



Cover Memorandum/Staff Report

File #: 25-220 CRA

Agenda Date: 12/4/2025

Item #: 6C.

TO: CRA Board of Commissioners
FROM: Christine Tibbs, Assistant Director
THROUGH: Renée A. Jadusingh, Esq., Executive Director
DATE: December 4, 2025

APPROVAL OF WORK ASSIGNMENT IN AN AMOUNT NOT TO EXCEED \$25,625 WITH JONES LANG LASALLE AMERICAS, INC. FOR PROFESSIONAL COMMERCIAL REAL ESTATE MARKETING SERVICES RELATED TO VACANT CRA-OWNED PROPERTY ON WEST ATLANTIC AVENUE

Recommended Action:

Approve the Work Assignment between the Delray Beach Community Redevelopment Agency and Jones Lang Lasalle Americas, Inc. for Professional Commercial Real Estate Marketing Services related to vacant CRA-owned property on West Atlantic Avenue in an amount not to exceed \$25,625 and authorize the CRA Board Chair to execute all related documents for said purpose.

Background:

At the October 8, 2024, CRA Board Workshop, it was discussed that the CRA would issue a Request for Qualifications (RFQ) for Professional Commercial Real Estate Marketing Services (Services). The purpose of issuing such an RFQ would be to solicit qualified real estate firms that have the specific qualifications and ability to provide the Services and experience in developing and implementing strategic marketing methods and plans that target potential tenants and/or commercial developers in the grocery, medical (e.g. doctors, clinics, etc.), pharmacy, and financial sectors for CRA-owned vacant land properties along West Atlantic Avenue, and CRA-owned properties along the Historic NW/ SW 5th Avenue.

The RFQ was issued on Monday November 25, 2024, and had an extended Proposal Submission Due Date of January 16, 2025.

There were two (2) Proposers who submitted a timely Proposal (See Exhibit B). At the March 25, 2025, CRA Board Meeting, the CRA Board accepted the Evaluation Committee recommended the CRA award Agreements to the two (2) Proposers to provide the required Services, creating a continuing contract pool for a period of two (2) years, with an option for up to one (1), one (1) year extension. Jones Lang Lasalle Americas, Inc. (JLL) was one of the accepted Proposers.

At the September 30, 2025, CRA Board Meeting, the CRA Board discussed conducting a market analysis prior to issuing a request for proposals to develop a grocery store on West Atlantic Avenue to assess the interest from the grocery market sector. CRA Staff stated that an agenda item would be prepared to discuss the same.

At the November 20, 2025 CRA Board Meeting, the CRA Board discussed approving a work assignment with JLL to conduct a market analysis or market sounding to assess the interest from the grocery market sector on developing a grocery store on the vacant CRA-owned property on West Atlantic Avenue.

At this time, CRA Staff requests approval of the attached work assignment with JLL, in an amount not to exceed \$25,625, for professional commercial real estate marketing services related to vacant CRA-owned property on West Atlantic Avenue and authorize the CRA Board Chair to execute all related documents for said purpose.

Attachment(s): Exhibit A - RFQ CRA No. 2024-09; Exhibit B - JLL Work Assignment

CRA Attorney Review:

The CRA Legal Counsel has reviewed the Work Assignment for legal sufficiency and form and determined it to be acceptable.

Funding Source/Financial Impact:

Funding has been allocated from GL# 5120

Overall need within the Community Redevelopment Area from Delray Beach**CRA Redevelopment Plan:****Removal of Slum And Blight****Land Use****Economic Development**

Affordable Housing

Downtown Housing

Infrastructure

Recreation and Cultural Facilities