



Cover Memorandum/Staff Report

File #: 18-0957 CRA

Agenda Date: 11/17/2021

Item #: 8A.

TO: CRA Board of Commissioners
FROM: Alexina Jeannite, Community Engagement Director
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: November 17, 2021

APPROVAL OF A COMMERCIAL LEASE AGREEMENT FOR A CRA-OWNED PROPERTY - 182 NW 5 AVENUE

Recommended Action:

Approve the Commercial Lease Agreement between the CRA and Jerk and Lime at Nicole's House, LLC (182 NW 5 Avenue), in substantially the attached form.

Background:

In February 2021, the CRA issued a Call for Proposals to Lease Commercial Space, with the intent to lease CRA properties—the Muse and Harvel cottages—to qualified entities that would enhance business and pedestrian activity in the area. Permitted commercial uses ranged from retail shops, workspaces, to restaurants and cafés.

The Muse cottage, located at 182 NW 5th Avenue, is located along the historic Northwest Fifth Avenue corridor within the West Settlers Historic District. There were several respondents to the Call for Proposals and four finalists were invited to present their business ideas at the June 6, 2021 CRA Board meeting. The CRA Board voted and selected Jerk and Lime at Nicole's House, LLC to occupy the cottage for the growth and development of their business.

At this time, CRA staff is bringing the commercial lease agreement before the CRA Board for approval, in substantially the attached form.

Attachments: Exhibit A - Lease Agreement for Jerk and Lime at Nicole's House, LLC

CRA Attorney Review:

The CRA Attorney has reviewed the attached Lease Agreement as to form and determined them to be acceptable.

Finance Review:

N/A

Funding Source/Financial Impact:

N/A