



East Hillsborough Historical Society, Inc.

Response to Request for Proposals

**Restoration of the Historical 1914 Plant City High School Community
Center RFP 23-027CM-BM**

**City of Plant City
Procurement Department
302 West Reynolds Street
Plant City, FL 33563
Phone: 813-659-4270
rosenstein@plantcitygov.com**



7.1 Qualification Submittal Requirements and Selection Criteria (Tab 1)



East Hillsborough Historical Society, Inc.
1914 Plant City High School Community Center
605 North Collins Street
Plant City, Florida 33563-3321
813-757-9226 www.ehhsoc.org info@ehhsoc.org

June 7, 2023 – 3:00 p.m.

City of Plant City
302 West Reynolds Street
Plant City, FL 33563

RE: Solicitation 23-027CM-BM. Restoration of the Historical 1914 Plant City High School Community Center

The East Hillsborough Historical Society, Inc. (EHHS), as a qualified 501c3, is submitting this letter as the official Transmittal Letter to the City of Plant City as a respondent to the above named solicitation to bid on the restoration of the historical 1914 Plant City High School Community Center. EHHS has met the proper responsibilities in Section 4 and is comfortable with the method of conveyance as outlined and has no objections to any of the terms or conditions as set out in the RFP.

The tax returns submitted are our public copies and therefore we have no concerns that address confidentiality.

In compliance with the RFP, EHHS acknowledges receipt of of the Addendum dated May 30, 2023.

We hereby submit our written response to the City of Plant City as outlined as one hard copy and one soft copy on USB.

EHHS's proposal is valid for 120 days.

Sincerely,

Shelby R. Bender
President and Executive Director
East Hillsborough Historical Society, Inc.

Located in Plant City's North Residential National Register of Historic Places district.

7.2 Qualifications and Experience of Proposer (18.5 points) (Tab2)

Members of the East Hillsborough Historical Society (“Society” or “EHHS”) Board of Directors are as follows:

Shelby Bender, President

Ludo Van Den Bogaert, Vice-President

Marlene Haney, Secretary

Benito Lubrano, Jr., Treasurer

Directors: Eric Barber, Sandi McGlathery, Bentley Rae Roberts, Willeva Van Den Bogaert, Connie Johnson Webb

To meet and exceed the requirements of the RFP the East Hillsborough Historical Society will undertake the project in three phases. EHHS has formed two Teams under the direct supervision of the EHHS President and Executive Director, Shelby Bender.

The Restoration Advisory Team for Phase I and Phase III is comprised of the following: Vivian Salaga, Principal, AIA, ATELIER Architecture Engineering Construction, Inc. (“ATELIER”), Cassie Gardner, CEO, General Contractor, All Trades Historical Restoration, LLC. (“All Trades”) and Brian Wilder, CPA, Munro & Wilder, (“MW”) Owner Restorer of Mirror Lake Lyceum.

The Remediation Advisory Team for Phase II is comprised of the following: Miles Ballogg, National Brownfields Practice Leader, EnSafe, Inc., (“EnSafe”), Kelly Bishop, Principal, PG, Brightwater Solutions, LLC (“Brightwater”), James Greenfield, Principal Scientist, Greenfield Environmental, Inc., (“Greenfield”), and Bragg Crane, President, ADS Abatement & Demolition Services, Inc., (“ADS”).

Legal and financial advisory services are provided to the East Hillsborough Historical Society, Inc. on a pro bono basis by individuals without any conflicts of interest.

7.2.1 Respondent Identification, Legal and Organizational Structures

a.

Respondent:

Shelby Bender, President & Executive Director

1914 Plant City High School Community Center

East Hillsborough Historical Society

605 N. Collins Street

Plant City, FL 33563

813-757-9226 (office) 813-716-1456 (cell)

info@ehhsoc.org (office) sbenderpc@aol.com (personal)

Restoration Advisory Team, Phase I and III - Professional Firms:

Vivian Salaga, Principal

ATELIER Architecture Engineering Construction, Inc.

5102 N. Central Avenue

Tampa, FL 33603

813-230-7122

vsalaga@atelieraaec.com

Cassie Gardner, Founder & CEO

All Trades Historical Restoration, LLC.

252 3rd Street North

St. Petersburg, FL 33701

727-914-8183

cassie@alltradeshr.com

Remediation Advisory Team, Phase II - Professional Firms:

Miles Ballogg, National Brownfields Practice Leader

EnSafe, Inc. (Remediation Team Lead)

12402 N. 56th Street

Tampa, FL 33617

813-867-3059 direct; 727-423-1587 cell; 813-930-0669 main

mballogg@EnSafe.com

Kelly Bishop, Principal, PG

Brightwater Solutions, LLC (Phase I Environmental Site Assessment, September, 2022)

2163 37th Street North

St. Petersburg, FL 33713

727-321-3688

kbishop@brightwatersol.com

James E. Greenfield, Principal Scientist

Greenfield Environmental, Inc.

432 3rd Street North

St. Petersburg, FL 33701

727-896-1266

jgreenfield@greenfieldenv.com

Bragg Crane, President

ADS Abatement & Demolition Services, Inc.

5451 North 59th Street

Tampa, FL 33610

813-875-4600

bragg@adsenviro.com

Restoration Advisory Team Individual:

Brian Wilder

Munro & Wilder (retired)

2005 Preservation Drive, Plant City, FL 33566

813-505-8256

bvwilder@mindspring.com

b.

Shelby Bender, President & Executive Director

1914 Plant City High School Community Center

East Hillsborough Historical Society

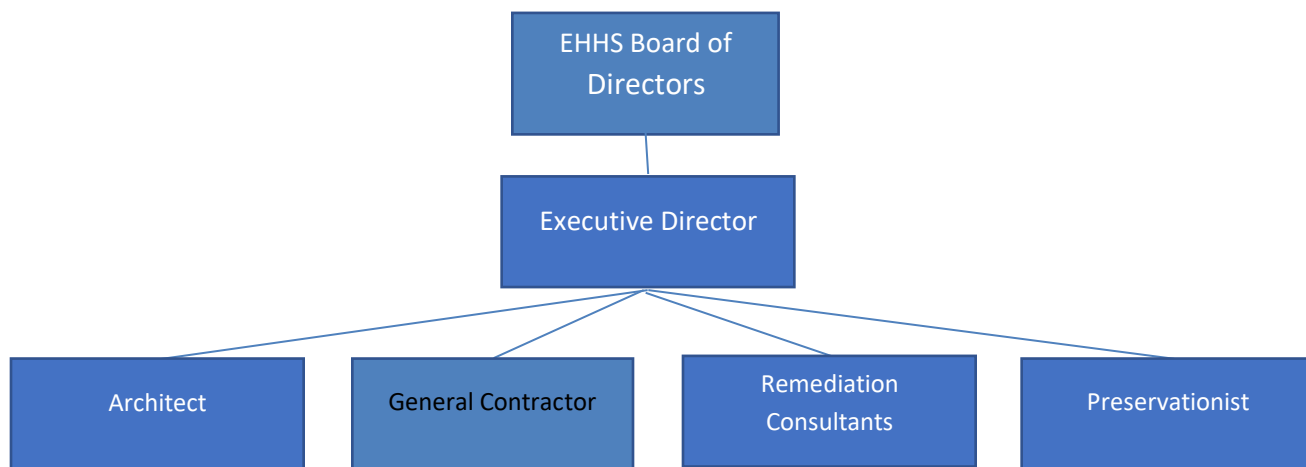
605 N. Collins Street

Plant City, FL 33563

813-757-9226 (office) 813-716-1456 (cell)

info@ehhsoc.org (office) sbenderpc@aol.com (personal)

c. and d.



e. Timeline

Phase I (months 1 – 12) – “Sealing the envelope – waterproofing the structure”. Roof, windows, doors, lintels, and brick masonry.

Phase II (months 1 – 24) – Environmental concerns – lead paint, asbestos, and remediation for environmental issues revealed in Phase I audit.

Phase III (months 6 – 84) – Interior space restoration and implementation of programming and services on full schedule.

f. Not Applicable.

7.2.2 Identification of the Restoration/Remediation Teams

a. East Hillsborough Historical Society, Inc. is a non-profit organization registered as a 501c3 under the jurisdiction of the Internal Revenue Service.

The Society is a Florida corporation and was formed in 1975 to preserve the historic 1914 Plant City High School, the cornerstone of the North Plant City Residential Historic District (National Register of Historic Places site) and the cultural history of our community. The Society’s holdings

include museums, archives/library, art gallery and exhibits of history and art. The cultural venues include live music and theatrical performances, art, and dance class space. We strive to keep history and cultural arts fresh and alive.

The Mission Statement of the East Hillsborough Historical Society is to encourage and participate in historic preservation and the cultural heritage of our community; to collect, preserve, and house historic documents and objects and artifacts, especially those pertaining to eastern Hillsborough County and the State of Florida and to collect, preserve, and house genealogical books and materials to aid genealogical and historical research.

b. The principal of the Restoration Advisory Team is the East Hillsborough Historical Society. Shelby Bender, President, and Executive Director will be the managing principal.

c. ATELIER Architecture Engineering Construction, Inc.

ATELIER Architecture Engineering Construction, Inc. is a majority woman-owned and operated full service architectural firm, located just north of downtown Tampa. Over the last 30 years, our office has developed a specialty award-winning expertise in historic preservation, renovation, and adaptive re-use of historic buildings throughout the Southeast US. Our portfolio now contains 81 such projects in Florida, Georgia, Alabama, and South Carolina, and 43 design awards for this work.

Contact Information



Our Portfolio



Our project portfolio includes seventy one (71) commercial adaptive re-use preservation projects, 43 of which have been with repeat clientele; **all of which have been assessed and designed to the Department of Interior's Standards**; all of which were done with unique funding sources: state, local, federal and private; **all of which involved moisture intrusion mitigation to the building envelope**; and **all of which involved window refurbishment/restoration and/or replacement.**

Atelier AEC



Vivian O. Salaga, AIA, Principal in Charge/Preservation Architect

Sulphur Springs Water Tower + Gazebo Restoration

Mt. Vernon State Arsenal

City of Eustis Facades

Ft. Zachary Taylor

Sanctuary Lofts

Seffner Schoolhouse

Sams House

St. Augustine Lighthouse

Archie Smith Fish House

Haley House

Dr. Josie Rogers House

John L. Tennison, AIA LEED AP Preservation Architect

Documents/Design

Military Veteran



Renovation

Mt. Vernon State Arsenal

Dr. Josie Rogers House

Ft. Zachary Taylor

Hacienda Hotel + Addition

Seffner Schoolhouse

Ribault Clubhouse

Ft. Clinch Restoration + Addition

Mitchell House Renovation

St. Augustine Lighthouse

Sanctuary Lofts

Mohan Engineering

13051 W. Linebaugh Ave. #102
Tampa, Florida 33626
813-475-5983

Global Sanchez

3825 Henderson Blvd. #103
Tampa, Florida 33629
813-281-0001

Spychalla + Associates

240 Pine Avenue North
Oldsmar, Florida 34677
813-855-2721

Hamilton Engineering

311 N. Newport Ave, #100
Tampa, Florida 33606
813-250-3535

George Mohan, PE, Structural

Sanctuary Lofts Renovation *Mt. Vernon State Arsenal*
Ft. Clinch Restoration + Addition
Hacienda Hotel Restoration + Addition
Sams House

Max Segal, PE, MP/FP

Mitchell House Renovation *Baldwin Building*
Hacienda Hotel Renovation + Addition
Archie Smith Fish House
Sulphur Springs Water Tower + Gazebo Restoration
Sams House
Sanctuary Lofts Renovation *Mitchell House*

Mike Spychalla, PE, Electrical

Hacienda Hotel + Addition *Baldwin Building*
Ribault Clubhouse Renovation *Sams House*
Sanctuary Lofts Restoration *Archie Smith Fish House*
Mitchell House Restoration

Lucas Carlo, PE, Civil

English Creek Environmental Center
Ah-Tha-Thi-Ki Museum
Ft. Clinch Restoration + Addition

VIVIAN O. SALAGA, AIA
Principal
Atelier AEC, Inc.



Vivian Salaga is the founding principal and president of Atelier Architecture Engineering Construction Inc. Since establishing her practice in 1983, Ms. Salaga has built a solid reputation providing architectural/engineering services in Florida and the southeast US. As principal-in-charge of her own office as well as project director for contracts in other firms, she has been responsible for over \$300 million work of new and remedial construction.

EDUCATION

Diplome French, Centres Europeans (University of Michigan) Lausanne, Switzerland, 1968
Bachelor of Arts, Cleveland State University, Ohio, 1969
Master of Architecture, Kent State University, Ohio, 1979

REGISTRATION

Registered Architect, State of Florida AR0009326

AFFILIATIONS

American Institute of Architects
President (2006), Vice President, Secretary + Treasurer Florida Association
State Director Intern Development Program (1991-2006)
National Committee on Historic Preservation
National Trust for Historic Preservation
National Association of Women Business Owners
National Association of Female Executives
Chairman, Hillsborough County Greenways Initiative
Creative Tampa Bay, Board of Directors + Advisory Board

AREAS OF EXPERTISE

Planning

Her emphasis in programming and planning has resulted in eight (8) published articles; sixteen (16) master plans; and twenty one (21) conference presentations on planning issues.

Grants

Ms. Salaga has written construction grant proposals under the auspices of FS §235.195 and § 235.196 for nine (9) projects, all of which were successfully funded for a total grant award of \$18,081.941, representing a 50% match for the project(s) involved. In 1981, she authored modifications to these two statutes which were adopted by the Florida State Legislature in 1982 and remain in the statutes to date.

**Historic
Preservation**

Ms. Salaga has served as the principal preservation architect on sixteen (16) historic renovation projects in the last six (6) years, nine of which have been funded by grants, along with CDBG funds, and national historic tax credits. Atelier has been the recipient of thirty six (36) design awards over the last 12 years for their work in historic projects throughout the southeast.

**Selected
Clientele**

Community Development Partners (Georgia work); TRV Development (South Carolina work); City of Eustis; Pinellas County; Hillsborough Community College; City of Pinellas Park; State of Florida, Department of Environmental Protection; State of Florida, Department of Children + Families; City of Delray Beach; Broward County School Board; University of South Florida; Seminole Tribe of Florida



JOHN L. TENNISON, AIA LEED AP
Principal
Atelier AEC, Inc.

Mr. Tennison has over 35 years developing systems related to construction technology for new and remedial construction and investigative surveys of existing buildings, applying that technology to adaptive re-use projects throughout the southeast US. His work in historic projects has resulted in Atelier's receipt of 36 design awards over the past 12 years.

EDUCATION: Bachelor of Architecture, Ohio University, Ohio 1965

REGISTRATION: Registered Architect, State of Florida AR0006723 (Georgia & South Carolina)

AFFILIATIONS: American Institute of Architect
 Florida Association/AIA, Past Director,
 Florida Central Chapter/AIA, Past Treasurer, Vice President, President
 Tampa Section/AIA, Past Treasurer, Vice President, President
 National Committee for Architecture for Education/AIA, Member
 Board of Directors Tampa Community Design Center, Member
 Tampa Community Design Center, President
 Member and Past Chairman of the Professional Liaison Committee for AGC
 Board of Directors Tampa Heights Junior Civic Association a youth educational assistance program, Treasurer

**AREAS OF
 EXPERTISE:**

Construction Technology: Continued research and education is the clear key to an accurate understanding of not only new materials but of existing and even ancient building systems. This knowledge coupled with computer technology results in accurate documents and soundly built buildings.

Inspections and Surveys: Since 1980 a multitude of renovation and retrofit projects have given Mr. Tennison opportunity to develop feasibility standards that have proven invaluable to our clients by allowing them to make good and accurate decisions regarding potential retrofit.

Construction Administration: After completing Military Service as an officer the the Combat Corps of Engineers in 1969, Mr. Tennison resumed his architectural career. Since that time he has, on a continuous basis been included in the Construction Administration phase of all our office's projects.

Design +Historic Preservation: As principal designer Mr. Tennison reviews and supervises every project prepared by the firm. Mr. Tennison's major preservation experience includes: **Ah-Tha-Tki-Ki Museum for the Seminole Tribe of Florida, Clewiston; Ybor City State Museum Restoration, Tampa; Ft. Zachary Taylor Restoration, Key West; Morgan Cigar Factory, Tampa; Hillsborough High School Masterplan and Additions, Tampa; St. Augustine Lighthouse Masterplan and Additions, St. Augustine; Mt. Vernon Arsenal/Powder Magazine Restoration and Adaptive Re-Use, Chattahoochee; Ribault Clubhouse, Jacksonville; Ft. Clinch Visitor's Center, Fernandina Beach; Jackie Robinson Ballpark, Daytona Beach; Luther Williams Ballpark, Macon, Georgia; Tyler Temple United Methodist Church, Tampa; Atelier's Corporate Offices, Tampa.**

C. All Trades Historical Restoration, LLC.

Cassie Gardner, Founder, and C.E.O. of All Trades Historical Restoration, a SLBE & WBE company, has a passion for the preservation of many of our historic buildings. These timeless structures built with dedication, hard work, and craftsmanship by our ancestors are part of our past that All Trades through passion and pride is honored to preserve. Several family members, now making it four (4) generations of preservation specialists, together share a unique love and passion to be part of preserving our most treasured historic buildings and monuments. From courthouses and churches to libraries, homes, and hotels, All Trades Historical Restoration is determined to satisfy every client.

All Trades Historical Restoration specializes in exterior and interior restoration and preservation of historic structures, the majority of which are listed on the National and Local Registry of Historic Places. Cassie's extensive knowledge of historic wood windows and doors, brick and stone masonry, and ornamental metals and woods enables All Trades to offer complex building restoration and preservation solutions without the use of subcontractors. Our team is ready to handle the job, start to finish. We have "hands-on" involvement with the client and respective governmental historic agencies from day one throughout the entire process to completion.

All Trades Historical Restoration has been awarded Five (5) Preservation Awards from Preserve the 'Burg, as well as an Award of Merit from the Ohio Historic Preservation Office of the Ohio Historical Society and has received multiple letters of appreciation and testimonials from our clients. Our company is well known and respected in the field of historic restoration. We analyze each project and present the best possible solution for each one. We use local labor, materials, and suppliers so that the benefits remain in the locale where we are working. We pride ourselves in bringing home challenging projects "back to life" for future generations to enjoy. Additionally, we work with clients to maximize their budget value through value-engineered solutions based on our experience. We have been recognized for having provided the best "dollar for dollar" value in historic preservation. Once started we have the best interests of the client and future restored "treasure" in mind. Each project represents "our vision" for the future through the restoration of a historic building. Each one carries our name, our reputation, and our legacy. We take great pride in our work, our employees, our clients, and our craftsmanship.

C. Brian Wilder, CPA, Munro & Wilder, Owner Restorer of Mirror Lake Lyceum.

As a member of the EHHS Restoration Advisory Team, Brian brings financial acumen described here in **7.2.2** and historic building restoration, programming and ongoing maintenance expertise as the owner and restorer of the Mirror Lake Lyceum as detailed in Section **7.3 Relevant Past Performance**.

Financial Experience Summary

Duke MBA CFO/COO with 25 years of demonstrated growth and success in developing a company's financial strategies, technology plans and performance targets. Expertise in mergers, acquisitions, IPOs, complex system implementations/conversions, building financial management infrastructure, real estate management, resolving workout situations and managing high-growth environments. Has a unique ability to determine an entity's operational needs to support the strategic initiatives critical to the ongoing success of the organization.

Professional Experience

Munro & Wilder, ("MW") Tampa, Florida 1990 to 2020

Co-founder and partner of Munro & Wilder, a consulting firm serving over 100 financial institutions, broker dealers of securities and tech start-ups in the areas of CFO financial management and system implementations/conversions. Responsible for developing products and services, soliciting engagements, and delivering contracts awarded.

Significant government contracting experience having authored over 75 responses to RFPs, resulting in 31 Federal Deposit Insurance Corporation contract awards, 24 of which were as the prime contractor, with the largest award more than \$3 million. Competed and won federal contracts against "Big 4" firms, ventured with prestigious national firms including then Coopers & Lybrand and McGladrey & Pullen.

From 1990 to 2000 financial consulting. From 2000 to 2020 historic preservation, see **7.3**.

Pioneer Savings Bank, Clearwater, Florida 1981 to 1990

Progressed from VP Internal Auditor to Executive Vice President in 9-year banking career. Member of Executive Committee with CEO and CFO for \$2.1 billion bank. Indirect supervision of over 200, including Senior VPs of Commercial Lending, Residential Lending, Loan Servicing and Deposit Administration. Operating budget responsibility of \$25 million.

Deloitte & Touche, Miami, Florida 1975 to 1980

Day-to-day responsibility for performing annual audits for visible SEC clients, most notably, Southeast Banking Corporation, National Airlines, Deltona, Dade County, Howard Hughes Medical Institute and Wometco. Assigned high risk engagements and received early promotions.

Education/Certification

Duke University, MBA 1975, Fellowship Recipient

University of Florida, BS Business Administration 1973, High Honors, Major Accounting

Certified Public Accountant, Florida #4937 (inactive/retired status)

C. EnSafe is a pioneer in Brownfields assessment, designation, and rehabilitation. We have successfully guided multiple sites through the Florida Brownfields Program to full redevelopment. Our experience extends to USEPA grant-funded sites across the country where we have leveraged strategies to obtain additional federal funding. Additionally, we believe strongly in the historic restoration and preservation of the 1914 Plant City High School Community Center Building. We stand ready to assist with Environmental challenges including Asbestos, Lead Based Paint, Indoor Air Quality Assessment, and other environmental issues that may arise. We have a seasoned team of partners to address not only the assessment aspects of the project but also the abatement that will be conducted under historic preservation guidelines.

EnSafe will also assist the East Hillsborough Historical Society in identifying and obtaining EPA Brownfields Assessment, Multipurpose and Cleanup for this project. EnSafe's Miles Ballogg, National Brownfields Practice Lead, has assisted over 100 communities in obtaining over \$200 million in Brownfields Grants and incentives. This includes three (3) \$200,000 EPA Brownfields Clean Up Grants obtained for the City of Plant City.

We have extensive experience in providing services to assess and abate Asbestos, Lead Based Paint and Indoor Air Quality Issues anticipated with this project. EnSafe will work closely with the other team members including Brightwater Solutions, Greenfield Environmental, and ADS to provide project oversight and coordination for assessment and abatement activities.

C. Brightwater professionals are adept at conducting and verifying existing surveys during due diligence and prior to restoration demolition efforts.

As a licensed asbestos firm, Brightwater can provide remediation design services, contract administration, and construction supervision and monitoring. Our licensed professionals and engineers can provide construction management services in support of abatement and remediation efforts and will actively coordinate with your team of architects, civil engineers, and contractors to manage your environmental liabilities. Services include:

- Pre-acquisition, renovation, and pre-demolition asbestos surveys
- Bulk sample collection and analysis
- Air monitoring and inspection services during abatement
- Type 3 clearance testing
- Asbestos in-place management
- Asbestos awareness training and training for occupants
- Hazardous Building Materials (HBM) pre-demolition audits

As a licensed Pollutant Storage System Contractor (PSSC), we have the knowledge and experience to perform all types of tank cleaning and removal services. From the most basic fuel tank removal to the more complex projects requiring dewatering, shoring, remediation, demolition and more. We work with licensed transportation and disposal facilities to properly document and manifest derived waste (contaminated soil & groundwater, sludge, oily debris, etc.) to meet all regulatory requirements. We also focus on strategies that consider the recycling of used oil and filters, oily water, and purging water from remediation sites.

C. Greenfield is a multi-disciplinary environmental firm dedicated to providing our clients with quality professional services to achieve and maintain compliance with environmental regulations and to minimize environmental liabilities. Greenfield achieves this goal through the commitment of qualified, experienced professionals that consistently provide the highest quality services within budget and on schedule.

Centrally located in the Tampa Bay area, Greenfield is a privately owned company with a diverse staff of professionals with backgrounds in environmental science and policy, biology, industrial hygiene, and construction management. Our staff averages over fifteen years of experience in the environmental industry and our experience in regulatory compliance issues and environmental liabilities enable us to meet the rigorous demands of our clients. We are committed to providing our clients with the most professional and cost-effective environmental services available.

Greenfield has provided Asbestos Consulting/Testing, Microbiological Assessments, Indoor Air Quality Assessments, and Lead Based Paint Consulting.

C. ADS employs management personnel who have provided professional services all over the United States. Our dedicated experienced team provides complete comprehensive services to handle all types of environmental issues on any size project. ADS' key personnel have combined to perform thousands of projects at sites and facilities throughout Florida and the Southern United States.

Regardless of the environmental issue, ADS is always ready to support each client in developing an innovative plan to resolve their specific challenges. Safety and quality are the main priorities of ADS as we serve the needs of our large and diverse client base. We ensure that all projects are held to the highest standards of excellence in Health & Safety. ADS provides environmental services, technology, and management for all phases of the industry including the following:

- Asbestos abatement, enclosure, encapsulation, and remediation
- Lead-Based Paint abatement, encasement, contaminated soil removal
- Mold remediation, indoor air quality cleaning, HVAC/duct cleaning

- Disaster Response
- Demolition and selective interior demolition

d. Respondent has no additional materials to submit.

7.2.3 Financial/Equity Partner Identification

a. Not Applicable

b. Not Applicable

c. Not Applicable

7.2.4 Disclosure of Potential Conflict of Interest

See 7.8 Required Forms (Tab 8)

7.2.5 Statement of Intent

It is the intent of the East Hillsborough Historical Society, Inc. to restore and rehabilitate the historic 1914 Plant City High School building for long-term ownership in accordance with the terms and conditions set forth in RFP #23-027CM-BM by the City of Plant City, Florida.

The building will be restored to a safe, useable condition that keeps the historic and architectural integrity intact and will be done so in compliance with the City of Plant City Historic District Design Standards.

7.3 Relevant Past Performance (20 Points) (Tab 3)

a. and b.

East Hillsborough Historical Society, Inc.'s past performance has included the on-site management of the historic 1914 Plant City High School Community Center since 1977. The Society's role has been to encourage and support the overall continuance of the restoration of the building owned by the City of Plant City. The Society has funded restoration projects within the interior of the building including general maintenance and minor repair of plumbing and electrical, painting, carpeting, window treatments, and small carpentry projects to include but not be limited to enclosing under the north and south stairwells on the ground floor for life safety (code) requirements, rebuilding the stair railing in the interior stairs of the north and south entrances of the auditorium to raise the handrail, and room interior build outs to accommodate HVAC equipment and exhibit installations.

The Pioneer Heritage Museums were begun and developed by the EHHS and the local chapter of the Association for Childhood Education. The scope of the collection focuses on and includes historic artifacts of local and regional significance. The displays show items of Plant City's development, school memorabilia, vintage clothing, antique furniture and household items, agricultural equipment, antique cameras and historic photographs, historic medical items, and railroad memorabilia. The 1914 and the collections of the EHHS are a destination for anyone interested in historic preservation, architecture, adaptive reuse of an old school building and of course, history.

The Quintilla Geer Bruton Archives Center, named for its founder, contains holdings of more than 5,000 books, family, historical, genealogical, and photographic files, periodicals, newspapers, and records on microforms and in digital content. It is noted to be one of the finest private archives facilities in the southeast that offers professional research assistance and guidance.

Programs provided by the Society serve a diverse audience of people from Plant City, Hillsborough, and adjacent counties (Polk, Pasco, Pinellas) through topic, content, and style of presentation. School age student programs includes outreach to three Title 1 schools (two elementary schools walk to the 1914 Center) and other local schools. To encourage participation, we offer a transportation stipend. Additionally, students from the Hillsborough Community College and University of Florida Plant City Campuses are approximately two miles from the 1914 Center and can benefit from the cultural events. The Annual Pioneer Day, a free public event, draws 2000+ visitors from a multi county area including rural, underserved areas of Hillsborough, Pasco, and Polk Counties. Past and upcoming programs and activities: exhibits, lectures, tours, workshops, presentations, educational outreach, music concerts and theater shows.

The Classroom Gallery has produced income for local professional artists participation and student engagement. Exhibits include temporary and or traveling art. Collectively, programming economic impact includes income to performers, artists and lecture scholars/presenters, technical and administrative services for program production, marketing and advertisement, stage/sound equipment purchase/rental, concession supplies, venue space cleaning and utility costs, hotel/motel, gasoline/diesel generating bed tax/fuel tax revenue for local government.

Located on the third floor spanning the space of three rooms, the H. B. Plant Railroad Historical Society has been a tenant partner of the East Hillsborough Historical Society since the early 1980s. The have constructed model train layouts that include depictions of the late 19th and early 20th centuries of what downtown Plant City looked like. Small scale size model buildings are crafted after early photographs with special attention to detail.

Also, located on the third floor of the historic 1914 is artist studio space that EHHS has partnered with renowned artist, John Briggs. Briggs' use of the studio is for large canvas paintings that are placed across the nation in both public and private collections and lithograph printing. In 2008, the EHHS and the Florida Strawberry Festival, Inc., obtained the copyright to Briggs' artwork that had been the subject of a mural in downtown Plant City, "Reflection of a Town". A scaled version of the original building wall mural was created for the TECO Expo Hall on the grounds of the Florida Strawberry Festival, and it is viewed by hundreds of thousands of visitors annually. This is just another example of the relevance of the East Hillsborough Historical Society's contribution to our community.

The East Hillsborough Historical Society places value on education through an annual disbursement of scholarships to high school seniors of Plant City High School, Durant High School, Strawberry Crest High School, and Simmons Career Center. Additional community outreach and support includes but is in no way limited to providing volunteer support and goods to local food banks, children's services, and disaster relief donations.

The EHHS's principals have written and published four books on the history of Plant City: Plant City Its Origin and History, Images of America Plant City, Plant City in Vintage Postcards and Plant City Then and Now. Additionally, Berries Season, a set of historic postcards about the strawberry industry has been printed.

The major fundraiser of the Society is the strawberry shortcake booth at Plant City's Annual Florida Strawberry Festival. At the 2023 event, our volunteers stemmed 1,200 flats of berries and we served 29,000 shortcakes to visitors over the 11-day event. All proceeds from our fundraiser support our mission, programs, and services.

The trials and tribulations that the East Hillsborough Historical Society, Inc. have experienced include being the tenant in a building that we do not own and therefore cannot commit to

contractors for major work elements to be performed when they are much needed, i.e., roof repairs to prevent leaks that cause further damage and deterioration of the interior of the building. Not being the owner of the property prohibited the ability to commit to sign the required long-term maintenance covenants required by some granting agencies (The State of Florida Historic Preservation Grant Program and the Hillsborough County Historic Preservation Challenge Grant Program). The lesson learned has been that having not pushed hard for a written agreement (lease) from the City of Plant City years ago which would have outlined responsibilities and specifics for both parties like what is in place for the historic Union Station Depot aka Robert W. Willaford Railroad Museum. Our partnership between the Society and City began when City Management and Commissioners often agreed upon and sealed deals with just a friendly handshake.

a. and b.

ATELIER Architecture Engineering Construction, Inc.

Our historic project portfolio includes seventy-three (73) diverse commercial adaptive re-use renovation/restoration projects throughout the southeast, earning 43 awards for preservation over the last 16 years. A selected listing of these projects is below.

1 project in South Carolina:

Montgomery Warehouse, Greenville
Cotton warehouse to residential apartments

1 in Alabama:

Watermark Tower, Anniston
Department store to office use

17 in Georgia:

Bunn Building, Waycross

Office building to student housing

Mitchell House, Thomasville

Hotel to retail/commercial/residential

Pierce's Corners, Suwannee

Mercantile to office

Ft. Valley State University, Ft. Valley

High school to Business Administration Department

Griffin Senior Center, Griffin County

Retail to senior/community center

Friedlander Building, Moultrie

Retail to restaurant

Baldwin Building, Milledgeville

Department store to student housing and retail

Sanctuary Lofts, Tampa

Church to residential

1607 North Franklin, Tampa

Retail to office

Hacienda Hotel, New Port Richey

Hotel renovation + addition

Sulphur Springs Water Tower + Gazebo

Restoration of historic structures for same use

Lamar Baptist Church, Tampa

Church to neighborhood community + youth center

White Springs Springhouse, White Springs

Enclosed natural spring to spa/commercial

Mt. Vernon Arsenal, Chattahoochee

Civil war arsenal to conference center/exhibit hall



52 in Florida:



43 of these projects have been with repeat clientele; **all these projects have been designed under the stringent criteria of the guidelines of the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.**

2014-15 Historic Hacienda Hotel Condition Assessment Report, New Port Richey, FL

Client Contact:

Mario Lezzoni
Economic Development Director
City of New Port Richey
5919 Main Street
New Port Richey, Florida
727.853.1019
iezzonim@cityofnewportrichey.org

Project Cost:

\$ 95,000 (feasibility study fee only)
\$ 5,210,781 probable budget

Services:

Funded through a State Historic Grant Program, with match from the City of New Port Richey

Project scope involved a complete physical assessment of interior and exterior condition of the building with recommendations for restoration and rehabilitation and cost estimate for returning the building to its original 1927 appearance and its original function as a hotel. Measured drawings were prepared of the entire building, along with schematic design for the rehabilitation and restoration effort, including door and window replacement recommendation and specifications.



Historic Elevations



Existing Conditions

1997-2014

Mt. Vernon State Arsenal, Chattahoochee, FL

Client Contact:

Avi Wygodski, AIA
Assistant Staff Director
Department of Children and Families
General Service, Office of Design and Construction
1317 Winewood Boulevard., Bldg. 3, Rm. 205E
Tallahassee, FL 32399-0700
(850) 717-4035
avikam_wygodski@dcf.state.fl.us

Project Cost:

\$ 1,250,000 - Completed

Services:

Funded through a State Historic Grant Program,
with match from the Florida State Hospital

Project scope involved complete interior and exterior rehabilitation of an 1832 Civil War Arsenal, including **extensive brick repair**, roof reconstruction and interior refinishing for current use as a conference center and exhibit hall.



2014-21 E.W. Montgomery Cotton Warehouse, Greenville, SC

Client Contact: Jerry Gilley
TRV Development Group
5 Terra Trace Way
Travelers' Rest, South Carolina 29690
828.423.6214
Jgilley3@yahoo.com

Project Cost: \$ 7,000,000 – Completed 2021

Services: National Park Service
State of South Carolina Division of Historic Resources
City of Greenville

Funded through both Federal and State
Historic Tax Credit Programs, along with Owner
Construction Loan

Project scope involved complete interior and exterior rehabilitation, including replacement and/or restoration of all 170 historic steel and wood windows, including skylights and clerestories: cleaning, repointing and waterproofing exterior brick facades. Warehouse adaptively re-used as market-rate residential. Originally built in 1928.



*"The historic E.W. Montgomery Cotton Warehouse is a key element in the revitalization of one of Greenville's special emphasis neighborhoods. The renovation of this deteriorating structure created new opportunities for the entire community. This anchor site in the historic West End provides affordable, workforce, **market rate housing and brings new life to a deserving old building that in its time played a starring role in the thriving textile industry of the past...** The vision of what this building can be has inspired all involved with this project, connecting history with the community."*

Donna Gilley, TRV Development Group, project owners



2010-13

Manatee Hotel Rehabilitation, Bradenton, FL

Client Contact:

Brian R. Long
Widewaters Group, Inc.
11520 N. Community House Road, Suite 175
Charlotte, North Carolina 28277
704.248.7838
blong@widewaters.com

Project Cost:

\$ 16,100,000 – Completed 2013

Approval:

National Park Service
State of Florida Division of Historic Resources
City of Bradenton

Funded through both Federal, State and City
Historic Tax Credit Programs, along with Owner financing

Complete renovation of former historic hotel (circa 1930) for continued use as a hotel, including historic wood window and storefront restoration/refurbishment on the ground and 2nd level; and complete upper window replacement with vinyl clad to match historic profile of original windows.



Before



After





Mitchell House

Thomasville, Georgia

Client: Community Development Partners
Kirby Glaze
120 N. McDonough Street
Jonesboro, Georgia
770-472-4024

Size: 75,000 sq ft

Cost: \$6,500,000 (lump sum contract)

Phase: Completed 2008



The Mitchell House in Thomasville, Georgia, is an adaptive re-use of a former historic hotel, originally built by Henry Plant in 1885 when he brought the railroad system southward and down the west coast of Florida. There is a sister hotel to the Mitchell House, Plant Hall, also found in Tampa, Florida, now the home of the University of Tampa.

The building has become a centerpiece of downtown Thomasville's economic engine, with mixed-use of retail and residential. There are eleven (11) retail shops and restaurants on the ground floor and thirty (30) residential units on three floors above, for a total project of approximately 75,000 square feet.

During the 1960's the building was significantly damaged by "urban renewal": the historic towers, chimneys and verandas were removed and the original brick was plastered over to cover all the significant brick detailing. Careful examination of historic photographs has allowed Atelier to recreate some of the historic corbeling, engaged columns, fascia panels, brackets, window surrounds and towers. Although the chimneys were not replaced, the interior fireplaces were all uncovered, opened and returned to operating use as gas fire places in lieu of wood burning. All original wood floors, wood trim and staircases have been exactly restored and in areas where sections of the wood were missing, it has been carefully duplicated and installed. Atelier has provided complete building assessment, development of the scope of work, preliminary budget, design, construction documents and construction administration.



Personnel

John Tennison, AIA LEED AP, Design, Production,
Construction Administration
Vivian Salaga, AIA, Research and Preservation

Awards

Georgia Department of Community Affairs., 2009
Thomasville Landmarks, 2009





Ribault Clubhouse

Jacksonville, Florida
Talbot Island State Park

Client: Dept. of Environmental Protection
Division of Recreation + Parks
3450 Thomasville Road
Tallahassee, Florida 32308
Randy Smith, Project Manager
(850) 488-3539

Size: 42,000 sq ft

Cost: \$4,900,000

Phase: Operations (completed 2004)



Under a contract with the State Department of Environmental Protection (DEP), our office was contracted to prepare a photo-documented evaluation of existing condition report, with recommendations for correction of moisture intrusion problems, structural reparation of roof and foundation, exterior brick facade treatment for cracking and repointing and damage to the wood siding. There had been a fire in the north wing of the building that caused serious damage to the entire framework of that wing. The report was prepared and submitted along with a cost estimate for reparation work and a prioritization schedule. DEP authorized continuance of the work, and our office prepared contract documents.

Ribault Clubhouse was built in 1928, a 2-story Colonial Revival/Classical Revival Building wood frame with a brick facade on the main building and lapboard siding on the two wings. The extreme deterioration of the building required foundation reconstruction, roof framing reconstruction, re-roofing, re-cladding approximately 60 percent of the siding, window and door restoration and replacement, and all interior finishes were restored to their original state and configuration.

The project was a partnership between the Florida Division of Recreation and Parks, the National Park Service and the City of Jacksonville and is adaptively re-used as a conference/event center. The north wing houses an exhibit area on the history of Ft. George and Talbot Islands and offices of the National Park Service; the south wing houses a catering kitchen, offices and an on-site attendant's apartment on the first floor and dormitory sleeping rooms on the second floor; the main building houses the two restored dining rooms, exhibit loggias, gift shop and offices on the first floor and offices on the second floor that will be used by the City of Jacksonville.

Personnel

Vivian O. Salaga, AIA, Research and Preservation
John Tennison, AIA, Design, Production, Construction Administration

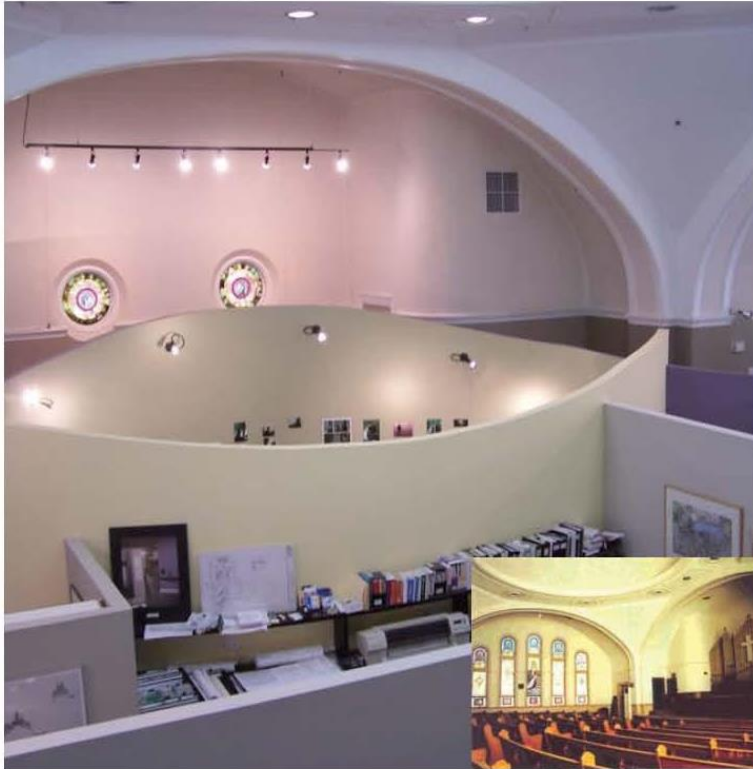
Awards

Florida Trust for Historic Preservation - 2004
"Outstanding Achievement"
restoration/preservation

Jacksonville Preservation Commission - 2004
"Award of Excellence"
restoration/adaptive reuse

Association of General Contractors - 2004
"Building of the Year"





Sanctuary Lofts Tampa, Florida

Client: Sanctuary Lofts, LLC
Andrew Hann, Urban Trust, LLC
1904 San Marco Blvd., Suite 3
Jacksonville, Florida 32207
904-398-0085

Size: 42,000 sq ft

Cost: \$2,600,000

Phase: Operations, Phase 1 (completed 2004)
Renovation Phase 2, completion 2012



A former Mayor of Tampa identified an ambitious redevelopment plan for a blighted area of the City just north of downtown and bounded on two sides by an interstate. The Church property lies within a National Register and Local Historic District and is the most major contributing structure to that district. Built in 1911, it is one of the few remaining examples of Greek Revival architecture in the City. A 3-story school was added to the complex in 1927, bringing the overall square feet to 42,000.

The restoration plan includes an innovative re-use of the historic school addition in providing 32 loft-style condominium units, 8 per floor in the school building; with the commercial side of the building housed in the former sanctuary providing 5,000 square feet of office space. Atelier AEC, Inc. has relocated their offices at this location upon completion of its restoration. The condominium units, at 865 to 1320 square feet, are large enough to easily accommodate home offices or home studios. Exterior restoration included reconstruction of all original wood trim, brick restoration, re-roofing and retention and cleaning of all original stained glass.

Awards

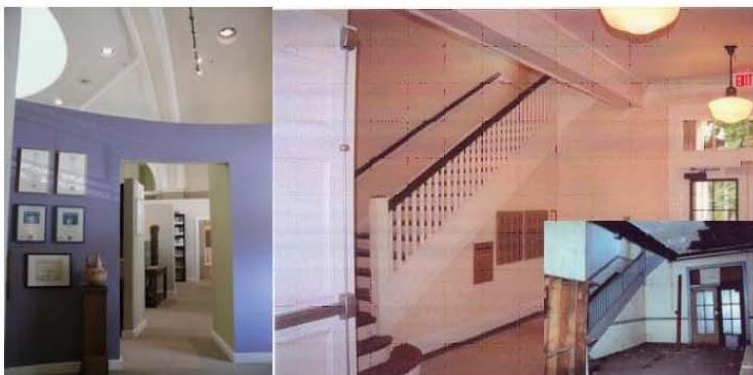
Florida Trust for Historic Preservation - 2004
restoration/preservation

Tampa Preservation, Inc. - 2004
"Outstanding Achievement"
restoration/adaptive reuse

Personnel

*Vivian O. Salaga, AIA, Principal-in-Charge,
Historical Research*

*John L. Tennison, AIA, Design, Production,
Construction Admin.*



Awards

Atelier AEC, Inc. has built a distinguished and award-winning career over the past 30 years in “connecting” communities and neighborhoods through renovation and adaptive re-use of historic and abandoned buildings, regenerating neighborhoods and re-vitalizing economic redevelopment of communities throughout the southeast, turning otherwise marginal and under-utilized buildings into commercially successful contributors to neighborhoods and communities, while respecting the unique architecture of the original buildings. These successes in design/preservation/rehabilitation, large and small, have positively impacted the people and communities where they are located, raising the bar of awareness in these communities that

**“...their architectural heritage is their distinguished past
that connects to their future...”**

Our firm is one of the premier architectural firms in Florida in the field of historic preservation and tasteful rehab. Since the early 1990’s, we have designed 71 historic preservation and restoration projects throughout the southeast. This work has resulted in **43 awards over the past 16 years** for both historic preservation/restoration and economic redevelopment:

- American Institute of Architects
- Florida Trust for Historic Preservation
- Georgia Department of Community Affairs
- Georgia Downtown Association
- Georgia Trust for Historic Preservation
- Thomasville Landmarks
- American Planning Association
- Associated General Contractors of Florida
- City of Jacksonville
- Jacksonville Preservation Commission
- Brevard County
- Historic Florida Keys Foundation
- Masonry Contractors Association of Florida
- Tampa Preservation, Inc.
- Tampa-Hillsborough County Planning Commission

a. and b.

All Trades Historical Restoration, LLC.

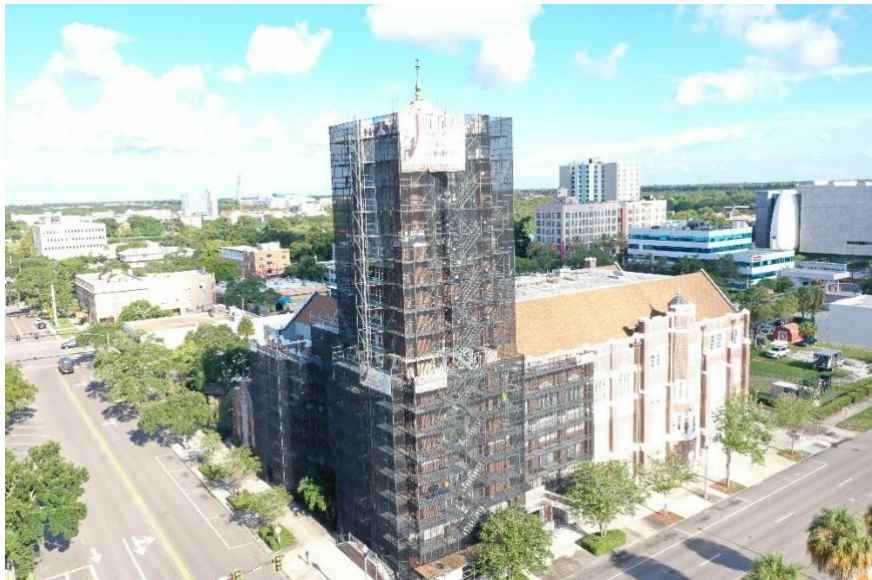
Some of the notable past projects that we have completed consist of The Bok Tower located in Lake Wales Florida. Six (6) phases over a span of 4 years which involved cleaning, historic pointing, and waterproofing of the marble and coquina structure, painting of the mosaics, brick restoration, fabrication and installation of stainless-steel c-channels, and bird screens. Most recently completed, Centro Español de Tampa. All Trades Historical Restoration, LLC started the Centro Español project in 2017 and after 6 years and five (5) phases All Trades sealed the envelope of this most iconic historical building in all Ybor. All Trades Historical Restoration, LLC performed cleaning, historic pointing and waterproofing of the brick structure as well as restoring 135 wood windows. All Trades Historical Restoration, LLC stabilized the wood trusses with steel beams and performed interior structural masonry repairs. The roof received a new TPO membrane and the barrel tile on the mansards were removed, restored, and reinstalled.

Additionally, All Trades Historical Restoration, LLC is currently working on the Bethel AME Church of Saint Petersburg restoring all the historical brick masonry and historical stained-glass windows as well as the restoration projects in Plant City on the Plant City First Presbyterian Church, and the Plant City First United Methodist Church.

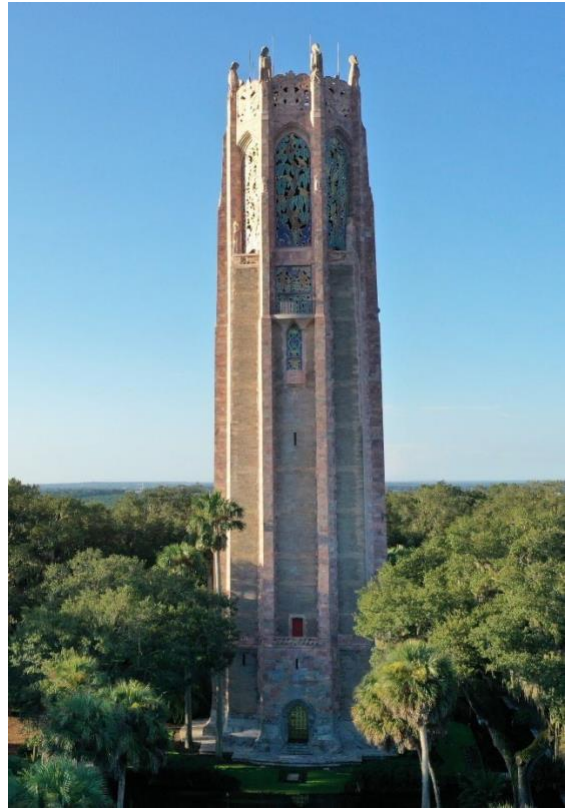
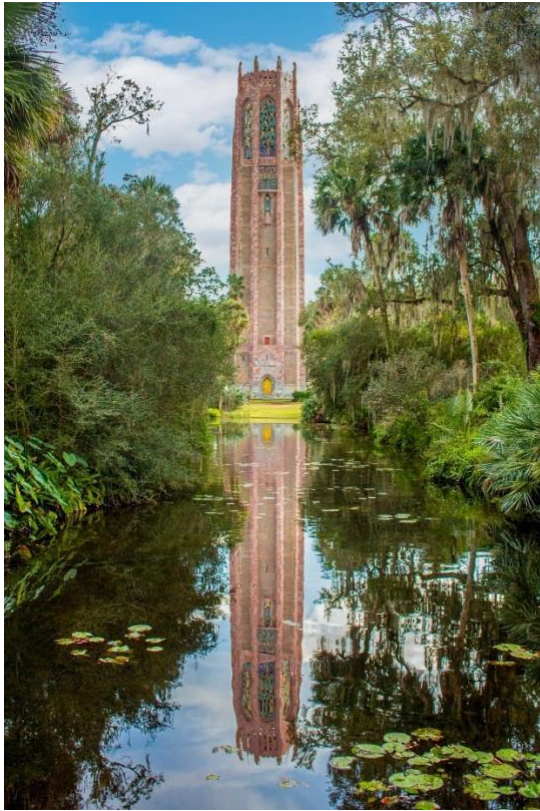
“We will never be able to touch our future unless we keep in touch with our past.”



First United Methodist Church St. Petersburg, FL



Bok Tower
Lake Wales, FL



Union Trust Bank
Union Trust Bank St. Petersburg, FL



Before

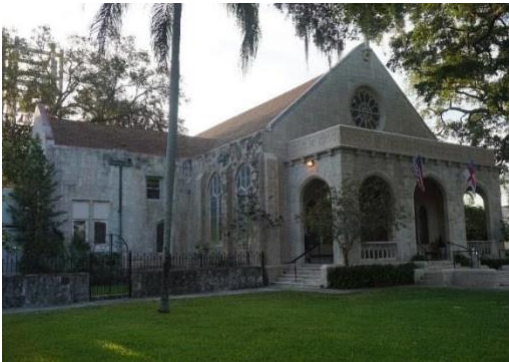


During



After

**Church of the Ascension
Clearwater, FL**



**Greater Bethel Baptist
Tampa, FL**



Bethel AME Church St Petersburg, FL

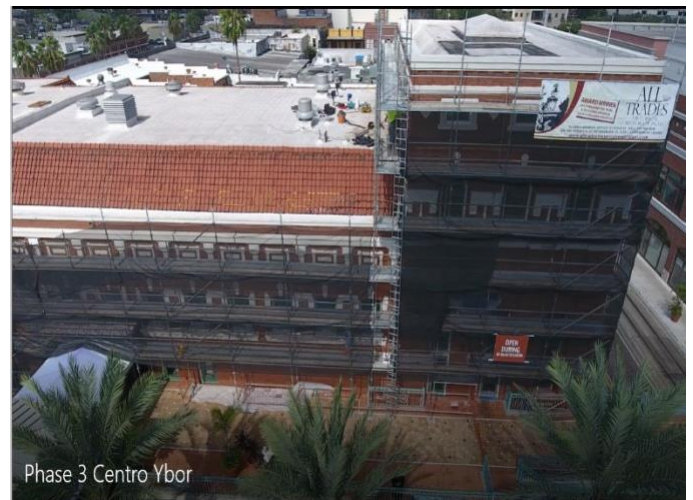


**Bethel A.M.E.
St. Petersburg, FL**

**First United Methodist Church
Plant City, FL**



Centro Español De Tampa Historic Ybor, FL



**First Presbyterian Church
Plant City, FL**



**Cuscaden Pool
Ybor City, FL**



Terrace Hotel Lakeland, FL



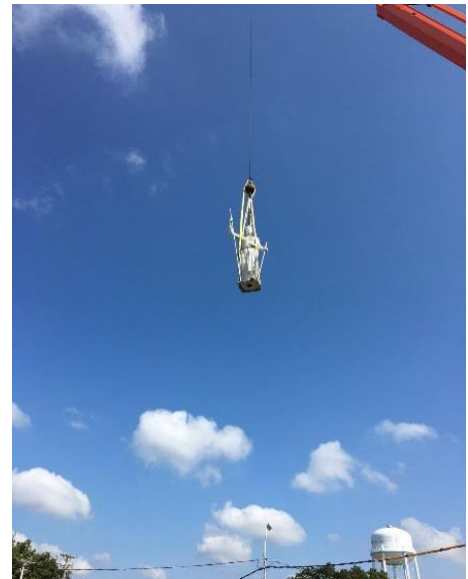
Vinoy Hotel

St. Petersburg, FL



Doak Campbell Stad

urlington Building
Johnson County
Courthouse
Warrensburg, MO



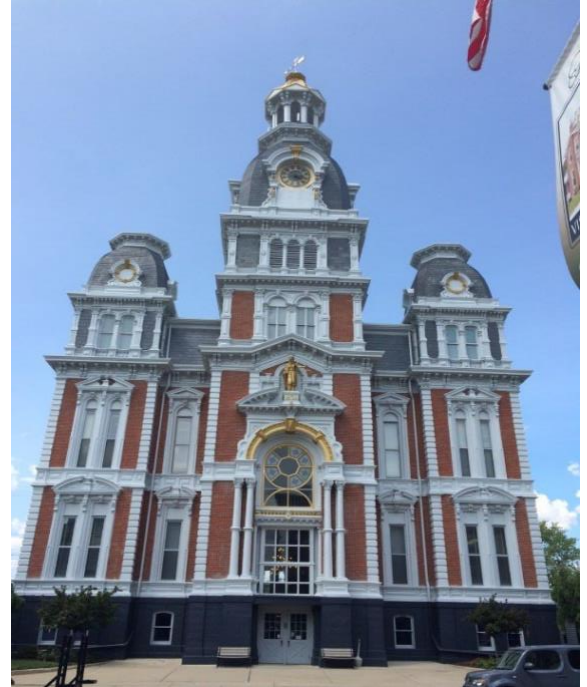
Paulding County Courthouse Courthouse

Paulding, Ohio



Van Wert County

Van Wert, Ohio



Notable Project Craftsmanship Details

1. First United Methodist Church, St. Petersburg, FL
 - Cleaning Historic Masonry
 - Repointing Historic Masonry
 - Waterproofing Historic Masonry
 - Wood Window Restoration
 - Fabrication and Installation of Polycarbonate Window Panels
 - Precast Stone Patching and Restoration
 - Caulking, Priming, and Painting Masonry and Wood
2. Bok Tower, Lake Wales, FL
 - Cleaning Historic Masonry
 - Repointing Historic Masonry
 - Removing and Relaying Brick
 - Waterproofing Historic Masonry
 - Steel Lintel Restoration
 - Fabrication and Installation of Stainless-Steel C Channels
 - Installation and Restoration of Bird Screens
 - Priming and Painting Mosaic Tiles
3. Union Trust Bank, St. Petersburg, FL
 - Graffiti Removal

- Cleaning Historic Masonry
 - Repointing Historic Masonry
 - Removing and Relaying Brick
 - Waterproofing Historic Masonry
 - Steel Lintel Restoration
 - Iron Window Restoration
 - Fabrication and Installation of Wausau Windows and Doors
4. Church of the Ascension, Clearwater, FL
- Cleaning Historic Masonry
 - Repointing Historic Masonry
 - Fabrication and Installation of Polycarbonate Window Panels
 - Interior Plaster Restoration
 - Interior Priming, Painting, and Caulking
 - Wood Window Restoration
5. Greater Bethel Baptist, Tampa, FL
- Cleaning Historic Masonry
 - Repointing Historic Masonry
 - Removing and Relaying Brick
 - Waterproofing Historic Masonry
 - Wood Pew Restoration
 - Stained Glass Wood Window Restoration
 - Fabrication and Installation of Polycarbonate Window Panels
 - Wood Floor Restoration
 - Interior Plaster Restoration
 - Interior Priming, Painting and Caulking
 - Historic Wood Door Restoration
 - New Shingle Roof
6. Bethel African Methodist Episcopal Church, St. Petersburg, FL
- Cleaning Historic Masonry
 - Repointing Historic Masonry
 - Removing and Relaying Brick
 - Waterproofing Historic Masonry
 - Stained Glass Wood Window Restoration
 - Fabrication and Installation of Polycarbonate Window Panels
 - Interior Plaster Restoration
 - Interior Priming, Painting, and Caulking
 - Historic Wood Door Restoration
 - Precast Stone Patching and Restoration
 - Caulking, Priming, and Painting Masonry and Wood
 - New Shingle Roof
7. First United Methodist Church, Plant City, FL
- Cleaning Historic Masonry
 - Repointing Historic Masonry



- Removing and Relaying Brick
- Waterproofing Historic Masonry
- Stained Glass Wood Window Restoration
- Fabrication and Installation of Polycarbonate Window Panels
- Precast Stone Patching and Restoration
- Caulking, Priming, and Painting Masonry and Wood

8. Centro Español De Tampa, Historic Ybor, FL

- Cleaning Historic Masonry
- Repointing Historic Masonry
- Removing and Relaying Brick
- Waterproofing Historic Masonry
- Wood Windows Restoration (100) Historic Wood Windows
- Precast Stone Patching and Restoration
- Caulking, Priming, and Painting Masonry and Wood
- Steel Lintel Restoration
- Remove and Reinstall Historic Barrel Tile
- Interior Structural Steel Fabrication and Restoration
- Interior Structural Masonry Restoration
- Interior Plaster Restoration
- Interior Priming, Painting, and Caulking
- Historic Wood Door Restoration



9. First Presbyterian Church, Plant City, FL

- Cleaning Historic Masonry
- Repointing Historic Masonry
- Removing and Relaying Brick
- Waterproofing Historic Masonry
- Stained Glass Wood Window Restoration
- Fabrication and Installation of Polycarbonate Window Panels
- Interior Plaster Restoration
- Interior Priming, Painting, and Caulking
- Precast Stone Patching and Restoration
- Caulking, Priming, and Painting Masonry and Wood
- New TPO Roof
- New Shingle Roof

10. Cuscaden Pool, Ybor City, FL

- Cleaning Historic Masonry
- Repointing Historic Masonry
- Waterproofing Historic Masonry
- Built Brick Lattice Walls
- Precast Stone Patching and Restoration
- Caulking, Priming, and Painting Masonry

11. Terrace Hotel, Lakeland, FL

- Cleaning Exterior Stucco

- Removing Stucco Façade Reinstalling Textured Stucco
- Restoration of Terra Cotta
- Priming and Painting Exterior Building
- Wood Window Restoration
- Repair Steel Brackets, Fabricated and Install New Steel Brackets
- Remove Washtable
- Fabricate and Install New Washtable
- Remove Concrete Spires
- Fabricate and Install New EIFS

12. Vinoy Hotel, St. Petersburg, FL

- Cleaning Exterior Stucco
- Removing Stucco Façade Reinstalling Textured Stucco
- Priming and Painting Textured Stucco
- Fabrication and Reinstallation of Wood Balconies

13. Johnson County Courthouse, Warrensburg, MO

- Historic Sandstone Restoration
- Fabrication and Installation of Sandstone Finials and Spires
- Cleaning Historic Masonry
- Repointing Historic Masonry
- Removing and Relaying Brick
- Waterproofing Historic Masonry
- Fabrication and Installation of Lead Coated Copper Roofing
- Reroof Installation of Rubber Slate
- Removal, Restoration, and Reinstallation of Lady Minerva

14. Paulding County Courthouse, Paulding, OH

- Cleaning Historic Masonry
- Repointing Historic Masonry
- Removing and Relaying Brick
- Waterproofing Historic Masonry
- Caulking, Priming, and Painting Masonry
- Wood Gazebo Restoration
- Copper Restoration

15. Van Wert County Courthouse, Van Wert, OH

- Cleaning Historic Masonry
- Repointing Historic Masonry
- Caulking, Priming, and Painting Masonry





a. and b.

Brian Wilder, CPA, Munro & Wilder, Owner, Restorer of Mirror Lake Lyceum.

See **Addendum I** for the relevant past performance of Brian Wilder, Restoration Advisory Team Member.

7.3 Relevant Past Performance

Remediation Advisory Team

The East Hillsborough Historical Society has been concerned about environmental conditions in the 1914 High School. EHHS at its own expense has commissioned two environmental studies. In February 2022 Golder Associates USA, Inc. rendered an Indoor Environmental Quality Assessment Report. In August 2022 Brightwater Solutions rendered a Phase I Environmental Site Assessment.

Golder conducted the assessment on January 24, 2022. The scope of work consisted of a walk-through visual inspection of the site focused on areas that had known or suspected water damage. Additionally, the scope of work consisted of testing representative areas for general indoor environmental quality parameters, particulate matter measurements, airborne fungal spores, and conducting a visual assessment and surface sampling for mold of accessible ventilation system components and building component surfaces that showed evidence of staining.

Results of the testing indicated that the thermal comfort parameters and general indoor environmental quality parameters assessed were measured to be generally within recommended limits for the level of occupancy during which the assessment was conducted.

Based on analytic results obtained for the airborne mold spore samples, several of the areas tested inside the building showed evidence of chronic water damage to building material with staining confirmed to be active mold growth.

General recommendations for cleaning, disinfection and reconstruction of water damaged and mold contaminated building materials were made.

a. and b.

Brightwater, a member of the Remediation Advisory Team has relevant past performance history having conducted a Phase I Environmental Site Assessment in August of 2022. The environmental site assessment revealed evidence of a recognized environmental condition. An underground petroleum/kerosene tank was/is located on the south side of the site.

A building condition assessment report was prepared for the City of Plant City by Universal Engineering Sciences in October 2021. The report included environmental testing consisting of a limited lead-based paint and asbestos containing material assessment. The findings of the report indicated that asbestos containing materials and lead-based paint were identified at the site at levels above acceptable regulatory levels. Brightwater relying on the Universal Engineering Sciences report concluded that business environmental risks exist.

Greenfield, a member of the Remediation Advisory Team, has relevant experience regarding remediation activities in early 20th century educational facilities. Greenfield conducted a pre-renovation asbestos survey, lead based paint screening, and remediation design prior to major renovations at the historic Jordan School, 2390 9th Avenue South, St. Petersburg FL. Jordan Elementary opened in 1925 with nearly 1,100 students and 21 teachers. Greenfield also conducted oversight for all remediation activities at the historic Jordan School. In addition, Greenfield staff have conducted over 500 environmental testing and consulting services at City of St. Petersburg facilities. Mr. Raul Quintana, AIA, 727-893-7913 is the client contact.

ADS a member of the Remediation Advisory Team has significant historic building experience as follows:

Sarasota County Historic Courthouse

Constructed: 1927

Scope: ADS was contracted to perform lead-based paint and asbestos abatement on the exterior stucco/window glazing of the old courthouse (now the Sarasota County Clerk of the Circuit Court offices). Work was performed off scaffolding and man lifts and included painstaking removal around architectural flourishes and features. All the windows were protected and preserved during the abatement process.

Hotel Haya

Constructed: 1892/2020

Scope: A significant renovation and addition to one of Ybor City's many historical buildings, the construction of the Hotel Haya involved asbestos and lead abatement, selective and structural demolition, careful media blasting of many layers of paint on original brick, and salvage of mosaic tile murals for incorporation into the new hotel. ADS removed the entire second floor of the east end of the original structure during the demolition process.

Bellevue Biltmore

Constructed: 1897

Scope: While most of the hotel was demolished in 2015, ADS was brought in to perform lead-based paint abatement and salvage of several architecturally significant portions of the hotel (following salvage of easily removed features such as doors and frames, railings, and other

features). ADS' salvage work included flooring, floor joists, roof trusses and 18" heart of pine beams, framing and other items.

University of Tampa, Henry B. Plant Museum

Constructed: 1888

Scope: Formerly the Henry B. Plant Hotel in downtown Tampa, the Museum is now an integral part of the campus of the University of Tampa. Probably the most recognizable building in Tampa with its ornate brick and stone construction and iconic spires, it now houses offices, laboratories, and classrooms. ADS has performed numerous projects within the museum building – both inside the building and the crawlspace beneath – including a new state-of-the-art lab. The project initially included selective demolition (including saw cutting through original 18" brick walls), and later included abatement of asbestos-containing floor tile and mastic, media blasting lead-based paint on ceilings, and carefully removing original arched windows and abating the lead paint on the wooden frames without damaging the beauty of the original wood.

Sanchez y Haya

Constructed: 1890

Scope: Sanchez y Haya were one of the first cigar factories in Ybor City and had the distinction of winning a wager with Vicente Ybor of which factory would roll the very first cigar in Tampa. As the first building constructed in Florida with concrete columns, beams and elevated slabs, this structure is important to Florida's rich history. The building is extremely rundown and in disrepair, and ADS was contracted to first clear out the first floor of all interior walls and finish so the second floor could be shored up to allow work to continue.

All the interior walls and ceilings on the second floor are asbestos-containing plaster (up to 2" thick), which ADS will abate as soon as the shoring is complete. Once properly abated, all interior framing will be removed, and ADS will cut holes in the second-floor slab to allow Deadman bracing of the exterior walls for structural repairs.

a. and b.

Photographs of our collections and exhibits throughout the 40-year history of the Society establishes the caliber, innovation, and relevant experience of the Society. Photographs of collections and exhibitions of the East Hillsborough Historical Society, Inc., follow:



**EAST HILLSBOROUGH
HISTORICAL SOCIETY, INC.
1914 PLANT CITY HIGH SCHOOL
COMMUNITY CENTER**

***CAPTURING THOSE
MOMENTS***







Pioneer Museum Exhibits



Pioneer Museum Exhibits



Pioneer Museum Exhibits



Quintilla Geer Bruton Archives Center



Florida Strawberry Festival Exhibits



The Classroom Gallery



Train Museum Exhibits



Community Engagement Student & Adult Field Trips

Don't miss the fun...
LORETTA BURNS art classes



DATES: THURSDAY—JULY 6; TUESDAY—AUGUST 8, SEPT 12— TIME: 6:00—8:00 P.M.
 \$25.00 per person—all supplies included—painting completed in class.
 All classes are beginner level—join us in any class. Class sizes are limited. Pre-registration required—contact Loretta Burns @ 866-638-9880.
 All classes are held in The Classroom Gallery, 1914 Plant City High School Community Center, 605 N. Collins St., Plant City FL 33563

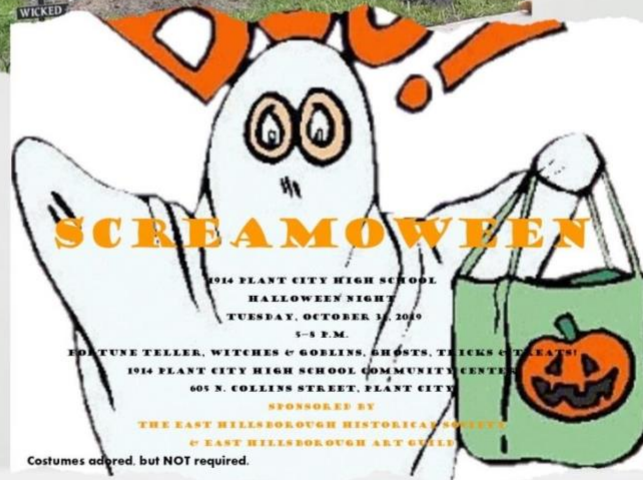
ARTS COUNCIL
 HILLSBOROUGH COUNTY



Hillsborough
 County Florida



Community Engagement Art Classes



Halloween Screamoween





Pioneer Day



Pioneer Day Quilt Show



Strawberry Shortcake Fundraiser

In memory of



Randy Scott
Master of Ceremonies
The Florida Opry



The Florida Opry

C. Management of the East Hillsborough Historical Society, the Restoration Advisory Team Members, Atelier Architecture Engineering Construction, and All Trades Historical Restoration responsible for the relevant projects identified herein, and the Remediation Advisory Team Members, EnSafe, Brightwater Solutions, Greenfield Environmental, and ADS are all still with the respondent and are committed to be involved with the project.

7.4 Financial Capacity and Capability (20 points) (Tab 4)

a. Phase I - The East Hillsborough Historical Society, Inc. has secured \$1,500,000 from the 2022-2023 Hillsborough County Board of County Commissioners Budget for use on the restoration of the historic 1914. Additionally, funds from income producing projects, grants from both public and private sources and funds from donors will be used to restore, maintain, and operate the historic 1914.

a. Phase II - EnSafe's approach to Brownfields services is not solely focused on site-specific assessments and cleanup objectives. Our approach to serving our clients including non-profits and local governments has time after time resulted in providing multiple grant funding sources to transform sites with environmental challenges into projects that realize the community's vision.

EnSafe understands what it takes to write a compelling narrative and to assemble the necessary documentation for a winning grant application. We recognize that identifying and articulating how a project meets the funding agency's priorities is a key element of successfully pursuing funding. Specific Targeted Grants for this project to leverage existing funding sources include the following EPA Brownfields Grants and other funding sources.

- Potential \$500,000 EPA Community Wide Assessment Grant to address planning and assessment needs for this project.
- Potential \$1M EPA Coalition Assessment Grant to address planning and assessment needs for this project.
- Potential \$2,000,000 EPA Brownfields Clean Up Grant to address Asbestos Lead Based Paint and Indoor Air Quality Issues.
- Potential \$1,000,000 EPA Brownfields Clean Up Grant to address Asbestos Lead Based Paint and Indoor Air Quality Issues.
- Potential \$500,000 EPA Brownfields Clean Up Grant to address Asbestos Lead Based Paint and Indoor Air Quality Issues.
- Potential \$800,000 EPA Brownfields Multipurpose Grant to address Environmental Assessment and Cleanup needs for this project.
- Potential \$1M EPA Brownfields Revolving Loan Fund to address cleanup needs for this project.
- Additional Assessment and Clean Up Technical Assistance Grants and programs to address environmental issues encountered.
- Multiple Historic Preservation and Community Development and a broad range of grants to support future programing activities for this project.

a. Phase III – See **7.5.1 c.** for the East Hillsborough Historical Society plan for funding the restoration of the 1914 High School.

b. See Addendum II - **7.4 b. Financial Capacity and Capability** - Tax Returns 5 years of 990-EZ tax returns.

c. Not Applicable

d. Not Applicable

e. Not Applicable

f. Not Applicable

g. The East Hillsborough Historical Society, Inc. has demonstrated that we are a stable organization capable of successfully developing the historic 1914 as we have been the managing partner of the 1914 since 1977 and have covered all expenses not covered by the City of Plant City including utilities, personnel, insurance, maintenance, programming, and general operating expenses.

Regarding professional firm stability.

ATELIER founded in 1983, has successfully provided professional architectural services for 40 years.

All Trades Historical Restoration founded 2012 has provided trade preservation services for 11 years.

EnSafe founded in 1980, has provided environmental consulting for 43 years.

Bridgewater founded in 2018, has provided environmental consulting for 5 years.

Greenfield founded in 1999, has provided environmental consulting for 24 years.

ADS founded in 2003, has provided environmental abatement for 20 years.

h. Not Applicable due to reliance on public subsidies or funding.

i. Not Applicable as the only participating entity is the East Hillsborough Historical Society, Inc. and it is wholly responsible for securing the financial requirements of the historic 1914 restoration.

Section 4 – 501c3 Proposer Responsibilities

4.2 Grants or other endowed funding that can be applied to this project.

\$1,500,000.00 – 2022/2023 budget line item from Hillsborough County.

The below list is a sample of available funds that we have found with an initial review. The list focuses on sources that identify themselves as supporters and funders of organizations with missions, programs, and services like those of the East Hillsborough Historical Society, Inc.

- **Grants Collaborative of Tampa Bay** - professional development and networking organization that shares and distributes leads for sources of funding. Membership structured organization.

<https://www.grantscollaborative.org/>

- **Community Foundation Tampa Bay** – (CFTB) makes strategic philanthropic investments across the five-county service area (Hillsborough, Pinellas, Pasco, Hernando, and Citrus) by supporting local nonprofit organizations through a variety of grant opportunities and initiatives.

<https://cftampabay.org/grants/>

- **Grant Watch** - Preservation and Renovation of Historic Buildings. Grant search website.

<https://florida.grantwatch.com/cat/27/preservation-grants.html>

- **National Park Service** - Save America's Treasures Grant, Historic Preservation Fund 1:1 match, \$125,000 - \$750,000 federal share.

<http://go.nps.gov/sat>

- **National Park Service** - Preserve America Grant, Historic Preservation Planning.

This fund supports preservation efforts through heritage tourism, education, and historic preservation planning. Congress did not appropriate funds in 2022 - notification with updates expected for 2023 and later.

- **Florida Trust for Historic Preservation** – regional ambassadors for speakers for programs.

<https://www.floridatrust.org/regional-councils>

- **Florida Trust for Historic Preservation** – The 11 to Save Grant Fund aims to make a tangible impact supporting historic sites on current or previous 11 to Save lists. Florida's 11 to Save highlights endangered historic sites throughout Florida as nominated by the public and is an important step in advocating for their preservation.

<https://www.floridatrust.org/11-to-save-grant>

- **Hillsborough County Arts Council - Cultural Development Grant**, \$25,000 max. The Cultural Development Grant Program provides general program support to local cultural organizations with programming that not only serves diverse audiences but also reaches geographically diverse communities. It is the intent of the program to encourage the development of both cultural and administrative operations of these organizations. Funds provided through this grant program are also intended to enhance the organization's ability to attract new audiences and increase funding

from other sources. An organization applying for a grant must have as its primary mission the delivery of cultural programs. Cultural disciplines encompass, but are not limited to: architecture, crafts, creative writing, dance, history, literature, media arts, music, photography, theatre, traditional arts, visual arts, and the execution, exhibition, or presentation of such allied cultural forms.

<https://www.hillsboroughcounty.org/en/government/departments/arts-council>

•**Hillsborough County Arts Council - Community Arts Impact Grant**, \$5,000 max. The Community Arts Impact Grant (CAIG) Program is designed to make arts and cultural opportunities more accessible for underserved populations across Hillsborough County. We are committed to supporting geographic, ethnic and age diversity, as well as programs that serve veterans and people with disabilities. Additionally, this grant program is meant to provide nimble/flexible funding while serving as a “training opportunity” for small, community-based organizations that are new to grant writing and/or seeking support from the Arts Council of Hillsborough County. Community Arts Impact Grants are awarded on a competitive basis and are judged on community engagement and impact; cultural/artistic merit of project; and financial and administrative oversight.

<https://www.hillsboroughcounty.org/en/government/departments/arts-council>

•**Hillsborough County – Historic Preservation Challenge Grant**, Construction/Rehabilitation Projects. For Construction/Rehabilitation Projects: An applicant may be an eligible nonprofit or private individual or entity but may not be a government or other public body.

<https://www.hillsboroughcounty.org/en/businesses/business-community/grants/action-folder/apply-for-a-historic-preservation-challenge-grant>

•**Bank of America** - Community Arts and Cultural Institutions. Community arts and cultural institutions who provide economic opportunity and contribute to the vitality and livability of communities.

<https://about.bankofamerica.com/en/making-an-impact/charitable-foundation-funding>

•**National Trust for Historic Preservation** - National Trust Preservation Fund, Organizational Development, Fund Raising, Match \$500 - \$5,000. Applicant membership is required.

<https://savingplaces.org/preservation-funds>

•**National Endowment for the Humanities** - Infrastructure and Capacity Building Challenge Grants, Capital Projects. Capital Projects support the purchase, design, construction, restoration, or renovation of facilities for humanities activities. This includes costs related to planning as well as the purchase and installation of related moveable and permanently affixed equipment for exhibiting, maintaining, monitoring, and protecting collections (whether on exhibit or in storage),

and for critical building systems, such as electrical, heating ventilation and air conditioning, security, life safety, lighting, utilities, e-communications, and energy management.

<https://www.neh.gov/grants/preservation/infrastructure-and-capacity-building-challenge-grants>

•**National Archives and Records Administration** - Records Management Systems. Evaluation of records needs and prepare plan for records management system; manuscript & archival collections to create onsite database; to identify, arrange, describe & use of records housed within the organization. *Archives Collaboratives Grant* funds projects to plan and develop a working collaborative designed to enhance the capacity of small and diverse organizations with historical records collections.

<https://www.archives.gov/nhprc/announcement/collaboratives>

•**State of Florida Division of Historic Resources** - Special Category Grant, Develop Exhibitions, up to \$500,000, 25% Match. Small Matching Grant, Planning, up to \$50,000, 1:1 Match.

<https://dos.myflorida.com/historical/grants/>

•**Florida Department of State** - *General Program Support* (GPS) funding is designed to support the general program activities of an organization that is realizing its stated mission and furthering the state's cultural objectives by conducting, creating, producing, presenting, staging, or sponsoring cultural exhibits, performances, educational programs, or events or providing professional services as a State Service Organization or Local Arts Agency. *The Specific Cultural Project* (SCP) grant is designed to fund an organization's cultural project, program, exhibition, or series taking place within the grant period. The grant activities must support the mission of the organization and further the state's cultural objectives. The *Cultural Facilities Program* grant is designed to support and fund the renovation, construction, or acquisition of facilities for arts and cultural organizations. The *Cultural Endowment Program* is designed to create endowments by matching funds to provide operating resources to participating cultural organizations.

<https://dos.myflorida.com/cultural/grants/>

•**Conn Foundation** - provides grants to organizations which provide programs focusing on the educational achievement of children and youth in low-income neighborhoods.

<https://connfoundation.org/grants-provided/#>

•**Lowes Foundation Gable Grant** - Skilled Trades School Program, \$100,000.

•**Publix Charities**

<https://publixcharities.org/>

•**Saunders Foundation** - History Museum, Arts. Letter of interest to be mailed to their Tampa, Florida address.

•**Duckwall Foundation** The foundation focuses its grants on projects that have permanence and will benefit many people over an extended period. Letter of interest to be mailed to their Tampa, Florida address.

•**Wells Fargo** – Wells Fargo and the Wells Fargo Foundation collaborate with a wide range of national and local nonprofit organizations that align with our strategic funding priorities: financial health, housing affordability, small business growth, and sustainability to address these complex societal issues and help create a more inclusive, equitable, and sustainable future. Arts and culture are included in their target areas of funding.

<https://www.wellsfargo.com/about/corporate-responsibility/community-giving/grant-process/>

7.5 Restoration Methodology Statement (30 points) (Tab 5)

The 1914 High School has significant deferred maintenance and is approaching demolition by neglect status. Time is of the essence in proceeding with restoration activities to prevent the continuing deterioration of the structure. Doing nothing is no longer an option. EHHS plans follow:

7.5.1 Restoration

a. The East Hillsborough Historical Society, Inc. plans to approach the restoration of the historic 1914 in a phased approach. Phase I will cover “sealing the envelope” including roof, masonry, windows, and doors. Phase II will address the environmental concerns of lead-based paint, asbestos, and mold remediation. Phase III will address the interior spaces utilized for exhibits, archives and library, event rental areas and administrative offices. This phase will begin on the first floor and proceed to the third floor as the first floor is the area that most visitors are exposed to upon arrival.

Timeline for phase I, II, III – work elements. Planning stages will overlap within all phases.

Phase I – months 1 – 12

Roof, masonry, windows, and doors.

Phase II – months 1 – 24

Environmental remediation. Workplan, grant writing for funding begins in month 1 to meet deadlines that occur in late 2023 with funding available in early 2024.

Phase III – months 6 – 84

Interior restoration and renovations of the physical elements. Workplan, grant writing for funding begins in month 6 to meet deadlines that occur in spring 2024 with funding available in fall 2024 and summer 2025. Rebuilding and expansion of programs and services including but not limited to a migration of content to meet the current needs of the community.

The Team for Phase III will be developed as part of the ongoing planning after the acquisition is completed and the stages of construction and remediation for Phases I and II have been initiated. One of the key elements of Phase III will be looking at the best use/fit for the interior spaces that will be prioritized for the design/build out for each use that will fit within the zoning code of R-1C which allows for Community Center use. The spaces with potential for rental income will be prioritized so they become available first and begin to generate revenue that will cover general operating and maintenance costs. The ability to show funders (whether grantors or private sources) the progress that has been made is a positive factor in being able to attract and secure those dollars.

b. 100% of the building will be restored in the multi-phase project which is expected to span a minimum of five to seven years. Funding and grant cycles for the 2023 application deadlines for the State and County grant sources will have closed by the proposal submission date. 2024 applications are due in spring to summer with funding not available until fall of 2024 and summer of 2025. Some Federal grant sources have rolling application dates and funding available dates is based on many factors including budgets being passed and adopted on a Congressional calendar.

c. The major challenge to a proper restoration of the 1914 High School is funding Phase III. The Respondent has funds committed by Hillsborough County and available EHHS funds to complete the urgently needed Phase I. Our Remediation Advisory Team lead EnSafe has significant experience in applying for and being awarded cleanup dollars to address our Phase II needs. We are confident Phase II can be funded. The approach for funding Phase III would include grants, public and private support, and a major fundraising campaign. Imbedded in Phases II and III would be the need to expand the management team of the East Hillsborough Historical Society, Inc., to include a Development Director and a Museum Manager who would begin paving the path for accreditation of the museum collections which would aid in the qualifiers for funding for collection curatorial to accreditation standards. Raising the status to accreditation level provides opportunities for more visitor traffic and the potential of adding a paid admission to the museum venue.

Additionally, the Florida Statutes offer an additional solution. Title XVIII, Chapter 255.065 Public-Private Partnerships addresses “Unsolicited Proposals”.

To determine applicability to the EHHS efforts to restore the 1914, excerpts of the Statute in italics with applicable parts **bolded** follow:

The 2022 Florida Statutes (including 2022 Special Session A and 2023 Special Session B)

Title XVIII

Chapter 255

255.065 Public-private partnerships. —

(1) DEFINITIONS. — As used in this section, the term:

*(a) “Affected local jurisdiction” means a **county, municipality,** or special district in which all or a portion of a qualifying project is located.*

*(f) “Operate” means to finance, maintain, **improve,** equip, modify, or **repair.***

*(g) “Private entity” means any natural person, corporation, general partnership, limited liability company, limited partnership, joint venture, business trust, public benefit corporation, **nonprofit entity,** or other private business entity.*

(h) **“Proposal”** means a plan for a qualifying project with detail beyond a conceptual level for which terms such as fixing costs, payment schedules, financing, deliverables, and project schedule are defined.

(i) **“Qualifying project”** means:

1. A facility or project that **serves a public purpose**, including, but not limited to, any ferry or mass transit facility, vehicle parking facility, airport or seaport facility, rail facility or project, fuel supply facility, oil or gas pipeline, medical or nursing care facility, **recreational facility**, sporting or **cultural facility**, or **educational facility** or other building or facility that is used or will be used by a public educational institution, or any other public facility or infrastructure that is used or will be **used by the public at large** or in support of an accepted public purpose or activity;

2. An **improvement, including equipment**, of a building that will be principally used by a public entity or the public at large or that supports a service delivery system in the public sector;

(j) **“Responsible public entity”** means a **county, municipality**, school district, special district, or any other political subdivision of the state; a public body corporate and politic; or a regional entity that serves a public purpose and is authorized to develop or operate a qualifying project.

(2) **LEGISLATIVE FINDINGS AND INTENT.** — The Legislature finds that there is a public need for the construction or **upgrade** of facilities that are used predominantly for public purposes and that it is in the public’s interest to provide for the construction or upgrade of such facilities.

(a) **The Legislature also finds that:**

1. There is a public need for timely and cost-effective acquisition, design, construction, **improvement, renovation**, expansion, equipping, maintenance, operation, implementation, or installation of projects serving a public purpose, including educational facilities, transportation facilities, water or wastewater management facilities and infrastructure, technology infrastructure, roads, highways, bridges, and other public infrastructure and government facilities within the state which serve a public need and purpose, and that such public need may not be wholly satisfied by existing procurement methods.

2. There are inadequate resources to develop new educational facilities, transportation facilities, water or wastewater management facilities and infrastructure, technology infrastructure, roads, highways, bridges, and other public infrastructure and government facilities for the benefit of residents of this state, and that a **public-private partnership** has demonstrated that it can meet the needs by improving the schedule for delivery, lowering the cost, and providing other benefits to the public.

3. There may be state and federal tax incentives that promote partnerships between public and private entities to develop and operate qualifying projects.

4. A procurement under this section serves the public purpose of this section if such procurement facilitates the timely development or operation of a qualifying project.

(b) It is the intent of the Legislature to encourage investment in the state by private entities; to facilitate various bond financing mechanisms, private capital, and other funding sources for the development and operation of qualifying projects, including expansion and acceleration of such financing to meet the public need; and to provide the greatest possible flexibility to public and private entities contracting for the provision of public services.

(3) PROCUREMENT PROCEDURES. — A responsible public entity may receive unsolicited proposals or may solicit proposals for a qualifying project and may thereafter enter into a comprehensive agreement with a private entity, or a consortium of private entities, for the building, upgrading, operating, ownership, or financing of facilities.

The East Hillsborough Historical Society anticipates funding Phase III through the “Unsolicited Proposal” process encouraged by 255.065. As a Qualifying Project we plan on submitting Unsolicited Proposal(s) to our respective Responsible Public Entities, Hillsborough County and Plant City.

Additional sources for funding Phase III would include grants, public and private support, and a major fundraising campaign.

The short list of grant sources listed provided in the response to **Section 4 – 501c3 Proposer Responsibilities** is a sample of available funds that we have found with an initial review. We have focused on those sources that identify themselves as funding organizations with missions, programs, and services like those of the East Hillsborough Historical Society, Inc.

d. Phase I of the project is estimated to cost approximately \$1,600,000 and those funds are available in the commitment from Hillsborough County and cash on hand.

Respondent at its discretion has not provided an estimate of probable construction costs for Phase II and III. Total restoration costs do need to be addressed. The city provided two estimates of the probable construction cost and construction tasks necessary to complete the restoration. These estimates vary considerably from \$7.7 million (\$183SF) to \$30.9 million (\$735SF).

Spending \$30.9 million for 42,000 SF dedicated to community benefit programming is not economically justifiable for a city of 40,000 with an annual operating budget approaching \$100 million. As an example, City Hall (40,500 SF) built in 2000 cost \$6.7 million. In 2023 dollars that would be \$11.8 million \$291SF. The respondent believes that an economically justifiable upper limit on a reasonable cost to complete restoration should be established and then a determination could be made as to what degree the restoration should be undertaken.

Historic preservation dollars are difficult to find in both the private and public sector. The respondent believes that the probable construction costs should not exceed \$200 SF or \$8.4 million (2023 dollars). Spending above such limit is not a prudent use of scarce preservation dollars.

7.5.2 Programming

a. The total restoration of the 1914 facility will result in attracting additional programming and event rentals and the continuation of the programs and services that have proven to be effective and beneficial to the community following a proven track record of more than 40 years. EHHS envisions a spark of interest from new parties who would more likely be interested in working with a non-profit owner rather than the “dreaded covered in red tape” government entity. Additionally, the “new” facelift which will include bringing back some of the original architectural elements of the 1914, including but not limited to restoration of the painted over interior wood trim, removal of the brick chimney elements on the exterior of the building which cover up and interrupt the original Biggers’ design element of the blond brick coursing and diamond design. Refreshing the brick and mortar and paint will make a huge impact on revealing the historic 1914 high school building as the GEM that it truly is. The phased approach of interior restoration will begin on the first floor as it is the entryway to the 1914. Following would be the second floor to showcase the auditorium which is at the center of the structure. The third floor would be the last space to be renovated as they are the least likely to accommodate income-producing uses. Interior photographs from high school yearbooks would be studied to bring attention to any key elements that we now overlook as they have been obscured over time. The lack of maintenance which resulted in interior wall damage has limited use in some areas and has been a major turn off for visitors and patrons to some of the museum rooms which have missing or damaged plaster where water intrusion had left its mark.

7.5.3 Facility Upkeep

a. The EHHS plans to hire a part-time facility manager who will be responsible for the daily monitoring of the 1914 upkeep including but not limited to small repairs (door locks, painting touch up, restroom supplies and fixtures). On-going contractual agreements for inspections and maintenance will be entered into for life-safety equipment, HVAC, pest control, elevator and auditorium lift chair, kitchen equipment, outdoor and lawn maintenance, and other outside contractors as deemed necessary to the overall operation of the 1914 facility.

7.5.4 Commitment to Community Benefit

a. Programs provided by the Society serve a diverse audience of people from Plant City, Hillsborough, and adjacent counties (Polk, Pasco, Pinellas) through topic, content, and style of presentation. School age student programs includes outreach to three Title 1 schools (two elementary schools walk to the 1914 Center) and other local schools. To encourage participation, we offer a transportation stipend. Additionally, students from the Hillsborough Community College and University of Florida Plant City Campuses are approximately two miles from the 1914 Center and can benefit from the cultural events. The Annual Pioneer Day, a free public event,

draws 2000+ visitors from a multi county area including rural, underserved areas of Hillsborough, Pasco, and Polk Counties. Past and upcoming programs and activities: exhibits, lectures, tours, workshops, presentations, educational outreach, music concerts and theater shows.

The Classroom Gallery has produced income for local professional artists participation and student engagement. Exhibits include temporary and or traveling art. Collectively, programming economic impact includes income to performers, artists and lecture scholars/presenters, technical and administrative services for program production, marketing and advertisement, stage/sound equipment purchase/rental, concession supplies, venue space cleaning and utility costs, hotel/motel, gasoline/diesel generating bed tax/fuel tax revenue for local government.

The East Hillsborough Historical Society supports the community through scholarships to high school seniors of Plant City High School, Durant High School, Strawberry Crest High School, and Simmons Career Center annually. Additional community outreach and support includes providing volunteer support and goods to local food banks, children's services, and disaster relief donations.

7.6 Acquisition Proposal (10 points) (Tab 6)


The East Hillsborough Historical Society, Inc. proposes to acquire the historic 1914 Plant City High School Community Center through a fee simple deed with the restrictive covenants attached as outlined in Section 4.3 of RFP #23-027CM-BM.

7.7 Local Preference (1.5 points) (Tab 7)

a. and b.


The East Hillsborough Historical Society, Inc. meets the requirements for local preference for both (a) paid City business tax (copy of receipt attached to this proposal) and (b) the physical office of the East Hillsborough Historical Society, Inc. is located at 605 N. Collins Street, Plant City which is within the boundaries of the city limits. The office is staffed by the equivalent of two full-time employees, and we have been established for more than six months.

DO NOT ACCEPT UNLESS THIS DOCUMENT IS PRINTED WITH A COLOR BACKGROUND, CONTAINS A VOID PANTOGRAPH, AND A MICROPRINT BORDER

POST IN A CONSPICUOUS PLACE	City of Plant City 09/30/2023 Expires	City ID Number: 502 Parcel ID: 207422.0000
<div>E HILLS HISTORICAL SOCIETY INC E HILLS HISTORICAL SOCIETY INC 605 NORTH COLLINS ST PLANT CITY, FL 33563-3321</div> <div>Physical Location: 605 NORTH COLLINS ST PLANT CITY FL 33563-3321</div>		
<p>BUSINESS TAX RECEIPT</p> <p>By granting this tax receipt, the City is not assuring that the use meets the building code, zoning ordinances, or other regulatory ordinances of the City. Furthermore, this tax receipt does not permit the payee to violate any regulatory laws or ordinances of the State, County or City, or exempt the payee from any other licenses or permits that may be required by law.</p> <div><div>Classification: 269C Description: SPECIAL EVENT - CLASS RATE Date Issued: 07/29/2022</div><div></div></div>		

FORM LL00Y tylerlawless@hmc.com 877.746.5296

COPY FOR YOUR RECORDS ONLY

	City of Plant City 09/30/2023	City ID Number: 502 Parcel ID: 207422.0000
<p>BUSINESS TAX RECEIPT</p> <p>By granting this tax receipt, the City is not assuring that the use meets the building code, zoning ordinances, or other regulatory ordinances of the City. Furthermore, this tax receipt does not permit the payee to violate any regulatory laws or ordinances of the State, County or City, or exempt the payee from any other licenses or permits that may be required by law.</p> <div><div>Classification: 269C Description: SPECIAL EVENT - CLASS RATE Date Issued: 07/29/2022</div><div><div>E HILLS HISTORICAL SOCIETY INC E HILLS HISTORICAL SOCIETY INC 605 NORTH COLLINS ST PLANT CITY, FL 33563-3321</div><div>Physical Location: 605 NORTH COLLINS ST PLANT CITY FL 33563-3321</div></div></div>		
Total Received.....\$52.50		

7.8 Required Forms (Tab 8)

Section 8 - Required Forms**THE FOLLOWING SECTION MUST BE COMPLETED BY ALL RESPONDENT'S:**Company Name: East Hillsborough Historical Society, Inc.

NOTE: COMPANY NAME MUST MATCH LEGAL NAME ASSIGNED TO TIN NUMBER. CURRENT W9 MUST BE SUBMITTED WITH BID/PROPOSAL.

TIN#: 59-1918624 D-U-N-S® # 879201176

<u>605</u>	<u>N. Collins Street</u>	<u>Plant City</u>
(Street No. or P.O. Box Number)	(Street Name)	(City)

<u>Hillsborough</u>	<u>Florida</u>	<u>33563</u>
(County)	(State)	(Zip Code)

Contact Person: Shelby R. Bender

Phone Number:	Fax Number:	
<u>813-757-9226 office;</u>	<u>813-716-1456 cell</u>	<u>no fax</u>

Email Address: info@ehhsoc.org or sbenderpc@aol.comEmergency Contact Person: Ludo Van Den BogaertTelephone Number: 813-986-5965 Cell Phone Number: 813-924-4099**ACKNOWLEDGEMENT OF ADDENDA**

The Respondent shall acknowledge receipt of any addenda issued to this solicitation by completing the blocks below or by the completion of the applicable information on the addendum and returning it not later than the date and time for receipt of the bid. Failure to acknowledge an addendum that has a material impact on this solicitation may negatively impact the responsiveness of your bid. Material impacts include but are not limited to changes to specifications, the scope of work, delivery time, performance period, quantities, bonds, letters of credit, insurance, or qualifications.

Addendum No. 1, Date May 30, 2023 Addendum No. _____, Date _____

Addendum No. _____, Date _____ Addendum No. _____, Date _____

Restoration of the Historical 1914 Plant City High School Community Center

**SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

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 with Bid, Submittal, or Contract No. 23-027CM-BM
for City of Plant City, Florida
[print name of the public entity]
2. This sworn statement is submitted by Shelby R. Bender, President
for East Hillsborough Historical Society, Inc. [print individual's name and title]
[print name of entity submitting sworn statement]
whose business address is 605 N. Collins Street, Plant City FL 33563
and (if applicable) its Federal Employer Identification Number (FEIN) is 59-1918624
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)
3. I understand that a "public entity crime" as defined in Paragraph 287.133 (1)(g), Florida Statutes means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity in Florida or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any Submittal or contract for goods or services to be provided to any public entity or an agency or political subdivision involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
4. I understand that "convicted" or "conviction" as defined in Paragraph 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 an indictment of information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
5. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 - 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.
 - c. Those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The Ownership by one 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

Restoration of the Historical 1914 Plant City High School Community Center

one 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 36 months shall be considered an affiliate.

6. Based on information and belief, the statement which I have marked below is true concerning the entity submitting this sworn statement. [Check the statement that applies.]

X 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 after July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime after July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the Responder or Vendor (Company) nor any affiliate of the Responder or Vendor (Company) has been charged with and convicted of a public entity crime after July 1, 1989, AND (Please indicate which additional statement applies).

_____ There has been a proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings. The Final Order entered by the Hearing Officer did not place the person or affiliate on the convicted vendor list. [Attach a copy of the final order]

_____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order).

_____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services).

Shelby R. Bender
[Signature]

June 6 2023
[Date]

STATE OF FLORIDA _____ COUNTY OF Hillsborough

PERSONALLY APPEARED BEFORE ME, the undersigned authority, who, after first _____

Shelby R. Bender being sworn by me affixed his/her signature in the space
[Name]

provided above on this day of June 6, 2023.

Notary Public

MARK S. POPPELL
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 367546
MY COMMISSION EXPIRES FEB. 28, 2027

My commission expires Feb 28, 2027

Mark S. Poppell

Restoration of the Historical 1914 Plant City High School Community Center

Cone of Silence

The City of Plant City has established a solicitation silence policy (Cone of Silence) that prohibits oral and written communication regarding all formal solicitations for goods and services (formal bids, Request for Proposals, Requests for Qualifications) issued by the City through the City Procurement Department.

The period commences when the Procurement document is published and terminates when the City Commissioners, City Manager, or their designee, approves an award.

When the silence period is in effect, no oral or written communication is allowed regarding the solicitation between prospective bidders/Respondent's and members of the City Commission, the City Manager, or City employees outside of the Procurement Department. All questions or requests for information regarding the solicitation must be directed to the Procurement Department.

Any information thought to affect the committee or staff recommendation submitted after proposals are due, should be directed to the Director of Procurement.

Any attempt by a vendor/respondent to influence a member or members of the aforementioned shall be grounds to disqualify the respondent from consideration during the selection process.

All Respondent's must agree to comply with this policy by signing the following statement and including it with their submittal.

I Shelly Bender representing East Hillsborough Historical Society, Inc.
Signature Company Name

Hereby agree to abide by the City's "Cone of Silence" policy and understands violation of this policy may result in disqualification of my proposal/submittal.

Restoration of the Historical 1914 Plant City High School Community Center

CONFLICT OF INTEREST DISCLOSURE FORM

For purposes of determining any possible conflict of interest, all responders must disclose if any City Commissioner(s), employee(s), is also an owner, corporate officer, agency, employee, etc., of their business.

Indicate either "yes" (a City employee, an elected official is also associated with your business), or "no". If yes, give person(s) name(s) and position(s) with your business.

YES X NO

NAME(S)	POSITION(S)
<u>Shelby R. Bender</u>	<u>City of Plant City Historic Resources Board & Hillsborough County Historic Preservation Challenge Grant Panel</u>
<u>Benito Lubrano, Jr.</u>	<u>City of Plant City Historic Resources Board</u>
<u>Sandi McGlathery</u>	<u>City of Plant City Historic Resources Board</u>
<u>Marlene Haney</u>	<u>City of Plant City employee</u>

Firm Name: East Hillsborough Historical Society, Inc.

BY (PRINTED): Shelby R. Bender

BY (SIGNATURE): *Shelby R Bender*

TITLE: President

ADDRESS: 605 N. Collins Street, Plant City FL 33563

TELEPHONE NO: 813-757-9226 office; 813-716-1456 cell

E-MAIL ADDRESS: info@ehhsoc.org or sbenderpc@aol.com

Restoration of the Historical 1914 Plant City High School Community Center

DRUG-FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies

That East Hillsborough Historical Society, Inc. does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, restoration programs, employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under quote a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under quote, the employee will abide by the terms of the statement and will notify the employer of any conviction of, plea of guilty or nolo contendere to, any violation of Chapter 1893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or restoration program, if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through the implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Vendor's Signature: Shelby R. Bender

Printed Name: Shelby R. Bender, President

Date: June 1, 2023

Restoration of the Historical 1914 Plant City High School Community Center

**AFFIDAVIT CERTIFICATION
IMMIGRATION LAWS**

Solicitation No: RFP 23-027CM-BM, Restoration of the Historical 1914 Plant City High School Community Center

The City will not intentionally award contracts to any contractor who knowingly employs unauthorized Alien Workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324 A(E) {Section 274a(E) of The Immigration and Nationality Act ("INA").

The City may consider the employment by any contractor of unauthorized Aliens a violation of Section 274a(E) of the INA. **Such violation by the recipient of the employment provisions contained in Section 274a(E) of the INA shall be grounds for unilateral cancellation of the contract by the City.**

Bidder attests that they are fully compliant with all applicable immigration laws (Specifically to the 1986 Immigration Act and subsequent amendments).

Company Name: East Hillsborough Historical Society, Inc.

Signature: Shelby R Bender

Title: President

Date: June 6 2023

STATE OF: Florida

COUNTY OF: Hillsborough

The foregoing instrument was signed and acknowledged before me this 6 day of June, 2023, by Shelby R. Bender who has produced (Print or Type Name)

Personally Known

as identification.

(Type of Identification and number)

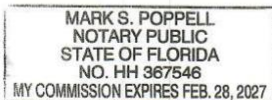
Mark S. Poppe

Notary Public Signature

Printed Name of Notary Public

Mark S. Poppe

Notary Commission Number/Expiration



Restoration of the Historical 1914 Plant City High School Community Center

NON-COLLUSION / LOBBYING CERTIFICATION

Shelby R. Bender
 certifies that: _____, being the authorized Agent,

~~He~~/she is the
 Officer

Partner, Officer, Representative or Agent) of East Hillsborough Historical Society, Inc., (Owner,
 Bidder that has submitted the attached Proposal; _____ the

NON-COLLUSION PROVISION CERTIFICATION

The undersigned hereby certifies, to the best of his or her knowledge and belief, that on behalf of the person, firm, association, or corporation submitting the bid certifying that such person, firm, association, or corporation has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action, in restraint of free competitive bidding in connection with the submitted bid. Failure to submit the executed statement as part of the bidding documents will make the bid nonresponsive and not eligible for award consideration.

LOBBYING CERTIFICATION

"The undersigned hereby certifies, to the best of his or her knowledge and belief, that:

(a) No City appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence either directly or indirectly an officer or employee of the City, City Council Member or Congress in connection with the awarding of any City Contract.

(b) If any funds other than City appropriated funds have been paid or will be paid to any person for influencing or attempting to influence a member of City Council or an officer or employee of the City in connection with this contract, the undersigned shall complete and submit Standard Form-L "Disclosure Form to Report Lobbying", in accordance with its instructions.

Cecil E. McDonald
 Witness

By: Shelby R. Bender

Shelby R. Bender
 (Printed Name)

President
 (Title)

Restoration of the Historical 1914 Plant City High School Community Center

Addendum I

7.3 a. and b.

Relevant Past Performance - Brian Wilder, CPA,

Munro & Wilder, Owner Restorer

Mirror Lake Lyceum



Former Mirror Lake Christian Church

In May of 1999, Munro & Wilder ("MW") purchased the former Mirror Lake Christian Church of St. Petersburg from the Disciples of Christ denomination for \$376 thousand. MW spent 18 months scouring the west central Florida coast looking for an historic building that in an adaptive reuse could be a successful for-profit meeting and special event venue.

The church suffered from significant deferred maintenance and had been closed in 1992.

All major structural elements - roofing, HVAC, life safety sprinkling, exterior surface, windows/doors, electric, plumbing, and flooring needed replacing, upgrading or restoration. All internal finishing elements - ornamental plasterwork, light fixtures, stained glass, woodwork, paint, and carpet, also need replacing or restoration.

The 1914 High School is in a similar state.

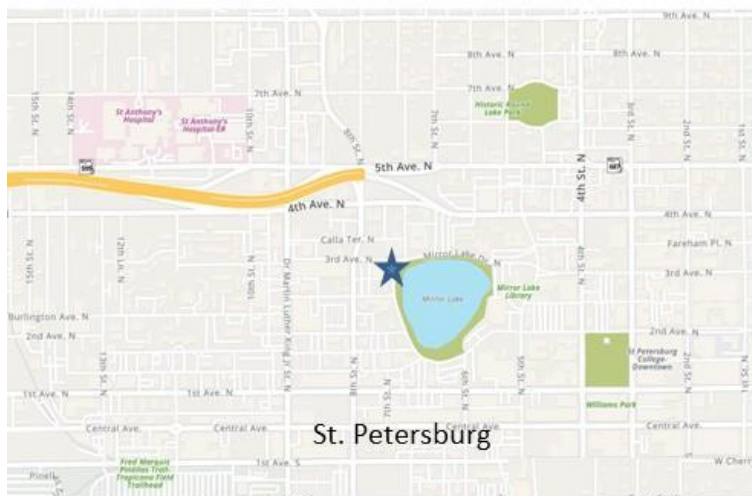


Mirror Lake Lyceum
After Restoration

Mirror Lake Lyceum Restoration

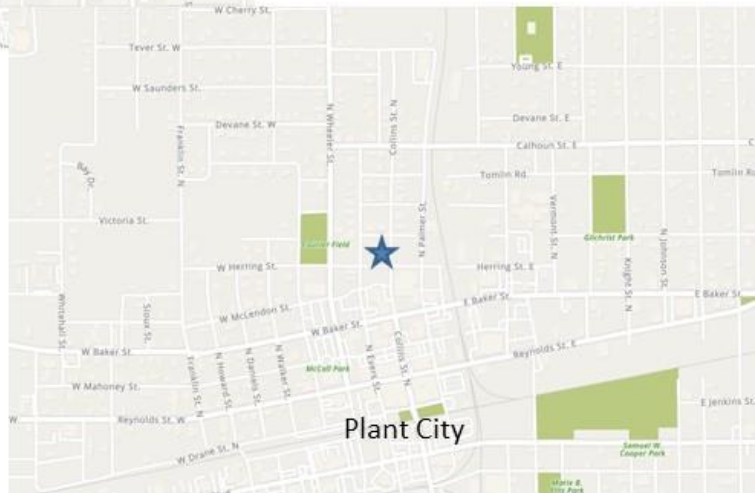
MW as a hedge for success, did a three-phase restoration. All exterior work and the main floor (second) were renovated in the first phase and the first event was held in February of 2000. As the facility proved itself financially, the first-floor space was finished by year end 2000. The third floor which would contribute the least financially was renovated last. Total restoration costs were approximately \$1.3 million in 2000 dollars. In 2023 dollars that would be about \$2.3 million. The Lyceum was awarded Best Adaptive Reuse from St. Petersburg Preservation.

Variations in the estimates for the restoration of the 1914 High School are significant. A phased restoration should be considered.



Mirror Lake Lyceum
737 Third Avenue North
St Petersburg, Florida

1914 High School
605 North Collins Street
Plant City, Florida



Plant City

Location

The Lyceum in downtown St. Petersburg is on Mirror Lake in a National Register of Historic Places District. Neighbors on the lake include the Carnegie Library, the shuffleboard courts, St. Petersburg High School (1919), Mirror Lake Christian Church, Tomlinson Vocational, David Moffett Home (First Mayor 1893), Unitarian Church, and diagonally across the lake, the WPA City Hall.

The 1914 High school is similarly located in a National Register of Historic Places Residential District with 185 historic contributing structures as designated in 1998. In addition, the 1914 High School is individually listed in the National Register.

Similar Structures



Similar Structures

The 1914 High School is a larger three-story structure at 42,000 SF. It however has many floorplan similarities. The second-floor auditorium with balcony, half basement first floor with kitchen, third-floor classrooms, and grand staircase entrance(s). As a meeting and special event venue, the first and second floors are the most desirable.



Georgian Revival
Red Brick



Mediterranean Revival
Masonry Stucco

Mediterranean and Georgian Revival Architecture

Colorful Mediterranean Revival is the dominant architectural style in St. Petersburg. Red brick Georgian Revival, as in the 1914 High School, dominates Plant City. Restoring the exterior surfaces of both styles is demanding. The stucco exterior surface required water blasting to remove all prior painting efforts. The exposed masonry surface was then repaired/sealed, water-proofed, primed, and then painted. Repointing the masonry brick of the entire 1914 High School is necessary.

Note how the architectural elements are highlighted by correctly choosing a painting scheme and selecting one of the four period authentic Mediterranean Revival colors. "Period Authentic" is the overriding objective of a National Register property restoration. It applies to every detail.



Restoration Surprises - Foyer

Renovating the 1914 High School could result in surprises. With 109 years of maintenance surely some architectural elements have been covered or hidden in modernizing the structure. The Lyceum Foyer has three examples of modernizing that covers original elements. The gray terrazzo floor with the onyx border was below multiple glued carpet installations. Fortunately, flat terrazzo can be easily restored. Beneath the plaster rail to the floor (yellow wall) was a marezzo scagliola finish, a late 19th early 20th century plaster finish which resembled marble. Unfortunately, cheap wooden paneling had been glued to the surface ruining beyond repair the marezzo finish. Air conditioning requires doors that close after each use. The original eight foot "pocket doors" were designed to be left open and let the air from both the south and east flow through the building when occupied. These magnificent wooden doors are hidden behind trim in their pockets but can easily be used as hurricane doors.



First Impressions and Lessons Learned

Staircases create favorable first impressions. Fortunately, the 1914 High School has two identical exterior entrance staircases to showcase. However, the exterior site needs to be improved. The existing exterior site will significantly detract from a fully restored 1914 building. The 1914 site needs period authentic lighting and red brick sidewalks and parking. Refer to the before and after slides of the Lyceum. Note the modern streetlight has been removed and replaced with period streetlamps and the poured concrete sidewalks were replaced with the period hex block sidewalk common to historic St. Petersburg streets.

Granted the occasional weed/leveling maintenance of hex block or a red brick sidewalk and the trip/fall liability issue are real but, maximizing the drive by appeal of the overall restored site led Munro & Wilder to personally fund the streetlight and sidewalk replacements even though they were City and utility company obligations.



Tower Room - Special Trade Skills

The Lyceum has significant ornamental plaster work as shown in the tower room and in the third-floor conference room on the next slide. Ornamental plasterwork contractors are rare. MW personnel made the templates and molds, cast the pieces, and installed all rails, crowns, light rings, light fixtures, and columns in those two rooms. Those elements are exact design replications of original plasterworks in the Grand Hall. Although not ornamental, the 1914 has plaster over lath ceilings and walls throughout. Repairing and matching the finish for the 1914 plaster that has been painted many times, muting the sand finish is difficult. Note period authentic window roller shades.

Original Floor Plan Is Best



Third Floor Conference Room



Third Floor Rear Lobby

Original Floor Plan is Best

The conference room had been partitioned into three offices and the third-floor lobby had a wall under the large arch creating another room. In most instances MW restored the Lyceum to the original floorplan. Baseboards give away subsequent changes. Many post building changes are ill conceived and inferior to the original design. Changes to the 1914 High School architect Willis R. Biggers' design should be minimized.



Third Floor Front Lobby
Trials, Tribulations

Third-Floor Front Lobby

Restoration of a National Historic Register property requires compromise between four regulatory authorities with conflicting requirements. Current Building Codes, Americans with Disabilities Act ("ADA"), Life Safety regulations and the National Park Service ("NPS") historic requirements are detailed and require common sense prioritizing and work arounds to complete the project. Compromise is key.

The Lyceum has open staircases just like the 1914 building. Life Safety regulations want enclosed staircases to prevent fire from easily moving from floor to floor. Sprinkling the entire 1914 building is the only way to maintain a safe environment.

Although not a special trade skill, original 1914 photographs show significant wood finishing which has been painted over. Refinishing the 1914 wood floors is relatively easy compared to restoring the finished wood trim/molding.



Third Floor Classroom
Special Trade Skills

Third-Floor Classroom

Like the 1914 the Lyceum has classrooms. The original chalkboards were retained and restored to contribute to the period authenticity of the restoration. White boards were used for corporate presentations.



Windows

With stained glass experts, MW developed the skills necessary to restore and then perform ongoing maintenance for the zinc framed stained-glass. Every stained-glass window was removed to also restore each wood frame and the brass hardware. The 1914 has a major window restoration task due to the sheer numbers and the large size of the windows. The exterior weatherproofing finish and the interior wood finish are an integral visual part of the overall restoration.



Lyceum
Grand Hall

1914 High School
Auditorium



Grand Hall and Auditorium

The 1914 auditorium is fixed seating theatre style. To maximize event rental revenues, the main room of an historic meeting and special event venue needs to accommodate all event types - stand up/mingle, dining, and theatre style seated events. Some events even require resetting of rooms as guests move to other parts of the venue. Theatre style seating to dining is common. Fortunately, the existing theatre style fixed seating is not original and can be removed without NPS preservation concerns.

1914 High School
Auditorium



Lyceum
Grand Hall



Balcony

State of the art lighting and sound systems are expensive and can quickly become dated. Lessees light/sound requirements vary greatly. The Lyceum only provided basic lighting and sound and then required lessees to hire or bring their own systems.

Programming



Programming - Political Events

In 2008 Romney held his Florida primary night party at the Lyceum. In 2012 the Republican National Convention was held in Tampa. The Lyceum hosted two RNC convention events and a Romney town hall during the general election. These four events substantiate the caliber of the Lyceum restoration and the demanding relevant experience of the respondent in hosting national caliber events.

Rick Baker, former mayor of St. Petersburg, 2001 to 2010 may respond to City inquiries regarding the Lyceum. As a member of the St. Petersburg Bar Association and in his official capacity as Mayor he attended many events at the Lyceum. As a public figure Mayor Baker's personal contact info is not included herein.



Romney Coverage - Parking

Parking is always an issue for meeting and special event venues. The Lyceum and Tomlinson Vocational (building to the left) shared their respective lots. The Lyceum's 84 spaces and Tomlinson's 66 spaces met the needs of the two facilities, as the school and Lyceum usage rarely conflicted. For many years 1914 significant parking events have relied on surrounding lots. Access to parking should be formalized.

Programming



Photo by: Alexis Photo



Photo by: Judy Trice



Photo by: Alexis Photo



Photo by: Mary Doyle



Photo by: Sue Geller

*When the biggest day of your
life requires a special place...*

MIRROR LAKE
Lyceum

Programming - Weddings

From the first event in 2000 to the sale of the Lyceum at year-end 2016, just over 2,000 events were delivered. The start up and post 2008 financial meltdown were the only slower periods. The Lyceum averaged 125 events per year with 170 being the busiest. Weddings generated the most revenue and accounted for just over half of the events. Regarding food service, the Lyceum was an open facility with an approved caterers' list. A liquor license was placed on the facility to have control over consumption. A restored 1914 High School should be very successful in the wedding and special event marketplace.



Programming

Ceremonies

Programming - Ceremonies

Restored wood floors will have a dramatic visual impact for the 1914 building. Fortunately, wood floor restoration is inexpensive compared to floor coverings. Understanding the building voids in an historic building is critical to an unobtrusive installation for HVAC and Life Safety sprinklers. The baptistry opening hides the AC returns for the Grand Hall and is ideally placed to return air to the front of the room. The importance of HVAC design cannot be overstated.



Programming – Receptions

The 1914 Auditorium has a sloped floor. So does the Lyceum. Notice how the tabletops are level and they tier or cascade down the room, creating a cabaret feeling to the room. The 60" round tables have screws on each leg. Notice the carpet. MW researched carpet patterns from the 1920s and color palettes used. Again, all elements must be period authentic.

Programming

Presentations, Charitable, Religious, Proms
Fashion Shows, Film Festivals, Corporate, etc.

Programming – Other

The Lyceum did not provide any kind of gratis community programming. It was a for-profit meeting and special event venue.

Once renovated, the 1914 assembly space is ideal to generate significant rental and catering revenue for the Respondent. Respondent's community outreach programming is addressed elsewhere herein.

On-going Maintenance



On-going Maintenance

Completing the restoration is just the beginning. Maintaining the Lyceum primarily involved preventing water intrusion. Plaster is non-flammable and impervious to termites, but moisture destroys plaster. We reroofed the three flat roof sections with the state-of-the-art membrane roofing available in 1999. One of the roofs constantly bubbled and apparently was not correctly applied. It was repaired under warranty multiple times and eventually was entirely replaced.

Minor areas of moisture intrusion from the masonry stucco were treated. The renovated masonry stucco exterior lasted to 2012 when the building was entirely pressure washed, repaired/sealed, primed, and repainted. Very minor damage from street debris resulted during the three hurricanes in 2004 and three hurricanes in 2005.

Even with new roofing and the entire 1914 building exterior being repointed, water intrusion issues will arise over time. Monitoring for plaster decay from moisture should be continual.

Addendum II – Tax Returns

Form **990-EZ**Department of the Treasury
Internal Revenue Service**Short Form**
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public.

▶ Information about Form 990-EZ and its instructions is at www.irs.gov/form990.

OMB No. 1545-1150

2016**Open to Public
Inspection**

A For the 2016 calendar year, or tax year beginning 10/1/2016, and ending 9/30/2017	
B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization EAST HILLSBOROUGH HISTORICAL SOCIETY, INC. Number and street (or P.O. box, if mail is not delivered to street address) Room/suite 605 E. COLLINS STREET City or town State ZIP code PLANT CITY FL 33563 Foreign country name Foreign province/state/county Foreign postal code
D Employer identification number 59-1918624	
E Telephone number (813) 757-9226	
F Group Exemption Number ▶	
G Accounting Method: <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual Other (specify) ▶	
I Website: ▶ N/A	
J Tax-exempt status (check only one) — <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527	
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other	
L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B) below) are \$500,000 or more, file Form 990 instead of Form 990-EZ. ▶ \$ 154,749	

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I) Check if the organization used Schedule O to respond to any question in this Part I <input checked="" type="checkbox"/>			
Revenue	1 Contributions, gifts, grants, and similar amounts received	1	20,475
	2 Program service revenue including government fees and contracts	2	1,612
	3 Membership dues and assessments	3	945
	4 Investment income	4	7,287
	5a Gross amount from sale of assets other than inventory	5a	
	b Less: cost or other basis and sales expenses	5b	
	c Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a)	5c	0
	6 Gaming and fundraising events		
	a Gross income from gaming (attach Schedule G if greater than \$15,000)	6a	
	b Gross income from fundraising events (not including \$ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000)	6b	124,430
c Less: direct expenses from gaming and fundraising events	6c	60,872	
d Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	63,558	
7a Gross sales of inventory, less returns and allowances	7a		
b Less: cost of goods sold	7b		
c Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)	7c	0	
8 Other revenue (describe in Schedule O)	8		
9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8. ▶	9	93,877	
Expenses	10 Grants and similar amounts paid (list in Schedule O)	10	1,000
	11 Benefits paid to or for members	11	
	12 Salaries, other compensation, and employee benefits	12	46,000
	13 Professional fees and other payments to independent contractors	13	
	14 Occupancy, rent, utilities, and maintenance	14	16,167
	15 Printing, publications, postage, and shipping	15	786
	16 Other expenses (describe in Schedule O)	16	28,646
	17 Total expenses. Add lines 10 through 16. ▶	17	92,599
Net Assets	18 Excess or (deficit) for the year (Subtract line 17 from line 9)	18	1,278
	19 Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19	302,723
	20 Other changes in net assets or fund balances (explain in Schedule O)	20	
	21 Net assets or fund balances at end of year. Combine lines 18 through 20. ▶	21	304,001

For Paperwork Reduction Act Notice, see the separate instructions.

Form **990-EZ** (2016)

HTA

Part II Balance Sheets. (see the instructions for Part II)Check if the organization used Schedule O to respond to any question in this Part II. ☒

	(A) Beginning of year	(B) End of year
22 Cash, savings, and investments	243,995	247,402
23 Land and buildings		
24 Other assets (describe in Schedule O)	59,885	57,425
25 Total assets	303,880	304,827
26 Total liabilities (describe in Schedule O)	1,157	826
27 Net assets or fund balances (line 27 of column (B) must agree with line 21)	302,723	304,001

Part III Statement of Program Service Accomplishments (see the instructions for Part III)Check if the organization used Schedule O to respond to any question in this Part III. ☐What is the organization's primary exempt purpose? HISTORICAL PRESERVATION AND AWARENESS

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title.

	Expenses (Required for section 501(c)(3) and 501(c)(4) organizations; optional for others.)
28 HISTORICAL PRESERVATION AND AWARENESS. EDUCATING THE COMMUNITY AND PRESERVING THE HISTORY OF EAST HILLSBOROUGH COUNTY. AVAILABLE TO ALL RESIDENTS OF EAST HILLSBOROUGH COUNTY. (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	28a
29 (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	29a
30 (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	30a
31 Other program services (describe in Schedule O). (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	31a
32 Total program service expenses. (add lines 28a through 31a)	32 0

Part IV List of Officers, Directors, Trustees, and Key Employees (list each one even if not compensated—see the instructions for Part IV)Check if the organization used Schedule O to respond to any question in this Part IV. ☐

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (if not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
SHELBY BENDER PRESIDENT	Hr/WK 5.00			
ROY WISE VICE PRESIDENT	Hr/WK 2.00			
ADRIENNE MEROLA KERST SECRETARY	Hr/WK 2.00			
BETTY J WILSON TREASURER	Hr/WK 2.00			
LUDO VAN DEN BOGAERT DIRECTOR	Hr/WK 1.00			
BENNY LUBRANO DIRECTOR	Hr/WK 1.00			
DANIELLE ODDEN DIRECTOR	Hr/WK 1.00			
WILLEVA VAN DEN BOGAERT DIRECTOR	Hr/WK 1.00			
BILLY RAE WISE DIRECTOR	Hr/WK 1.00			
SUE MOOS DIRECTOR	Hr/WK 1.00			
CONNIE J WEBB DIRECTOR	Hr/WK 1.00			
	Hr/WK			

Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V) Check if the organization used Schedule O to respond to any question in this Part V. ☐

	Yes	No
33 Did the organization engage in any significant activity not previously reported to the IRS? If "Yes," provide a detailed description of each activity in Schedule O.	33	X
34 Were any significant changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O (see instructions).	34	X
35 a Did the organization have unrelated business gross income of \$1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a	X
b If "Yes," to line 35a, has the organization filed a Form 990-T for the year? If "No," provide an explanation in Schedule O	35b	
c Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If "Yes," complete Schedule C, Part III	35c	X
36 Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes," complete applicable parts of Schedule N	36	X
37 a Enter amount of political expenditures, direct or indirect, as described in the instructions. ▶ 37a		
b Did the organization file Form 1120-POL for this year?	37b	X
38 a Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return?	38a	X
b If "Yes," complete Schedule L, Part II and enter the total amount involved	38b	
39 Section 501(c)(7) organizations. Enter:		
a Initiation fees and capital contributions included on line 9	39a	
b Gross receipts, included on line 9, for public use of club facilities	39b	
40 a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under: section 4911 ▶ ; section 4912 ▶ ; section 4955 ▶		
b Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I	40b	X
c Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958 ▶		
d Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization ▶		
e All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T.	40e	
41 List the states with which a copy of this return is filed. ▶		
42 a The organization's books are in care of ▶ SHELBY BENDER Telephone no. ▶ (813) 757-9226		
Located at ▶ 605 N. COLLINS ST City PLANT CITY ST FL ZIP + 4 ▶ 33563		
b At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country: ▶	42b	X
See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
c At any time during the calendar year, did the organization maintain an office outside the United States? If "Yes," enter the name of the foreign country: ▶	42c	X
43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041—Check here ▶ and enter the amount of tax-exempt interest received or accrued during the tax year ▶ 43		
44 a Did the organization maintain any donor advised funds during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ	44a	X
b Did the organization operate one or more hospital facilities during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ	44b	X
c Did the organization receive any payments for indoor tanning services during the year?	44c	X
d If "Yes" to line 44c, has the organization filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O	44d	X
45 a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	45a	X
b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," Form 990 and Schedule R may need to be completed instead of Form 990-EZ (see instructions).	45b	X

46 Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I.

	Yes	No
46		X

Part VI Section 501(c)(3) organizations only

All section 501(c)(3) organizations must answer questions 47–49b and 52, and complete the tables for lines 50 and 51.

Check if the organization used Schedule O to respond to any question in this Part VI ☐

47 Did the organization engage in lobbying activities or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II.

	Yes	No
47		X

48 Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E.

48		X
----	--	---

49 a Did the organization make any transfers to an exempt non-charitable related organization?

49a		X
-----	--	---

b If "Yes," was the related organization a section 527 organization?

49b		
-----	--	--

50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees, and key employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and title of each employee	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
Name None				
Title	Hr/WK	.00		
Name	Hr/WK	.00		
Title	Hr/WK	.00		
Name	Hr/WK	.00		
Title	Hr/WK	.00		
Name	Hr/WK	.00		
Title	Hr/WK	.00		

f Total number of other employees paid over \$100,000

51 Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and business address of each independent contractor	(b) Type of service	(c) Compensation
Name None		
City	Str	ZIP
Name	Str	ZIP
City	Str	ZIP
Name	Str	ZIP
City	Str	ZIP
Name	Str	ZIP
City	Str	ZIP

d Total number of other independent contractors each receiving over \$100,000

52 Did the organization complete Schedule A? **Note:** All section 501(c)(3) organizations must attach a completed Schedule A.

☒ Yes ☐ No

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	<i>Shelby Bender</i>	5/11/2018
	Signature of officer	Date
	SHELBY BENDER, PRESIDENT	
	Type or print name and title	

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input checked="" type="checkbox"/> if self-employed	PTIN
	Marlene C Baskin	Marlene C Baskin	5/11/2018		P00158586
	Firm's name <input type="checkbox"/> Baskin Tax Accounting Inc.	Firm's EIN <input type="checkbox"/>			
	Firm's address <input type="checkbox"/> 504 E Baker St Ste 3, Plant City, FL 33563	Phone no. (813) 752-0253			

May the IRS discuss this return with the preparer shown above? See instructions. ☒ Yes ☐ No

Form **990-EZ**Department of the Treasury
Internal Revenue Service**Short Form**
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990EZ for instructions and the latest information.

OMB No. 1545-1150

2017**Open to
Public
Inspection**

A For the 2017 calendar year, or tax year beginning 10/1/2017, and ending 9/30/2018	C Name of organization EAST HILLSBOROUGH HISTORICAL SOCIETY, INC.	D Employer identification number 59-1918624
B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	Number and street (or P.O. box, if mail is not delivered to street address) Room/suite 605 E. COLLINS STREET City/town State ZIP code PLANT CITY FL 33563 Foreign country name Foreign province/state/county Foreign postal code	E Telephone number (813) 757-9226
G Accounting Method: <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual Other (specify) _____	H Check <input checked="" type="checkbox"/> if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).	
I Website: N/A		
J Tax-exempt status (check only one) — <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c)() (Insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other		

Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B) below) are \$500,000 or more, file Form 990 instead of Form 990-EZ. **\$ 153,645**

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I)
Check if the organization used Schedule O to respond to any question in this Part I ☒

Revenue	1 Contributions, gifts, grants, and similar amounts received	1	21,531
	2 Program service revenue including government fees and contracts	2	2,022
	3 Membership dues and assessments	3	650
	4 Investment income	4	9,605
	5a Gross amount from sale of assets other than inventory	5a	
	b Less: cost or other basis and sales expenses	5b	
	c Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a)	5c	0
	6 Gaming and fundraising events		
	a Gross income from gaming (attach Schedule G if greater than \$15,000)	6a	
	b Gross income from fundraising events (not including \$576 of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000)	6b	119,837
c Less: direct expenses from gaming and fundraising events	6c	61,182	
d Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	58,655	
7a Gross sales of inventory, less returns and allowances	7a		
b Less: cost of goods sold	7b		
c Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)	7c	0	
8 Other revenue (describe in Schedule O)	8		
9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8	9	92,463	
Expenses	10 Grants and similar amounts paid (list in Schedule O)	10	1,500
	11 Benefits paid to or for members	11	
	12 Salaries, other compensation, and employee benefits	12	41,695
	13 Professional fees and other payments to independent contractors	13	400
	14 Occupancy, rent, utilities, and maintenance	14	20,345
	15 Printing, publications, postage, and shipping	15	1,862
	16 Other expenses (describe in Schedule O)	16	46,052
	17 Total expenses. Add lines 10 through 16	17	111,854
18 Excess or (deficit) for the year (Subtract line 17 from line 9)	18	-19,391	
Net Assets	19 Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19	304,001
	20 Other changes in net assets or fund balances (explain in Schedule O)	20	
	21 Net assets or fund balances at end of year. Combine lines 18 through 20	21	284,610

For Paperwork Reduction Act Notice, see the separate instructions.
HTA

Form 990-EZ (2017)

Part II Balance Sheets. (see the instructions for Part II)Check if the organization used Schedule O to respond to any question in this Part II ☒

	(A) Beginning of year	(B) End of year
22 Cash, savings, and investments	247,402	236,615
23 Land and buildings		
24 Other assets (describe in Schedule O)	57,425	49,509
25 Total assets	304,827	286,124
26 Total liabilities (describe in Schedule O)	826	1,514
27 Net assets or fund balances (line 27 of column (B) must agree with line 21)	304,001	284,610

Part III Statement of Program Service Accomplishments (see the instructions for Part III)Check if the organization used Schedule O to respond to any question in this Part III ☐What is the organization's primary exempt purpose? HISTORICAL PRESERVATION AND AWARENESS

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title.

	Expenses (Required for section 501(c)(3) and 501(c)(4) organizations; optional for others.)
28 HISTORICAL PRESERVATION AND AWARENESS. EDUCATING THE COMMUNITY AND PRESERVING THE HISTORY OF EAST HILLSBOROUGH COUNTY. AVAILABLE TO ALL RESIDENTS OF EAST HILLSBOROUGH COUNTY. (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	28a
29	
(Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	29a
30	
(Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	30a
31 Other program services (describe in Schedule O) (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	31a
32 Total program service expenses. (add lines 28a through 31a)	32 0

Part IV List of Officers, Directors, Trustees, and Key Employees (list each one even if not compensated—see the instructions for Part IV)Check if the organization used Schedule O to respond to any question in this Part IV ☐

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (if not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
SHELBY BENDER PRESIDENT	Hr/WK 5.00			
LUDO VAN DEN BOGAERT VICE PRESIDENT	Hr/WK 2.00			
ADRIENNE MEROLA KERST SECRETARY	Hr/WK 2.00			
BETTY J WILSON TREASURER	Hr/WK 2.00			
BENNY LUBRANO DIRECTOR	Hr/WK 1.00			
DANIELLE ODDEN DIRECTOR	Hr/WK 1.00			
WILLEVA VAN DEN BOGAERT DIRECTOR	Hr/WK 1.00			
BILLY RAE WISE DIRECTOR	Hr/WK 1.00			
CONNIE J WEBB DIRECTOR	Hr/WK 1.00			
BENTLY RAE ROBERTS DIRECTOR	Hr/WK 1.00			
MARLENE HANEY SANCHEZ DIRECTOR	Hr/WK 1.00			
	Hr/WK			

Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V) Check if the organization used Schedule O to respond to any question in this Part V. ☐

	Yes	No
33 Did the organization engage in any significant activity not previously reported to the IRS? If "Yes," provide a detailed description of each activity in Schedule O.	33	X
34 Were any significant changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O (see instructions).	34	X
35 a Did the organization have unrelated business gross income of \$1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a	X
b If "Yes" to line 35a, has the organization filed a Form 990-T for the year? If "No," provide an explanation in Schedule O	35b	X
c Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If "Yes," complete Schedule C, Part III	35c	X
36 Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes," complete applicable parts of Schedule N	36	X
37 a Enter amount of political expenditures, direct or indirect, as described in the instructions. ▶ 37a	37a	
b Did the organization file Form 1120-POL for this year?	37b	X
38 a Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return?	38a	X
b If "Yes," complete Schedule L, Part II and enter the total amount involved	38b	
39 Section 501(c)(7) organizations. Enter:		
a Initiation fees and capital contributions included on line 9	39a	
b Gross receipts, included on line 9, for public use of club facilities	39b	
40 a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under:		
section 4911 ▶; section 4912 ▶; section 4955 ▶		
b Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I	40b	X
c Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958		
d Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization		
e All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T.	40e	
41 List the states with which a copy of this return is filed. ▶		
42 a The organization's books are in care of ▶ SHELBY BENDER Telephone no. ▶ (813) 757-9226		
Located at ▶ 605 N. COLLINS ST City PLANT CITY ST FL ZIP + 4 ▶ 33563		
b At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country: ▶	42b	X
See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
c At any time during the calendar year, did the organization maintain an office outside the United States?	42c	X
If "Yes," enter the name of the foreign country: ▶		
43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041—Check here <input type="checkbox"/> and enter the amount of tax-exempt interest received or accrued during the tax year ▶ 43		
44 a Did the organization maintain any donor advised funds during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ	44a	X
b Did the organization operate one or more hospital facilities during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ	44b	X
c Did the organization receive any payments for indoor tanning services during the year?	44c	X
d If "Yes" to line 44c, has the organization filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O	44d	
45 a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	45a	X
b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," Form 990 and Schedule R may need to be completed instead of Form 990-EZ (see instructions).	45b	X

- 46** Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I.

	Yes	No
46		X

Part VI Section 501(c)(3) organizations only

All section 501(c)(3) organizations must answer questions 47–49b and 52, and complete the tables for lines 50 and 51.

Check if the organization used Schedule O to respond to any question in this Part VI. ☐

- 47** Did the organization engage in lobbying activities or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II.

	Yes	No
47		X

- 48** Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E.

	Yes	No
48		X

- 49 a** Did the organization make any transfers to an exempt non-charitable related organization?

	Yes	No
49a		

- b** If "Yes," was the related organization a section 527 organization?

	Yes	No
49b		

- 50** Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees, and key employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and title of each employee	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
Name None				
Title	Hr/WK .00			
Name				
Title	Hr/WK .00			
Name				
Title	Hr/WK .00			
Name				
Title	Hr/WK .00			
Name				
Title	Hr/WK .00			

f Total number of other employees paid over \$100,000

- 51** Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and business address of each independent contractor	(b) Type of service	(c) Compensation
Name None		
City		
Name		
City		
Name		
City		
Name		
City		
Name		
City		

d Total number of other independent contractors each receiving over \$100,000

- 52** Did the organization complete Schedule A? **Note:** All section 501(c)(3) organizations must attach a completed Schedule A.

☒ Yes ☐ No

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	<i>Shelby Bender</i>	7/23/2019
	Signature of officer	Date
	SHELBY BENDER, PRESIDENT	
	Type or print name and title	

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input checked="" type="checkbox"/> if self-employed	PTIN
	Marlene C Baskin		7/23/2019		P00158586
	Firm's name	Baskin Tax Accounting, Inc	Firm's EIN	80-0004494	
	Firm's address	504 E Baker St Ste 3, Plant City, FL 33563	Phone no.	(813) 752-0253	

May the IRS discuss this return with the preparer shown above? See instructions ☐ Yes ☐ No

Form **990-EZ**Department of the Treasury
Internal Revenue Service**Short Form**
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990EZ for instructions and the latest information.

OMB No. 1545-1150

2018**Open to Public
Inspection**

A For the 2018 calendar year, or tax year beginning 10/1/2018, and ending 9/30/2019	
B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization EAST HILLSBOROUGH HISTORICAL SOCIETY, INC. Number and street (or P.O. box, if mail is not delivered to street address) Room/suite 605 E. COLLINS STREET City or town State ZIP code PLANT CITY FL 33563 Foreign country name Foreign province/state/county Foreign postal code
D Employer identification number 59-1918624	
E Telephone number (813) 757-9226	
F Group Exemption Number	
G Accounting Method: <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual Other (specify) _____	
H Check <input checked="" type="checkbox"/> if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).	
I Website: N/A	
J Tax-exempt status (check only one) — <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527	
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other	
L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B)) are \$500,000 or more, file Form 990 instead of Form 990-EZ. \$ 140,229	

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I) Check if the organization used Schedule O to respond to any question in this Part I <input checked="" type="checkbox"/>			
Revenue	1 Contributions, gifts, grants, and similar amounts received	1	7,371
	2 Program service revenue including government fees and contracts	2	2,307
	3 Membership dues and assessments	3	945
	4 Investment income	4	9,323
	5a Gross amount from sale of assets other than inventory	5a	
	b Less: cost or other basis and sales expenses	5b	
	c Gain or (loss) from sale of assets other than inventory (Subtract line 5b from line 5a)	5c	0
	6 Gaming and fundraising events		
	a Gross income from gaming (attach Schedule G if greater than \$15,000)	6a	
Expenses	b Gross income from fundraising events (not including \$ 100 of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000)	6b	120,223
	c Less: direct expenses from gaming and fundraising events	6c	44,990
	d Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	75,233
	7a Gross sales of inventory, less returns and allowances	7a	
	b Less: cost of goods sold	7b	
	c Gross profit or (loss) from sales of inventory (Subtract line 7b from line 7a)	7c	0
	8 Other revenue (describe in Schedule O)	8	60
	9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8	9	95,239
	10 Grants and similar amounts paid (list in Schedule O)	10	2,500
	11 Benefits paid to or for members	11	
	12 Salaries, other compensation, and employee benefits	12	41,600
	13 Professional fees and other payments to independent contractors	13	589
14 Occupancy, rent, utilities, and maintenance	14	20,275	
15 Printing, publications, postage, and shipping	15	1,426	
16 Other expenses (describe in Schedule O)	16	37,327	
17 Total expenses. Add lines 10 through 16	17	103,717	
Net Assets	18 Excess or (deficit) for the year (Subtract line 17 from line 9)	18	-8,478
	19 Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19	284,610
	20 Other changes in net assets or fund balances (explain in Schedule O)	20	
	21 Net assets or fund balances at end of year. Combine lines 18 through 20	21	276,132

For Paperwork Reduction Act Notice, see the separate instructions.

Form **990-EZ** (2018)

HTA

Part II Balance Sheets. (see the instructions for Part II)Check if the organization used Schedule O to respond to any question in this Part II. ☒

	(A) Beginning of year	(B) End of year
22 Cash, savings, and investments	236,615	230,915
23 Land and buildings		
24 Other assets (describe in Schedule O)	49,509	46,476
25 Total assets	286,124	277,391
26 Total liabilities (describe in Schedule O)	1,514	1,259
27 Net assets or fund balances (line 27 of column (B) must agree with line 21)	284,610	276,132

Part III Statement of Program Service Accomplishments (see the instructions for Part III)Check if the organization used Schedule O to respond to any question in this Part III. ☐What is the organization's primary exempt purpose? HISTORICAL PRESERVATION AND AWARENESS

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title.

	Expenses (Required for section 501(c)(3) and 501(c)(4) organizations; optional for others.)
28 <u>HISTORICAL PRESERVATION AND AWARENESS. EDUCATING THE COMMUNITY AND PRESERVING THE HISTORY OF EAST HILLSBOROUGH COUNTY. AVAILABLE TO ALL RESIDENTS OF EAST HILLSBOROUGH COUNTY.</u>	
(Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	28a
29	
(Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	29a
30	
(Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	30a
31 Other program services (describe in Schedule O)	
(Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	31a
32 Total program service expenses. (add lines 28a through 31a)	32 0

Part IV List of Officers, Directors, Trustees, and Key Employees (list each one even if not compensated—see the instructions for Part IV)Check if the organization used Schedule O to respond to any question in this Part IV. ☐

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (if not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
SHELBY BENDER				
PRESIDENT	Hr/WK 5.00			
LUDO VAN DEN BOGAERT				
VICE PRESIDENT	Hr/WK 2.00			
ADRIENNE MEROLA KERST				
SECRETARY	Hr/WK 2.00			
BETTY J WILSON				
TREASURER	Hr/WK 2.00			
BENNY LUBRANO				
DIRECTOR	Hr/WK 1.00			
LORETTA BURNS				
DIRECTOR	Hr/WK 1.00			
WILLEVA VAN DEN BOGAERT				
DIRECTOR	Hr/WK 1.00			
CONNIE J WEBB				
DIRECTOR	Hr/WK 1.00			
BENTLY RAE ROBERTS				
DIRECTOR	Hr/WK 1.00			
MARLENE HANEY SANCHEZ				
DIRECTOR	Hr/WK 1.00			
	Hr/WK			
	Hr/WK			

Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V) Check if the organization used Schedule O to respond to any question in this Part V. ☐

	Yes	No
33 Did the organization engage in any significant activity not previously reported to the IRS? If "Yes," provide a detailed description of each activity in Schedule O.	33	X
34 Were any significant changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O. See instructions.	34	X
35 a Did the organization have unrelated business gross income of \$1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a	X
b If "Yes" to line 35a, has the organization filed a Form 990-T for the year? If "No," provide an explanation in Schedule O.	35b	
c Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If "Yes," complete Schedule C, Part III.	35c	X
36 Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes," complete applicable parts of Schedule N.	36	X
37 a Enter amount of political expenditures, direct or indirect, as described in the instructions. ▶ 37a		
b Did the organization file Form 1120-POL for this year?	37b	X
38 a Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return?	38a	X
b If "Yes," complete Schedule L, Part II and enter the total amount involved.	38b	
39 Section 501(c)(7) organizations. Enter:		
a Initiation fees and capital contributions included on line 9.	39a	
b Gross receipts, included on line 9, for public use of club facilities.	39b	
40 a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under: section 4911 ▶ ; section 4912 ▶ ; section 4955 ▶		
b Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I.	40b	X
c Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958. ▶		
d Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization. ▶		
e All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T.	40e	X
41 List the states with which a copy of this return is filed. ▶		
42 a The organization's books are in care of ▶ SHELBY BENDER Telephone no. ▶ (813) 757-9226		
Located at ▶ 605 N. COLLINS ST City PLANT CITY ST FL ZIP + 4 ▶ 33563		
b At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country: ▶	42b	X
See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
c At any time during the calendar year, did the organization maintain an office outside the United States? If "Yes," enter the name of the foreign country: ▶	42c	X
43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041—Check here. ▶ and enter the amount of tax-exempt interest received or accrued during the tax year. ▶ 43		
44 a Did the organization maintain any donor advised funds during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ.	44a	X
b Did the organization operate one or more hospital facilities during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ.	44b	X
c Did the organization receive any payments for indoor tanning services during the year?	44c	X
d If "Yes" to line 44c, has the organization filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O.	44d	
45 a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	45a	X
b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," Form 990 and Schedule R may need to be completed instead of Form 990-EZ. See instructions.	45b	X

Form 990-EZ (2018)

46 Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I.

	Yes	No
46		X

Part VI Section 501(c)(3) Organizations Only

All section 501(c)(3) organizations must answer questions 47–49b and 52, and complete the tables for lines 50 and 51.

Check if the organization used Schedule O to respond to any question in this Part VI ☐

47 Did the organization engage in lobbying activities or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II.

	Yes	No
47		X

48 Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E.

	Yes	No
48		X

49 a Did the organization make any transfers to an exempt non-charitable related organization?

	Yes	No
49a		X

b If "Yes," was the related organization a section 527 organization?

	Yes	No
49b		X

50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees, and key employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and title of each employee	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
Name None				
Title	Hr/WK	.00		
Name	Hr/WK	.00		
Title	Hr/WK	.00		
Name	Hr/WK	.00		
Title	Hr/WK	.00		
Name	Hr/WK	.00		
Title	Hr/WK	.00		

f Total number of other employees paid over \$100,000

51 Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and business address of each independent contractor	(b) Type of service	(c) Compensation
Name None		
City	Str	ZIP
Name	Str	ZIP
City	Str	ZIP
Name	Str	ZIP
City	Str	ZIP
Name	Str	ZIP
City	Str	ZIP

d Total number of other independent contractors each receiving over \$100,000

52 Did the organization complete Schedule A? **Note:** All section 501(c)(3) organizations must attach a completed Schedule A.

☒ Yes ☐ No

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	<u>Shelby Bender</u>	8/7/2020
	Signature of officer	Date
	SHELBY BENDER, PRESIDENT	
	Type or print name and title	

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input checked="" type="checkbox"/> if self-employed	PTIN
	Barbara Bennett	Barbara Bennett	8/7/2020		P01239124
	Firm's name <input type="text"/> BASKIN CPA & TAX ACCOUNTING	Firm's EIN <input type="text"/>	Firm's address <input type="text"/> 504 E Baker St Ste 3, Plant City, FL 33563	Phone no. <input type="text"/> (813) 752-0253	

May the IRS discuss this return with the preparer shown above? See instructions. ☐ Yes ☐ No

Form **990-EZ**Department of the Treasury
Internal Revenue Service**Short Form**
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form, as it may be made public.

▶ Go to www.irs.gov/Form990EZ for instructions and the latest information.

OMB No. 1545-0047

2019**Open to Public
Inspection**

A For the 2019 calendar year, or tax year beginning 10/1/2019, and ending 9/30/2020	
B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization EAST HILLSBOROUGH HISTORICAL SOCIETY, INC. Number and street (or P.O. box if mail is not delivered to street address) Room/suite 605 E. COLLINS STREET City or town State ZIP code PLANT CITY FL 33563 Foreign country name Foreign province/state/county Foreign postal code
D Employer identification number 59-1918624	
E Telephone number (813) 757-9226	
F Group Exemption Number ▶	
G Accounting Method: <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual Other (specify) ▶	
H Check <input checked="" type="checkbox"/> if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).	
I Website: ▶	
J Tax-exempt status (check only one) — <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () ◀ (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527	
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other	
L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B)) are \$500,000 or more, file Form 990 instead of Form 990-EZ ▶ \$ 134,671	

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I) Check if the organization used Schedule O to respond to any question in this Part I <input checked="" type="checkbox"/>			
Revenue	1 Contributions, gifts, grants, and similar amounts received	1	12,189
	2 Program service revenue including government fees and contracts	2	1,855
	3 Membership dues and assessments	3	185
	4 Investment income	4	4,861
	5a Gross amount from sale of assets other than inventory	5a	
	b Less: cost or other basis and sales expenses	5b	
	c Gain or (loss) from sale of assets other than inventory (subtract line 5b from line 5a)	5c	0
	6 Gaming and fundraising events:		
	a Gross income from gaming (attach Schedule G if greater than \$15,000)	6a	
b Gross income from fundraising events (not including \$ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000)	6b	115,581	
c Less: direct expenses from gaming and fundraising events	6c	41,044	
d Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	74,537	
7a Gross sales of inventory, less returns and allowances	7a		
b Less: cost of goods sold	7b		
c Gross profit or (loss) from sales of inventory (subtract line 7b from line 7a)	7c	0	
8 Other revenue (describe in Schedule O)	8		
9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8	9	93,627	
Expenses	10 Grants and similar amounts paid (list in Schedule O)	10	1,000
	11 Benefits paid to or for members	11	
	12 Salaries, other compensation, and employee benefits	12	41,600
	13 Professional fees and other payments to independent contractors	13	89
	14 Occupancy, rent, utilities, and maintenance	14	11,879
	15 Printing, publications, postage, and shipping	15	289
	16 Other expenses (describe in Schedule O)	16	20,911
	17 Total expenses. Add lines 10 through 16	17	75,768
Net Assets	18 Excess or (deficit) for the year (subtract line 17 from line 9)	18	17,859
	19 Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19	276,132
	20 Other changes in net assets or fund balances (explain in Schedule O)	20	
	21 Net assets or fund balances at end of year. Combine lines 18 through 20	21	293,991

For Paperwork Reduction Act Notice, see the separate instructions.

HTA

Form **990-EZ** (2019)

Part II Balance Sheets (see the instructions for Part II)Check if the organization used Schedule O to respond to any question in this Part II. ☒

	(A) Beginning of year	(B) End of year
22 Cash, savings, and investments	230,915	260,314
23 Land and buildings		
24 Other assets (describe in Schedule O)	46,476	43,874
25 Total assets	277,391	304,188
26 Total liabilities (describe in Schedule O)	1,259	10,197
27 Net assets or fund balances (line 27 of column (B) must agree with line 21)	276,132	293,991

Part III Statement of Program Service Accomplishments (see the instructions for Part III)Check if the organization used Schedule O to respond to any question in this Part III. ☐What is the organization's primary exempt purpose? HISTORICAL PRESERVATION AND AWARENESS

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title.

	Expenses (Required for section 501(c)(3) and 501(c)(4) organizations; optional for others.)
28 HISTORICAL PRESERVATION AND AWARENESS. EDUCATING THE COMMUNITY AND PRESERVING THE HISTORY OF EAST HILLSBOROUGH COUNTY. AVAILABLE TO ALL RESIDENTS OF EAST HILLSBOROUGH COUNTY. (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	28a
29 (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	29a
30 (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	30a
31 Other program services (describe in Schedule O). (Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	31a
32 Total program service expenses. (add lines 28a through 31a)	32 0

Part IV List of Officers, Directors, Trustees, and Key Employees (list each one even if not compensated—see the instructions for Part IV)Check if the organization used Schedule O to respond to any question in this Part IV. ☐

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (if not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
SHELBY BENDER PRESIDENT	Hr/WK 5.00			
LUDO VAN DEN BOGAERT VICE PRESIDENT	Hr/WK 2.00			
ADRIENNE MEROLA KERST SECRETARY	Hr/WK 2.00			
BETTY J. WILSON TREASURER	Hr/WK 2.00			
LORETTA BURNS DIRECTOR	Hr/WK 1.00			
BENNY LUBRANO DIRECTOR	Hr/WK 1.00			
BENTLEY RAE ROBERTS DIRECTOR	Hr/WK 1.00			
MARLENE HANEY SANCHEZ DIRECTOR	Hr/WK 1.00			
WILLEVA VAN DEN BOGAERT DIRECTOR	Hr/WK 1.00			
CONNIE J. WEBB DIRECTOR	Hr/WK 1.00			
	Hr/WK			
	Hr/WK			

Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V.) Check if the organization used Schedule O to respond to any question in this Part V. ☐

	Yes	No
33 Did the organization engage in any significant activity not previously reported to the IRS? If "Yes," provide a detailed description of each activity in Schedule O.	33	X
34 Were any significant changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O. See instructions.	34	X
35 a Did the organization have unrelated business gross income of \$1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a	X
b If "Yes" to line 35a, has the organization filed a Form 990-T for the year? If "No," provide an explanation in Schedule O.	35b	
c Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If "Yes," complete Schedule C, Part III.	35c	X
36 Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes," complete applicable parts of Schedule N.	36	X
37 a Enter amount of political expenditures, direct or indirect, as described in the instructions. ▶ 37a		
b Did the organization file Form 1120-POL for this year?	37b	X
38 a Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee; or were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return?	38a	X
b If "Yes," complete Schedule L, Part II and enter the total amount involved. 38b		
39 Section 501(c)(7) organizations. Enter:		
a Initiation fees and capital contributions included on line 9. 39a		
b Gross receipts, included on line 9, for public use of club facilities. 39b		
40 a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under: section 4911 ▶ ; section 4912 ▶ ; section 4955 ▶		
b Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I.	40b	X
c Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958. ▶		
d Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization. ▶		
e All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T.	40e	X
41 List the states with which a copy of this return is filed. ▶		
42 a The organization's books are in care of ▶ SHELBY BENDER Telephone no. ▶ (813) 757-9226		
Located at ▶ 605 N. COLLINS ST City PLANT CITY ST FL ZIP + 4 ▶ 33563		
b At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country ▶	42b	X
See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
c At any time during the calendar year, did the organization maintain an office outside the United States? If "Yes," enter the name of the foreign country ▶	42c	X
43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041 —Check here ▶ and enter the amount of tax-exempt interest received or accrued during the tax year. ▶ 43		
44 a Did the organization maintain any donor advised funds during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ.	44a	X
b Did the organization operate one or more hospital facilities during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ.	44b	X
c Did the organization receive any payments for indoor tanning services during the year?	44c	X
d If "Yes" to line 44c, has the organization filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O.	44d	X
45 a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	45a	X
b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," Form 990 and Schedule R may need to be completed instead of Form 990-EZ. See instructions.	45b	X

46 Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I.

	Yes	No
46		X

Part VI Section 501(c)(3) Organizations Only

All section 501(c)(3) organizations must answer questions 47–49b and 52, and complete the tables for lines 50 and 51.

Check if the organization used Schedule O to respond to any question in this Part VI ☐

47 Did the organization engage in lobbying activities or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II.

	Yes	No
47		X

48 Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E.

48		X
-----------	--	---

49 a Did the organization make any transfers to an exempt non-charitable related organization?

49a		X
------------	--	---

b If "Yes," was the related organization a section 527 organization?

49b		
------------	--	--

50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees, and key employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and title of each employee	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
Name None				
Title	Hr/WK	.00		
Name	Hr/WK	.00		
Title	Hr/WK	.00		
Name	Hr/WK	.00		
Title	Hr/WK	.00		
Name	Hr/WK	.00		
Title	Hr/WK	.00		

f Total number of other employees paid over \$100,000

51 Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and business address of each independent contractor	(b) Type of service	(c) Compensation
Name None		
City	Str	ZIP
Name	Str	ZIP
City	Str	ZIP
Name	Str	ZIP
City	Str	ZIP
Name	Str	ZIP
City	Str	ZIP
Name	Str	ZIP
City	Str	ZIP

d Total number of other independent contractors each receiving over \$100,000

52 Did the organization complete Schedule A? **Note:** All section 501(c)(3) organizations must attach a completed Schedule A.

☒ Yes ☐ No

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	<u>Shelby Bender</u>	7/20/2021
	Signature of officer	Date
	SHELBY BENDER, PRESIDENT	
	Type or print name and title	

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input checked="" type="checkbox"/> if self-employed	PTIN
	Barbara Bennett	Barbara Bennett	7/20/2021		P01239124
	Firm's name <input type="checkbox"/> Baskin CPA & Tax Accounting	Firm's EIN <input type="checkbox"/>			
	Firm's address <input type="checkbox"/> 504 E Baker St Ste 3, Plant City, FL 33563	Phone no.	(813) 752-0253		

May the IRS discuss this return with the preparer shown above? See instructions. ☒ Yes ☐ No

Form **990-EZ**Department of the Treasury
Internal Revenue Service**Short Form**
Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form, as it may be made public.

▶ Go to www.irs.gov/Form990EZ for instructions and the latest information.

OMB No. 1545-0047

2020**Open to Public
Inspection**

A For the 2020 calendar year, or tax year beginning 10/1/2020, and ending 9/30/2021												
B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">C Name of organization EAST HILLSBOROUGH HISTORICAL SOCIETY, INC.</td> <td rowspan="2">D Employer identification number 59-1918624</td> </tr> <tr> <td colspan="2">Number and street (or P.O. box if mail is not delivered to street address) Room/suite 605 E COLLINS STREET</td> </tr> <tr> <td>City or town Plant City</td> <td>State FL</td> <td>ZIP code 33563</td> </tr> <tr> <td colspan="2">Foreign country name Foreign province/state/county</td> <td>Foreign postal code</td> </tr> </table>	C Name of organization EAST HILLSBOROUGH HISTORICAL SOCIETY, INC.		D Employer identification number 59-1918624	Number and street (or P.O. box if mail is not delivered to street address) Room/suite 605 E COLLINS STREET		City or town Plant City	State FL	ZIP code 33563	Foreign country name Foreign province/state/county		Foreign postal code
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E Telephone number 813-757-9226												
F Group Exemption Number ▶												
G Accounting Method: <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual Other (specify) ▶												
I Website: ▶ ehhsoc.org												
J Tax-exempt status (check only one) — <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () ◀ (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527												
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other												
L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B)) are \$500,000 or more, file Form 990 instead of Form 990-EZ ▶ \$ 15,871												

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I)																																																																					
Check if the organization used Schedule O to respond to any question in this Part I <input checked="" type="checkbox"/>																																																																					
Revenue	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>1</td><td>Contributions, gifts, grants, and similar amounts received</td><td>1</td><td>10,226</td></tr> <tr><td>2</td><td>Program service revenue including government fees and contracts</td><td>2</td><td>638</td></tr> <tr><td>3</td><td>Membership dues and assessments</td><td>3</td><td>2,925</td></tr> <tr><td>4</td><td>Investment income</td><td>4</td><td>2,082</td></tr> <tr><td>5a</td><td>Gross amount from sale of assets other than inventory</td><td>5a</td><td></td></tr> <tr><td>b</td><td>Less: cost or other basis and sales expenses</td><td>5b</td><td></td></tr> <tr><td>c</td><td>Gain or (loss) from sale of assets other than inventory (subtract line 5b from line 5a)</td><td>5c</td><td>0</td></tr> <tr><td>6</td><td>Gaming and fundraising events:</td><td></td><td></td></tr> <tr><td>a</td><td>Gross income from gaming (attach Schedule G if greater than \$15,000)</td><td>6a</td><td></td></tr> <tr><td>b</td><td>Gross income from fundraising events (not including \$ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000)</td><td>6b</td><td></td></tr> <tr><td>c</td><td>Less: direct expenses from gaming and fundraising events</td><td>6c</td><td></td></tr> <tr><td>d</td><td>Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)</td><td>6d</td><td>0</td></tr> <tr><td>7a</td><td>Gross sales of inventory, less returns and allowances</td><td>7a</td><td></td></tr> <tr><td>b</td><td>Less: cost of goods sold</td><td>7b</td><td></td></tr> <tr><td>c</td><td>Gross profit or (loss) from sales of inventory (subtract line 7b from line 7a)</td><td>7c</td><td>0</td></tr> <tr><td>8</td><td>Other revenue (describe in Schedule O)</td><td>8</td><td></td></tr> <tr><td>9</td><td>Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8 ▶</td><td>9</td><td>15,871</td></tr> </table>	1	Contributions, gifts, grants, and similar amounts received	1	10,226	2	Program service revenue including government fees and contracts	2	638	3	Membership dues and assessments	3	2,925	4	Investment income	4	2,082	5a	Gross amount from sale of assets other than inventory	5a		b	Less: cost or other basis and sales expenses	5b		c	Gain or (loss) from sale of assets other than inventory (subtract line 5b from line 5a)	5c	0	6	Gaming and fundraising events:			a	Gross income from gaming (attach Schedule G if greater than \$15,000)	6a		b	Gross income from fundraising events (not including \$ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000)	6b		c	Less: direct expenses from gaming and fundraising events	6c		d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	0	7a	Gross sales of inventory, less returns and allowances	7a		b	Less: cost of goods sold	7b		c	Gross profit or (loss) from sales of inventory (subtract line 7b from line 7a)	7c	0	8	Other revenue (describe in Schedule O)	8		9	Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8 ▶	9	15,871
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Expenses	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>10</td><td>Grants and similar amounts paid (list in Schedule O)</td><td>10</td><td>1,000</td></tr> <tr><td>11</td><td>Benefits paid to or for members</td><td>11</td><td></td></tr> <tr><td>12</td><td>Salaries, other compensation, and employee benefits</td><td>12</td><td>41,600</td></tr> <tr><td>13</td><td>Professional fees and other payments to independent contractors</td><td>13</td><td></td></tr> <tr><td>14</td><td>Occupancy, rent, utilities, and maintenance</td><td>14</td><td>10,072</td></tr> <tr><td>15</td><td>Printing, publications, postage, and shipping</td><td>15</td><td>261</td></tr> <tr><td>16</td><td>Other expenses (describe in Schedule O)</td><td>16</td><td>21,368</td></tr> <tr><td>17</td><td>Total expenses. Add lines 10 through 16 ▶</td><td>17</td><td>74,301</td></tr> </table>	10	Grants and similar amounts paid (list in Schedule O)	10	1,000	11	Benefits paid to or for members	11		12	Salaries, other compensation, and employee benefits	12	41,600	13	Professional fees and other payments to independent contractors	13		14	Occupancy, rent, utilities, and maintenance	14	10,072	15	Printing, publications, postage, and shipping	15	261	16	Other expenses (describe in Schedule O)	16	21,368	17	Total expenses. Add lines 10 through 16 ▶	17	74,301																																				
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Net Assets	<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>18</td><td>Excess or (deficit) for the year (subtract line 17 from line 9)</td><td>18</td><td>-58,430</td></tr> <tr><td>19</td><td>Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)</td><td>19</td><td>293,991</td></tr> <tr><td>20</td><td>Other changes in net assets or fund balances (explain in Schedule O)</td><td>20</td><td></td></tr> <tr><td>21</td><td>Net assets or fund balances at end of year. Combine lines 18 through 20 ▶</td><td>21</td><td>235,561</td></tr> </table>	18	Excess or (deficit) for the year (subtract line 17 from line 9)	18	-58,430	19	Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19	293,991	20	Other changes in net assets or fund balances (explain in Schedule O)	20		21	Net assets or fund balances at end of year. Combine lines 18 through 20 ▶	21	235,561																																																				
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For Paperwork Reduction Act Notice, see the separate instructions.

Form **990-EZ** (2020)

HTA

Part II Balance Sheets (see the instructions for Part II)Check if the organization used Schedule O to respond to any question in this Part II. ☒

	(A) Beginning of year	(B) End of year
22 Cash, savings, and investments	260,314	22 213,450
23 Land and buildings		23
24 Other assets (describe in Schedule O)	43,874	24 41,308
25 Total assets	304,188	25 254,758
26 Total liabilities (describe in Schedule O)	10,197	26 19,197
27 Net assets or fund balances (line 27 of column (B) must agree with line 21)	293,991	27 235,561

Part III Statement of Program Service Accomplishments (see the instructions for Part III)Check if the organization used Schedule O to respond to any question in this Part III. ☒What is the organization's primary exempt purpose? HISTORICAL PRESERVATION AND AWARENESS

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. In a clear and concise manner, describe the services provided, the number of persons benefited, and other relevant information for each program title.

	Expenses (Required for section 501(c)(3) and 501(c)(4) organizations; optional for others.)
28 HISTORICAL PRESERVATION AND AWARENESS. EDUCATING THE COMMUNITY AND PRESERVING THE HISTORY OF EAST HILLSBOROUGH COUNTY. AVAILABLE TO ALL RESIDENTS OF EAST HILLSBOROUGH COUNTY.	
(Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	28a
29	
(Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	29a
30	
(Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	30a
31 Other program services (describe in Schedule O)	
(Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	31a
32 Total program service expenses. (add lines 28a through 31a)	32 0

Part IV List of Officers, Directors, Trustees, and Key Employees (list each one even if not compensated—see the instructions for Part IV)Check if the organization used Schedule O to respond to any question in this Part IV. ☐

(a) Name and title	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC) (if not paid, enter -0-)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
SHELBY BENDER				
PRESIDENT	Hr/WK 5.00			
LUDO VAN DEN BOGAERT				
VICE PRESIDENT	Hr/WK 2.00			
MARLENE HANEY				
SECRETARY	Hr/WK 2.00			
BENNY LUBRANO				
TREASURER	Hr/WK 2.00			
BENTLEY RAE ROBERTS				
DIRECTOR	Hr/WK 1.00			
WILLEVA VAN DEN BOGAERT				
DIRECTOR	Hr/WK 1.00			
CONNIE J. WEBB				
DIRECTOR	Hr/WK 1.00			
SANDI MCGLATHERY				
DIRECTOR	Hr/WK 1.00			
ERIC BARBER				
DIRECTOR	Hr/WK 1.00			
	Hr/WK			
	Hr/WK			
	Hr/WK			

Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V.) Check if the organization used Schedule O to respond to any question in this Part V. ☐

	Yes	No
33 Did the organization engage in any significant activity not previously reported to the IRS? If "Yes," provide a detailed description of each activity in Schedule O.	33	X
34 Were any significant changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O. See instructions.	34	X
35a Did the organization have unrelated business gross income of \$1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a	X
b If "Yes" to line 35a, has the organization filed a Form 990-T for the year? If "No," provide an explanation in Schedule O.	35b	
c Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If "Yes," complete Schedule C, Part III.	35c	X
36 Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes," complete applicable parts of Schedule N.	36	X
37a Enter amount of political expenditures, direct or indirect, as described in the instructions. ▶ 37a		
b Did the organization file Form 1120-POL for this year?	37b	X
38a Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee; or were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return?	38a	X
b If "Yes," complete Schedule L, Part II and enter the total amount involved.	38b	
39 Section 501(c)(7) organizations. Enter:		
a Initiation fees and capital contributions included on line 9.	39a	
b Gross receipts, included on line 9, for public use of club facilities.	39b	
40a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under: section 4911 ▶ ; section 4912 ▶ ; section 4955 ▶		
b Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I.	40b	X
c Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958. ▶		
d Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization. ▶		
e All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T.	40e	X
41 List the states with which a copy of this return is filed. ▶		
42a The organization's books are in care of ▶ SHELBY BENDER Telephone no. ▶ 813-757-9226 Located at ▶ 605 N. COLLINS ST City PLANT CITY ST FL ZIP + 4 ▶ 33563		
b At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country ▶ See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).	42b	X
c At any time during the calendar year, did the organization maintain an office outside the United States? If "Yes," enter the name of the foreign country ▶	42c	X
43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041 —Check here ▶ <input type="checkbox"/> and enter the amount of tax-exempt interest received or accrued during the tax year. ▶ 43		
44a Did the organization maintain any donor advised funds during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ.	44a	X
b Did the organization operate one or more hospital facilities during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ.	44b	X
c Did the organization receive any payments for indoor tanning services during the year?	44c	X
d If "Yes" to line 44c, has the organization filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O.	44d	
45a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	45a	X
b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," Form 990 and Schedule R may need to be completed instead of Form 990-EZ. See instructions.	45b	X

46 Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I.

	Yes	No
46		X

Part VI Section 501(c)(3) Organizations Only

All section 501(c)(3) organizations must answer questions 47–49b and 52, and complete the tables for lines 50 and 51.

Check if the organization used Schedule O to respond to any question in this Part VI ☐

47 Did the organization engage in lobbying activities or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II.

	Yes	No
47		X

48 Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E.

48		X
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49a Did the organization make any transfers to an exempt non-charitable related organization?

49a		X
-----	--	---

b If "Yes," was the related organization a section 527 organization?

49b		
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50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees, and key employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and title of each employee	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation
Name None				
Title	Hr/WK	.00		
Name	Hr/WK	.00		
Title	Hr/WK	.00		
Name	Hr/WK	.00		
Title	Hr/WK	.00		
Name	Hr/WK	.00		
Title	Hr/WK	.00		

f Total number of other employees paid over \$100,000

51 Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and business address of each independent contractor	(b) Type of service	(c) Compensation
Name None		
City	ST	ZIP
Name		
City	ST	ZIP
Name		
City	ST	ZIP
Name		
City	ST	ZIP
Name		
City	ST	ZIP

d Total number of other independent contractors each receiving over \$100,000

52 Did the organization complete Schedule A? **Note:** All section 501(c)(3) organizations must attach a completed Schedule A.

☒ Yes ☐ No

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	<i>Shelby Bender</i> Signature of officer	Date 7/7/2022
	SHELBY BENDER, PRESIDENT Type or print name and title	

Paid Preparer Use Only	Print/Type preparer's name Barbara Bennett	Preparer's signature Barbara Bennett	Date 7/7/2022	Check <input checked="" type="checkbox"/> if self-employed	PTIN P01239124
	Firm's name <input type="checkbox"/> Baskin CPA & Tax Accounting	Firm's EIN <input type="checkbox"/> 84-4078035		Phone no. (813) 752-0253	
	Firm's address <input type="checkbox"/> 504 E Baker St Ste 3, Plant City, FL 33563				

May the IRS discuss this return with the preparer shown above? See instructions. ☒ Yes ☐ No