



Cover Memorandum/Staff Report

File #: 18-0699 CRA

Agenda Date: 11/12/2020

Item #:

TO: CRA Board of Commissioners
FROM: Kim Phan, Legal Advisor
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: November 12, 2020

EMANUEL JACKSON, SR. PROJECT, INC. - FIRST AMENDMENT TO THE COMMERCIAL LEASE AGREEMENT - 700 W. ATLANTIC AVENUE, UNIT 700

Recommended Action:

Approve the First Amendment to the Commercial Lease Agreement between the CRA and the Emanuel Jackson, Sr. Project, Inc.

Background:

Emanuel Jackson, Sr. Project, Inc. ("EJS") is a tenant located at 700 W. Atlantic Avenue, Unit 700. On November 9, 2017, the CRA executed a two (2) year commercial lease agreement with EJS for that space that terminated on January 14, 2020. On January 28, 2020, the CRA Board approved and the CRA executed a one-year term (February 1, 2020 to January 31, 2021) lease agreement and certain reporting requirements to be satisfied by EJS as listed below:

- EJS will provide the following information in support of its core mission to engage students in leadership development:
 - Quarterly Reports to CRA on EJS Programs and Activities that shall include the following:
 - Total number of students participating
 - Number of students participating who reside within the City of Delray Beach
 - Number of students participating who reside within the CRA boundaries
 - Annual Budget, Quarterly Financials and Balance Sheet
 - The CRA shall reserve the right to request any additional information from EJS.

On October 14, 2020, EJS submitted a request to the CRA to renew and/or extend its lease until January 31, 2022.

At this time, CRA staff is bringing the First Amendment to the commercial lease agreement with EJS, to extend the term until January 31, 2022, before the CRA Board for approval.

Attachment(s): Exhibit A -EJS First Amendment to Commercial Lease Agreement

CRA Attorney Review:

The CRA Attorney has reviewed the First Amendment to the Commercial Lease Agreement to form and determined it to be acceptable.

Finance Review:

N/A

Funding Source/Financial Impact:

N/A