

## **CITY OF SAN ANTONIO CONSENT ASSIGNMENT OF PARKING METER REMOVAL AGREEMENT**

**WHEREAS**, the City of San Antonio, a Texas Municipal Corporation ("**CITY**"), acting by and through its City Manager pursuant to Ordinance No. 2014-06-12-0434, passed and approved by the City Council on June 12, 2014, entered into that certain Parking Meter Removal Agreement ("**AGREEMENT**") with **BOAR 2000, LLC**, a Texas Limited Liability Corporation ("**ASSIGNOR**"), for the City to remove 10 on-street parking meters adjacent to property at 402 Dwyer, which is attached as Exhibit A and incorporated herein for all purposes; and

**WHEREAS**, on December 15, 2014, Assignor sold the property at 402 Dwyer to 2951 Granger, LLC; and

**WHEREAS**, **BOAR 2000, LLC** is current on payments under the **AGREEMENT**; and

**WHEREAS**, **BOAR 2000, LLC** desires, as **ASSIGNOR**, to convey and assign its interest under the **AGREEMENT** to **FEDERAL RESERVE BANK OF DALLAS** as **ASSIGNEE**; and

**WHEREAS**, said assignment requires the prior approval of **CITY**; and

**WHEREAS**, **ASSIGNEE** desires to assume from **ASSIGNOR** all of **ASSIGNOR'S** rights, title, interest, benefits, and obligations in and to the **AGREEMENT**, including payment of fees; and

**WHEREAS**, **CITY** desires to give its consent to **ASSIGNOR'S** assignment of **ASSIGNOR'S** interest in the **AGREEMENT** to **ASSIGNEE** and to **ASSIGNEE'S** assumption of **ASSIGNOR'S** obligations thereunder; **NOW THEREFORE**,

In consideration of the mutual covenants and agreements set forth below and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **CONVEYANCE AND ASSIGNMENT.** **ASSIGNOR** does hereby grant, bargain, sell, convey, assign, transfer, set over, and deliver to **ASSIGNEE** all of **ASSIGNOR'S** rights, title, and interest in and to the **AGREEMENT (the "ASSIGNMENT")**, including and also without limitation, all of the rights, duties, obligations, and liabilities of **ASSIGNOR** in, to, and under the **AGREEMENT** to pay compensation and to observe and perform all other covenants and duties of **ASSIGNOR** there under.
2. **ASSUMPTION.** By its execution hereof, **ASSIGNEE** acknowledges and accepts the **ASSIGNMENT** and delegation and expressly assumes, confirms and agrees to pay and perform, comply with and observe all of the covenants, agreements, terms, conditions, obligations, duties and liabilities of **ASSIGNOR** under the **AGREEMENT**, regardless of when such covenants, agreements, terms, conditions, obligations, duties and liabilities accrued, arose, or were incurred, together with all outstanding and future obligations of any kind whatsoever related thereto as and when due to be paid and performed.

3. CONSENT. **CITY** hereby consents to the assignment, acceptance and assumption by **BOAR 2000, LLC**, as **ASSIGNOR**, and the assumption by **FEDERAL RESERVE BANK OF DALLAS**, as **ASSIGNEE**, of said **AGREEMENT**, originally approved by City Council pursuant to Ordinance No. 2014-06-12-0434 passed and approved by the City Council on June 12, 2014.
4. APPLICABLE LAW. This assignment and any actions arising out of or relating to this **ASSIGNMENT** shall be governed by and construed and interpreted in accordance with the laws of the state of Texas without regard to the conflict of law provisions thereof.
5. ACKNOWLEDGEMENT OF READING. The parties hereto acknowledge that they have thoroughly read this **ASSIGNMENT**, including any exhibits or attachments hereto, and have sought and received whatsoever competent advice and counsel which was necessary for them to form a full and complete understanding of their rights and obligations herein, each being represented by separate agents and/or attorneys, and having done so, do hereby execute this document.
6. REPRESENTATIONS AND WARRANTIES. **ASSIGNOR** and **ASSIGNEE** hereby represent and warrant that each has the full power, authority and right to execute, deliver and perform its obligations hereunder. The execution, delivery and performance by **ASSIGNEE** and **ASSIGNOR** of this **AGREEMENT** and the consummation of the transactions contemplated hereby have been duly authorized by all necessary action.
7. AMENDMENTS. This **ASSIGNMENT** document may be amended or modified only by an instrument in writing signed by **CITY**, **ASSIGNOR** and **ASSIGNEE**.
8. AMBIGUITIES NOT TO BE CONSTRUED AGAINST PARTY WHO DRAFTED CONTRACT. The rule of construction that ambiguities in a document will be construed against the party who drafted it will not be applied in interpreting this **ASSIGNMENT**.
9. SUCCESSORS AND ASSIGNMENT. This consent and **ASSIGNMENT** shall be binding upon and inure to the benefit of the respective successors and permitted assigns of each of **CITY**, **ASSIGNOR** and **ASSIGNEE**; provided, however, that neither **ASSIGNOR** nor **ASSIGNEE** may assign or otherwise transfer its rights hereunder, without **CITY**'s prior written consent.
10. COUNTERPARTS. This **ASSIGNMENT** and consent may be executed in any number of counterparts, all of which when taken together shall constitute one and the same instrument and any of the parties may execute this **ASSIGNMENT** by signing any such counterpart; provided, this **ASSIGNMENT** shall not become effective prior to **CITY** having received counterpart(s) signed by all of the intended parties.
11. SEVERABILITY. If any provision of this **ASSIGNMENT** shall be declared by any regulator or court of competent jurisdiction illegal, void or unenforceable (in whole or in part) for any reason, the remaining provisions of this **ASSIGNMENT** shall not be affected, but shall remain in full force and effect.

12. HEADINGS. Headings appearing herein are used solely for convenience and are not intended to affect the interpretation of any provision of this **ASSIGNMENT**.

13. PUBLIC INFORMATION. The parties acknowledge that this instrument is public information within the meaning of Chapter 552 of the Texas Government Code and accordingly may be disclosed to the public. Nothing in this **ASSIGNMENT** waives an otherwise applicable exception to disclosure.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.


**ASSIGNOR:**  
**BOAR 2000, LLC**

  
\_\_\_\_\_  
Signature

Jerry R Reed  
Printed Name

Manager  
Title

**ASSIGNEE:**  
**FEDERAL RESERVE BANK OF DALLAS**

  
\_\_\_\_\_  
Signature

Sharon A. Sweeney  
Printed Name

Associate Corporate Secretary  
Title

2200 N. Pearl Street, Dallas, TX 75201  
Mailing Address

214-922-5105  
Business Telephone Number

**CITY:**  
**CITY OF SAN ANTONIO**, a Texas Municipal  
Corporation

**ATTEST:**

\_\_\_\_\_  
Lori Houston, Assistant City Manager

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# EXHIBIT A

A21  
06/12/2014  
Item No. 31

## AN ORDINANCE 2014-06-12-0434

**AUTHORIZING AN AGREEMENT WITH BOAR 2000, LLC FOR  
REMOVAL OF TEN DOWNTOWN PARKING SPACES TO  
ACCOMMODATE FEDERAL RESERVE BANK SECURITY  
REQUIREMENTS.**

\* \* \* \* \*

**WHEREAS:** The Federal Reserve Bank is relocating within downtown San Antonio to the building located at 402 Dwyer, which is owned by Boar 2000, LLC; and

**WHEREAS:** At present, the building is being finished out to accommodate the Federal Reserve Bank, which requires no on-street parking adjacent to the building in order to comply with federal security requirements; and

**WHEREAS:** Boar 2000 has requested the City remove 10 on-street parking spaces, which are adjacent to 402 Dwyer; and

**WHEREAS:** Approval of this ordinance will enable the Federal Reserve Bank to remain downtown at a location that meets federal security requirements regarding on-street parking; and

**WHEREAS:** The agreement will renew automatically as long as the Federal Reserve Bank remains at this location; **NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The city manager and her designee, severally, are authorized and directed to execute and deliver on behalf of the city an instrument with BOAR 2000, LLC in substantially the form attached as Attachment I, which is incorporated for all purposes as if fully set forth. The city manager and her designee, severally, should consummate the transaction contemplated by the attached instrument according to its terms. They should further take all other actions necessary or convenient to effectuate the transaction, including agreeing to non-material changes to the approved form and executing all necessary or convenient ancillary instruments and agreements.

**SECTION 2.** Funds generated by this ordinance will be deposited into Fund 53001000, Internal Order 219000000128 and General Ledger 4401120.

**SECTION 3:** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 4. This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under City Code of San Antonio § 1-15, in which case it becomes effective immediately.

PASSED AND APPROVED this 12<sup>th</sup> day of June 2014.

  
M A Y O R  
Julian Castro

Attest:

  
Patricia M. Vacek, City Clerk

Approved As To Form:

  
Robert F. Gresham, City Attorney



Item	Agenda Item	Discussion	Time	Priority
1	Agenda Item 14-1216	Agenda Item 14-1216	10:00 AM	High
2	Agenda Item 14-1217	Agenda Item 14-1217	10:30 AM	Medium
3	Agenda Item 14-1218	Agenda Item 14-1218	11:00 AM	Low

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

AGENDAS

### Parking Meter Removal Agreement

---

Authorizing Ordinance: 2014-06-12-0434

BOAR 2000: Boar 2000

BOAR 2000's Address: 510 West 15th, Austin, TX 78701

City: City of San Antonio, Center City Development and  
Operations Department

City's Address: City Hall, P.O. Box 839966, San Antonio, Texas 78283-  
3966

#### Background:

---

The Federal Reserve Bank is relocating within downtown San Antonio to the building located at 402 Dwyer, which is owned by Boar 2000, LLC ("Boar 2000"). At present, the building is being renovated to accommodate the Federal Reserve Bank, which requires no on-street parking adjacent to the building in order to comply with federal security requirements. Therefore, Boar 2000 has requested the City remove 10 on-street parking spaces, which are adjacent to 402 Dwyer.

#### Rights and Obligations:

---

Now Therefore, in consideration of the premises, the mutual covenants and promises contained herein, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. **Meter Removal.** City will remove and refrain from re-installing 10 metered-parking spaces in the area marked on Exhibit A during the term of this Agreement.
2. **Term.** The billing cycle for this agreement runs from July 1 through June 30th of each year. This agreement continues indefinitely for so long as Boar 2000 timely pays the sums due under this Agreement and for so long as neither party terminates as allowed in this agreement.
3. **Compensation for Lost Revenue.**
  - 3.01. Payment for a billing cycle is due in advance no later than July 1st of the year in which the billing cycle begins.
  - 3.02. For the billing cycle ending June 30, 2015, Boar 2000 must pay to City \$1107.00 no later than July 1, 2014. For all subsequent billing cycles, the amount owing is the previous year's payment multiplied times 1.03.
4. **Early Termination.** Either party may terminate this agreement without cause on

120-calendar-days' prior written notice to the other.

5. **City Termination.** If City cancels this Agreement other than for Boar 2000's failure to pay, subject to the appropriation of available funds by the San Antonio City Council, and upon presentation of a statement by Boar 2000, City will reimburse BOAR 2000 the portion of Boar 2000's prepaid compensation allocable to the period after City's cancellation.

6. **Binding Nature, Assignments.** This Agreement is binding on and inures to the benefit of the parties hereto and their respective successors and permitted assigns. Neither party may assign this agreement without the consent of the other.

7. **Notices.**

Notices must be in writing and by certified mail, return receipt requested, or by independent delivery service addressed to the parties at their respective addresses set forth below. If sent by certified mail, notice is complete three days after deposit, properly addressed and postage prepaid, with the United States Postal Service. If sent other than by certified mail, notice is complete on the date shown on the receipt. Address for notice may be changed by giving notice.

If to City:

City of San Antonio, Center City  
Development Office  
P.O. Box 839966  
San Antonio, Texas 78283-3966

If to Boar 2000:

Boar 2000, LLC  
510 West 15th  
Austin, TX 78701

Remainder of Page Intentionally Left Blank



8. Not Conveyance. This Agreement does not convey title to or any interest in real property.

In Witness Whereof, the parties have hereunto caused their representatives to set their hands:

City:

Boar 2000, LLC:

City of San Antonio, a Texas  
municipal corporation

Boar 2000, LLC

Signature: [Signature]  
for

Signature: [Signature]

Printed  
Name: Carlos J. Contreras, III

Printed  
Name: Don Adams

Title: Assistant City Manager Title: Partner

Date: 7/2/14 Date: 5-29-14

Approved As To Form:

[Signature]  
City Attorney

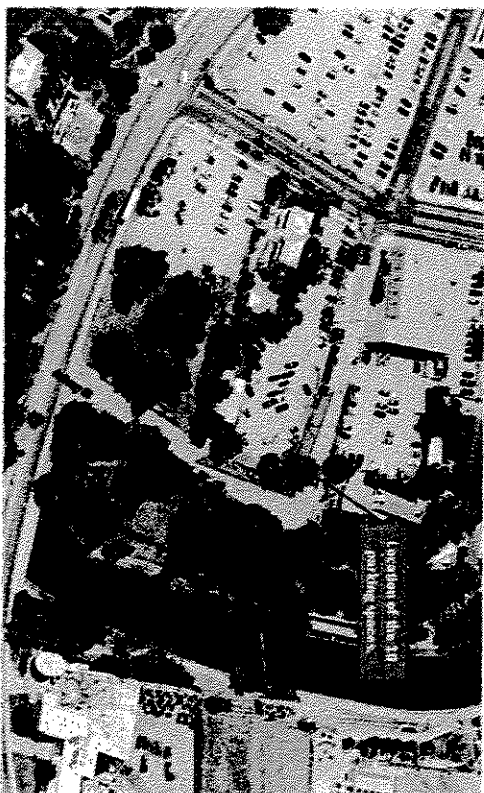
Attest:  
[Signature]  
City Clerk



## Exhibit A

---

### Exhibit A- Parking Spaces to Be Removed



The 10 parking spaces to be removed are located at the corner of Old Guilbeau Street and Aubrey Street.