

**EXCLUSIVE NEGOTIATING AGREEMENT**  
**STREETPLUS COMPANY, LLC**  
**(Development of Downtown Safety Ambassador Program)**

This Exclusive Negotiating Agreement (“ENA”) is hereby entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2016, (“Effective Date”) by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation (“City”), and STREETPLUS COMPANY LLC, a New York limited liability company (“Consultant”), as follows:

**I.**

**PURPOSE/TERM**

1.1 **Purpose.** The purpose of this ENA is to establish a period in which the City and Consultant shall work in cooperation regarding the establishment of a Downtown Safety Ambassador Program (“Program”). The primary function of the Downtown Safety Ambassador Program is to assist the general public; interact with businesses, residents and visitors; track special events, concerts, social gatherings and other downtown events; and act as active deterrent to criminal and disruptive activities in the downtown area.

1.2 **Term.** The term of this ENA shall begin on the Effective Date and shall continue for a period of one (1) year to and including 5:00 p.m. on the last day of such period (“Termination Date”), with one option to extend for an additional six-month period. Said option to extend must be requested, in writing, by Consultant. This ENA may be earlier terminated pursuant to Section 7 herein. Extension to this ENA shall be granted in accordance with Section 7.2 herein.

1.3 **Consideration.** City recognizes the value of the Program analyses to be performed by Consultant and the documentation and other information likely to result therefrom. In consideration of the exclusive rights granted to Consultant hereunder, Consultant shall furnish to City copies of all feasibility studies, funding documents, and cost analyses (as they become available). There is no monetary compensation due to Consultant for its performance of obligations contained in this ENA.

**II.**

**OWNER PARTICIPATION**

2.1 **Participation by City.** This ENA shall not be construed as binding the City to enter into negotiations with Consultant regarding Consultant’s role in creation or establishment of the Program, or any portion thereof.

### III.

#### NEGOTIATIONS

3.1 **Negotiations**. The parties agree that negotiations, if any, under this ENA shall be conducted in accordance with the following:

3.2 **Exclusive Negotiations**. The City agrees to negotiate exclusively with Consultant and Consultant agrees to negotiate exclusively with the City with regard to the development of the Program. The City shall not consider proposals or engage in negotiations with persons or entities other than Consultant, concerning the Program. Notwithstanding the foregoing, nothing in this ENA shall prohibit the City from: (i) providing information the City may have in its possession concerning the Program (provided this information is not confidential information within the meaning of Section 6.1 of this ENA); or (ii) referring third parties to Consultant for consideration by Consultant of their participation as partners, joint ventures, developers, or contractors with regard to development of the Program, or any portion thereof.

3.3 **Diligence and Good Faith**. The parties agree that at all times, they will negotiate diligently and in good faith to carry out the obligations of this ENA on or before the times established herein.

3.4 **Cooperation**. The parties agree that, at all times during this ENA, each party shall cooperate with the other party and shall supply such information and documents related to the Program as may be within the party's possession and reasonably requested by the other party.

### IV.

#### CONSULTANT OBLIGATIONS

4.1 **Consultant Obligations**. Consultant promises and agrees to diligently pursue, and to use its best efforts, to complete the following obligations:

4.2 **Information**. Consultant shall respond to all City requests for information by promptly providing such information and documents that are in the possession, custody and control of Consultant and which have not previously been submitted by Consultant to City. Any such information not transmitted to City as of the date of termination of this ENA shall be sent by the thirtieth (30<sup>th</sup>) day after termination of this ENA.

4.3 Within one hundred twenty (120) days following the Effective Date, develop and present to the City staff, for review, a scope of work and provide an analysis of proposed geographical boundaries for the Program.

V.

**CITY OBLIGATIONS**

5.1 **City Obligations.** The City promises and agrees to diligently use its best efforts to complete the following obligations within the times required herein:

5.2 **Consultant's Financial Information is Confidential.** City shall keep Consultant's statements of personal worth or personal financial data provided to establish his or her personal qualification for the project confidential as permitted by the exemption stated in California Government Code section 6254 (n).

5.3 **Confidentiality of Information.** For a period of two (2) years after termination of this ENA, City shall consider as confidential any proformas or similar documents prepared by Consultant, related to development of the Program, and any work-product of Consultant or its consultants related to the Program, which is supplied by Consultant to City. During the term of this ENA, and for the period after termination specified in the immediately preceding sentence City shall refrain from releasing such information to any person or entity other than Consultant or its designees, unless Consultant consents to release of such information or until the City's legal counsel has determined, after notification to Consultant's legal counsel, that the release of such information is required by the California Public Records Act (Government Code §6250 et al.), the U.S. Freedom of Information Act (5 U.S.C. §552 et seq.) or other applicable federal, state, or City statute, laws, or ordinances, or as may be required by an order of a court of competent jurisdiction. This section shall survive the expiration of the ENA.

5.4 **Governing Body Approval Process.** This ENA is subject to approval by the City Council of the City of Riverside ("City Council").

5.5 **Due Diligence.** City shall conduct a background check and due diligence regarding Consultant.

5.6 **Funding.** City shall identify funding sources for the Program.

5.7 **Scope of Work.** City shall work with Consultant to create a scope of work for the Program operator and determine geographical boundaries for the Program.

VI.

**LIMITING CONDITIONS**

6.1 **Discretionary Approval.** The acceptance by the parties hereto of the terms and provisions of this ENA is merely an accommodation to clarify the process the parties desire to commence and pursue in connection with Consultant's review and assistance to develop parameters for the Program. Consultant acknowledges and agrees that nothing herein restricts nor shall be deemed to restrict the City Council in the free exercise of its discretion, or in the free exercise of its executive, quasi-adjudicative, or legislative powers.

6.2 **Limitation on Remedies.** City and Consultant each acknowledge and agree that neither the City nor the Consultant would have entered into this ENA if it were to be liable to the other for monetary damages or other remedies. Accordingly, City and Consultant each acknowledge and agree that their respective sole and exclusive right and remedy upon the breach of this ENA by the other is to terminate this Agreement.

6.3 **Subject to Approval.** This ENA and any subsequent agreement contemplated by this ENA is subject to subsequent approval of the City Council.

## VII.

### **TERMINATION/EXTENSION**

7.1 **Termination.** This ENA may be terminated in one of the following ways: (i) lapse; (ii) mutual agreement of the parties; or (iii) the expiration of fifteen (15) days after one party sends the other party written notice of the noticed party's failure to timely and diligently perform any of its obligations under this ENA, and the noticed party's failure to cure or correct the failure to perform within the same fifteen (15) day period.

7.2 **Extension.** The parties agree that Consultant shall have the option to request, in writing, to extend this ENA for an additional six-month period, subject to approval by the City Manager.

## VIII.

### **GENERAL TERMS AND CONDITIONS**

8.1 **General Terms and Conditions.** The following general terms, conditions, and covenants shall apply to this ENA:

8.2 **Assignment.** There shall be no assignment or other transfer ("Assignment") of the rights and/or obligations of Consultant under this ENA unless the City has given its prior written approval to the Assignment. The City shall not unreasonably withhold its approval of an Assignment that meets the following requirements: (i) the Assignment is to a validly organized and existing business entity which is a corporate affiliate or subsidiary of Consultant, of which Consultant is a general partner, or of which Consultant is the majority shareholder (meaning owning at least 51% of the outstanding stock entitled to voting rights in the business entity); (ii) the Assignment is to an entity that expressly assumes the obligations of Consultant under this ENA in a writing satisfactory to the City; (iii) Consultant remains fully responsible for the performance of, and liable for the obligations of, Consultant under this ENA; and (iv) the assignee is financially capable of performing the duties and discharging the obligations it is assuming. Consultant shall promptly notify the City in writing of any and all changes whatsoever in the identity of the persons in control of Consultant and the degree thereof.

8.3 **Nondiscrimination.** Consultant agrees to refrain from discriminating against persons in the course of its conduct under this ENA on the basis of race, color, creed, religion, sex, marital status, ancestry, national origin, familial status, physical disability, mental disability, or medical condition (including, but not limited to, Acquired Immune Deficiency Syndrome (AIDS), the Human Immune Deficiency Virus (HIV), or condition related thereto), of any person or group of persons, and shall comply with the applicable anti-discrimination provisions of the Americans with Disabilities Act (42 U.S.C. §12101 et seq.) and the California Fair Employment and Housing Act (Cal. Government Code §12900 et seq.), as they exist on the date of this ENA or as they may thereafter be amended, repealed and reenacted, or otherwise modified. Consultant further agrees not to establish or permit any such practice or practices of discrimination or segregation with reference to its conduct under this ENA. Any further agreement between the parties shall contain appropriate, City approved, non-discrimination and non-segregation provisions binding Consultant and its successors and assignees.

8.4 **Non-liability of City Officials and Employees.** No council member, official, consultant, attorney, or employee of the City shall be personally liable to Consultant, or any successor, or assign, or any person claiming under or through them, in the event of any default or breach by the City or for any amount which may become due to Consultant or to its successor, or on any obligations arising under this ENA.

8.5 **Conflicts of Interest.** No board member, official, consultant, attorney, or employee of the City shall have any personal interest, direct or indirect, in this ENA nor shall any such member, official or employee participate in any decision relating to this ENA which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is, directly or indirectly, interested.

8.6 **Warranty against Payment of Consideration for ENA.** Consultant represents and warrants that it has not paid or given, and will not pay or give, any third party any money or other consideration for obtaining this ENA, other than payments to consultants retained by Consultant to assist it in the negotiation of this ENA.

8.7 **No Third Party Beneficiaries.** This ENA, its provisions, and its covenants, are for the sole and exclusive benefit of the City and Consultant. No other parties or entities are intended to be, or shall be considered, a beneficiary of the performance of any of the parties' obligations under this ENA.

8.8 **Integration.** This ENA consists of pages 1 through 9, which constitute the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

8.9 **Recitals and Definitions.** The Recitals and Definitions set forth at the beginning of this ENA are a substantive and integral part of this ENA and are incorporated herein by this reference.

8.10 **Titles and Captions.** Titles and captions are for convenience of reference only and

do not define, describe or limit the scope or the intent of this ENA or any of its terms. References to section numbers are to sections in this ENA unless expressly stated otherwise.

8.11 **Interpretation.** The City and Consultant acknowledge that this ENA is the product of mutual arms-length negotiation and drafting and each represents and warrants to the other that it has been represented by legal counsel in the negotiation and drafting of this ENA. Accordingly, the rule of construction which provides that ambiguities in a document shall be construed against the drafter of that document shall have no application to the interpretation and enforcement of this ENA. In any action or proceeding to interpret or enforcement of this ENA, the finder of fact may refer to such extrinsic evidence not in direct conflict with any specific provision of this ENA to determine and give effect to the intention of the parties hereto.

8.12 **Severability.** Each provision, term, condition, covenant, and/or restriction, in whole and in part, in this ENA shall be considered severable. In the event any provision, term, condition, covenant, and/or restriction, in whole and/or in part, in this ENA is declared invalid, unconstitutional, or void for any reason, such provision or part thereof shall be severed from this ENA and shall not affect any other provision, term, condition, covenant, and/or restriction, of this ENA and the remainder of the ENA shall continue in full force and effect.

8.13 **Amendments to ENA.** Any amendments to this ENA must be in writing and signed by the appropriate authorities of the City and Consultant. The Community & Economic Development Director (or his or her authorized representative) shall have the authority to make minor amendments to this ENA, including, but not limited to, the granting of extensions of time to Consultant, on behalf of the City so long as such actions do not materially change the ENA or make a commitment of additional funds of the City. All other changes, modifications, and amendments shall require the prior approval of the City's governing bodies.

8.14 **Administration.** This ENA shall be administered by the Community & Development Director, or his or her designated representative, following approval of this ENA by the City Council. The City shall maintain authority of this ENA through the Community & Economic Development Director (or his or her authorized representative). The Development Director shall have the authority to issue interpretations with respect to this ENA on behalf of the City so long as such actions do not materially change the ENA or make a commitment of additional funds of the City.

8.15 **Notices, Demands and Communications between the Parties.** Formal notices, demands and communications between the parties shall be given in writing and personally served or dispatched by registered or certified mail, postage prepaid, return receipt requested, or by reputable overnight delivery service, or personal delivery, to the principal offices of the parties, as designated below. Such written notices, demands, and communications may be sent in the same manner to such other addresses as either party may from time to time designate by mail as provided in this Section. Any such notice shall be deemed to have been received upon the date personal service is affected, if given by personal service, or upon the expiration of three (3) business days after mailing, if given by certified mail, return receipt requested, postage prepaid.

To City:

City of Riverside  
Community & Econ.  
Development Dept.  
Attn: Emilio Ramirez  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, California 92522

To Consultant:

Streetplus Company, LLC  
Attn: Steve Hillard  
515 S. Flower St., 36<sup>th</sup> Floor  
Los Angeles, CA 90071

8.16 **Computation of Time.** The time in which any act is to be done under this ENA is computed by excluding the first day (such as the Effective Date) and including the last day, unless the last day is a holiday or Saturday or Sunday, and then that day is also excluded. The term "holiday" shall mean all holidays as specified in Government Code Sections 6700 and 6701. If any act is to be done by a particular time during a day, that time shall be Pacific Standard Zone time.

8.17 **Authority.** The individuals executing this ENA on behalf of Consultant and the instruments referenced on behalf of Consultant represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions hereof and thereof.

8.18 **Counterpart Originals.** This ENA may be executed in duplicate originals, each of which is deemed to be an original.

8.19 **Effective Date of ENA.** This ENA shall not become effective until the date it has been formally approved by the City's governing body and executed by the appropriate authorities of the City and Consultant. This date shall be affixed on the cover page of this ENA and shall be used as the "Effective Date" for purposes of calculating time under this ENA.

(Signatures on Following Page)

IN WITNESS WHEREOF, the parties hereto have executed this ENA on the date and year first-above written.

CITY OF RIVERSIDE, a California charter city and municipal corporation

By: \_\_\_\_\_  
City Manager

ATTEST:

By: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

By: B. Green  
Deputy City Attorney

STREETPLUS COMPANY, LLC, a New York limited liability company

By: Steve Hillard

Printed Name: Steve Hillard

Its: President & Principal

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

Printed Name: \_\_\_\_\_

Its: \_\_\_\_\_

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