File #: 18-0521 CRA, **Version:** 1

TO:	**CRA Board of Commissioners**
FROM:	**Christine Tibbs, Assistant Director**
THROUGH:	**Renée A. Jadusingh, Esq., Executive Director**
DATE:	**January 28, 2020**

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

Recommended Action:

Approve 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. The commercial lease agreement did not provide the option to renew or extend.

Prior to the lease termination, EJS submitted a request to the CRA on October 7, 2019, to renew and/or extend its lease and that request was brought before the CRA Board on December 10, 2019. At that meeting, the Board directed CRA staff to draft a new commercial lease agreement between the CRA and EJS with a one-year term (February 1, 2020, to January 31, 2021) 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.

At this time, CRA staff is bringing the commercial lease agreement with EJS before the CRA Board for approval.

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

CRA Attorney Review:

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

Finance Review:

N/A