



COMMISSION AGENDA ITEM  
DOCUMENT ROUTING FORM

4L

Today's Date: 2/20/2024

DOCUMENT TITLE: THE STRANAHAN HOUSE, INC. – FY 2024 NOT FOR PROFIT GRANT PARTICIPATION AGREEMENT (2 ORIGINALS) AND THIRD ADDENDUM TO ESCROW AGREEMENT (3 ORIGINALS)

COMM. MTG. DATE: 1/9/2024 CAM #: 24-0055 ITEM #: CR-6 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) Dept: Budget Router Name/Ext: C. Crawford/5425 # of originals routed: 4 Date to CAO: 2/15/24

2) 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: 5/14/24 Paul G. Bangel Attorney's Name PGB/JL Initials

3) City Clerk's Office: # of originals: 4 Routed to: Donna V./Amber C./CMO Date: 05/14/24

4) City Manager's Office: CMO LOG #: May 24 Document received from: CCO 5/14/24

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: 5/14/24

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

6) City Clerk: Scan original and forwards 2 originals to: J. Larregui/CAO/Ext. 5106

Attach \_\_\_ certified Reso # \_\_\_\_\_  YES  NO Original Route form to J. Larregui/CAO



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#24-0055**

**TO:** Honorable Mayor & Members of the Fort Lauderdale City Commission

**FROM:** Greg Chavarria, City Manager

**DATE:** January 9, 2024

**TITLE:** Resolution Approving City of Fort Lauderdale FY 2024 Not For Profit Grant Participation Agreement with The Stranahan House, Inc., and a Third Addendum to Escrow Agreement with The Stranahan House, Inc., and Rogers, Morris & Ziegler LLP - \$100,000 - **(Commission Districts 1, 2, 3 and 4)**

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**Recommendation**

Staff recommends the City Commission adopt a resolution approving a City of Fort Lauderdale FY 2024 Not For Profit Grant Participation Agreement with The Stranahan House, Inc., a not-for-profit corporation, ("Grant Participation Agreement"), and a Third Addendum to Escrow Agreement with The Stranahan House, Inc., and Rogers, Morris & Ziegler LLP, ("Third Addendum"), and authorizing execution of the Grant Participation Agreement and the Third Addendum.

**Background**

With the adoption of the FY 2024 Budget, the City Commission approved contributions to not-for-profit organizations that support the needs of the community while making a positive impact. The benefiting not-for-profit organization is required to execute a participation agreement that provides for the amount, terms of contribution, scope of services, and standards of performance. The City will provide the Stranahan House with a reimbursement grant to fund up to \$100,000 towards the construction of a new *Welcome Center*.

The Stranahan House is the oldest and most historically significant surviving structure in Broward County and is recognized as a museum, historic site, and social center for the community. The structure is listed on the National Register of Historic Places and remains the most iconic structure in all of Broward County. The funding will be used to construct a Welcome Center to help residents and visitors of all ages learn about the history of the region, thus furthering the social, cultural, and historic viability within the City of Fort Lauderdale.

This fourth installment of \$100,000 will be added to the previous three installments of \$100,000 each, and added to an escrow account administered by Rogers, Morris & Ziegler LLP as escrow agent, for distribution when The Stranahan House, Inc., is ready to build the Welcome Center. The organization has requested that the City's total contribution over a five-year period total \$500,000.

**Resource Impact**

There is a fiscal impact to the General Fund in the amount of \$100,000 in FY 2024. Funding is budgeted and available in the account listed below.

<b>Funds available as of December 15, 2023</b>					
<b>ACCOUNT NUMBER</b>	<b>INDEX NAME (Program)</b>	<b>CHARACTER/ ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
10-001-9002-519-40-4210	Other General Government – Social/Cultural	Other Operating Expenses/Social Contributions	\$2,003,504	\$1,276,319	\$100,000
<b>TOTAL CONTRIBUTION ►</b>					<b>\$100,000</b>

**Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- The Public Places Focus Area
- Goal 3: Build a healthy and engaging community.
- Objective: Offer a diverse range of recreational and educational programming

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Here*.

**Attachments**

- Exhibit 1 – FY 2024 Not for Profit Grant Participation Agreement
- Exhibit 2 – Third Addendum to Escrow Agreement
- Exhibit 3 – FY 2021 Not for Profit Grant Participation Agreement
- Exhibit 4 – Escrow Agreement
- Exhibit 5 – FY 2022 Not for Profit Grant Participation Agreement
- Exhibit 6 – FY 2023 Not for Profit Grant Participation Agreement
- Exhibit 7 – Resolution No. 21-203
- Exhibit 8 – Resolution No. 22-33
- Exhibit 9 – Resolution No. 23-07
- Exhibit 10 – Resolution

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Prepared by: Charmaine Crawford, Senior Assistant to the Director, Office of Management and Budget

Department Director: Laura Reece, Office of Management and Budget

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,  
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

**SCW** CR-3 24-0024 Resolution Approving a Public Transportation Grant Agreement with the Florida Department of Transportation for the Design of Runway 9 Parallel Taxiway Extension Project at the Fort Lauderdale Executive Airport- \$320,000 - (Commission District 1)

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,  
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

**SCW** CR-4 24-0026 Resolution Approving an Interlocal Agreement Between Broward County and the City of Fort Lauderdale and Authorizing the City Manager to Execute the Interlocal Agreement to Adopt, Administer, and Enforce Airport Zoning Regulations - (Commission District 1)

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,  
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

**PGB** CR-5 24-0053 Resolution Approving Fiscal Year 2024 Not for Profit Grant Participation Agreement with Junior Achievement of South Florida, Inc., - \$33,900 - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,  
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

**PGB** CR-6 24-0055 Resolution Approving City of Fort Lauderdale FY 2024 Not For Profit Grant Participation Agreement with The Stranahan House, Inc., and a Third Addendum to Escrow Agreement with The Stranahan House, Inc., and Rogers, Morris & Ziegler LLP - \$100,000 - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,  
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

**PGB** CR-7 24-0062 Resolution Approving and Adopting Press Play Fort Lauderdale 2029: Our City, Our Strategic Plan - (Commission Districts 1, 2, 3 and 4)

ADOPTED

Yea: 5 - Commissioner Glassman, Vice Mayor Beasley-Pittman,  
Commissioner Sturman, Commissioner Herbst and Mayor Trantalis

## Jennifer Larregui

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**From:** Charmaine Crawford  
**Sent:** Tuesday, April 23, 2024 3:44 PM  
**To:** Jennifer Larregui  
**Cc:** Paul Bangel  
**Subject:** FW: [EXTERNAL:CAUTION!]- Re: FW:\*\*YOUR APPROVAL NEEDED\*\*CAM 24-0055 - Stranahan House Agreement

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Jennifer,

By way of this email, please note Mr. McAloon's approval below.

Regards,

**Charmaine M. Crawford** | Senior Assistant to the Director  
City of Fort Lauderdale | Office of Management and Budget  
101 NE 3<sup>rd</sup> Avenue, Suite 1400  
Fort Lauderdale, FL 33301  
ph: 954-828-5425



**From:** Matthew McAloon <mcaloonmatthew@gmail.com>  
**Sent:** Tuesday, April 23, 2024 3:38 PM  
**To:** Charmaine Crawford <CCrawford@fortlauderdale.gov>  
**Subject:** [EXTERNAL:CAUTION!]- Re: FW:\*\*YOUR APPROVAL NEEDED\*\*CAM 24-0055 - Stranahan House Agreement

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**[::CAUTION!:] This email originated from *outside* The City of Fort Lauderdale.  
Do Not Reply, click links, or open attachments from an unknown or suspicious origin. Confirm the email address is from an expected source before taking action.  
Report any suspicious emails to [spamadmin@fortlauderdale.gov](mailto:spamadmin@fortlauderdale.gov)**

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I approve.

On Tue, Apr 23, 2024, 14:53 Charmaine Crawford <[CCrawford@fortlauderdale.gov](mailto:CCrawford@fortlauderdale.gov)> wrote:

Good afternoon Mr. McAloon,

I received the below communication from our Legal Office regarding an oversight of the FY 2024 Stranahan House Inc. nonprofit agreement.

Please advise if you give us the authority to revise the paragraph in the agreement and change the date from December 19, 2023 to January 9, 2024 to match the actual date of the Third Addendum.

Regards,

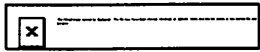
**Charmaine M. Crawford** | Senior Assistant to the Director

City of Fort Lauderdale | Office of Management and Budget

101 NE 3<sup>rd</sup> Avenue, Suite 1400

Fort Lauderdale, FL 33301

ph: 954-828-5425



**From:** Jennifer Larregui <[JLarregui@Fortlauderdale.gov](mailto:JLarregui@Fortlauderdale.gov)>

**Sent:** Tuesday, April 23, 2024 2:46 PM

**To:** Charmaine Crawford <[CCrawford@fortlauderdale.gov](mailto:CCrawford@fortlauderdale.gov)>

**Cc:** Paul Bangel <[PBangel@fortlauderdale.gov](mailto:PBangel@fortlauderdale.gov)>

**Subject:** CAM 24-0055 - Stranahan House Agreement

Good afternoon Charmain,

Paul was reviewing the Agreement and 3<sup>rd</sup> Addendum when he realized there is a oversight in the Stranahan Agreement. Since this agenda item was originally going to be on December 19<sup>th</sup> commission meeting agenda, the below paragraph from the agreement shows as follows:



The Third Addendum to Escrow Agreement that went to commission is dated as follows:



Paul would like you to reach out to Mr. McAloon and get his approval for us to revise the paragraph in the agreement and change the date from December 19<sup>th</sup> to January 9<sup>th</sup>, to match the actual date of the Third Addendum.

Thank you.

**Jennifer Larregui**

**Senior Legal Assistant**

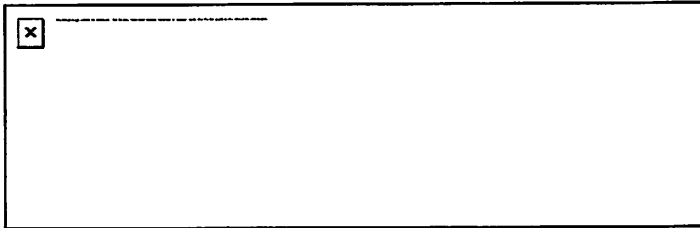
1 East Broward Blvd., Suite 1605

Fort Lauderdale, FL 33301

Direct: (954) 828-5106

Main: (954) 828-5940

Email: [JLarregui@fortlauderdale.gov](mailto:JLarregui@fortlauderdale.gov)



Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records, available to any person upon request, absent an exemption. Therefore, any e-mail message to or from the City, inclusive of e-mail addresses contained therein, may be subject to public disclosure.





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## Detail by Entity Name

Florida Not For Profit Corporation  
THE STRANAHAN HOUSE, INC.

### Filing Information

**Document Number** 757997  
**FEI/EIN Number** 59-2164225  
**Date Filed** 05/12/1981  
**State** FL  
**Status** ACTIVE

### Principal Address

335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Changed: 02/07/1996

### Mailing Address

335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Changed: 02/01/2001

### Registered Agent Name & Address

TRIPP SCOTT, P.A.  
ATTN: CHRISTINE P. YATES, ESQ.  
110 SE 6TH STREET, 15TH FLOOR  
FORT LAUDERDALE, FL 33301

Name Changed: 05/10/2022

Address Changed: 05/10/2022

### Officer/Director Detail

#### **Name & Address**

Title Director

HARVEY, NUGENE E, Jr.  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director, President

McAloon, Matthew  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title VP, Director

Buckley, Steve  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Secretary

BELT, JENNIFER  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

CARRARA, CAROLINE  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

SMITH, DOUG  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

BYRD, I. DAVID  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

MINOFF, LAURIEANNE  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

GUNTHER, MAGGIE  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

FERTIG, MARY  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

MILIJASEVIC, NATASHA  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

CASTEEL, SANDY  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director, Treasurer

BAUTISTA, VERONICA  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

DUTTON, WHITNEY  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

JOHNSON, RENEE  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

ANASTASIOU, WILLIAM  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

GABUARDI, VICTOR  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

GOSNELL, PETE  
335 SE 6 AVENUE  
FT. LAUDERDALE, FL 33301

Title Director

HARMAN, TOM  
 335 SE 6 AVENUE  
 FT. LAUDERDALE, FL 33301

Title Director

SHERADSKY, TYLER  
 335 SE 6 AVENUE  
 FT. LAUDERDALE, FL 33301

### Annual Reports

Report Year	Filed Date
2022	02/23/2022
2023	02/02/2023
2023	10/23/2023

### Document Images

<a href="#">10/23/2023 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#"><u>03/25/1997 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/07/1996 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/16/1995 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

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No Filing History

No Authority Info

No Partner Info

No Name History

Partnership Name Search



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## Partnership Detail

**General Partnership Name**

ROGERS, MORRIS &amp; ZIEGLER LLP

**Principal Address**

1401 E. BROWARD BLVD., #300  
 FT. LAUDERDALE, FL 333012116  
 Change Date: NONE

**Filing Information**

Document Number	GP0400003101
FEI/EIN Number	590830004
File Date	12/30/2004
State	FL
Total Pages	4
Pages in Original Filing	4
Current Partners	NONE
Cancellation Date	NONE
Status	ACTIVE
Effective Date	NONE
Expiration Date	NONE
Name History	NONE

**Registered Agent**

ROGERS ROMNEY C  
 1401 E. BROWARD BLVD., #300  
 FT. LAUDERDALE, FL 333012116

**Document Images**[12/30/2004 -- Registration](#)

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[No Name History](#)

Partnership Name Search

Florida Department of State, Division of Corporations

**AFFIDAVIT OF COMPLIANCE WITH FOREIGN ENTITY LAWS  
(Florida Statute- §287.138, 692.201, 692.202, 692.203, and 692.204)**

The undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury as follows:

1. Entity is not owned by the government of a foreign country of concern as defined in Section 287.138, Florida Statutes. (Source:§ 287.138(2)(a), Florida Statutes)
2. The government of a foreign country of concern does not have a controlling interest in Entity. (Source:§ 287.138(2)(b), Florida Statutes)
3. Entity is not organized under the laws of, and does not have a principal place of business in, a foreign country of concern. (Source: § 287.138(2)(c), Florida Statutes)
4. Entity is not owned or controlled by the government of a foreign country of concern, as defined in Section 692.201, Florida Statutes. (Source:§ 288.007(2), Florida Statutes)
5. Entity is not a partnership, association, corporation, organization, or other combination of persons organized under the laws of or having its principal place of business in a foreign country of concern, as defined in Section 692.201, Florida Statutes, or a subsidiary of such entity. (Source: § 288.007(2), Florida Statutes)
6. Entity is not a foreign principal, as defined in Section 692.201, Florida Statutes. (Source: § 692.202(5)(a)(I), Florida Statutes)
7. Entity is in compliance with all applicable requirements of Sections 692.202, 692.203, and 692.204, Florida Statutes.
8. **(Only applicable if purchasing real property)** Entity is not a foreign principal prohibited from purchasing the subject real property. Entity is either (a) not a person or entity described in Section 692.204(1)(a), Florida Statutes, or (b) authorized under Section 692.204(2), Florida Statutes, to purchase the subject property. Entity is in compliance with the requirements of Section 692.204, Florida Statutes. (Source:§§ 692.203(6)(a), 692.204(6)(a), Florida Statutes)
9. The undersigned is authorized to execute this affidavit on behalf of Entity.

Name: Jennifer L Belt Title: Secretary Entity: The Stranahan House, Inc.  
Signature: J L Belt Date: 4/1/24

**NOTARY PUBLIC ACKNOWLEDGEMENT SECTION**

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 1 day of April 2024 by Jennifer L Belt, as Secretary for The Stranahan House, Inc., who is personally known to me or who has produced personally known as identification.

Notary Public Signature: Melisa J. Weinkoff  
Print Name: Melisa J. Weinkoff

(Notary Seal)   
My commission expires: 9-21-24



**CITY OF FORT LAUDERDALE  
FY 2024 NOT FOR PROFIT GRANT PARTICIPATION AGREEMENT**

THIS CITY OF FORT LAUDERDALE FY 2024 NOT FOR PROFIT GRANT PARTICIPATION AGREEMENT, ("Agreement"), made and entered into this 9<sup>th</sup> day of January, 2024, is by and between the City of Fort Lauderdale, a Florida municipality, ("City" or "CITY"), whose address is 101 NE 3<sup>rd</sup> Avenue, Suite 1400, 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, the Second Addendum to Escrow Agreement dated January 10, 2023, and the Third

Addendum to Escrow Agreement dated January 9, 2024, 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 9, 2024, 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:

City of Fort Lauderdale  
Office of Management and Budget - Budget/CIP and Grants Division  
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  
 101 NE 3<sup>rd</sup> Avenue, Suite 1430  
 Fort Lauderdale, FL 33301

Participant  
 Matthew McAloon  
 President/Director  
 The Stranahan House, Inc.  
 335 Southeast 6<sup>th</sup> Avenue  
 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, ONE EAST BROWARD BOULEVARD, SUITE 444, FORT LAUDERDALE, FLORIDA 33301, 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 (2023), 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, (2023), 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 (2023), 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 (2023), 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 (2023), 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  
101 NE 3rd Avenue, Suite 1400  
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 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 harmless City, and City's officers, employees, and agents, 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 (2023), 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 (2023), 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(5), Florida Statutes (2023), as may be amended or revised, but that the Contractor otherwise complied with Subsection 448.095(5), Florida Statutes (2023), 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(5)(c)1. or 2., Florida Statutes (2023), 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(5)(c), Florida Statutes (2023), 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)(e), Florida Statutes (2023), 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)(e), Florida Statutes (2023), as may be amended or revised, with the requirements of Section 448.095, Florida Statutes (2023), 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.

U. Foreign Countries of Concern

As a condition precedent to the effectiveness of this Agreement, the Contractor shall provide the City with an affidavit signed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not meet any of the criteria in paragraphs (2)(a)-(c) of Section 287.138, Florida Statutes (2023), as may be amended or revised.

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

ATTEST:



David R. Soloman, City Clerk



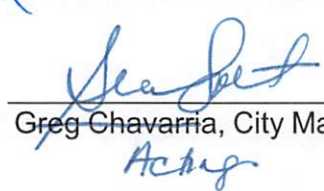
CITY OF FORT LAUDERDALE

By:



Dean J. Trantalis, Mayor

By:



Greg Chavarria, City Manager

Approved as to form:



Sr. Assistant City Attorney

WITNESSES:

THE STRANAHAN HOUSE, INC.

Brittany Thomas  
Print Name: Brittany Thomas

By: Matthew McAloon  
Matthew McAloon, President

John Della-Cercola  
Print Name: John Della-Cercola

ATTEST:

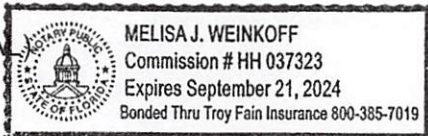
(Corporate Seal)

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 2 day of February, 2024, by Matthew McAloon as President for The Stranahan House, Inc., a Florida not for profit corporation.

(SEA)



Melisa J. Weinkoff  
Signature of Notary Public, State of Florida

Melisa J. Weinkoff 9/21/24  
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.

**EXHIBIT B**

*[COPY OF EXECUTED ESCROW AGREEMENT WITH ADDENDA]*

### **THIRD ADDENDUM TO ESCROW AGREEMENT**

**THIS THIRD ADDENDUM TO ESCROW AGREEMENT** ("Third Addendum") is made and entered into as of January 9, 2024, 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 City and the Participant have entered into a certain City of Fort Lauderdale FY 2024 Not For Profit Grant Participation Agreement dated January 9, 2024, (the "2024 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, and a Second Addendum to Escrow Agreement dated January 10, 2023, (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**, the City has deposited \$100,000 into an Escrow Account pursuant to the 2023 Grant Participation Agreement; and

**WHEREAS**, it is the intent of the Parties to subject the funds provided pursuant to the 2024 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 2024 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, or Section I.A. of the 2024 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 Third Addendum is incorporated into and made a part of the Escrow Agreement.



IN WITNESS WHEREOF, the Parties execute this Third 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  
Acting Greg Chavarria, City Manager

Approved as to form:

Sr. Paul Randall  
Assistant City Attorney

WITNESSES:

Brittany Thomas  
Print Name: Brittany Thomas

THE STRANAHAN HOUSE, INC.  
By: Matthew McAloon  
Matthew McAloon, President

John Della-Cerra, Jr  
Print Name: John Della-Cerra, Jr

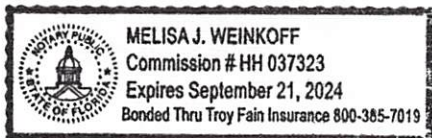
ATTEST:  
Jennifer Belt  
Jennifer Belt, Secretary

(Corporate Seal)

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of January, 2024, by Matthew McAloon as President for The Stranahan House, Inc., a Florida not for profit corporation.

(SEAL)



Melisa J Weinkoff  
Signature of Notary Public - State of Florida

Melisa J Weinkoff  
Print, Type, or Stamp Commissioned Name of Notary Public

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

WITNESSES:

Loretta Pedley  
Print Name: Loretta Pedley  
CHam  
Print Name: Christi Anna Haga

ROGERS, MORRIS & ZIEGLER, LLP

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

(Seal)

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30 day of January, 2024, by Romney C. Rogers as General Partner for Rogers, Morris & Ziegler LLP, a Florida limited liability partnership.

(SEAL)



Christi Anna Haga  
Comm.: HH 380426  
Expires: May 7, 2027  
Notary Public - State of Florida

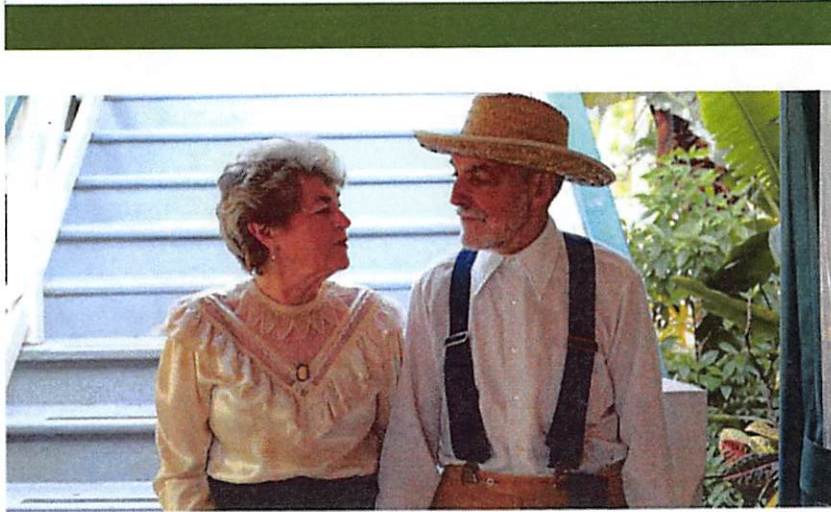
[Signature]  
Signature of Notary Public - State of Florida

Christi Anna Haga  
Print, Type, or Stamp Commissioned  
Name of Notary Public

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



## Exhibit A



## WELCOME CENTER

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 the 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.



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.