

**BRIGHTLINE TRAINS FLORIDA LLC**

**REQUEST FOR BID (RFB):  
A LONG-TERM LEASE FOR A TRAIN STATION TO PROVIDE HIGH SPEED PASSENGER RAIL  
SERVICE FOR MARTIN COUNTY, FLORIDA  
RFB 2025-3633**



**SUBMITTED NOVEMBER 1, 2024**

**CONTACT FOR THIS REQUEST:**

Brian Kronberg  
SVP of Development & Construction  
350 NW 1<sup>st</sup> Ave, Suite 200  
Miami, FL 33136  
[Brian.Kronberg@gobrightline.com](mailto:Brian.Kronberg@gobrightline.com)

## TABLE OF CONTENTS

SECTION 1:	Cover Letter / Statement of Interest	3
SECTION 2:	Company Profile and Qualifications, Including Operational Experience, Safety Record for High-Speed Rail Passenger Service Train Station	4
SECTION 3:	Agreements in Place to Utilize Adjacent Railway Track Infrastructure	8
SECTION 4:	Proposed Number of Daily Trains for the 1 <sup>st</sup> Quarter of Service	9
SECTION 5:	Existing Network that Martin County Residents Will Have Access to	9
SECTION 6:	Price Proposal Detailing the Cost Structure for Operating the High-Speed Rail Service	11
SECTION 7:	Information Regarding Any Legal or Administrative Actions	13

### Required Forms and Affidavits

SECTION 8:	Affidavit Regarding the Use of Coercion for Labor & Services
SECTION 9:	Bidder's Qualification Statement
SECTION 10:	Conflict Affidavit
SECTION 11:	Drug Free Workplace Certification
SECTION 12:	Equal Opportunity Statement
SECTION 13:	E-Verify
SECTION 14:	Non-Collusion Certification
SECTION 15:	Public Entity Crimes Statement
SECTION 16:	Vendor Certification Regarding Discriminatory Vendor List
SECTION 17:	Vendor Certification Regarding Scrutinized Companies List
SECTION 18:	W-9 (2024 Form Version)
SECTION 19:	Addenda





**SECTION 1. Cover Letter / Statement of Interest**

October 31, 2024  
Martin County Board of County Commissioners  
Attn: Purchasing Division  
2401 SE Monterey Road  
Stuart, FL 34996

Dear Martin County Board of County Commissioners:

Brightline Trains Florida LLC (“Brightline”) is proud to present the enclosed response to Martin County’s Request for Bid (RFB) 2025-3633.

It is the intent of Brightline to enter good-faith negotiations with Martin County which would result in an executed Lease Agreement for the County owned property listed in Martin County’s Request for Bid Exhibit A as the Flagler Avenue site (PCN #'s 04384100000003101, 043841010000000905 and 043841004004000102)

We have seen and heard from many residents and business owners who overwhelmingly support a Brightline Station in Martin County. We remain committed to working with Martin County and appreciate the opportunity to respond to the RFB.

If Brightline is selected, please notify Brian Kronberg at: [Brian.Kronberg@gobrightline.com](mailto:Brian.Kronberg@gobrightline.com).

As requested in the RFB, our physical address is:

Brightline Trains Florida LLC  
Attention: Brian Kronberg  
350 NW 1st Ave, Suite 200  
Miami, Florida 33128

Thank you for your consideration.



Patrick Goddard  
President  
Brightline Trains Florida LLC

## **SECTION 2. Company Profile and Qualifications, Including Operational Experience, Safety Record for High-Speed Rail Passenger Service Train Stations History and Structure:**

Brightline Trains Florida LLC (“Brightline”) is a higher-speed intercity passenger rail system connecting major populations along one of the largest and most congested travel corridors in the U.S. The approximate 235-mile system currently has six stations located in Downtown Miami, Aventura, Fort Lauderdale, Boca Raton, West Palm Beach and Orlando.

We are the only privately owned and operated passenger train company in the United States. Brightline is primarily owned, indirectly, by funds managed by an affiliate of Fortress Investment Group. Fortress is a global investment manager that oversees more than \$46 billion of assets under management and has a long history of investing across the transportation and infrastructure space. Brightline Florida is headquartered in Miami, Florida. Our Florida team has a presence in each city where we operate, with the largest number of employees based in Miami and Orlando.

We began the initial activities associated with Brightline in 2012 and commenced construction in 2014. We began operations in 2018 with three stations located in Miami, Fort Lauderdale and West Palm Beach. In December 2022, we opened two additional stations in Aventura and Boca Raton. In September 2023, we commenced long-distance intercity rail service with the opening of our newest station at Orlando International Airport. With the opening of Brightline’s Orlando Station, we are now providing daily service between South Florida and Orlando and operating from early morning to late evening.

Brightline has a team of qualified professionals with relevant experience that are well suited to undertake the Project. Key team members include the following individuals:

**PATRICK GODDARD**, President. Patrick is responsible for all aspects of Brightline, including safety, development, operations and the guest experience. Prior to joining Brightline, Patrick was the president and chief operating officer for Trust Hospitality, an international owner, developer and operator of boutique and luxury hotels, many of which have been entrepreneurial and start-up ventures successfully launched in South Florida. Patrick grew this portfolio from 10 to 40 hotels over six years. Prior to that, he was the president and managing director of Ocean Blue Hospitality, a consultancy firm that specialized in hotel openings and sales, marketing and revenue management for independent hotels. While there, he successfully repositioned and managed many iconic South Florida hospitality venues including the Cleavelander Hotel & Bar, the Raleigh Hotel, the Savoy Hotel and the Grand Beach Hotel. Patrick also held management positions with Rosewood Hotels, Loews Hotels in the United States and the Caribbean as well as Hilton Hotels, Jurys Hotels and other independent hotels and restaurants in Europe. Born and educated in Ireland, Patrick has a degree in hospitality management granted by Trinity College Dublin.

**JEFF SWIATEK**, Chief Financial Officer. Jeff oversees the financial aspects of the development and operations of Brightline. He has more than 25 years of experience in international corporate finance, strategy and business development. Most recently, Jeff spent 15 years at AIG in various senior roles spanning mergers and acquisitions, planning and

budgeting, business analytics, portfolio management and business development activities. Prior to AIG, he worked in the investment banking department of Goldman Sachs where he helped companies execute capital raising transactions and review acquisition opportunities. Jeff holds a Bachelor of Arts in Economics and Asian Studies from Dartmouth College and a Masters of Business Administration from the University of Chicago Booth School of Business.

**TRAVIS CHRIST**, Chief Commercial Officer. Travis is responsible for all aspects of customer acquisition and revenue generation across the network. With more than 25 years of experience in revenue management, e-commerce, sales & marketing and distribution, Christ is a seasoned executive with experience leading commercial organizations in a variety of functions within the airline, travel, and telecommunications industries. At Brightline, Travis leads a team of specialists responsible for pricing and revenue management, brand and product marketing, e-commerce, partnerships, and distribution that deliver customer traffic, growth and P&L objectives. Travis started his career in network planning at Continental Airlines and holds a bachelor's degree from George Washington University, and an MBA from The American Graduate School of International Management.

**CYNTHIA BERGMANN**, Chief Legal Officer. Cindy is responsible for directing the legal and compliance affairs of Brightline, as well as advising senior management on all significant legal issues. She brings more than 30 years of legal experience in mergers and acquisitions, financing, real estate, corporate and regulatory matters to the role, with significant transportation industry experience. Prior to joining Brightline, Cindy was a partner with Freeborn & Peters in Chicago, where she served as co-chair of the firm's Corporate Practice Group and chair of its Transportation Industry Team. Cindy also served as the US Corporate Counsel for Canadian National Railway Company. Cindy received her Juris Doctor degree from the UIC John Marshall Law School and her BSBA in Finance and Marketing from the University of Denver. She is a past President of the Association of Transportation Law Professionals.

**BRIAN KRONBERG**, Senior Vice President, Development & Construction, Brian is responsible for overseeing all Brightline's development and construction initiatives throughout Florida. He has more than 18 years of experience in the construction and transportation industry and leads a cross functional team that is responsible for expanding and improving Brightline's system, which includes the development of new train stations in the Treasure Coast and Cocoa, a commuter rail system in Miami-Dade and Broward counties, adding additional safety improvements along the corridor and the company's expansion to Tampa. He manages the team responsible for site acquisition, design, construction, development, schedule, budget, quality control, environmental, and implementation of safety measures. Brian was Brightline's first full-time employee and has played an important role in all aspects of the company with a primary focus on station and infrastructure development. Early in the project, Brian assembled the necessary land for the train stations, transit-oriented development (TOD) projects, as well as the land needed to construct the rail infrastructure. Brian was instrumental in the development of the MiamiCentral Station and most recently led the company's successful expansion into Aventura and Boca Raton with the addition of two new stations. Prior to joining Brightline in 2012, Brian was a project manager at Flagler Development where he developed large scale business parks which included several million square feet of industrial warehouses. Brian holds a Bachelor of Science in Management & Finance from Tulane University and an MBA from University of Miami.

**MICHAEL LEFEVRE**, Vice President of Operations, Michael leads the operations functions of safety, transportation, maintenance of way, maintenance of equipment, and mobility services. Michael is one of Brightline's longest-tenured employees, having joined the company in 2013. Michael has held a number of roles in the transportation industry including service planning at the Class I freight railroad CSX Transportation, working on a ship-docking tugboat on the Delaware River, and operating a public water taxi. In recognition of his positive impact on the industry and his commitment to improving public transportation across the country, Michael was named a *Rising Star* by *Progressive Railroading Magazine* and is a recipient of the American Public Transportation Foundation scholarship. Michael received both his Master of Business Administration and his Bachelor of Arts from Duke University.

**HUSEIN CUMBER**, Chief Strategy Officer at FECL. With respect to Brightline, he is responsible for guiding this major capital Project from initial concept through development. Prior to joining FECL, he worked at Florida East Coast Railway L.L.C. and led the public affairs efforts for FECL, where he secured funding for several major public-private partnership projects that increased capacity within the company's rail corridor. Mr. Cumber also served as the Assistant to the Secretary for Policy at the U.S. Department of Transportation (USDOT) and as the Deputy Chief of Staff at the USDOT. He was also nominated by President George W. Bush on May 20, 2008 to be a member of the Surface Transportation Board. Mr. Cumber received his B.A. in U.S. National Security from Duke University.

### **Relevant Experience in operating high-speed rail**

Brightline has been in operation for six years and is the only privately operated provider of modern, eco-friendly, intercity rail in America. Brightline built and owns or controls the entire 235-mile rail system, including our track and systems, land, trains, stations and maintenance facilities.

Brightline currently operates approximately 32 departures (16 roundtrips) between Miami and Orlando with an additional 4 departures between Miami and West Palm Beach. The state-of-the-art passenger trains travel the 235-mile trip between Miami and Orlando in approximately three hours and Miami to West Palm Beach in approximately an hour. Our company prides ourselves on customer satisfaction, service and reliability and we are proud to report that last quarter we operated at 92% On Time Performance (OTP).

Brightline's passenger rail service offers business, leisure, and personal travelers safe, sustainable, fast, reliable, convenient, and comfortable travel within Southeast and Central Florida. Travelers are able to reserve specific seats on trains and at times that fit their specific travel needs. Passengers also enjoy free hi-speed WiFi on board and other amenities at Brightline's stations. Brightline's passengers are able to continue to travel car-free at their destinations; Brightline's train stations are conveniently located in city centers and near major travel destinations and offer multiple connections to other modes of transportation including local commuter rail and public ground transportation. Leisure travelers have the option to purchase integrated travel packages for fast and easy connections to major travel destinations in Miami, Fort Lauderdale, West Palm Beach and Orlando.



## Safety Record and Compliance with federal and state regulations

Safety is Brightline's top priority and something that we focus on everyday. We think about safety not just during the operations of our system, but also on all of our construction sites and projects. As of the end of 2023, our construction projects produced more than 8.5M work hours and our rate of safety incidents was well below the industry average. By way of example, our Total Recordable Incident Rate (TRIR) was 0.96. Anything below 3.0 is considered good and the industry average is 3.4. In terms of operations, train travel is one of the safest modes of transportation and the system will move millions of travelers out of their car and off of dangerous roadways.

Brightline has our own safety and security division, and our team has significant experience in the rail and transportation industries. We meet and exceed the highest standards set by the FRA and the State of Florida. We have a robust safety and security approach that focuses on education, enforcement and engineering. Our efforts include safety-related infrastructure investments throughout our rail corridor, emergency response trainings with all law enforcement agencies along the corridor, television and radio public service announcements and multiple partnerships, including with school districts, "211" chapters along our alignment and Operation Lifesaver.

## Experience in high-speed rail passenger service stations

Brightline has six years of experience in operating and maintaining passenger train systems and stations. As previously stated, we currently operate and maintain each of our six stations to the highest level of service and quality. We are a model and a service that the rest of the country has noticed and admired. With service to Orlando now in operation and given the success of our Aventura and Boca Raton Stations, Brightline is now focused on building our next train station in the Treasure Coast.



FLAGSHIP

### MiamiCentral

Miami's transportation hub with current and future connections to local transit including Tri-Rail, Metrorail, and the Metromover. Plus, only minutes from downtown Miami.



FLAGSHIP

### Orlando International Airport

Brightline Orlando Station is located at Orlando International Airport (MCO) with convenient transportation options to all major tourism destinations and attractions – arriving 2023.



Aventura



Fort Lauderdale



Boca Raton



West Palm Beach

### **SECTION 3. Agreements in Place to Utilize Adjacent Railway Track Infrastructure**

Brightline Trains Florida LLC has the legal right to use the rail infrastructure adjacent to the Martin County owned parcels.

Below is the legal explanation and proof of the above-mentioned right.

Florida East Coast Railway (FECR) is the fee owner of the rail corridor known as the Florida East Coast rail corridor starting at or near Miami, Florida, and ending at or near Jacksonville, Florida, a distance of approximately 351 miles (the "FEC Corridor").

FECR granted Brightline Trains Florida LLC an easement for Passenger Railroad Service (as defined below) on the FEC Corridor and FECR and Brightline Trains Florida LLC entered into that Corrective Second Amended and Restated Grant of Passenger Service Easement (West Palm Beach to Cocoa), dated October 5, 2017, and recorded in Official Records Book 2952, Page 2948 of the Public Records of Martin County, Florida (the "Passenger Easement"), the Second Amended and Restated Joint Use Agreement (Shared Infrastructure), dated December 27, 2016, as amended by the First Amendment to Second Amended and Restated Joint Use Agreement (Shared Infrastructure) dated June 30, 2017 (as amended, the "JUA"), as evidenced by the Memorandum of Joint Use Agreement (Shared Infrastructure), dated June 30, 2017, and recorded in Official Records Book 3216, Page 2473 of the Public Records of Martin County, Florida (the "Memorandum of JUA") with respect to the shared use of the FEC Corridor.

I In addition, FECR granted FDG Flagler Station II LLC, a Delaware limited liability company ("FDG") an easement for Non-Railroad Purposes (as defined below) on the FEC Corridor and other property pursuant to that certain First Amended and Restated Grant of Easements between FECR and FDG dated June 13, 2014, and recorded in Official Records Book 2724, Page 1952, of the Public Records of Martin County, Florida (as may be amended, amended and restated, supplemented or otherwise modified from time to time, the "Non-Rail Easement") and FECR, FDG and Brightline Trains Florida LLC entered into that certain Amended and Restated Joint Use and Operating Agreement, dated June 13, 2014, with respect thereto, (as may be amended, amended and restated, supplemented or otherwise modified from time to time, the "Non-Rail JUA"). FDG was transferred to FECR and its name was changed to FEC ROW LLC. Therefore, FECR now owns the Non-Rail Easement and has the rights thereunder.

"Passenger Railroad Service" means any and all uses and purposes in connection with, consistent with, or relating to passenger railroad operations on, along, over, under and across the burdened property, including without limitation installing, placing, constructing, occupying, using, operating, altering, maintaining, repairing, renewing and replacing rail, ties, ballast, other track material, signals and communications facilities and equipment, utilities, stations, platforms, stairways, escalators, elevators, structures, and/or improvements that are reasonably necessary or desirable or legally required in connection with the provision of passenger railroad service; operating trains, rail cars, locomotives and other rail equipment for the movement of passengers in intercity, commuter, transit, excursion and special passenger train service; and any and all other activities that are ancillary or related to the transportation of passengers on or along the burdened property.



#### **SECTION 4. Proposed Number of Daily Trains for the 1st Quarter of Service**

During the first three months of service, Brightline anticipates stopping a total of eight trains per day at the Martin County Station.

The eight trains per day is subject to schedule feasibility and operational impact as determined by a Rail Traffic Controller (“RTC”) model.

Brightline is currently preparing the RTC model that will be shared with Florida East Coast Railway, L.L.C. (“FECR”). The RTC model is required to show that the addition of the train station and the rail infrastructure on the system does not unreasonably interfere with the movement of Brightline’s and FECR’s trains on the System.

Brightline anticipates strong ridership from Martin County and will use these eight trains per day to better understand customer demand and travel preference. Although operating hours for the first three months have not yet been established, Brightline anticipates trains stopping at this station throughout the day and into the evening.

#### **SECTION 5. Existing Network That Martin County Residents Will Have Access To**

On September 22, 2023, Brightline Trains Florida, LLC (Brightline) achieved a monumental milestone, ushering in a new era of transportation in the United States. As the nation's sole privately owned and operated intercity passenger rail service, Brightline launched its highly anticipated route connecting Miami to Orlando, featuring stops in Aventura, Fort Lauderdale, Boca Raton, and West Palm Beach. This historic occasion marked the culmination of a visionary project that has been a decade in the making, forever altering the landscape of regional and national transportation networks in Florida. Brightline’s rail system, infrastructure and stations represent an investment of approximately \$6 billion.

Brightline’s current stations are located in downtown population centers, strategically placed to maximize convenience for travelers and commuters, with access to major destinations, public transportation links, and urban amenities. Each station includes first/last mile transit options that enable guests to reach their final destination.

Brightline’s MiamiCentral station is a major transportation hub in downtown Miami, offering extensive connectivity options that make it a gateway for both local and regional travel. MiamiCentral includes direct connections to Tri-Rail, Metrorail, and the downtown Metromover.

Brightline's Orlando station is located at Orlando International Airport which serves approximately 60 million passengers annually.

Brightline is actively working on a Tampa Extension, which will extend service from Orlando International Airport to Orlando Area station(s) and then to downtown Tampa.

The growing population and tourism in Florida will place heavy demands on the existing transportation network, which is already congested and unable to meet the current transportation demand. There will also be heightened challenges in meeting the mobility needs of the diverse population – from seniors to lower-income residents to persons with disabilities to visitors unfamiliar with the area. The state's transportation system needs mobility options that are safe, efficient, and



improve the quality of life for residents and visitors. Passenger rail is a vital tool to help manage future growth under constrained conditions that limit the ability to expand highways.

A station in Martin County would integrate into our existing rail network and dramatically improve access for residents and visitors of Martin County. A Martin County station would sit in the middle of Brightline's current system offering passengers access to South and Central Florida. The station would offer the following approximate travel times:

- Miami 1h53m
- Aventura 1h32m
- Fort Lauderdale 1h16m
- Boca Raton 1h3m
- West Palm Beach 40m
- Orlando 1h46m

## **SECTION 6. Price Proposal Detailing the Cost Structure for Operating the High-Speed Rail Service**

Brightline anticipates that the annual cost for operating the Martin County station will be approximately \$2.3M per year for the costs directly attributable to the station. In addition to the \$2.3M (and not currently included in the estimate) are other costs that we will incur related to property taxes and corporate overhead. This operating cost will grow over time with escalation and inflation.

The \$2.3M includes the cost directly attributable to the station: station labor (\$1.3M), maintenance and operational expenses (\$900k) and insurance (\$200k).

### **Station Labor**

The station labor may include guest service agents, station managers, station assistant managers and security personnel. We anticipate having approximately 25 full-time equivalent employees.

### **Other Maintenance and Operational Costs**

The other maintenance and operational expenses (\$900k) covers purchased services that would include annual operating maintenance / repairs, external security, marketing, lawn maintenance, electrical consumption, water consumption, pest control and other cost that may arise on any given year.

## **Martin County Station**

*(\$ in millions)*

### **Estimated Annual Operating Expense**

	<b>Annual</b>
Station Labor	(\$1.3)
Station and Parking Expense (Non Labor)	(0.9)
Insurance	(0.2)
<b>Estimated Total Annual Operating Expense</b>	<b>(\$2.3)</b>

### **Land Rent and Desired Lease Term**

Term: Brightline seeks to have an initial lease term of 40 years with three options for Brightline to extend the term; first for an additional 40 years, and thereafter for two additional twenty (20) year extension terms. Each extension would be exercisable in Brightline's sole discretion and be exercised by delivery of a written notice by Brightline to the County at least one year before



the expiration of the then expiring term. Brightline shall have the right to extend the lease so long as no default exists at the time of such exercise and at the time of renewal.

**Rent:** Brightline proposes to pay \$12 per year to lease the land.

**Project:** To design and construct a passenger train station, platform, parking and rail infrastructure. The exact size of the station, platform and parking have not yet been determined. At the time of this submittal, it is unclear if the preference by the County is to have surface parking or a parking garage. If selected, Brightline will work with the County staff to determine the appropriate parking solution within the County's budget.

**Capital Cost:** Martin County will fund up to \$15M towards the overall Project Cost. Project Costs means all costs associated with the Project, including but not limited to, design, engineering, procurement, project management, construction, utility work, environmental, permitting, legal, construction-period insurance, testing and commissioning of the Project hereunder (whether incurred before or after the Effective Date of the Lease), the other work performed by Tenant hereunder. The balance of the funds necessary to pay for the Project Costs shall be obtained from Federal and/or state grants. Martin County will be the lead on preparing the grant applications along with Brightline's support and cooperation. If by June 30, 2027 the County has not entered into a grant agreement that includes the necessary funds to complete the project, then in accordance with the proposed Amendment to the Settlement Agreement, Brightline shall have the right to terminate the lease.

**Maintenance and Utilities:** Brightline will be responsible for the maintenance of the station and parking and will pay utilities and taxes relating to the station and parking. Brightline will also be responsible for providing casualty insurance for the station and parking.

**Ownership:** Brightline will own the station building and parking improvements over the term of the lease. At the end of the term, the improvements will revert to the County.

Brightline's obligations under the lease shall be subject to a condition precedent that Brightline and the County enter into an amendment (in form and substance reasonably satisfactory to Brightline and the County) to that certain Settlement Agreement dated as of November 25, 2018, by and among the County, Citizens Against Rail Expansion in Florida and Brightline (the "Settlement Agreement") to provide (a) for an extension of the time period within which Brightline will build a station in the Treasure Coast to the later of five (5) years from (i) the date of execution of the Amendment or (ii) the date of execution of a grant agreement by the County for the balance of the Project Costs; and (b) that in the event that the County is unable to obtain grant funding for the balance of the Project Cost by June 30, 2027, or if the County fails to contribute the local match (up to \$15M), then Brightline shall be relieved of any obligation to build a station within the Treasure coast under the Settlement Agreement.

## **SECTION 7. Information Regarding Any Legal or Administrative Actions**

There are no past or pending legal or administrative actions that would impact the ability for Brightline to complete the train station in Martin County.

See Section 9 Bidders Qualifications Statement for details

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## **Forms and Affidavits**

All required forms are completed and attached following this page

Section 8. Affidavit Regarding the Use of Coercion for Labor & Services Qualification statement

Section 9. Bidder's Qualification Statement

Section 10. Conflict Affidavit

Section 11. Drug Free Workplace Certification

Section 12. Equal Opportunity Statement

Section 13. E-Verify

Section 14. Non-Collusion Certification

Section 15. Public Entity Crimes Statement

Section 16. Vendor Certification Regarding Discriminatory Vendor List

Section 17. Vendor Certification Regarding Scrutinized Companies Lists

Section 18. W-9 (2024 Form Version)

Section 19. Addenda

1. A. Evidence of Brightline's ability to transact business in the State of Florida:  
Florida Department of State Certificate of Status
2. Letters of Support





## AFFIDAVIT REGARDING THE USE OF COERCION FOR LABOR & SERVICES

Respondent Vendor Name: Brightline Trains Florida LLC

Vendor FEIN: 35-2369220

Vendor's Authorized Representative Name and Title: Cynthia Bergmann, Vice President

Address: 350 NW 1st Avenue, Suite 200

City, State, Zip: Miami, FL 33128

Phone Number: 305-521-4875

Email Address: cynthia.bergmann@gobrightline.com

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute.

As the person authorized to sign on behalf of Respondent, I certify that the company identified **does not**:

- Use or threaten to use physical force against any person;
- Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
- Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
- Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
- Cause or threaten to cause financial harm to any person;
- Entice or lure any person by fraud or deceit; or
- Provide a controlled substance as outlined in Schedule I or Schedule II of s. 893.03 to any person for the purpose of exploitation of that person.

I declare under penalty of perjury that I have read the above document and that the statements contained therein are true.

Certified By: Cynthia Bergmann  
Signature of Authorized Representative

Name and Title: Cynthia Bergmann, Vice President

Date: 10/30/2024

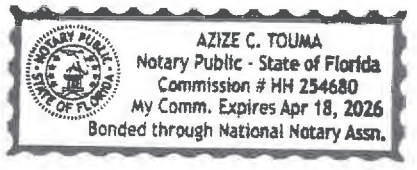
STATE OF (Florida)  
COUNTY OF (Miami Dade)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30 day of October, 2024, by Cynthia Bergmann (Name of Officer or Agent), as Vice President (Title of Officer or Agent) of

Brothelme Trans Florida LLC (Name of Corporation Acknowledging) a Delaware Limited Liability Company corporation (State or Place of Incorporation), on behalf of the Company corporation. He/She is

personally known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Azize C. Touma  
(Printed, Typed or Stamped Name of Notary Public)



## BIDDER'S QUALIFICATION STATEMENT

The signatory of the Statement guarantees the truth and accuracy of all statements and of answers to all questions hereinafter made. Failure to complete and return this Statement, or any false statement therein may render a bid non-responsive at the sole discretion of the Martin County Board of County Commissioners. **All portions of the Statement must be completed.**

<b>Bid #:</b>	2025-3633
<b>Bid Name:</b>	A LONG TERM LEASE FOR A TRAIN STATION TO PROVIDE HIGH SPEED PASSENGER RAIL SERVICE FOR MARTIN COUNTY, FLORIDA
<b>Bidder/Company Name:</b>	Brightline Trains Florida LLC
<b>Street Address:</b>	350 NW 1st Avenue
<b>City, State, Zip Code:</b>	Miami, FL 33128
<b>Telephone #:</b>	305-521-4801
<b>Email Address:</b>	brian.kronberg@gobrightline.com
<b>Federal Employer ID # (FEIN):</b>	35-2369220

<b>If a corporation, please answer the following:</b>	
<b>Date of Incorporation:</b>	
<b>In what state:</b>	
<b>President's Name:</b>	
<b>Vice President's Name:</b>	
<b>Secretary's Name:</b>	
<b>Treasurer's Name:</b>	

<b>If a partnership, please answer the following:</b>	
<b>Date of Organization:</b>	
<b>General or Association:</b>	
<b>General Partner #1 Name:</b>	
<b>General Partner #1 Address:</b>	
<b>General Partner #2 Name:</b>	
<b>General Partner #2 Address:</b>	



<b>If neither a corporation nor partnership, please provide the following information:</b>	
<b>Type of business organization:</b>	Limited Liability Company
<b>Principal #1 Name:</b>	BLTF Holdings LLC
<b>Principal #1 Address:</b>	350 NW 1st Avenue, Suite 200, Miami, FL 33128
<b>Principal #2 Name:</b>	
<b>Principal #2 Address:</b>	
<b>Principal #3 Name:</b>	
<b>Principal #3 Address:</b>	

<b>Contract Signature Authority (Individual that will sign the Contract, if awarded):</b>	
<b>Name:</b>	Patrick Goddard
<b>Title:</b>	President
<b>Email Address:</b>	patrick.goddard@gobrightline.com

**LICENSE INFORMATION**

**License Category: Construction Industry**

Certified                       Registered

License Type:

Building Contractor       General Contractor       Utility & Excavation

Other: Not Applicable

<b>License #:</b>	
<b>Expiration Date:</b>	
<b>Name of License Holder/Qualifying Agent:</b> <i>(exactly as it appears on file with the State of Florida's Construction Industry Licensing Board)</i>	

**License Category: Engineers**

License Type:       Professional Engineer

<b>License #:</b>	
<b>Expiration Date:</b>	

<b>License Category: Other</b>	
License Type:	
License #:	
Expiration Date:	

<b>Martin County Occupational License</b>	
License Type:	
License #:	
Expiration Date:	

**For work funded by federal grant, Contractor/Vendor is required to have an active registration with the System for Award Management (SAM) (<https://www.sam.gov>) prior to execution of the agreement.**

Unique Entity ID:	
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<b>Are you a Disadvantage Business Enterprise (DBE), Minority Business Enterprise (MBE), Woman-Owned Business Enterprise (WBE) or Veteran Owned Business (VOB)?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<i>If yes, provide copy of certificate.</i>	

<b>Are you a small business as defined by the SBA?</b> If Yes, # of Employees:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	<i>If yes, provide copy of certificate.</i>	

<b>Number of years in business under this name:</b>	4 years
<b>Number of years in business under other names:</b>	8 years
<b>How many years' experience in performing the type of work called for in this bid?</b>	12 years
<b>In what other lines of business do you or your organization or any partners thereof have financial interests?</b> If none, please type "N/A".	N/A


<b>Does your firm have any officer, owner, employee or agent who is also an officer, employee or advisory board member of Martin County?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
	Section 112.313, Florida Statutes, prohibits contracts with County employees, officers, and advisory board members. All vendors must disclose the name of any Martin County officer or employee who is employed by (Section 112.313(7), Florida Statutes) or owns, directly or indirectly an interest in the vendor's firm or any of its branches (Section 112.313 (3), Florida Statutes). Advisory Board Members, County officers or County employees may qualify for an exemption by including a completed Commission on Ethics Form 3A with their submittal and filing such form with the Supervisor of Elections in accordance with Section 112.313(12)(b), Florida Statutes. Please contact the Purchasing Division ( <a href="mailto:pur_div@martin.fl.us">pur_div@martin.fl.us</a> ) for additional information.	

<b>Have you or your organization, or any office or partner thereof, failed to complete a contract?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
<b>Has your organization ever been assessed liquidated damages for failing to complete a Contract within the time specified in the Contract Documents?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
<b>Has your organization been assessed any penalties for non-compliance violations of the Federal or State Labor laws and/or regulations within the last five (5) years?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
<b>Does your organization have any outstanding judgments, demands or liens resulting from violating the State Labor laws, the Business and Professions Regulation statutes, Civil or Criminal decisions?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		
<b>Have there been any suits, liens or surety claims against you or your organization over the past five (5) years for non-payment of sums due subcontractors or suppliers for work completed?</b>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
If yes, explain:		
Brightline has had three subcontractor claims filed or pending within the last 5 years. All of the subcontractor claims have been resolved / closed. There is one pending claim by a general contractor (Suffolk Construction Company) against Brightline which was filed on July 31, 2019, alleging non-payment pertaining to the Miami Central Station project. Brightline denies the claim and has raised setoff and other defenses and a counterclaim for delays and other damages against Suffolk.		
<b>Has your organization been cited for violations of OSHA standards and requirements within the past 5 years?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		



<b>Are the Bidder, its principals or affiliates presently debarred, suspended, proposed for disbarment, declared ineligible or voluntarily excluded from participation in this transaction by any municipal, County, State, or Federal department or agency?</b>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
If yes, explain:		

I certify that the above information is true and correct.

<b>Name of Authorized Representative:</b>	Patrick Goddard
<b>Title:</b>	President
<b>Federal Tax I.D. Number:</b>	35-2369220
<b>Phone Number:</b>	305-521-4875
<b>Email Address:</b>	patrick.goddard@gobrightline.com
<b>Authorized Signature:</b>	

CONFLICT AFFIDAVIT

STATE OF ( Florida )  
COUNTY OF ( Miami Dade )

I, the undersigned, being first duly sworn, do hereby state under oath and under penalty of perjury that the following facts are true:

- 1. I am over the age of 18 and am a resident of the State of Florida.
- 2. I am the Vice President (title) of Brightline Trains Florida LLC (Entity name) and I certify that I have the authority to make the representations set forth within this Affidavit.
- 3. Brightline Trains Florida LLC (Entity name) intends to do business with Martin County in response to:

RFB  RFP  RFQ #: 2025-3633

whereby business will be awarded under a system of sealed, competitive bidding to the lowest or best bidder.

- 4. I have reviewed Section 112.313(3), 112.313(7), and 112.313(12), Florida Statutes; and pursuant to the provisions therein, Brightline Trains Florida LLC (Entity name) doing business with Martin County:

**DOES NOT** impact any public officer, advisory board member or employee of Martin County; or

**DOES IMPACT** public officer, advisory board member or employee of Martin County

(Public Officer / Advisory Board Member / Employee Name:

\_\_\_\_\_); and

- 5. In compliance with Section 112.313(12), Florida Statutes, the impacted public officer or employee of Martin County, prior to the submission of this bid, has filed a statement with the Supervisor of Elections of Martin County, disclosing their interest, or the interest of their spouse or child, and the nature of the intended business, as set forth in Florida Commission on Ethics Form 3A:

<http://www.ethics.state.fl.us/Documents/Forms/Form3A.pdf?cp=202058>.

- 6. Additionally, I have reviewed Sections 112.313(3) and 112.313(7), Florida Statutes, concerning advisory board members, and confirm that any business relationships involving advisory board members comply with these statutes. Disclosure of any conflicts of interest for advisory board members has been made in accordance with Florida Commission on Ethics Form 4a:

<http://www.ethics.state.fl.us/Documents/Forms/Form4a.pdf?cp=202058>.

Executed this 30<sup>th</sup> day of October, 2024.

By Cynthia Bergmann  
(Signature)

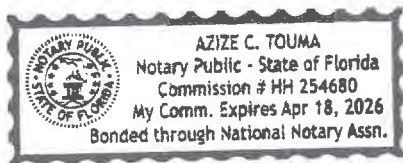
By CYNTHIA BERGMANN, VICE PRESIDENT  
(Name and Title)

STATE OF (Florida)

COUNTY OF (Miami Dade)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30 day of October, 2024, by Cynthia Bergmann (Name of Officer or Agent), as Vice President (Title of Officer or Agent) of Brightline Trans Florida LLC (Name of Corporation Acknowledging) a limited liability ~~corporation~~ <sup>company</sup> (State or Place of Incorporation), on behalf of the ~~corporation~~ <sup>company</sup>. He/She is  personally known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

Azize C. Touma

(Printed, Typed or Stamped Name of Notary Public)



## DRUG FREE WORKPLACE CERTIFICATION

The undersigned Bidder/Contractor, in accordance with Florida Statute 287.087 hereby certifies that

**Brightline Trains Florida LLC**

does:

(Name of Business)

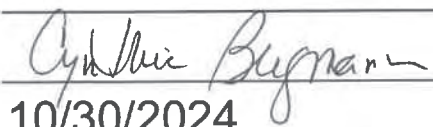
1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violation of such prohibition.
2. Inform employees about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

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

Firm Name: Brightline Trains Florida

Name of Authorized Official: Cynthia Bergmann

Title of Authorized Official: Vice President

Signature of Authorized Official: 

Date: 10/30/2024





## EQUAL OPPORTUNITY STATEMENT

The Respondent (Bidder) shall complete the following statement by signing this form where indicated.

Failure to complete this form may be grounds for rejection of bid:

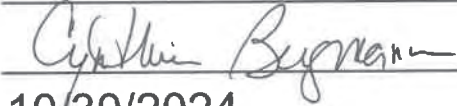
1. The awarded Contractor shall comply with Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992, as amended) prohibiting employment discrimination and shall comply with the regulations and guidelines promulgated pursuant to this Act by the Secretary of the Interior and the Heritage Conservation and Recreation Service.
2. During the performance of this contract, the awarded Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:
3. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
4. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
5. The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
6. The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
7. The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

8. In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
  
9. The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub-Contractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a Contractor becomes involved in, or is threatened with, litigation with a sub-Contractor or vendor as a result of such direction by the administering agency the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

Firm Name: Brightline Trains Florida LLC

Name of Authorized Official: Cynthia Bergmann

Title of Authorized Official: Vice President

Signature of Authorized Official: 

Date: 10/30/2024



**E-VERIFY**

Bid/Contract Number: 2025-3633

Bid/Contract Name: A LONG TERM LEASE FOR A TRAIN STATION TO PROVIDE HIGH SPEED PASSENGER RAIL SERVICE FOR MARTIN COUNTY, FLORIDA

The Respondent (Bidder) hereby acknowledges and certifies compliance with Section 448.095, Florida Statutes.

- The Respondent (Bidder) shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees.
- The Respondent (Bidder) shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system.
- The Respondent (Bidder) shall comply with Section 448.095, Florida Statutes, for the duration of the contract term, including any extensions or renewal periods.

If the Respondent (Bidder) is a private employer that employs less than twenty-five (25) employees (in accordance with Section 448.095, Florida Statutes), please list the number of employees below:

\_\_\_\_\_

- Respondent (Bidder) shall include as an attachment to this form, proof of registration with the United States Department of Homeland Security E-Verify system.

Failure to complete this form may be grounds for rejection of bid.

Firm Name: Brightline Trains Florida LLC

Name of Authorized Official: Cynthia Bergmann

Title of Authorized Official: Vice President

Signature of Authorized Official: *Cynthia Bergmann*

Date: 10/30/2024



Company ID Number: 1320922

its subcontractors, its employees, or its representatives to: (1) prosecution for false statements pursuant to 18 U.S.C. 1001 and/or; (2) immediate termination of its MOU and/or; (3) possible debarment or suspension.

G. The foregoing constitutes the full agreement on this subject between DHS and the Web Services Employer.

**Approved by:**

<b>Web Services Employer</b>	
Brightline Management, LLC	
Name (Please Type or Print) Latoya A Bellamy-Lockhart	Title
Signature Electronically Signed	Date 07/04/2018
<b>Department of Homeland Security – Verification Division</b>	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 07/06/2018





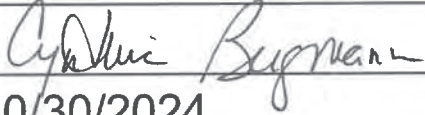
## NON-COLLUSION CERTIFICATION

I (we) hereby certify that if the contract is awarded to me, our firm, partnership or corporation, that no members of the elected governing body of Martin County nor any professional management, administrative official or employee of the County, nor members of his or her immediate family including spouse, parents or children, nor any person representing or purporting to represent any member or members of the elected governing body or other official, has solicited, has received or has been promised, directly or indirectly, any financial benefit including but not limited to a fee, commission, finder's fee, political contribution, goods or services in return for favorable review of any Proposals submitted in response to the Request for Proposal or in return for execution of a contract for performance or provision of services for which proposals are herein sought.

Firm Name: Brightline Trains Florida LLC

Name of Authorized Official: Cynthia Bergmann

Title of Authorized Official: Vice President

Signature of Authorized Official: 

Date: 10/30/2024

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

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

1. This sworn statement is submitted for Brightline Trains Florida LLC
2. This sworn statement is submitted by Cynthia Bergmann  
Whose business address is: 350 NW 1st Avenue, Suite 200, Miami, FL 33128  
and (if applicable) its Federal Employer Identification Number (FEIN) is: 35-2369220

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

3. My name is Cynthia Bergmann and my relationship to the entity named above is Vice President
4. I understand that a “public entity crime” as defined in Section 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
5. I understand that “convicted” or “conviction” as defined in Section 287.133 (1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without adjudication of guilt, in any federal or state trial court of record, relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an “affiliate” as defined in Section 287.133(1) (a), Florida Statutes, means: (1) A predecessor or successor of a person convicted of a public entity crime; or (2) An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
7. I understand that a “person” as defined in Section 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States

with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

8. Based on information and belief, that statement which I have marked below is true in relation to the entity submitting this sworn statement.

**[Please indicate which statement applies.]**

- Neither the entity submitting this sworn statement, nor one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, has been charged with and convicted of public entity crime subsequent to July 1, 1989.
- There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. [Please attach a copy of the Final Order.]
- The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. [Please attach a copy of the Final Order.]
- The person or affiliate has not been placed on the convicted vendor list. [Please describe any action taken by or pending with the Department of General Services.]

Signature: 

Date: 10/30/2024

STATE OF ( Florida )

COUNTY OF ( Miami-Dade )

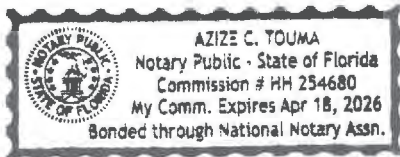
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 30 day of October, 2024, by

Cynthia Bergmann (Name of Officer or Agent), as Vice President (Title of Officer or Agent) of

Brightline Trains Florida LLC (Name of Corporation Acknowledging) a Delaware Limited Liability Company (State or Place of Incorporation), on behalf of the Company corporation. He/She is  personally

known to me or  has produced a driver's license issued within the past 5 years as identification.

NOTARY PUBLIC SEAL



Notary Public, State of Florida

A. Touma

(Printed, Typed or Stamped Name of Notary Public)





**VENDOR CERTIFICATION REGARDING  
DISCRIMINATORY VENDOR LIST**

Respondent Vendor Name: Brightline Trains Florida LLC

Vendor FEIN: 35-2369220

Vendor's Authorized Representative Name and Title: Cynthia Bergmann, Vice President

Address: 350 NW 1st Avenue, Suite 200

City, State, Zip: Miami, FL 33128

Phone Number: 305-521-4875

Email Address: cynthia.bergmann@gobrightline.com

Section 287.134(3)(d), Florida Statutes, prohibits an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity." Section 287.134(2)(a), F.S.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on are on the Discriminatory Vendor List maintained by the Florida Department of Management Services pursuant to Section 287.134(3)(d), F.S.

Certified By:   
who is authorized to sign on behalf of the above referenced company.

Cynthia Bergmann, Vice President  
Print Name and Title

10/30/2024  
Date



**VENDOR CERTIFICATION REGARDING  
SCRUTINIZED COMPANIES LISTS**

Respondent Vendor Name: Brightline Trains Florida LLC

Vendor FEIN: 35-2369220

Vendor's Authorized Representative Name and Title: Cynthia Bergmann, Vice President

Address: 350 NW 1st Avenue, Suite 200

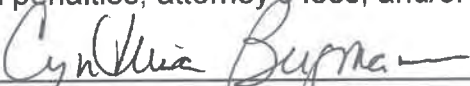
City, State, Zip: Miami, FL 33128

Phone Number: 305-521-4875

Email Address: cynthia.bergmann@gobrightline.com

Section 287.135, Florida Statutes prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135, Florida Statutes, also prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of \$1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which were created pursuant to s. 215.473, Florida Statutes.

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

Certified By:   
who is authorized to sign on behalf of the above referenced company.

Cynthia Bergmann, Vice President

Print Name and Title

10/30/2024

Date

# Request for Taxpayer Identification Number and Certification

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

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

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

<b>Print or type.</b> <i>See Specific Instructions on page 3.</i>	<p><b>1</b> Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p><b>AAF Operations Holdings LLC</b></p>	
	<p><b>2</b> Business name/disregarded entity name, if different from above.</p> <p><b>Brightline Trains Florida LLC (35-2369219)</b></p>	
	<p><b>3a</b> Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor                    <input type="checkbox"/> C corporation                    <input type="checkbox"/> S corporation                    <input type="checkbox"/> Partnership                    <input type="checkbox"/> Trust/estate  <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . . <b>P</b>  <b>Note:</b> Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.  <input type="checkbox"/> Other (see instructions)    <b>Brightline Trains Florida LLC is a disregarded entity</b> </p>	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p style="text-align: right;"><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p><b>3b</b> If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . <input type="checkbox"/></p>	
	<p><b>5</b> Address (number, street, and apt. or suite no.). See instructions.</p> <p><b>350 NW 1st Avenue, Suite 200</b></p>	Requester's name and address (optional)
	<p><b>6</b> City, state, and ZIP code</p> <p><b>Miami, FL 33128</b></p>	
	<p><b>7</b> List account number(s) here (optional)</p>	

**Part I Taxpayer Identification Number (TIN)**

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

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

<b>Social security number</b>									
<b>or</b>									
<b>Employer identification number</b>									
3	5	-	2	3	6	9	2	2	0

**Part II Certification**

Under penalties of perjury, I certify that:

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

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

<b>Sign Here</b>	Signature of U.S. person 	Date July 3, 2024
------------------	------------------------------	-------------------

**General Instructions**

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

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

**What's New**

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

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

**Purpose of Form**

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



**ADDENDUM #1**

**REQUEST FOR BIDS (RFB) 2025-3633**

**A LONG TERM LEASE FOR A TRAIN STATION TO PROVIDE HIGH SPEED PASSENGER RAIL SERVICE FOR MARTIN COUNTY, FLORIDA**

**BID DUE DATE: NOVEMBER 1, 2024 @ 10:00 AM**

The following information shall become part of this bid and shall be binding as if originally contained therein.

**QUESTIONS**

1. Are wet signatures required on the forms/affidavits? Can we use DocuSign?

**RESPONSE: While wet signatures are the preferred method for the forms/affidavits, due to the short time constraints, DocuSign will be accepted as an alternative.**

2. Confirmation that Statement of No Bid does not need to be returned if we are bidding?

**RESPONSE: A "Statement of No Bid" is not necessary if a vendor chooses to submit a bid in response to this solicitation.**

3. Can we include Letters of Support to the RFB.

**RESPONSE: Yes, bidders are welcome to include Letters of Support with their bid submittal as part of the RFB response. These Letters of Support can be added before the forms and will not be subject to any page limit restrictions.**

RECEIPT OF ADDENDUM **#1** IS HEREBY ACKNOWLEDGED

Brightline Trains Florida LLC

Firm Name

Signature



# *State of Florida*

## *Department of State*

I certify from the records of this office that BRIGHTLINE TRAINS FLORIDA LLC is a Delaware limited liability company authorized to transact business in the State of Florida, qualified on December 18, 2007.

The document number of this limited liability company is M07000007319.

I further certify that said limited liability company has paid all fees due this office through December 31, 2024, that its most recent annual report was filed on April 30, 2024, and that its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Twenty-ninth day of October,  
2024*



A handwritten signature in black ink, appearing to be "J. B. ...", written over a horizontal line.

*Secretary of State*

Tracking Number: 5717258941CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

## Letters of Support

Brightline has seen substantial support from Treasure Coast and Martin County residents and local businesses. Supporters are optimistic about a station and have advocated for benefits including jobs, positive economic impact, access to nearby cities, reduced traffic and a boost in local tourism.

In addition to the hundreds of local supporters who have attended government meetings to voice their support for a station, Brightline has collected a number of letters of support that are included in this RFB and are listed below.

- Stuart/Martin County Chamber of Commerce
- Business Development Board of Martin County
- Martin County Tourist Development Council
- Historical Society of Martin County
- Martin County Taxpayers Association
- Downtown Business Association of Stuart
- MartinArts
- The Children's Museum of the Treasure Coast
- Stuart Main Street
- Seacoast Bank
- Best Western Downtown Stuart
- Comfort Suites Stuart-Hutchison
- Old Colorado Inn
- The Gafford
- The Courtyard Marriott Stuart



# STUART/MARTIN COUNTY CHAMBER OF COMMERCE

1650 South Kanner Highway, Stuart Florida 34994-7199 • (772) 287-1088  
stuartmartinchamber.org • info@stuartmartinchamber.org

*Enjoy our good nature!*

Chairman  
**Dan Hulen**

October 30, 2024

Chairman Elect  
**Eric Kiehn**

The Honorable Harold Jenkins, Chair  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

Vice Chairman  
**Candace Lopes**  
**Charles Geary**

RE: Brightline's RFB Response

Past Chairman  
**Dr. Lisa Grassam-Smith**

Dear Harold and Board of County Commissioners,

Directors  
**Dan Brady**  
**Marshall Critchfield**  
**Wayne Filowitz**  
**Zach Gazza**  
**Gary Guttveg**  
**Jeff Gustafson**  
**Jeremy Harris**

Please accept this letter on behalf of the Stuart/Martin County Chamber of Commerce to express unbridled support for Brightline's Request for Bids response for a long term lease and development of a station to provide passenger rail service in Martin County. Brightline is the only qualified bidder that can bring express intercity passenger rail to Martin County.

**Trisha Hawthorne**  
**Ryan Huff**  
**Tami Karol**  
**Susan King**  
**Lt. General Frank Libutti**  
**Jill Marasa**  
**Brandon McAllister**  
**Dr. Brian Moriarty**  
**Stephen Quintyne**  
**Steven Shultz**  
**Chris Smith**  
**David Snyder**

Since the announcement that Stuart & Martin County was being considered for a station, the attitude towards the station has been 180, an overwhelming support is prevalent!

Brightline will bring enormous benefits to Martin County, that is why the Board of County Commissioners should accept their RFB response. Our county needs access to intercity passenger rail to promote existing and create new economic opportunities. County residents and businesses, including our tourism industry, need additional transportation options, like passenger rail.

Treasurer  
**Gordon Proctor**

Currently more than 1.6 million people visit Martin County from Central and South Florida. All of them are traveling here via car. By introducing express passenger rail service, some of those tourists will take Brightline to visit Martin County - alleviating congestion. We can also expect to receive more tourists by being part of this major infrastructure network.

Ex-Officio Directors  
**Comm. Stacey Hetherington**  
**Carol Houwaart-Diez**  
**Michael Maine**  
**Michael Mortell**  
**Michael Schemel**  
**George Stokus**

The introduction of a Brightline passenger rail station will have positive benefits throughout the county. The station will be a new tourism driver and provide a new transportation alternative for all residents whether they need to travel for business, pleasure, school or fun. For these reasons, we strongly encourage you to accept Brightline's RFB response and welcome a Brightline passenger rail station to Martin County.

President/CEO  
**Joseph A. Catrambone**

Sincerely,

Joseph A. Catrambone  
President/CEO  
Stuart/Martin County Chamber of Commerce





Dear Commission Chair Harold Jenkins,

We want to express our sincere appreciation to the Martin County Board of Commissioners (BOCC) for your unanimous commitment to bring a Brightline station to our community. On Oct. 23, our board of directors voted unanimously to send this letter recognizing your leadership, responsiveness and decisive action.

As the county's official economic development organization, the Business Development Board of Martin County (BDBMC) views and supports the BOCC's decision through the prism of one of our core responsibilities—helping foster a pro-business climate that complements the unique qualities of our community. We applaud your actions because:

- By carrying through to fruition the decision to engage in the station RFP process, you are safeguarding our community's reputation as a pro-business environment where public policy is conducted in a consistent and reliable fashion.
- Martin County's prime location between the larger economic hubs of South Florida and Orlando conveniently provides the ability to access quality passenger rail as an attractive travel option to local professionals and offers an additional appeal to executives who are considering bringing employment opportunities to our area.
- The BDB primarily serves core industries such as aviation, marine and light manufacturing, but we appreciate that tourism in Martin County generates \$729 million in annual spending, more than \$67 million in state and local tax revenue and supports nearly one in 10 jobs (according to 2022 reports by the Martin County Office of Tourism and Marketing). We take to heart the unified call from local merchants, hoteliers, and restaurant owners in support of the station as another way to attract customers to their businesses.

The BDB recently conducted an analysis of customer foot traffic in downtown Stuart, which attracted 2.1 million annual visits. Of these, about 3 percent—or 65,000—originated from neighboring counties near Brightline stations. A local station would allow them to visit Stuart again utilizing the train and reducing vehicular travel demands on our roadways and available parking.

Looking forward, we appreciate your swift action in pursuit of federal grants that could reduce the station construction costs. We would like to offer a congratulatory nod to the City of Stuart for its recent negotiations with Brightline that resulted in agreement on offering as many as eight local stops per day. We hope this provision is preserved and remain optimistic that future discussions between the city and Brightline prove productive.





From assuring multiple enhanced safety features at crossings to insisting from the onset that a station come to the region, Martin County has operated throughout this yearslong process with diligence, foresight and concern for the best interests of our community. Thank you and please know we stand ready to assist you as this effort unfolds.

Sincerely,

William T. Corbin  
Executive Director  
Business Development Board of Martin County

CC:  
Commission Vice Chair Stacey Hetherington  
Commissioner Ed Ciampi  
Commissioner Sarah Heard  
Commissioner Doug Smith  
County Administrator Don Donaldson  
County Attorney Sarah Woods



Martin County Tourist Development Council | 2401 SE Monterey Road | Stuart, FL 34996 772-288-5445

October 30, 2024

The Honorable Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
& Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

RE: Brightline's RFB Response

Dear Chairman Jenkins and Board of County Commissioners,

This letter is sent on behalf of the Martin County Tourist Development Council ('TDC'). The TDC is an advisory council to the Martin County Board of County Commissioners ('BOCC') and is created pursuant to § 125.0104, Fla. Stat., with the purpose to recommend to the BOCC "special projects or for uses of the tourist development tax revenue" which is commonly referred to as bed tax. The TDC is comprised of county electors, including hoteliers, and persons who are involved locally with the tourist industry. § 125.0104, Fla. Stat. The TDC 's purpose is to encourage and prompt tourism in Martin County. At its September 18, 2024, meeting, the TDC voted to express their support of having a Brightline Station in Martin County.

This station will play a crucial role in connecting visitors from key markets such as Miami, Fort Lauderdale, Orlando, and beyond as Brightline continues to expand, offering them a more convenient and environmentally friendly mode of travel to our community.

Tourism is Florida's number one industry, providing substantial benefits to all Floridians, including the absence of a state income tax. Here locally, the tourism sector employed more than 9,450 people last year—representing one in nine jobs locally. Overnight visitors contributed over \$661.5 million, greatly strengthening the local economy, while tourism generated more than \$60 million in state and local taxes, much of which directly benefits community services.

Tourism is not just an economic driver for our community it is embedded in the very fabric of our community, reflecting the area's rich history, natural beauty, and cultural vibrancy. The

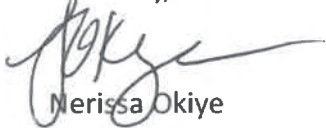
return of train service through Brightline is especially significant, as rail travel has long been a part of Stuart's heritage. The city's transformation began when the Florida East Coast (FEC) Railroad established its depot here, with land generously donated by early settler Homer Hine Stuart, Jr. The railroad served as a vital link, connecting our region to the rest of Florida and beyond, laying the groundwork for growth and prosperity. This new station is a meaningful continuation of that legacy—honoring our past while paving the way for a more connected and sustainable future.

Our dedication to the success of this station is reflected in our collaboration with Brightline on a co-branded marketing initiative. The TDC has allocated \$800,000 from our reserves to support a targeted marketing fund. This fund will fuel campaigns designed to raise awareness and promote the new station, including digital advertising and pop-up events in key markets. Working alongside Brightline, we aim to highlight the beauty and vibrancy of our area and to engage potential visitors effectively.

The addition of the Brightline station will have a significant, positive impact on local businesses and tourism spending, which will, in turn, support job creation and drive economic prosperity for our citizens. By offering a seamless, eco-friendly travel option, Brightline enhances connectivity while aligning with our long-term sustainability goals. Easier access for visitors will benefit local businesses and foster continued growth in tourism spending, ensuring that our community remains a thriving and dynamic destination.

We look forward to the many opportunities this new station will create for both visitors and residents, as it strengthens our local economy and showcases all that Martin County has to offer.

Sincerely,



Merissa Okiye

Martin County TDC Staff Liaison

CC: Don Donaldson, County Administrator





October 30, 2024

The Honorable Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
& Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

RE: Brightline's RFB Response

Dear Chairman Jenkins and Board of County Commissioners,

Please accept this letter on behalf of the Historical Society of Martin County to express my strong support for Brightline's Request for Bids response for a long-term lease and development of a station to provide passenger rail service in Martin County. Brightline is the only qualified bidder that can bring express intercity passenger rail to Martin County.

The Historical Society of Martin County has shared the exciting history of our community with the Treasure Coast since 1955. We believe that the Brightline station would help us to welcome new guests from major population centers in Florida and have a dramatic impact on the generation of incremental tourism dollars. We will actively look for ways to enhance the experience of visitors who arrive via Brightline to welcome them to our museums.

Brightline will bring enormous benefits to Martin County, which is why the Board of County Commissioners should accept their RFB response. Our county needs access to intercity passenger rail to promote existing and create new economic opportunities. County residents and businesses, including our tourism industry, need additional transportation options, like passenger rail.

Currently more than 1.6 million people visit Martin County from Central and South Florida. All of them travel here via car. By introducing express passenger rail service, some of those tourists will take Brightline to visit Martin County - alleviating congestion. We can also expect to receive more tourists by being part of this major infrastructure network.

The introduction of a Brightline passenger rail station will have positive benefits throughout the county. The station will be a new tourism driver and provide a new transportation alternative for all residents whether they need to travel for business, pleasure, school or fun.

For all of these reasons, I strongly encourage you to accept Brightline's RFB response and welcome a Brightline passenger rail station to Martin County.

Sincerely,

Rob Steele  
President & CEO  
Historical Society of Martin County





# MCTA

## Martin County Taxpayers Association

October 30, 2024

The Honorable Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
& Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

RE: Brightline Station

Dear Chairman Jenkins and Board of County Commissioners,

Please accept this letter on behalf of the Martin County Taxpayers Association to express our strong support for Brightline's Request for Bids response for a long term lease and development of a station to provide passenger rail service in Martin County. Brightline is the best choice to bring express intercity passenger rail to Martin County.

Brightline is with us for the foreseeable future and we are fortunate that they wish to have a station in our County. So many counties will not be able to experience a direct tangible benefit such as this. Brightline will bring enormous benefits to Martin County, which is why the Board of County Commissioners should accept their RFB response. Our county needs access to intercity passenger rail to promote existing and create new economic opportunities. County residents and businesses, including our tourism industry, need additional transportation options, like passenger rail.

Currently more than 1.6 million people visit Martin County from Central and South Florida. All of them are traveling here via car. By introducing express passenger rail service, some of those tourists will take Brightline to visit Martin County - alleviating congestion. We can also expect to receive more tourists by being part of this major infrastructure network.

The introduction of a Brightline passenger rail station will have positive benefits throughout the county. The station will be a new tourism driver and provide a new transportation alternative for all residents whether they need to travel for business, pleasure, school or fun.

For all of these reasons, I strongly encourage you to accept Brightline's RFB response and welcome a Brightline passenger rail station to Martin County.

Sincerely,

*Thomas F Campenni*

Thomas Campenni, Vice Chairman

October 30, 2024

The Honorable Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
& Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

RE: Brightline's RFB Response

Dear Chairman Jenkins and Board of County Commissioners,

Please accept this letter on behalf of The Downtown Business Association of Stuart to express our strong support for Brightline's Request for Bids response for a long term lease and development of a station to provide passenger rail service in Martin County. Brightline is the best choice to bring express intercity passenger rail to Martin County.

Over 80 businesses in the downtown district have been in support of Brightline and have attended several meetings to show their support and enthusiasm for a station! We see passenger rail service here as a long- term benefit to our city and county businesses as well as residents and visitors.

Brightline will bring enormous benefits to Martin County, which is why the Board of County Commissioners should accept their RFB response. Our county needs access to intercity passenger rail to promote existing and create new economic opportunities. County residents and businesses, including our tourism industry, need additional transportation options, like passenger rail.

Currently more than 1.6 million people visit Martin County from Central and South Florida. All of them are traveling here via car. By introducing express passenger rail service, some of those tourists will take Brightline to visit Martin County - alleviating congestion. We can also expect to receive more tourists by being part of this major infrastructure network.

The introduction of a Brightline passenger rail station will have positive benefits throughout the county. The station will be a new tourism driver and provide a new transportation alternative for all residents whether they need to travel for business, pleasure, school or fun.

For all of these reasons, I strongly encourage you to accept Brightline's RFB response and welcome a Brightline passenger rail station to Martin County.

Sincerely,

Bill Moore, President  
Downtown Business Association of Stuart

Downtown Business Association of Stuart



October 30, 2024

The Honorable Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
& Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

**Board of Directors**

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Dr. Anita Caswell  
Lee England  
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Mary Ann Loomis  
Marney McKee  
Nina Nicolosi  
W. David Snyder

Nancy K. Turrell  
CEO

80 SE Ocean Blvd  
Stuart, FL 34994  
772-288-5397  
info@martinarts.org

MartinArts.org

RE: Brightline's RFB Response

Dear Chairman Jenkins and Board of County Commissioners,

Please accept this personal letter on behalf of MartinArts to express support for Brightline's Request for Bids response for a long term lease and development of a station to provide passenger rail service in Martin County. Brightline is the only qualified bidder that can bring express intercity passenger rail to Martin County.

In August 2024, MartinArts applied for a grant through the National Endowment for the Arts to support artist-led workshops for creative placemaking and wayfinding that would support visitors finding the many assets of our arts and cultural community, including the future arts campus at the historic Stuart High School. Brightline provided the application with a letter of support showing their acknowledgement of the value the arts and culture sector will bring to make the station in Martin County a success.

Our county needs access to intercity passenger rail to promote existing and create new economic opportunities. County residents and businesses, including our tourism industry, need additional transportation options, like passenger rail.

Currently more than 1.6 million people visit Martin County from Central and South Florida. All of them are traveling here via car. By introducing passenger rail service, some of those tourists will take Brightline to visit Martin County - alleviating congestion. We can also expect to receive more tourists by being part of this major infrastructure network.

The introduction of a Brightline passenger rail station will have positive benefits throughout the county. The station will be a new tourism driver and provide a new transportation alternative for all residents regardless of their travel needs.

For all of these reasons, I strongly encourage you to accept Brightline's RFB response and welcome a Brightline passenger rail station to Martin County.

Sincerely,

A handwritten signature in blue ink that reads "Nancy K. Turrell".

Nancy K. Turrell, CEO





**The Children's Museum of the Treasure Coast**  
**Mailing Address: P.O. Box 2147**  
**Stuart, FL 34996**

**1707 NE Indian River Drive**  
**Jensen Beach, FL 34957**

**(772)225-7575**  
**[www.ChildrensMuseumTC.org](http://www.ChildrensMuseumTC.org)**

October 30, 2024

The Honorable Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
& Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

Dear Chairman Jenkins and Board of County Commissioners,

Please accept this letter on behalf of **The Children's Museum of the Treasure Coast** to express our strong support for Brightline's Request for Bids (RFB) response to develop and lease a passenger rail station in Martin County. Brightline is the only qualified bidder with the capability to deliver express intercity passenger rail service, which would be a transformative addition to our community.

The Children's Museum of the Treasure Coast, along with other local attractions, stands to benefit immensely from the introduction of the Brightline train. Expanding public transportation options will bolster our local economy, driving more business to restaurants, hotels, and attractions, while also creating new employment opportunities. Additionally, venues on Hutchinson Island are eager to integrate into the county's **Marty** transit system, making it easier for visitors to explore the area's eastern business and recreational sectors. Over the past six months, we've seen a 40% increase in foot traffic at the Museum, primarily driven by visitors from Miami-Dade and Broward counties, as reflected in our recent zip code survey. With the addition of Brightline, we expect even greater access to tourists from these and other regions.

More than 1.6 million people currently travel to Martin County each year from Central and South Florida, most of them by car. Introducing express rail service would not only reduce road congestion but also encourage more environmentally friendly travel. Being part of this major transportation network will further position Martin County as a premier destination, driving economic growth and tourism.

The benefits of a Brightline passenger rail station will extend county-wide, providing residents and visitors with a reliable alternative for business, leisure, and educational travel. The station will serve as a tourism anchor and support sustainable growth for our community.

For all these reasons, I strongly encourage the Martin County Board of County Commissioners to approve Brightline's RFB response and welcome the development of a Brightline station in Martin County. This project represents an exciting opportunity for our county's future and will have lasting positive impacts for residents, businesses, and visitors alike.

Sincerely,

Tammy Calabria  
CEO, Children's Museum of the Treasure Coast



P.O. Box 3035  
Stuart, FL 34995

#### Board of Directors

Joe Flanagan,  
President

Gary Owen,  
Treasurer

Mike McCarty,  
Design Chair

Aaron Hawkins,  
Economic Vitality Chair

Inez van  
Ravenzwaaij,  
Organization Chair

Michele P. Miller,  
Promotions Chair

Paul Nunley

#### Executive Director

Candace Callahan

#### Office

201 SW Flagler Ave.  
Stuart, FL 34994  
772-286-2848

October 30, 2024

Mr. Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

RE: Brightline's RFB Response

Dear Chairman Jenkins and Board of County Commissioners,

Please accept this letter on behalf of Stuart Main Street to express our strong support for Brightline's Request for Bids response for a long-term lease and development of a station to provide passenger rail service in Martin County. Brightline is the only qualified bidder that can bring express intercity passenger rail to Martin County.

The introduction of a passenger train station in Martin County, particularly near historic downtown Stuart, Florida, offers a host of benefits that align closely with Stuart Main Street's mission to enhance the community's cultural, economic, and social vitality.

Stuart Main Street's mission focuses on preserving the historic character of downtown Stuart while enhancing economic vitality, promoting community identity, and creating a vibrant and sustainable downtown environment. A train station contributes to all these goals by:

- **Revitalizing the Economy:** Bringing consistent visitors to downtown Stuart, fueling growth for local businesses and increasing opportunities for new economic ventures.
- **Encouraging Historic Preservation:** Drawing visitors who appreciate and engage with historic sites, architecture, and local history.
- **Fostering Community:** Enhancing the accessibility and connectivity of Stuart, making it a cultural and social hub that attracts a diverse range of people.
- **Promoting Sustainability:** Supporting eco-friendly transit options that reduce local traffic, protect the environment, and promote a walkable, bike-friendly downtown.

Brightline will bring enormous benefits to Martin County, which is why the Board of County Commissioners should accept their RFB response. Our county needs access to intercity passenger rail to promote existing and create new economic opportunities. County residents and businesses, including our tourism industry, need additional transportation options, like passenger rail.

Currently more than 1.6 million people visit Martin County from Central and South Florida. All of them are traveling here via car. By introducing express passenger rail service, some of those tourists will take Brightline to visit Martin County - alleviating congestion. We can also expect to receive more tourists by being part of this major infrastructure network.

Embracing the Future, While Preserving the Past

The introduction of a Brightline passenger rail station will have positive benefits throughout the county. The station will be a new tourism driver and provide a new transportation alternative for all residents whether they need to travel for business, pleasure, school or fun.

For all of these reasons, we strongly encourage you to accept Brightline's RFB response and welcome a Brightline passenger rail station to Martin County.

In summary, a passenger train station aligns well with Stuart Main Street's efforts to build a thriving, historically rich, and sustainable downtown, making it a valuable addition to Martin County's community-focused vision, and we support Brightline's Proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Flanagan", with a long horizontal flourish extending to the right.

**Joe Flanagan, President, Stuart Main Street**

*On behalf of Stuart Main Street's Board of Directors: Gary Owen, Mike McCarty, Aaron Hawkins, Inez van Ravenzwaaij, Michele P. Miller, and Paul Nunley*



October 30, 2024

The Honorable Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
& Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

RE: Brightline's RFB Response

Dear Chairman Jenkins and County Commissioners,

Please accept this letter on behalf of Seacoast Bank to express our strong support for Brightline's Request for Bids response for a long-term lease and development of a station to provide passenger rail service in Martin County.

As you know, Seacoast has been headquartered in Martin County for nearly a century and is one of the largest employers in the county. Our company has grown throughout Florida, and having access to high-speed rail across the state is important to allow our employees to travel to our headquarters in Stuart. We also recognize the importance of balancing development against preservation of Martin County's unique community character and believe Brightline's project can be a thoughtful addition to our county's infrastructure.

Additionally, Brightline will bring tremendous benefits to Martin County, which is why the Board of County Commissioners should accept its RFB response. Our county needs access to intercity passenger rail to promote existing and create new economic opportunities. County residents and businesses, including our tourism industry, need additional transportation options like passenger rail.

More than 1.6 million people visit Martin County from Central and South Florida, traveling here by car. With express passenger rail service, some of these tourists would take Brightline to visit Martin County, alleviating congestion. Beyond immediate transportation needs, this project will provide long-term economic growth, supporting local businesses, creating jobs, and attracting more tourists as part of a major infrastructure network.

The introduction of a Brightline passenger rail station will have positive benefits throughout the county. The station will drive tourism and provide a new



transportation alternative for all residents, whether they need to travel for business, school, or pleasure.

For all of these reasons, I strongly encourage you to accept Brightline's RFB response and welcome Brightline passenger rail service to Martin County.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Shaffer', is positioned above the typed name.

Charles Shaffer  
Chairman and CEO, Seacoast Bank



**October 30, 2024**

The Honorable Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
& Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

**RE: Brightline's RFB Response**

Dear Chairman Jenkins and Board of County Commissioners,

Please accept this letter on behalf of Best Western Downtown Stuart to express my strong support for Brightline's Request for Bids response for a long-term lease and development of a station to provide passenger rail service in Martin County. Brightline is the only qualified bidder that can bring express intercity passenger rail to Martin County.

As a hotel located in the area, Best Western Downtown Stuart stands to benefit significantly from the introduction of Brightline's service. Enhanced rail connectivity will not only attract more visitors to our hotel but will also stimulate local businesses, thereby boosting the overall economy of Martin County.

Brightline will bring enormous benefits to Martin County, which is why the Board of County Commissioners should accept their RFB response. Our county needs access to intercity passenger rail to promote existing and create new economic opportunities. County residents and businesses, including our tourism industry, need additional transportation options, like passenger rail.

Currently, more than 1.6 million people visit Martin County from Central and South Florida. All of them are traveling here via car. By introducing express passenger rail service, some of those tourists will take Brightline to visit Martin County—alleviating congestion. We can also expect to receive more tourists by being part of this major infrastructure network.

The introduction of a Brightline passenger rail station will have positive benefits throughout the county. The station will be a new tourism driver and provide a new transportation alternative for all residents, whether they need to travel for business, pleasure, school, or fun.

For all these reasons, I strongly encourage you to accept Brightline's RFB response and welcome a Brightline passenger rail station to Martin County.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. P. A.' or similar initials.



October 30, 2024

The Honorable Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
& Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

RE: Brightline's RFB Response

Dear Chairman Jenkins and Board of County Commissioners,

Please accept this letter on behalf of Comfort Suites Stuart-Hutchinson Island to express my strong support for Brightline's Request for Bids response for a long term lease and development of a station to provide passenger rail service in Martin County. Brightline is the only qualified bidder that can bring express intercity passenger rail to Martin County.

The Comfort Suites Stuart-Hutchinson Island thrives on seasonal tourism; a local Brightline station would make the hotel more accessible to potential guests wanting to visit the area.

Brightline will bring enormous benefits to Martin County, which is why the Board of County Commissioners should accept their RFB response. Our county needs access to intercity passenger rail to promote existing and create new economic opportunities. County residents and businesses, including our tourism industry, need additional transportation options, like passenger rail.

Currently more than 1.6 million people visit Martin County from Central and South Florida. All of them are traveling here via car. By introducing express passenger rail service, some of those tourists will take Brightline to visit Martin County - alleviating congestion. We can also expect to receive more tourists by being part of this major infrastructure network.

The introduction of a Brightline passenger rail station will have positive benefits throughout the county. The station will be a new tourism driver and provide a new transportation alternative for all residents whether they need to travel for business, pleasure, school or fun.

For all of these reasons, I strongly encourage you to accept Brightline's RFB response and welcome a Brightline passenger rail station to Martin County.

Sincerely,

Vishal Patel

October 30, 2024

The Honorable Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
& Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

RE: Brightline's RFB Response

Dear Chairman Jenkins and Board of County Commissioners,

Please accept this letter on behalf of the Old Colorado Inn in downtown Stuart to express my strong support for Brightline's Request for Bids response for a long term lease and development of a station to provide passenger rail service in Martin County. Brightline is the best choice to bring express intercity passenger rail to Martin County.

Our hotel, which is located in the heart of historic downtown Stuart and comprises some of the oldest and most treasured structures in Martin County, is a perfect lodging spot for Brightline's travelers to best experience all that Martin County has to offer, from its relaxing "Old Florida" charm to its breathtaking, biodiverse waterways. It will be our distinguished pleasure to host travelers using Brightline, affording them an enchanting getaway with easy access to the many attractions of our county.

A key advantage to Martin County over many other locations in Florida is the walkability of downtown Stuart. The historic downtown is a pedestrian-friendly district lined with quaint boutique shops, restaurants and cafes, entertainment venues, art galleries, parks, and the scenic Stuart Riverwalk, all of which are within short walking distance of the proposed station location in downtown Stuart. The addition of a Brightline station will help to attract more visitors to the many wonderful "mom-and-pop" businesses that populate the downtown, thus boosting our local, tourist-based economy.

Brightline will bring enormous benefits to Martin County, which is why the Board of County Commissioners should accept their RFB response. Our county needs access to intercity passenger rail to promote existing and create new economic opportunities. County residents and businesses, including our tourism industry, need additional transportation options, like passenger rail.

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The introduction of a Brightline passenger rail station will have positive benefits throughout the county. The station will be a new tourism driver and provide a new transportation alternative for all residents whether they need to travel for business, pleasure, school, or fun.

For all of these reasons, I strongly encourage you to accept Brightline's RFB response and welcome a Brightline passenger rail station to Martin County.

Sincerely,  
Christopher Vitale | *Manager*, Old Colorado Inn, (772) 215-3437

October 30, 2024

The Honorable Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
& Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

RE: Brightline's RFB Response

Dear Chairman Jenkins and Board of County Commissioners,

Please accept this letter on behalf of myself, owner of the Gafford, downtown Stuart, to express my strong support for Brightline's Request for Bids response for a long term lease and development of a station to provide passenger rail service in Martin County. Brightline is the only qualified bidder that can bring express intercity passenger rail to Martin County.

A train station will serve as a vital link between our city and the broader region, making it easier for both residents and visitors to access our local businesses. Increased foot traffic is likely to result in higher sales for small businesses like mine and will attract new enterprises, contributing to a more vibrant and diverse local economy.

Brightline will bring enormous benefits to Martin County, which is why the Board of County Commissioners should accept their RFB response. Our county needs access to intercity passenger rail to promote existing and create new economic opportunities. County residents and businesses, including our tourism industry, need additional transportation options, like passenger rail.

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For all of these reasons, I strongly encourage you to accept Brightline's RFB response and welcome a Brightline passenger rail station to Martin County.

Sincerely,

Rick Wilson  
the Gafford





October 31, 2024

The Honorable Harold Jenkins  
Chairman, Martin County Board of County Commissioners  
& Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 34996

RE: Brightline's RFB Response

Dear Chairman Jenkins and Board of County Commissioners,

Please accept this letter on behalf of Courtyard by Marriott Stuart to express my strong support for Brightline's Request for Bids response for a long-term lease and development of a station to provide passenger rail service in Martin County. Brightline is the best choice to bring express intercity passenger rail to Martin County.

The Courtyard by Marriott is very invested in increased visitation to the area as it supports our objective to increase occupancies and revenue for all our local businesses. I feel strongly that a Brightline Station in Stuart would add another profound improvement to the goods and services that Stuart already offers. I would like to take this opportunity to express our strong support of this development!

Brightline will bring enormous benefits to Martin County, which is why the Board of County Commissioners should accept their RFB response. Our county needs access to intercity passenger rail to promote existing and create new economic opportunities. County residents and businesses, including our tourism industry, need additional transportation options, like passenger rail.

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For all of these reasons, I strongly encourage you to accept Brightline's RFB response and welcome a Brightline passenger rail station to Martin County.

Sincerely,

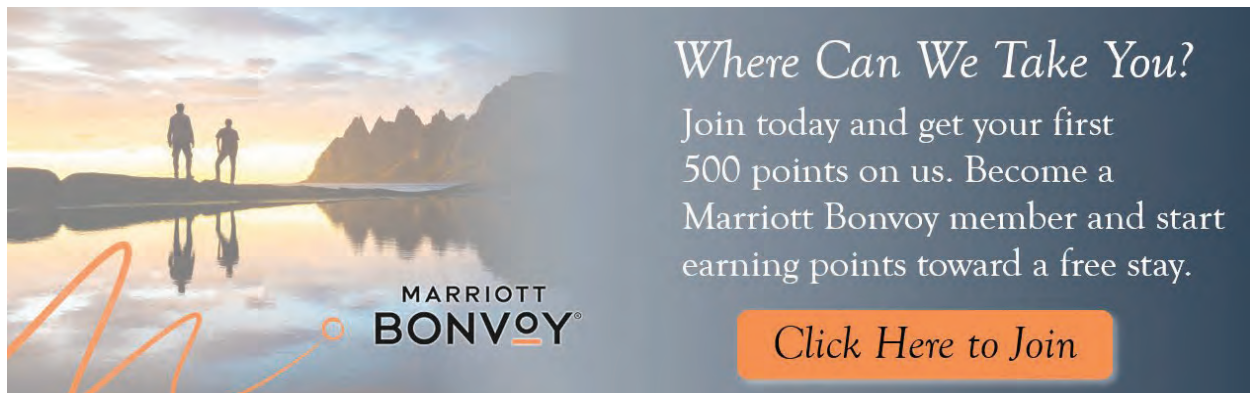
*Michelle Duquette*

**MICHELLE DUQUETTE**

**DIRECTOR OF SALES**

O 772.403.4619 M 860.818.2769

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