



Legislation Details (With Text)

File #: 18-1029 CRA **Version:** 1 **Name:**
Type: CRA Board Action **Status:** Agenda Ready
File created: 3/10/2022 **In control:** Community Redevelopment Agency
On agenda: 3/22/2022 **Final action:**
Title: FOLLOW UP - EMANUEL JACKSON, SR. PROJECT, INC. - 700 WEST ATLANTIC AVENUE, UNIT 700
Sponsors:
Indexes:
Code sections:
Attachments: 1. Agenda Cover Report, 2. Exhibit A - March 8, 2022 EJS Monthly Payment Proposal, 3. Exhibit B - Letters

Date	Ver.	Action By	Action	Result
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TO: CRA Board of Commissioners
FROM: Kim Phan, Legal Advisor
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: March 22, 2022

FOLLOW UP - EMANUEL JACKSON, SR. PROJECT, INC. - 700 WEST ATLANTIC AVENUE, UNIT 700

Recommended Action:

A) Approve or disapprove Emanuel Jackson, SR. Project, Inc.'s monthly payment in the amount of Two Hundred Fifty and 00/100 Dollars (\$250.00) for a month-to-month tenancy for 700 West Atlantic Avenue, Unit 700. Further authorizing the CRA's Chair, Executive Director and legal counsel to execute any and all related documents.

OR

B) Approve or disapprove Emanuel Jackson, SR. Project, Inc.'s monthly payment in the amount of Two Hundred Fifty and 00/100 Dollars (\$250.00) on a revocable license agreement for 700 West Atlantic Avenue, Unit 700. Further authorizing the CRA's Chair, Executive Director and legal counsel to execute any and all related documents.

AND

C) Board direction for a termination date if either option A or B is approved.

Background:

Emanuel Jackson, Sr. Project, Inc. ("EJS") is a tenant located at 700 West Atlantic Avenue, Unit 700 ("Subject

Property”). On November 9, 2017, the CRA executed a two (2) year commercial lease agreement with EJS for the Subject Property that terminated on January 14, 2020. On January 28, 2020, the CRA Board approved and the CRA executed a one-year (February 1, 2020 to January 31, 2021) Lease Agreement for the Subject Property. On October 14, 2020, EJS submitted a request to the CRA to renew its Lease Agreement until January 31, 2022. On November 12, 2020, the CRA Board approved a First Amendment to the Lease Agreement with EJS to extend the term until January 31, 2022.

On or around December 15, 2021, EJS submitted a request (“Request Letter”) to the CRA to renew the Lease Agreement for an additional two (2) years until January 31, 2024. In the same Request Letter, EJS also requested consideration of an unsolicited partnership with the CRA for a future endeavor and expressed its interest in negotiating with the CRA to acquire land within the CRA District for “free or at a discounted cost.” The CRA also received eight (8) letters of support for EJS.

At the January 25, 2022 CRA Board meeting, the CRA Board provided direction to the CRA staff to enter into negotiations with EJS for a monthly payment on a month-to-month tenancy for the Subject Property and bring the matter back to the CRA Board for consideration.

After several discussions between CRA Staff and EJS, in a letter dated March 8, 2022, EJS informed CRA staff that the maximum amount of monthly payment it can afford is Two Hundred Fifty and 00/100 Dollars (\$250.00) a month.

At this time, before the CRA Board is:

- A) Approve or disapprove Emanuel Jackson, SR. Project, Inc.’s monthly payment in the amount of Two Hundred Fifty and 00/100 Dollars (\$250.00) for a month-to-month tenancy for 700 West Atlantic Avenue, Unit 700. Further authorizing the CRA’s Chair, Executive Director and legal counsel to execute any and all related documents.

OR

- B) Approve or disapprove Emanuel Jackson, SR. Project, Inc.’s monthly payment in the amount of Two Hundred Fifty and 00/100 Dollars (\$250.00) on a revocable license agreement for 700 West Atlantic Avenue, Unit 700. Further authorizing the CRA’s Chair, Executive Director and legal counsel to execute any and all related documents.

AND

- C) Board direction for a termination date if either option A or B is approved.

Attachment(s): Exhibit A: March 8, 2022 EJS Monthly Payment Proposal; Exhibit B - Letters