

Application Form

Organization Information

An informational webinar about this application is available to watch.

The rubric that will be used to score this proposal can be downloaded [here](#).

If you would like to complete this application first in Microsoft Word, you may download a Word version [here](#). Please pay attention to character limits.

Brief Project Descriptor

Please briefly describe this organization's request.

Organization Name*

F.E.A.S.T., Inc.

Project Name*

Please choose a short name to identify this project within the grant portal:

New Building Project for FEAST

EIN*

59-2981961

Incorporation Year*

What year did your organization incorporate? This will be the year listed on your determination letter from the Internal Revenue Service.

1989

Mission Statement*

What is your organization's mission statement?

The mission of the FEAST Food Pantry is to compassionately provide food and personal care items to families in need in North Pinellas County.

Unique Entity ID (SAM)

Please provide your organization's Unique Entity ID number. This is a specific number used by the federal government to identify your organization. **This is different from a DUNS number, which the federal government no longer uses.**

If you do not have a Unique Entity ID number, you can create an account on SAM.gov and apply for one here (it is free and may take 3-4 days for approval): <https://sam.gov/content/home>

This field is optional as to not stop a qualifying organization from applying. HOWEVER, a Unique Entity ID number will be required if your organization is approved for a grant. Your organization should apply for a number now if it does not yet have one.

Character Limit: 12

CVVLXNBMZRA8

Annual Operating Budget*

Please provide the amount of your annual operating budget (expenditures only) for your entire organization.

\$837,365.00

Amount Requested*

The maximum grant amount is \$500,000.

\$180,000.00

Does the total project cost exceed the amount your organization is requesting?*

Please note: Answering "Yes" will cause additional questions to load later in this application.

Examples

ABC Childcare is seeking funding for a new playground. ABC Childcare is asking PCF to fund \$150,000 for certain equipment, and will seek other funding and donations for the remaining \$20,000 of the playground. ABC Childcare would select "Yes" for this question.

Better Tomorrow, a mental health provider, is looking to expand their counseling center by two rooms to meet increased service demand arising from the pandemic. Better Tomorrow has secured \$25,000 in private contributions, and wants to request the remaining \$125,000 in this grant. Better Tomorrow would select "Yes" for this question.

DBE Food Pantry is seeking funding a new HVAC unit for their pantry, and is requesting \$40,000 from PCF to cover the entire cost. DBE Food Pantry would select "No" for this question.

Yes

Rent vs. Own*

Does your organization rent or own the property for which you are proposing modifications?

Rent

Parent Non-Profit/Subsidiaries:*

If your organization has a parent non-profit that has multiple subsidiaries, will multiple subsidiaries be applying in this process?

Example

Better Tomorrow is the parent non-profit of three organizations. Two of those organizations want to apply in this process. Both would select "Yes" on this question.

No

Request Specifics

Pinellas County Priority Areas*

For Round 2 of this funding process, the ARPA Nonprofit Capital Project Fund is prioritizing organizations that offer programming, and whose capital purchase is related to, the following areas:

- Individuals with Disabilities
- Food Security
- Specialized Healthcare
 - Mental Health
 - Dental Care
 - Substance Use Disorders
- Housing

Not offering programming in these areas does not disqualify you from applying. However, this prioritization will result in 10 bonus points being awarded to eligible requests when scored.

Does your organization and its proposed capital purchase fit into one of these areas?

Yes

Programming Background*

Please describe the programming your organization offers to the community and the length of time it has been doing so. What does your organization **do** and **how long** has it been doing it?

If you have indicated above that your programming and proposed purchase fit into the priority areas for this funding round, please be sure to describe the relevant programming.

Since 1989, the mission of the FEAST Food Pantry is to compassionately provide food and personal care items to families in need in North Pinellas County. For 34 years, the pantry has addressed the needs of residents in Pinellas County suffering from food insecurity; clients come from a variety of populations, including children,

senior citizens, low-income families, immigrants, and homeless people. Clients can visit the pantry twice a month. At each visit, they receive shelf-stable food, based on family size, which typically equates to a 3-4-day supply of food. Perishables - meat, milk, eggs, fresh produce, bread – round out the food each family receives; for a typical family of 3-4 people, this is a value of about \$62. FEAST also accommodates the needs of diabetic, gluten-free, and homeless clients. Clients who suffer from chronic diseases, such as hypertension and diabetes, have unique nutritional requirements, so their food distribution is customized to provide lower sodium, lower sugar, and higher fiber options as requested. By curating bags for client preferences, FEAST supplies a well-balanced, nutritious selection of foods.

Families also receive items not allowable under the SNAP program, such as personal care products, paper products, and pet food. FEAST provides a contactless delivery system, where clients wait in their cars and FEAST volunteers bring the food directly to them. First implemented during the pandemic because of CDC guidelines, clients still prefer this, as they may have health or mobility issues, children in the car, and/or the need for a quick visit to the pantry. The goal is to provide a welcoming, dignified experience. Volunteers are trained to actively listen to clients' needs and to develop a positive relationship with the families. Volunteers provide information about other local food pantries and additional community services, such as how to get help with rent, employment, and Medicaid.

Community Need*

Please describe the community need that exists for your programming. If you are able to cite quantitative, local data, that will strengthen your proposal.

The need for the services of the FEAST Food Pantry is rapidly growing, as food insecurity continues to rise in Pinellas County, in large part due to the rapid inflation that began during the Covid-19 pandemic. In 2019, the inflation rate was 1.8%, but in 2020, the rate was 8%; it is currently 3.2%. Even with the reduction in the annual inflation rate, food prices remain much higher than pre-pandemic levels. At the same time, unemployment spiked to 13.4% in April 2020 before coming down to its current 2.9%. In 2021, the food insecurity rate in Pinellas was 10.6%, or 134,000 residents, as reported by Feeding America. The negative economic impacts of the pandemic on the food insecure have not been alleviated. Even working families can still not earn enough to avoid choosing between paying rent, buying food, or paying medical bills. The 2023 ALICE Report (United Way), found that 12% of the 419,798 households in Pinellas County are living below the Federal Poverty Level and 36% are below the ALICE (Asset Limited, Income Constrained, Employed) threshold of \$66,324 for a family of four.

According to Feeding Tampa Bay, in Pinellas County there are 150,000 people who are eligible for SNAP benefits but are not currently enrolled. Educational programming is needed to address the lack of awareness about the program, the difficulty of navigating the application process, and language and accessibility barriers.

Furthermore, a study published in 2022 in the "Journal of the American Heart Association" examined the effects of food insecurity on health. Researchers found more cardiovascular disease and higher overall death rates among those reporting food insecurity. Food insecurity can cause significant psychological stress, depressive disorders, and an increase in the risk of other mental illnesses (nih.gov).

Clearly, there is a great need for assistance to the food insecure residents of Pinellas County.

Negative Economic Impact*

The following question is the keystone of a strong application in this process. If your organization cannot demonstrate a negative economic impact from the pandemic, your application will not qualify for committee review. If you are uncertain about what constitutes negative economic impact or how to demonstrate it, please contact PCF staff for technical assistance.

The more quantifiable your negative economic impact is, whether it be fiscal losses/pressures or increased service demand, the stronger your answer will be. Use numbers whenever possible. The more specific your evidence, the better.

Describe your organization's negative economic impact arising from the COVID-19 pandemic. Examples could include:

- A reduction in revenue from 2019 to 2020
- Inflationary pressures
- Increases in demand for services that have not been compensated for through new revenue
- The use of reserves for unbudgeted expenses since the onset of the pandemic, and such use of reserves has prevented the purchase of capital assets
- A need for capital assets to offset community need for which your organization does not have the resources to purchase due to the negative economic harm from the pandemic
- A need for additional capital assets to adapt operations to accommodate health and safety guidelines by the CDC
- Growth in restricted pandemic-related revenue that does not permit capital asset acquisition

The current demand for FEAST's services has not been seen in its 34-year history, and it has continued to grow since the pandemic.

- The economic impact of the pandemic has overwhelmed struggling families who turn to FEAST for support, increasing the number of people served annually by more than 400%. Prior to the pandemic, approximately 1,000 people visited FEAST each month. Today, FEAST serves over 5,000 individuals monthly, a direct result of the pandemic.
- FEAST's yearly food distribution has increased from 102,064 pounds in 2020 to 362,440 pounds in 2022 – a 255% increase. This trend is projected to continue rising in 2023 by an additional 20%, resulting in 434,928 pounds of food distributed.
- From 2019 to 2022, the all-food Consumer Price Index rose by a total of 20.4%, and it is predicted to increase again in 2023 by 5.8% and by at least 2.2% in 2024 (ers.usda.gov). Extra SNAP benefits designed to help families weather the pandemic were terminated in August 2021 by Florida's early exit from the program (floridapolicy.org). The increase in food costs and decrease in aid inundated FEAST with new clients.
- Donations have failed to keep pace with the demand. FEAST now purchases additional food to sustain the current number of clients, with the expenditure for just non-perishable items increasing from \$53,856 in 2020 to \$288,087 in 2023. For example, the prices of much-requested food items have risen since 2020: peanut butter, 5.7%; cereal, 11% (ers.usda.gov).
- Increased operational costs for utilities, janitorial services, and gas have risen from \$15,749 in 2020 to \$20,247 in 2023. Gasoline prices rose a staggering 60.2% from 2021-2022, and electricity prices rose 13.7% during the same time period (bls.gov).
- Planned fundraisers, such as an open house to educate and encourage potential donors, were cancelled due to Covid-19 restrictions, resulting in the loss of a projected \$25,000. The cancellation of community-sponsored food drives further created losses. When the USPS Stamp Out Hunger food drive was cancelled in 2021 and 2022, FEAST lost food donations valued at \$90,000.

During the pandemic, all available funds were used to provide food to clients, including funds that were intended to cover routine and necessary maintenance of FEAST's facilities. Now the building is literally beyond repair. FEAST's primary mission continues to be supplying food to families; without outside funding, we can't construct this much-needed new building.

Negative Economic Impact - Uploads

You have the option to upload supporting documentation regarding negative economic impact. However, please limit your upload to no more than five pages. Word, Excel, JPG and PDF files are accepted.

PPT.pdf

Pandemic Relief Funding*

Please describe all government pandemic relief funding your organization has received since the onset of the pandemic (March 2020). This includes but is not limited to the Pinellas CARES Nonprofit Partnership Fund, other ARPA funding, PPP (Paycheck Protection Program), and Community Block Development Grants specifically targeting COVID-19 relief.

Explain why or how this pandemic-relief funding has not alleviated the negative economic impact you have described above. Potential reasons include expiration dates on certain funding, inflationary pressures, restrictions prohibiting capital expenditures, or the funding simply not being enough to remedy the harm you've indicated above. **The more concrete your numbers, the better.**

If you have not received government relief funding for your organization since the onset of the pandemic, write "No pandemic relief funding received" below.

FEAST received pandemic relief funding from the Pinellas CARES Nonprofit Partnership Fund at the end of 2020. This funding was essential in supporting the organization during a very challenging time. FEAST received \$53,856.64 to purchase food for the increasing number of clients served from September 2020 to December 2020. In addition, the organization received \$15,352.00 to purchase three commercial-grade, energy efficient refrigerators to store perishable foods such as meat, milk, and fresh fruits and vegetables. FEAST did not, however, receive any money to be used on capital expenditures or operational expenses. When the pantry had to choose between buying food for clients and conducting routine repairs to the building, the choice was obvious: food was the more urgent need. Now the need for the "New Building Project for FEAST" is at a critical point, due to the postponement of repairs caused by reduced funding during the pandemic.

The food purchased from the Pinellas CARES funding was completely distributed within two months. On the other hand, the refrigerators are used daily at the pantry, supporting the mission of offering nutritious produce, milk, and eggs to clients. There are often times when refrigerator storage isn't quite adequate, but the volunteers always ensure the food is stored safely. FEAST is very grateful for the pandemic relief funding that was received, but the funds certainly did not alleviate the negative economic impact that the organization experienced from the pandemic.

Proposal Description*

The American Rescue Plan Act requires a request that is reasonable and proportional to the level of negative economic impact your organization experienced. This means the request you describe below should not be greater than the economic harm your organization has suffered.

Please describe your project proposal and address the following:

- What project will be undertaken with these funds?

- What is the estimated lifespan of the project/property improvement?
- How does it address the negative economic harm you described in the previous question?

The FEAST Food Pantry is in desperate need of a new building to continue to effectively serve the community. The current 2,200 square foot facility consists of two poorly attached trailers that are old and rapidly deteriorating. The trailers were never intended to serve as a commercial facility undergoing hard daily use or hold the increased weight of donated food. The flooring has numerous holes and has been repeatedly repaired with plywood. The roof has multiple leaks, and contractors have advised against investing in extensive repairs. Therefore, we are proposing the "New Building Project for FEAST" in order to continue meeting the needs of the growing number of clients and the increased demand in services directly brought on by the COVID-19 pandemic.

The plan is for a 3,000 square foot commercial modular building that will accommodate the increases in the volume of food necessitated by a four-fold increase in FEAST clients over the last 3.5 years. The current building needs more repairs than are fiscally reasonable; a new building will eliminate these needs and allow more funds to be spent on food and operational expenses. FEAST has an anonymous donor who has committed to match all donations for constructing the building, including any grant funding.

The "New Building Project for FEAST" will:

- Allow our organization to be more effective and efficient in providing high quality food to our clients. Food donations and deliveries will arrive at a level loading dock and will then be moved into the appropriate areas where volunteers will process and pack items for distribution.
- Improve the drive-through pickup distribution system that was recommended by the CDC during the pandemic and implemented by FEAST. Clients will receive food from a clearly designated pickup area. The large, covered entry will protect visitors and volunteers from the weather.
- Create a safe place for the over 70 volunteers who give their time and effort to support the community. The new building will further eliminate the inefficiency and poor workflow design of the current building.
- Allow FEAST to not only meet current and future demands for food and personal care items but to also expand and diversify services for clients. New meeting and conference spaces will allow FEAST to offer group and individual educational classes about health and nutrition topics and available community resources.
- Provide a safe and dignified experience for all clients who visit our pantry.

Number Served*

How many people will directly benefit from this capital purchase annually?

72000

Unduplicated vs. Duplicated*

Is the number indicated above duplicated or unduplicated?

Duplicated: A client is counted each time they access services

Unduplicated: A client is counted once, regardless of the number of times they access services

Example: ABC Food Bank operates two mobile food pantries, one in Clearwater and one in St. Petersburg. Taylor, a Pinellas County resident, goes to both food pantries. If ABC Food Bank counts Taylor's visit TWICE, it is **duplicated**. If ABC Food Bank counts Taylor's visit ONCE, it is **unduplicated**.

Other (Explanation Required Below)

Other (Explanation Required)*

If you selected "Other" in the previous question, please explain how your organization determined the number of clients that will benefit from the proposed capital project.

Currently, numbers indicate that FEAST will serve 60,000 people in 2023; this number is projected to grow to 72,000 people in 2024 and 86,400 people in 2025.

Organizational Sustainability*

How does this project contribute to the long-term sustainability of your organization and the work it does? That is, what impact will this project have on your organization and/or its clients over the long-term?

Examples include increased service capacity, reduced cost of delivering services over time, higher-quality or more equitable service delivery, and increased lifespan/quality of property.

Quantifiable numbers will strengthen your answer.

The "New Building Project for FEAST" will allow the pantry to continue providing food and personal care items to Pinellas families in need for the next 35 years. Currently, numbers indicate that FEAST will serve 60,000 people in 2023; this number is projected to grow to 72,000 people in 2024 and 86,400 people in 2025. Food donations have increased from values of \$325,000 in 2021 to \$400,000 in 2023; a larger building is needed to accept and manage this increase.

The current building is at the end of its lifespan. A larger building will allow us to serve more food to more people, for a much longer time, and at a much higher level. In addition to handling the higher volume of food, FEAST will be able to provide more services that the community certainly needs. There will be room to expand programming to classes such as nutrition, budgeting, and health education. A dedicated private counseling space for clients to learn about other assistance resources is planned as well. The current building has no space to conduct any of these services, nor is the building condition safe enough for clients to enter. The new building will have a concrete, level floor designed to handle the ever-growing volume of food moved by volunteers from ample storage rooms to the well-planned distribution area. Volunteers will work in areas specifically designed to maximize efficiency that allow for future growth and development.

As FEAST grows, the organization must plan for refinements in food management processes and the best use of the volunteers' time and skills. By committing to this building project, FEAST shows its commitment to continuing and expanding services to meet the needs of Pinellas County families suffering from food insecurity.

Project Specifics

Permits*

Please describe any permits necessary for the successful completion of this proposed project. Be sure to include any permits already obtained or in progress, and/or what the timeline is to acquire permits.

FEAST has begun the permitting process for the "New Building Project for FEAST" capital project.

The project requires multiple surveys and permits including a site permit as well as a building permit.

1. Land surveys completed by Armstrong Environmental: February-June 2022
2. Wetlands Limits/Search, Survey completed by Armstrong Environmental: April 2022
2. Supplemental Water Test completed by Central FL Testing Lab: July 2023

3. Fire Hydrant Flow Test completed by A Total Solution, Inc.: July 2023
4. Site Inspections, Calculations, and Design completed by Landon, Moree, and Associates: October 2022-September 2023
5. The site permit was approved on September 18, 2023.
6. The building permit will be completed and filed by the contractor, upon the execution of the formal contract with the contractor. The permit is expected to be filed in early October and approved around the end of November 2023.

Plan Set*

Do you have a plan set for this project?

A plan set refers to the "batch" of plans, drawings, prints, files, etc., that you receive from an architect that explains what needs to be built, how, and where. **Not all qualifying projects in this process require a plan set.**

If you answer Yes, you should upload the Plan Set in the question below.

Yes

Plan Set Upload

If you answered "Yes" above, please upload the Plan Set here. If you have trouble with file size limitations, please reach out to Rose Cervantes at rcervantes@pinellascf.org. If you have any narrative to accompany the plan set, you may write it below.

PDF files are permitted.

Modular Building.pdf

The new building will primarily consist of a large, flexible open space area with shelves, tables, and racks that can be easily moved and configured according to need. The entire facility is conducive to multiple uses, expanding the services FEAST can offer. The conference room will host classes for clients, and allow for collaboration with other community members, agencies, and donors. The room designated for SNAP provides privacy and will be used for individual consultations regarding other community resources. Increased storage spaces for perishable and non-perishable foods will allow FEAST to meet the needs of the increasing number of clients. The landing is designed for commercial use, which will facilitate processing food deliveries and donations. The entire building will be welcoming to clients, volunteers, and community members.

Construction Schedule/Timeline*

Given a spending deadline of December 31, 2026, give a detailed and **realistic construction schedule**/timeline as to how this large capital project will be executed and completed. If there are phases to this project, indicate so in the narrative below. If you specified that permits were needed for this project above, ensure you include the acquisition time in the schedule.

Please include the following:

1. **How the timeline/schedule was developed, and by whom.**
2. **Timeline of planning and execution. Please include start and end dates by month and year. For example, April 2023 - June 2023.**

Example:

Better Tomorrow is proposing the expansion of their counseling center. This requires a 2-month planning phase, one month to obtain all necessary permits, and four months to build. Better Tomorrow would list each phase, a brief description of what takes place in each phase, and an estimated start and completion date for each phase, and an explanation of how the schedule was developed.

The project timeline was developed by the construction team of Joel Felty of Creative Modular and Edna Bellamy of EB Construction & Inspections LLC in collaboration with the FEAST Leadership Team, with additional input from Pinellas County representatives. Specific dates are subject to change depending on a variety of variables during the construction process. Pre-construction work began in February 2022. Construction is expected to begin at the end of November 2023, with a completion date of June 2024.

1. Pre-construction Surveys, Design, and Testing: February 2022-September 2023
2. Site Permit Approved: September 18, 2023
3. Building Permit Approved: end of November 2023
4. Energy Company Coordination: November 2023-January 2024
5. Demo Permit: November-December 2023
6. Disconnect Utilities, Remove Existing Trailer: December 2023
7. Site Work – Ground Prep: December 2023
8. Site Work – Stabilize Pad: December 2023-January 2024
9. Buildings Delivered: March 2024
10. Buildings Installed: March 2024
11. Site Work – Phase 2 Complete Utilities: March-April 2024
12. Electrical: March-April 2024
13. Plumbing Connection: March-April 2024
14. Sprinkler Connections: March-April 2024
15. Fire Alarm Installation: March-April 2024
16. Decks and Ramp Installation: March-April 2024
17. Site Work – Phase 3 Complete West Trench and Sidewalks: April-May 2024
18. Site Work – Phase 4 Complete Paving and Finish Grading: May 2024
19. Landscaping: May-June 2024
20. Final Inspections & CO: June 2024
21. Project End: June 2024

Team Leadership*

Please describe the following:

1. The team and leaders that will be overseeing this proposed project.
 2. Their relationship to your organization
 3. Their role in this project
 4. Whether or not they have overseen similar projects
1. David Brandon, owner of Brandon Construction, has 40 years of commercial construction experience. He is also a FEAST volunteer. He will work with the contractor to ensure the quality of the project is met. He will also work with the county for permitting. David is providing his time, knowledge, and experience to FEAST and this project at no cost.
 2. Jay Powers is the FEAST Board of Directors President. Jay has many years of experience managing commercial property, and he oversaw the renovation of the Ozona Blue restaurant.
 3. Todd McWhirter is a FEAST volunteer and a retired executive of Bouchard Insurance. He brings his business management knowledge to the team.
 4. Tamara Black is the Executive Director of FEAST. She communicates the vision of the entire project with the team, and she coordinates communication within the team as well as with others involved in the project.

Tamara oversees FEAST's finances; in this role, she will oversee the construction budget and expenditures. She also facilitates all FEAST fundraising initiatives.

5. Robin McFerren, as the FEAST Operations Coordinator, ensures that the building design maximizes the efficiency and flexibility necessary for a smooth workflow.

6. Ron Brightwell is an elder with Grace Community Church, which owns the property where FEAST is located. He serves as the liaison between the church and the FEAST building project. He is a member of the FEAST Board of Directors.

Cost Difference

Estimated Total Project Cost*

Please specify the total cost of this capital project/purchase.

Example: ABC Childcare is seeking funding for a new playground. ABC Childcare is asking PCF to fund \$20,000 for certain equipment and will seek other funding and donations for the remaining \$150,000 of the playground, for a total project cost of \$170,000. ABC Childcare would put \$170,000 below.

\$968,122.00

Cost Difference*

How does your organization plan to cover the cost of this project beyond the amount requested? Please also specify if your organization can carry out the potential ARPA-funded portion of this project without other funding being secured.

The total cost of the project is \$968,122 and FEAST is requesting \$180,000 through this grant opportunity. The cost difference will be covered through the funds already raised from the community in the amount of \$607,000. We secured \$303,500 in community donations and have a donor who is matching that \$303,500 raised for this project. The \$180,000 requested from this grant will also be matched by the FEAST donor and will close the gap in funding and allow us to complete our project.

Geographic Impact and Priority Populations

The ARPA Nonprofit Capital Project Fund seeks to offset the negative economic impact Pinellas nonprofits faced due to the COVID-19 pandemic. Organizations who serve disproportionately impacted communities will be considered as serving a priority population. There are several ways to determine if your clients were disproportionately impacted.

Examples of disproportionately impacted communities include those who meet at least one of the following descriptions:

- Low- and moderate-income household and communities
- Households that qualify for federal assistance programs, such as SNAP and TANF

- Historically marginalized communities (BIPOC communities, persons with disabilities, LGBTQ+, religious minorities, and other communities that fit in the Equity definition provided on the ARPA website and application)
- Organization located or serve households within a Qualified Census Tract (QCTs)
 - o Defined by U.S. Department of Housing and Urban Development (HUD)
 - o To assess if your organization serves or is headquartered in a QCT, use this link. In the top right-hand corner, choose the state of Florida and Pinellas County. Then on the left-hand side of the screen, click the box next to “Color QCT Qualified Tracts.” The QCT zones are denoted in purple. You can also map your address by adding it into the address box at the top to see if your location is inside the zones.

Benefits and Geography of Project*

Please describe how the communities/clients that will benefit from this capital purchase, and how they were disproportionately impacted by the pandemic according to the examples above.

The "New Building Project at FEAST" will benefit Pinellas County residents who have experienced a disproportionate negative impact from the COVID-19 pandemic. The pandemic has created an increased need for FEAST's services, as evidenced by the 400% jump in the number of clients since 2020.

FEAST serves clients who live in a Qualified Census Tract (QCT), in areas such as Tarpon Springs, the Greenwood area of Clearwater, Dunedin, Highpoint, and Largo. According to ARPA standards, a family of 3 whose income is less than \$40,626 falls under the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) Low-Income Threshold; the average FEAST family size is 3.2 people. Using the ARPA thresholds for all family sizes, 29% of the FEAST families in QCT areas in Pinellas County are below the SLFRF Low-Income Thresholds. Specific examples include Tarpon Springs, where 8% of FEAST families live, the Greenwood area with 6%, Largo/Highpoint with 3%, and Dunedin with 11%.

FEAST serves many low- and moderate-income households from all parts of Pinellas County, not just the QCT areas. Of all FEAST families of three, 84% are under the SLFRF Low-Income Threshold of \$40,626. In fact, based on FEAST clients' self-reported data, 97% of all FEAST families, which range in size from 1-10 people, are below the SLFRF Low- and Moderate-Income Thresholds. Additionally, 2.7% of FEAST clients are homeless.

Although FEAST's headquarters is not in a QCT, the pantry is conveniently located off U.S. 19, between Tarpon Springs and the Clearwater-Dunedin area. The new building is specifically designed with adequate and functional workspaces for processing and packing all food that enters the facility. It is a larger space that will accommodate distribution of food to the growing client base; the expanded freezer and refrigeration space will increase distribution of healthier, perishable foods. Clients who prefer to maintain anonymity will remain in their cars while they pick up food. For clients who choose to enter the building, there will be a dedicated space for confidential consultation to apply for SNAP benefits and discuss other available community resources. There is also space for future programming on topics such as nutrition, health, and budgeting. These initiatives will empower our clients to advance economically and will help them to improve their quality of life.

Headquarters Location*

Please provide your organization's headquarters address as it appears on your Sunbiz account. To check your registration with Sunbiz, you may search their database.

2255 Nebraska Avenue, Palm Harbor FL 34683

Project Location*

Please provide the address or intersection where the property being modified is.

2255 Nebraska Avenue, Palm Harbor FL 34683

Rented Property

You have indicated that the property involved in this proposal is rented. Please answer the questions below.

Tenant Responsibility*

Please explain how your organization is responsible for modifying the building despite being rented. Be sure to describe the length of your organization's lease and to indicate whether or not you have obtained permission from the landlord for the proposed project.

The plan for the "New Building Project for FEAST" is to construct a 3,000 square foot commercial modular building at our current location on the grounds of Grace Community Church on Nebraska Avenue in Palm Harbor. FEAST plans to build and own the building but will be leasing the land from the church. As FEAST will own the building, any modifications to the building in the future will not require approval from the owner of the land, Grace Community Church. FEAST has already obtained a 50-year land lease from the church. FEAST has been in this current location for over 15 years and has a wonderful working relationship with the church leadership. They welcome this development project and are pleased to see the current lease agreement extended to a long-term, 50-year commitment. In addition, constructing a new building at the current site will greatly benefit the clients who are already familiar with FEAST's location, thereby resulting in less disruption of services. The location is in a central area, one block from U.S. Highway 19 with a nearby bus stop, allowing people in the community to easily access the pantry's services. FEAST looks forward to continuing the mission to provide food and personal care items to families in need in Pinellas County at a new facility.

Landlord*

Please enter the name and address of the property owner/landlord.

Grace Community Church of Palm Harbor, Inc. 2255 Nebraska Avenue, Palm Harbor, FL 34683

Lease Upload*

Please upload the executed lease you currently have with your landlord. If there are any important circumstances to note, use the text box below.

Lease Agreement (1).pdf

The lease agreement is for the land on which the new building will be constructed. The lease term is for the next 50 years. FEAST will be the owner of the building itself. The uploaded lease agreement contains the relevant sections as the entire lease agreement is too large to upload. The full lease agreement is available upon request.

Community Connection

PCF understands the value of authentic and diverse representation in philanthropy and in Pinellas County. To this end, we ask demographic and representation questions to gauge the human impact your organization has on the communities you serve.

PCF has generalized the demographic data questions more than it has in other processes because of the public nature of this process. PCF understands that identity disclosure can be a sensitive matter and wants to respect your organization's board and staff. If your organization feels comfortable sharing more detailed demographic information, it may do so in the "Community Representation and Connection" section.

Community Representation and Connection*

Describe how your organization is representative of, or has authentic connections to, the community your proposal seeks to serve. You can list other community-based organizations that work on programming with you and/or list examples of your work within this community.

If your staff, board, executive leadership, or long-term volunteers have personal identities or experiences that allow for a meaningful connection with your clients, please feel free to describe this connection below. When possible, please use internal data or specific details to describe how your organization is representative and connected to the communities you serve.

FEAST has strong, authentic connections to the community that we serve. By developing working relationships and coordinating with other organizations, FEAST maximizes its ability to help families suffering from food insecurity. Since the start of the pandemic, FEAST has worked with Dunedin Cares, Oldsmar Cares, St. Vincent De Paul, and Metropolitan Ministries to exchange ideas and best practices. In addition, FEAST collaborates with several local churches, including Grace Community Church, Holy Trinity Episcopal Church, and Palm Harbor United Methodist Church (PHUMC), by providing supplemental food to their members in need. These churches, in turn, sponsor events to benefit FEAST's clients. PHUMC organizes a Christmas toy and food shopping event, where clients select age-appropriate toys and receive a special holiday food bag.

FEAST also works with Giving Hope and St. Luke's Catholic Church, which support the local homeless population. The pantry provides specialized foods such as nutritional drinks and items that can be prepared without electricity; volunteers also create and distribute individual bags of personal care items most helpful to homeless clients. In addition, FEAST supplies Giving Hope with bakery items to pack in lunches for homeless clients. Donations of baby food and diapers are shared with the Upper Pinellas Pregnancy Support Center. The Ready for Life organization helps children aging out of the foster care system; FEAST has provided a large volume of food for these teens who are starting their adult lives. Through a collaboration with the Neighborly Care Network, FEAST provides food to homebound senior citizens.

Recently, FEAST has partnered with BayCare Health System to educate and connect families with resources such as qualified health plans, Medicaid, and KidCare. A BayCare Navigator is available weekly to provide one-on-one assistance. Additionally, outreach efforts in the community have been enhanced by strong relationships with the Palm Harbor YMCA, Palm Harbor Rotary Club, Rotary Club of Tarpon Sunset, the EmpowHERment program, CSA Palm Harbor Parks & Recreation, the Palm Harbor Library, and the Palm Harbor Chamber of Commerce.

FEAST values caring, long-lasting relationships with clients. Two long-term volunteers have shared that their families, in fact, had been prior food pantry clients, proving that welcoming clients to FEAST can be impactful, both now and in the future.

Board Membership*

Do your board members consider themselves a member of one or more of the following populations?

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

BIPOC

Neurodiverse/physically disabled

Executive Level Leadership Team*

Does your executive leadership team consider themselves a member of one or more of the following populations?

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

BIPOC

Neurodiverse/physically disabled

CEO/Executive Director*

Does your CEO/Executive Director consider themselves a member of one or more of the following populations?

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disable

None of the above

Financial Overview

BIDS MUST BE DATED JULY 5, 2023 OR LATER.

- The file attached below should contain current, verifiable bids, estimates, or price lists [from your potential vendor(s)]. *Please ensure there is a date noted on the bid or some annotation as to when when you obtained these estimates/bids.*
- If your project costs LESS than \$75,000, you must upload TWO verifiable bids or estimates for the proposed project.
- If your project is **EQUAL TO** or **MORE THAN** \$75,000, you must upload THREE verifiable bids or estimates for your proposed project.
- If you have already selected a contractor for this process and do not have multiple bids to upload, please ensure you answer the narrative questions below thoroughly.

Bid/Estimate #1*

PDF files are accepted.

FEAST Quote_CMB.pdf

Bid/Estimate #2

PDF files are accepted.

FEAST Quote_ABS.pdf

Bid/Estimate #3

PDF files are accepted.

FEAST quote_ECMB.pdf

Selected Contractor*

If you have not yet selected a contractor and have uploaded multiple bids above, please write N/A below or you will not be able to submit your application.

If your organization has already selected a contractor for this proposed capital project, please describe the process through which this contractor was chosen, and be sure to answer:

1. Was there a competitive bid process? That is, were multiple bids collected in order to evaluate multiple contractors? Describe this process (names of contractors, number of bids collected, prices, and why the contractor was chosen).
2. What personnel members at your organization selected the contractor?
3. Has a contract been executed with this contractor? **If yes, upload the contract here. If no, please describe the status of contract.**

If a contractor has already been selected AND a competitive bidding process was not used, the project will lose points.

In 2021, when FEAST recognized the need to replace its existing structure, the Board of Directors discussed various types of buildings. With input from local construction professionals and engineers, they determined that a commercial modular building was the best option for the site and FEAST's operations model. The Board created the Leadership Team to plan the building, solicit bids, and select a contractor. Three firms submitted bids.

Bid #1: Creative Modular Buildings. (CMB Building - \$504,162; EB Construction and Inspections, LLC - \$227,250.) Total cost - \$731,412

Bid #2: Alternative Building Solutions. Total cost - \$569,750

Bid #3: East Coast Modular Buildings. Total cost - \$590,980

The Leadership Team selected Creative Modular Buildings, which has the lowest bid for the building itself, as the contractor. This company also included the services of a necessary subcontractor, Edna Bellamy of EB Construction and Inspections, LLC, while the other two companies did not include this important component. Ms. Bellamy provides project management and oversight, which will ensure the timely and successful completion of the project. Furthermore, Mr. Felty and Ms. Bellamy have worked together in the past and have an excellent working relationship. When the Leadership Team met with Joel Felty of CMB, they were impressed with his responsiveness and the quality of his product.

Another deciding factor is that the bid from Alternative Building Solutions was provided on 8/27/23 and states that the quote is valid until 9/27/23 (30 days). ABS did not respond to a request for an updated bid. As the selection of the contractor was made within the last two weeks, FEAST will be formalizing the building contract with CMB in the very near future.

Minority/Woman-Owned Business

Is your selected contractor, or the bid you are going to choose if funded, one of the following:

- Small-business enterprise (SBE)
- Disadvantaged business enterprise (DBE)
- Minority and/or woman-owned business (MWBE)

No

Related Parties*

Are any of the contractors/vendors that have provided bids/estimates a related party to your organization?

Examples of Related Parties

- A board member that owns the contracting company that provided a bid
- The relative of a director, officer, or executive team member owns a company that provided an estimate
- The CEO of the applying organization has a financial interest in the construction company providing a bid

If yes, identify the vendor and describe the relationship.

If no, write "No related parties below."

No related parties

Budget Detail*

Please upload a clear, easily readable budget that breaks out costs for this proposed project. Ensure that it is clear what portion would be paid for through this grant funding and what would be paid for from other sources. **Be sure that the budget includes 10-20% for contingencies and any costs related to performance and payment bonds for construction projects.**

If you are going to request the permitted indirect cost of up to 5%, please be sure this is represented in your budget.

An example budget is available here.

If you have additional notes to add to your budget summary, you may do so in the text box below.

PDF and Excel files are allowed.

FEAST Capital Project Budget.pdf

FEAST requests \$180,000 to complete this large capital project. Our project cost of \$968,122 was derived from scoping/pre-development costs, construction costs, and other (equipment, transition, 10% contingency) costs. The \$180,000 requested is a portion of the construction costs which includes the modular building, the options, and set up/delivery.

Other Funding Sources*

Please describe any other funding that your organization has applied for or obtained for this project. This includes but is not limited to Community Development Block Grants (CDBG), local government grants (including Tourist Development Council funding), foundation grants, and donors (you do not need to disclose donor identities, simply amount raised that is allocated to this project). This includes any matching grants or in-kind contributions you may have obtained.

If none, please explain why no additional funding sources have been pursued.

Please be sure all funding sources below are represented in the "Applicant Match" column in the Budget Summary you have uploaded above.

FEAST has raised funds from the community in the amount of \$303,500 for this project. We have a donor who is matching 100% of all donations contributed to this initiative. Therefore, we currently have raised \$607,000 for this essential project. We recently applied for two small foundation grants for this project and are awaiting their decision. The FEAST matching donor will also match 100% of any funds received from this ARPA grant as well. The preliminary architectural drawings were completed by the Michael Roth Design Group at no cost to FEAST, a donation with the value of \$10,000. With full funding from this grant, as requested, we will be able to complete this project and realize our goal of serving the ever-increasing needs of the community for many years to come.

Changes in Operating Costs*

Please answer this question based on the descriptions below:

- If this project **increases** ongoing operational costs (programmatic, operating maintenance or other costs), how will you compensate for the difference?
- If this project **decreases** ongoing operating costs, how will it do so?

- If this project **does not affect** operating costs, please note so below.

In the future, the "New Building Project for FEAST" should decrease ongoing monthly operational costs, as the new building will be insulated and built more efficiently from an electrical energy use perspective. The building will have better equipment and energy-saving appliances, hopefully resulting in a decrease of monthly operating costs, including electricity. Volunteers are responsible for planning and implementing programming initiatives; no new costs will be incurred by these programs. Building maintenance tasks are completed by volunteers; therefore, there will be no additional costs with a new building. The only additional cost that might be incurred is an increase in the insurance premiums necessary to insure a new building. However, with a new building that will meet codes, these costs will not be substantial, as there are already insurance premiums being paid on the current facility.

Fund Management Capacity*

Please describe your organization's capacity to manage these potential ARPA funds in terms of fiscal management and financial infrastructure.

This includes, but is not limited to, the use of accounting software that can track a general ledger and multiple accounts and the ability to work on a reimbursement-basis.

The inability to handle a reimbursement-based grant does not disqualify your organization from applying.

FEAST has the ability to sufficiently manage ARPA funds in a timely and organized fashion. We currently utilize Quickbooks as our accounting software and employ a bookkeeper through the CPA firm of Steuer & Co. FEAST's paid administrative coordinator currently tracks and itemizes all expenses and deposits and coordinates them with the bank statements. The bookkeeper and the administrative coordinator meet regularly to ensure all financial records are accurate and up to date and are properly stored and maintained. The Board Treasurer oversees all revenues and expenses, reviews financial statements and presents them monthly to the Board of Directors. The Board Treasurer also utilizes QuickBooks to examine expenses and works closely with the bookkeeper as well. In addition, we have the ability to work on a reimbursement basis for the project. FEAST has sound fiscal policies and procedures, and the team can effectively manage awarded ARPA funds.

Corrective and Investigative Action/Grant Recall*

In the past three (3) years, has your organization had any of the following occur:

1. Been under legal investigation by a local, state, or federal institution?
2. Been placed on a corrective action plan by a funder?
3. Had grant funding recalled by a funder?

If yes, please describe the investigation, corrective action plan and/or grant recall, and the current status of such incidents. If no, write "N/A"

N/A

Organization Documentation

Please reach out to PCF staff if you have trouble uploading the files below. We are able to assist with file conversion and file compression.

Organization Budget*

Please upload your most recent, board-approved organizational budget for this fiscal year. PDF and Excel documents are accepted.

Final Budget 2023 (1).pdf

Board of Directors List*

Please upload a current list of members of your organization's Board of Directors. Excel, Word, and PDF formats are acceptable.

FEAST Board Members.xlsx

IRS Form 990*

Please upload a PDF copy of your most recently submitted IRS Form 990.

If Form 990 from your most recent fiscal year is delayed or you have received an extension, please explain in the text space below. You may also explain if you don't have a Form 990 due to organization type. You should still upload the most recent publicly available 990.

If you file a Form 990-EZ and do not have anything to attach, please note so below.

Tax Return 990 Year End September 2022 (1).pdf
N/A

Most Recent Financial Statements

Upload a PDF version of your most recent financial statements. If you have audited financial statements, please upload the most recently conducted audit. If you do not have a recent audit, please explain why.

FEAST 08.31.23 Interim Financial Statement (Grant).pdf

FEAST does not have a recent audit. The Board of Directors recently voted to not spend valuable funds to complete an audit, as it is not required by the government or any funding sources. However, the organization employs the firm of Steuer & Co, CPA to manage the monthly accounting utilizing QuickBooks Online. In addition, this firm has helped FEAST to develop and implement solid financial policies and procedures for the organization.

Insurance

Evidence of Insurance Coverage*

Grantees of the ARPA Nonprofit Capital Project Fund will be required to maintain appropriate insurance related to your operations and this project. PCF will determine whether this coverage is appropriate.

Please upload evidence of insurance.

If your organization does not have evidence of insurance coverage, please provide an explanation as to why.

Certificare of Insurance.pdf

N/A

Insurance Requirement*

If you are awarded a contract from the ARPA Nonprofit Capital Project Fund, you will be required to list Pinellas Community Foundation as an additional insured through your general liability insurance or other appropriate coverages for the duration of the contract. If you would like to check with your insurance carrier on how to do this, here is the information about PCF you will need:

Pinellas Community Foundation
17755 US Highway 19 N
Suite 150
Clearwater, FL 33764
727-531-0058

Please check the box below to indicate that you understand and will be able to comply with this requirement if you are awarded a contract.

PCF will not ask for a certificate naming us as additional insured until the contracting stage.

Yes, I understand and will comply with this requirement if awarded a contract.

Post-Grant Requirements

Reporting Requirements Acknowledgment*

Grantees will be required to submit a pre-award agreement within two weeks of receiving an award notice. In addition, grantees will be required to submit monthly expenditure reports until their project is completed and their contract is closed out.

Financial information justifying all expenditures will also need to be provided. This includes but is not limited to:

- Invoices
- Canceled checks
- Credit card statements, along with a record of paying the credit card.

If you have any questions, please contact Rose Cervantes, ARPA Program Officer at rcervantes@pinellascf.org.

Yes, I agree to submit this grant agreement and impact report within the specified timeframes.

Additional Information

Additional Upload

If you have something to share, you can upload it here in PDF format.

Old building pic collage.pdf

Anything else to share?

Is there anything else that you would like Pinellas Community Foundation to know or other information your organization would like to share that isn't addressed elsewhere in this application?

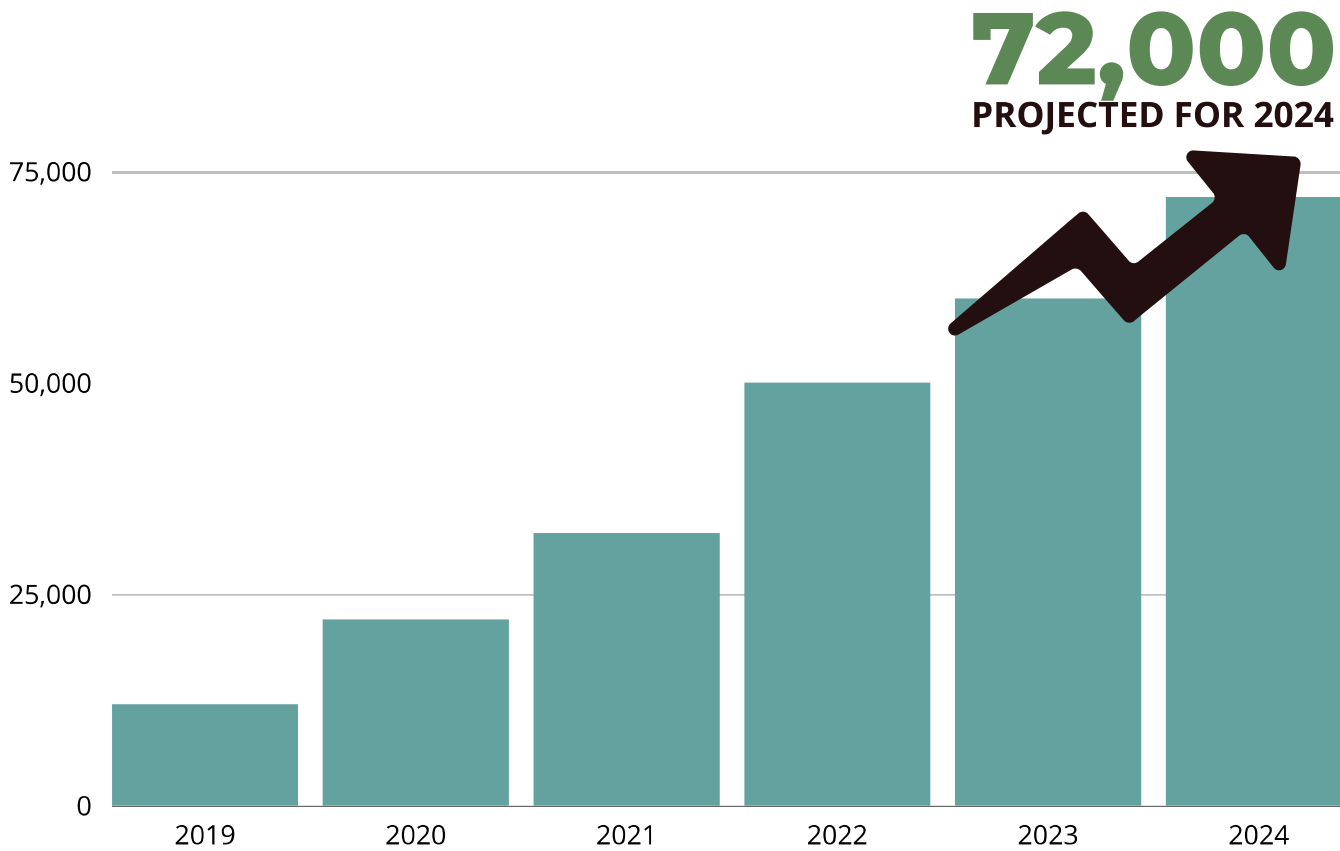
FEAST began as a grass roots organization and to this day is largely dependent on community donations. We provide food to people, no questions asked. Sometimes it's more than just food that's important; it's the relationships formed between clients and volunteers. It's the laughter and tears we share. It's the empathy and respect we have for each other. Whether it's an extra box of crackers or a listening ear, at FEAST we do our best to welcome and help those who are struggling.

File Attachment Summary

Applicant File Uploads

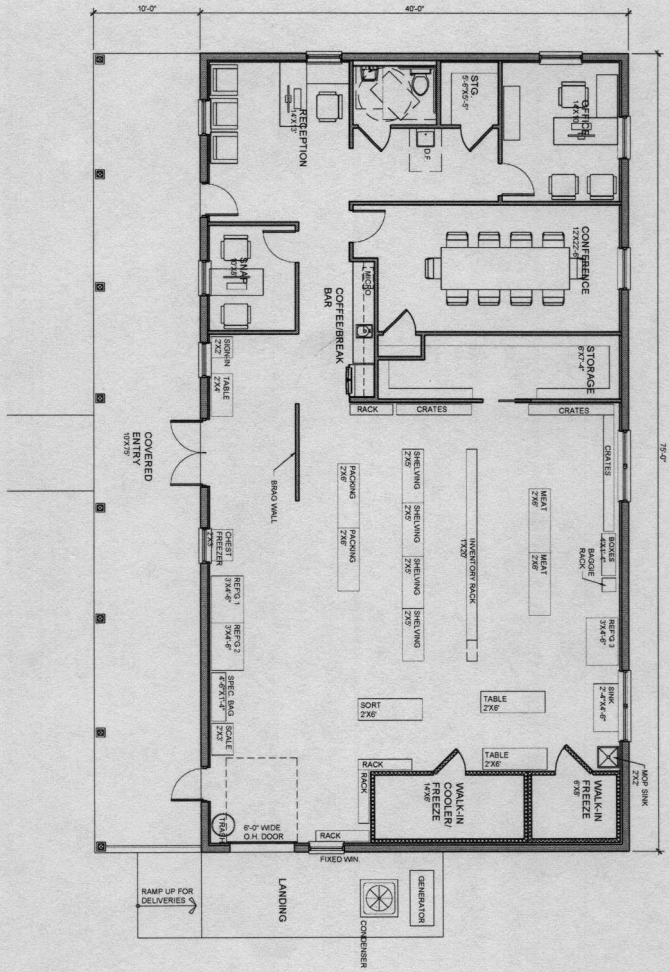
- PPT.pdf
- Modular Building.pdf
- Lease Agreement (1).pdf
- FEAST Quote_CMB.pdf
- FEAST Quote_ABS.pdf
- FEAST quote_ECMB.pdf
- FEAST Capital Project Budget.pdf
- Final Budget 2023 (1).pdf
- FEAST Board Members.xlsx
- Tax Return 990 Year End September 2022 (1).pdf
- FEAST 08.31.23 Interim Financial Statement (Grant).pdf
- Certificare of Insurance.pdf
- Old building pic collage.pdf

NEIGHBORS SERVED BY FEAST



400%
GROWTH
2019 - 2022





FLOOR PLAN 1

SHEET NUMBER
A20

SHEET NAME
PLANS

DATE
2/8/23

PROJECT
FEAST FOOD PANTRY
NEW BUILDING

2255 NEBRASKA AVE
PALM HARBOR, FL 34683

MOBIUS Architecture

M.R. MICHAEL ROTH DESIGN GROUP
3840 TAMPA RD, SUITE 206-M
CLOSBAR, FL 34717
T. 727.947.5028
W. WROTHDD.COM

REVISIONS
 1
 2
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COMMERCIAL LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into as of September 21, 2023, by and between **Grace Community Church of Palm Harbor, Inc.**, a Florida nonprofit corporation, located at 2255 Nebraska Avenue, Palm Harbor, FL 34683 ("**Landlord**") and **F.E.A.S.T., Inc.**, a Florida nonprofit corporation, of P.O. Box 2154, Palm Harbor, FL 34682 ("**Tenant**") (each individually referred to as a "Party" and collectively as the "Parties"). For value received, and in consideration of the mutual promises made herein and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant agree to the following terms and conditions:

1. **LEASED PREMISES AND TERM.** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the real property and improvements located within Landlord's parcel at 2255 Nebraska Avenue, Palm Harbor, FL 34683, more particularly described on **Exhibit A** attached hereto (the "Leased Premises"), for a term of fifty (50) years ("Term"), commencing on September 27, 2023 (the "Commencement Date"), and ending at 11:59 p.m. on September 27, 2073 (the "Expiration Date"). Landlord's overall parcel at 2255 Nebraska Avenue, Palm Harbor, FL 34683, is hereinafter referred to as the "Parent Parcel."

2. **RENT.** Tenant covenants and agrees to pay to Landlord, as rent for the Leased Premises, without deduction or offset, at Landlord's address indicated above or at such other address as Landlord may hereafter specify in writing, the sums set forth below on or before the 1st day of each and every calendar month during the periods set forth below (the "Rent"), plus applicable Florida state sales tax:

Commencement Date through Expiration Date	\$400.00 per month
---	--------------------

If any Rent payment or any part thereof becomes overdue for a period in excess of five (5) days, a late charge of five cents (\$.05) for each dollar so overdue, together with interest from the date when such payment or part thereof was due, may be charged by Landlord for the purpose of defraying the expense incident to handling such delinquent payment, and provided that Landlord has mailed to Tenant written notice of such non-payment. Any of Tenant's checks returned unpaid by Landlord's bank shall be subject to a fee of \$100.00 in addition to and not in place of the late charge and interest, and any such return shall also constitute a default under the terms hereof. In addition, if two (2) of Tenant's checks are returned unpaid by Landlord's bank in any given six (6) month period, each of the next twelve (12) monthly installments of Rent shall be paid by certified or cashier's check or wire transfer in immediately available funds. Tenant shall pay Landlord any Florida state sales, use, or other taxes assessed from time to time on the Rent if applicable.

The Rent shall increase annually on January 1 of each year during the Term of this Lease. Such annual increase shall not exceed \$100.00 per month plus an adjustment for inflation. The index used to calculate the adjustment shall be chosen by the Landlord from among any national or state government index including, but not limited to, CPI, CPI-W, PCE, CPI-U, Social Security annual adjustment, etc.

3. **RENEWAL.** The Parties may agree to extend or renew the Term of this Lease, with any agreed modifications, in a separate document signed by each of them.

4. **USE OF LEASED PREMISES.** The Leased Premises shall be used by Tenant as a food pantry (the "Permitted Use") and for no other purposes without the prior written consent of Landlord. Tenant shall not do or permit to be done on or about the Leased Premises, and shall not bring, keep, or permit to be brought or kept thereon, anything that is prohibited by or will in any way conflict with any

law, statute, ordinance, or government rule or regulation now in force or that may hereafter be enacted or promulgated, or that is prohibited by any standard form of fire insurance policy or will in any way increase the existing rate of, or affect, any fire or other insurance upon the Leased Premises or any of its contents, or cause a cancellation of any insurance policy covering the Leased Premises or any part thereof or any of its contents. The use of open flame candles is prohibited. Landlord represents and warrants that, as of the date hereof and the date Tenant accepts possession of the Leased Premises there will be no restrictive covenant or other agreements, and no zoning or other laws, and no other legal impediment, any of which would prevent Tenant from occupying and operating at the Premises as provided herein or prohibit or restrict the Permitted Use. In the event any agreement or title matter could or does prohibit or restrict Tenant's Permitted Use, then Tenant may terminate this Lease by written notice to Landlord.

5. SHARED PARKING LOT. The driveway and parking lot on the Parent Parcel shall be shared. Tenant shall have non-exclusive use of the driveway and parking lot during Tenant's hours of operation. Tenant's hours of operation shall be provided to Landlord in advance and shall not include any hours on Sundays. Hours of operation on Monday shall be limited to 3:30 PM to 7:30 PM, and hours of operation on Tuesday through Friday shall be limited to 8:00 AM to 1:00 PM. Any other desired time changes shall be negotiated by the Parties at a later date. Tenant may install "FEAST only when open" parking signs in front of a maximum of eight (8) contiguous parking spaces and shall have exclusive use of those parking spaces during Tenant's hours of operation only.

6. PROHIBITED USE. Tenant agrees that it will not use nor permit the Leased Premises to be used for any immoral purpose that conflicts with the Statement of Faith, mission, purpose, or beliefs of the Landlord, which is a biblically based religious institution. Tenant acknowledges that violation of this Paragraph 6 shall constitute a breach of this Lease Agreement, and Landlord shall reserve the option to terminate this Lease upon such occurrence of breach provided that a minimum of twelve months' notice is given to Tenant in accordance with Paragraph 29 herein.

7. ASSIGNMENT AND SUBLETTING. Tenant shall not assign the right of occupancy under this Lease or any other interest herein, nor sublet or rent the Leased Premises or any portion thereof, unless Tenant has obtained Landlord's prior written consent. In the event of the transfer and assignment by Landlord of its interest in this Lease and/or sale of the Leased Premises, Landlord shall thereby be released from any further obligations hereunder to the extent that Landlord is not then in default hereunder, and Tenant agrees to look solely to such successor in interest of the Landlord for performance of such obligations.

8. ACCESS TO LEASED PREMISES. Landlord or its authorized agent(s) shall have the right to enter upon the Leased Premises at all reasonable times and upon reasonable notice to Tenant for the purposes of inspecting the same, preventing waste, and making such repairs as Landlord may consider necessary (but without any obligation to do so, except as expressly provided for herein).

9. UTILITIES; DUMPSTERS; LIGHTING. Tenant shall be responsible for all charges for utilities serving the Leased Premises during the Term, including but not limited to electricity, cable television, telephone, and internet services. Tenant shall maintain one or more dumpsters on the Leased Premises with access thereto available to Landlord and its affiliates at no cost. Tenant shall maintain such dumpsters in a commercially reasonable manner so as to minimize any pest issue such as rodents, insects, and/or other vermin. In addition to the foregoing, Tenant agrees to install and provide security lighting for its portion of the Leased Premises that is visible from the paved areas as shown in blue cross hatching on Exhibit A.

10. OPERATING COSTS AND REPAIRS. Tenant shall be responsible for all maintenance, repair, and replacement of the electrical, plumbing, and HVAC systems located on the Leased Premises. Tenant will maintain the Leased Premises in a clean, attractive condition and in good repair. Upon expiration or termination of this Lease, Tenant will surrender and deliver the Leased Premises to Landlord in the same condition in which it existed on the Commencement Date, excepting only ordinary wear and tear, subject to Tenant's right to demolish, reconstruct, and/or rebuild the building located on the Leased Premises and construct a new building as set forth in this Lease. Tenant shall commence any repairs that it is obligated to perform pursuant to this Lease within ten (10) working days of notice thereof by Landlord and shall proceed with reasonable diligence to complete such repairs. This Paragraph shall not apply in the case of damage or destruction by fire or other casualty that is covered by insurance maintained on the Leased Premises (as to which Paragraph 14 shall apply) or damage resulting from an eminent domain taking (as to which Paragraph 15 shall apply). Except as expressly and specifically set forth in this Lease, Tenant shall have no obligations with respect to the Leased Premises or the Parent Parcel.

11. ALTERATIONS AND IMPROVEMENTS.

- a. Tenant shall make no alterations, additions, or improvements to the Leased Premises without the prior written consent of Landlord. Tenant shall have the right, only with Landlord's prior written consent, which will not be unreasonably withheld, conditioned, or delayed, to make changes, additions, and alterations to the interior portions of the Leased Premises, providing that: such work shall not affect the structural parts of the Leased Premises; the plans and specifications for such improvements shall be approved in advance by Landlord in writing; such are done in good workmanlike manner and in accordance with all applicable laws, rules, regulations, and other requirements of all local authorities having jurisdiction thereof; permits therefor from all public authorities, as required, are obtained and paid for; all cost and expense arising from such undertaking as well as all damage occasioned in connection therewith shall be paid by Tenant; all such work shall be performed by a general contractor licensed in the State of Florida, carrying adequate insurance and acceptable to Landlord in its reasonable discretion; and all such changes shall, at the end of the Term, remain with the Leased Premises and remain the property of Landlord unless Landlord otherwise agrees.
- b. As a consideration for this Lease, Tenant agrees to pave the driveway and parking areas according to the following terms: If the paving is not completed by June 30, 2024, the Tenant shall be in material breach of the Lease and shall be cause for immediate termination. Tenant agrees that if this breach occurs, the Tenant is in breach of the lease. Paving shall be according to county standards with proper base, compaction, thickness of asphalt topcoat, etc. Tenant shall ensure paving covers the current paved area plus the area shaded in blue on the plat shown on Exhibit A. Tenant shall maintain driveway and parking areas for the term of the lease.


12. TENANT BEHAVIOR. Tenant shall not use the Leased Premises or any portion thereof or any common area related thereto in such a way as to violate any law or ordinance of any kind or nature. Tenant shall not intentionally damage any portion of the Leased Premises, or the common areas relating thereto or create any nuisance thereon that may annoy or disturb other tenants, nearby residents, or customers, including but not limited to continuously making loud noise or engaging in any form of harassment whatsoever.

13. LIABILITY WAIVER/INDEMNIFICATION

- a. TENANT SHALL INDEMNIFY LANDLORD FOR ANY LOSS OR DAMAGE TO LANDLORD'S PROPERTY THAT LANDLORD MAY SUFFER IN CONNECTION

IN WITNESS WHEREOF, the undersigned have executed this Lease as of the date first written above.

Signed, sealed, and delivered
in the presence of:


Witness Signature

JAY POWERS
Witness Printed Name


Witness Signature

Brent Bergman
Witness Printed Name

Signed, sealed, and delivered
in the presence of:


Witness Signature

JAY POWERS
Witness Printed Name


Witness Signature

Brent Bergman
Witness Printed Name

LANDLORD:

**GRACE COMMUNITY CHURCH OF
PALM HARBOR, Inc.**, a Florida Nonprofit
Corporation

By: Ronald Brightwell

Print: Ronald Brightwell

its: President / Elder

TENANT:

F.E.A.S.T., INC., a Florida Nonprofit
Corporation

By: Tamara Black

Print: Tamara Black

its: Executive Director

Creative Modular Buildings

Sales • Leasing • Design Services

Feast

To: Todd McWhirter From: Joel Felty/Creative Modular
Fax: _____ Pages: 9
Phone: _____ Date: 09/07/23
Re: Modular Office CC: _____

Urgent X For Review Please Comment Please Reply Please Recycle

Comments:

Please find enclosed my proposal for your review. I have included the following information:

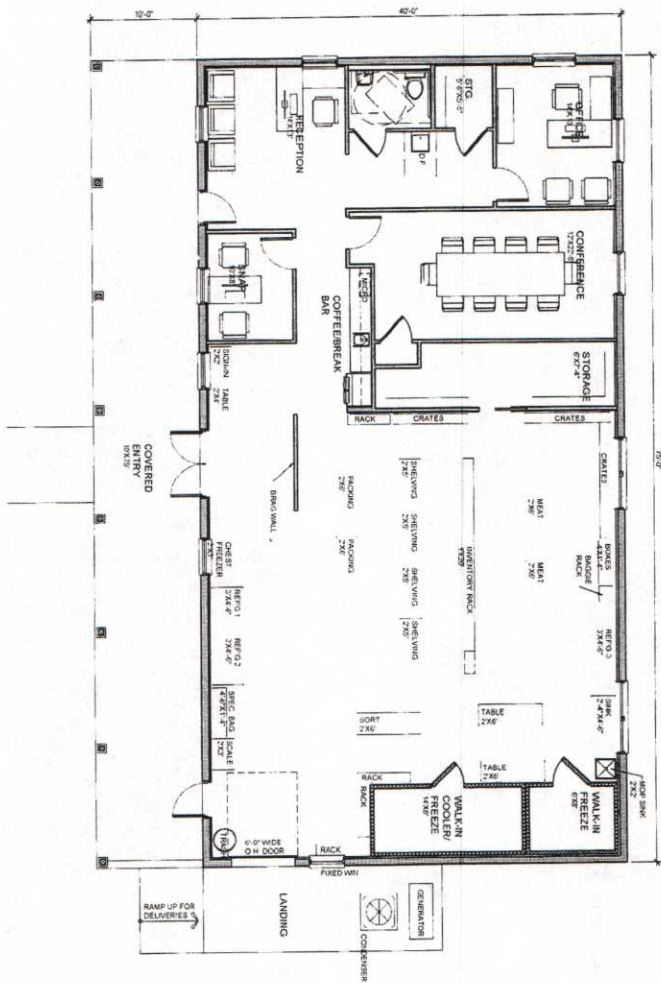
1. Floor Plan: 40x75 160MPH
2. Specifications
3. Technical Clarifications
4. Quotation: NEW Quote 4

Note: Changes can be made to accommodate your specific needs. Let me know if you have any questions. You may reach me by contacting:

Creative Modular Buildings, Inc.
8875 Hidden River Parkway Ste. 300
Tampa, FL 33637
813-975-7256 or Fax: 813-971-0180

Sincerely,

Joel B. Felty
Vice President/CEO



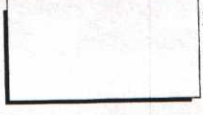
FLOOR PLAN

1

ISSUE DATE	2/8/23
SHEET NAME	PLANS
SHEET NUMBER	A-2.0

DATE: 2/8/23
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

FEAST FOOD PANTRY
 NEW BUILDING
 2255 W NEBRASKA AVE
 PALM HARBOR, FL 34683



MICHAEL ROTI
 DESIGN GROUP
 3840 TAMPA RD SUITE 200W
 CLOVERDALE, FL 34625
 1 727 941 5529
 MROTDG.COM

Architecture
 548 PARK BLVD
 CLOVERDALE, FL 34625
 1 855 462 4878
 MDR@MARC.COM

REVISIONS
△
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△
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CREATIVE MODULAR

SPEC SHEET

Date: March 2, 2023

Quote Number: EL-0113-2023 v-02

Size: 40 x 75 Description: Feast Modular Office -160 mph

<u>COMPONENT</u>	<u>SUB-COMPONENT</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>
FRAME			
	OUTRIGGER	14' X 75' - 12.0"X11.8# I-Beam - Outriggers/ ***Crossmembers @ 4ft O.C.	2.00
	OUTRIGGER	12' X 75' - 12"X11.8# I-Beam - Outriggers/ ***Crossmembers @ 4ft O.C.	1.00
	AXLES	(7) 4-Brake & 3-Idler New 6000#	3.00
FLOOR			
	JOIST	2 X 8 @ 16" O/C (Double Rim Joist)	
	DECKING	3/4" T&G Sturd-I-Floor Plywood	
	INSULATION	R-30 Unfaced	
	COVERING	Floor Tile VCT 1/8" X 12" X 12" ***THRU OUT	
	MISC	Bottom Board Mobiflex - Simplex	
EXTERIOR WALL			
	STUDS	2 X 6 @ 16" O/C - W/ Dbl Top & Sgl Bottom Plate - 08' Tall	
	SHEATHING	7/16" OSB	
	SIDING	Fiber Cement - Vertical Siding - 5/16" - 8" O/C - W/ Housewrap	
	COVERING	5/8" Vinyl Covered Gypsum W/ Wrapped Battens - 8' (Ext Wall)	
	INSULATION	R-19 Kraft Fiberglass Batts	
INTERIOR WALL			
	STUDS	2 X 4 @ 16" O/C W/ Dbl Top & Sgl Bottom Plate - 08' Tall (Int)	
	INSULATION	R-13 Unfaced Int. Wall @ 8' Tall	
	COVERING	5/8" Vinyl Covered Gyp W/ Wrapped Battens- 08' Tall (Int)	
	COLUMNS	2 X 4 X 8' Column - Concealed ***INTERIOR ENDWALL COLUMNS	

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INTERIOR WALL			
	COLUMNS	2 X 6 X 8' Column - Concealed ***EXTERIOR ENDWALL COLUMNS	
	COLUMNS	2 X 6 X 8' Column - Exposed ***OPEN OFFICE	4.00
ROOF			
	MATE BEAM	4-Layer Plywood Beam - 24" ***MAX SPAN 36'	
	INSULATION	R-38 Unfaced - "Non-Cath" (Roofs)	
	DECKING	7/16" Decking for Class C Roofing	
	COVERING	EPDM .045 Black	
	CEILING	1/2" Seaspray Ceiling	
	TRUSS	Truss - Transverse @ 24" O/C - W/Bottom Cord - 14' Wide	
	OVERHANGS	Overhang For Side or End Wall 2" Per L/F	236.00
WINDOW			
	WINDOW - CUSTOM	24X54 - Alum - Single Hung - Low E	13.00
	BLINDS	Vinyl Mini-Blind	13.00
EXTERIOR DOOR			
	DOOR	36X80 - Commercial Steel - NO Deadbolt	2.00
	DOOR	72X84 Storefront Dbl - Med Style W/Push & Pull (Dual Glazed - Low E)	1.00
	LOCKSET	Entry Lock - Grade 1	2.00
	HARDWARE	Closer - Tell 600 Series	4.00
	MISC	Vision Panel - 22 X 26 X 1/4 Clear Temp. - Frame & Glass Installed	2.00
INTERIOR DOOR			
	DOOR	36x80 POCKET DOOR	1.00

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INTERIOR DOOR			
	DOOR	36X80 Prefinished Imperial Oak - Solid Core - W/ Metal Jamb	6.00
	LOCKSET	Privacy - Grade 2 - Lever	1.00
	LOCKSET	Passage - Grade 2 - Lever	2.00
	LOCKSET	Keyed - Grade 2 - Lever	2.00
	HARDWARE	Door Stop - Wall Mount (Int. Doors)	6.00
ELECTRICAL			
	PANEL	1 Ph, Nema 1, Internal, 125 Amp	3.00
	RACEWAY	Romex Wire Assembly - (12-2)	450.00
	LIGHT	Light Recessed LED 1 X 4	30.00
	EXTERIOR LIGHTS	Exterior 20W LED With Photocell	4.00
	EXIT/EMERGENCY LIGHTS	Emergency Light - Dual Head	2.00
	EXIT/EMERGENCY LIGHTS	Emergency Light - Remote Head - Exterior	3.00
	EXIT/EMERGENCY LIGHTS	Exit/Emergency Light Remote Capable - Red	3.00
	SWITCH	Occupancy Sensor Wall Mount	7.00
	SWITCH	Occupancy Sensor Ceiling Mount ***OPEN OFFICE	2.00
	RECEPTACLE	20A - Duplex - Dedicated	3.00
	RECEPTACLE	20A - Duplex - Floor Mounted W/ Plastic Cover	4.00
	RECEPTACLE	20A - Duplex	36.00
	RECEPTACLE	20A - GFCI Protected Duplex	4.00
	RECEPTACLE	20A - WR GFCI Protected W/ While In Use Cover	3.00
	PHONE/DATA	2X4 Alarm J-Box W/ 3/4" Conduit Stub Out (For Site Pull Station)	4.00

SPEC SHEET

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<u>COMPONENT</u>	<u>SUB-COMPONENT</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>
ELECTRICAL			
	PHONE/DATA	4X4 Alarm J-Box W/ Mud Ring & 1" Conduit Stub Out (For Site Horn/Strobe)	4.00
	PHONE/DATA	2X4 Data J-Box W/ 3/4" Conduit Stub Out	20.00
	MISC	Cross Over	2.00
PLUMBING			
	PIPE	PEX SUPPLY PIPING	
	PIPE	PVC WASTE STUB OUTS ONLY	
	WATER CLOSET	Water Closet - Tank Type - Handicap - PEX	1.00
	LAVATORIES	Lavatory - Wall Hung - PEX	1.00
	DRINKING FOUNTAIN	Water Cooler - Hi/Low - W/ GFI	1.00
	MOP SINK	Mop Sink Fiberglass W/Legs - PEX	1.00
	WATER HEATERS	6-Gal - Elec. Water Heater - 1500 Watt - PEX Supply	1.00
	ACCESSORIES	Grab-Bars - Set	1.00
	ACCESSORIES	Toilet Paper Dispenser	1.00
	ACCESSORIES	Mirror - 18" X 36" W/Clips	1.00
	MISC	Thermostatic Mixing Valve - 170	1.00
	MISC	Recirculating Pump	1.00
HVAC			
	A/C - WALL MOUNT	4.0-ton - 10KW Heat Strip - 1P - W/ PGM T-stat - Bard or Marvair or Equal	3.00
	DUCT	Fiberglass Supply Air Duct (Hard Lid)	215.00
	DUCT	Fiberglass Return Air Duct (Hard Lid)	200.00
	EXHAUST FANS	90 CFM - Ceiling Mount	1.00

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<u>COMPONENT</u>	<u>SUB-COMPONENT</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>
HVAC	MISC	Plenum Wall - Wood	40.00
MISC	MISC	Close-Up	
STATES	STATE APP	2020 FBC CODE / BUSINESS / 160 MPH ***LOCATION:PALM HARBER , FL (FL , GA EXPORT SEALS AND MBI SEALS)	

Creative Modular Buildings

Sales • Leasing • Design Services

TECHNICAL CLARIFICATIONS

- i) Creative Modular Buildings, Inc. assumes no responsibility for the design and/or installation of the below grade foundations, if applicable, including but not limited to soil bearing capacity, materials, workmanship, construction methods or the suitability thereof. Also, this proposal is based on all foundation work being completed, cured, acceptable for all intended loads and free of obstructions prior to time of delivery of modules.
- ii) This proposal is based on:
 - a) An assumed soil bearing capacity of 2,500 psf at existing grade.
 - b) Unclassified excavation.
 - c) Staging area located adjacent to the work site.
 - d) Suitable and acceptable access to the site for the module size(s) to be provided.
 - e) Multiple potable water/sanitary sewer/electrical drop through floor-utility connections to these drops and extensions finished and installed by others.
 - f) Heat tracing/insulation of exposed potable water/sanitary sewer piping by others
 - g) No dewatering of subsurface water.
 - h) All underground obstructions, if any, within the proposed building envelope/work area to be located and marked above grade, by others.
 - i) Level grade (+ - 6 \approx) within the proposed building envelope.
 - j) public address, fire alarm, and phone systems consists of J-boxes and empty conduit with fish wire only, down through floor --jacks and conductors by others.
 - k) Placement of module(s) to be accomplished by the use of truck. Owner shall provide at it's sole cost, the proper equipment to position modules should the site conditions change or prohibit the physical ability to locate the modules with transport truck.
 - l) No ramps, steps, stoops, walks or canopies. See attached quotation. An Awning must be installed over each door to prevent leaking.
 - m) HVAC balancing by others. Installation of pad or roof mount HVAC by owner
 - n) Piers 3 course high, single stack without mortar. Anchors installed in dirt. Set up= Block, level, tie-down only
 - o) Wheels and axles to remain on module(s). Hitches will be removed and stored under module(Lease only). Wheels and axles are the property of CMB (Sale).
 - p) Storm water management/erosion and sedimentation control by others.
 - q) Creative Modular Buildings, Inc. is providing manufacturers shop drawings only. Any other drawings and/or tests required are to be supplied by customer.
 - r) Proposed building does not include exterior Fire Rated assemblies.
 - s) The customer is obtaining and paying for all necessary permits, fees, licenses and Certificate of Occupancy with the exception of transportation.
 - t) This proposal does not include relocating rerouting, reinforcing or capping off of existing underground utilities located within the building perimeter.
 - u) Fire Alarm and/or sprinkler system provided by customer if required.-See Quotation
 - v) Site and building final clean up by owner
 - vi) Customer is responsible for security and obtaining insurance on the building when it arrives on site. (Note: Even if the building has not been set up).
 - vii) Dumpster for debris provided by customer
 - viii) **Creative Modular Buildings, Inc. will quote a standard temporary type set up foundation/ plan. Customer responsible for any footers and/or concrete slab for permanent type foundation. SEE QUOTATION**
 - ix) **Customer to call in an official utility locate prior the building instalation**

NOTE: AOthers \approx denotes not by Creative Modular Buildings, Inc. or its agents.

Creative Modular Buildings

Sales • Leasing • Design Services

Quotation #4

By: Mr. Joel Felty

Phone: 813-975-7256

Fax: 813-971-0187

Date: 09/07/23

Customer: FEAST

Attn: Todd McWhirter

Ship to: Palm Harbor, FL

Delivery Date: TBD

Description: Modular Office

NEW 160MPH
40x75

Cash Sale Price:	\$259,809.00
Delivery:	\$ 12,870.00
Set up:	\$ 17,500.00
Sealed Foundation Plans:	\$ 1,250.00
1-10x75 deck w dbl stairs & 30' ramp:	\$ 32,850.00
1-5x5 deck w steps:	\$ 2,200.00
1-11x77 Alm. Awning:	\$ 32,700.00
1-6x6 Alm. Awning:	\$ 2,100.00
Prints:	\$ 900.00
Composite decking & top caps:	\$ 15,660.00
3 - 4ton Heat Pump HVC Units:	\$ 8,821.00
8' Roll Up Metal Door:	\$ 2,787.00
2:12 Pitched Roof w 26ga Hi Rib Steel:	\$ 8,800.00
<i>*Center unit to be installed onsite**</i>	
½" Plywood Walls except Office & Restrooms:	\$ 3,630.00
¾" Mega board Decking:	\$ 19,419.00
Perimeter Frame w Steel Floor Joist:	\$ 44,105.00
10' Ceiling (not with pitched roof-see below note):	\$ 6,700.00
Skirting:	\$ 5,760.00
Sub-total:	\$477,861.00
7% Florida Sales Tax:	\$ Need Tax Exempt Cert
Total:	\$477,861.00

60 Month Finance Lease: \$ 10,153.13 *Own At End

Options

2:12 Pitched Roof w Shingles:	\$ 9,400.00
Dbl ¾" T&G Decking:	\$11,094.00
9' Ceiling (not with pitched roof-see below note):	\$ 5,807.00
<i>*Note: The 9' & 10' ceilings can be done using hinge trusses @ add'l cost*</i>	
Permits:	\$ Customer

**Quotation good for 10 days *Pricing does not include any applicable taxes *Cleaning & Damages assessed upon return *Subject to credit approval *Foundation quoted as temporary. Customer to provide 6" concrete slab if required*

	A	C	D	E
1	FEAST FOOD COST WORKSHEET			
2	Column2		Column3	Column4
3	Permit Expediating		6,500.00	
4	Engineered Drawings Required		750.00	
5	Energy Company Coordination			
6	Demo Permit		1,000.00	
7	Demo Site Built, sidewalks		15,000.00	
8	Disconnect Utilities - Remove Trailer		4,000.00	
9	Site Work - Silt Fence		6,500.00	
10	Site Work - Ground Prep		35,000.00	Clearing, earthwork, storm drainage,
11	Site Work - Stabilize Subgrade / Trailer Pad		23,000.00	
12	Buildings Delivered			Included in Building Costs
13	Buildings Installed			Cost include Sales Tax 290,179
14	Site Work - Phase 2 Complete Utilities		1,000.00	Sanitary, Water Line (5' from building) DOES NOT INCLUDE FIRE
15	Electrical Connections		15,000.00	
16	Plumbing Connection		8,500.00	
17	Sprinkler Connections/Fire Alarm			Not Included
18	Decks and Ramp Installation			16140.00 Creative Modular
19	Site Work - Phase 3 Complete Sidewalks		10,000.00	
20	Site Work - Phase 4 - Complete Paving and Finish Grading		21,000.00	1304 SY Paving (Estimated) Finish Grade distrubed areas only
21	Landscaping		10,000.00	If required
22	Surveys		3,500.00	4 Corners / As Built
23	Final Building Clean		1,500.00	
24	Dumpster / Toilets		5,000.00	
25	Estimated Job Cost		167,250.00	
26	General Conditions/Mobilations		35,000.00	Site Management / Mobilization
27	Profit		25,000.00	
28	Total Estimated Job Cost		227,250.00	
29	NOTE: No state, county, building fees are included in this estimate. All fees will be paid by customer at time of invoice. Fees will include but not limited to: impact, permitting, plan review, sales tax,			



MODULAR BUILDING CONSTRUCTION	
Name: David Kuczer	Title: VP of Sales
Address: 12191 West Linebaugh Avenue #622 Tampa, FL 33626	
Phone: 813.855.0646	Email: dave@abs10.com
Cell: 813.486.3111	Fax: 813.925.3093

PRICING SUMMARY FOR FEAST
(1) Custom Modular Building -Per Attached Floor Plan and Specifications

	BRAND NEW	<u>Base Building</u>
Cash Sale Price	<u>40' x 75' Box Size</u>	\$ 289,000.00
		Plus Sales Tax

OPTIONS

Skirting Materials & Labor- Hardi-panel - ADD	\$ 6,500.00
10' x 75' deck with double stairs & 30' handicap ramp - ADD	\$ 37,000.00
5' x 5' deck with steps - ADD	\$ 2,600.00
11' x 77' Aluminum Awning - ADD	\$ 36,900.00
6' x 6' Aluminum Awning - ADD	\$ 2,500.00
Prints for Ramps/Steps and Awnings - ADD	\$ 1,200.00
Add Composite Decking and Top Caps - ADD	\$ 17,250.00
3 - 4-ton Heat Pump HVAC Units - ADD	\$ 10,000.00
8' Roll up metal Door - ADD	\$ 3,200.00
2:12 Pitched Roof w/ 26 ga. Hi Rib Steel - ADD	\$ 10,000.00
1/2 plywood walls except the Office and Restrooms - ADD	\$ 4,500.00
3/4 Mega Board Decking - ADD	\$ 22,500.00
Perimeter Frame with steel floor joists - ADD	\$ 48,000.00
10' ceiling (not with pitched roof - see below) - ADD	\$ 8,000.00
2:12 Pitched Roof with shingles - ADD	\$ 11,000.00
Double 3/4 T & G floor decking - ADD	\$ 13,500.00
9' ceiling(not with pitched roof) - ADD	\$ 7,100.00

Summary of Ancillary Services

Delivery (Palm Harbor, Fl) From the factory - **Including all Escorts** **\$ 15,000.00**

Set-Up (Per Attached Scope of Work) **\$ 21,000.00**

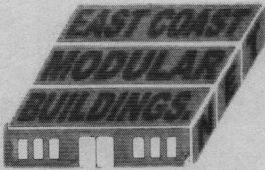
- Including: **- Block and Level @ 34" Above Grade**
- Trim Interior and Exterior
 - Anchor 6' O.C. with 48" augers in dirt

Foundation plan **\$ 1,500.00**

Equipment for placement of trailer **\$ 1,500.00**

Prices quoted exclude all taxes, licenses, permits, fees, and utility connections. Quotation is contingent upon execution of appropriate Alternative Building Solutions, Inc. contract documents and is subject to corporate credit approval and firm, level, accessible site.

Quotation valid until 09/27/23. **EXHIBIT "A"**



ECMB

FL LIC. CBC1260183

801 W. Myers Blvd.
Mascotte, FL 34753
352.557.4975
407.765.0135

www.ecmbmodulars.net

FEAST Modular Quote

By: Brian Gromlich

Phone: 352-557-4975

Fax: N/A

Date: 09/11/23

Customer: FEAST

Attn: Todd McWhirter

Ship to: Palm Harbor, FL

Delivery Date: TBD

Description: Modular Office

NEW 160MPH
40x75

Cash Sale Price: Delivery:	\$311,770.00
Set up:	\$ 14,240.00
Sealed foundation :	\$ 1,500.00
1) 10x75 deck, 2 stairs, 30' ramp:	\$ 36,725.00
1) 5x5 deck/step	\$ 2,675.00
1) 11 x 7alum awning	\$ 35,250.00
1) 6 x 6 alum awning	\$ 3,100.00
Drawings:	\$ 1,200.00
Composite deck	\$ 17,375.00
3) 4-ton HVAC:	\$ 11,500.00
8' Roll up door:	\$ 3,200.00
Alm Pan Awnings:	\$ 2,700.00
3 - 4ton Heat Pump HVC Units:	\$ 11,150.00
8' Roll Up Metal Door:	\$ 3,250.00
2:12 Pitched Roof w 26ga Hi Rib Steel:	\$10,500.00
<i>*Center unit site installed</i>	
½" Plywood Walls except Office & Restrooms:	\$ 5,200.00
¾" Mega board Decking:	\$23,250.00
Perimeter Frame w Steel Floor Joist:	\$47,370.00
10' Ceiling (not with pitched roof-see below note):	\$ 9,200.00
Skirting:	\$ 7,800.00
Permits:	\$ N/A
Sub Total	\$558,955.00
60 Month Capital Lease:	\$13,987.34
Options:	
2:12 Roof w/shingles	\$11,275.00
Dbl 3/4" T&G Decking	\$13,250.00
9' Ceiling w/o pitch	\$ 7,500.00

**Quotation good for 10 days *Pricing does not include any applicable taxes*Cleaning & Damages assessed upon return*Subject to credit approval *Foundation quoted as temporary. Customer to provide 6" concrete slab if required*

FEAST FOOD PANTRY CAPITAL BASED BUDGET

Project Name:	New Building Project for FEAST
Contractor SFS Payee Name:	Creative Modular Buildings
Contract Period:	From: 10/1/23 To: 6/16/24

CAPITAL BASED BUDGET SUMMARY

Category of Expense	ARPA Funds Requested	Funds From FEAST Donors	Funds from FEAST Matching Donor	Total
1. Scoping and Pre- Development	0	\$ 22,500.00	\$ 22,500.00	\$ 45,000.00
2. Construction	\$180,000.00	\$ 172,556.00	\$ 352,555.00	\$705,111.00
3. Other	0	\$ 109,006.00	\$ 109,005.00	\$ 218,011.00
TOTAL	\$180,000.00	\$ 304,062.00	\$ 484,060.00	\$ 968,122.00

CAPITAL BASED BUDGET DETAIL

Type/Description

Scoping and Pre-Development Type/Description	Total
1. Surveys, Maps, Calculations (Don Armstrong)	\$10,240.00
2. Site Inspection, Design, Site Plan, Project Coordination	\$24,894.39
3. Easement Searches (Michael Evans)	\$80.00
4. Supplemental Water Testing	\$1,348.00
5. Legal Review of Lease	\$1,945.00
6. Permits, Site Plan Application (Pinellas County)	\$1,756.43
7. Additional Permits	\$4,736.18
TOTAL	\$45,000.00

Construction Type/Description	Total
1. Modular Building (Creative Modular Buildings)	\$259,809.00
2. Delivery of Building	\$12,870.00
3. Set up of Building	\$17,500.00
4. Building Options (deck, roll-up door, awnings etc.)	\$187,682.00
5. Demolition of Current Facility	\$20,000.00
6. Site Work	\$96,500.00
7. Building Permits	\$10,750.00
8. Plumbing	\$8,500.00

9. Electrical	\$15,000.00
10. Landscaping	\$10,000.00
11. Dumpster/Site Cleanup	\$6,500.00
12. Site Management Fee	\$60,000.00
	TOTAL
	\$705,111.00

Other Type/Description	Total
1. Transition Costs (Facility Rental, Movers)	\$40,000.00
2. Equipment-Purchase & install commercial walk-in freezer	\$20,000.00
3. Equipment-Purchase & install commercial refrigerator	\$30,000.00
4. Equipment - Purchase and install industrial shelving racks, carts	\$30,000.00
5. Purchase Walkie Stacker for moving & lifting pallets	\$10,000.00
6. 10% Contingency	\$88,011.00
	TOTAL
	\$218,011.00

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FEAST FOOD PANTRY

Budget 10/1/22-9/30/23

Income:

Contributions	\$423,598.00
Grants	\$20,000.00
In-Kind Food	\$400,000.00
Total Income:	\$843,598.00

Expenses:

Automobile:

Gas	\$4,618.00
Van Repair	\$5,545.00

Groceries	\$288,087.00
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In-Kind Food	\$400,000.00
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Occupancy/Building Expenses:

Janitorial/Cleaning	\$1,974.00
Rent/Parking/Other	\$4,800.00
Repairs and Maintenance	\$5,910.00
Telephone/Internet	\$1,985.00
Utilities:	
Electric	\$6,796.00
Garbage	\$6,848.00

Operating Costs - Admin:

Accounting:	
ERTC Prep	\$4,670.00
Tax Prep	\$874.00
Advertising	\$3,657.00
Bank Charges	\$28.00
Computer and Software Expenses	\$2,185.00
Equipment Rental and Maintenance	\$1,321.00
Insurance (Liab/Auto/Building)	\$7,843.00
Licenses	\$1,567.00
Office Supplies	\$1,359.00
Postage	\$445.00
Public Relations	\$1,097.00
Subscriptions	\$117.00
Tolls/Parking	\$2.00
Volunteer Appreciation	\$663.00

Pantry Supplies	\$5,429.00
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Payroll:

Payroll-Staff	\$60,261.00
Payroll Processing Fees	\$2,106.00
Payroll Taxes	\$3,736.00
Payroll Liabilities-Federal Taxes	\$13,392.00
Warehouse Supplies	\$50.00
Total Expenses:	\$837,365.00
Net Income	\$6,233.00

FEAST Board Members					
Name	Title	Address	Phone Number		Committee
Jay Powers	President	109 Phillips Way, Palm Harbor, FL 34683	727-421-5137	jay.powers47@yahoo.com	Chair -B
Robin McFerren	Treasurer	4145 Seton Circle Palm Harbor, FL, 34683	727-403-0330	info1@feastfoodpantry.com	B
Delaine Roberts	Secretary	862 Christina Circle Palm Harbor, FL, 34677	727-560-4366	delaine1@tampabay.rr.com	P
Ron Brightwell	Board Member	3127 South Canal Dr., Palm Harbor, FL 34684	727-642-5296	rbrightwell3@outlook.com	B
Jan Dees	Board Member	761 Soundview Dr., Palm Harbor, FL 34683	727-505-1804	jdees@americanvascular.com	Chair- P
Jenny Goad	Board Member	PO Box 1082, Crystal Beach, FL 34681	504-467-7571	info@palmharborcares.org	P
Cindy Henningsen	Board Member	719 Samantha Dr, Palm Harbor, FL 34685	727-902-1899	cindy11856@yahoo.com	Chair- C
Karon Laird	Board Member	2208 Cimarron Terrace, Palm Harbor, FL 34683	727-422-1720	klaird08@verizon.net	C
Susan Latvala	Board Member	109 Phillips Way, Palm Harbor, FL 34683	727-642-0815	slatvala@verizon.net	P
Erica Lynford	Board Member	2658 Midland Ct., Palm Harbor, FL 34684	727-224-2978	elynford@csapalmharbor.org	C
Dana McWhirter	Board Member	610 N. Mayo St. 114, Crystal Beach, FL 34681	727-512-4852	dlendon@aol.com	P
Glen Smith	Board Member	11064 Sheffield Rd Spring Hill, Fl. 34608	407-910-9348	glen@nowtimewithglen.com	C
Todd Unbehagen	Board Member	850 Missouri Ave, Palm Harbor, FL 34683	727-505-9744	todd@unbehagenadvisors.com	P

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax
Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047
2021
Open to Public Inspection

A For the 2021 calendar year, or tax year beginning 10/01/21, and ending 09/30/22

- B** Check if applicable:
- Address change
 - Name change
 - Initial return
 - Final return/terminated
 - Amended return
 - Application pending

C Name of organization
F.E.A.S.T., Inc.

Doing business as

Number and street (or P.O. box if mail is not delivered to street address) Room/suite
2255 Nebraska Ave

City or town, state or province, country, and ZIP or foreign postal code
Palm Harbor FL 34683-3947

F Name and address of principal officer:
Tamara Black
2255 Nebraska Ave
Palm Harbor FL 34683-3947

D Employer identification number
59-2981961

E Telephone number
727-786-5275

G Gross receipts \$ **986,165**

H(a) Is this a group return for subordinates? Yes No
H(b) Are all subordinates included? Yes No
If "No," attach a list. See instructions

I Tax-exempt status: 501(c)(3) 501(c) () (insert no.) 4947(a)(1) or 527

J Website: ▶ **www.feastfoodpantry.com**

H(c) Group exemption number ▶

K Form of organization: Corporation Trust Association Other ▶

L Year of formation: **1989** **M State of legal domicile:** **FL**

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: To compassionately provide food and personal care items to families in need in North Pinellas County.		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3 Number of voting members of the governing body (Part VI, line 1a)	6	
	4 Number of independent voting members of the governing body (Part VI, line 1b)	6	
	5 Total number of individuals employed in calendar year 2021 (Part V, line 2a)	2	
	6 Total number of volunteers (estimate if necessary)	68	
	7a Total unrelated business revenue from Part VIII, column (C), line 12	0	
b Net unrelated business taxable income from Form 990-T, Part I, line 11	0		
Revenue	8 Contributions and grants (Part VIII, line 1h)	970,410	884,198
	9 Program service revenue (Part VIII, line 2g)		0
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)		37,920
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		0
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	970,410	922,118
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)		0
	14 Benefits paid to or for members (Part IX, column (A), line 4)		0
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	36,746	51,557
	16a Professional fundraising fees (Part IX, column (A), line 11e)		0
	b Total fundraising expenses (Part IX, column (D), line 25) ▶	0	
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	540,493	611,273
	18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	577,239	662,830
19 Revenue less expenses. Subtract line 18 from line 12	393,171	259,288	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	653,589	811,174
	21 Total liabilities (Part X, line 26)	44	144
	22 Net assets or fund balances. Subtract line 21 from line 20	653,545	811,030

Part II Signature Block

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

Sign Here

Signature of officer: **Tamara Black** Date: _____
Type or print name and title: **Executive Director**

Paid Preparer Use Only

Print/Type preparer's name: **Michael E. Steuer, CPA** Preparer's signature: **Michael E. Steuer, CPA** Date: **01/09/23** Check if PTIN self-employed **P00220216**

Firm's name: **Michael E. Steuer, CPA, P.A.** Firm's EIN: **59-3761272**

Firm's address: **1000 S Belcher Rd Ste 7 Largo, FL 33771-3316** Phone no.: **727-797-9000**

May the IRS discuss this return with the preparer shown above? See instructions

Yes No

For Paperwork Reduction Act Notice, see the separate instructions.

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission:

To compassionately provide food and personal care items to families in need in North Pinellas County.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ **662,830** including grants of \$) (Revenue \$)
To compassionately provide food and personal care items to families in need in North Pinellas County.

4b (Code:) (Expenses \$ **N/A** including grants of \$) (Revenue \$)

4c (Code:) (Expenses \$ **N/A** including grants of \$) (Revenue \$)

4d Other program services (Describe on Schedule O.)

(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses **662,830**

Accountant's Interim Financial Statement

F.E.A.S.T. INC

For the period ended August 31, 2023

FEAST

Palm Harbor Food Pantry



2255 Nebraska Ave. - Palm Harbor, FL 34683

727-789-5275

www.FeastFoodPantry.com

Prepared by

Michael E. Steuer, CPA, P.A.

Prepared on

September 28, 2023

Table of Contents

Statement of Financial Position (Fiscal Year)	4
Statement of Activities (Fiscal Year)	5

F.E.A.S.T. INC

To the Board of Directors:

We have compiled the accompanying financial statements of F.E.A.S.T. INC as of August 31, 2023, which comprise the statement of financial position and statement of activities for the 11 monthly periods of the fiscal year August 31, 2023 then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management (owners) are responsible for the preparation and fair presentation of the financial statements of F.E.A.S.T. INC in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Management has elected to omit substantially all of the disclosures required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the corporation's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to F.E.A.S.T. INC.

Sincerely,

Michael E. Steuer, CPA, P.A.
Largo, Fl

Statement of Financial Position (Fiscal Year)

(UNAUDITED)

As of August 31, 2023

	Total
ASSETS	
Current Assets	
Bank Accounts	
Avantax - Building Reserve (058248)	225,525.36
Avantax - Operating Reserve (036483)	184,732.39
Flagship Bank CHK (8185)	431,484.54
South State Bank CHK #0723 (Acct. Closed)	0.00
Total Bank Accounts	841,742.29
Other Current Assets	
Security Deposits	0.00
Total Other Current Assets	0.00
Total Current Assets	841,742.29
Fixed Assets	
Accumulated Depreciation	-85,285.68
Building in Progress	33,294.49
Fixed Assets	209,865.65
Total Fixed Assets	157,874.46
TOTAL ASSETS	\$999,616.75
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Trailer BU 5x10SAL	0.00
Total Accounts Payable	0.00
Other Current Liabilities	
Loan from Director	0.00
Payroll Liabilities	0.00
Total Other Current Liabilities	0.00
Total Current Liabilities	0.00
Total Liabilities	0.00
Equity	
Opening Bal Equity	8,661.78
Retained Earnings (2009 Van - Per Purchase Price Booked)	-8,660.00
Unrestrict (retained earnings)	811,028.39
Net Income	188,586.58
Total Equity	999,616.75
TOTAL LIABILITIES AND EQUITY	\$999,616.75

Statement of Activities (Fiscal Year)**(UNAUDITED)**

October 2022 - August 2023

	Total
INCOME	
Capital Campaign Donations	33,500.00
Contributed Support	296,994.36
Grants	163,846.47
Total Income	494,340.83
COST OF GOODS SOLD	
Groceries	202,033.48
Total Cost of Goods Sold	202,033.48
GROSS PROFIT	292,307.35
EXPENSES	
Automobile	3,584.29
Minor Equipment	698.71
Occupancy/Building Expenses	30,527.11
Operating Costs (Administrative)	47,513.69
Other personnel expenses	75.00
Pantry Supplies	6,247.83
Payroll Expenses	58,133.53
Program Expenses	472.27
Total Expenses	147,252.43
NET OPERATING INCOME	145,054.92
OTHER INCOME	
In-Kind Community Donations (Income - Non Cash)	390,421.00
In-Kind FTB Donations (Income - Non Cash)	137,358.00
In-Kind SPFC Donations (Income - Non Cash)	182,625.00
Interest Income	73.34
Investment Activity (Taxable & Non Taxable)	43,458.32
Total Other Income	753,935.66
OTHER EXPENSES	
In-Kind Community Donations (Expense - Non Cash)	390,421.00
In-Kind FTB Donations (Expense - Non Cash)	137,358.00
In-Kind SPFC Donations (Expense - Non Cash)	182,625.00
Total Other Expenses	710,404.00
NET OTHER INCOME	43,531.66
NET INCOME	\$188,586.58



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/15/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency Bouchard Region 101 N. Starcrest Drive Clearwater, FL 33765	CONTACT NAME: PHONE (A/C, No, Ext): 727 447-6481 FAX (A/C, No): E-MAIL ADDRESS: clcerts@marshmma.com														
INSURED FEAST Food Pantry 2255 Nebraska Ave Palm Harbor, FL 34683	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A : Alliance of Nonprofits for Ins</td> <td style="text-align: center;">10023</td> </tr> <tr> <td>INSURER B :</td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Alliance of Nonprofits for Ins	10023	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	202265754	09/03/2022	09/03/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 20,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	D&O Liability			202265754DO	09/03/2022	09/03/2023	1,000,000/1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate holder is included as Additional Insured when required by written contract, agreement or permit, but only with respect to the General Liability insurance and subject to the provisions and limitations of the policy.

Waiver of subrogation applies to General Liability when required by written contract, agreement or permit (See Attached Descriptions)

CERTIFICATE HOLDER <p style="text-align: center; font-size: 1.2em;">For Informational Purposes Only</p>	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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DESCRIPTIONS (Continued from Page 1)

and subject to the provisions and limitations of the policy.

All of the above are subject to the terms, conditions and exclusions of the policy/policies.

