



COMMISSION AGENDA ITEM
DOCUMENT ROUTING FORM

1C
RUSH!!

Today's Date: 3/19/2025

DOCUMENT TITLE: THE STRANAHAN HOUSE, INC. & ROGERS, MORRIS & ZIEGLER LLP –
FOURTH ADDENDUM TO ESCROW AGREEMENT

COMM. MTG. DATE: 12/3/2024 CAM #: 24-0952 ITEM #: CR-3 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: 2 Date to CAO: 3/18/25

2) City Attorney's Office: Documents to be signed/routed? ☒ YES ☐ NO # of originals attached: 2

Is attached Granicus document Final? ☒ YES ☐ NO

Approved as to Form: ☒ YES ☐ NO

Date to CCO: 3/20/25
Eric W. Abend...
Attorney's Name

EH
Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V./Amber C./CMO Date: 03/20/25

4) City Manager's Office: CMO LOG #: MAR 36 Document received from: 3/20/25

Assigned to: SUSAN GRANT ☐ (Acting City Manager) ANTHONY FAJARDO ☐ (Assistant City Manager)
LAURA REECE ☐ (Acting Assistant City Manager) BEN ROGERS ☐ (Acting Assistant City Manager)
CHRIS COOPER ☐ (Acting Assistant City Manager)

SUSAN GRANT as Acting CRA Executive Director ☐

☐ APPROVED FOR S. GRANT'S SIGNATURE

☐ N/A FOR S. GRANT TO SIGN

PER ACM: Anthony Fajardo (Initial/Date)

PER AACM: Laura Reece (Initial/Date)

Ben Rogers (Initial/Date)

Chris Cooper (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward ☒ originals to ☐ Mayor ☒ CCO Date: 3/20/25

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

11257



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#24-0952

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

FROM: Susan Grant, Acting City Manager

DATE: December 3, 2024

TITLE: Resolution Approving FY 2025 Not For Profit Grant Participation Agreement with The Stranahan House, Inc., and a Fourth Addendum to Escrow Agreement with The Stranahan House, Inc., and Rogers, Morris & Ziegler LLP - \$100,000 - (Commission Districts 1, 2, 3 and 4)

Recommendation

Staff recommends the City Commission adopt a resolution approving a City of Fort Lauderdale FY 2025 Not For Profit Grant Participation Agreement with The Stranahan House, Inc., a not-for-profit corporation, ("Grant Participation Agreement"), and a Fourth Addendum to Escrow Agreement with The Stranahan House, Inc., and Rogers, Morris & Ziegler LLP, ("Fourth Addendum"), and authorizing execution of the Grant Participation Agreement and the Fourth Addendum.

Background

With the adoption of the FY 2025 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 for 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 fifth and final installment of \$100,000 will be added to the previous four 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 Welcome Center. The City's contribution after this approval will total \$500,000 towards Welcome Center. This will be the last year of the planned contribution. There have been requests to draw funds from the existing escrow account and the current balance is \$40 from the City's prior year contributions.

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12/03/2024
CAM #24-0952



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This fifth and final installment of \$100,000 will be added to the previous four 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 City's contribution after this approval will total \$500,000 towards the Welcome Center. This will be the last year of the planned contribution. There have been no requests to draw funds from the existing escrow account and the current balance is \$400,000 from the City's prior year contributions.

Resource Impact

There is a fiscal impact to the General Fund in the amount of \$100,000 in FY 2025. Funding is budgeted and available in the account listed below.

<i>Funds available as of November 5, 2024</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-001-9002-519-40-4210	Other General Government – Social/Cultural	Other Operating Expenses/Social Contributions	\$3,190,228	\$3,087,728	\$100,000
TOTAL CONTRIBUTION ►					\$100,000

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029 Strategic Plan*, specifically advancing:

- Goal 5: Build a beautiful and welcoming community.

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

Attachments

Exhibit 1 – FY 2025 Not for Profit Grant Participation Agreement
Exhibit 2 – Fourth 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 – FY 2024 Not for Profit Grant Participation Agreement
Exhibit 8 – Resolution No. 21-203
Exhibit 9 – Resolution No. 22-33
Exhibit 10 – Resolution No. 23-07
Exhibit 11 – Resolution No. 24-06
Exhibit 12 – Resolution

Prepared by: Charmaine Crawford, Senior Assistant to the Director

Acting Department Director: Yvette Matthews, Office of Management and Budget

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

EWA CR-3 [24-0952](#)

24-249

Resolution Approving FY 2025 Not For Profit Grant Participation Agreement with The Stranahan House, Inc., and a Fourth 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 Herbst, Vice Mayor Glassman, Commissioner Beasley-Pittman, Commissioner Sorensen and Mayor Trantalis

EWA CR-4 [24-0983](#)

24-250

Resolution Approving the Consolidated Budget Amendment to Fiscal Year 2025 - Appropriation - (Commission Districts 1, 2, 3 and 4)

ADOPTED

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

KCM CR-5 [24-1016](#)

24-251

Resolution Approving a Grant Participation and Reimbursement Agreement between the City of Fort Lauderdale and Brightline Trains Florida, LLC for the Implementation of the Railroad Crossing Elimination Program Grant Broward County Sealed Corridor Project along the Florida East Coast Railway and Brightline Corridor within Broward County - (Commission Districts 1, 2 and 4)

ADOPTED

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

RMH CR-6 [24-1045](#)

24-252

Resolution for Imposition of Special Assessment Liens for Costs Associated with Board ups - (Commission Districts 3 and 4)

ADOPTED

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

[Previous on List](#)[Next on List](#)[Return to List](#)

No Filing History

No Authority Info

No Partner Info

No Name History

Partnership Name Search

Partnership Detail

General Partnership Name

ROGERS, MORRIS & ZIEGLER LLP

Principal Address

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

Change Date: NONE

Filing Information

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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](#)

ANTI-HUMAN TRAFFICKING AFFIDAVIT

Rev: 1 | Date: 08/06/2024

The undersigned, on behalf of ROGERS MORRIS & ZIEGLER LLP,
a Florida (State) Limited Liability Partnership (Type of Entity), ("Nongovernmental
Entity"), under penalty of perjury, hereby deposes and says:

1. My name is Romney C. Rogers.
2. I am an ☒ officer or ☐ authorized representative of the Nongovernmental Entity.
3. I attest that the Nongovernmental Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes (2024), as may be amended or revised.

Under penalties of perjury, I declare that I have read the foregoing Anti-Human Trafficking Affidavit and that the facts stated in it are true.

Signature of Officer or Representative: _____

Name of Officer or Representative: Romney C. Rogers Title: Managing Partner

Office Address: 1401 E. Broward Boulevard, Suite 300, Fort Lauderdale, FL 33301

Email Address: rcrogers@rmzlaw.com

Main Phone Number: 954-462-1431 FEIN No.: 59-0830004

STATE OF Florida
COUNTY OF Broward

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 3rd day of March, 2024, by Romney C. Rogers.



(SEAL)

Risa Marie Temple
(Signature of Notary Public – State of _____)

Print, Type or Stamp Commissioned Name of
Notary Public)

Personally Known ☒ OR Produced Identification

Type of Identification Produced

FOURTH ADDENDUM TO ESCROW AGREEMENT

THIS FOURTH ADDENDUM TO ESCROW AGREEMENT ("Fourth Addendum") is made and entered into as of December 3, 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 City and the Participant have entered into a certain City of Fort Lauderdale FY 2025 Not For Profit Grant Participation Agreement dated December 3, 2024, (the "2025 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, a Second Addendum to Escrow Agreement dated January 10, 2023, and a Third Addendum to Escrow Agreement dated January 9, 2024, (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, the City has deposited \$100,000 into an Escrow Account pursuant to the 2024 Grant Participation Agreement to the terms and conditions of the Escrow Agreement; and

WHEREAS, it is the intent of the Parties to subject the funds provided pursuant to the 2025 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 Fourth 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 2025 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, or Section I.A. of the 2025 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 Fourth Addendum is incorporated into and made a part of the Escrow Agreement.

4. Anti-Human Trafficking. As a condition precedent to the effectiveness of this Fourth Addendum, the Participant and Escrow Agent shall each provide the City with an affidavit signed by one of their officers or a representatives, under penalty of perjury attesting that their respective entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes (2024), as may be amended or revised.


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

ATTEST:


David R. Soloman, City Clerk

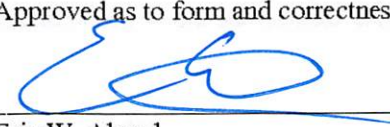


CITY OF FORT LAUDERDALE

By: 
Dean J. Trantalis, Mayor

By: 
Susan Grant, Acting City Manager

Approved as to form and correctness:


Eric W. Abend
Senior Assistant City Attorney

WITNESSES:

[Signature]
Signature

Jane Sinagub
Print Name

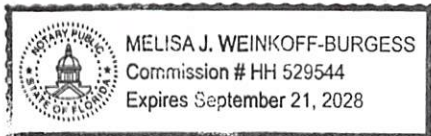
[Signature]
Signature
John Della-Cerra Jr
Print Name

(CORPORATE SEAL)

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of December, 2024, by Matthew McAloon as President/Director for The Stranahan House, Inc., a Florida not for profit corporation.

(SEAL)



THE STRANAHAN HOUSE, INC.

By: [Signature]
Matthew McAloon, President/Director

ATTEST:

[Signature]
Jennifer Belt, Secretary

[Signature]
Signature of Notary Public - State of Florida

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

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced: _____

WITNESSES:

ROGERS, MORRIS & ZIEGLER LLP

Christi Haga
Signature

Christi Haga
Print Name

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

Lisa Marie Temple
Signature

Lisa Marie Temple
Print Name

(CORPORATE SEAL)

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of December, 2024, by Romney C. Rogers as General Partner for Rogers, Morris & Ziegler LLP, a Florida limited liability partnership.

(SEAL)

Kathleen Ann Waardenburg
Signature of Notary Public - State of Florida

 KATHLEEN ANN WAARDENBURG
Commission # HH 297688
Expires October 29, 2026
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.