



REDEVELOPMENT AGENCY MEETING AGENDA

CITY HALL, 400 STEWART AVENUE

COUNCIL CHAMBERS – 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

AGENCY MEMBERS: OSCAR B. GOODMAN, CHAIRMAN (At-Large)

GARY REESE, VICE-CHAIRMAN (Ward 3), STEVE WOLFSON (Ward 2)

LOIS TARKANIAN (Ward 1), STEVEN D. ROSS (Ward 6)

RICKI Y. BARLOW (Ward 5), STAVROS S. ANTHONY (Ward 4)

December 2, 2009

8:30 AM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING VIDEO RECORDED AS WELL AS PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

DUPLICATE AUDIO CD'S AND DUPLICATE AUDIO/VIDEO DVD'S MAY BE AVAILABLE AT A COST OF \$5.00 EACH THROUGH THE CITY CLERK'S OFFICE.

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. Discussion and possible action regarding Easements and Rights-of-Way from the City of Las Vegas Redevelopment Agency to the Las Vegas Valley Water District on a parcel of land generally located at 1501 North Decatur Boulevard (APN 138-25-518-001) - Ward 5 (Barlow)
4. Discussion and possible action regarding a Memorandum of Understanding between the Culinary Workers' Union, the City of Las Vegas, and the City of Las Vegas Redevelopment Agency (RDA) regarding labor matters within the City of Las Vegas and City of Las Vegas Redevelopment Area (\$25,000 – Special Revenue Funds) – All Wards [NOTE: This item is related to Council Item 37]
5. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED
6. AGENCY MEMBER RECOGNITION: COMMENTS MADE BY INDIVIDUAL AGENCY MEMBERS DURING THIS PORTION OF THE AGENDA WILL NOT BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND SCHEDULED FOR ACTION

Facilities are provided throughout City Hall for the convenience of disabled persons. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Bulletin Board, City Hall Plaza (next door to Metro Records)
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 2, 2009

SUBJECT:
CALL TO ORDER



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 2, 2009

SUBJECT:

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: DECEMBER 2, 2009

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: BILL ARENT

SUBJECT:

Discussion and possible action regarding Easements and Rights-of-Way from the City of Las Vegas Redevelopment Agency to the Las Vegas Valley Water District on a parcel of land generally located at 1501 North Decatur Boulevard (APN 138-25-518-001) - Ward 5 (Barlow)

Fiscal Impact

☒

No Impact

☐

Augmentation Required

☐

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The City of Las Vegas Redevelopment Agency is granting Easements and Rights-of-Way to the Las Vegas Valley Water District for the construction, operation, maintenance, repair and renewal, reconstruction and removal of water pipelines and appurtenances with the right of ingress and egress, over, above, across and under the parcel of land located at 1501 North Decatur Boulevard.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Easements and Rights-of-Way
2. Site Map

A.P.N. 138-25-518-001

EASEMENTS AND RIGHTS-OF-WAY

ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE OF EASEMENT AND RIGHTS-OF-WAY, made and entered into by and between:

Party of the First Part, hereinafter known as the **GRANTOR(S)**, and **LAS VEGAS VALLEY WATER DISTRICT**, a Quasi-Municipal Corporation, Party of the Second Part, hereinafter known as the **GRANTEE**.

W I T N E S S E T H:

That the **GRANTOR(S)**, for and in consideration of the sum of one dollar (\$1.00), lawful money of the United States, to it in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, does by these presents GRANT and CONVEY to the **GRANTEE**, its successors and assigns, an Easement and Rights-of-Way for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water pipelines and appurtenances with the right of ingress and egress, over, above, across and under that certain parcel of land described as follows:

SEE EXHIBIT "A" ATTACHED TO AND BY THIS REFERENCE MADE A PART HEREOF.

The **GRANTOR(S)**, its successors and assigns agree that:

1. No buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, now or hereafter, except that said parcel may be improved and used for street, road or driveway purposes and for other utilities, insofar as such use does not interfere with its use by the **GRANTEE** for the purposes for which it is granted;
2. The **GRANTEE** shall not be liable for any damage to any of the **GRANTOR'S** improvements placed upon said parcel due to the **GRANTEE'S** necessary operations using reasonable care; and
3. Should any of the **GRANTEE'S** facilities within said easement be required to be relocated or repaired as a result of changes in grade or other construction within the easement, the **GRANTOR(S)**, or its successors and assigns shall bear the full cost of such relocation or repair, unless the changes in grade or other construction were done by third parties with the written consent of the **GRANTEE**.

A.P.N.
GRANTOR:

Signator for **GRANTOR(S)** warrant that they have the legal authority to bind the parties hereto and **GRANTOR(S)** warrants that it may legally grant the rights described herein.

IN WITNESS WHEREOF, the **GRANTOR(S)** has hereunto set his/her/their hand/hands this ____ day of _____, 20 ____.

Approved as to form

John S. Ridilla 11/12/09

John S. Ridilla Date
Deputy City Attorney

STATE of _____)
) ss.
COUNTY of _____)

On _____, 20____, before me, the undersigned, a **NOTARY PUBLIC**, in and for said County and State, personally appeared _____ known to me to be the person(s) described in and who executed the foregoing instrument, and who acknowledged to me that ___he___ executed the same freely and voluntarily and for the uses and purposes herein mentioned.

WITNESS my hand and official seal.

Notary Public

FOR LVVWD USE ONLY

RECORDED FOR
LAS VEGAS VALLEY WATER DISTRICT
1001 S VALLEY VIEW BLVD.
LAS VEGAS, NEVADA 89153
RETURN TO – WILL CALL

Notary Stamp/Seal Above

A.P.N.

GRANTOR:

EXHIBIT "A"

EXHIBIT A

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY

DRC Surveying Nevada, Inc.

9330 West Martin Avenue
Las Vegas, NV 89148

LV07-537

LV07-537 LVVWD-1.DOC

October 21, 2009

Page of



EXPLANATION

THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND WITHIN THE "DECATUR AND VEGAS" COMMERCIAL SUBDIVISION, GENERALLY LOCATED WEST OF DECATUR BOULEVARD AND SOUTH OF VEGAS DRIVE FOR WATER EASEMENT PURPOSES.

LAND DESCRIPTION

THAT PORTION OF LOT 1 OF THAT CERTAIN PLAT KNOWN AS "DECATUR AND VEGAS, A COMMERCIAL SUBDIVISION" ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 141, PAGE 41 OF PLATS, SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00°42'34" EAST ALONG THE WEST LINE OF SAID LOT 1, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF LAURELHURST DRIVE (60.00 FEET WIDE), A DISTANCE OF 5.55 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, NORTH 89°17'26" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 00°42'34" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 89°17'26" WEST, A DISTANCE OF 6.00 FEET TO SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°42'34" WEST ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING AN AREA OF 36 SQUARE FEET.

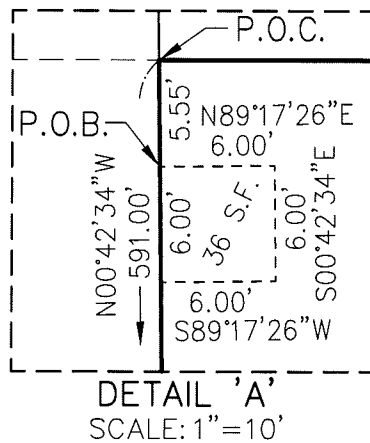
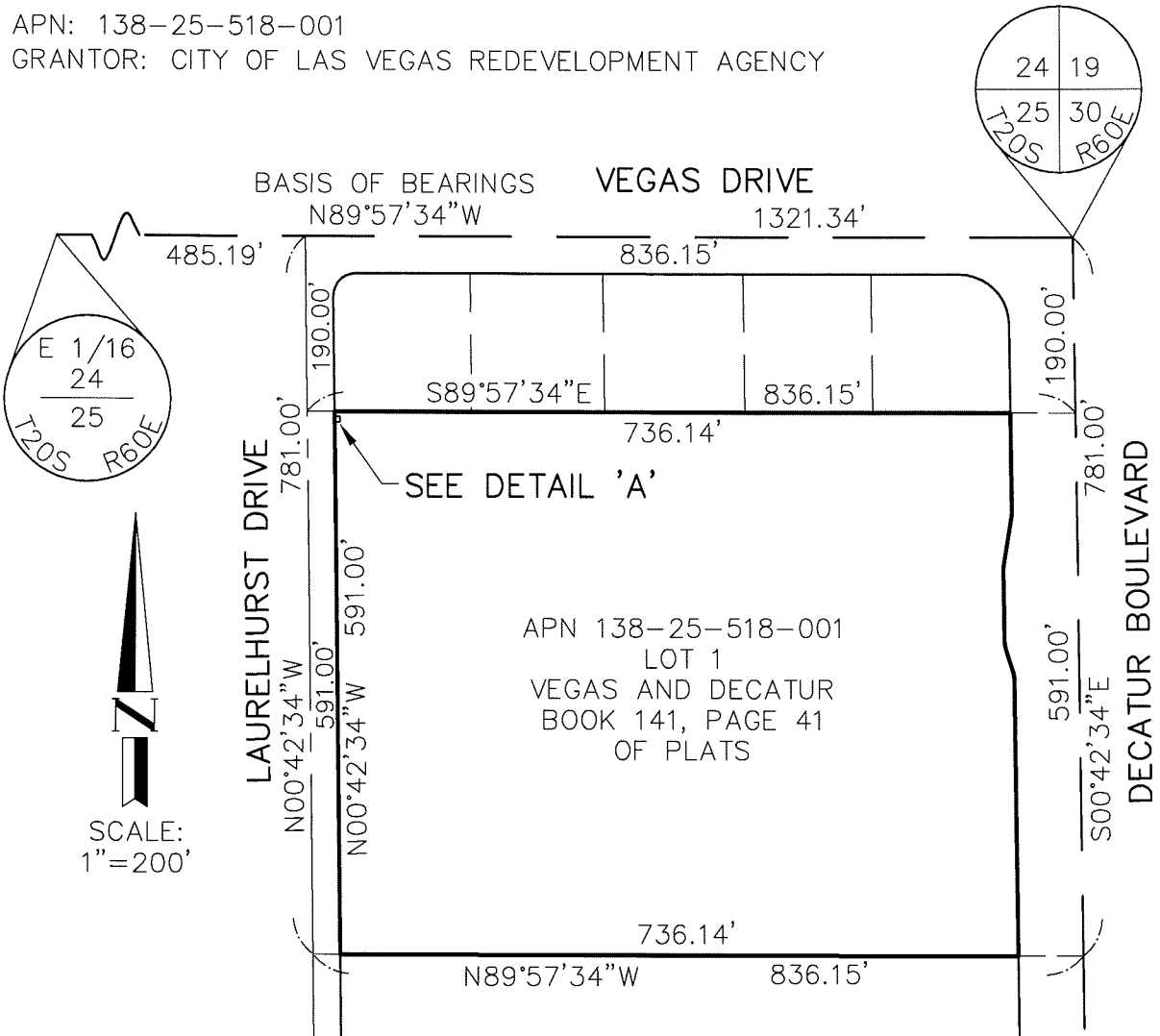
BASIS OF BEARINGS

NORTH 89°57'34" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 141 OF PLATS, AT PAGE 41.

END OF DESCRIPTION.

PAGE ____ OF ____

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY



DRC 

9330 WEST MARTIN AVENUE
LAS VEGAS, NEVADA 89148
(702) 270-6119

Parcel name: LVVWD-1

North: 9805.0328	East : 9196.2755
Line Course: N 89-17-26 E Length: 6.00	
North: 9805.1071	East : 9202.2750
Line Course: S 00-42-34 E Length: 6.00	
North: 9799.1075	East : 9202.3493
Line Course: S 89-17-26 W Length: 6.00	
North: 9799.0332	East : 9196.3498
Line Course: N 00-42-34 W Length: 6.00	
North: 9805.0328	East : 9196.2755

Perimeter: 24.00 Area: 36. S.F. 0.000 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 24,000,000.00

EXHIBIT A

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY

DRC Surveying Nevada, Inc.

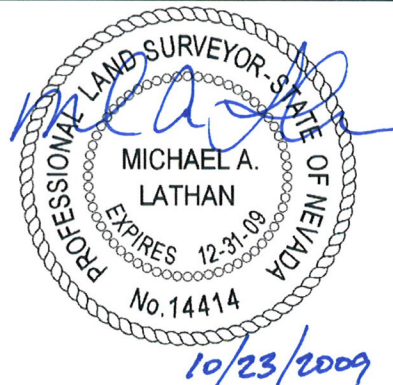
9330 West Martin Avenue
Las Vegas, NV 89148

LV07-537

LV07-537 LVVWD-2.DOC

October 21, 2009

Page of



EXPLANATION

THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND WITHIN THE "DECATUR AND VEGAS" COMMERCIAL SUBDIVISION, GENERALLY LOCATED WEST OF DECATUR BOULEVARD AND SOUTH OF VEGAS DRIVE FOR WATER EASEMENT PURPOSES.

LAND DESCRIPTION

THAT PORTION OF LOT 1 OF THAT CERTAIN PLAT KNOWN AS "DECATUR AND VEGAS, A COMMERCIAL SUBDIVISION" ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 141, PAGE 41 OF PLATS, SITUATE IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ON THE WEST RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (WIDTH VARIES); THENCE NORTH 00°42'34" WEST ALONG THE EAST LINE OF SAID LOT 1, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.34 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°17'26" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°42'34" WEST, A DISTANCE OF 51.00 FEET; THENCE NORTH 89°17'26" EAST, A DISTANCE OF 15.00 FEET TO SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°42'34" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 51.00 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING AN AREA OF 765 SQUARE FEET.

BASIS OF BEARINGS

NORTH 89°57'34" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 141 OF PLATS, AT PAGE 41.

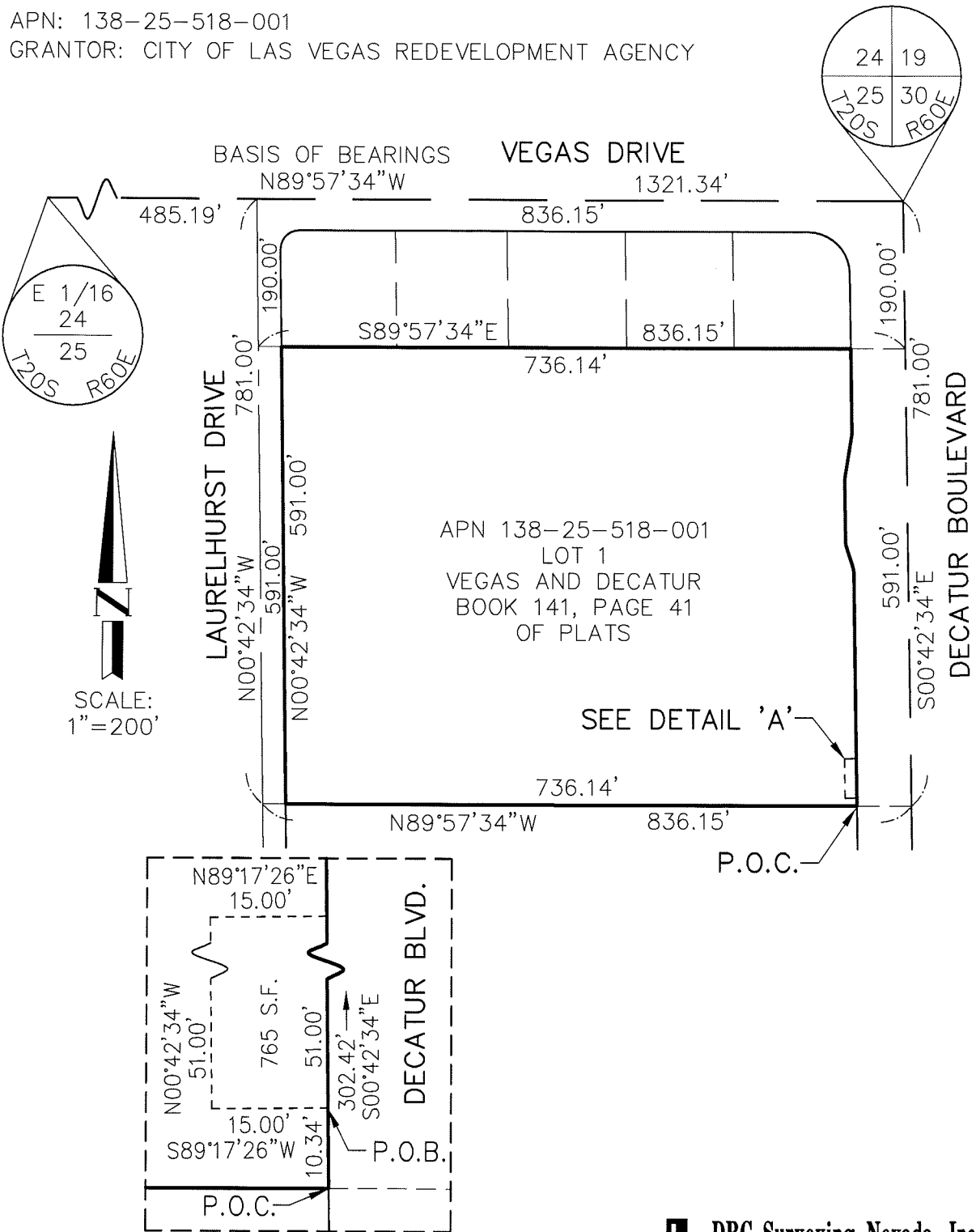
END OF DESCRIPTION.

EXHIBIT "B"
LVVWD EASEMENT

PAGE ___ OF ___

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY



Parcel name: LVVWD-2

North:	9229.4501	East :	9939.5362
Line Course:	S 89-17-26 W	Length:	15.00
North:	9229.2644	East :	9924.5373
Line Course:	N 00-42-34 W	Length:	51.00
North:	9280.2605	East :	9923.9059
Line Course:	N 89-17-26 E	Length:	15.00
North:	9280.4462	East :	9938.9047
Line Course:	S 00-42-34 E	Length:	51.00
North:	9229.4501	East :	9939.5362

Perimeter: 132.00 Area: 765. S.F. 0.017 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
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Precision 1: 132,000,000.00

EXHIBIT A

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY

DRC Surveying Nevada, Inc.

9330 West Martin Avenue
Las Vegas, NV 89148

LV07-537

LV07-537 LVVWD-3.DOC

October 21, 2009

Page of



EXPLANATION

THIS LAND DESCRIPTION DESCRIBES A PARCEL OF LAND WITHIN THE "DECATUR AND VEGAS" COMMERCIAL SUBDIVISION, GENERALLY LOCATED WEST OF DECATUR BOULEVARD AND SOUTH OF VEGAS DRIVE FOR WATER EASEMENT PURPOSES.

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COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ON THE WEST RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (WIDTH VARIES); THENCE NORTH 00°42'34" WEST ALONG THE EAST LINE OF SAID LOT 1, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 108.38 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°17'26" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 00°42'34" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 89°17'26" EAST, A DISTANCE OF 6.00 FEET TO SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°42'34" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING AN AREA OF 36 SQUARE FEET.

BASIS OF BEARINGS

NORTH 89°57'34" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 141 OF PLATS, AT PAGE 41.

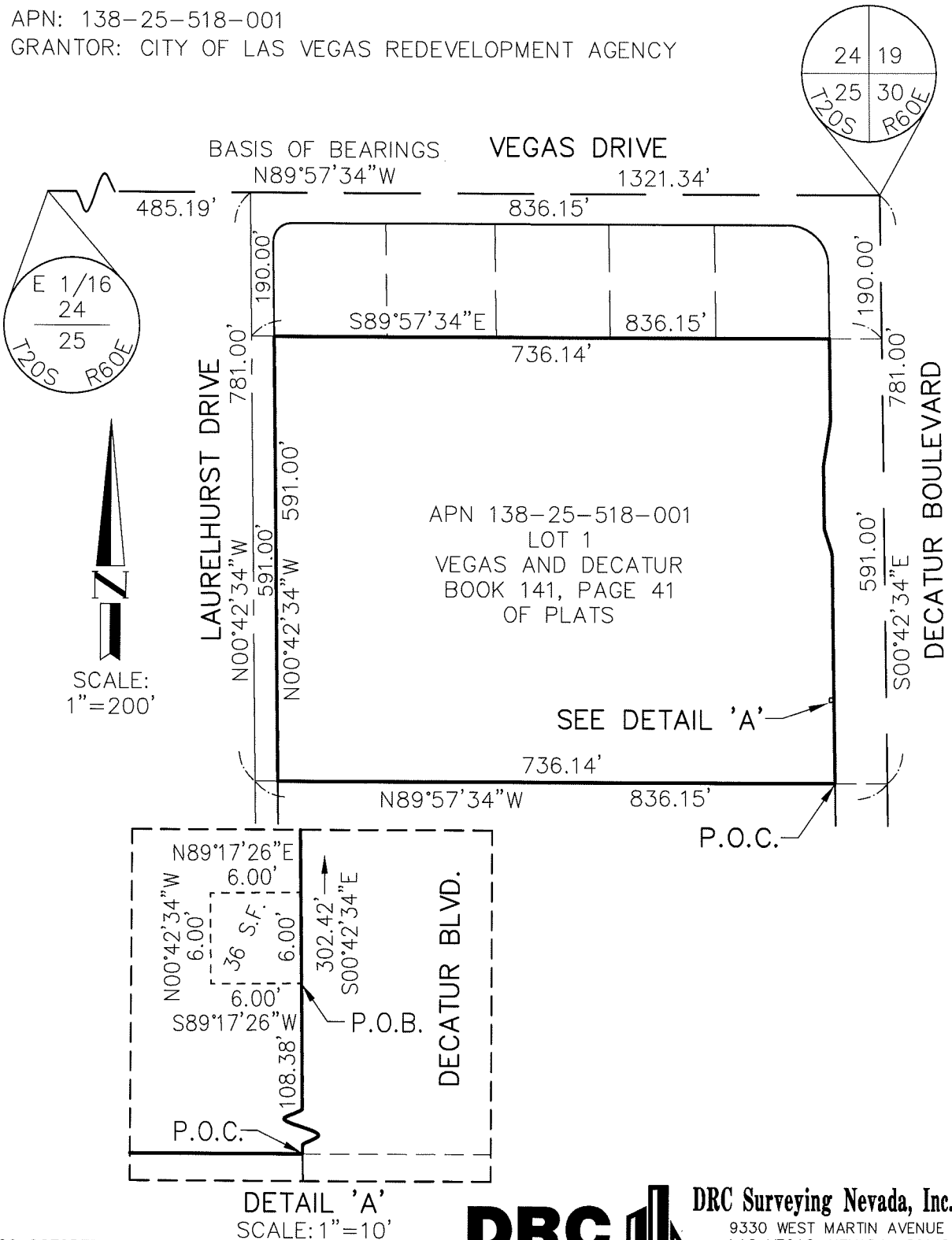
END OF DESCRIPTION.

EXHIBIT "B"
LVVWD EASEMENT

PAGE ___ OF ___

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY



Parcel name: LVVWD-3

North: 9327.4752	East : 9938.3224
Line Course: S 89-17-26 W Length: 6.00	
North: 9327.4009	East : 9932.3228
Line Course: N 00-42-34 W Length: 6.00	
North: 9333.4005	East : 9932.2485
Line Course: N 89-17-26 E Length: 6.00	
North: 9333.4748	East : 9938.2481
Line Course: S 00-42-34 E Length: 6.00	
North: 9327.4752	East : 9938.3224

Perimeter: 24.00 Area: 36. S.F. 0.000 ACRES

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 24,000,000.00

EXHIBIT A

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY

DRC Surveying Nevada, Inc.

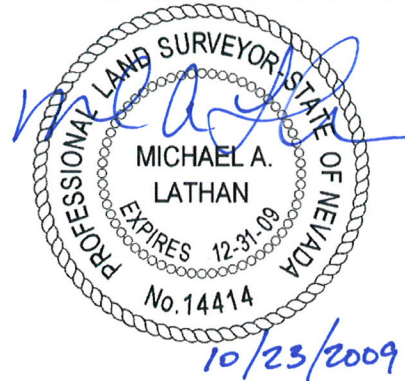
9330 West Martin Avenue
Las Vegas, NV 89148

LV07-537

LV07-537 LVVWD-4.DOC

October 21, 2009

Page of



EXPLANATION

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COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ON THE WEST RIGHT-OF-WAY LINE OF DECATUR BOULEVARD (WIDTH VARIES); THENCE NORTH 00°42'34" WEST ALONG THE EAST LINE OF SAID LOT 1, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 122.42 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°17'26" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°42'34" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°17'26" EAST, A DISTANCE OF 15.00 FEET TO SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°42'34" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING AN AREA OF 300 SQUARE FEET.

BASIS OF BEARINGS

NORTH 89°57'34" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 141 OF PLATS, AT PAGE 41.

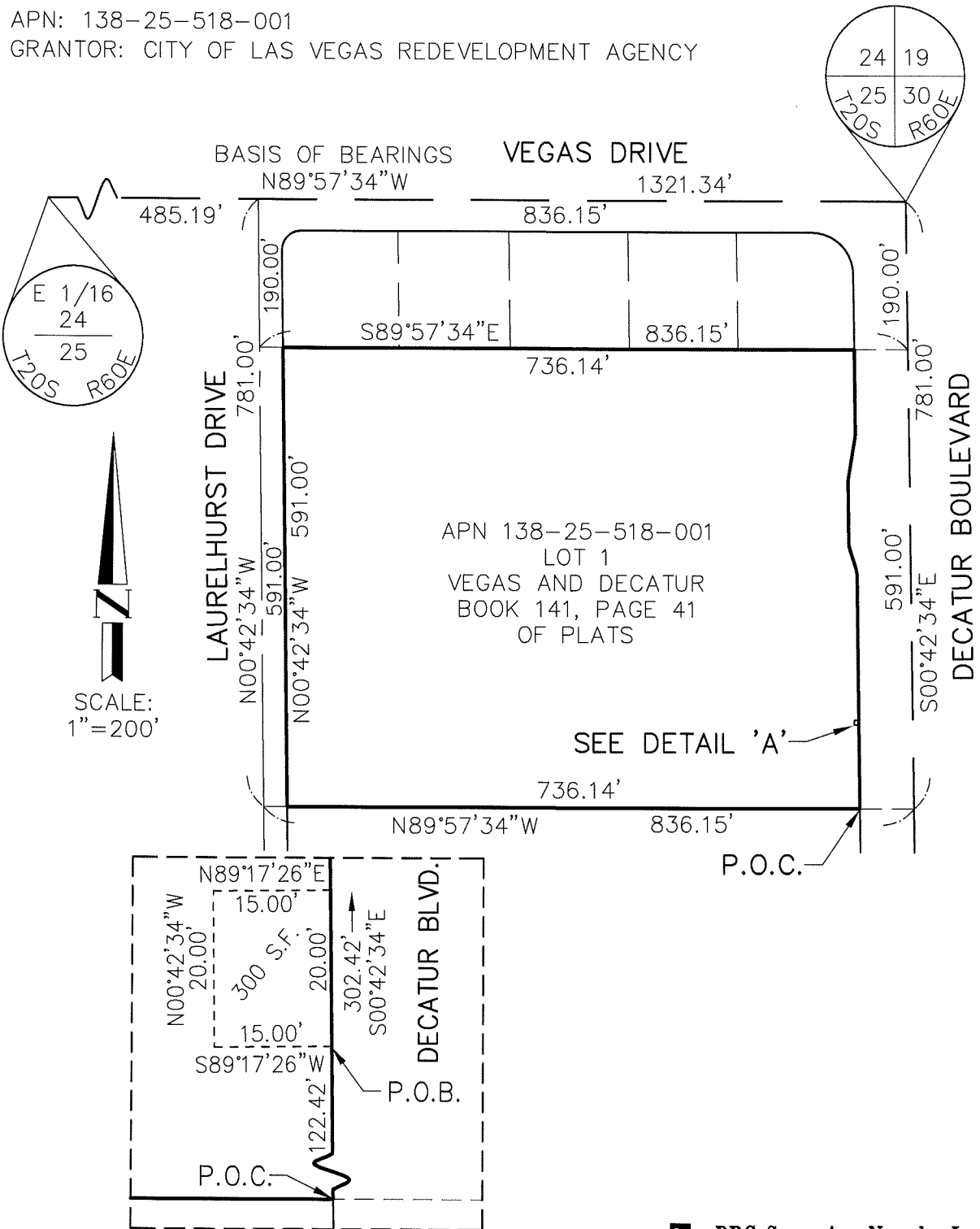
END OF DESCRIPTION.

EXHIBIT "B"
LVVWD EASEMENT

PAGE ___ OF ___

APN: 138-25-518-001

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY



20 OCTOBER 2009
LV07-537 LVVWD.DWG (LVVWD-4)



DRC Surveying Nevada, Inc.

9330 WEST MARTIN AVENUE
LAS VEGAS, NEVADA 89148
(702) 270-6119

Parcel name: LVVWD-4

North:	9341.5200	East :	9938.1484
Line Course:	S 89-17-26 W	Length:	15.00
North:	9341.3343	East :	9923.1496
Line Course:	N 00-42-34 W	Length:	20.00
North:	9361.3328	East :	9922.9020
Line Course:	N 89-17-26 E	Length:	15.00
North:	9361.5185	East :	9937.9008
Line Course:	S 00-42-34 E	Length:	20.00
North:	9341.5200	East :	9938.1484

Perimeter: 70.00 Area: 300. S.F. 0.006 ACRES

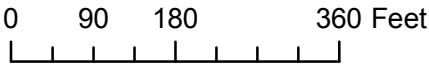
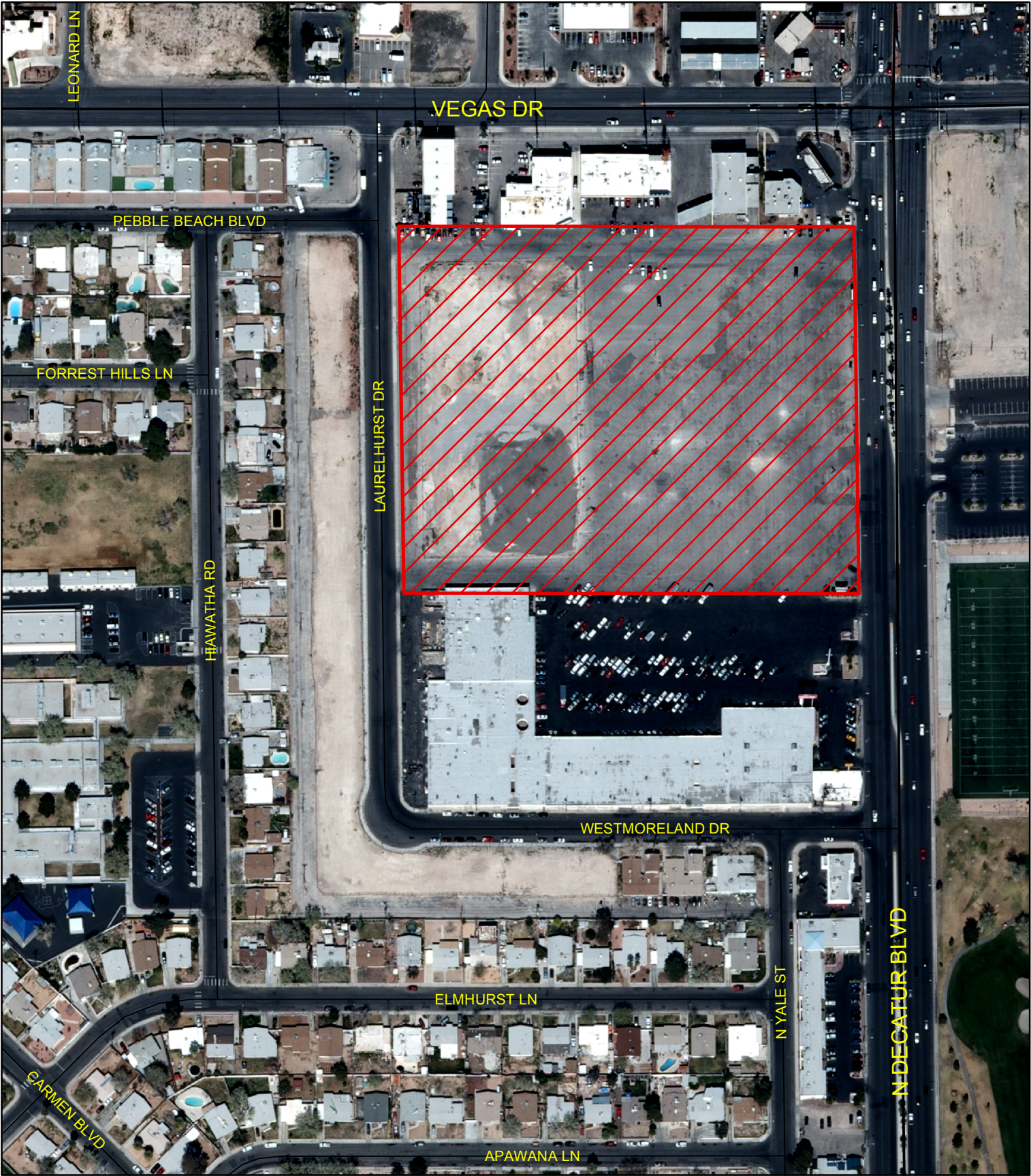
Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0000 Course: S 90-00-00 E

Error North: 0.00000 East : 0.00000

Precision 1: 70,000,000.00

Site Map



11/12/09

APN: 138-25-518-001



AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: DECEMBER 2, 2009

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: BILL ARENT

SUBJECT:

Discussion and possible action regarding a Memorandum of Understanding between the Culinary Workers' Union, the city of Las Vegas, and the City of Las Vegas Redevelopment Agency (RDA) regarding labor matters within the City of Las Vegas and city of Las Vegas Redevelopment Area (\$25,000 – Special Revenue Funds) – All Wards [NOTE: This item is related to Council Item 37]

Fiscal Impact

☐

No Impact

☐

Augmentation Required

☒

Budget Funds Available

Amount: \$25,000

Funding Source: Special Revenue Funds

Dept./Division: OBD/RDA

PURPOSE/BACKGROUND:

In order to avoid future litigation and conflicts regarding matters concerning RDA expansion, major projects within the City of Las Vegas and RDA, and matters concerning labor relations, staff has reached agreement with the Culinary Workers' Union on a Memorandum of Understanding.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Memorandum of Understanding

AGENDA MEMO

REDEVELOPMENT AGENCY MEETING DATE: DECEMBER 2, 2009

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

**ITEM DESCRIPTION: MEMORANDUM OF UNDERSTANDING BETWEEN THE
CULINARY WORKERS' UNION, CITY OF LAS VEGAS AND
CITY OF LAS REDEVELOPMENT AGENCY**

In order to avoid future litigation and conflicts regarding matters concerning RDA expansion, major projects within the city of Las Vegas and RDA, and matters concerning labor relations, staff has reached agreement with the Culinary Workers' Union on a Memorandum of Understanding (MOU) which addresses mutual cooperation in areas concerning:

1. Creation of a Citizens Advisory Committee to the RDA
2. Planning Future Expansions of the Redevelopment Area or New Redevelopment Areas with an Emphasis on Neighborhood Stabilization
3. Enacting a Labor Peace Ordinance
4. Conducting a Living Wage Study and Related Public Input Process
5. Making City Hall Financing a Redevelopment Priority
6. The Culinary Workers' Union Refraining from Further Referenda and Lawsuits
7. The Culinary Workers' Union and City Cooperation in State Legislative Efforts

The term of this MOU is five years from the date of execution, but may be extended by mutual agreement in writing among the parties for two additional extension terms of two years each. Staff recommends approval and execution by the Chairman of the RDA.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made as of the ____ day of December, 2009, by and between the CULINARY WORKERS UNION (the "CWU"), and the CITY OF LAS VEGAS (the "City"), and LAS VEGAS REDEVELOPMENT AGENCY (the "RDA"). CWU, RDA, and the City are sometimes referred to herein collectively as the "**Parties**."

RECITALS

A. The City has plans for development of a new City Hall to provide a catalytic impact on the redevelopment of downtown Las Vegas by stimulating the redevelopment of over 45 acres of property, thus creating approximately 13,000 jobs and an estimated \$15 – 20 million in new incremental property tax revenues;

B. The RDA is actively involved in the redevelopment of the urban core of downtown Las Vegas, with the end goal of creation of new jobs and enhancing property values and the quality of life for RDA area residents and the citizens of the City, and to continue expansion of RDA initiatives into other blighted areas of the City to do the same;

C. The CWU, City, and indirectly RDA have been involved in disagreements about the future of the City Hall project, redevelopment and other matters, and all parties believe it in their mutual best interests to reach agreement in an amicable and positive manner, such that the parties may mutually support each other in key endeavors such as the City Hall project and labor peace agreements so that economic expansion may continue to the benefit of workers and citizens in the City of Las Vegas

NOW, THEREFORE, in consideration of the foregoing recitals, the CWU, RDA and the City agree to memorialize their understandings as follows:

- 1.1. **Create a Citizens Advisory Committee to the Redevelopment Agency.** The City of Las Vegas will establish a Citizens Advisory Committee ("the Committee") to provide input on the Redevelopment Agency's proposed projects and programs. In addition, the Committee will have the power to recommend programs and projects to the Agency for its consideration. The Committee will meet monthly, and the composition should include residents, stakeholders and other parties with a strong interest in redevelopment.
- 1.2. **Plan Future Expansions of the Redevelopment Area or New Redevelopment Areas with an Emphasis on Neighborhood Stabilization.** The City and RDA will evaluate future expansion of the existing RDA area or new RDA areas, or new RDA's, with an emphasis on areas where blight exists such that current neighborhoods are at risk of decay, further deteriorating property values and tax revenues to recipients of existing property taxes such as the Clark County School District. The City will work with the Clark County School District to create a mechanism of support to further educational endeavors that have a nexus with new redevelopment areas and subsequent planned redevelopment projects when financially feasible.
- 1.3. **Enact a Labor Peace Ordinance.** City and RDA are involved in a variety of projects in which a labor dispute could adversely impact the financial interests of the City in a project (e.g. where the City sells or leases land, or provides financing or financial incentives to a developer). While prevailing wage laws protect the City against labor disputes during the construction phase of a project, there are no protections for the City

during the operational phase. Following the example of other cities around the country, such as the City of Pittsburgh, Pennsylvania, and as a condition precedent to this MOU becoming effective, the City will introduce a labor peace ordinance and shall adopt the ordinance by June 30, 2010 that applies to large hospitality projects. The labor peace ordinance will require that for gaming hospitality projects where the City has a financial and proprietary interest, the developer must obtain a labor peace agreement with an appropriate union. The labor peace agreement prohibits the union from striking or picketing a specific project.

- 1.4. **Living Wage Study and Public Input Process.** City will provide funding of \$25,000 and work with CWU in commissioning a living wage study to be completed no later than September 30, 2010 which objectively analyses the costs and benefits of requiring that living wages be paid by employers in projects that receive public subsidies or incentives. The findings of the study will be presented for public input in a public hearing held by the Las Vegas City Council on the matter.
- 1.5. **City Hall Financing a Redevelopment Priority.** The City and RDA agree to make the financing of city hall a priority for the use of sale proceeds of land and tax increment financing on future projects within the RDA, so long as the existing debt, contractual, and operational obligations of the City and RDA are undisturbed.
- 1.6. **CWU Refrains from Further Referenda/Lawsuits.** The CWU and its principals, agents and officers agree to refrain from pursuing any further lawsuits, initiatives or referenda regarding opposition to city hall, the RDA or related matters. Any prior demands, threatened or pending litigation, including, but not limited to any unfiled complaints against the City ("Claims"), have been and are withdrawn and will not be pursued by CWU and its principals, agents and officers..
- 1.7. **Term of Agreement.** The term of this Agreement is five years from the date of execution, but may be extended by mutual agreement in writing among the parties for two additional extension terms of two years each.
- 1.8. **CWU and City Cooperation in State Legislative Efforts.**
 - (a) The CWU recognizes that redevelopment of downtown and near-downtown areas of the City is essential to the City's long-term health. Redevelopment issues are inherently complex and involve many competing financial, social, and legal issues. These issues requiring an integrated, balanced approach that could be disrupted by legislative efforts that are not coordinated with, and might even contradict, the plans made by those responsible for redevelopment efforts in consultation with core constituencies.
 - (b) The City acknowledges the CWU as one of those core constituencies. The CWU's offices are located in the City in an area that will be affected by redevelopment plans and its members are the largest organized group of people who work in the City in areas slated for redevelopment. Also, many of the CWU's members live in the City and form one of the largest organized groups of City residents.
 - (c) In consideration of the undertakings made by the City in this Agreement to broaden the process of consultation about redevelopment, the CWU will take a position of neutrality in regard to legislative action affecting the redevelopment projects, except to the extent that the City and the CWU

mutually agree that the CWU's involvement in legislative matters will further the interests of a balanced and successful redevelopment process.

IN WITNESS WHEREOF, the parties hereto have executed this MOU on the day and year first above written.

CULINARY WORKERS UNION:

By: *D.R. Taylor*
Name: D.R. TAYLOR
Title: Secretary Treasurer

CITY:

CITY OF LAS VEGAS
a Nevada municipal corporation

*Approved
Oscar Goodman
11/18/09*

By: _____
Name: OSCAR GOODMAN
Mayor

ATTEST:

By: _____
Name: BEVERLY BRIDGES
Clerk

LAS VEGAS REDEVELOPMENT AGENCY:

*Approved
Oscar Goodman
11/18/09*

By: _____
Name: OSCAR GOODMAN
Chairman

ATTEST:

By: _____
Name: BEVERLY BRIDGES
Secretary

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 2, 2009

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: DECEMBER 2, 2009

SUBJECT:

AGENCY MEMBER RECOGNITION: COMMENTS MADE BY INDIVIDUAL AGENCY MEMBERS DURING THIS PORTION OF THE AGENDA WILL NOT BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND SCHEDULED FOR ACTION

