys shall be conducted quarterly and results shared with the County.
- Key performance indicators shall be posted on the County's procurement portal for public transparency.

2.4 Schedule Maintenance Methodology

State and local inspections will occur per the required schedule. Cottages, dining hall, and classroom will be cleaned upon each usage. Public bathrooms will be cleaned on a daily basis.

HHPS will continue to create a list of current or upcoming routine and repair maintenance and build a schedule of when they need to occur and of the associated costs.

HHPS will also request access to the maintenance recommendations created by the County Facilities department.

Cottage renovation costs will be built into the cottage sponsorship program and will be completed around existing bookings.



2.5 How HHPS will meet all Goals

HHPS would sublease the grounds and retreat center from Hernando County BOCC. The grounds would be open daily for free public use and the cottages, classroom, and dining hall would be available for rent.



Offering 1	Rentals for cottages, dining hall, and classroom
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Offering 2	Educational programming
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Offering 3	Onsite staff
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Offering 1: Rentals for cottages, dining hall, grounds, and classroom

HHPS will continue the retreat center bookings as well as manage new rentals.

- HHPS will determine rental rates with county approval.
- HHPS will provide retreat center housekeeping.
- HHPS will work with County Tourism and VISIT FLORIDA to recruit renters.
- HHPS will promote local attractions and businesses to renters.
- HHPS will work with marketing professionals to spread awareness of the site.





Offering 2: educational programming

HHPS will work with the Tampa Bay History Center, the Chinsegut Conservation Center, and other local organizations to increase programming opportunities.

- Past successful programming will be reconsidered, such as:
 - Lunch and Learn
 - Porch concerts
 - Trail and birding enthusiast events
- New programming will be considered based on interest of stakeholders, such as:
 - Living history programs
 - Workshops, children's events, themed summer camps
 - Period-appropriate recreation
- Programming will be offered on a monthly basis and promoted at least 60 days in advance.



Educational Programming Example

PROPOSED ARCHAEOLOGICAL FIELD SCHOOL AT CHINSEGUT HILL

GARI Archaeology Field Schools integrate both paid and unpaid/volunteer labor in a learning environment that provides a first-class field experience that includes field work, remote sensing work, laboratory and material processing, and inventory and analysis under the tutelage of professional archaeologists. Partnering with the TBHC and HHPS would be important.

The field school would run for 3 consecutive weeks within a specific area at Chinsegut Hill to meet specific research objectives. The field school operations would not interfere with the normal operation of the historic site or surrounding park. Paid participants could stay in the cabins as part of a package deal, the cost of which would be built into the tuition, or commute on a daily basis. HSSP members and Chinsegut Hill staff can work in this program at no charge thus building their knowledge base and contributing to the interpretation of the Chinsegut Hill resource base.

Enrolled participants would experience a college/university level field school that includes the major steps used to train archaeologists world-wide. By completing all of the steps, the students come to understand how archaeology is done, artifact identification, processing and even conservation measures. They would also participate in the inventory of materials that will eventually become part of the site's interpretive fabric. The experience is immersive and somewhat intense as the students literally do what learning professionals do to locate, identify, and evaluate archaeological deposits.

Non-paying volunteers can have a similar experience as they work on their own time under professional guidance. The volunteers may choose what tasks interest them the most or those tasks the on-site professionals feel need the most attention or learning opportunities.

Tuition rates will be determined collaboratively by the participating partners. A designated percentage of the tuition will support professional services and contribute to site development and operational costs. For package arrangements that include lodging, the lodging portion of the tuition will be allocated directly to the designated cabin management company or entity responsible for accommodations.

Operating a field school at Chinsegut Hill would provide a unique experience for students and visitors alike. The revenue generated could be utilized for site development and interpretive purposes. The field school could be set up to specifically generate funding for on-site programming (interpretive and educational), events, acquisition of equipment, computers, printers, interpretive furniture, brochures, or to even pay speaker's fees for other historians or scientists for public programs. An on-going field school also provides an advertised draw for visitors and demonstrates the site is far from a passive historical icon, but a vibrant site that is committed to bringing more information for public education and enjoyment.

Gary D. Ellis, Director Emeritus
Gulf Archaeology Research Institute

Offering 3: onsite staff

HHPS will recruit and retain an onsite manager to provide other services tailored to the employee's skill set.

- Onsite manager will ensure grounds are never left unattended
- Onsite manager will create an additional layer of hospitality and service for retreat guests



2.6 How HHPS will meet Technical Requirements

Facility Management & Preservation

HHPS specializes in managing historic properties with a focus on preservation and public engagement. For Chinsegut Hill:

- We will maintain all buildings, grounds, and infrastructure to meet safety, accessibility, and aesthetic standards.
- Our team includes licensed contractors and preservation specialists to ensure compliance with historic preservation guidelines.
- Routine inspections and preventative maintenance schedules will be implemented to protect the integrity of the site.

Reservation & Event Coordination

HHPS will use a proven system for managing reservations and events at historic venues:

- We will operate a user-friendly online booking platform integrated with calendar and payment systems.
- Our staff will coordinate weddings, retreats, reunions, and public programs with professionalism and cultural sensitivity.
- We will ensure seamless communication with guests and vendors to uphold the reputation of Chinsegut Hill.

Staffing & Operations

HHPS will provide qualified personnel to oversee daily operations:

- A full-time on-site property manager will handle logistics, vendor coordination, and guest services.
- Additional staff will be trained in hospitality, historic interpretation, and emergency response.
- We will maintain clear operational protocols and reporting structures to ensure accountability.



Facility Management & Preservation Public Engagement & Programming

As part of our stewardship model, HHPS will:

- Develop educational programs, guided tours, and community events that highlight the history and ecology of Chinsegut Hill.
- Partner with local schools, nonprofits, and cultural organizations to expand outreach.
- Promote the site through digital marketing, social media, and regional tourism networks.

Financial Management & Reporting

HHPS will ensure transparent and responsible financial practices:

- We will manage budgets, revenue, and expenses using accounting software tailored for nonprofit and public-private partnerships.
- We will pursue grants and sponsorships to enhance programming and infrastructure.

Risk Management & Compliance

HHPS is committed to safety and legal compliance:

- We will maintain liability insurance and ensure all staff are trained in emergency procedures.
- We will adhere to county, state, and federal regulations governing historic sites and public accommodations.



Initial Marketing Plan

The following are the commitments the HHPS team has already secured. Additional marketing will be undertaken once the lease is determined.

Method	Description	HHPS funds	Partner Donation	Total Value
NatureCoast er.com	Monthly feature article and ad	\$1000	\$1000	\$2000
Visit Florida	postcard campaign	\$2500	\$2500	\$5000
WEDU	feature story	\$0	\$2000	\$2000
Hernando Sun	programming ads	\$500		\$500
ER Diary Podcast	ad in each podcast episode	\$0	\$1000	\$1000
YouTube	short historical narratives	\$0	\$3000	\$3000
WWJB	event public service announcements	\$200	\$200	\$400
Roots Creative Co.	six month marketing plan	\$0	\$750	\$750



Prior marketing postcard campaign

The Numbers

Chinsegut Retreat booking statistics have been skewed since 2020 due to the pandemic, followed by months at a time in which the retreat was closed in between subleases or due to hurricanes.

HHPs has chosen to base numbers, therefore, during the Friends of Chinsegut lease period, from 2015–2018 in which the retreat was open year-round.



Key Retreat **Monthly** Statistics used in HHPs business plan

25%

Cottage Capacity

\$14K

Cottage Revenue

\$11K

Cottage Expenses

\$13K

Programming Revenue

\$5K

Landscaping
Expense

\$2K

Dining Hall/Classroom/
Grounds



HHPS SWOT Analysis of Chinsegut Hill Sanctuary

Strengths

- Natural beauty
- Compelling History
- Community meeting space
- Resource for community
- Existing infrastructure
- Existing recreational amenity



Weaknesses

- Expensive building maintenance
- Lack of community awareness of site
- Organization of parking
- No established donors
- Age of cottage roofs



Opportunities

- Trails
- CCC cabins
- Archeological digs
- Daily access for public
- Hub for nonprofits
- Educational programming



Threats

- Delayed maintenance
- Decay of CCC structures
- Uncertainty of County maintaining lease with State
- Interest by private business in management
- Loss of community access to property



2.7 HHPS Response to Hernando County's Responsibility Matrix

EXHIBIT D

Matrix of Responsibility

Item	County	Responsible Party	
		Property Manager	TBHC
Electricity Manor House, Maint Shed, Water Plant			
Electricity Dining Hall			
Electricity Classroom			
Electricity Cottages			
Electricity Caretaker House			
Mowing Grounds			
Automatic Entrance Gate			
Lawn Trim Work			
Internet Access			
Phone Service			
Kitchen Cleaning			
Kitchen Equipment Replacement (Over \$200.00)			
Kitchen Equipment Replacement (Under \$200.00)			
Water Plant Maintenance			
Pest Control (Retreat Areas)			
Pest Control (Manor House)			
A/C Maintenance Repair Manor House			
A/C Maint. Repair Cottages, Dining Hall, Classroom, Caretakers			
Equipment Used in retreat center operations			
Fire Alarm Maintenance, Phone Lines for Fire Alarm			
Roof Repair/ Maintenance Manor House			
Roof Repair/ Maint Cottages, Dining Hall, Classroom, Caretakers			
General Maintenance Manor House			
General Maint Cottages, Dining Hall, Classroom, Caretakers			
Cleaning of Cottages/ Bed Sheets			
Cleaning of Manor House			
Cleaning of Dining Hall/ Classroom/ Caretaker			
Advertising for Events/ Tours			
Security of Site			
Inventory and Preservation of Articles in Manor House			
Educational Signs for Manor House			
Invasive Plant Management (including signage)			
Fallen Tree Removal (Manor House)			
Fallen Tree Removal (Retreat Area)			
Plumbing Manor House			
Plumbing Cottages, Dining Hall, Classroom, Caretakers			
Insurance for Manor House			
Driveway/Road Maintenance			
Trash Removal			

County= Hernando County Board of County Commissioners

Property Manager = (Awarded Firm)

TBHC = Tampa Bay History Center

Section 3.0 . Relevant Experience

(Maximum 20 Pages | 20 Points)

3.1 Experience of Key Staff & Firm with Projects of Similar Scope and Complexity

All but two members of the eighteen members of the HHPS proposal team have volunteered at Chinsegut in every imaginable way. Members like Jan Knowles, Deb Charlow, and Natalie Kahler who volunteered there on a daily basis with the Friends. Jo-Anne Peck, Gary Ellis, and Ross Lamoreaux have worked on the property on a professional basis.

The HHPS team is intimately aware of the needs of the property and are ready to get it open and functional on Day One. They understand the necessity of managing private retreats at the same time as public access to the property. They also grasp the need to continue Chinsegut's original mission for public education by providing regular free opportunities.



3.2 Demonstrated Success on Past Projects of Similar Scope and Complexity

The following examples are grouped by topics relevant to the management of Chinsegut Hill. While not exhaustive of all the members' experience, it does provide a comprehensive overview.



Historic Preservation

50 years cumulative experience

Peck is a historic preservation consultant, designer and licensed contractor bringing hands-on restoration experience and a strong background in advising clients on historic property care. Dalton, a former board member of the Florida Trust for Historic Preservation, also contributes deep expertise in restoration and consultation. Both work closely with the Division of Historical Resources and have a thorough understanding of Florida's policies and preferences regarding historic preservation.



Event Management

123 years cumulative experience

Team members have organized large scale events like the Brooksville Raid and Brooksville Blueberry Festival, as well as tailored events like the Tampa Night at the Museum, Booksville Festival, Dade & May Stringer Haunted events, & the Crystal River Art Walk.



Marketing

45 years cumulative experience

Davis has a degree in Marketing and has utilized it in a plethora of ways. B. Meindl is a regional rising star in marketing and has clients as diverse as real estate, preservation, Main Street, and the beer industry. Peck is experienced in web design and maintenance.



Land Management

40 years cumulative experience

Jernigan and Morgan have both donated their arborist services to Chinsegut for decades. They are very familiar with both native and invasive species on the property.



Hospitality

14 years cumulative experience

Kahler's parents began operating a bed & breakfast in the National Register's Amos Kelly House when she was 14 years old. She worked daily in operations - cleaning, cooking, bookings, and renovations. She then served as Retreat Manager for the Friends of Chinsegut for three years and gained an understanding of the daily needs of this facility. Dalton owns and operates a short-term rental historic home and RV.



Facilities & Maintenance

30 years cumulative experience

R. Lamoreaux has worked in Facilities and Maintenance at the Tampa Bay History Center for over a decade. Peck was a contractor during the first portion of the Chinsegut Manor restoration. Davis has a long, illustrious career in metalwork and welding.



Construction

70 year cumulative experience

Davis, Dalton, and Peck have all owned and operated small businesses in the construction industry. They have practical experience in the nuts and bolts of successful building practices in Florida on both new construction and renovations.



Print Media

30 years cumulative experience

Russo was a journalist for the Hernando Sun. Sheldon writes a weekly column for the Hernando Sun on Hernando history. Kahler began writing for newspapers in high school and also contributes to NatureCoaster.com and the Hernando Sun.



Retail Merchandise

115 years cumulative experience

Through their nonprofit work, Sheldon, Knowles, Lamoreaux, Kahler, B. Meindl, and Peck have designed and produced popular merchandise that draws attention to their group's mission.



Academic Research

160 years research & publication experience

Dr. Meindl's book on Florida Springs won a gold medal from the Florida Book Awards for Florida non-fiction. He specializes in Florida Studies and Geography. Ellis has conducted research for the State on the Seminole Wars, seven forts, and six battlefields. He has already written hundreds of pages on Chinsegut based on his archeological digs. Knowles helped craft a 12 page downtown walking tour, and worked with Kahler and Peck in updating it to the web-based TourBVL. Mobley has caught her mother's passion for family history and curates History on Wheels. Sheldon writes new tour content for Museum docents. Kahler wrote the Friends Chinsegut script and R. Lamoreaux conducted research for the TBHC Chinsegut script. Dalton and Kahler researched the history of Crystal River, Brooksville and Clermont for State Surveys, work Dalton has also done for St. Cloud.



Living History

120 years cumulative experience

The Lamoreauxs, Knowles, Charlow, and Sheldon have each been participating in living history events for at least twenty years. Living History provides attendees the chance to see life through the eyes of those actually living in that period.



Small Business Owners

115 year of cumulative experience

Peck, Davis, Jernigan, Meindl, Morgan, and Dalton started and successfully ran small businesses in Florida. Whether in marketing or construction, all have learned to navigate customer service and perfect their product to benefit our community.



Nonprofit Leadership

67 leadership positions held

Team members serve or have served on the following boards: Florida Trust for Historic Preservation, Hernando Museum Assn., Brooksville Raid, Chamber of Commerce, Brooksville Main Street, Crystal River Main Street, Florida League of Cities, Native Plant Society, Dade Battlefield, Friends of Chinsegut Hill, Brooksville Woman's Club, Florida Downtown Assn., Crime Stoppers, Hernando Fairgrounds Assn., Brooksville Cemetery, Beautification, Good Neighbor Trail, Hernando Youth League, Brooksville Planning & Zoning, & Brooksville Parks & Rec. These deep connections allow for quick collaborations to be developed for Chinsegut efforts.



Sewists

44 years cumulative experience

R. Lamoreaux and Charlow are expert craftsmen in period clothing. They have made countless outfits for all periods involving Chinsegut history – even that of the Seminole Nation.



Education

380 years cumulative experience

Every member of the team has contributed to youth and adult education – from informal, hands-on events to academic lecture series. The team's wide variety of delivery styles and interests create an educational cornucopia. Russo, Ahrens, and Charlow have extensive experience working with children with special needs.



Fundraising

over \$3,000,000 raised

The Lamoreauxs, Knowles, Ahrens, Peck, B. Meindl, Charles, Ellis, Sheldon, Dalton, and Kahler have decades of successful fundraising for a variety of organizations.



Grant Management

\$4,000,000+ with 60 years of experience

Knowles, Peck, Kahler, and Dalton have successfully written and managed over 45 State and Federal grants.

3.3 Letters of Reference



October 10, 2025

To the Hernando Board of County Commissioners,

My family has lived for several generations in Hernando County and have owned a wide variety of businesses over the years. Today we own more than a handful of small businesses, including my newest venture, Diamonds and Rust Vintage Jewelry. We are committed to helping our county a great place to live and work as we highlight the best of our assets.

The Historic Hernando Preservation Society understands the importance of holding onto our unique identity and has shown their commitment through historic markers, local history education, and advocating for historic building protection. That makes them the natural fit for management at Chinsegut Hill.

As a retired art teacher and lover of beautiful things, I have often wished to see Chinsegut Hill shine as the gem it is. There have been glimmers of it over the last decade, but I believe this team will make it what we've all wanted it to be. I hope you will grant them the lease and help Chinsegut succeed.

Sincerely,



Kim Paff
Diamonds and Rust Vintage Jewelry

To the Hernando Board of County Commissioners,

As a local leader and current chair of the Hernando County Fine Arts Council, I am excited to see the group Historic Hernando Preservation Society has assembled to apply for management of Chinsegut Hill. In my various roles, I've had the pleasure of working with or alongside several members of this team including Jan Knowles, Jo-Anne Peck, Natalie Kahler, Barry Meindl and Betsy Ahrens. All of them have brought an unmatched energy and creative vision to beloved programs including the Mobile Mural program, which had a profound impact on our local arts community by bringing incredible artwork and people into our town; Art in the Park, Florida's longest-running art show; Brooksville Art Gallery receptions. They each have their own powerful strengths, their community spirit is contagious, and work together in ways that always get the best of the full team. They are truly willing to do whatever it takes to bring the community together and leave a positive impact.

I have always loved Chinsegut Hill and believe it holds a special place in our community. Under the right leadership, it can flourish as a beacon of historic and natural charm. Based on my personal experience with these individuals and the strength of the entire HHPS team, I can confidently say they are the perfect fit for what Chinsegut Hill needs.

I hope you will select their application and provide HHPS the opportunity to manage the property. Chinsegut Hill would be in extremely good hands.

Pedram Moghaddam
Chair, Hernando County Fine Arts Council

Pedram Moghaddam



To the Hernando Board of County Commissioners,

As a local business owner as well as the owner of the Brooksville Blueberry Festival, I am pleased to see the group assembled under Historic Hernando Preservation Society applying for management of Chinsegut Hill. For over a decade, I have worked with Jan Knowles, Jo-Anne Peck, Natalie Kahler, Barry Meindl, Mary Sheldon, and Betsy Ahrens on many different community projects.

They are a reliable, frugal, honest, generous, and talented bunch. In the years they assisted me with the Brooksville Blueberry Festival, we tripled our footprint and created State-wide buzz over the event.

They succeed because they are genuinely community-minded and are willing to do what it takes to bring a vision to fruition. I have watched Chinsegut management with interest over the years, and even took a tour of the property recently myself to try to better understand the dynamics and needs of the site.

When I look at those I've personally worked with on the team, as well as professionals like Gary Ellis, Christine Dalton, the Lamoreauxs, and my nearby business neighbor Doug Davis, I can't imagine a more perfect team to take the helm of this historic property.

I hope you will select their application and know that Chinsegut and Hernando County will be better for it.

A handwritten signature in black ink, appearing to read 'John Lee', is written over the printed name.

John Lee

Coney Island Drive Inn

Brooksville Blueberry Festival

October 10, 2025

To the Hernando Board of County Commissioners,

As a brick and mortar business owner in downtown for over two decades, I have watched many revitalization efforts come and go. Some were led by people looking to boost their own business or popularity, some were organized by those with good hearts but a lack of organization skills, and some never got off the ground.

I was glad to see Historic Hernando Preservation Society step up to offer management of Chinsegut Hill because of the people involved in that group. Members of that team understand how to develop mission and vision and how to carry it out to reality. Jan Knowles, Mary Sheldon, Barry Meindl, Natalie Kahler, Betsy Ahrens, and Jo-Anne Peck all have proven records of success in economic development, community development, and event management. Other members of the team are long-time customers and friends. I was especially glad to see Lisa Mobley included in the team. Her mother, Mable, was a long-time customer at my shop and tirelessly devoted to telling the story of her community. It is good to know Lisa is continuing her mother's work and will be part of the HHPS team.

There are people that come through businesses like mine when they want something from me or because they're trying to project an image. That is not this team. They are genuine in their desire to help make our county succeed and I hope you will give them the chance to focus their efforts on Chinsegut.

Sincerely,



Bob Angier
2024 Hernando County Tourism Ambassador of the Year
Easy Street Home Decor Owner

Easy Street Home Decor, 1138 West Jefferson Street, Brooksville, FL 34601

Section 4.0 . Pricing Proposal

(Maximum 5 Pages | 20 Points)

4.1 County Form “Chinsegut Pricing Proposal”

HHPs based income and expenses on the data from the Friends operations in FY 2017. This proposal returns much of the responsibility and expenses away from the county onto the proposer. Because of this, HHPs is requesting a lease rate of \$1 per year.

The timing of the RPF will greatly hinder revenues in the first six months of the lease. Those months (November–April) are typically the highest revenue-generating months. Because bookings have been frozen during the RFP process, potential bookings for those months have been lost.

HHPs will work to recover those lost revenues through programming and fundraising. HHPs is committed to hitting the ground running to generate public access and programming.

Table I: Compensation Model				
Instructions for Completing Table I: Select only one (1) proposed compensation model. Other can be used if those listed do not fit the proposed model. If other is selected, please provide a description in the "Structure" column.				
Model Type	Structure	Preferred Compensation Model (check one)	Proposed Annual Rate	
Flat Lease Fee	County receives fixed monthly/annual lease payment from operator	X	\$1 - see section 4	
Revenue Share	County receives [e.g., 10-20%] of gross rental revenue			
Hybrid Model	Fixed base fee + revenue share above threshold (e.g., 10-20% of any revenue above \$10K /year)			
Other				

Table II: Proposed Rates for Faculty Use				
Unit Type	Description	Unit	Rate	Notes
Room/Cabin				
Single Room	2 guests per room	Per Night	\$95.00	
Single Cottage Rental	4 rooms with 2 guests per room	Per Night	\$380.00	
Conference Room				
Conference Room Weekday		Hourly Rate	Not Offered	Daily Rate Only
Conference Room Weekday		Per Day	\$150.00	
Conference Room Weekend		Per Day	\$250.00	
Dining Hall & Kitchen				
Dining Hall Weekday		Per Hour	Not Offered	Daily Rate Only
Dining Hall Weekday		Per Day	\$250.00	
Dining Hall Weekend		Per Day	\$350.00	
Dining Hall & Kitchen Weekday		Per Hour	Not Offered	Daily Rate Only
Dining Hall & Kitchen Weekday		Per Day	\$350.00	
Dining Hall & Kitchen Weekend		Per Day	\$450.00	
Grounds				
Front or back lawn		Per Day	\$850.00	
Front and Back Lawn		Per Day	\$1,600.00	
"I Do" Tree / Stairway		Per Day	\$350.00	
Other Fees				
Replacement Key			\$100.00	
Proposed Additional Services/Offerings (Add more lines if needed)			\$	

Table III: Proposed Cost for Operations & Maintenance						
Instructions for Completing Table III: Proposers can modify rows as appropriate but a "Operations and Maintenance" table with all listed columns and an "Annual Total" Row is required.						
Category	Description	Unit	Rate	Annual Total	Notes	Proposed Payee (County or Proposer)
Facility Management Fee	Oversight of all daily operations, staffing, scheduling, and maintenance	Monthly flat fee	Pro-bono work by volunteers	0	Includes administrative oversight, scheduling, reporting, compliance	n/a
Maintenance & Utilities	General facility upkeep, cleaning, landscaping, utilities (water/electric)	Monthly estimate	varies greatly by month	\$132,000.00	Includes janitorial & groundskeeping	proposer
Staffing Costs	Salaries for on-site staff (manager, maintenance, kitchen, cleaning, etc.)	Monthly	Pro-bono work by volunteers	0	List Personnel (job titles, brief job description)	proposer
Booking & Reservation System	Software platform and admin support for group reservations	Annual software + admin.	\$5,000.00	\$5,000.00	Includes marketing coordination and communications	proposer
Marketing & Outreach	Promotion of retreat center to increase bookings and county visibility	Monthly or % of revenue	varies by season	\$15,000.00	Includes social media, website updates, brochures	proposer
Insurance & Compliance	Liability insurance, inspections, and regulatory compliance	Annual	\$15,000.00	\$15,000.00	Insurance: proposer liability & grounds; county master house & regulatory	
Capital Improvement Reserve	Set-aside for future repairs and upgrades	Monthly or % of revenue	\$ 11,000 / 20 %	\$26,400.00		
ANNUAL TOTAL				\$462,000		

4.2 Proposed Refurbishment or Restoration Plans, Execution Strategies, and Funding Sources

- 1.HHPS will allow businesses/individuals to “adopt” a cottage. Donors will be allowed to pick a theme from an approved list (based on Chinsegut people and interests). The donations will be used to make interior improvements and develop the theme. The donor will retain donor rights for a period determined by the length of the HHPS sublease with Hernando County.
- 2.HHPS will work with vendors such as Jessica Piermatteo and former Friends of Chinsegut President Lisa Callea to obtain appropriate furniture for the cottage living and dining rooms.

4.3 Proposed Grant Funding

- 1.HHPS will apply for Florida Department of State grants from Division of Historical Resources and Arts & Culture as well as USDA, National Endowment for the Humanities and Florida Humanities.
- 2.HHPS will seek both State and Federal appropriations with our legislators.

4.4 Cost Structure

- 1.A designated portion of the rental income will be allocated to a maintenance fund to support ongoing preservation, repairs, and site upkeep.
- 2.HHPS will apply for Florida Department of State grants from Division of Historical Resources and Arts & Culture as well as USDA, National Endowment for the Humanities and Florida Humanities.
- 3.HHPS will pursue business and family foundation support.
- 4.HHPS will seek both State and Federal appropriations with our legislators.



10/11/25

(Federal Taxpayer ID Number)

Relatives and Former Hernando County Employees – Roles and Signatures

Part A: Employees that left Hernando County in the last two years.

Employee Name/Signature	Job Performed for Hernando County	Current Role with Business Entity	Date Left Hernando County
Name: _____ Sign: _____ <ul style="list-style-type: none"> Involved with this procurement on behalf of Hernando County? No <input type="checkbox"/> Yes <input type="checkbox"/> Involved with proposal development for this procurement? No <input type="checkbox"/> Yes <input type="checkbox"/> 			
Name: _____ Sign: _____ <ul style="list-style-type: none"> Involved with this procurement on behalf of Hernando County? No <input type="checkbox"/> Yes <input type="checkbox"/> Involved with proposal development for this procurement? No <input type="checkbox"/> Yes <input type="checkbox"/> 			
Name: _____ Sign: _____ <ul style="list-style-type: none"> Involved with this procurement on behalf of Hernando County? No <input type="checkbox"/> Yes <input type="checkbox"/> Involved with proposal development for this procurement? No <input type="checkbox"/> Yes <input type="checkbox"/> 			

Part B: Identify officers, partners, directors, proprietors, associates or members of the business entity that are relatives or members of the household of Hernando County employees currently working for Hernando County, if Hernando County employee had or will have any involvement with this procurement of contract.

Firm Officer, Partner, Director, Proprietor, Associate or Member Name	Name and Relationship of Relative or Member of Household Employed at Hernando County	Role at Hernando County	Hernando County employee's Role with this Procurement
Christina Russo	Christina Russo (sister)	Clerks office	board member

(Make copies of this form as needed to list additional employees.)

This document should be completed and returned with your submittal.

Anti-Human Trafficking Affidavit

In compliance with Fla. Stat. § 787.06(13), this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with Hernando County or any of its subordinate units (the "Governmental Entity").

1. My name is Amber Lamoreaux and I am over eighteen years of age. The following information is given from my own personal knowledge.
2. I am an officer or representative with Historic Hernando Preservation Society a non-governmental entity (the "Nongovernmental Entity"). I am authorized to provide this affidavit on behalf of Nongovernmental Entity.
3. Neither Nongovernmental Entity, nor any of its subsidiaries or affiliates, uses *coercion* for *labor* or *services*, as such italicized terms are defined in Fla. Stat. § 787.06, as it may be amended from time to time.
4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.
5. This declaration is made pursuant to Fla. Stat. § 92.525. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I Amber Lamoreaux, declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

FURTHER AFFIANT SAYETH NAUGHT.

Historic Hernando Preservation Society
Name of Nongovernmental Entity

Amber Lamoreaux
Printed Name of Affiant

President
Title of Affiant

Amber Lamoreaux
Signature of Affiant

10/12/25
Date



ELIZABETH ANN AHRENS
Commission # HH 657654
Expires July 27, 2029

Elizabeth Ahrens
Oct 12, 2025