

**CITY OF FORT LAUDERDALE  
FY 2023 NOT FOR PROFIT GRANT PARTICIPATION AGREEMENT**

THIS CITY OF FORT LAUDERDALE FY 2023 NOT FOR PROFIT GRANT PARTICIPATION AGREEMENT, ("Agreement"), made and entered into this 10<sup>th</sup> day of January, 2023, is by and between the City of Fort Lauderdale, a Florida municipality, ("City"), whose principal address is 100 North Andrews Avenue, Fort Lauderdale, Florida, 33301, and The Stranahan House, Inc., a Florida not for profit corporation, ("Participant" or "Organization" or "Contractor"), whose principal place of business is 335 Southeast 6th Avenue, Fort Lauderdale, Florida, 33301.

WHEREAS, the mission of the Historic Stranahan House Museum is to tell the story of the birth of the Fort Lauderdale community through the lives of Frank Stranahan, who is credited as Fort Lauderdale's founding father, and his wife Ivy Cromartie Stranahan, the area's first school teacher, and the homestead they created, and to serve as an enduring legacy for historic preservation; and

WHEREAS, the Participant's purpose is to preserve Stranahan House as a museum, historic site and social center for the community; to interpret Stranahan House through appropriate restorations, exhibitions, educational programs and tours; and to promote Stranahan House so that residents and visitors of all ages are aware of their opportunity to learn about the history of the region, thus furthering the social, cultural and historic viability of the community; and

WHEREAS, the Participant is embarking on a capital improvement project to enhance the Stranahan House Museum, which includes construction of a Welcome Center as described in Exhibit A ("Welcome Center"); and

WHEREAS, the City's contribution toward funding construction of a Welcome Center at the Stranahan House Museum is intended to enable the Museum to increase its capacity, enhance security, establish a ticket booth and an expanded gift shop featuring handcrafted items from local craftspeople, and facilitate personalized customer service for guests in order to direct them to museum services, other tourist points of interest, additional cultural venues, and area restaurants and shops, all of which will serve a legitimate public and municipal purpose;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Participant hereby agree as follows:

I. SCOPE OF SERVICES

A. The Participant shall use funds provided by the City pursuant to this Agreement ("funds") toward funding construction of the Welcome Center.

B. The funds shall be placed in the escrow account established by Rogers, Morris & Ziegler LLP ("escrow account") pursuant to the Escrow Agreement by and among the City, the Participant, and Rogers, Morris & Ziegler LLP dated September 21, 2021, as amended by the First Addendum to Escrow Agreement dated February 15, 2022, and as further amended by the Second Addendum to Escrow Agreement dated January 10,

2023, a copy of which Escrow Agreement is attached as Exhibit B, and will be distributed following the City's written approval. The City shall not pay for any expenses that are not included in the above scope of services.

II. TERM AND TIME OF PERFORMANCE

The term of this Agreement shall be from January 10, 2023, until all funds are disbursed from the escrow account in furtherance of construction of the Welcome Center, but no later than September 30, 2025. The Organization shall have incurred all expenditures of funds that are reimbursable pursuant to this Agreement on or after October 1, 2020, and before expiration of this Agreement. The effectiveness of this Agreement is subject to and conditioned on the City's budget appropriation to fund this Agreement and the availability of funds. In the event all funds are not disbursed from the escrow account in furtherance of construction of the Welcome Center on or before September 30, 2025, the City and the Participant agree that the escrow agent shall refund the remaining funds to the City on or before October 14, 2025.

III. FINANCIAL REPORTING

Within ninety (90) days after the close of the Organization's fiscal year in which it receives any funds, the Organization shall submit to the City an audited financial statement and summary report, prepared in accordance with generally accepted accounting principles, accounting for the funds received pursuant to this Agreement and reporting on the manner in which they were expended, including a statement that the services provided by the Participant comply with the terms of this Agreement and are aligned with deliverables outlined in the "Scope" of this Agreement. The financial statement and summary report shall be directed to the City as follows:

Office of Management and Budget Budget/CIP and Grants Division  
City of Fort Lauderdale  
101 NE 3rd Avenue, Suite 1400  
Fort Lauderdale, FL 33301

This Section shall survive the expiration or early termination of this Agreement.

IV. PAYMENT

It is expressly agreed and understood that the total amount to be paid by the City pursuant to this Agreement shall not exceed \$100,000, subject to and conditioned on the City's annual budget appropriation to fund this Agreement and the availability of funds. The funds will be distributed in one installment of \$100,000 paid into the escrow account.

The Participant shall not use City grant funds for:

- Profit
- Alcoholic beverages
- Staff salaries
- Staff bonuses
- Unemployment compensation
- Lobbying services
- Legal services
- Land acquisition
- Membership fees
- Travel

- FICA, Retirement, Life, and/or Medical Insurance
- Worker's Compensation Insurance
- Recreational activities
- Audit services
- Taxes
- Food and drink
- Receptions
- Fundraising
- Gift certificates or monetary awards
- Costs due to negligence
- Debt
- Administration
- Luxury items as determined by the City in the City's sole discretion
- Cable or satellite television
- Cellular telephones or services
- Any activity that would violate any applicable law, ordinance, or regulation

V. NOTICES

Notices required by or otherwise related to this Agreement shall be in writing and delivered via mail (postage prepaid), commercial courier, or personal delivery, or sent by facsimile or other electronic means. Any notice delivered or sent as aforesaid shall be effective on the date of delivery. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

City

Greg Chavarria  
 City Manager  
 City of Fort Lauderdale  
 100 North Andrews Avenue  
 Lauderdale, FL 33301

Participant

Christine Yates  
 President/Director  
 The Stranahan House, Inc.  
 335 Southeast 6<sup>th</sup> Avenue Fort  
 Fort Lauderdale, FL 33301

VI. GENERAL CONDITIONS

A. Independent Contractor

Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Participant shall at all times remain an independent contractor with respect to the services to be performed under this Agreement. The City shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Participant is an independent contractor.

B. Indemnification

Participant shall protect and defend, counsel being subject to the City's approval, and indemnify and hold harmless the City, and the City's officers, employees, and agents from and against any and all lawsuits, penalties, claims, damages, judgments, decrees, settlements, costs, charges, and other expenses or liabilities of every kind, sort, or description, including, but not limited to, any award of attorney fees and any award or costs at both the trial and appellate levels, in

connection with or arising, directly or indirectly, out of or resulting from the Participant's acts or omissions in Participant's performance or nonperformance of its obligations or services under this Agreement. Without limiting the foregoing, any and all such claims, relating to personal injury, death, damage to property, defects in material or workmanship, actual or alleged infringement of any patent, trademark, copyright or of any other tangible or intangible personal or property right, or any actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation or decree of any court, are included in the indemnity. This Section shall survive the expiration or early termination of this Agreement.

C. Amendments

No modification, amendment, or alteration of the terms or conditions contained in this Agreement shall be effective unless contained in a written document executed by the parties hereto with the same formality and of equal dignity herewith, except that the City may, in the City's sole discretion, amend this Agreement to conform with federal, state, or local governmental guidelines or policies, the availability of funds, or for other reasons.

D. Public Records

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 954-828- 5002, CITY CLERK'S OFFICE, 100 ANDREWS AVENUE, FORTLAUDERDALE, FLORIDA 33301, [PRRCONTRACT@FORTLAUDERDALE.GOV](mailto:PRRCONTRACT@FORTLAUDERDALE.GOV).**

Contractor shall comply with public records laws, and Contractor shall:

1. Keep and maintain public records required by the City to perform the service.
2. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes (2022), as may be amended or revised, or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the City.
4. Upon completion of the Contract, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the Contract, the Contractor shall

destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

E. Default

Any of the following events shall constitute an "event of default" pursuant to this Agreement:

1. The Participant fails to perform any covenant or term or condition of this Agreement; or any representation or warranty of the Participant herein or in any other grant documents executed concurrently herewith or made subsequent hereto, shall be found to be inaccurate, untrue or breached.
2. If the Participant files a voluntary petition in bankruptcy or shall be adjudicated as bankrupt or insolvent, or shall file any petition or answer seeking reorganization, arrangement, composition, readjustment, liquidation, wage earner's plan, assignment for the benefit of creditors, receivership, dissolution or similar relief under any present or future federal bankruptcy law or any other present or future applicable federal, state or other local law, or shall seek or consent to or acquiesce in the appointment of any trustee, receiver or liquidator of Participant for all or any part of the properties of Participant; or if within ten (10) days after commencement of any proceeding against the Participant, seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, debtor relief or similar relief under any present or future federal bankruptcy law or any other present or future federal, state or other local law, such proceeding shall not have been dismissed or stayed on appeal; or if, within ten (10) days after the appointment, without the consent or acquiescence of the Participant, of any trustee, receiver, or liquidator of the Participant, such appointment shall not have been vacated or stayed on appeal or otherwise; or if within ten days after the expiration of any such stay, such appointment shall not have been vacated.
3. Participant's breach, violation, or failure to perform any of the obligations or any of the covenants or conditions set forth in this Agreement.

Upon the occurrence of any event of default, the City shall issue written notice in accordance with Article V and the Participant shall have thirty (30) days within which to cure such default. If Participant fails to cure the default within the thirty (30) days, the City may terminate this Agreement immediately.

#### F. Severability

If any provision of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall not be affected thereby, and all other parts of this Agreement not having been held invalid by a court of competent jurisdiction shall remain in full force and effect.

#### G. Non-Discrimination

The Contractor shall not discriminate against its employees based on the employee's race, color, religion, gender, gender identity, gender expression, marital status, sexual orientation, national origin, age, disability, or any other protected classification as defined by applicable law.

1. The Contractor certifies and represents that the Contractor offers the same health benefits to the domestic partners of its employees as are offered its employees' spouses or offers its employees the cash equivalent of such health benefits because it is unable to provide health benefits to its employees' domestic partners, and that the Contractor will comply with Section 2-187, Code of Ordinances of the City of Fort Lauderdale, Florida, (2022), as may be amended or revised, ("Section 2-187"), during the entire term of this Agreement.
2. The failure of the Contractor to comply with Section 2-187 shall be deemed to be a material breach of this Agreement, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.
3. The City may terminate this Agreement if the Contractor fails to comply with Section 2- 187.
4. The City may retain all monies due or to become due until the Contractor complies with Section 2-187.
5. The Contractor may be subject to debarment or suspension proceedings. Such proceedings will be consistent with the procedures in section 2-183 of the Code of Ordinances of the City of Fort Lauderdale, Florida.

#### H. Scrutinized Companies

The Contractor certifies that it is not on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2022), and that it is not engaged in a boycott of Israel. The City may terminate this Agreement at the City's option if the Contractor is found to have submitted a false certification as provided under subsection (5) of section 287.135, Florida Statutes (2022), as may be amended or revised, or been placed on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2022), as may be amended or revised, or is engaged in a boycott of Israel.

#### I. Compliance

The Participant shall at all times conduct its affairs in accordance with and be in compliance with all applicable laws, ordinances, and regulations.

#### J. Insurance

As a condition precedent to the effectiveness of this Agreement, during the term of this Agreement and during any renewal or extension term of this Agreement, the Participant, at the Participant's sole expense, shall provide insurance of such types and with such terms and limits as noted below. Providing proof of and maintaining adequate insurance coverage are material obligations of the Participant. The Participant shall provide the CITY a certificate of insurance evidencing such coverage. The Participant's insurance coverage shall be primary insurance for all applicable policies. The limits of coverage under each policy maintained by the Participant shall not be interpreted as limiting the Participant's liability and obligations under this Agreement. All insurance policies shall be from insurers authorized to write insurance policies in the State of Florida and that possess an A.M. Best rating of A-, VII or better. All insurance policies are subject to approval by the CITY's Risk Manager.

The coverages, limits, and endorsements required herein protect the interests of the CITY, and these coverages, limits, and endorsements may not be relied upon by the Participant for assessing the extent or determining appropriate types and limits of coverage to protect the Participant against any loss exposure, whether as a result of this Agreement or otherwise. The requirements contained herein, as well as the CITY's review or acknowledgement, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by the Participant under this Agreement.

The following insurance is required:

##### Commercial General Liability

Coverage must be afforded under a Commercial General Liability policy with limits not less than:

- \$1,000,000 each occurrence and \$2,000,000 aggregate for Bodily Injury, Property Damage, and Personal and Advertising Injury
- \$1,000,000 each occurrence and \$2,000,000 aggregate for Products and Completed Operations

Policy must include coverage for Contractual Liability and Independent Contractors.

The CITY and the CITY's officers, employees, and volunteers are to be covered as additional insureds with a CG 20 26 04 13 Additional Insured – Designated Person or Organization Endorsement or similar endorsement providing equal or broader Additional Insured Coverage with respect to liability arising out of activities performed by or on behalf of the Participant. The coverage shall contain no special limitation on the scope of protection afforded to the CITY or the CITY's officers, employees, and volunteers.

##### Insurance Certificate Requirements

- a. The Participant shall provide the CITY with valid Certificates of Insurance (binders are unacceptable) no later than thirty (30) days prior to the start of work contemplated in this Agreement.
- b. The Participant shall provide to the CITY a Certificate of Insurance having a thirty (30) day notice of cancellation; ten (10) days' notice if cancellation is for nonpayment of premium.
- c. In the event that the insurer is unable to accommodate the cancellation notice requirement, it shall be the responsibility of the Participant to provide the proper notice. Such notification will be in writing by registered mail, return receipt requested, and addressed to the certificate holder.
- d. In the event the Agreement term goes beyond the expiration date of the insurance policy, the Participant shall provide the CITY with an updated Certificate of Insurance no later than ten (10) days prior to the expiration of the insurance currently in effect. The CITY reserves the right to suspend the Agreement until this requirement is met.
- e. The Certificate of Insurance shall indicate whether coverage is provided under a claims made or occurrence form. If any coverage is provided on a claims-made form, the Certificate of Insurance must show a retroactive date, which shall be the effective date of the initial contract or prior.
- f. The CITY shall be named as an Additional Insured on the Commercial General Liability policy.
- g. The title of the Agreement or other identifying reference must be listed on the Certificate of Insurance.

The Certificate Holder should read as follows:

City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

The Participant has the sole responsibility for the payment of all insurance premiums and shall be fully and solely responsible for any costs or expenses as a result of a coverage deductible, co-insurance penalty, or self-insured retention; including any loss not covered because of the operation of such deductible, co-insurance penalty, self-insured retention, or coverage exclusion or limitation. Any costs for adding the CITY as an Additional Insured shall be at the Participant's expense.

If the Participant's primary insurance policy/policies do not meet the minimum requirements, as set forth in this Agreement, the Participant may provide evidence of an Umbrella/Excess insurance policy to comply with this requirement.

The Participant's insurance coverage shall be primary insurance as applied to the CITY and the City's officers, employees, and volunteers. Any insurance or self-



insurance maintained by the CITY covering the CITY, the CITY's officers, employees, or volunteers shall be non-contributory. Any exclusion or provision in the insurance maintained by the Participant that excludes coverage for work contemplated in this Agreement shall be unacceptable and shall be considered breach of contract.

All required insurance policies must be maintained until the contract work has been accepted by the CITY, or until this Agreement is terminated, whichever is later. Any lapse in coverage shall be considered breach of contract. In addition, the Participant must provide to the CITY confirmation of coverage renewal via an updated certificate should any policies expire prior to the expiration of this Agreement. The CITY reserves the right to review, at any time, coverage forms and limits of the Participant's insurance policies.

The Participant shall provide notice of any and all claims, accidents, and any other occurrences associated with this Agreement shall be provided to the Participant's insurance company or companies and the CITY's Risk Management office as soon as practical.

It is the Participant's responsibility to ensure that any and all of the Participant's independent contractors and subcontractors comply with these insurance requirements. All coverages for independent contractors and subcontractors shall be subject to all of the applicable requirements stated herein. Any and all deficiencies are the responsibility of the Participant.

#### K. Subcontractors

In the event Contractor engages any subcontractor in the performance of this Agreement, Contractor shall ensure that all of Contractor's subcontractors perform in accordance with the terms and conditions of this Agreement. Contractor shall be fully responsible for all of Contractor's subcontractors' performance, and liable for any of Contractor's subcontractors' non-performance and all of Contractor's subcontractors' acts and omissions. Contractor shall defend at Contractor's expense, counsel being subject to City's approval or disapproval, and indemnify and hold City and City's officers, employees, and agents harmless from and against any claim, lawsuit, third party action, fine, penalty, settlement, or judgment, including any award of attorney fees and any award of costs, by or in favor of any of Contractor's subcontractors for payment for work performed for City by any of such subcontractors, and from and against any claim, lawsuit, third party action, fine, penalty, settlement, or judgment, including any award of attorney fees and any award of costs, occasioned by or arising out of any act or omission by any of Contractor's subcontractors or by any of Contractor's subcontractors' officers, agents, or employees. This Section shall survive the expiration or early termination of this Agreement.

#### L. E-Verify

As a condition precedent to the effectiveness of this Agreement, pursuant to Section 448.095, Florida Statutes (2022), as may be amended or revised, the Contractor and its subcontractors shall register with and use the E-Verify system

to electronically verify the employment eligibility of newly hired employees.

1. The Contractor shall require each of its subcontractors, if any, to provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of the subcontractor's affidavit for the duration of this Agreement and in accordance with the public records requirements of this Agreement.
2. The City, the Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Subsection 448.09(1), Florida Statutes (2022), as may be amended or revised, shall terminate the contract with the person or entity.
3. The City, upon good faith belief that a subcontractor knowingly violated the provisions of Subsection 448.095(2), Florida Statutes (2022), as may be amended or revised, but that the Contractor otherwise complied with Subsection 448.095(2), as may be amended or revised, shall promptly notify Contractor and order the Contractor to immediately terminate the contract with the subcontractor, and the Contractor shall comply with such order.
4. A contract terminated under Subparagraph 448.095(2)(c)1. or 2., Florida Statutes (2022), as may be amended or revised, is not a breach of contract and may not be considered as such. If the City terminates this contract under Paragraph 448.095(2)(c), Florida Statutes (2022), as may be amended or revised, the Contractor may not be awarded a public contract for at least one year after the date on which the contract was terminated. The Contractor is liable for any additional costs incurred by the City as a result of termination of this Agreement.
5. Contractor shall include in each of its subcontracts, if any, the requirements set forth in this Section VI.L., including this subparagraph, requiring any and all subcontractors, as defined in Subsection 448.095(1)(j), Florida Statutes (2022), as may be amended or revised, to include all of the requirements of this Section VI.L. in their subcontracts. Contractor shall be responsible for compliance by any and all subcontractors, as defined in Subsection 448.095(1)(j), Florida Statutes (2022), as may be amended or revised, with the requirements of Section 448.095, Florida Statutes (2022), as may be amended or revised.

#### M. Audit

The City or the City's designee may audit the books, records, and accounts of the Participant that are related to this Agreement. The Participant shall keep such books, records, and accounts as may be necessary in order to record complete and correct entries related to this Agreement. The Participant shall preserve and make available, at reasonable times for examination and audit by the City in Broward County, Florida, all financial records, supporting documents, statistical records, and any other documents pertinent to this Agreement for the required retention period of the Florida public records law (Chapter 119, Florida Statutes) and corresponding retention schedules, or for a minimum of three (3) years after

expiration or termination of this Agreement, whichever is longer. If any audit has been initiated and audit findings have not been resolved at the end of the retention period or three (3) years, whichever is longer, the Participant shall retain the books, records, and accounts until resolution of the audit findings. The Participant shall comply with all requirements of the Florida public records law; however, no confidentiality or non-disclosure requirement of either federal or state law shall be violated by the Participant. Any incomplete or incorrect entry in such books, records, and accounts shall be a basis for the City's disallowance of funding and recovery of any payment upon such incomplete or incorrect entry.

N. Section Headings and Subheadings

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this Agreement.

O. Waiver

The parties agree that each requirement, duty and obligation set forth in this Agreement is substantial and important to the formation of this Agreement and, therefore, is a material term. Either party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement unless the waiver is in writing and signed by the party waiving such provision. A written waiver shall only be effective as to the specific instance for which it is obtained and shall not be deemed a continuing or future waiver.

P. Entire Agreement

This Agreement shall constitute the entire agreement between City and Participant for the use of funds received pursuant to this Agreement, and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the City and the Participant with respect to this Agreement. No prior written or contemporaneous oral promises or representations shall be binding. Neither this Agreement nor any interest in this Agreement may be assigned, transferred, or encumbered by the Participant without the prior written consent of the City. All representations and warranties made herein regarding the Participant's indemnification obligations and obligations to maintain and allow inspection of records shall survive the termination of this Agreement.

Q. Governing Law; Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any lawsuit by either party against the other party or otherwise arising out of this Agreement, and for any other legal proceeding, shall be in the courts in and for Broward County, Florida, or in the event of federal jurisdiction, in the Southern District of Florida.

R. Termination for Convenience

The CITY has the unqualified and absolute right to terminate this Agreement at

any time upon written notice by the CITY to the Participant, in which event, the Participant shall be paid its compensation for services performed up to the termination date. In the event that the Participant abandons this Agreement or causes it to be terminated, the Participant shall indemnify the CITY against any losses pertaining to such termination.

S. Attorney Fees

In the event that either party brings suit for enforcement of this Agreement, the Participant shall pay the City's attorney fees and costs. This Section shall survive the expiration or early termination of this Agreement.

T. Legal Representation

It is acknowledged that each party to this agreement had the opportunity to be represented by counsel in the preparation of this Agreement, and accordingly, the rule that a contract shall be interpreted strictly against the party preparing same shall not apply herein due to the joint contributions of both parties.

IN WITNESS WHEREOF, the City and the Participant execute this Agreement as follows:

ATTEST:

DRS  
David R. Soloman, City Clerk

CITY OF FORT LAUDERDALE  
By: [Signature]  
Dean J. Trentalis, Mayor

By: [Signature]  
Greg Chavarria, City Manager



Approved as to form:

Sr. [Signature]  
Assistant City Attorney

WITNESSES:

RS  
Print Name: Rachel B. Chaimowitz

THE STRANAHAN HOUSE, INC.  
By: [Signature]  
Christine Yates, President/Director

[Signature]  
Print Name: Victor M. Grubard

ATTEST:

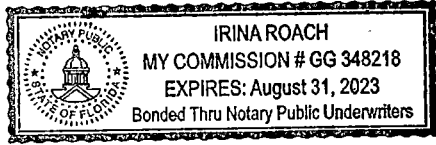
(Corporate Seal)

J. J. Belt  
Jennifer Belt, Secretary

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of JANUARY, 2023, by Christine Yates as President/Director for The Stranahan House, Inc., a Florida not for profit corporation.

(SEAL)



Irina Roach  
Signature of Notary Public - State of Florida

IRINA ROACH  
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known  OR Produced Identification \_\_\_\_\_  
Type of Identification Produced: \_\_\_\_\_

## **EXHIBIT A**

*[DESCRIPTION OF WELCOME CENTER]*

## Exhibit A



The Historic Stranahan House Museum has served as a Welcome Center for downtown Fort Lauderdale and the beaches for more than three decades – welcoming guests from around the corner and around the world just as Frank and Ivy Stranahan had when they operated the area's first trading post. For many years, the museum has been hidden behind a construction fence and the view to Las Olas Boulevard has been obstructed. With the completion of the Icon building on the adjacent property, Stranahan House will enjoy an unobstructed view from Las Olas for the first time in many years.

The new Welcome Center will be built on the northeast corner of the property with unobstructed access to Las Olas Boulevard, the expanded Riverwalk linear park, and the Water Taxi and Trolley stops.

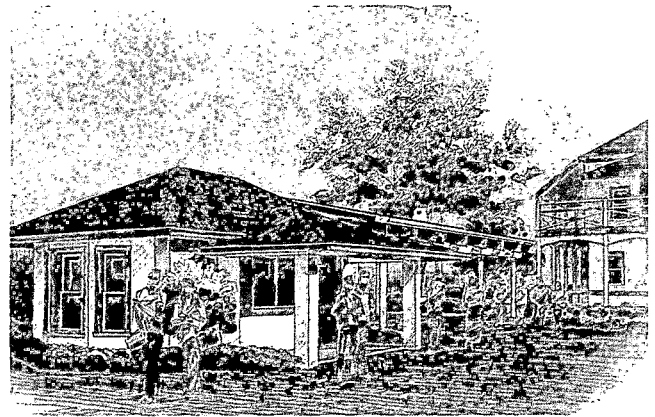
The fully staffed building will serve as a ticket booth and expanded gift shop, featuring handcrafted items from local craftspeople. The increased sales will help to cover costs of operating the new facility. Staff will be able to offer personalized customer service for guests, directing them to museum services, other tourist points of interest, additional cultural venues, and area restaurants and shops.

The Welcome Center will provide for better accessibility for all guests and create a smooth transition from the front of the House around the entire property, while also increasing security for the historic property by having museum visitors enter and exit through one access point.

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## WELCOME CENTER



The new Welcome Center will include a ticket window and gift shop to improve access and control of the site while promoting community awareness of the museum.

**EXHIBIT B**

*[COPY OF EXECUTED ~~SECOND ADDENDUM TO ESCROW AGREEMENT~~]*



## SECOND ADDENDUM TO ESCROW AGREEMENT

**THIS SECOND ADDENDUM TO ESCROW AGREEMENT** ("Second Addendum") is made and entered into as of January 10, 2023, by and among the City of Fort Lauderdale, a Florida municipality (the "City"), The Stranahan House, Inc., a Florida not for profit corporation, (the "Participant"), and Rogers, Morris & Ziegler LLP, a Florida limited liability partnership, as escrow agent, (the "Escrow Agent"), (collectively, the "Parties").

**WHEREAS**, the City and the Participant have entered into a certain City of Fort Lauderdale FY 2021 Not For Profit Grant Participation Agreement dated September 21, 2021, (the "2021 Grant Participation Agreement"); and

**WHEREAS**, the City and the Participant have entered into a certain City of Fort Lauderdale FY 2022 Not For Profit Grant Participation Agreement dated February 15, 2022, (the "2022 Grant Participation Agreement"); and

**WHEREAS**, the City and the Participant have entered into a certain City of Fort Lauderdale FY 2023 Not For Profit Grant Participation Agreement dated January 10, 2023, (the "2023 Grant Participation Agreement"); and

**WHEREAS**, the Parties entered into an Escrow Agreement dated September 21, 2021, as amended by a First Addendum to Escrow Agreement dated February 15, 2022, (collectively, "Escrow Agreement"); and

**WHEREAS**, the City has deposited \$100,000 into an Escrow Account pursuant to the 2021 Grant Participation Agreement; and

**WHEREAS**, the City has deposited \$100,000 into an Escrow Account pursuant to the 2022 Grant Participation Agreement; and

**WHEREAS**, it is the intent of the Parties to subject the funds provided pursuant to the 2023 Grant Participation Agreement to the terms and conditions of the Escrow Agreement,

**NOW, THEREFORE**, for and in consideration of the mutual promises and covenants set forth herein and other good and valuable consideration, the Parties agree as follows:

1. Capitalized terms not specifically defined in this Second Addendum are defined as provided in the Escrow Agreement, except that "Welcome Center" refers to the enhancement of the Stranahan House Museum with a Welcome Center, as described in Exhibit A, which is attached hereto.

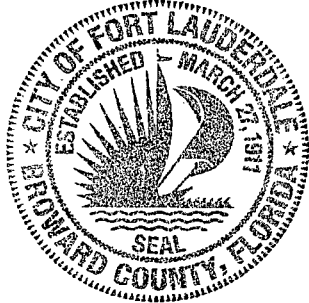
2. The City shall deposit \$100,000 with the Escrow Agent pursuant to the 2023 Grant Participation Agreement, which amount shall be included in the Escrow Amount and be available for reimbursement of certain costs expended toward construction of the Welcome Center as provided in Section I.A. of the 2021 Grant Participation Agreement or Section I.A. of the 2022 Grant Participation Agreement or Section I.A. of the 2023 Grant Participation Agreement, subject to a written authorization of withdrawal by the City as provided in Section 3(a) of the Escrow Agreement.

3. This Second Addendum is incorporated into and made a part of the Escrow Agreement.

IN WITNESS WHEREOF, the Parties execute this Second Addendum to Escrow Agreement as follows:

ATTEST:

David R. Soloman  
David R. Soloman, City Clerk



CITY OF FORT LAUDERDALE

By: Dean J. Trantalis  
Dean J. Trantalis, Mayor

By: Greg Chavarria  
Greg Chavarria, City Manager

Approved as to form:

Paul Band  
Sr. Assistant City Attorney

WITNESSES:

Rachel B. Chon  
Print Name: Rachel B. Chon

Victor M. Garboud  
Print Name: Victor M. Garboud

(Corporate Seal)

THE STRANAHAN HOUSE, INC.

By: Christine Yates  
Christine Yates, President/Director

ATTEST:  
Jennifer Belt  
Jennifer Belt, Secretary

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of January, 2023, by Christine Yates as President/Director for The Stranahan House, Inc., a Florida not for profit corporation.



Irina Roach  
Signature of Notary Public - State of Florida

Irina Roach  
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known  OR Produced Identification   
Type of Identification Produced: \_\_\_\_\_

WITNESSES:

[Signature]  
Print Name: Darlene Silver Jo

[Signature]  
Print Name: Linet Alphonse

(Seal)

ROGERS, MORRIS & ZIEGLER LLP

By: [Signature]  
Romney C. Rogers, General Partner  
*Managing*

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22nd day of February, 2023, by Romney C. Rogers as General Partner for Rogers, Morris & Ziegler LLP, a Florida limited liability partnership.

(SEAL)



[Signature]  
Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned  
Name of Notary Public

Personally Known  OR Produced Identification   
Type of Identification Produced: \_\_\_\_\_

Exhibit A



The Historic Stranahan House Museum has served as a Welcome Center for downtown Fort Lauderdale and the beaches for more than three decades – welcoming guests from around the corner and around the world just as Frank and Ivy Stranahan had when they operated the area's first trading post. For many years, the museum has been hidden behind a construction fence and the view to Las Olas Boulevard has been obstructed. With the completion of the Icon building on the adjacent property, Stranahan House will enjoy an unobstructed view from Las Olas for the first time in many years.

The new Welcome Center will be built on the northeast corner of the property with unobstructed access to Las Olas Boulevard, the expanded Riverwalk linear park, and the Water Taxi and Trolley stops.

The fully staffed building will serve as a ticket booth and expanded gift shop, featuring handcrafted items from local craftspeople. The increased sales will help to cover costs of operating the new facility. Staff will be able to offer personalized customer service for guests, directing them to museum services, other tourist points of interest, additional cultural venues, and area restaurants and shops.

The Welcome Center will provide for better accessibility for all guests and create a smooth transition from the front of the House around the entire property, while also increasing security for the historic property by having museum visitors enter and exit through one access point.



## WELCOME CENTER



The new Welcome Center will include a ticket window and gift shop to improve access and control of the site while promoting community awareness of the museum.



COMMISSION AGENDA ITEM  
DOCUMENT ROUTING FORM

2L

Today's Date: 3/6/2023

**DOCUMENT TITLE: THE STRANAHAN HOUSE, INC. – FY 2023 NOT FOR PROFIT GRANT PARTICIPATION AGREEMENT (2 ORIGINALS) AND SECOND ADDENDUM TO ESCROW AGREEMENT (2 AGREEMENTS)**

COMM. MTG. DATE: 1/10/2023 CAM #: 22-1142 ITEM #: CR-5 CAM attached:  YES  NO

Routing Origin: CAO Router Name/Ext: J. Larregui/5106 Action Summary attached:  YES  NO

CIP FUNDED:  YES  NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

1) City Attorney's Office: Documents to be signed/routed?  YES  NO # of originals attached: 4

Is attached Granicus document Final?  YES  NO Approved as to Form:  YES  NO

Date to CCO: 3/21/23

Paul G. Bangel  
Attorney's Name

PGB/JL  
Initials

2) City Clerk's Office: # of originals: 2 Routed to: Donna V./Aimee L./CMO Date: 03/27/23

3) City Manager's Office: CMO LOG #: MAR-141 Document received from: CCO 3/27/23

Assigned to: GREG CHAVARRIA

ANTHONY FAJARDO

SUSAN GRANT

GREG CHAVARRIA as CRA Executive Director

APPROVED FOR G. CHAVARRIA'S SIGNATURE

N/A FOR G. CHAVARRIA TO SIGN

PER ACM: A. Fajardo (Initial/Date)

S. Grant (Initial/Date)

PENDING APPROVAL (See comments below)

Comments/Questions: \_\_\_\_\_

Forward  originals to  Mayor  CCO

Date: 3/30/23

4) Mayor/CRA Chairman: Please sign as indicated. Forward \_\_\_ originals to CCO for attestation/City seal (as applicable) Date: \_\_\_\_\_

5) City Clerk: Scan original (In Color) and forward 4 originals to: J. Larregui/CAO/Ext. 5106

Attach \_\_\_ certified Reso # \_\_\_\_\_  YES  NO

Original Route form to J. Larregui/CAO