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"PAUSE" by Bill Eshenbaugh

As we observe the consequences of the virus spreading, we continue to get calls and emails asking about land. We wanted to share our observations with you.

We think the best answer at this moment is "PAUSE"; everyone has hit the pause button. Transactions that were in negotiations have ground to a halt. Buyers are assessing what buying land in the short term will mean. Can they comply with the inspection requirements during due diligence? Is it possible to secure vendors in a timely manner to provide reports and studies, including on-site visits during this period of ever-increasing restrictions on travel and social distancing?

Transactions that are under contract are getting pressured to extend due diligence periods. In some cases, buyers have advised sellers that they are shutting down the expense of due diligence testing for the moment. If the contract has moved closer to the closing date, so far, all the buyers have asked for is a 45-60 day extension. As of now, all sellers have agreed. Part of the extension process may or may not include additional deposits or the release of deposits to the seller.

At the same time, those with a long view have continued to pursue offers on land, mostly residential or land that is really well located and has a mixed-use zoning. Their view is that its going to take the better part of a year or more to work through the due diligence and entitlement issues anyway, so what better time to pursue longer term developments?

Even a few apartment developers and especially the developers of single-family rental product are signaling that they are alive and well and want to look at sites. We are also monitoring the marketplace for any dropped deals.

The very quiet side of the land activity includes any hospitality land, and generally any retail development land.

Folks, we are in an obviously very fluid time frame now, so what ever we write one day may be outdated.

Inside the “Dog Pound”



From left to right: Jack Koehler, Michael Strahan, Chris Bowers,
Bill Eshenbaugh and Ryan Sampson

We have had some fabulous industry recognition for our team this month.

As many of you readers may recall, the Florida Gulfcoast Commercial Association of Realtors (FGCAR) have their annual Pinnacle Awards celebration for their broker members this time of year. I am very proud to share with you that Eshenbaugh Land Company had a sweep for Top Producers in the Regional Land 2019 categories:

1st Place- Ryan Sampson ALC, CCIM

2nd Place- Bill Eshenbaugh ALC, CCIM

3rd Place- Chris Bowers, CCIM

Ryan was also recognized as the overall Top Producer, which means he crushed it in every category. Eshenbaugh Land Company was also honored as the 2019 Top Brokerage Firm. Thanks go out to our clients for helping us obtain this honor.

Also, we were very excited to be part of the APEX Awards, given by the National Realtors Land Institute.

They quickly responded to our changing world and shifted the National Land Conference that was scheduled in San Antonio on March 29-April 1, 2020 to a virtual conference on ZOOM. Our team participated in the two days of broadcasting and Bill was the co-host of an online marketing session of 30 plus properties.

Bill also hosted an hour-long session on transitional land called, *“From Cows and Crops to Kids and Cars”*. This was a conversation on what it takes for brokers of land that is transitioning from its use as agricultural or recreational land to development land.

RLI initiated an awards program three years ago to recognize top producers in the RLI family across the nation. Given our diverse range of practices geographically and across many land types, RLI created categories to recognize the leaders in each field.

For 2019, there were 105 applications representing \$2.65 billion in land sales. Team Dirt Dog brought home the bacon for the Top ALC to ALC Award (two or more Accredited Land Consultants teaming up on a sale) presented to Ryan Sampson ALC, CCIM and Bill Eshenbaugh ALC, CCIM for a sale they made together in 2019.

Both Ryan and Bill were also ranked in the Top 20 Sales nationally as well.

In a category that had over \$311,000,000 in entries, Ryan Sampson was recognized with the Top Commercial Land Sales for 2019.

After years of hard work, Jack Koehler received his ALC designation and Michael Strahan achieved his CCIM designation, both major accomplishments.

Please join me in congratulating the Team, their outstanding performances paid off and while I'd much prefer to be celebrating with great exuberance together, we are doing so solemnly, from the isolation of our homes. Stay safe everyone. You are in our thoughts and our prayers.

New Listings

515± acres Mixed Use Land on State Rd. 52, Hudson

<https://buildout.com/website/187382-sale>

477± acres Mixed Use Land on State Rd. 52, Hudson

<https://buildout.com/website/187382-sale>

38± acres Mixed Use Land on State Rd. 52, Hudson

<https://buildout.com/website/187382-sale>

10.34± acres Agricultural Land on Dorman Rd., Lithia

<https://buildout.com/website/646887-sale>

2.32± acres Commercial Land on US Hwy 92, Auburndale

<https://buildout.com/website/483900-sale>

12.62± acres Commercial Land on Commercial Way, Weeki Wachee

<https://buildout.com/website/579921-sale>

57.3± acres Mixed Use Land on Cortez Blvd., Brooksville

<https://buildout.com/website/667663-sale>

144± acres Agricultural Land on Taylor Grade Rd., Parrish

<https://buildout.com/website/667010-sale>

2.62± acres Commercial Land on US Hwy 41, Spring Hill

<https://buildout.com/website/685418-sale>

12.66± acres Agricultural Land on Boy Scout Rd., Odessa

<https://buildout.com/website/689841-sale>

12 Single-family lots on Lace Cascade Road, Land O'Lakes

<https://buildout.com/website/661230-sale>

Call or email us today for further details and a full package on these exciting opportunities.

If you have a property that you are thinking about selling, please call one of our brokers for an opinion of value and a potential marketing strategy to get it sold.

(813) 287-8787 x 2 or Krissy@TheDirtDog.com

New Listings



**515± acres on 14833 State Road 52,
Hudson**

Zoned C2, C3, R4

Call for pricing



**477± acres on 14833 State Road 52,
Hudson**

Zoned R4, C3, AC

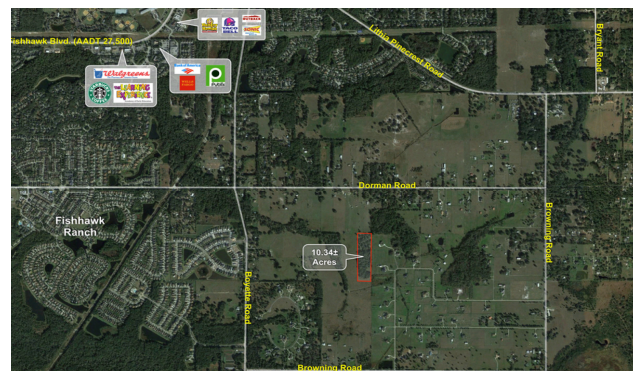
Call for pricing



**38± acres on 14833 State Road 52,
Hudson**

Zoned C2

Call for pricing



**10.34± acres on 18125 Dorman Road,
Lithia**

Zoned Agricultural

Asking - \$199,000 (under contract)



**2.32± acres on 1516 W US Hwy 92,
Auburndale**

Zoned Commercial

Asking \$699,500



**12.62± acres on 9480 Commercial Way,
Weeki Wachee**

Zoned Commercial

Asking \$1,500,000

New Listings



**57.3± acres on 30373 Cortez Blvd.,
Brooksville**
Zoned Mixed Use
Asking \$4,510,000



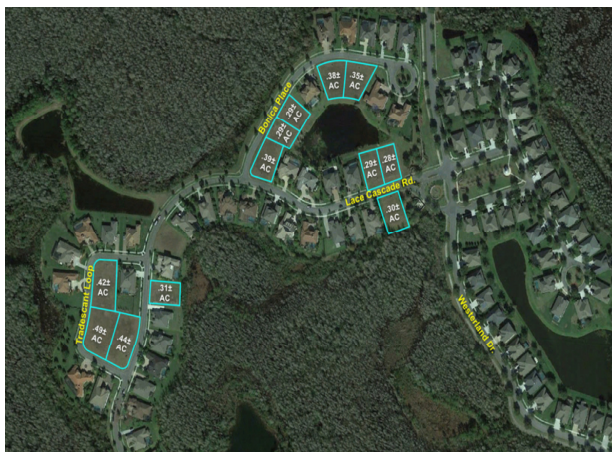
**144± acres on 33100 Taylor Grade Road,
Parrish**
Zoned Agricultural
Asking \$975,000



**2.86± acres on 11662 US Hwy 41,
Spring Hill**
Zoned C2- Vacant Commercial
Asking \$700,000



**12.66± acres on 16604 Boy Scout Road,
Odessa**
Zoned Agricultural Rural
Asking \$900,000



**12 Single-family lots ranging from
.28± acres to .49± on Lace Cascade
Road in "Rose Pointe - Connerton
Village 1", Land O'Lakes**
Zoned Residential
**Bulk or individual lot sales, please
call for pricing**

SOLD



**188 Developed Lots on Rampart Blvd,
Port Charlotte**
Use - Residential
SOLD \$2,880,000



**20.02± on Sunlake Blvd.,
Land O'Lakes**
Use - 293 Units
SOLD \$4,800,000



**1.46± acres on 4320 W. Pearl Ave.
Tampa**
Use - Investor hold
SOLD \$395,000



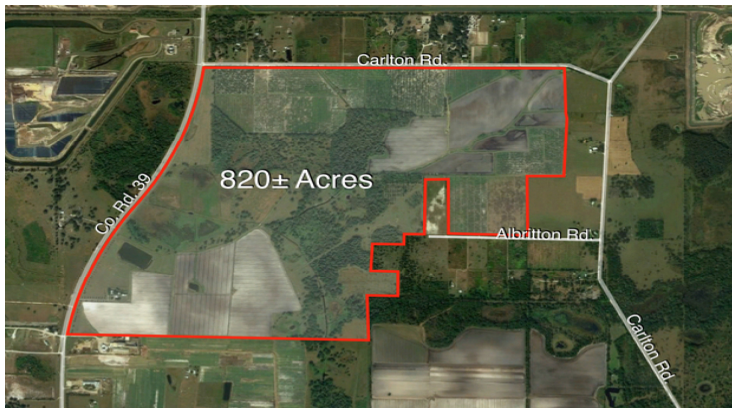
**22± acres on 17919 State Road 54,
Lutz**
Use- Mixed use
SOLD \$2,400,000



**5.8± acres on Falkenburg Rd.,
Brandon**
Use - Restaurant
SOLD \$5,600,000



**30± acres on Knights Griffin Rd.,
Plant City**
Use - Personal ranch
SOLD \$210,000



**820± acres on 38955 Carlton Rd.,
Parrish**
Use - Farming
SOLD \$8,000,000



**8.38± acres Lutz Lake Fern Rd.,
Lutz**
Use - ALF
SOLD \$2,100,000

SOLD



**1± acres on 3126 Lutz Lake Fern,
Lutz**

Use - Healthcare

SOLD \$580,000



**0.79± on 1603 N. Florida Ave.
Tampa**

Use - Investor hold

SOLD \$1,425,000



**0.55± acres on 1428 N. Florida Ave.,
Tampa**

Use - Warehouse

SOLD \$1,425,000

THANK YOU!

Eshenbaugh Land Company would like to thank all of our clients, owners and buyers who have made our success in sales possible.

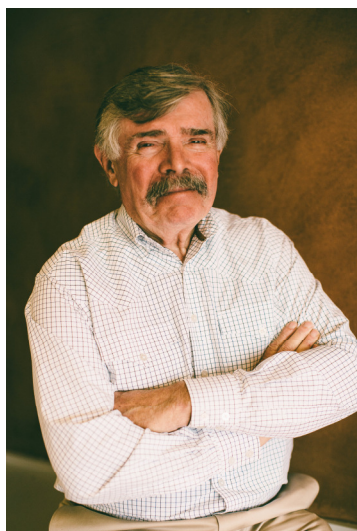
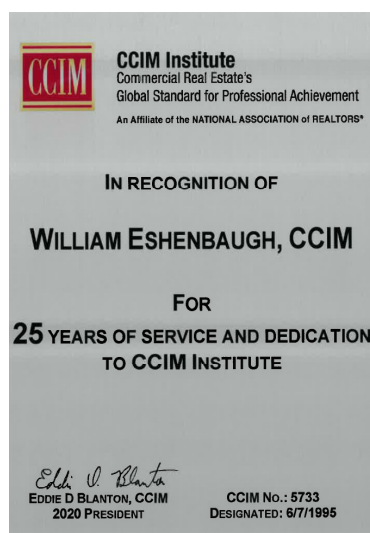
25 years with CCIM (Certified Commercial Investment Member) by Bill Eshenbaugh

I recently received a certificate from the CCIM Organization recognizing that I have held my designation with them for 25 years. This is a high honor for me and it is hard to believe that it has been that long.

Being part of CCIM has been a very valuable tool since I completed that education. The requirements are demanding; numerous course, writing a report, passing a six-hour final exam and the oral interviews. But the real challenging part is figuring out how put those tools to work for our clients.

I also completed my ALC designation (Accredited Land Consultant) the same year I became part of CCIM. I think I was the second broker in Florida to have both of these designations. The late, great Chuck Bundchu in Ft. Myers was the first. I went to see him early on and asked him why he held both designations? He looked at me in a rather incredulous manner and said, “cause I make money with them for my clients”.

When I was teaching classes, I tried to encourage others along the way to be a part of both CCIM and ALC. Florida has over 30 land brokers who hold both of these designations, four of whom are in my office. Today, I keep inspiring many young colleagues to get a deeper real estate education. I also express the importance of aspiring towards being part of CCIM and ALC and I hope they in turn, will inspire 100 more.



Saddle up by Bill Eshenbaugh

John Wayne had a saying that was handed down for generations of western pioneers, “Courage is being scared to death, but saddling up anyway”.

That seems more appropriate today than any time in most of our lifetimes. Deep down, this is a very scary time. None of us have ever seen a shut down of a booming economy and have it happen in just days. So, I can only advise to saddle up each morning and face the new uncertainty with all the courage you can muster.

Part of your “saddling up” should include staying in touch with people that are important to you, co-workers, employees, family and friends. Try tuning in to two or three webinars a day, staying current on your databases and reaching out to your clients and vendors.

I’d suggest making sure your vehicle is full of gas, which at today’s prices, shouldn’t be too painful. Have some cash on hand and of course, follow all of the sanitizing and distancing guidelines from the CDC.

Historically, I’ve seen some very dark days. I ran a big trucking company in Pennsylvania in the 1970s when the energy crisis hit and overnight fuel went from \$.25/gallon to \$1.50/gallon. This plunged us into a major recession followed by interest rates shooting the prime up to 21%, inflation rose 15% and unemployment in the manufacturing states hitting 16% and we survived.

Then in 1990’s, the saving and loan collapse saw every savings and loan in Florida taken over by the Resolution Trust Corp. and development stopped for close to three years, but we made it through.

All of you reading this have lived through the Great Recession of 2008 and survived. None of us know where any of these current traumatic changes will lead, but get the courage to saddle up each new dawn and deal with that day’s challenges. I believe we will come out on the other side of this thing a stronger nation.



“Cowboy Wisdom”

A man’s got to have a code,
a creed to live by.

Remember there are no
mistakes, only lessons.

You’ve got to do your own
roping no matter how good
your Daddy was.

Market Overview by Bill Eshenbaugh

The last week of March, Ryan Sampson and I have listened to several on-line broadcast and webinars hosted by national brokerage firms, Wall Street equity firms and the Tampa Bay Builders Association. Fundamentally, real estate transactions are on “pause”, except for the deals that are either at the end of their inspection period or close to their closing date. We here at Eshenbaugh Land Company have actually closed five transactions between March 12th and the 16th. Unfortunately on the March 17th, closing dates began to move out 15 to 45 days and we are anticipate existing contracts to experience extended inspection periods and extended closing dates.

In discussions on larger transactions, buyers who want to go to contract are perplexed by how much time its going to take to work through their due diligence. No one can predict how many professionals will return to finish surveys, environmental audits, title updates and so forth when this crisis is over. So it's hard for a buyer to really know if the time will require 90 days or 120 days.

We have equity players also reaching out to our firm who are looking for opportunities to step in. They are proposing providing equity for land deals and/or replacing an exiting source. Perhaps picking up land transactions that are falling apart; these are very liquid discussions that change daily.

The general consensus is that the first quarter is financially tapped out. The second quarter is going to be really bad news, as we will see our local unemployment hit 9.5%. In 2009, that number was north of 10%. The hardest hit industries will be hospitality, hotels and food and beverage services. They are already suffering from a lot of layoffs.

Some of the builders are closing their model centers and going “virtual” with their marketing. It’s everything from their different selection of products to walk-throughs of actual model homes with all paperwork being done electronically. One builder has their sales people ready to go to buyer’s home if the prospect approves.

Locally, grocery stores continue to find hoarders stripping the shelves of all paper products, potatoes, eggs and milk. Some ATMs are out of cash and some banks are limiting the amount of cash withdrawals. Some bank branches are now on lockdown with all transaction only being completed via the drive thru window.

On March 16th, Vail Associates, managers of a number of ski lodges in the West, announced that the season was over and they were closing all resorts effective on the 17th.

One of the major investment banks is forecasting a bit of a recovery in the third quarter, but say there will still be a lot of economic suffering. The fourth quarter should be very promising, with a bold predictions that the stock market will be fully recovered. A summary of everything we participated in, seems to conclude that Florida and Tampa Bay will have a very robust recovery by the fourth quarter. The Tampa Bay Builder Association event cautioned builders to be prudent about not walking away from land transactions because a strong recovery for 2021 could leave some of them without enough land positions.

We regret that we had to postpone our Spring Round up at the Armature Works that was set for April 15th when they were forced to closed due to City of Tampa guidelines. However, we are doing the event virtually thru Zoom on the same date.

We are holding positive thoughts for all our clients, customers, friends and family as we all try to go unscathed by this terrible economic and health crisis spreading across the world from Wuhan, China. We will prevail.

God made a Farmer by Paul Harvey

“So God Made a Farmer” was a speech given by radio broadcaster Paul Harvey at the 1978 *Future Farmers of America* convention. The speech was first published in 1986 in Harvey’s syndicated column.

The speech borrowed a few phrases from a 1975 article written by Harvey in the *Gadsden Times*, which was itself inspired by parts of a 1940 definition of a dirt farmer published in *The Farmer-Stockman*. Tex Smith copied the 1940 article verbatim in a letter to the editor in the *Ellensburg Daily Record* in 1949.

The speech was given as an extension of the Genesis creation narrative referring to God’s actions on the 8th day of creation. Harvey described the characteristics of a farmer in each phrase, ending them with the recurring “So God Made a Farmer”:

And on the 8th day, God looked down on his planned paradise and said, “I need a caretaker”.

—So God made a Farmer.

God said, “I need somebody willing to get up before dawn, milk cows, work all day in the fields, milk cows again, eat supper, then go to town and stay past midnight at a meeting of the school board”

—So God made a Farmer.

“I need somebody with arms strong enough to rustle a calf and yet gentle enough to deliver his own grandchild; somebody to call hogs, tame cantankerous machinery, come home hungry, have to wait lunch until his wife’s done feeding visiting ladies, then tell the ladies to be sure and come back real soon — and mean it”

—So God made a Farmer.

God said, “I need somebody willing to sit up all night with a newborn colt and watch it die, then dry his eyes and say, maybe next year.” “I need somebody who can shape an ax handle from a persimmon sprout, shoe a horse with a hunk of car tire, who can make harness out of haywire, feed sacks and shoe scraps; who, planting time and harvest season, will finish his forty-hour week by Tuesday noon, and then pain’n from tractor back, put in another seventy-two hours”

—So God made a Farmer.

God had to have somebody willing to ride the ruts at double speed to get the hay in ahead of the rain clouds and yet stop in mid-field and race to help when he sees the first smoke from a neighbor’s place

—So God made a Farmer.

God said, “I need somebody strong enough to clear trees and heave bails, yet gentle enough to tame lambs and wean pigs and tend the pink-combed pullets, who will stop his mower for an hour to splint the broken leg of a meadow lark.”

It had to be somebody who’d plow deep and straight and not cut corners; somebody to seed, weed, feed, breed and rake and disc and plow and plant and tie the fleece and strain the milk and replenish the self-feeder and finish a hard week’s work with a five-mile drive to church; somebody who would bale a family together with the soft strong bonds of sharing, who would laugh and then sigh and then reply, with smiling eyes, when his son says that he wants to spend his life doing what Dad does”

—So God made a Farmer.

I loved this piece because my Father was a farmer and this describes him to a tee. Our Team has a lot of Ag land for sale, so you too could be a Farmer. Give Michael Strahan a call at 813-287-8787 x 5 to discuss his Ag listings.



Ryan Sampson, CCIM, ALC is the Managing Principal of Eshenbaugh Land Company. With over a decade of real estate experience, Ryan has already closed more than \$500,000,000 in land transactions since joining Eshenbaugh Land Company in 2005.

A second-generation Tampa real estate professional, Ryan takes great pride in brokering land deals that lead to future development and positive growth within his community. His transactional experience ranges from single-tenant retail out-parcels to large master planned communities and most everything in between as it relates to development land. He has represented Lennar, Newland Communities, Bank of America, Soho Capital, Duke Realty, CalSTRS, StanPac, Rialto Capital, BB&T and DeBartolo to name a few. He has spoken as a land expert over the years at multiple national conferences and he has served as President for a few of the local real estate chapters.

Impact Fee Increase

The Hillsborough County School Impact Fee increase I mentioned last quarter has indeed passed and will be in full effect starting June 8, 2020. All residential applications for building permits in the Tampa, Hillsborough County, Temple Terrace, or Plant City are now subject to this increase. The fees basically doubles overnight on June 8th, 2020. Therefore we urge all active projects to try and apply for as many building permit as possible prior to June 8. Below please find the new School Impact Fee schedule:

SCHOOL TOTAL IMPACT FEES (COUNTYWIDE)

Living Area per unit	Fee Amount
less than 900 sq. ft.	\$1,645
900 - 1299 sq. ft.	\$3,891
1,300 - 1,799 sq. ft.	\$7,027
1,800 - 2,499 sq. ft.	\$8,227
2,500 - 3,399 sq. ft.	\$9,369
3,400 or more sq. ft.	\$10,976

We will continue to track governmental changes and provide relevant real time information that potentially could have a material effect on land values through out the region.



Chris Bowers, CCIM joined Eshenbaugh Land Company in 2012, bringing specialized retail knowledge and a balanced developer's perspective to this land-focused real estate brokerage team. Over the course of his career, Chris has been involved in the acquisition and sale of more than \$400 million in real estate assets. A second-generation real estate professional, Chris says being involved in deals that make a positive impact on a community's growth is what gives him the greatest sense of pride. He continually monitors real estate trends across all land-use types to bring these insights to clients served by the firm. "As land brokers, we need to know a little about everything." Chris graduated from Florida State University in 2005 with a bachelor's degree in Real Estate and Finance.

Now is the Time to get Prepared

How did times get so tough? The last 30 days have had us all facing some very rough waters. The roughest waters some of us have ever seen and we live here in Hurricane country. I ask myself, where do we go from here? I know no one has a magic wand to forecast the future, but I am certain that with every day that passes, recovery will eventually come.

So what does that mean for landowners looking to selling their property? The answer is simple, prepare immediately so you are ready for the future demand.

Now is the best time to put your property front and center in the minds of potential buyers because there will be people ready to purchase. Generally, all retailers except for the grocery stores have stopped taking new deals to committee for approval. This crisis has hit them especially hard with the social distancing policies forcing closures. They will not consider any new sites until they are open for business or have a better picture of the future economy. However, the site selectors are still looking for opportunities that will be ready when business is back to the "new" normal and the market is showing signs of a recovery.

Land takes time to sell. Some buyers and retail site selectors look at properties for months and even years before they can get a corporate committee to make the decision to purchase. That is why now is the time to get your property on the market and make some money.

Call me on my cell at 813-468-9292 so I can help you prepare your property for this robust market recovery about to take hold.



Michael Strahan, ALC, CCIM, MAB, graduated from the University of Florida with a Bachelor of Science degree in Agricultural Operations Management and a Master of Science degree in Agribusiness. Michael is a licensed Real Estate Sales Associate in Florida and a fourth generation Floridian and resident of Tampa.

Michael began his post-graduate work with Rainbow Flowers Imports. Beginning as an intern, he worked his way to the top of the company and within two years was running the day-to-day operations. Once in charge, sales grew 12% annually. Michael brings a strong agricultural background to the Eshenbaugh Land Company and he is active in the real estate community. He is a member of Florida Citrus Mutual, Florida Cattlemen's Association, SOREP (Society of Real Estate Professionals), Real Estate Investment Council and the Florida Farm Bureau-Hillsborough County.

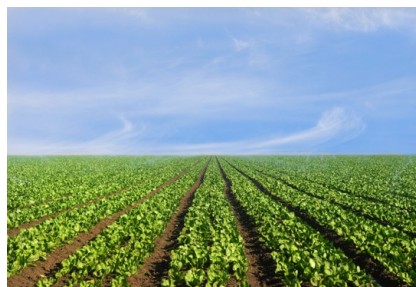
Current State of Florida Agriculture

Springtime is arguably the best time of the year in Florida. The cool nights, warm days, and low humidity allow people to get outside and enjoy their favorite activities before the summer heat and rain rolls in. Our state is inundated with travelers from across the world to escape winter for our beaches, parks, and entertainment venues. This time of the year is also crucial for a lot of Florida's farmers.

Many of Florida's spring crops are being picked right now. Unfortunately, millions of pounds have nowhere to go. While items in the grocery stores are flying off the shelves, a good portion of produce is distributed to other groups, such as; schools, restaurants, hotels, entertainment venues, and cruise ships. Hundreds of thousands of pounds of fresh produce has been donated to local food banks, but it's likely that millions more will go bad. It's estimated that 10 million pounds of tomatoes will be left on their vines, one million pounds of green beans and four million pounds of cabbage will be plowed under.

The CARES Act includes \$9.5 billion in agricultural financial assistance to farmers impacted by Covid-19. Right now, the Florida Department of Agriculture is urging the USDA "to take action now to allow more local growers and farmers in Florida to participate in federal food purchase and distribution programs, including exercising USDA's Section 32 purchasing authority." Hopefully, these Florida farmers will receive the help they need and not be left behind.

There is one bright spot for Florida's agriculture during Covid-19, Florida orange juice sales are up more than 10% over last year!





Jack Koehler, CCIM, ALC brings his variety of experiences and extensive knowledge to every potential deal to help him better serve buyers and sellers. As a licensed real estate broker- associate and a second-generation Tampa real estate professional, he is drawn to all aspects of development and has been involved in land transactions across Central Florida totaling over 1,800 acres.

Jack began his career in real estate as a financial analyst with Sage Partners, LLC, a tax credit developer whose principals have developed over 12,000 affordable housing units. Through this unique path, he gained valuable experience in many aspects of development, including operations analysis and reporting to equity partners and lenders. His experience extends also to the construction business where he worked as an Assistant Superintendent with First Florida Building Corporation.

Jack graduated from the Business Administration program at Auburn University. He's an active member of Real Estate Investment Council (REIC), Urban Land Institute (ULI), Realtors Land Institute (RLI), and serves as Secretary for the Florida CCIM West Coast District. Jack has received the designation of Certified Commercial Investment Member (CCIM) and is currently pursuing the designation of Accredited Land Consultant (ALC).

A Sudden Change in Plans

A few weeks ago in mid-March, a time period that now feels to have spanned months, my fiancé and I were loading up our boat for a weekend trip to Cabbage Key to celebrate our birthdays. Cabbage Key is a hundred acre island in Pine Island Sound, south of Boca Grande and east of Cayo Costa. Though we did not realize it at the time, this trip would be our last experience with normalcy for the foreseeable future.

Soon after we arrived, Governor DeSantis restricted all restaurants to carry out only as a response to the increasing COVID-19 cases across the state. While this was without a doubt a necessary move to slow the spread of this virus, we witnessed firsthand the swift and tragic effect these prohibitive measures were going to have on small businesses. The Cabbage Key Restaurant that we love to frequent, served less than one hundred meals when we were there, nearly a ninety percent decline in one day.

On the day we were departing Cabbage Key, I walked up to the restaurant to grab a coffee to go and wish the staff our best in these uncertain times. Their faces were struck with fear and confusion with the many uncertainties they faced. While waiting for my coffee, I sat next to Mr. Wells who has owned the island since the 1970's. While trying to maintain a smile, I could tell that he too was weary of what would become of the remainder of their peak season. In less than twenty-four hours, he informed me, over half of the rental cottage reservations for the coming months had canceled. He feared that the remaining reservations would cancel in the coming days.

Since returning home from our trip, like everyone else, we have had to adjust to this new, quarantined reality on the fly. Our wedding, which was scheduled for April 25th, has been moved to October 24th. Though this was certainly disappointing, the wedding is the least of our concerns. My fiancé, Jessica, is an ICU nurse at AdventHealth Tampa and is on the front lines combating this terrible virus. While the hospital has been quite slow lately, they have seen an increase in COVID-19 cases being transferred to the ICU over the past week.

Rather than focus on the negative, our family has instead spent much of our time reflecting on all that we are thankful for. While this has and will continue to be a challenging time, we know that this too shall pass. Despite all of the uncertainties that surround us during this strange time, I hope that you too use this time to count your blessings. Until this passes and we return to normalcy, please stay safe, stay healthy, and stay home for the sake of yourself and the health-care workers that are working tirelessly to bring this terrible pandemic to an end.



“Life’s journey is not to arrive at the grave safely in a well preserved body.

But rather to skid in sideways, totally worn out, shouting “holy cow....what a ride!”

A Tribute to My Brother



Back in 1967, my youngest brother Johnny was deployed with the famed 101st Airborne Division (Screaming Eagles) to Vietnam. There, the 101st paratroopers were on the front lines of the Tet Offensive and John came home with two Purple Hearts and a Bronze Star for Valor.

Tragically, he was killed in a car crash three years after returning from war.

Today, in our hometown of West Sunbury, PA, they are honoring him with this memorial on Main Street.

I am very proud of you little brother, may you rest in peace.