



# Tropical Shell & Gift, Inc.

A subsidiary of Historic Tours of America, Inc. - *The Nation's Storyteller.*  
[www.historictours.com](http://www.historictours.com)

201 Front Street • Suite 210 • Key West, FL • 33040 (305)292-8917

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Lucas Torres-Bull  
Procurement Manager  
c/o City Clerk  
City of Key West  
1300 White Street  
Key West, FL 33040

**Re: RFP 25-005 – Cable Huts**

Dear Mr. Torres-Bull:

Please find attached to this cover letter our response to the above referenced RFP 25-005, Historic Building Rehabilitation, Lease and Adaptive Use, Cable Huts(s), Key West, Florida 33040.

By way of introduction, my name is Clinton Curry and I am the Project Manager for the proposer, Tropical Shell & Gift, Inc. (hereinafter TS&G) a wholly-owned subsidiary of Historic Tours of America. TS&G is the current leaseholder of city-owned property in Mallory Square inclusive of the Key West Aquarium.

The proposer and parent company are both corporations with offices at 201 Front Street, Suite 224, Key West, Florida. Our website address is [www.historictours.com](http://www.historictours.com). The primary contractor that will be used for the project is Neyra Construction, LLC whose office address is 201 Front Street, Suite 112, Key West, Florida 33040. Phone: 954-684-8805. Neyra Construction is incorporated in the State of Florida and is owned by Patricia Ali Neyra whose certified General Contractor license number is: CGC 058194. A secondary contractor that will be used for the project is Serge Mashtakov P.E., President of Artibus Design whose office is 3710 N. Roosevelt Blvd., Key West, Florida 33040. Phone: 305-304-3512

Proposer, TS&G, is primarily involved in retail operations in several of the Historic Tours of America city operations. Retail operations are executed in Key West, St. Augustine, Florida, Savannah, Georgia, Washington, DC, Boston, Massachusetts and San Diego, California. Historic Tours of America is a national company whose primary business is sightseeing, historic attraction operations and real estate operations which are executed in Key West, Florida, St. Augustine, Florida, Savannah, Georgia, Washington, DC, Boston Massachusetts, Nashville, Tennessee, San Antonio, Texas, San Diego, California and Charleston, S.C. A comprehensive list of all operations is extensive and immediately available upon request.



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In the course of parent company operations, the company has been involved in historic restoration since beginning in 1973 in Key West, Florida, originally under the name Old Town Key West Development, Ltd. Properties became a subsidiary of Historic Tours of America in 1980. Rehabilitation and adaptive reuse projects since the inception of the company have included:

- Multiple buildings on the 600 and 700 block of Duval Street, Key West.
- Adaptive reuse of leased city property at Mallory Square.
- Construction of several vacation rental properties in Key West (list available upon request).
- Construction and adaptive reuse of historic properties in St. Augustine, Festival Market in Old Town Square in St. Augustine, Potter's Wax Museum and the Welcome Center in St. Augustine.
- The Prohibition Museum in Savannah, Georgia.
- Several retail construction projects in Savannah, Georgia (list available upon request).
- Current construction projects include the Savannah Pirate Museum and Old Savannah Distillery.
- Boston Tea Party Ships & Museum.
- Washington, DC Welcome Center.
- The Reuter Building, San Antonio, Texas.
- Festival Marketplace at Old Town Market, San Diego.

A comprehensive list, including these and additional construction and adaptive use projects is available upon request.

The primary contact concerning this request for proposals for the proposer will be: Clinton Curry, 305-747-0099 whose email address is [Clinton.curry@historictours.com](mailto:Clinton.curry@historictours.com) and physical office location is 122 Simonton Street, Key West, Florida 33040.

The proposer is ready, willing and able to perform all services identified by this response to the subject RFP and will abide by the terms of the Request For Proposal including all attachments.

Thank you for your kind attention.

Sincerely,

Clinton Curry  
Director of Operations



## Tab 2. Conceptual Plan/Design RFP 25 – 005 Cable Huts

Key West has been blessed with the opportunity of becoming a visitor destination. Mallory Square, the most iconic waterfront public space in Key West, is a place where visitors and residents gather to view one of the world's most famous sunsets and celebrations, nightly! No other waterfront space on the island matches the collective of historic structures, a continuity of local crafts, food and performers than sunset at Mallory Square. What better place than this location, for incorporating an adaptive use of the historic structures with their preservation and the incorporation of environmental education, conservation and restoration.

What Tropical Shell & Gift and Historic Tours of America proposes for the Historic Cable Huts in Mallory Square is to first pay homage to their historic significance in our maritime history with signage displaying their use in storing submerged cable that was used to establish and maintain communications throughout the Caribbean. As two of the more than 1700 contributing resources in the Key West Historic District, maintaining as much of their original characteristics, while adapting them for future use, within our proposal, is paramount. Our primary proposed use is cultural and environmental stewardship focused on environmental education and conservation of our marine environment.

The Key West Aquarium represents a unique coupling of history and conservation education. The exhibits and displays showcase the interconnectedness of the ecosystems of the Florida Keys with the people who benefit from them. The exhibits within the aquarium display information about the species housed, as well as the role that they play in their habitat. Additionally, the exhibits are themed to showcase different aspects of industry related to the marine environment, including shipwrecks, lobster fishing, stone crab fishing, shrimping, and sponge collecting, as well as conservation efforts such as coral restoration, sea grass and mangrove restoration, and invasive species management.

The neighboring cable huts present an opportunity for the Key West Aquarium to provide new types of exhibits while continuing and growing partnerships with local conservation organizations, such as Mote Marine Laboratory, Reef Relief, Plant-A-Million Corals Foundation, Coral Restoration Foundation, The Turtle Hospital, Reef Relief, Coast Love, and Reef Environmental Education Foundation. Although a for-profit venture, part of the core mission of the Key West Aquarium is to provide physical and financial support for local non-profit conservation organizations through outreach, sponsorships, and admissions.

The Key West Aquarium is committed to supporting the restoration of the Florida Keys coral reef. The current proposal is to develop a coral restoration exhibit in one of the cable huts in conjunction with an established conservation organization. This will showcase the challenges facing the Florida Keys reefs as well as the mechanisms being used to restore them. Multimedia static displays will include hands-on learning opportunities that allow guests to directly engage with the material. This may include large scale models of coral anatomy, displays with light up and audio components, live streaming video of the corals naturally growing in the waters adjacent to the exhibit, and hands-on activities that allow guests to experience the process of coral restoration. The exhibit will be designed with the potential to include live coral nursery tanks that would be maintained and/or overseen by the aquarium or a partner organization to be announced should our proposal be selected.

As we have direct, daily interactions with tourists and residents, a partner conservation organization would be able to leverage this by supplying educational materials, training staff, or hosting joint events that raise awareness about reef protection. These initiatives not only educate the public but also raise essential funds and promote more engagement, strengthening the public connection to reef conservation.

The second cable hut will be developed to support sea turtle conservation and rehabilitation, not only of the species of sea turtles found throughout our region, but also the environment that supports them. These ancient mariners, who have roamed the oceans for more than 100 million years, find sanctuary in the Keys' seagrass beds, coral reefs, and beaches. With increasing environmental pressures, the role of local conservation groups and supportive community partners—particularly businesses—has become more important than ever in ensuring these creatures' survival.

The aquarium supports sea turtle education and has been an active participant in conservation efforts including housing and caring for non-releasable sea turtles. The Key West Aquarium is currently home to four of the five species of sea turtles found in Florida, including one of the first sea turtles to be registered in Florida under the Endangered Species Act of 1973, and the first sea turtle in the United States to receive and wear a biomimetic prosthetic flipper. This flipper, which mimicked the motion and weight of an actual flipper, was in partnership for a senior thesis for students from Worcester Polytechnic Institute in Massachusetts (WPI) back in 2016-17. The species of sea turtle, the Kemp's Ridley, is named after Richard Moore Kemp, a successful Key West businessman and naturalist from the late 19<sup>th</sup>



Century. The roots from this family tree run deep in our community and this fact is one that we are proud to share with our guests, both vacationers and residents.

Educational displays regarding sea turtle conservation efforts will be accessible to our guests. These may include exhibits about the species of sea turtles that visit the Florida Keys and the challenges they face, as well as ways that people can help. The design of the displays and sea turtle holding tank(s) will accommodate the original configuration of the interior cable storage tank. The interior will be retrofitted to potentially accommodate holding injured sea turtles as they await transfer to the Marathon Turtle Hospital or before their release after rehabilitation. Several members of the Key West Aquarium leadership team are certified as members of the sea turtle stranding network, which is a requirement of the Florida Fish and Wildlife Commission.

Sea turtles are a treasured part of the marine ecosystem in the Florida Keys, but their future depends on collective action. Conservation groups continue to lead the charge with research, rescue, education, and habitat protection. Further integration of sea turtle outreach into our daily operation, in support of likeminded organizations, will enrich guests' experience and strengthen the community's commitment to preserving one of the ocean's most iconic species. Together, through science, compassion, and cooperation, we can ensure sea turtles thrive in the Florida Keys for generations to come.

The interior will be retrofitted to potentially accommodate holding injured sea turtles as they await transfer to the Marathon Turtle Hospital or before their release after rehabilitation. Several members of the Key West Aquarium leadership team are certified as members of the sea turtle stranding network, which is a requirement of the Florida Fish and Wildlife Commission. With inclusion into the Key West Aquarium general admission ticket, fees from this admission will go towards maintenance of the Cable Huts, the grounds, programs, marketing, City of Key West rent, and salaries of our aquarium team. In addition, after hour programs will help to supplement the items listed above, at the same time expanding the use of the building for the adaptive reuse.

**CABLE HUTS**  
**DEVELOPMENT PROGRAM TABLE**

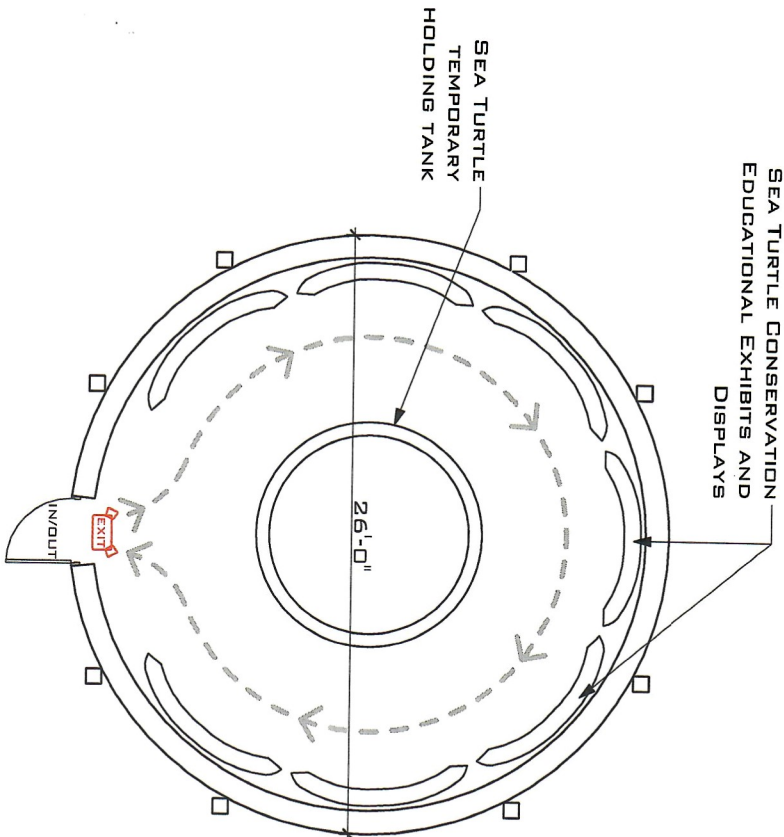
<b>SQUARE FOOTAGE</b>	<b>TYPE OF USE (CORAL RESTORATION HUT)</b>
64 SF	Coral nursery tank
596 SF	Educational displays and access

<b>SQUARE FOOTAGE</b>	<b>TYPE OF USE (SEA TURTLE CONSERVATION)</b>
64 SF	Temporary turtle holding tank
466 SF	Educational displays and access

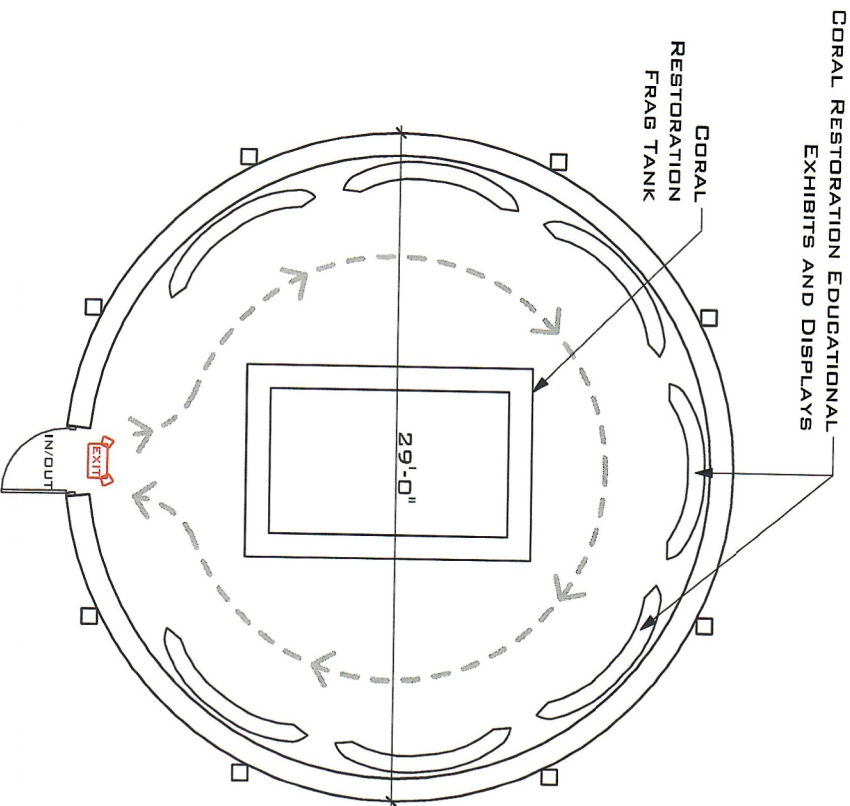
NOTE: square footages are approximate.





26' CABLE HUT PRELIMINARY FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION	
1. PROJECT SCOPE	THIS PROJECT COMPRISES THE REMODELING OF AN EXISTING COMMERCIAL RETAIL SPACE INTO A MUSEUM EXHIBIT PLACE RELATED TO ORIGINAL BUILDING USE AS SHIPS CHANDLERY
2. SITE INFORMATION	ZONING: MFG FLOOD ZONE: AEF9
CODE COMPLIANCE DATA	
1. APPLICABLE CODES:	FLORIDA BUILDING CODE (FBC) - EXISTING 8TH EDITION (2023) (B) BUILDING (A) ACCESSIBILITY (C) EXISTING BUILDING FLORIDA FIRE PREVENTION CODE (FFPC) - 8TH EDITION (2023)
2. CONSTRUCTION TYPE	TYPE V-8 0 HR FIRE RESISTANCE RATING FBC-B: CHABER 4
3. USE AND OCCUPANCY CLASSIFICATION	RESIDENTIAL: W-3 ASSEMBLY EXHIBIT GALLERY AND MUSEUM FBC-B: SECTION 203.4
4. HEIGHTS AND AREAS:	PROJECT AREA NET AREA 1,453 S.F., GROSS AREA 1,531 S.F. PROJECT HEIGHT: 1 STORY / 17.0 FT
5. OCCUPANT LOAD:	OCCUPANCY A: FACTOR LOAD: 30 NET FBC-B: TABLE 1004.3 SPACE AREA 453 S.F. OCCUPANT LOAD 15 PERSONS TOTAL OCCUPANT LOAD 15 PERSONS
6. COMMON PATH OF TRAVEL:	OCCUPANCY A-3: 75' MAXIMUM (WITHOUT SPRINKLER SYSTEM) FBC-B: TABLE 1006.2.1 129' PROVIDED
7. TRAVEL DISTANCE:	OCCUPANCY A-3: 200' MAXIMUM (WITHOUT SPRINKLER SYSTEM) FBC-B: TABLE 1017.2 129' PROVIDED
8. EGRESS EXIT AND DOOR OPENINGS:	OCCUPANCY A-3: OCCUPANT LOAD OF SPACE < 500 1 EXIT REQUIRED 1 EXIT PROVIDED FBC-B: SECTION 1006.2.1 0.2' PER OCCUPANT * 15 = 3' .32" MINIMUM 36" OPENING PROVIDED

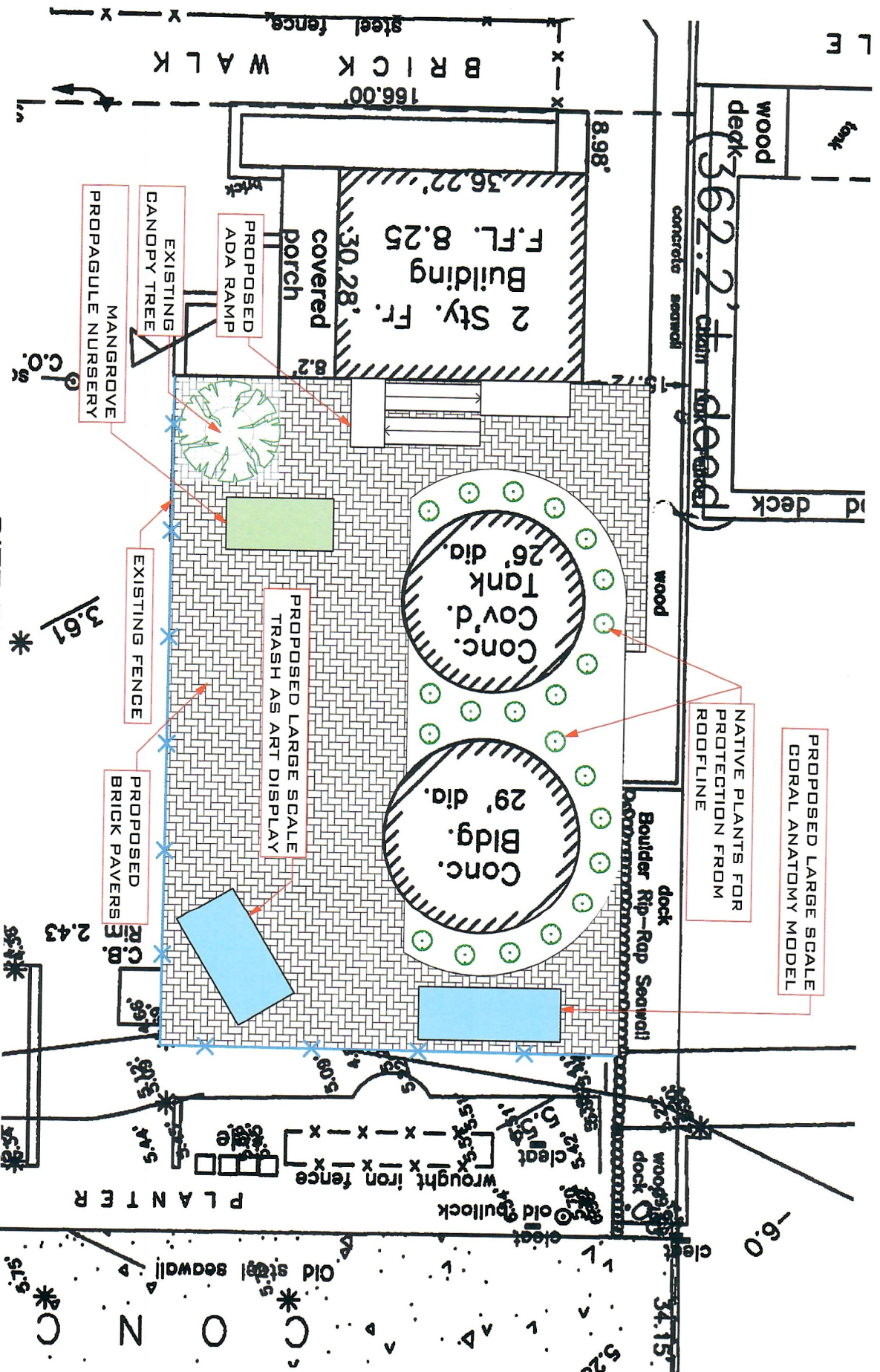


29' CABLE HUT PRELIMINARY FLOOR PLAN  
SCALE: 1/8" = 1'-0"

<b>PROJECT INFORMATION</b>	
1. PROJECT SCOPE	
THIS PROJECT COMPRISES THE REMODELING OF AN EXISTING COMMERCIAL BUILDING FOR RETAIL AND OFFICE USE, RELATED TO ORIGINAL BUILDING USE AS SHIP'S CHANDLERY	
2. SITE INFORMATION	
ZONING:	HPB
FLOOD ZONE:	ACTO

CODE COMPLIANCE DATA	
1. APPLICABLE CODES:	
FLORIDA BUILDING CODE (FBC) - EXISTING BTH EDITION (2023)	
(B) BUILDING	
(A) ACCESSIBILITY	
(EB) EXISTING BUILDING	
FLORIDA FIRE PREVENTION CODE (FFPC) - 8TH EDITION (2023)	
2. CONSTRUCTION TYPE	
TYPE V-B	
0 HR FIRE RESISTANCE RATING	
FBC-8: CHAPTER 8	
3. USE AND OCCUPANCY CLASSIFICATION	
RESIDENTIAL: A-3 ASSEMBLY EXHIBIT GALLERY AND MUSEUM	
FBC-8: SECTION 303.4	
4. HEIGHTS AND AREAS:	
PROJECT AREA: NET AREA 14,973 S.F.	GROSS AREA 1,061 S.F.
PROJECT HEIGHT: 1 STORY / 7.0 FT	
5. OCCUPANCY LOAD:	
OCCUPANCY A: FACTOR LOAD 30 NET	
SPACE	FRIED-SCALE 100/S
MUSEUM	AREA
	573 SF.
TOTAL OCCUPANCY LOAD	19 PERSONS
6. COMMON PATH OF TRAVEL:	
OCCUPANCY A-3: 75' MAXIMUM (WITHOUT SPRINKLER SYSTEM)	
FFPC-8: 1006.2.1	
562' PROVIDED	
7. TRAVEL DISTANCE:	
OCCUPANCY A-3: 200' MAXIMUM (WITHOUT SPRINKLER SYSTEM)	
FFBC-8: 1010.2	
162' PROVIDED	
8. EGRESS EXIT AND DOOR OPENING:	
OCCUPANCY A-3: OCCUPANT LOAD OF SPACE < 500	
1 EXIT REQUIRED	
1 EXIT PROVIDED	
0.2" PER CODE 1006.6.1	
0.2" PER CODE 1006.6.1	
FFBC-8: SECTION 1010.1.1	
35" OPENING PROVIDED	





**SITE PLAN DIAGRAM**  
SCALE: 1" = 20'





Environmental Education  
Center

Sea Turtle Conservation

Coral Restoration



### **Tab 3. Development Team Information**

The developer and proposer for this proposal is Tropical Shell & Gift, Inc., a wholly owned subsidiary of Historic Tours of America, Inc. Both entities are organized in the State of Florida.

The principal representative of the participating firm and proposer is Clinton Curry, the Regional Manager of the Key West operations. The other principal representatives of the firm and proposer are Chris Belland, the CEO of Historic Tours of America and Edwin O. Swift, III, President of Historic Tours of America. Clinton Curry has been an employee of the company for 37 years. Mr. Belland and Mr. Swift are founding owners of the firm and have been partners in the companies since 1973.

At the present time, the number of employees in Key West is 312 and it operates the Conch Tour Train and Old Town Trolley sightseeing companies along with the Key West Aquarium, the Shipwreck Treasure Museum, the Little White House, Sails to Rails Museum, eleven retail profit centers and three food service operations, including El Meson de Pepe, the Key West Cooking School and the Conch Fritter Stand. As such, the firm has an extensive management team, a large maintenance staff and a property management company. Finally, the company has successful and profitable operations in ten cities around the United States and has the financial and organizational capacity to perform what is proposed herein.

### **Relevant Experience**

The company had its beginning as a construction company in 1973 restoring a number of buildings on Duval Street and in the Mallory Square area. It has gone on to continue the path of real estate development in its other city operations throughout the country. The construction has included festival marketplaces, standalone vacation rental projects, standalone attraction operations and multiple garage facilities. The signature ability of the company has been in historic rehabilitation involving the planning and redevelopment of historic structures, including but not limited to the Harry S. Truman Little White House on Truman Annex in Key West, the Shell Warehouse in Mallory Square, Building 21 in Key West, Building 1 in Key West, the Old Jail complex in St. Augustine, the American Prohibition Museum in Savannah, Georgia, the construction of a 3700 square foot retail store in Washington, DC on 10<sup>th</sup> and E Street, the construction of an on-the-water attraction complex known as the Boston Tea Party Ships & Museum, the recent acquisition in the partial rehabilitation of the historic Reuter Building in San Antonio and the Whaley House in San Diego (one of the first masonry structures in Southern California and one of the most historic buildings in the state).

## DEVELOPMENT TEAM INFORMATION

Serge Mashtakov

Artibus Design – Engineering and Planning

3710 N. Roosevelt Blvd, Key West, FL 33040

Artibus Design will provide construction drawings and engineering which includes but is not limited to the items requested in the RFP:

- Site plan illustrating the extent of proposed development, access points, site circulation, general configuration of uses, etc.
- Floor plans illustrating internal building program.
- Occupancy capacity calculations.

Gilbert Sanchez, President

Preference Consulting – survey-level 3D spatial mapping services

1422 Northwest 82<sup>nd</sup> Avenue, Doral, FL 33126

Preference Consulting will provide an interactive, visual 1:1 representation of existing conditions, allowing immersive navigation through space and AutoCAD files with measurements (floor plans, elevations and sections).

Patricia Neyra, President

NEYRA Construction

201 Front Street, Suite 112, Key West, FL 33040

Patricia Neyra has been a Certified General Contractor Since 1996. She has extensive commercial construction experience which includes restaurants, retail, offices, ice cream shops, cafes and medical offices. Neyra Construction will provide all pre-construction and construction management services.

Shannon Musmanno, President

Designing the Keys – Interior Design Services

1616 Atlantic Blvd., Key West, FL 33040

Shannon Musmanno has 20 plus years experience working on commercial projects. Shannon will provide the developer product options, images, and color boards of spaces.





# ARTIBUS DESIGN

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## ENGINEERING AND PLANNING

### Representative engineering experience and client references

**1. City of Marathon, Various Projects**

**Carlos A. Solis, P.E.**

Director of Public Works & Engineering

City of Marathon | Public Works

9805 Overseas Highway | Marathon, FL 33050

Office: 305-289-5008 | Cell: 305-481-0451

E: [solisc@ci.marathon.fl.us](mailto:solisc@ci.marathon.fl.us)

**2. City of Key West, Port and Marine Services**

**Various Projects**

**Karen Olson**

Deputy Director

Port & Marine Services

(305)809-3803

E: [kolson@cityofkeywest-fl.gov](mailto:kolson@cityofkeywest-fl.gov)

**3. City of Key West, Engineering**

**Ian McDowell, P.E.**

City Engineer

City of Key West

(305) 809-3753

E: [cimcdowell@cityofkeywest-fl.gov](mailto:cimcdowell@cityofkeywest-fl.gov)

**4. William P. Horn, R.A., NCARB, LEED AP (BD+C)**

**William P. Horn Architect, PA**

**Various Projects including for Monroe County and School Board**

915 Eaton St,

Key West, FL 33040

305-296-8302

E: [william@wphornarchitect.com](mailto:william@wphornarchitect.com)

**5. Robert Wright, M.S.Ed.**

**Principal**

**Various Projects for School and Basilica buildings**

The Basilica School of Saint Mary Star of the Sea

700 Truman Avenue

Key West, Florida 33040

Phone: 305-294-1031

E: [principal@basilicaschool.com](mailto:principal@basilicaschool.com)

NEYRA CONSTRUCTION, LLC  
CABLE HUTS LIST OF SUBCONTRACTORS

Anthony Paolucci Apollo Electric Solutions, LLC 14 Aquamarine Drive, Unit B, Key West, FL 33040 305-708-2782 <a href="mailto:Office@aes-fl.com">Office@aes-fl.com</a>	Layne Thrasher Island Doors and Windows 3220 N. Roosevelt Blvd., Key West, FL 33040 305-296-0899 <a href="mailto:islanddoorsandwindows@gmail.com">islanddoorsandwindows@gmail.com</a>
George Beys George's Plumbing 1824 Flagler Avenue, Key West, FL 33040 305-916-0500 <a href="mailto:george@georgesplumbingkw.com">george@georgesplumbingkw.com</a>	Todd Oropeza Sub-Zero 6003 Peninsula Avenue, Key West, FL 33040 305-294-9243 <a href="mailto:subzerotodd@gmail.com">subzerotodd@gmail.com</a>
Eric Gartmayer EE Builders 1205 20 <sup>th</sup> Terrace, Key West, FL 33040 305-797-0344 <a href="mailto:eebuilders33040@gmail.com">eebuilders33040@gmail.com</a>	Ray Alvarez Steller Carpet and Tile 3210 N. Roosevelt Blvd., Key West, FL 33040 <a href="mailto:floordr123@aol.com">floordr123@aol.com</a>
Tommy Valente Roof Assassins 1724 Flagler Avenue, Key West, FL 33040 305-849-3282 <a href="mailto:roofassassins@gmail.com">roofassassins@gmail.com</a>	Justin Bowden JMB Painting 314 Virginia Street, Key West, FL 33040 305-304-6681 <a href="mailto:justbowden@hotmail.com">justbowden@hotmail.com</a>
Miguel Liz Liz Carpentry, LLC 5624 Third Avenue, Key West, FL 33040 305-294-5861 <a href="mailto:Miguelliz@lizcarpentry.com">Miguelliz@lizcarpentry.com</a>	Tony Mejias Truly Nolen 100105 Overseas Hwy., Key Largo, FL 33037 305-282-8495 <a href="mailto:Antonio.mejias@trulynolen.com">Antonio.mejias@trulynolen.com</a>



## **References**

These are references for TS & G. You have our permission to contact them:

Michele White  
Sr. Commercial Relationship Manager/SVP  
First Horizon Bank  
330 Whitehead Street  
Key West, FL 33040  
305-294-6330

Bill Horn  
William P. Horn Architect P.A.  
915 Eaton Street  
Key West, FL 33040  
305-296-8302

Luis Busquets  
Black Dog Advertising  
11767 S. Dixie Highway, # 376  
Miami, FL 33156  
786-210-8282

#### **Tab 4. Management Team**

Tropical Shell & Gift, through its parent company, Historic Tours of America, has an extensive management team in the city to manage all aspects of an attraction such as is proposed. The management team members resumés are here.

The overall Director of Operations Manager is Clinton Curry whose oversight includes, among other duties, Old Town Trolley, Conch Tour Train, Key West Aquarium, Truman Little White House and Shipwreck Treasure Museum. Mr. Curry reports directly to the Chief Executive Officer, Chris Belland, on a weekly and sometimes daily basis.

The General Manager in Key West is Brent Lyons whose direct oversight includes, among other duties, the Truman Little White House, Key West Aquarium, Shipwreck Treasure Museum and Sails To Rails Museum. His current duties will extend to include the Cable Huts within the Key West Aquarium day-to-day operations.

Daily maintenance and all other extended maintenance programs are handled by Mike Gibson who is the overall maintenance manager for all parent company businesses and also for other real estate projects throughout Key West including Old Town Key West Development and four vacation rental projects. His team of maintenance staff include HVAC, electric, painting, carpentry and cleanliness crew comprised of 29 employees.

Eddy Herrera is the IT Manager for all Key West operations and oversees a staff of four employees for the maintenance, supervision and operational aspects of all IT equipment, including computers, internet, telephones and ticketing facilities.

Joyce Unke is the real estate Property Manager for all company real estate, including oversight for taxes, insurance and leasehold management.

Joanna Huestis is the Human Resources Supervisor for all HR matters for the entire company, including Key West.

Tom Sutton is the Insurance Manager for all company insurance policies throughout the nation, including those involved in Key West.

All company employees mentioned herein are in the section of the company resumés.



### **Chris Belland – CEO**

Chris Belland is founder and Chief Executive Officer of Historic Tours of America. Aside from four years at the University of Pennsylvania's Wharton School of Finance, he has spent his entire life in Miami and Key West. His penchant for history comes from three years as an exchange student in South America and trips to Europe during his college years. He has joined his avocation, which is a love of history, into his vocation which is showing off the historical importance of the cities in which our company operates.

As part of the company's philosophy of giving back to the community, Mr. Belland also formed the Key West Attractions Association, was the first founding president of the Key West Montessori Children's School and has served on the Boards of the Florida Attractions Association and the Key West Chamber of Commerce. He is presently a columnist for the local newspaper and his works can be seen at [hindsightsandinsights.blogspot.com](http://hindsightsandinsights.blogspot.com).

"Showing off the incredible eight cities that Historic Tours of America operates in has been one of the greatest joys of my life."

### **Edwin O. Swift, III - President**

Edwin O. Swift, III is a founder, President and Director of Historic Tours of America. It was probably the fact that Ed's father was the head photographer for the St. Louis Star Times and, in fact, was one of those photographers who took the picture of Truman holding up the "Dewey Wins!" newspaper, that caused him to go into the camera business in Key West.

Not only was Ed in retail for 15 years, he has also lived the company's philosophy by being active in the community serving as Monroe County Commissioner, President of the Chamber of Commerce and being one of the foremost and earliest proponents and developers of affordable workforce housing. He is presently working on the Florida Keys Assisted Care Coalition and the Friends of Mallory Square which built the Key West Historic Memorial Sculpture Garden.

Says Ed, "Being able to make such a positive impact on my community has been my greatest accomplishment. Not only was I involved in the early restoration of a depressed city but I have been part of the process in making this one of the most interesting and desirable destinations to live and visit."

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been part of the process in making this one of the most interesting and desirable destinations to live and visit.”

#### **Clinton Curry – Director of Key West Operations**

Clinton Curry has been employed in various positions with Historic Tours of America and today serves as the Director of Operations for our Transportainment®, Museums, and Attractions operations in Key West. Clinton has been working with Historic Tours of America since 1987, starting as a stock boy for our retail operations and server within our food and beverage operations in Mallory Square. By the early 1990s he began working as a tour guide at the Key West Aquarium, promoted in 1999 to Operations Manager of the Key West Aquarium. In 2004 Clinton was promoted to General Manager of the Key West Shipwreck Treasure Museum and in 2016 assumed the role of Director of Museums and Attractions. Throughout his tenure with the company, Clinton has assisted with the development of several other city tours, including the highly popular Ghosts & Gravestones of Key West Frightseeing® Tour. Clinton serves as Executive Director for the Key West Harry S. Truman Foundation, has been a board member and officer of the Key West Attractions Association, and volunteers time to many of our local non-profit organizations and our community at large. Furthering his understanding of the City of Key West’s operational needs, Clinton has completed training as an Ambassador for the City of Key West. In his own words, what he enjoys most about working at Historic Tours of America is the “opportunity to serve those I work with and to meet people from all over the world, while sharing the cultural history of my hometown.”

As a seventh-generation, native-born Key Wester, Clinton and his family are well-rooted in Key West. In his spare time, Clinton and his family enjoy the many wonderful land and sea activities available in the Fabulous Florida Keys.

#### **Freddy Varela - Controller**

Freddy M. Varela has been employed as the company’s controller since August 2001. As controller of the company, Mr. Varela is responsible for analyzing, interpreting, and controlling the company’s accounting and financial records. His duties cover all of the accounting functions of the company such as general accounting, budgeting and forecasting, accounting methods and procedures, taxes, and internal auditing. Mr. Varela also works closely with the independent accounting firm that performs the company’s annual audit.

He is currently serving a four year term as a member of the Monroe County Tourist Development Council. Mr. Varela is also involved with Key West Little Conch Baseball as a baseball coach as well as serving as league president for 6 years. Prior to joining the company, Mr. Varela was a senior accountant for a public accounting firm in Key West for over 10 years. Mr. Varela graduated from Florida International University in August 1990 with a BA in accounting.



**Joanna Huestis – Director of Human Resources** Joanna Huestis joined Historic Tours of America in 2010 as the Human Resources Director, working from our Key West corporate office. She is now leading a diverse department of professionals throughout the US with an emphasis on developing subject matter experts in each area under her direction. Her focus has always been on teaching, mentoring, and strategic planning.

As a graduate of the University of South Florida, she achieved a Bachelor of Arts degree in Communications and later earned a Master of Science degree in Organizational Leadership from Southern New Hampshire University. With over 25 years of HR experience, she holds both the SPHR and SHRM-SCP professional certifications.

Joanna enjoys travel, gardening, and boating with her husband in the beautiful waters of the Florida Gulf Coast.

**Brent Lyons – Director of Key West Attractions**

Brent Lyons is the General Manager of Attractions in Key West. He joined Historic Tours of America in 2018 and has worked in various roles in every HTA tour and attraction in Key West. Brent holds a bachelor's degree in business administration and a master's degree in supply chain management.

Brent's very involved in his community where he coaches youth baseball, volunteers in community activities, serves on multiple boards of directors for various associations, and participates in the Key West Chamber of Commerce. His wife, Carly, is a local elementary school teacher, and together they have 3 young children.

Brent was a successful Independent Contractor for years with FedEx in Grand Rapids, Michigan. He relocated his family to the Lower Florida Keys in 2011 and became the District Manager for Coca-Cola, where he earned the company's Innovation Award for developing and launching a successful local sales and marketing program. He was then recruited to become the General Manager for a large Coca-Cola facility in the Black Hills of South Dakota. After a couple years contemplating why they gave up eternal paradise for the cold winters in South Dakota, he moved his family back to the Florida Keys and reinvented himself once again in the tourism industry.

Joining HTA has been one of the most exciting steps in Brent's career: "I really enjoy the tourism industry, the guests who choose to vacation where I live, and serving the amazing CAST here at HTA Key West!"

When Brent is not in the office, he's likely on his boat in the beautiful waters surrounding the Lower Keys spending time with his family!

**Piper Smith – Vice President of Marketing**

Piper L. Smith began her career with Historic Tours of America in 1983 working in the Conch Tour Train Ice Cream Parlor and Gift Shop while on breaks from college. After graduating from the University of Florida with a degree in Advertising, she came back to work at the company's newly created in-house marketing department as an assistant. During her career with the company Piper has worked in retail, food service, sales representative, vendor and charter sales, and as a tour conductor. In 1998 Piper was promoted to Vice President of Marketing for Historic Tours of America where she oversees all marketing aspects for the company. As an avid traveler, working for a company with operations in eight fabulous destinations is a dream come true.

Piper has been involved in the Key West community since graduating from college. She currently serves on the Monroe County Tourist Development Council District Advisory



Committee and has served on the boards Florida Keys Lodging Association, Key West Attractions Association, Tropic Cinema, and Key West Historic Memorial Sculpture Garden. She served for seven years as a mentor as part of Take Stock in Children. She is a two-term past president of the Key West Attractions Association and Big Brothers/Big Sisters of Monroe County where she was a Big Sister for six years. Her other passion besides travel is golden retrievers and she serves as a volunteer for Everglades Golden Retriever Rescue.

**Joyce Unke – Director of Property Management**

A native Floridian, Joyce Unke, born in Sanford, FL, the “celery capital of the world,” is the Director of Real Estate & Property Management for Historic Tours of America and its subsidiaries. She started her career as an assistant to Gerald “Mo” Mosher and Michael Cates Sr., two of the original four partners of Historic Tours, in a small office off Duval Street in Key West, in 1994! Over the next years, real estate law, contract writing, permitting, maintenance, and negotiating skills were handed down to her by her mentors. She since then has grown and managed hundreds of both residential and commercial properties. Joyce has been involved in the intricate process of local management of over five workforce housing projects within the city and county, median & moderate income.

Joyce is passionate when it comes to Commercial real estate in Key West. She is a take charge, negotiate the deal, and get it done person! She works with large corporate tenants, as well as local entrepreneurs, businesses, and artisans as well.

Joyce loves the hands-on interaction with all tenants alike. In addition, she also enjoys working with the entire team of Historic Tours of America which she also calls her “family”!!

**Tom Whitney – Operations Manager, Harry S. Truman Little White House**

Has over 40 years in the hospitality industry, graduated from University of Houston with a BS in Hospitality Management. Tom worked for Hyatt Hotels for 23 years. Most notable career accomplishment was the opportunity to work with the local developer and the Owners to build and open The Marker Hotel in Key West as General Manager. Tom and his wife Cathy have lived in the Florida Keys for 11 years. Tom has been with HTA for 3 years. Away from work Tom enjoys being out on the water, fishing, playing Golf and riding his bike.

**Michael Gibson – General Manager – Facilities Maintenance/Management**

My name is Michael Gibson. I am currently a General Manager for Historic Tours of America for their Facilities Maintenance. I have been with them for 13 years. I previously lived in the Triad of North Carolina where I operated my own business for 18 years. My business was a complete design build operation in the Landscaping industry, to include 3 retail locations and hardscaping. I have spent the better part of my career developing and maintaining the exterior of properties. Both commercial and residential. Throughout my career I have also worked as a sales representative for a company named Hughes Supply offering construction products to contractors and municipalities. I decided to change careers and went to work for Land Rover as a sales manager. I did this for 2 years before moving to Key West. Before and during my career I obtained my degrees in Horticulture as well as IT.



**Eddy Herrera – IT Manager**

Joined the HTA team in April of 2023 as the IT Manager. 15+ years of experience in various IT fields including network administration, systems administration, physical IT infrastructure design and installation and 10+ years of experience in management. I worked in various capacities for the City of Key West in the facilities maintenance and transportation departments in management roles before moving to Lower Keys Medical Center where I worked for 9 years as the IT Systems and Network Administrator. I hold a Bachelor of Science degree in Business Management from Miami Dade College and various certifications in computer networking and I am certified by the FIU program for public administration management.

# Clinton Curry

1201 19<sup>th</sup> Terrace, Key West, FL 33040 · 305-747-0099

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Personal email- [cjpkwf@gmail.com](mailto:cjpkwf@gmail.com)

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This document contains my work history, volunteerism and community involvement, which is focused on the sharing of the culture and heritage of Key West and the Florida Keys through the management of local attractions, museums and transportation tours.

## EXPERIENCE

### 2018 – PRESENT

#### **DIRECTOR OF KEY WEST OPERATIONS, HISTORIC TOURS OF AMERICA, INC.**

Provide management oversight and review for the following businesses operated by Historic Tours of America, Inc. in Key West, FL. –

- Key West Aquarium
- World Famous Conch Tour Train
- Old Town Trolley Tours
- Shipwreck Treasures Museum
- Ghosts & Gravestones of Key West
- Harry S. Truman Little White House Museum
- Sails to Rails Museum
- Key West Cooking School

### 2015 – 2018

#### **DIRECTOR OF KEY WEST ATTRACTIONS, HISTORIC TOURS OF AMERICA, INC.**

Provide management oversight and review for the following businesses operated by Historic Tours of America, Inc. in Key West, FL. –

- Key West Aquarium
- Shipwreck Treasures Museum
- Ghosts & Gravestones of Key West
- Harry S. Truman Little White House Museum

### 2004 – 2015

#### **GENERAL MANAGER**

Provide management oversight and review for the following businesses operated by Historic Tours of America, Inc. in Key West, FL. –

- Shipwreck Treasures Museum
- Ghosts & Gravestones of Key West

### 1998 – 2004

#### **ASST. OPERATIONS MANAGER / ASST. CURATOR**

Provided animal welfare and educational outreach for aquarium aquatic inhabitants ranging from elasmobranchs, gamefish, tropical fish, coral exhibits and marine sea turtles. Maintain records for animal husbandry, monthly and quarterly reports, veterinarian health checks and administration of prescribed medications.

- Key West Aquarium



**1992 – 1996**

**AQUARIST & TOUR GUIDE**

Provided animal welfare and educational outreach for aquarium aquatic inhabitants ranging from elasmobranchs, gamefish, tropical fish, coral exhibits and marine sea turtles.

- Key West Aquarium

## **EDUCATION**

**MAY, 1994**

**ASSOCIATES OF ARTS, FLORIDA KEYS COMMUNITY COLLEGE**

## **VOLUNTEER – COMMUNITY SERVICE**

**AMBASSADOR ACADEMY 2006 - CITY OF KEY WEST**

**BICYCLE ACTION COMMITTEE**

**BOARD MEMBER KEY WEST ATTRACTIONS ASSOCIATION**

- **PRESIDENT**
- **VICE PRESIDENT**
- **TREASURER**

**KEY WEST HOLIDAY LIGHTED BIKE RIDE**

**CHILDREN'S DAY COMMITTEE**

**WOUNDED WARRIOR PROJECT KEY WEST RIDE**

**MALLORY SQUARE SCULPTURE GARDEN**

**FRIENDS OF MALLORY SQUARE**

**KEY WEST HARRY S. TRUMAN FOUNDATION**

# Brent Lyons

## Professional Summary

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Successful, hands-on servant leader with a career progression focused on continuous improvement, self-development, and exceeding expectations. Experience executing strategic and tactical company initiatives by managing and directing end-to-end operations that are attentive to a world class customer experience. Passion for growing the achievements of the team(s) around me through fun and rewarding strategies concentrating on mentorship, productivity, and teamwork.

## Experience

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- |  |                           |              |
|--|---------------------------|--------------|
| 2018 – Present   | Historic Tours of America | Key West, FL |
| General Manager  |                           |              |
| <ul style="list-style-type: none"><li>• Serve as General Manager providing operational oversight to all HTA tourism operations in Key West.</li><li>• Provide analysis of operations to evaluate the performance of a company and the staff in meeting objectives, maximize investments and to determine areas of program improvement, or policy change</li><li>• Prepare and control annual budgets for 9 companies in Key West, forecast revenues and expenses across multiple departments, and prepare cap ex proposals</li><li>• Analyze P&amp;L statements monthly to ensure budgetary compliance, maximize revenues and control costs</li><li>• Work directly with various operations managers to develop action plans to enhance the operation or solve organizational or departmental issues</li><li>• Confer with organization officials and staff members to discuss obstacles, coordinate activities and resolve problems</li><li>• Identify, establish and maintain effective working relationships with client groups and audiences, government officials, and media representatives and use these relationships to develop new business opportunities, assist in determining the best way to communicate publicity information to them and drive sales</li><li>• Negotiate contracts and agreements with suppliers, distributors, federal and state agencies and other organizational entities</li></ul> |                           |              |

- |  |           |                 |
|--|-----------|-----------------|
| 2016 - 2018  | Coca-Cola | Black Hills, SD |
| General Manager  |           |                 |
| <ul style="list-style-type: none"><li>• Direct, manage and engage an 80-person workforce in tactical direction and organizational strategy</li><li>• Prepare and control \$23MM annual revenue and expense budget</li><li>• Analyze profit and loss statements, bring line items within budget by making necessary corrections to operational procedures</li></ul> |           |                 |



- Foster a high-performance growth culture and promote partnership between all business functions
- Identify opportunities and remove barriers through building the capabilities of managers and development of the entire team
- Strategically negotiate business relationships with key partners including Mount Rushmore, Crazy Horse Memorial, Sturgis Motorcycle Rally, multiple colleges, school districts, cities and professional organizations
- Innovate and analyze metrics for areas of opportunity to educate key stakeholders and ensure success of implemented changes

2014 - 2016 Coca-Cola

Big Pine Key, FL

District Manager

- Manage a team of Account Managers to deliver complete customer satisfaction while exceeding performance goals and initiatives
- Received Innovation award for program development in the Florida Keys
- Identify customer trends and potential product supply constraints quickly to maximize performance and mitigate OOS
- Forecast, track, and report performance results using Excel, SAP, Tableau, Margin Minder and various other reporting tools
- Remove barriers between direct reports and product supply management to achieve long term and short-term process planning to ensure flawless execution of customer and company goals

2011 - 2014 Coca-Cola

Big Pine Key, FL

Account Manager

- Negotiate programs to simultaneously achieve customer needs and company initiatives
- Excelled in all sales metrics while providing industry leading customer service
- Forecast inventory levels for hundreds of SKUs across multiple categories to ensure customer and consumer demands were met to maximize profits while minimizing waste and holding cost
- Developed unique programs to meet individual and company goals while being profitable for customers
- Collaborated with customers to identify and meet short and long-term goals, ensuring their consistency with corporate objectives

2005 - 2010 FedEx

Grand Rapids, MI

Independent Contractor

- Owned and operated a parcel delivery corporation under an independent contract with FedEx Ground
- Managed all aspects of the business from budgeting, contracts, fleet management, recruitment, hiring, training, supply planning and logistics

513 Indies Rd, Ramrod Key, FL 33042  
(305) 906-2925  
BrenttenLyons@Yahoo.com

- Grew business year over year and generated a 113% profit upon sale of the contract
- Gained expertise in supply chain/distribution industry with one of the world's largest companies

2003 - 2005 DHL Grand Rapids, MI  
Package Delivery Driver

- Operated a parcel delivery route
- Managed all aspects of the role from sorting, loading, routing, driving, delivery, and customer service
- Worked closely with local ownership to develop efficiencies, and drive margins

#### Education

2012 - 2015 Florida Institute of Technology Melbourne, FL  
• MBA, Supply Chain Management

2010 - 2011 Western Michigan University Kalamazoo, MI  
• Bachelor of Science, Business Administration

2003 - 2005 Grand Valley State University Allendale, MI  
• Undergraduate Coursework, Finance Major

2000 - 2003 Grand Rapids Community College Grand Rapids, MI  
• Associate of Arts, Business Administration

#### Certifications

- OSHA 10, General Industry Safety and Health Certification
- First Aid and CPR Certified, American Heart Association
- USCG Captain License (6 Pack) w/Towing Endorsement
- CDL Class C w/Passenger Endorsement
- TWIC Credential

#### Associations

- Key West Attractions Association
- Key West Chamber of Commerce
- Key West Lodging Association
- Florida Attractions Association

#### Interests

- Coaching local youth sports
- Boating
- Fishing
- Camping
- Hiking
- Golf
- I also enjoy many other outdoor activities with family and friends



## TOM WHITNEY

### SENIOR MANAGEMENT PROFESSIONAL – HOSPITALITY

#### PROFILE

Proven professional who has a history of working in the hospitality industry. Skills include driving growth, keeping customers happy and managing staff/vendors. As a dynamic, self-driven professional with years of experience providing hands-on leadership to consistently meet and exceed the company's and customer's expectations. Astute analyst, strategic thinker, and creative problem solver. Adept at analyzing internal and external conditions to develop plans, processes and procedures aligned to both short and long-term requirements. An excellent communicator and customer service provider. Believes in relationships and drives business through results.

#### CONTACT

**PHONE:**

240-535-7379

**EMAIL:**

[TomWhitney89@gmail.com](mailto:TomWhitney89@gmail.com)

**ADDRESS:**

1135 Thatch Lane, Cudjoe Key, FL 33042

#### HOBBIES AND LOVES

Biking. Scuba diving, golf, windsurfing and woodworking.

#### ACHIEVEMENTS

Opening GM, The Marker, first new build resort in Key West in 20 years.  
Reflagging Westin property to Hyatt Regency Santa Clara.  
Coordination of construction of two leased restaurant spaces Hyatt Regency Bethesda  
NFL Super Bowl Commissioners party  
Hyatt Regency McCormick Place Opening  
Beverage Trainer  
Department Head of the Year Grand Hyatt Washington

#### EDUCATION

Bachelor of Science - University of Houston, Conrad N. Hilton College of Hotel & Restaurant Management Houston, Texas.

#### WORK EXPERIENCE

**Historic Tours of America- Operations Manager 8/22- present**

Daily management of Truman's Little White House, the only Presidential Museum in Florida

**Meisel Holdings Key West- General Manager 6/21- 5/22**

Manage 3 unique boutique hotel assets in the Key West Market. Responsible for a 20-million budget between 3 hotels and a Bar and Liquor store.

**Vacasa LLC – General Manager 12/17- 6/20**

Develop relationships with over 270 homeowners and managed their vacation rental properties. Managed over 300 homes from Key West to Key Largo. Responsible for over 22-million-dollar annual budget. Transitioned a small local company into a large nationally known company in the vacation rental market in Key West. Managed a staff of 22 employees from reservations agents, Housekeeping supervisors, maintenance engineers, and owner relations managers. Had some of the highest Net Promoter Scores in the entire company, Guest NPS 50 and Owner NPS score of 70.

**Sysco South Florida – Marketing Associate 2/16 - 11/17**

Re-established relationships with 32 individual restaurant owners and operators that were previously neglected due to a lack of a dedicated sales force, which lead to successfully establishing trust as well as recapturing business. Responsible for annual sales of \$3.5 million. Present innovative ideas aligned with customer business goals dedicated to capturing growth in new market areas of opportunity. Create customized ordering reports to enhance ordering process, provide inventory control, and regulate PAR levels.

**Highgate Hotels – Complex General Manager 4/15 - 2/16**

Recruited by Highgate Hotels to oversee renovation of the Fairfield Inn & Suites (133 rooms) and Hilton Garden Inn (141 rooms). Oversee day-to-day operations of both properties during and after construction implementing enterprise- wide operational goals while enhancing operating performance. Annual revenues for combined properties of \$21 million with 50% GOP. Achieve highest ranking of guest service scores within Marriott scoring standards through the development of customer service team incentive programs. Manage 25 employees and \$11 million dollar budget to develop business process improvement, ensuring optimum performance and customer service across all departments. Achieved a score of 87.3 on first brand standard audit.



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## OTHER EXPERIENCES

### **Northwood Hospitality, General Manager 6/2014- 4/2015**

Recruited by Northwood to oversee new construction and opening of 96 luxury boutique hotel in Key West, The Marker Waterfront Resort

Created an investment opportunity for a new ownership group within four months of opening.

Successfully aligned construction business planning with hotel opening performance timelines.

Managed 40 employees with an operational budget of \$12 Million

Negotiated cross-marketing opportunities with local businesses in exchange for rent and commission on associated sales.

Achieved top 10 on Trip Adviser within four months of opening.

Recognized leader in Community participating in Chamber of Commerce and Key West Lodging Association.

### **Hilton Garden Inn, Columbia MD, General Manager 6/2013-6/2014**

Developed Front Office team that positively impacted customer service scores

Revamped the nonexistent Rooms preventative maintenance program with Chief engineer.

Successfully coordinated the complete lobby and restaurant renovation.

### **RB Properties, Washington DC, Corporate Quality Assurance, General Manager 2008-2013**

Provided Corporate support to five hotels and one free standing restaurant, creating a service culture within the organization

Developed service standards based on steps of service, engagement with customers, and empowerment.

Developed a guest feedback tracking system and metrics to share best practices and set benchmarking goals for Hotel General Managers.

Provided leadership to the General Managers overseeing a total of 860 rooms.

Standardized all branding and marketing materials for the hotel collection.

### **Hyatt Hotels 1985-2008**

**Hyatt Regency Jacksonville , FL- Senior Rooms Executive**

**Hyatt Regency Santa Clara, CA- Rooms Executive**

**Hyatt Regency Bethesda , MD- Director of Operations, Food and Beverage Director**

**Hyatt Dulles, VA- Director of Food and Beverage**

**Grand Hyatt Washington, DC - Assistant Food and Beverage Director, Communications Manager, Assistant Front Office Manager, Executive Steward, Beverage Manager**

**Hyatt Regency Los Angeles, CA - Banquet Manager, Assistant Banquet Manager**

**Hyatt Regency Orange County CA - Restaurant Manager, Beverage Manager**

**Hyatt Regency Buffalo, NY - Corporate Trainee, Assistant Banquet Manager**



# JOHN HODGE

## DEVELOPMENT & OPERATIONAL LEADERSHIP

Big Pine Key, Florida 33043 • 203-648-2430 • hodgepodgenf@gmail.com •

### EXECUTIVE PROFILE

Dynamic operations and organizational leader with demonstrated success directing development, business, fiscal, and administrative operations. Highly respected for interpreting organizational vision and strategy, translating objectives into actionable plans, and building relationships with internal and external business partners to deliver results. Possess vast experience in public relations and crisis management as well as non-profit leadership spanning staff oversight and development, fundraising, and service and program portfolio management. Expertise in building operating infrastructures and developing frameworks to enhance performance while containing costs to impact the bottom line.

#### AREAS OF EXPERTISE:

- Strategic Business Planning
- Fiscal & Administrative Oversight
- Program Launch & Management
- Strategic Alliances & Partnerships
- Staff Leadership & Development
- Organizational & Infrastructure Development
- Public Relations & Crisis Management
- Fundraising & Grant Administration
- Event Management
- Policy Development & Administration

### EXPERIENCE & ACHIEVEMENTS

THE STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION | 2013 – 2020

#### Chief Operating Officer (COO)

Oversee and build and management of all foundation operations from inception in 2002, transitioning from a volunteer to part-time employee and ultimately full time senior executive leader. Hold full accountability for directing daily administrative and operational functions charged with executing on strategies and vision to achieve foundation objectives.

- Raised \$2.5+ million in 2019 by producing the annual 5k Run in New York City with 30,000 attendees which retraced the final steps of Stephen Siller, a member of the Fire Department of New York, that perished in the collapse of the South Tower on 9/11.
  - Partnered with the NYPD and 13 other agencies to secure a private security force of 80 agents and 15 dogs to ensure the safety of both runners and crowds in accordance with the operations plan.
  - Managed operations for all associated events, including artistic performances across five stages with 3.5 miles of live sound installed on the run route, two VIP dinners, and a street fair with approximately 20,000 guests.
  - Captured additional funding of \$1.2 million annually by capitalizing on the success of the NYC Tunnel to Towers 5k run which enabled the creation of 60 other runs country wide to raise awareness for the foundation.
  - Negotiated the broadcast of the event on all 15 CBS owner-operations stations nationwide as a one-hour special with 90% of the video footage leveraged provided by an internal video production crew and received multiple Emmy Awards for the production in the New York market.
- Implemented and staged an annual stair climb event at One World Trade Center as the only authorized stair climb at the Freedom Tower with global participants, raising \$500,000 annually; secured sponsorship for the event by Fox 5 New York City that airs a 30 minute special which received numerous Emmy nominations within the New York market.
- Directed production activities for 20 to 30 special events, including concerts with such artists as Gary Sinise and the Lt Dan Band, parades honoring heroes, home dedications, and golf outings; cultivated relationships with and incorporated dignitaries, celebrities, politicians, and first responders in events to increase recognition of foundation efforts.
- Built strong working relationships with corporate sponsors and donors, including the Home Depot, NY Jets, Carpet One, GMC, Mohawk Industries, and Johnson & Johnson to further funding, public relations, and promotional activities; named by GMC as Charity of Choice and garnered more funding annually from the Home Depot than any other U.S. foundation.
- Produced galas to honor the founders of Home Depot, General Motor's CEO and CBS' president raising \$8+ million in total.



- Leveraged Ground Zero artifacts to design, contract, and manage the 9/11 Never Forget Mobile Exhibit, an 80-foot tractor trailer that unfolds into 1,100 SF museum with 350,000+ people across 35 states and Canada touring the exhibit and educating individuals on the events of 9/11.
- Managed and administered the smart home program designed to offer mortgage-free smart home to catastrophically injured service members with 75 homes provided to date.
- Launched the Gold Start Family Homes Program in 2018, an initiative providing mortgage-free homes to widows and families of people that lost lives in the U.S. military, giving home to 25+ families to date.
- Conceptualized and instituted the Fallen Firs Responder Program created to pay off mortgages for families of first responders killed in the line of duty subsequent to the death of two NYPD detectives and developing into a national program with 50+ law enforcement, fire, and EMS recipients.

#### TOWN OF NEW FAIRFIELD, CONNECTICUT | 2005 – 2013

##### **First Selectman & Mayor**

Elected to office four terms charged with overseeing the town's daily administrative functions and partnering with key partners and constituents to make decisions impacting the community-at-large.

- Attained a AAA bond rating during the 2008 recession, one of 200 municipalities in the country to receive the highest rating.
- Captured budgetary cost savings through a 20% reduction in staff levels while maintaining optimal services.
- Oversaw 21 municipal capital improvement projects with a total value of \$55 million over eight years.

#### GATEWAY PLAYHOUSE | 1983 – 2000

#### CANDLEWOOD PLAYHOUSE | 1993 - 1998

##### **Theater Owner, Operator, & Producer**

Produced 75+ show at for-profit venues, including two winners of Best Musical in Connecticut – Phantom and Tommy from critics with Tommy receiving more awards than any other musical in the state, including Best Musical, Best Actor, Best Actress, Best Lighting Design, Best Set Design, and Best Musical Direction.

*Early Career Success:* National and International Touring Producer at Gateway Theatrical and Candlewood International

## AWARDS & HONORS

Who's Who in Executives and Professionals, Honored Professional (1998 – 1999 Edition)

Melvin Jones Fellow – for Dedication to Humanitarian Services by Lions Club International Foundation (2010)

Official Citation, State of Connecticut General Assembly, for Selfless Giving to the Community (2012)

Certificate of Special Congressional Recognition, Meritorious Achievement (Year)

NYPD Ardy Award, Tunnel of Towers Foundation, Support of Men and Women Who Protect Our Country (2018)

## PROFESSIONAL AFFILIATIONS

*Member:* Candlewood Lions Club (1996 – Present) and Candlewood Lake Authority (2010 – 2019)

*Board Member:* Hope Foundation for Kids (2007 – Present) and Board of Finance, New Fairfield, Connecticut (2013 – 2017)

*Founding Member:* Tunnel to Towers (2001 – 2013)

*Chairman:* Houston Valley Council of Elected Officials (2009 – 2013)



# GARY WALKER

Fort Orange, Florida

Bigtimeaquarium@gmail.com

(405) 822-5470

## **Summary of Qualifications**

- Thirty years' experience in maintenance and care of marine and freshwater life support systems.
- Curatorial and Directorial roles at multiple public aquarium facilities.
- Advanced PADI diver, DAN oxygen provider, CPR, Basic Medic First Aid and Pediatric Medic First Aid.
- AALSO certifications of LSS 1 and Water Quality 1 completed.
- Significant working knowledge in design, fabrication, maintenance and installation of large-scale aquatic exhibits.

## **Employment History**

### **Key West Aquarium, Assistant Operations Manager Jan 20, 2025- Present**

Supervise and manage daily operations of the Aquarium facility including Life Support, Aquarists and associated programs and facility development.

### **Daytona Aquarium and Rainforest Adventure, Director of Husbandry and Life Support 2022 - 2025**

Contracted to install all aquatic exhibitory, Scope of services included; assembly of fiberglass exhibits, acrylic panel installation, complete LSS design and installation, developing a budget and acquiring all LSS equipment, coordinating with the general contractor and all associated vendors and contractors, GPS layout and installation of subflooring LSS piping for exhibits via architectural plans, water testing of all exhibits post assembly, design and installation of an Atlantic sea water treatment system for all incoming sea water, installation of backwash water retainment and treatment vessels, procurement of all aquatic animals including transport and quarantine, insuring all exhibits were cycled and inhabited for the facility's opening.

Also responsible for drafting job postings for relative employee positions and performing subsequent interviews and hiring. Once the facility was open I developed all Husbandry and Life Support protocols and training/supervising of all staff in both departments. Further duties were ensuring compliance with Florida Fish and Wildlife Conservation Commission special use permitting for all aquatic and herpetological animals as well as compliance with USDA regulations. Ongoing duties also include consultation with our on-call veterinarian for any animal treatments as needed. I am the lead for any Life Support system modifications, repairs or expansions as well as all husbandry protocols adjustments or water quality assessments or concerns.

### **Aquatic Exhibits International, Crew lead LSS installer 2020**

Responsible for supervising an installation team installing life support systems for the Aquarium at the Boardwalk in Branson, Mo. This was a 55 million dollar facility of which 5 million was the budget for the life support installation. Supervised installers ensuring that all systems and applications were properly configured and installed via industry and architectural standards. This included following and making on-site modifications of BIM 360 blueprints, ordering appropriate materials and supplies and ensuring quality checks on all systems once completed. Installation systems and components included; high rate sand filters, UV units, ozone units, chiller units, heat exchangers, automation systems, drum filters, air actuated valving, as well as associated PVC fittings and pipe fitting up to 24" diameter.



**Oklahoma City Zoo, Assistant Curator of Marine Mammal Life Support/Aquatics 2019-2020**

Responsibilities include marine mammal life support maintenance & management, water quality, husbandry and life support requirements for all fish/elasmobranch, establishing dietary and quarantine protocols coordinated with the Oklahoma City Zoo Veterinary staff as well as employee scheduling and training.

**Electric City Aquarium & Reptile Den, Contractor/Interim Director.**

**2017-2018**

Contracted to supply and install all aquatic exhibits for The Electric City Aquarium. This included a 30,000 gallon shark exhibit, 20,000 gallon Amazon exhibit and associated gallery system totaling 100,000 gallons. Scope of work included delivering fiberglass and acrylic displays on site, assembling exhibits via fiberglass and silicone sealing, designing appropriate life support systems, complete installation of all life support systems, procuring exhibit animals, cross country aquatic animal transportation, setting up husbandry and LSS protocols, developing quarantine protocols and ensuring all systems were biologically cycled and stoked prior to opening. Further responsibilities included interviewing for staffing the new facility and subsequent training of employees on husbandry, water quality and life support duties.

Upon completion of the aquarium facility, served as Director of facilities and implemented operational protocols, hiring, training and scheduling of staff, animal acquisition, quarantine and disease protocols of new arrivals, public relations coordinator and spokesman, established educational/conservational tours and outreach, set forth guidelines and training for exhibit water quality parameters as well as all life support guidelines and protocols, established networking with other public aquarium facilities.

**Aquatic Resource Technologies (ART), Owner**

**Oklahoma City, OK**

**2003-2017**

Established and operated an aquatic exhibit consultation company. Including, aquarium maintenance/sales and jellyfish propagation, development and construction of jellyfish aquariums.

Manufacturing capabilities include acrylic, glass, fiberglass and steel aquarium fabrication shop as well as complete custom designed life-support systems.

Installed aquarium exhibits for the Bass Pro Shops in Broken Arrow, OK totaling 40,000 gallons.

Set up the Bernice State Park Nature Center for the OK Department of Tourism, including a 750 gallon native freshwater exhibit along with several other aquatic, amphibious and taxidermy exhibits.

Maintenance contractor for Oklahoma City and Broken Arrow Bass Pro Shops aquarium exhibits

ART was subcontracted by ATM of Las Vegas to assist in the installation the viewing panels for the Oklahoma City Zoo's Oklahoma Trails aquatic exhibits. The company was sold December, 2015.

**Sealife Services, Owner**

**Las Vegas, NV**

**2001-2003**

Founded seafood maintenance company specializing in high volume live seafood holding systems.

Maintenance of large-scale seafood holding systems for high volume hotels in Las Vegas, including constructing warehouse style seafood systems for the MGM Grand Hotel and Mandalay Bay Hotel that would handle concentrated and highly fluctuating animal loads Sealife Services was also subcontracted by ATM of Las Vegas to do aquarium installations nationwide generating over \$300,000 in net revenue annually



**Shark Reef Aquarium, Mandalay Bay, Life Support/Aquarist  
2000-2001**

**Las Vegas, NV**

Team leader in the construction and opening of Shark Reef Aquarium. Including the initial setup of quarantine and exhibit systems, receiving of all animals, quarantine treatments and conditioning, capturing and transporting large sharks from the quarantine facility to the aquarium exhibit.

Daily operational duties were ensuring continuous animal health by life-support maintenance, monitoring feeds, water chemistry analysis and disease prevention and treatment, anesthetized surgery on various elasmobranchs. scuba diving to ensure display aesthetics.

**Bellagio Hotel/Mirage Resorts, Curator of Aquariums**

**Las Vegas, NV**

**1998-2000**

Responsible for initial setup and daily operation of three 1200-gallon jellyfish exhibits and their related quarantine systems.

Managed jellyfish propagation, culturing live artemia as food for jellyfish, water quality analysis, record keeping, the training of aquarists and the upkeep of all life-support systems and display aesthetics.

Developed three new jellyfish aquarium designs to increase the diversity of our collection.

Responsible for the daily activities of the Mirage Hotel's 20,000-gallon marine exhibit and the 2.5 million gallon bottlenose dolphin habitat.

**Dallas World Aquarium, Freshwater Curator**

**Dallas, TX**

**1995-1998**

Extensive working knowledge of supervising various aquatic species and their environments utilizing state-of-the art equipment and techniques.

Involved in all phases of a five-million dollar rainforest expansion project that encompassed: conceptual design, budgeting, obtaining equipment and materials from numerous vendors, hands on construction of exhibits and life-support systems, as well as obtaining/transporting exhibit specimens from other zoos and aquariums.

Activities included; training and supervising of all aquarists and interns, setting up husbandry, quarantine and dietary protocols for all marine and freshwater exhibits, daily water quality analysis, disease diagnosis and treatment, life support maintenance and record keeping.

Prepared the facility for successful accreditation into the American Zoo and Aquarium Association (AZA) by following exhibitory standards and requirements.

**Education**

Putnam City High School

Oklahoma City, Oklahoma

University of Central Oklahoma- Biology studies

Edmond, Oklahoma

## **Tab 5. Project Management Plan**

The project will have three phases, including construction oversight, exhibit implementation and operations. For each phase, there will be a separate management plan.

During construction, oversight will be attended to by Clinton Curry and Chris Belland who will both be involved in overseeing the construction process, working directly with the general contractor, Neyra Construction. Both individuals have extensive experience in site management and construction processes, having been involved in multiple projects over the last 40 years.

The exhibit implementation will involve displaying educational messaging and hands-on exhibits focusing on conservation, restoration, engagement, amongst other displays within the Hospitality House. Both Mr. Curry and Mr. Lyons will oversee this project with various CASTmembers whose experience will be directed to their areas of expertise, including electronic facilities implementation, carpentry and "stage setting" the interiors. Through its parent company, TS&G has the availability of the Historic Tours of America Art Department who will be involved in setting up the various displays as anticipated in the floorplan contained herein.

Operations will follow the same format as other attractions owned and operated by the parent company, Historic Tours of America. There will be a site manager, John Hodge, who will be the direct overall manager during development with a longstanding experience of management as the Former COO of The Stephen Tiller Tunnels To Towers Foundation. There will be a full-time, onsite assistant manager of the Key West Aquarium itself with several employees such as Senior Aquarists, Aquarists, Life Support Specialist, maintenance and ticket sellers, etc. to run the day-to-day operation. They, in turn, will report to the Attractions Operations Manager who will, in turn, report to Mr. Lyons who will, in turn, report to and be overseen by Clinton Curry. All ancillary requirements, such as IT requirements, electrical, plumbing, HVAC, will be handled by interior providers at Historic Tours of America.



Chris Belland  
Historic Tours of America, Inc.  
201 Front Street, Suite 310  
Key West, FL 33040

Dear Chris,

This letter serves as a formal commitment from Neyra Construction to provide general construction services for the Cable Huts project, should a lease be awarded to Historic Tours of America.

We understand the importance of this project and are fully prepared to dedicate the necessary resources to ensure a successful completion. We are confident in our ability to meet the project requirements outlined in your statement of the physical project concept.

We commit to being available to start work within 5 days of receiving an executed contract and permit from the City of Key West.

We are excited about the opportunity to work with you on this project.

Sincerely,

A handwritten signature in cursive script, reading "Patricia Neyra". The signature is written in dark ink and is positioned above the printed name and title.

Patricia Neyra, President  
NEYRA Construction, LLC

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## **CONTRACTOR'S QUALIFICATION STATEMENT**

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### **Management and Business Profile**

Submitted by: NEYRA Construction, LLC  
201 Front Street, Suite 112  
Key West, FL 33040  
954-684-8805  
  
NEYRACONSTRUCTION.COM

Type of Work: Commercial and Residential

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### **ORGANIZATION:**

State of Incorporation:	State of Florida
Date of Incorporation:	November 2017
Owner's Name:	Patricia Ali Neyra

LICENSING: Certified General Contractor license CGC 058194

NEYRA Construction is a licensed Certified General Contractor able to do business throughout the State of Florida. Patricia Ali Neyra has been licensed since 1996.

### **EXPERIENCE:**

Listed below are categories of work done by our own forces:

- Estimating
- Permit processing
- Project management and supervision
- Layout and scheduling
- Office administration

### **Key Personnel:**

- Patricia Ali Neyra, Owner, Certified General Contractor
- Daniel Gilbert, Project Manager
- Stacy Aguilar, Book Keeper

### **General Background and Experience:**

**Patricia Ali Neyra** stated her professional career as Vice President of the Hollywood Economic Growth Corporation. Her role was to develop and expand businesses and redevelop underutilized properties in the office, industrial,



warehouse and retail sectors. She later founded and served as Vice President of Eastern Development for 15 years in Fort Lauderdale where she primarily focused on the construction of national retail chains and other commercial projects. Ms. Neyra moved back home to Key West and founded Check Construction and later bought out her partner and renamed the company NEYRA Construction. Ms. Neyra oversees the financial and administration of the company; as well as the estimating of all projects. She organized and directs all field activities to maximize manpower and equipment resources. Patty's attention to details and client needs, her ability to avert or solve problems and her dedication to client satisfaction have won her much praise from customers and subcontractors.

**List of associated job experience:**

**CAFES/RESTAURANTS:**

Coffee Beanery – Fort Lauderdale (Beachplace)  
Coffee Beanery – Fort Lauderdale (Las Olas Boulevard)  
Coffee Beanery – Pembroke Pines  
Barnie's Coffee & Tea Company – Hollywood  
DuBarry Chinese Restaurant – Plantation  
Pretzel Twister – Miami (Dadeland Mall)  
Quizno's Gourmet Sandwiches – Coral Springs  
Waffeworks Restaurant – Hollywood  
Chatroom Café – Hollywood  
Chicken Kitchen – Coral Springs  
Chicken Kitchen – Oakland Park  
Chicken Kitchen – Hollywood  
Chicken Kitchen – Boca Raton  
Chicken Kitchen – Plantation  
Chicken Kitchen – Davie  
Chicken Kitchen – Miami Lakes  
Atlanta Bread Company – Oakland Park  
Atlanta Bread Company – Pembroke Pines  
Atlanta Bread Company – Deerfield Beach  
Atlanta Bread Company – Orlando (MetroWest)  
Atlanta Bread Company Pizza/Pasta – Lake Mary  
Atlanta Bread Company Pizza/Pasta – Palm Beach Gardens  
Java Boys Café – Wilton Manors  
Christina's Bar & Restaurant – Delray Beach  
Christina's restaurant expansion – Delray Beach  
Camille's Sidewalk Café – Fort Lauderdale  
Dream Dinners – Sunrise  
Coco's Asian Bar & Restaurant – Fort Lauderdale  
Humpy's Pizzeria – Wilton Manors  
California Tortilla Restaurant – West Palm Beach  
Key West Cooking School – Key West

**ICE CREAM SHOPS:**

I Can't Believe It's Yogurt – Coral Springs  
Haagen Daz – Key West  
Ben & Jerry's – Key West

**RETAIL:**

Everything Wireless – Fort Lauderdale  
Superga – Aventura (Aventura Mall)  
All About Maternity – Pembroke Pines  
Hoover Vacuum Company Store – Pembroke Pines  
Leather & Comfort Furniture – Pembroke Pines  
Leather & Comfort Furniture – Boca Raton

The Little World – Pembroke Pines

**OFFICE:**

Amel's, Nigel & Burgess Yachting Center – Fort Lauderdale  
Community Blood Center of South Florida Offices (10,000 SF) – Boynton Beach  
Key West Accounting – Key West

**MEDICAL:**

Hamilton Medical Offices – Fort Lauderdale  
Weston Eye Center Retail & Optometrist Office – Weston  
Weston Eye Center Retail & Optometrist Office – Weston (2<sup>nd</sup> location)  
Pearle Vision Retail & Optometrist Office/Lab – Boca Raton  
Pearle Vision Retail & Optometrist Office – Weston  
Kohl Chiropractic Center – Pembroke Pines  
Optiworx Retail & Optometrist Office – Coral Springs

**SALONS:**

Paradise Hair Salon & Spa – Pembroke Pines  
Passion for Style Hair Salon – Pembroke Pines  
Shear Excitement Hair Salon – Pompano Beach

**MULTI FAMILY:**

Stanley Apartments – Deerfield

**RESIDENTIAL:**

Everglades House condo renovation – Fort Lauderdale  
Lockwood Estate renovation – Fort Lauderdale  
Forbes residence addition, pool & renovation – Delray Beach  
Ortlieb residence addition, pool & renovation – Delray Beach  
Grozier residence addition & renovation – Delray Beach  
Judge Greenhawt residence addition, pool & renovation – Fort Lauderdale  
Brenner renovation – Key West  
Casa Avila residence restoration and renovation – Key West  
Stricken renovation – Key West  
Driftwood Drive ground up residence & pool – Key Haven  
Garcia ground up residence & pool – Big Coppitt

**BRICK RESTORATION:**

- Mel Fisher Museum – Key West
- Pilar Rum Building – Key West
- Shoppes of Mallory – Key West

**REFERENCES:**

**CLIENTS:**

Ileana Garcia  
11 Diamond Drive  
Big Coppitt, FL  
(908) 415-0228

Kelly Marshall, General Manager  
Key West Cooking School  
291 Front Street  
Key West, FL  
(415) 412-7487

Lonnie and Sharon Gietter



Haagen Dazs Shop  
625 Duval Street  
Key West, FL  
(908) 420-8166

**TRADE REFERENCES:**

Sub Zero, Inc. – Todd Oropeza  
805 Peacock Plaza  
Key West, FL  
(305) 294-9243

Bella Construction of Key West, Inc. – Eddie Braswell  
35 Diamond Drive  
Big Coppitt, FL  
(305) 292-9888

Eleven C Corporation – Barry Shapiro  
5570 3<sup>rd</sup> Avenue, Suite C106  
Stock Island, FL  
(561) 856-0043

**BANK REFERENCE:**

Bank of America  
3200 Flagler Avenue  
Key West, FL 33040  
305-294-9593

**SURETY:**

Island Insurance Company  
3229 Flagler Avenue, Unit 112  
Key West, FL 33040  
305-294-6666

**ASSOCIATIONS:**

Key West Chamber of Commerce Member (past Board member- Secretary & Vice President)  
Key West Women's Club (present Board Member – Member at Large)  
Key West Business Guild Member  
Tourist Development Council – DAC1 Board Member

**AWARDS:**

Key West Chamber of Commerce 2021 William Billy Appelrouth Award Recipient  
Key West Women's Club 2023 Woman of the Year Award Recipient  
Key West Chamber of Commerce 2024 Business for Beauty Award – William Curry Warehouse  
Key West Women's Club 2025 Women Get Things Done Award Recipient  
The Historic Florida Keys Foundation 2025 Award of Excellence – William Curry Warehouse

For more information, project pictures and references please go to:  
**NEYRACONSTRUCTION.COM**

## Tab 7. Financial Plan

The sources of capital for the entire project will be from resources already in the parent company and will be paid for as needed to achieve the elements of this proposal.

In this regard, as far as sources and uses are required, all sources are presently in hand and uses will be according to the construction budget and implementation budget herein contained. The total investment to be made is approximately \$445,781 but will depend on what is found during the full assessment phase of the plan. It is not possible at this stage to know what will be found when the interior building structure is assessed during this process.

### Ongoing Maintenance & Management

The Cable Huts will be scheduled into the existing TS&G and parent company maintenance and management programs and will be budgeted within an increased ticket price for the Key West Aquarium which is currently estimated at \$233,000.

### Annual Rents & Lease Terms

The lease being offered by the city is for ten years and we are proposing that the lease structure become part of the existing lease with the City of Key West which is already in place for Tropical Shell & Gift and have both leases extended for the term offered by the city so they would run concurrently at 10% of gross sales. Using the results from a \$3.00 rate increase of the ticket price for the Key West Aquarium, this would indicate an estimated increase of \$42,000 payment to the city for inclusion into the Key West Aquarium ticket price.

At a conceptual level, what we would propose, given the unfortunate condition of the structure, is for a rent credit over the 10-year term for the investment in the structure of the building to be subtracted from the percentage rent of adding a lease for the Cable Huts to the lease currently in place with Tropical Shell & Gift, the proposer, extending both to a 10-year term so they run concurrently.

The total budget for soft costs and hard costs during pre-construction through occupancy is attached hereto and is our current best estimate of \$489,901 plus the installation of educational displays and exhibits.

### Competitive Projects Disclosure

At the present time, we have no projects ongoing in Key West but have two other projects outside of Key West in Savannah, Georgia. Our intention is to also propose to the city for RFP 25-006 for the 402 Wall Street, AKA Ship's Chandlery property and RFP 25-007 Historic Building Rehabilitation Lease and Adaptive Use Hospitality House which will not be competitive but complementary to this project. Having them going on at the same time would be cost efficient.

#### CABLE HUTS HOUSE SOFT AND HARD COSTS PRELIMINARY BUDGET

RFP SUBMITTAL CONCEPT DESIGN SERVICES	\$360
3D MODELING	\$1,800
CONSTRUCTION PLANS AND ENGINEERING	\$5,460
INTERIOR DESIGN	\$3,500
CONSTRUCTION/PERMIT FEES/PRIVATE PROVIDER	\$455,781
DISPLAYS	\$7,000
SUPPLIES	\$3,000
FURNITURE	\$2,000
SIGNAGE	\$5,000
GRAND OPENING RECEPTION	\$2,500
MARKETING/UPDATE WEBSITE	\$3,500
TOTAL	\$489,901





## CABLE HUTS

PRELIMINARY BUDGET

May 9, 2025

### DESIGN SERVICES

3D spatial mapping services, floor plans, elevations and sections	\$1,800
Construction plans and engineering	\$5,460
Interior design services	\$3,500
<b>TOTAL</b>	<b>\$10,760</b>

### CONSTRUCTION

ROOFING (SKYLIGHTS)	\$25,000
MECHANICAL	\$16,000
PLUMBING/TANKS	\$30,000
ELECTRICAL & LIGHTING FIXTURES (new 200 amp service)	\$35,000
LOW VOLTAGE (SECURITY)	\$6,000
LANDSCAPE LIGHTING	\$10,000
CONCRETE	\$30,000
EXTERIOR DOORS	\$10,000
EXTERIOR PAINT	\$10,000
INTERIOR PAINT	\$10,000
CARPENTRY	\$25,000
PAVERS	\$20,000
GRADING/LANDSCAPING	\$30,000
FENCING	\$50,000
PRIVATE PROVIDER	\$2,500
DUMPSTERS/TRASH HAULING	\$6,000
PERMIT/HARC FEE ALLOWANCE	\$10,000
GENERAL CONDITIONS – supervision, project management, weekly site cleaning, liability insurance, permit processing, NOC, protection, safety and final cleaning.	\$69,115
SUBTOTAL	\$394,615
OVERHEAD	\$19,731
PROFIT	\$41,435
<b>TOTAL BUDGET</b>	<b>\$455,781</b>

## Tab 8. Schedule of Accomplishments

### SCHEDULE OF ACCOMPLISHMENTS

CABLE HUTS  
10 Mallory Square  
May 9, 2025

4/16/25	Attend mandatory walk-through (attended by HTA team)
4/21/25	Submit questions for clarification (done)
4/25/25	Clarifications received from City
5/12/25	Submit proposal (extended from May 5 <sup>th</sup> )
June, 2025	Estimated award
June, 2025	Have 3D scanning of interior & exterior of building done
June, 2025	Preparation of floor plan, elevations & sections
July-August, 2025	Prepare construction drawings (including MEP)
August, 2025	Prepare NOC and file with Clerk of Court
August, 2025	Submit plans, submittals & NOC to City for both HARC and plan review
September, 2025	Receive building permits
September 2025 – January 2026	Exterior and interior renovation work to be conducted
February 2026	Art team to install displays
February 2026	Receipt of final building inspections and CO
February 2026	Management to prepare for opening
February 2026	Management to begin Marketing Plan Execution
March 2026	Grand opening

Note: no public participation will be used by the developer to solicit input.



## **Tab 9. Special Conditions**

The preliminary walkthrough that was done on April 16<sup>th</sup> indicated that the Cable Hut(s) buildings are in fair condition having been untended for an extended period with no appropriate maintenance following a City of Key West exterior restoration several years ago. Due to water intrusion and lack of interior access, assessment of the interior was unable to be had on April 16<sup>th</sup>. Furthermore, the assessment of the roof structure may indicate that a new roof would need to be put on the building. Finally, an entire electric system and HVAC system will need to be replaced/added.

With this being said, it is our intention to make the investment to bring the building to full compliance with code and in working operational order. Furthermore, we will add construction elements that will enhance the overall appeal of the building and provide ongoing daily, weekly and monthly maintenance programs to keep the building in the proper condition. In this vein, we would like to negotiate with the city two components of the construction phase of this development. First, there is the infrastructure cost of the exterior restoration, electric, HVAC and roofing. We would propose to present these costs to the city and receive our investment back over the period of the lease with a rent credit that would be the fully amortized amount of the infrastructure investment together with interest thereon at 6%. The interior buildout would be a cost of doing business and would be subject to the 10% of gross revenue amount paid to the city each month.

**NON-COLLUSION AFFIDAVIT**

STATE OF FLORIDA)

: SS

COUNTY OF MONROE)

I, the undersigned hereby declares that the only persons or parties interested in this Proposal are those named herein, that this proposal is, in all respects, fair and without fraud, that it is made without collusion with any official of the Owner, and that the Proposal is made without any connection or collusion with any person submitting another Proposal on this Contract.

By: \_\_\_\_\_

Tropical Shell & Gifts, Inc. – Edwin O. Swift, III President

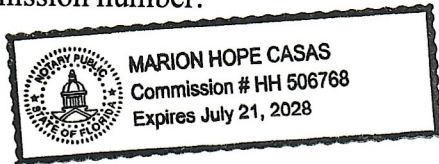
Sworn and subscribed before me this 9<sup>th</sup> day of May 2025

Marion Hope Casas  
NOTARY PUBLIC

Notary Print Name: Marion Hope Casas

My commission expires:

My commission number:





**LOCAL VENDOR CERTIFICATION**  
**PURSUANT TO CITY OF KEY WEST CODE OF ORDINANCES SECTION 2-798**

The undersigned, as a duly authorized representative of the vendor listed herein, certifies to the best of his/her knowledge and belief, that the vendor meets the definition of a "Local Business." For purposes of this section, "local business" shall mean a business which:

- a. Principle address as registered with the FL Department of State located within 30 miles of the boundaries of the city, listed with the chief licensing official as having a business tax receipt with its principle address within 30 miles of the boundaries of the city for at least one year immediately prior to the issuance of the solicitation.
- b. Maintains a workforce of at least 50 percent of its employees from the city or within 30 miles of its boundaries.
- c. **Having paid all current license taxes and any other fees due the city at least 24 hours prior to the publication of the call for bids or request for proposals.**
  - Not a local vendor pursuant to Code of Ordinances Section 2-798
  - Qualifies as a local vendor pursuant to Code of Ordinances Section 2-798

If you qualify, please complete the following in support of the self-certification & submit copies of your County and City business licenses. Failure to provide the information requested will result in denial of certification as a local business.

Business Name: Tropical Shell & Gifts, Inc.

Phone: (305) 294-4142

Current Local Address: 201 Front Street, Ste. 224, Key West, Florida 33040

Fax: n/a

(P.O Box numbers may not be used to establish status)

Length of time at this address 28 years



Signature of Authorized Representative  
Edwin O. Swift, III - President

May 9, 2025

Date

STATE OF FLORIDA)

:ss

COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May 2025.

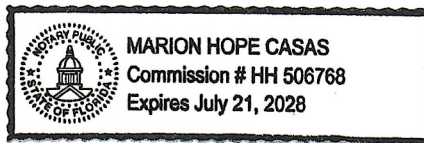
By [Signature], Tropical Shell & Gifts, Inc.  
Edwin O. Swift, III – President Name of corporation acknowledging)  
(X) who is personally known to me, ( ) or has produced \_\_\_\_\_ as  
identification (type of identification) \_\_\_\_\_

[Signature: Marion Hope Casas]  
NOTARY PUBLIC

Notary Print Name: Marion Hope Casas

My commission expires:

My commission number:



Return Completed form with  
Supporting documents to:  
City of Key West Purchasing



## **THE CITY OF KEY WEST E-VERIFY AFFIDAVIT**

Beginning January 1, 2021, Florida law requires all contractors doing business with The City of Key West to register with and use the E-Verify System in order to verify the work authorization status of all newly hired employees. The City of Key West requires all vendors who are awarded contracts with the City to verify employee eligibility using the E-Verify System. As before, vendors are also required to maintain all I-9 Forms of their employees for the duration of the contract term. To enroll in the E-Verify System, vendors should visit the E-Verify Website located at [www.e-verify.gov](http://www.e-verify.gov).

In accordance with Florida Statute § 448.095, **it is the responsibility of the Awarded Vendor to ensure compliance with all applicable E-Verify requirements.**


By executing this affidavit, the undersigned contractor verifies it compliance with Florida Statute § 448.095, stating affirmatively that the individual, firm, or corporation which is engaged in the performance of services on behalf of the City of Key West, has registered with, is authorized to use, and uses the U.S. Department of Homeland Security's E-Verify system.

Furthermore, the undersigned contractor agrees that it will continue to use E-Verify throughout the contract period, and should it employ or contract with any subcontractor(s) in connection with the performance of services pursuant to this Agreement with The City of Key West, contractor will secure from such subcontractor(s) similar verification of compliance with Florida Statute § 448.095, by requiring the subcontractor(s) to provide an affidavit attesting that the subcontractor does not employ, or subcontract with, an unauthorized alien. Contractor further agrees to maintain records of such compliance during the duration of the Agreement and provide a copy of each such verification to The City of Key West within five (5) business days of receipt.

Failure to comply with this provision is a material breach of the Agreement and shall result in immediate termination of the Agreement without penalty to the City of Key West. Contractor shall be liable for all costs incurred by the City of Key West to secure replacement Agreement, including but not limited to, any increased costs for the same services, and costs due to delay, and rebidding costs, if applicable.

---

Date \_\_\_\_\_

 **MARION HOPE CASAS**  
Commission # HH 506768  
Expires July 21, 2028



**AFFIDAVIT ATTESTING TO NONCOERCIVE CONDUCT**  
**FOR LABOR OR SERVICES**

Entity/Vendor Name: Tropical Shell & Gifts, Inc.

Vendor FEIN: 59-0966923

Vendor's Authorized Representative: Edwin O. Swift III - President  
(Name and Title)

Address: 201 Front Street, Ste 224

City: Key West State: Florida Zip: 33040

Phone Number: (305) 294- 4142

Email Address: eswift@historictours.com

As a nongovernmental entity executing, renewing, or extending a contract with a government entity, Vendor is required to provide an affidavit under penalty of perjury attesting that Vendor does not use coercion for labor or services in accordance with Section 787.06, Florida Statutes.

As defined in Section 787.06(2)(a), coercion means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or service are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03 to any person for the purpose of exploitation of that person.

As a person authorized to sign on behalf of Vendor, I certify under penalties of perjury that Vendor does not use coercion for labor or services in accordance with Section 787.06. Additionally, Vendor has reviewed Section 787.06, Florida Statutes, and agrees to abide by same.

Certified By: Edwin O. Swift, III - President, who is authorized to sign on behalf of the above referenced company.

Authorized Signature: \_\_\_\_\_



Print Name: Edwin O. Swift, III

Title: President



**VENDOR CERTIFICATION REGARDING**  
**SCRUTINIZED COMPANIES LISTS**

Respondent Vendor Name: Tropical Shell & Gifts, Inc.

Vendor FEIN: 59-0966923

Vendor's Authorized Representative Name and Title: Edwin O. Swift, III as President

Address: 201 Front Street, Ste 224, Key West, Florida 33040

Phone Number: (305) 294-4142

Email Address: eswift@historictours.com

Section 287.135(2)(a), Florida Statutes, prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135(2)(b), Florida Statutes, further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars (\$1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Florida Statutes, or the company is engaged in business operations in Cuba or Syria.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies that Boycott Israel List, Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject such company to civil penalties, attorney's fees, and/or costs and termination of the contract at the option of the awarding governmental entity.

Certified By: Edwin O. Swift, III as President of Tropical Shell & Gifts, Inc. who is authorized to sign on behalf of the above referenced company.

Authorized Signature: \_\_\_\_\_



END OF SECTION 4

## **EXHIBIT "A"**

### **MINIMUM INSURANCE REQUIREMENTS**

#### **INSURANCE REQUIREMENTS**

##### **1.0 GENERAL INSURANCE REQUIREMENTS:**

- 1.01 During the Term of the Agreement, the Contractor shall provide, pay for, and maintain with insurance companies satisfactory to the City of Key West, Florida ("City"), the types of insurance described herein.
- 1.02 All insurance shall be from responsible insurance companies eligible to do business in the State of Florida. The required policies of insurance shall be performable in Monroe County, Florida, and shall be construed in accordance with the laws of the State of Florida.
- 1.03 The City shall be specifically included as an additional insured on the Contractor's Liability policies with the exception of the Contractor's Professional Liability policies (if required) and shall also provide the "Severability of Interest" provision (a/k/a "Separation of Insured's" provision). The City's additional insured status should be extended to all Completed Operations coverages.
- 1.04 The Contractor shall deliver to the City, prior to commencing work/activities under the Agreement, properly executed "Certificate(s) of Insurance" setting forth the insurance coverage and limits required herein. The Certificates must be signed by the authorized representative of the insurance company(s) shown on the Certificate of Insurance. In addition, certified, true, and exact copies of the insurance policies required herein shall be provided to the City, on a timely basis, if requested by the City.
- 1.05 If the Contractor fails to provide or maintain the insurance coverages required in this Agreement at any time during the Term of the Agreement and if the Contractor refuses or otherwise neglects to deliver the required Certificate(s) of Insurance signed by the authorized representative of the insurance company(s) to the City, the City may, at the City's sole discretion, terminate or suspend this Agreement and seize the amount of Contractor's performance bond, letter of credit, or other security acceptable to the City).



- 1.06 The Contractor shall take immediate steps to make up any impairment to any Aggregate Policy Limit upon notification of the impairment. If at any time the City requests a written statement from the insurance company(s) as to any impairment to the Aggregate Limit, the Contractor shall promptly authorize and have delivered such statement to the City.
- 1.07 The Contractor authorizes the City and/or its insurance consultant to confirm all information furnished to the City, as to its compliance with its Bonds and Insurance Requirements, with the Contractor's insurance agents, brokers, surety, and insurance carriers.
- 1.08 All insurance coverage of the Contractor shall be primary to any insurance or self-insurance program carried by the City. The City's insurance or self-insurance programs or coverage shall not be contributory with any insurance required of the Contractor in this Agreement.
- 1.09 The acceptance of delivery to the City of any Certificate of Insurance evidencing the insurance coverage and limits required in the Agreement does not constitute approval or agreement by the City that the insurance requirements in the Agreement have been met or that the insurance policies shown in the Certificates of Insurance are in compliance with the Agreement requirements.
- 1.10 No work/activity under this Agreement shall commence or continue unless and until the required Certificate(s) of Insurance are in effect and the written Notice to Proceed is issued by the City.
- 1.11 The insurance coverage and limits required of the Contractor under this Agreement are designed to meet the minimum requirements of the City. They are not designed as a recommended insurance program for the Contractor. The Contractor alone shall be responsible for the sufficiency of its own insurance program. Should the Contractor have any question concerning its exposures to loss under this Agreement or the possible insurance coverage needed therefore, it should seek professional assistance.

- 1.12 During the Term of this Agreement, the City and its agents and contractors may continue to engage in necessary business activities during the operations of the Contractor. No personal property owned by City used in connection with these business activities shall be considered by the Contractor's insurance company as being in the care, custody, or control of the Contractor.
- 1.13 Should any of the required insurances specified in this Agreement provide for a deductible, self-insured retention, self-insured amount, or any scheme other than a fully insured program, the Contractor shall be responsible for all deductibles and self-insured retentions.
- 1.14 All of the required insurance coverages shall be issued as required by law and shall be endorsed, where necessary, to comply with the minimum requirements contained herein.
- 1.15 The Contractor shall provide the City thirty (30) days advance written notice of any cancellation, intent not to renew any policy and/or any change that will reduce the insurance coverage required in this Agreement, except for the application of the Aggregate Limits Provisions.
- 1.16 Renewal Certificate(s) of Insurance shall be provided to the City at least twenty (20) days prior to expiration of current coverage so that there shall be no termination of the Agreement due to lack of proof of the insurance coverage required of the Contractor.
- 1.17 If the Contractor utilizes contractors or sub-contractors to perform any operations or activities governed by this Agreement, the Contractor will ensure all contractors and sub-contractors to maintain the same types and amounts of insurance required of the Contractor. In addition, the Contractor will ensure that the contractor and sub-contractor insurances comply with all of the Insurance Requirements specified for the Contractor contained within this Agreement. The Contractor shall obtain Certificates of Insurance comparable to those required of the Contractor from all contractors and sub-contractors. Such Certificates of Insurances shall be presented to the City upon request. Contractor's obligation to ensure that all contractor's and sub-contractor's insurance as provided herein shall not exculpate Contractor from the direct primary responsibility



Contractor has to the City hereunder. The City will look directly to Contractor for any such liability hereunder and shall not be obligated to seek recovery from any contractor or subcontract or under such contractor's or sub-contractor's insurance coverages.

2.0 **SPECIFIC INSURANCE COVERAGES AND LIMITS:**

2.01 All requirements in this Insurance Section shall be complied with in full by the Contractor unless excused from compliance in writing by the City.

2.02 The amounts and types of insurance must conform to the following minimum requirements. Current Insurance Service Office (ISO) or National Council on Compensation Insurance (NCCI) policies, forms, and endorsements or broader shall be used where applicable. Notwithstanding the foregoing, the wording of all policies, forms, and endorsements must be acceptable to the City.

**Workers' Compensation and Employers' Liability Insurance** shall be maintained in force during the Term of this Agreement for all employees engaged in this work under this Agreement, in accordance with the laws of the State of Florida. The minimum acceptable limits shall be:

Workers' Compensation	Florida Statutory Requirements
Employer's Liability	\$1,000,000.00 Limit Each Accident
	\$1,000,000.00 Limit Disease Aggregate
	\$1,000,000.00 Limit Disease Each
Employee	

If the Contractor has less than four (4) employees and has elected not to purchase Workers' Compensation/Employers Liability coverage as permitted by *Florida Statutes*, the Contractor will be required to issue a formal letter (on the Contractor's letterhead) stating that it has less than four (4) employees and has elected not to purchase Workers' Compensation/Employers Liability coverage as permitted by *Florida Statutes*. This exception does **not** apply to firms engaged in construction activities.

**Commercial General Liability Insurance** shall be maintained by the Contractor on a Full Occurrence Form. Coverage shall include, but not be limited to, Premises and Operations, Personal Injury, Contractual for this Agreement, Independent Contractors, and Products & Completed Operations Coverage. The limits of such coverage shall not be less than:

Bodily Injury &	\$1,000,000.00 Combined Single Limit each
-----------------	---

Property Damage Liability      Occurrence and Aggregate

Completed Operations Liability Coverage shall be maintained by the Contractor for a period of not less than four (4) years following expiration or termination of this Agreement.

The use of an Excess, Umbrella and/or Bumbershoot policy shall be acceptable if the level of protection provided by the Excess, Umbrella and/or Bumbershoot policy is equal to or more comprehensive than the Primary Commercial General Liability policy.

**Business Automobile Liability Insurance** shall be maintained by the Contractor as to ownership, maintenance, use, loading and unloading of all owned, non-owned, leased, or hired vehicles with limits of such coverage of not less than:

Bodily Injury	\$1,000,000.00 Limit Each Accident
Property Damage Liability	\$1,000,000.00 Limit Each Accident

or

Bodily Injury & Property Damage Liability	\$1,000,000.00 Combined Single Limit Each Accident
--	--

If the Contractor does not own any vehicles, this requirement can be satisfied by having the Contractor's Commercial General Liability policy endorsed with "Non-Owned and Hired Automobile" Liability coverage.





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## **Detail by Entity Name**

Florida Profit Corporation

TROPICAL SHELL & GIFTS, INC.

### **Filing Information**

<b>Document Number</b>	255799
<b>FEI/EIN Number</b>	59-0966923
<b>Date Filed</b>	02/08/1962
<b>Effective Date</b>	02/08/1962
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	NAME CHANGE AMENDMENT
<b>Event Date Filed</b>	10/05/2010
<b>Event Effective Date</b>	NONE

### **Principal Address**

201 FRONT ST  
STE 224  
KEY WEST, FL 33040

Changed: 03/26/2002

### **Mailing Address**

201 FRONT ST  
SUITE 224  
KEY WEST, FL 33040

Changed: 04/07/2019

### **Registered Agent Name & Address**

SWIFT, EDWIN O., III  
201 FRONT ST  
STE 224  
KEY WEST, FL 33040

Name Changed: 03/06/2013

Address Changed: 02/15/2011

### **Officer/Director Detail**

## Name & Address

Title SD

BELLAND, CHRISTOPHER C  
201 FRONT STREET STE 224  
KEY WEST, FL 33040

Title PD

SWIFT, EDWIN O., III  
201 FRONT STREET STE 224  
KEY WEST, FL 33040

## Annual Reports

Report Year	Filed Date
2023	04/04/2023
2024	04/04/2024
2025	02/11/2025

## Document Images

<a href="#">02/11/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/04/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/22/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/05/2010 -- Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/05/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/11/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/03/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



<u>05/05/2000 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/23/1999 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/23/1998 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>01/31/1997 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/08/1996 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/26/1995 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations



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## Fictitious Name Detail

### Fictitious Name

KEY WEST AQUARIUM

### Filing Information

Registration Number	G92366006006
Status	ACTIVE
Filed Date	12/31/1992
Expiration Date	12/31/2027
Current Owners	1
County	MONROE
Total Pages	7
Events Filed	6
FEI/EIN Number	NONE

### Mailing Address

# 1 WHITEHEAD STREET  
KEY WEST, FL 33040 US

### Owner Information

TROPICAL SHELL & GIFTS INC  
201 FRONT STREET STE 224  
KEY WEST, FL 33040 US  
FEI/EIN Number: 59-0966923  
Document Number: 255799

### Document Images

G92366006006 -- No image available

09/22/2022 -- Fictitious Name Renewal Filing

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12/08/2017 -- Fictitious Name Renewal Filing

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Fictitious Name Search

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## Fictitious Name Detail

### Fictitious Name

SHELL WAREHOUSE

### Filing Information

Registration Number	G92366006011
Status	ACTIVE
Filed Date	12/31/1992
Expiration Date	12/31/2027
Current Owners	1
County	MONROE
Total Pages	7
Events Filed	6
FEI/EIN Number	NONE

### Mailing Address

#1 WHITEHEAD STREET  
KEY WEST, FL 33040 US

### Owner Information

TROPICAL SHELL & GIFTS INC  
201 FRONT STREET STE 224  
KEY WEST, FL 33040 US  
FEI/EIN Number: 59-0966923  
Document Number: 255799

### Document Images

G92366006011 -- No image available

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Fictitious Name Search







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## Detail by Entity Name

Florida Profit Corporation  
CONCH TOUR TRAIN, INC.

### Filing Information

Document Number	G39497
FEI/EIN Number	59-2289967
Date Filed	05/09/1983
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/05/2010
Event Effective Date	NONE

### Principal Address

201 FRONT ST  
SUITE 224  
KEY WEST, FL 33040

Changed: 03/26/2002

### Mailing Address

201 FRONT ST  
SUITE 224  
KEY WEST, FL 33040

Changed: 04/07/2019

### Registered Agent Name & Address

SWIFT, EDWIN O., III  
201 FRONT ST  
SUITE 224  
KEY WEST, FL 33040

Name Changed: 03/06/2013

Address Changed: 03/26/2002

### Officer/Director Detail

**Name & Address**



## Title PD

SWIFT, EDWIN O., III  
201 FRONT STREET, SUITE 224  
KEY WEST, FL 33040

## Title SD

BELLAND, CHRISTOPHER C  
201 FRONT ST, STE 224  
KEY WEST, FL 33040

### Annual Reports

Report Year	Filed Date
2023	03/21/2023
2024	04/04/2024
2025	02/10/2025

### Document Images

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<a href="#">04/24/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#"><u>04/23/1999 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/27/1998 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/31/1997 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/08/1996 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/26/1995 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KEY WEST AQUARIUM

Location Addr 1 WHITEHEAD ST

Lic NBR/Class 3683

Issued Date 8/5/2024

PUBLIC SERVICES

Expiration Date: September 30, 2025

THEATER MUSEUM OR OTHER ENTERTAINMENT ESTABLISHMENT

Comments:

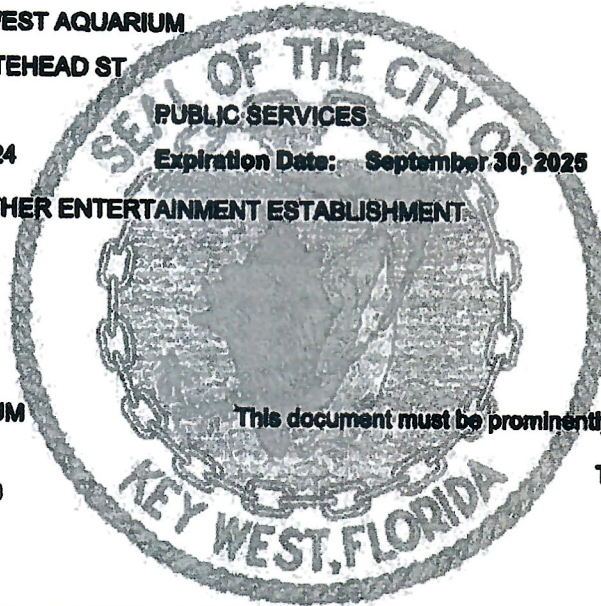
Restrictions:

KEY WEST AQUARIUM  
201 FRONT ST #107

KEY WEST, FL 33040

This document must be prominently displayed.

TROPICAL SHELL AND GIFTS INC





**2024 / 2025  
MONROE COUNTY BUSINESS TAX RECEIPT  
EXPIRES SEPTEMBER 30, 2025**

Business Name: KEY WEST AQUARIUM TROPICAL SHELL & GIFTS INC  
Owner Name: SWIFT ED MGR  
Mailing Address: P O BOX 1237  
KEY WEST, FL 33041

RECEIPT# 45110-1477  
Business Location: 1 WHITEHEAD ST  
KEY WEST, FL 33040  
Business Phone:  
Business Type: PERMANENT EXHIBIT (PERMANENT EXHIBIT AQUARIUM)

0

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
225.00	0.00	225.00	0.00	0.00	0.00	225.00

**Paid 114-23-00007385 08/05/2024 225.00**

**THIS BECOMES A TAX RECEIPT  
WHEN VALIDATED**

**Sam C. Steele, CFC, Tax Collector  
PO Box 1129, Key West, FL 33041**

**THIS IS ONLY A TAX.  
YOU MUST MEET ALL  
COUNTY AND/OR  
MUNICIPALITY  
PLANNING, ZONING AND  
LICENSING  
REQUIREMENTS.**

**MONROE COUNTY BUSINESS TAX RECEIPT  
P.O. Box 1129, Key West, FL 33041-1129  
EXPIRES SEPTEMBER 30, 2025**

Business Name: KEY WEST AQUARIUM TROPICAL SHELL & GIFTS INC  
Owner Name: SWIFT ED MGR  
Mailing Address: P O BOX 1237  
KEY WEST, FL 33041

RECEIPT# 45110-1477  
Business Location: 1 WHITEHEAD ST  
KEY WEST, FL 33040  
Business Phone:  
Business Type: PERMANENT EXHIBIT (PERMANENT EXHIBIT AQUARIUM)

0

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
225.00	0.00	225.00	0.00	0.00	0.00	225.00

**Paid 114-23-00007385 08/05/2024 225.00**

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name SHELL WAREHOUSE

Location Addr 1 WHITEHEAD ST

Lic NBR/Class 3682

Issued Date 8/5/2024

RETAIL WHOLESALE OR MAIL ORDER

Expiration Date: September 30, 2025

RETAIL ESTABLISHMENT 501 TO 2000 SQ FT

Comments: GIFTS, CURIOS

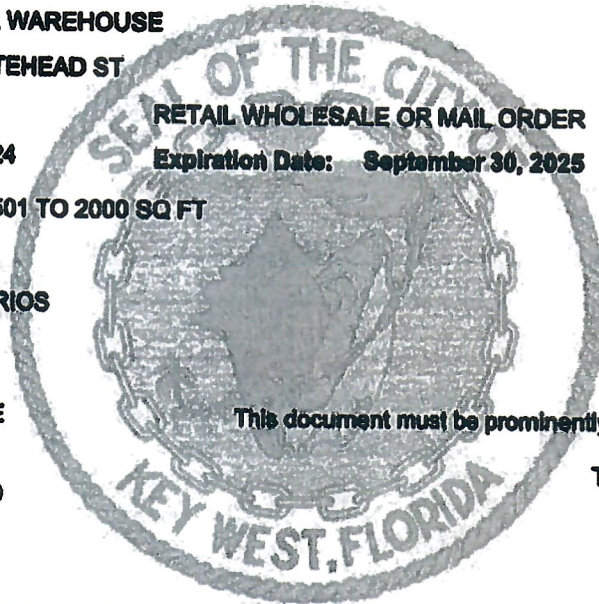
Restrictions:

SHELL WAREHOUSE  
201 FRONT ST #107

KEY WEST, FL 33040

This document must be prominently displayed.

TROPICAL SHELL AND GIFTS INC



**2024 / 2025  
MONROE COUNTY BUSINESS TAX RECEIPT  
EXPIRES SEPTEMBER 30, 2025**

Business Name: SHELL WAREHOUSE

RECEIPT# 48210-50366

Owner Name: TROPICAL SHELL & GIFTS  
Mailing Address:

SWIFT ED  
PO BOX 1237  
KEY WEST, FL 33041

Business Location: 1 WHITEHEAD ST  
KEY WEST, FL 33040

Business Phone:  
Business Type: RETAIL SALES (RETAIL SALES GIFTS)

Employees 7

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
60.00	0.00	60.00	0.00	0.00	0.00	60.00

Paid 114-23-00007385 08/05/2024 60.00

THIS BECOMES A TAX RECEIPT  
WHEN VALIDATED

**Sam C. Steele, CFC, Tax Collector**  
**PO Box 1129, Key West, FL 33041**

THIS IS ONLY A TAX.  
YOU MUST MEET ALL  
COUNTY AND/OR  
MUNICIPALITY  
PLANNING, ZONING AND  
LICENSING  
REQUIREMENTS.

**MONROE COUNTY BUSINESS TAX RECEIPT  
P.O. Box 1129, Key West, FL 33041-1129  
EXPIRES SEPTEMBER 30, 2025**

Business Name: SHELL WAREHOUSE

RECEIPT# 48210-50366

Owner Name: TROPICAL SHELL & GIFTS  
Mailing Address:

SWIFT ED  
PO BOX 1237  
KEY WEST, FL 33041

Business Location: 1 WHITEHEAD ST  
KEY WEST, FL 33040

Business Phone:  
Business Type: RETAIL SALES (RETAIL SALES GIFTS)

Employees 7

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
60.00	0.00	60.00	0.00	0.00	0.00	60.00

Paid 114-23-00007385 08/05/2024 60.00



Permits  
Permit Application  
Search Permit  
Pay Fees

Planning Projects  
Search Projects

Contractor  
Search Contractors

Properties  
Search Property

License  
Search Licenses

Code  
Search  
Pay Fees

CRM  
Search Issues

Shopping Cart  
Pay All Fees  
Paid Items

Contact  
Contact us

## License Search

Search By: License#  
Search Operator: Begins With  
Search Value: 12015

[Click here for  
search examples](#)

SEARCH

### Search Results

License#

12015

### License #12015

License Info	Additional Info	Fees \$0.00	Chronology (6)
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License No:	12015
Licensee Name:	FLAGLER STATION OVERSEAS RAILWAY HIST.
Type:	PUBLIC SERVICES
SubType:	THEATER MUSEUM OR OTHER ENTERTAINMENT ESTABLISHMENT
OWNERSHIP	CORPORATION
Status:	ACTIVE
Issued:	10/8/2024
License Expire:	9/30/2025
Applied:	7/26/2000

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity.

Instead, contact the city office by phone or in writing.

Please be further advised that any writing received by the City is also a public record under Florida law and is subject to being released pursuant to a public records request.

**2024 / 2025  
MONROE COUNTY BUSINESS TAX RECEIPT  
EXPIRES SEPTEMBER 30, 2025**

Business Name: FLAGLER STATION CONCH TOUR TRAIN  
INC

Owner Name: GERALD MOSHER

Mailing Address: PO BOX 1237  
KEY WEST, FL 33041

RECEIPT# 45110-83475

Business Location: 901 CAROLINE ST  
KEY WEST, FL 33040

Business Phone: 305-294-3225  
Business Type: PERMANENT EXHIBIT (MUSEUM)

5

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
225.00	0.00	225.00	0.00	0.00	0.00	225.00

**Paid 120-23-00007850 09/24/2024 225.00**

THIS BECOMES A TAX RECEIPT  
WHEN VALIDATED

**Sam C. Steele, CFC, Tax Collector**  
**PO Box 1129, Key West, FL 33041**

THIS IS ONLY A TAX.  
YOU MUST MEET ALL  
COUNTY AND/OR  
MUNICIPALITY  
PLANNING, ZONING AND  
LICENSING  
REQUIREMENTS.

**MONROE COUNTY BUSINESS TAX RECEIPT  
P.O. Box 1129, Key West, FL 33041-1129  
EXPIRES SEPTEMBER 30, 2025**

Business Name: FLAGLER STATION CONCH TOUR TRAIN INC

Owner Name: GERALD MOSHER

Mailing Address: PO BOX 1237  
KEY WEST, FL 33041

RECEIPT# 45110-83475

Business Location: 901 CAROLINE ST  
KEY WEST, FL 33040

Business Phone: 305-294-3225  
Business Type: PERMANENT EXHIBIT (MUSEUM)

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Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
225.00	0.00	225.00	0.00	0.00	0.00	225.00

**Paid 120-23-00007850 09/24/2024 225.00**