

**CITY OF MIRAMAR  
PROPOSED CITY COMMISSION AGENDA ITEM**

**Meeting Date:** September 3, 2025

**Presenter's Name and Title:** Debon L. Campbell II., Development & Intergovernmental Affairs Officer

**Prepared By:** Debon L. Campbell II., Development & Intergovernmental Affairs Officer

**Temp. Reso. Number:** 8498

**Item Description:** Temp. Reso. #R8498 APPROVING THE FIRST AMENDMENT TO THE EXCLUSIVE LEASING AGREEMENT WITH JONES LANG LASALLE AMERICA, INC., EXTENDING THE AGREEMENT TO MAY 2026 AND FOR COMPENSATION FOR REAL ESTATE SERVICES IN THE AMOUNT OF \$62,593, FOR A TOTAL AMOUNT OF \$125,186, IN FISCAL YEAR 2025; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT. (Debon L. Campbell II, Development & Intergovernmental Affairs Officer)

Consent ☒ Resolution ☐ Ordinance ☐ Quasi-Judicial ☐ Public Hearing ☐

**Instructions for the Office of the City Clerk:** N/A

**Public Notice** – As Required by the Sec. \_\_\_\_\_ of the City Code and/or Sec. \_\_\_\_\_, Florida Statutes, public notice for this item was provided as follows: on \_\_\_\_\_, in a \_\_\_\_\_ ad in the \_\_\_\_\_; by the posting the property on \_\_\_\_\_ and/or by sending mailed notice to property owners within \_\_\_\_\_ feet of the property on \_\_\_\_\_. (Fill in all that apply)

**Special Voting Requirement** – As required by Sec. \_\_\_\_\_, of the City Code and/or Sec. \_\_\_\_\_ Florida Statutes, approval of this item requires a \_\_\_\_\_ (unanimous 4/5ths etc. vote of the City Commission.

**Fiscal Impact:** Yes ☒ No ☐

**REMARKS:** Funding in the amount of \$62,592.79 has been allocated in the FY25 budget account 006-43-432-552-000-604916-53033 (TC Leased Rental Property), to support the First Amendment to the Exclusive Leasing Agreement.


**Content:**

- **Agenda Item Memo from the City Manager to City Commission**
- **Resolution TR8498**
- **Attachment(s)**
  - Exhibit A:** First Amendment to Exclusive Leasing Agreement
  - Attachment 1:** JLL Payment History Spreadsheet and Invoice



**CITY OF MIRAMAR  
INTEROFFICE MEMORANDUM**

**TO:** Mayor, Vice Mayor, & City Commissioners

**FROM:** Dr. Roy L. Virgin, City Manager 

**BY:** Debon L. Campbell II., Development & Intergovernmental Affairs Officer

**DATE:** August 28, 2025

**RE:** Temp. Reso. No. 8498 approving the First Amendment to the Exclusive Leasing Agreement with Jones Lang Lasalle (“JLL”) and payment in the amount of \$62,593, for real estate services

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**RECOMMENDATION:** The City Manager recommends approval of Temp Reso. No. 8498 approving the First Amendment to the Exclusive Leasing Agreement with JLL in the amount of \$62,593 for real estate services.

**ISSUE:** Pursuant to City Code, purchases or award of a contract for goods or services in excess of \$75,000 from the same vendor in a single fiscal year requires approval of the City Commission. The combined amount paid to Jones Lang Lasalle by the Office of the City Manager Department for the renewal of this agreement will exceed \$75,000 in Fiscal Year 2025.

**BACKGROUND:** In 2023, the Office of the City Manager, through the agreement and partnership with the Related Group, the Developers of Manor of Miramar, acquired the real estate services of Jones Lang Lasalle, a global commercial real estate services firm. The city required these services to secure tenants for the retail space located at the Miramar Town Center. So far, three tenants. Juici Patties, Francisca’s Charcoal Chicken & Meats & Brandon Bistro have been negotiated, and leases have been executed.

**DISCUSSION:** In accordance with Article 4 (Compensation) of the Exclusive Leasing Agreement with Jones Lang Lasalle for the leasing of the retail space, compensation for these services is due.

Temp. Reso. No. 8498  
8/11/25  
8/27/25

**CITY OF MIRAMAR  
MIRAMAR, FLORIDA**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, APPROVING THE FIRST AMENDMENT TO THE EXCLUSIVE LEASING AGREEMENT WITH JONES LANG LASALLE AMERICA, INC. FOR COMPENSATION FOR PROVIDED REAL ESTATE SERVICES IN THE AMOUNT OF \$62,593 FOR A TOTAL AMOUNT OF \$125,186 IN FISCAL YEAR 2025; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Office of the City Manager utilizes the services of Jones Lang Lasalle ("JLL"), for real estate services; and

**WHEREAS**, the agreement with JLL must be renewed and the City is required to pay a second payment related to the deals associated with the vacant retail space; in the amount of approximately \$62,593; and

**WHEREAS**, this Amendment on will bring the total spend with JLL to approximately \$125,186 for fiscal year 2025; and

**WHEREAS**, pursuant to City Code, purchase or award of contract for goods or services in excess of \$75,000 by a single department from the same vendor in a single fiscal year requires approval of the City Commission; and

**WHEREAS**, the City Manager recommends approval of the First Amendment and compensation of \$62,593 for a total of \$125,186 in FY2025 with JLL.

Reso. No. \_\_\_\_\_

Temp. Reso. No. 8498  
8/11/25  
8/27/25

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF  
MIRAMAR, FLORIDA AS FOLLOWS:**

**Section 1:** That the foregoing “**WHEREAS**” clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

**Section 2:** That the City Manager is authorized to execute the first amendment with Jones Lang Lasalle, LLC, to extend the agreement until May 2026, attached hereto as Exhibit “A,” together with such non-substantive changes as are deemed acceptable to the City Manager and approved as to form and legal sufficiency by the City Attorney, and to pay the remaining compensation of \$62,593 for real estate services in FY25.

**Section 3:** That the appropriate City officials are authorized to do all things necessary and expedient in order to carry out the aims of this Resolution.

**Section 4:** That this Resolution shall take effect immediately upon adoption.

Temp. Reso. No. 8498  
8/11/25  
8/27/25

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, Wayne M. Messam

\_\_\_\_\_  
Vice Mayor, Yvette Colbourne

ATTEST:

\_\_\_\_\_  
City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have  
approved this RESOLUTION  
as to form:

\_\_\_\_\_  
City Attorney,  
Austin Pamies Norris Weeks Powell, PLLC

**Requested by Administration**

Commissioner Maxwell B. Chambers

Commissioner Avril Cherasard

Vice Mayor Yvette Colbourne

Commissioner Carson Edwards

Mayor Wayne M. Messam

**Voted**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Reso. No. \_\_\_\_\_

**FIRST AMENDMENT TO EXCLUSIVE LEASING AGREEMENT**

THIS FIRST AMENDMENT TO EXCLUSIVE LEASING AGREEMENT ("Amendment") is dated as of this \_\_\_\_\_ day of September, 2025 but to be effective as of June 14, 2024 (Effective Date"), and is made by and between City of Miramar ("Owner"), and JONES LANG LASALLE BROKERAGE, INC. ("Broker"), with respect to the following:

**RECITALS**

A. Broker and Owner entered into a certain Exclusive Leasing Agreement dated on the June 13, 2023 ("Agreement") pursuant to which Owner engaged Broker to lease the property known as 11735 City Hall Promenade, Miramar, Florida 33025 (the "Property").

B. Broker and Owner desire to amend the Agreement to reflect an extension of the term, upon and subject to the terms, covenants and conditions hereinafter set forth.

**A G R E E M E N T:**

NOW, THEREFORE, in consideration of the foregoing Recitals, the mutual covenants and agreements contained in this Amendment, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. The term of the Agreement shall be extended so that it will expire on the May 27<sup>h</sup>, 2026.

2. Capitalized terms not otherwise defined herein shall be defined as in the Agreement. In all other respects, the Agreement shall remain unmodified and in full force and effect. This Amendment sets forth the entire agreement between the parties with respect to the matters set forth herein. There have been no additional oral or written representations or agreements with respect to the matters described herein. The parties hereby ratify the Agreement as amended by this Amendment as well as any actions taken by Broker and confirm that it is in full force and effect. In case of any inconsistency between the provisions of the Agreement and this Amendment, the latter provisions shall govern and control.

3. This Amendment may be executed in counterparts, each of which shall be deemed an original and all of which shall be deemed one and the same instrument.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

The parties have executed this Amendment as of the day and year first written above.

CITY OF MIRAMAR

By: \_\_\_\_\_

Dr. Roy L. Virgin, City Manager

DATE: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_

Denise Gibbs, City Clerk

DATE: \_\_\_\_\_

WITNESS:

By: \_\_\_\_\_

DATE: \_\_\_\_\_

Approved as to form and legal sufficiency for  
the use of and reliance by the City of Miramar  
only:

By: \_\_\_\_\_

DATE: \_\_\_\_\_

Austin Pamies Norris Weeks Powell, PLLC  
City Attorney

JONES LANG LASALLE BROKERAGE, INC.

By:  5/27/2025

Name: Justin M. Greider

Title: SVP - FL Retail Lead



DEAL ID: 710990

DEALIO TRANSACTION SHEET

TRANSACTION DETAILS							
Execution Date:		6/25/2024		Commencement Date:		6/25/2024	
CA Execution Date:		#N/A		Expiration Date:		6/24/2034	
LA Expiration Date:		#N/A		Lease Term (Months):		120	
				Total Size (SF):		3,500	
				PSF Base Rent:			
Tenant:		Francisca Chicken Miramar, LLC		Mo Base Rent: \$		15,166.67	
Landlord:		City of Miramar		PSF OpEx:			
				Mo OpEx: \$		-	
Building Name:		City Hall Promenade					
Street Address:		11735 City Hall Promenade		Escalations (%):		3.00%	
City, State, Zip:		Miramar, FL 33025					
Space:		01		TI Allowance (\$):			
				TLV: \$		2,056,093.15	
Deal Type:		New		Free Rent: \$		(30,333.34)	

CONTACT INFO	
Bill-to:	City of Miramar
CC:	
Co-broker:	Miami Business Brokers

PAYMENT SCHEDULE					
Total	JLL	CO-BROKER	%	Due Date(s)	Payment Terms
\$ 61,682.79	\$ 30,841.40	\$ 30,841.40	50%	Now	Execution
\$ 61,682.79	\$ 30,841.40	\$ 30,841.40	50%		Commencement/Occupancy
\$ -	\$ -	\$ -	0%		
\$ -	\$ -	\$ -	0%		
\$ 123,365.59	\$ 61,682.79	\$ 61,682.79	100%		

COMMISSION BREAKDOWN		
TOTAL:	6%	\$ 123,365.59
JLL:	3%	\$ 61,682.79
CO-BROKER:	3%	\$ 61,682.79

COMMISSION CALCULATION												
Period	Start	End	Months	Square Feet	MONTHLY Base Rent	MONTHLY OpEx	MONTHLY Gross Rent	Period Gross Rent	Abatement (Months)	Rent Abatement	Commissionable Rent	
1	6/25/2024	6/24/2025	12	3,500	\$ 15,166.67	\$ -	\$ 15,166.67	\$ 182,000.04	2	\$ (30,333.34)	\$	151,666.70
2	6/25/2025	6/24/2026	12	3,500	\$ 15,621.67	\$ -	\$ 15,621.67	\$ 187,460.04		\$ -	\$	187,460.04
3	6/25/2026	6/24/2027	12	3,500	\$ 16,090.32	\$ -	\$ 16,090.32	\$ 193,083.84		\$ -	\$	193,083.84
4	6/25/2027	6/24/2028	12	3,500	\$ 16,573.03	\$ -	\$ 16,573.03	\$ 198,876.36		\$ -	\$	198,876.36
5	6/25/2028	6/24/2029	12	3,500	\$ 17,070.22	\$ -	\$ 17,070.22	\$ 204,842.65		\$ -	\$	204,842.65
6	6/25/2029	6/24/2030	12	3,500	\$ 17,582.33	\$ -	\$ 17,582.33	\$ 210,987.93		\$ -	\$	210,987.93
7	6/25/2030	6/24/2031	12	3,500	\$ 18,109.80	\$ -	\$ 18,109.80	\$ 217,317.57		\$ -	\$	217,317.57
8	6/25/2031	6/24/2032	12	3,500	\$ 18,653.09	\$ -	\$ 18,653.09	\$ 223,837.09		\$ -	\$	223,837.09
9	6/25/2032	6/24/2033	12	3,500	\$ 19,212.68	\$ -	\$ 19,212.68	\$ 230,552.21		\$ -	\$	230,552.21
10	6/25/2033	6/24/2034	12	3,500	\$ 19,789.06	\$ -	\$ 19,789.06	\$ 237,468.77		\$ -	\$	237,468.77
			120					\$ 2,086,426.49	2	\$ (30,333.34)	\$	2,056,093.15

SPLITS		
Name	%	\$
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
		\$ -
JLL TOTAL:	100%	\$ 61,682.79