



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of March 31, 2015
Second Reading Ordinance for the City Council Meeting of April 14, 2015

DATE: March 13, 2015

TO: Ronald L. Olson, City Manager

FROM: Dan Grimsbo, Director of Development Services
DanG@cctexas.com
(361) 826-3595

Assignment of Trinity Towers Skywalk and Improvements Lease

CAPTION:

Ordinance approving the assignment of the Skywalk and Improvements Lease Agreement regarding City property interests located along Carancahua Street and Tanchua Street near Coopers Alley, from NH Texas Properties Limited Partnership to BKD Shoreline, LLC; consenting to the sublease of Trinity Towers Limited Partnership; and authorizing the City Manager or designee, to execute all documents related to the assignment and assumption agreement.

PURPOSE:

To approve assignment of the Skywalk and Improvements lease agreement to BKD Shoreline, LLC and consenting to sublease to Trinity Towers L.P.

BACKGROUND AND FINDINGS:

The lease was authorized on January 14, 1997 and expires December 18, 2056. The lease authorizes use of aerial premises and certain surface and subsurface premises which were used to construct Trinity Towers in 1997. At that time, the Trinity Towers facilities were owned by NH Texas Properties. Recently, the ownership of the facilities changed to BKD Shoreline, and the parties request approval of the assignment of the lease to the new owner and consent of a sublease to Trinity Towers Limited Partnership.

ALTERNATIVES:

None; this is a request for assignment due to change in property ownership.

OTHER CONSIDERATIONS:

Not applicable.

CONFORMITY TO CITY POLICY:

This request conforms with City Charter provision regarding approval of assignments.

EMERGENCY / NON-EMERGENCY:

Non-emergency; two readings

DEPARTMENTAL CLEARANCES:

Development Services
Legal
OMB

FINANCIAL IMPACT:

Operating Revenue Capital X Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s): (Do not list Accounting streams, use names of accounts)

RECOMMENDATION:

Staff recommends approval of the assignment.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Assignment and Assumption Agreement