



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

April 19, 2019

AGENDA ITEM 6.4

TO: Regional Transportation Commission

FROM: Dale Ferguson
RTC Chief Legal Counsel



Lee G. Gibson, AICP
Executive Director

SUBJECT: Resolution of Condemnation for property rights related to APN 014-125-06 and APN 014-125-07, necessary to construct the Virginia Street Bus Rapid Transit Extension Project

RECOMMENDATION

Approve a Resolution of Condemnation authorizing RTC’s legal counsel to commence condemnation proceedings to acquire a permanent easement and a temporary construction easement located on APN 014-125-06, and a permanent easement and a temporary construction easement located on APN 014-125-07 from 1215 South Virginia LLC, necessary to construct the Virginia Street Bus Rapid Transit Extension Project.

SUMMARY

At the March 18, 2016, RTC Board Meeting, the Commission approved Amendment No. 1 to the Professional Services Agreement with Nichols Consulting Engineers (“NCE”) for Final Design of the Virginia Street Bus RAPID Transit Extension Project (the “Project”). At the September 16, 2016, RTC Board Meeting, the Commission approved the Request for Proposals (RFP) for the selection of a firm to provide Right of Way Services for the Project. Paragon Partners, LTD (“Paragon”) was selected as the firm to provide the right of way acquisition services at the November 18, 2016, RTC Board Meeting. Thereafter, Paragon initiated the process of acquiring the right-of-way for the Project.

Through an Interlocal Cooperative Agreement with the City of Reno dated May 24, 2016, the RTC has been authorized to negotiate and/or initiate eminent domain proceeding for right-of-way acquisition when necessary for the Project. Paragon has been attempting to negotiate the purchase of property rights needed to construct the Project from the owners of APN 014-125-06 and APN 014-125-07. Those efforts have been unsuccessful to date.

To ensure timely construction of the Project, the approval of this Resolution of Condemnation allows the RTC to initiate condemnation proceedings for these property rights. Proper notice of this agenda item has been provided to the property owner as required by the Nevada Revised Statutes. In order to minimize potential delays to the Project, the proposed resolution of condemnation (see Attachment A) is requested now so that legal counsel can seek a court ordered right-of-entry and/or order for immediate occupancy should negotiations with property owners not result in the acquisition of the

property rights through purchase. Every effort to reach satisfactory purchase agreements will continue to be made until a complaint in eminent domain is filed with the court. Thereafter, the RTC will continue to attempt to negotiate a resolution that is fair and equitable.

FISCAL IMPACT

The costs to acquire the subject property interests have been budgeted; however, the fiscal impact cannot be determined at this time. Aside from legal fees, there is the potential that the compensation to the property owner may increase as a result of legal settlement.

PREVIOUS ACTIONS BY BOARD

- | | |
|--------------------|---|
| November 18, 2016 | Approved the staff recommendation of Paragon Partners LTD to provide the right of way acquisition services for the Project; authorize the Executive Director to negotiate and execute the final Professional Service Agreement (PSA). |
| September 16, 2016 | Approved the Request for Proposals (RFP) for the selection of a firm to provide Right of Way Services for the Project. |
| March 18, 2016 | Approved Amendment No. 1 to the Professional Services Agreement with NCE for Final Design for the Project. |
| October 16, 2015 | Acknowledged receipt of an update on the Project and approve the local preferred alternative. |
| October 17, 2014 | Approved Selection of Nichols Consulting Engineers (NCE) for Preliminary Design & NEPA; authorize the RTC Executive Director to negotiate and execute a professional services agreement with NCE. |

ADDITIONAL BACKGROUND

This project will complete the final design for multi-modal transportation improvements on the corridor from Plumb Lane to Liberty Street and Maple Street to 15th Street/North Virginia Street. The NEPA process is complete. The 100 percent design plans for the project are complete. The roadway reconstruction and BRT project work in the South Virginia-Midtown segment of the project is tentatively scheduled to begin in June 2019 pending receipt of a Letter of No Prejudice from the FTA and successful negotiation with the CMAR contractor. Work in the North Virginia-UNR segment of the project is anticipated to begin mid-2020. With these anticipated start dates, the roadway construction and BRT improvements are scheduled to be complete by the end of 2020.

ADVISORY COMMITTEE(S) RECOMMENDATION

There are no advisory committee recommendations pertaining to this report.

Attachment

RESOLUTION OF CONDEMNATION

WHEREAS, it is necessary for the Regional Transportation Commission of Washoe County, hereinafter referred to as "RTC," to provide regional transportation facilities which are of a quality and standard necessary to satisfactorily meet the needs of the traveling public; and

WHEREAS, in recognition of such needs, the RTC approved the Virginia Street Bus Rapid Transit Extension Project, hereinafter referred to as "Project," as part of an Interlocal Cooperative Agreement ("ICA") dated May 24, 2016; and

WHEREAS, in the ICA dated May 24, 2016, the City of Reno authorized the RTC to initiate eminent domain proceedings on behalf of the City, if required, for the acquisition of right-of-way for the Project; and

WHEREAS, Chapter 277A of Nevada Revised Statutes provides that the RTC may exercise the power of eminent domain, if the city or county which has jurisdiction over the property approves; and

WHEREAS, the current owner of record of the property interests to be acquired, insofar as is known to the RTC, is 1215 South Virginia LLC.

NOW, THEREFORE, the members of the Regional Transportation Commission of Washoe County do hereby find:

1. That proper notice of the RTC's intent to consider eminent domain action to acquire the relevant property interests of the above referenced owner(s) has been given as required by NRS 241.034.
2. That RTC staff first contacted the landowner about the property interests of a permanent easement and a temporary construction easement located on APN 014-125-06 and a permanent easement and a temporary construction easement located on APN 014-125-07 as described in Exhibit "A" and depicted on Exhibit "B," attached hereto and incorporated herein by reference, on or about November 30, 2018. While there have been discussions, proposals and offers made, all efforts to reach a mutually acceptable agreement for the acquisition of the property interests through purchase have been unsuccessful to date.
3. That the property interests to be acquired in conjunction with the above referenced Project are to be applied to a public use, to wit, the Virginia Street Bus Rapid Transit Extension Project.
4. That the property interests described herein are necessary to such public use.

Based on the aforementioned findings of fact, the RTC does hereby direct:

1. That RTC's legal counsel initiate, if needed, eminent domain proceedings on behalf of the RTC in accordance with provisions of Chapters 37 and 277A of Nevada Revised Statutes to acquire the property interests described in Exhibit "A" and depicted on Exhibit "B".

2. That said legal counsel shall commence and prosecute in the name of the RTC, eminent domain proceedings in the court having jurisdiction of the property interests described in Exhibit "A" and depicted on Exhibit "B."

3. That said legal counsel is authorized to pursue all actions deemed appropriate for the successful prosecution of this case, including but not limited to, an application to the court for an order permitting the RTC to take immediate possession of said property interests for the construction of the Project, upon complying with conditions imposed by law.

Upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted this 19th day of April, 2019, by the following vote of the Regional Transportation Commission:

AYES: _____

NAYS: _____

ABSTAIN: _____

Approved this 19th day of April, 2019.

REGIONAL TRANSPORTATION COMMISSION
OF WASHOE COUNTY, STATE OF NEVADA

BY _____
BOB LUCEY, CHAIR

STATE OF NEVADA
COUNTY OF WASHOE

The above-instrument was acknowledged before me this 19th day of April, 2019, by Bob Lucey,
Chair of the Regional Transportation Commission.

Notary Public

EXHIBIT A

**EXHIBIT "A"
LEGAL DESCRIPTION OF PERMANENT EASEMENT
APN: 014-125-06**

A permanent easement, situate within a portion of the South West 1/4 of Section 13, Township 19 North, Range 19 East, Mount Diablo Base and Meridian, City of Reno, County of Washoe, State of Nevada, more particularly described as follows:

Beginning at the south east corner of that certain parcel of land described in deed recorded in the official records of Washoe County Recorder's Office on May 30, 2008, as Document File # 3655092, said point being a point on the westerly line of South Virginia Street, said point also being the south east corner of Parcel 6 shown on the R. T. Vaughan Survey, recorded September 08, 1947 as Record of Survey Map # 25, Document File # 155732;

Thence South 70°06'49" West 6.81 feet along the south boundary line of said parcel;

Thence departing the south boundary line of said parcel, North 19°49'00" West 38.47 feet to the beginning of a tangent curve to the left;

Thence northerly 9.85 feet along said curve having a radius of 19.50 feet, through a delta angle of 28°56'49";

Thence South 71°42'39" West 3.76 feet;

Thence North 39°40'22" West 2.07 feet to a point on the north boundary line of said parcel and a curve concave to the north;

Thence easterly 13.65 feet along the north boundary line of said parcel and said curve to which a radial line bears South 19°04'48" East, having a radius of 435.11 feet, through a delta angle of 1°47'49" to the north east corner of said parcel;

Thence South 19°53'12" East 49.98 feet along the east boundary line of said parcel to the point of beginning, containing 359 square feet, more or less.

Basis of Bearings: NAD 83(94) Nevada State Plane Coordinate System, West Zone (2703).

Grant R. Alexander, P.L.S. 19051
Battle Born Ventures, LLC
600 Gleeson Way
Sparks, NV 89431

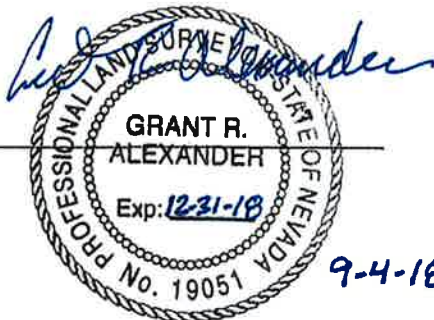
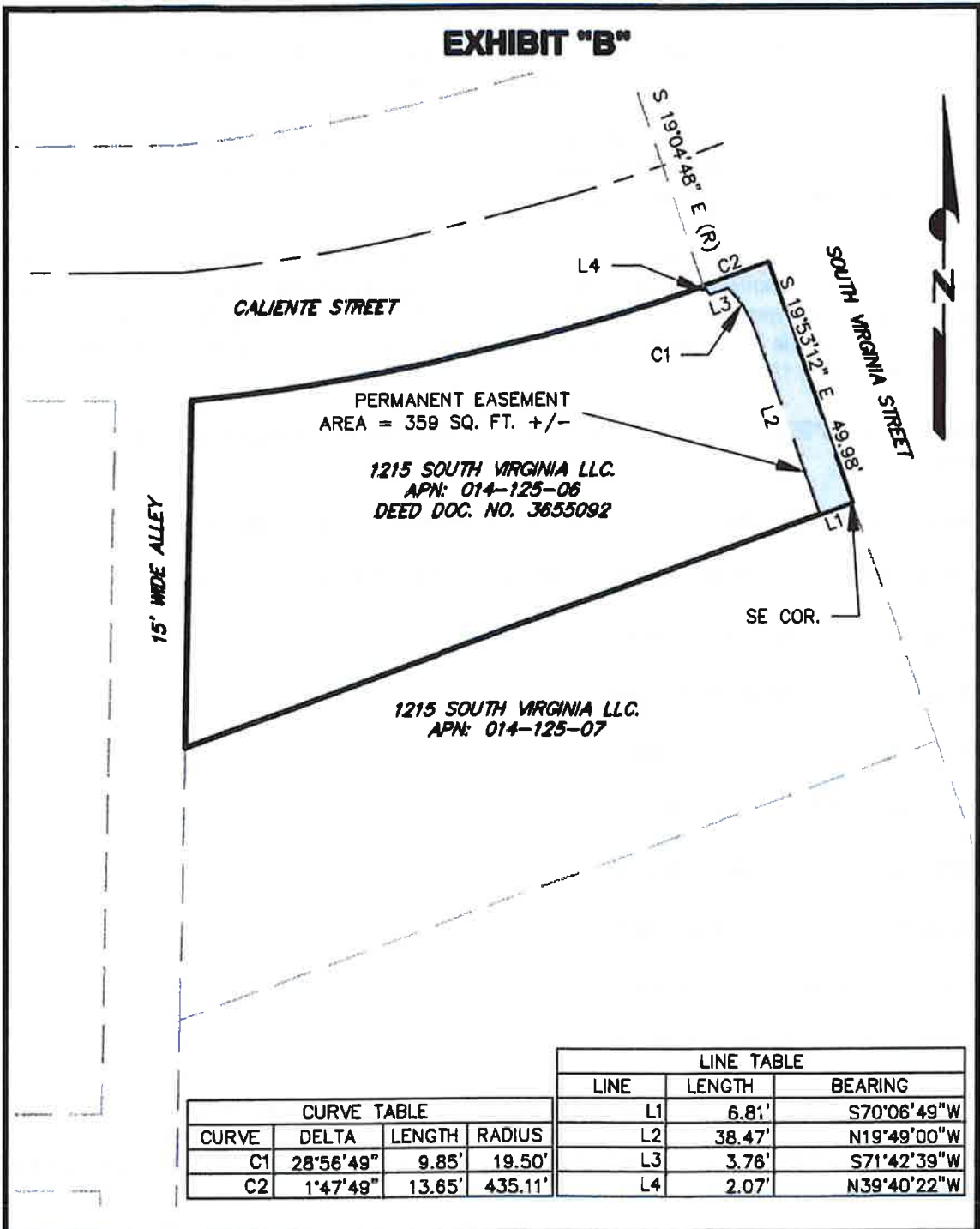


EXHIBIT "B"



CURVE TABLE				LINE TABLE		
CURVE	DELTA	LENGTH	RADIUS	LINE	LENGTH	BEARING
C1	28°56'49"	9.85'	19.50'	L1	6.81'	S70°06'49"W
C2	1°47'49"	13.65'	435.11'	L2	38.47'	N19°49'00"W
				L3	3.76'	S71°42'39"W
				L4	2.07'	N39°40'22"W



BATTLE BORN VENTURES, LLC
 600 GLEESON WAY
 SPARKS, NEVADA 89431
 www.battlebornventures.com

Land Surveyors - Civil Engineers

W.O. #: 2016_152
 BY: GRA
 DATE: 01/30/2018
 SCALE: 1" = 30'

EXHIBIT "A"
LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT
APN: 014-125-06

A temporary construction easement, situate within a portion of the South West 1/4 of Section 13, Township 19 North, Range 19 East, Mount Diablo Base and Meridian, City of Reno, County of Washoe, State of Nevada, more particularly described as follows:

Beginning at the south east corner of that certain parcel of land described in deed recorded in the official records of Washoe County Recorder's Office on May 30, 2008, as Document File # 3655092, said point being a point on the westerly line of South Virginia Street, said point also being the south east corner of Parcel 6 shown on the R. T. Vaughan Survey, recorded September 08, 1947 as Record of Survey Map # 25, Document File # 155732;

Thence South 70°06'49" West 6.81 feet along the south boundary line of said parcel to the true point of beginning;

Thence South 70°06'49" West 5.61 feet along the south boundary line of said parcel;

Thence departing the south boundary line of said parcel, North 19°41'02" West 3.30 feet;

Thence North 70°13'51" East 0.26 feet;

Thence North 19°41'58" West 10.32 feet;

Thence North 63°46'20" East 0.35 feet;

Thence North 18°15'56" West 1.36 feet;

Thence South 70°09'58" West 5.38 feet;

Thence North 19°36'25" West 3.07 feet;

Thence North 63°46'20" East 0.31 feet;

Thence North 19°49'00" West 29.87 feet;

Thence South 76°29'51" West 73.75 feet to the beginning of a tangent curve to the right;

Thence westerly 14.83 feet along said curve having a radius of 126.50 feet, through a delta angle of 6°43'04";

Thence South 41°23'55" West 5.16 feet;

Thence South 86°54'19" West 9.04 feet to a point on the west boundary line of said parcel;

Thence North 01°04'56" East 5.16 feet along the west boundary line of said parcel to the north west corner of said parcel and the beginning of a curve concave to the north;

Thence easterly 103.50 feet along the north boundary line of said parcel and said curve to which a radial line bears South 05°27'04" East, having a radius of 435.11 feet, through a delta angle of 13°37'44";

Thence departing the north boundary line of said parcel, South 39°40'22" East 2.07 feet;

Thence North 71°42'39" East 3.76 feet to the beginning of a curve concave to the south west;

Thence southerly 9.85 feet along said curve to which a radial line bears North 41°14'11" East, having a radius of 19.50 feet, through a delta angle of 28°56'49";

Thence South 19°49'00" East 38.47 feet to the true point of beginning, containing 558 square feet, more or less.

Basis of Bearings: NAD 83(94) Nevada State Plane Coordinate System, West Zone (2703).

Grant R. Alexander, P.L.S. 19051
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600 Gleeson Way
Sparks, NV 89431

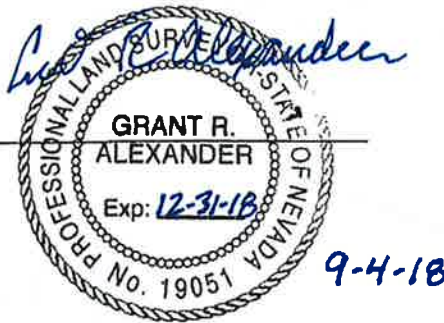
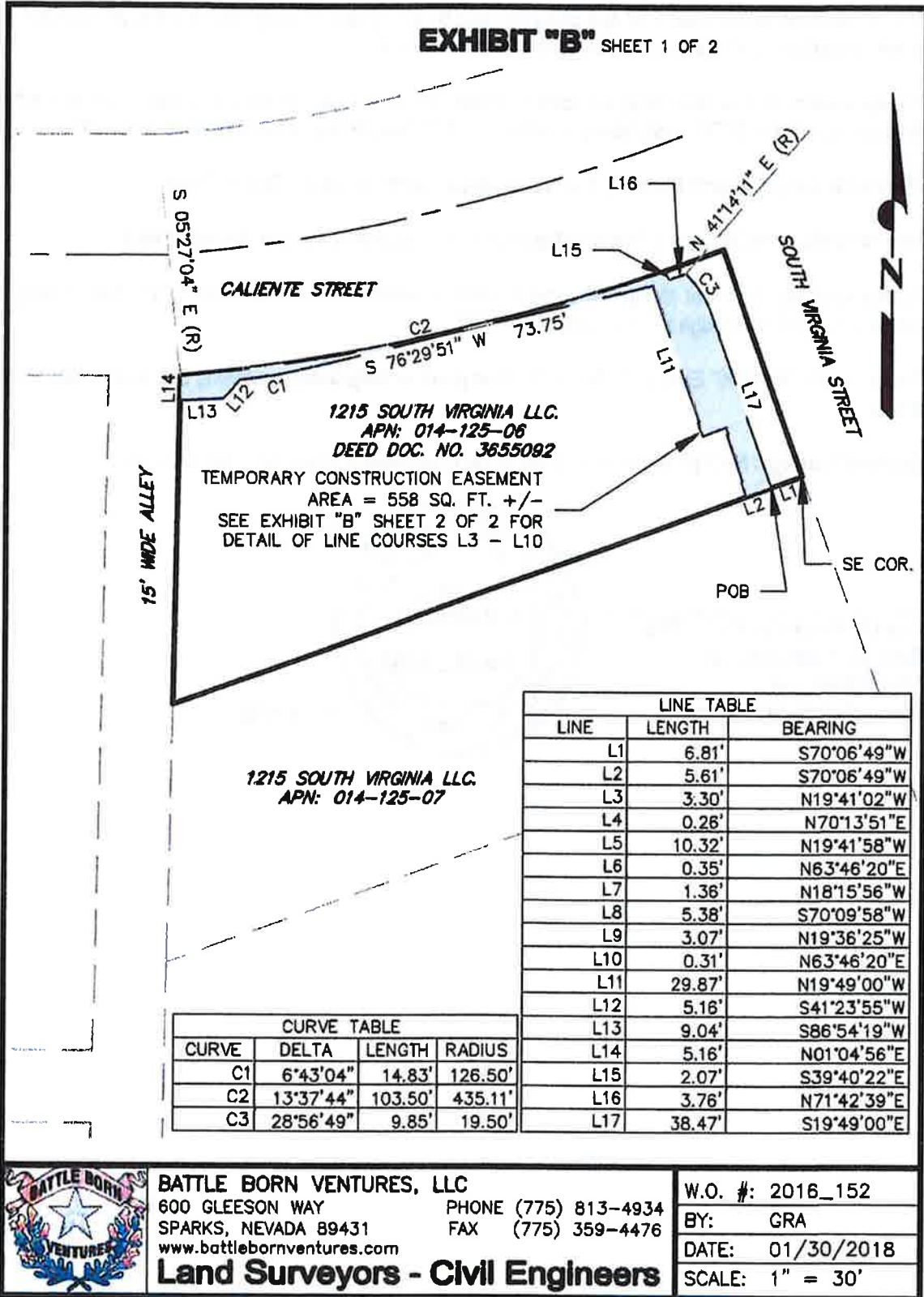


EXHIBIT "B" SHEET 1 OF 2



LINE TABLE		
LINE	LENGTH	BEARING
L1	6.81'	S70°06'49"W
L2	5.61'	S70°06'49"W
L3	3.30'	N19°41'02"W
L4	0.26'	N70°13'51"E
L5	10.32'	N19°41'58"W
L6	0.35'	N63°46'20"E
L7	1.36'	N18°15'56"W
L8	5.38'	S70°09'58"W
L9	3.07'	N19°36'25"W
L10	0.31'	N63°46'20"E
L11	29.87'	N19°49'00"W
L12	5.16'	S41°23'55"W
L13	9.04'	S86°54'19"W
L14	5.16'	N01°04'56"E
L15	2.07'	S39°40'22"E
L16	3.76'	N71°42'39"E
L17	38.47'	S19°49'00"E

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	6°43'04"	14.83'	126.50'
C2	13°37'44"	103.50'	435.11'
C3	28°56'49"	9.85'	19.50'



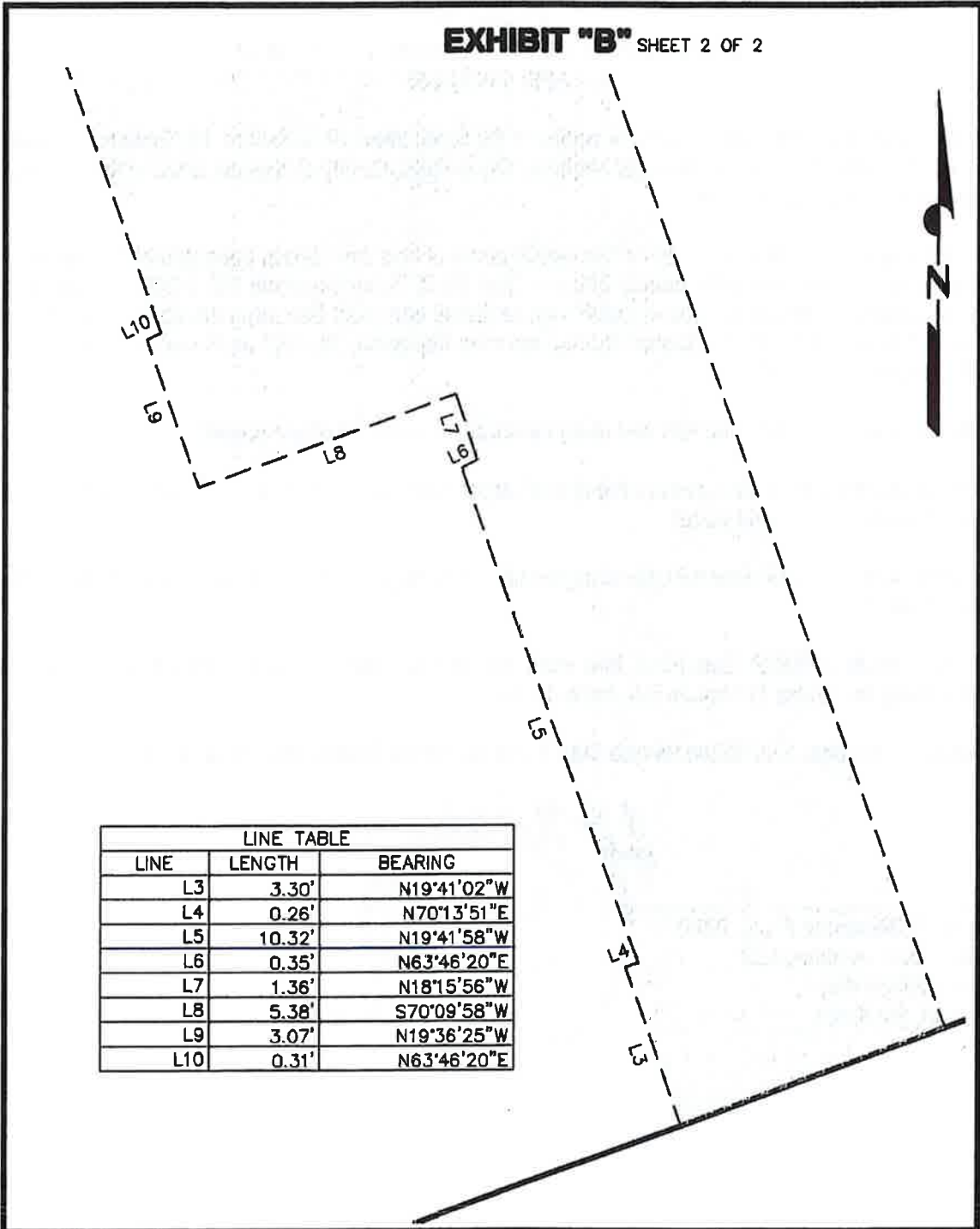
BATTLE BORN VENTURES, LLC
 600 GLEESON WAY
 SPARKS, NEVADA 89431
 www.battlebornventures.com

PHONE (775) 813-4934
 FAX (775) 359-4476

Land Surveyors - Civil Engineers

W.O. #: 2016_152
 BY: GRA
 DATE: 01/30/2018
 SCALE: 1" = 30'

EXHIBIT "B" SHEET 2 OF 2



LINE TABLE		
LINE	LENGTH	BEARING
L3	3.30'	N19°41'02"W
L4	0.28'	N70°13'51"E
L5	10.32'	N19°41'58"W
L6	0.35'	N63°46'20"E
L7	1.36'	N18°15'56"W
L8	5.38'	S70°09'58"W
L9	3.07'	N19°36'25"W
L10	0.31'	N63°46'20"E



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Land Surveyors - Civil Engineers

W.O. #: 2016_152
 BY: GRA
 DATE: 01/30/2018
 SCALE: 1" = 3'

EXHIBIT "A"
LEGAL DESCRIPTION OF PERMANENT EASEMENT
APN: 014-125-07

A permanent easement, situate within a portion of the South West 1/4 of Section 13, Township 19 North, Range 19 East, Mount Diablo Base and Meridian, City of Reno, County of Washoe, State of Nevada, more particularly described as follows:

Beginning at the south east corner of that certain parcel of land described in deed recorded in the official records of Washoe County Recorder's Office on May 30, 2008, as Document File # 3655092, said point being a point on the westerly line of South Virginia Street, said point also being the south east corner of Parcel 5 shown on the R. T. Vaughan Survey, recorded September 08, 1947 as Record of Survey Map # 25, Document File # 155732;

Thence South 70°06'49" West 6.87 feet along the south boundary line of said parcel;

Thence departing the south boundary line of said parcel, North 19°49'00" West 50.01 feet to a point on the north boundary line of said parcel;

Thence North 70°06'49" East 6.81 feet along the north boundary line of said parcel to the north east corner of said parcel;

Thence South 19°53'12" East 50.01 feet along the east boundary line of said parcel to the **point of beginning**, containing 342 square feet, more or less.

Basis of Bearings: NAD 83(94) Nevada State Plane Coordinate System, West Zone (2703).

Grant R. Alexander, P.L.S. 19051
Battle Born Ventures, LLC
600 Gleeson Way
Sparks, NV 89431

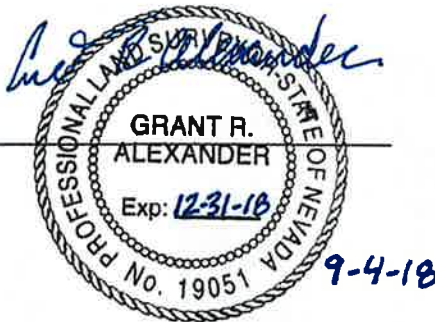
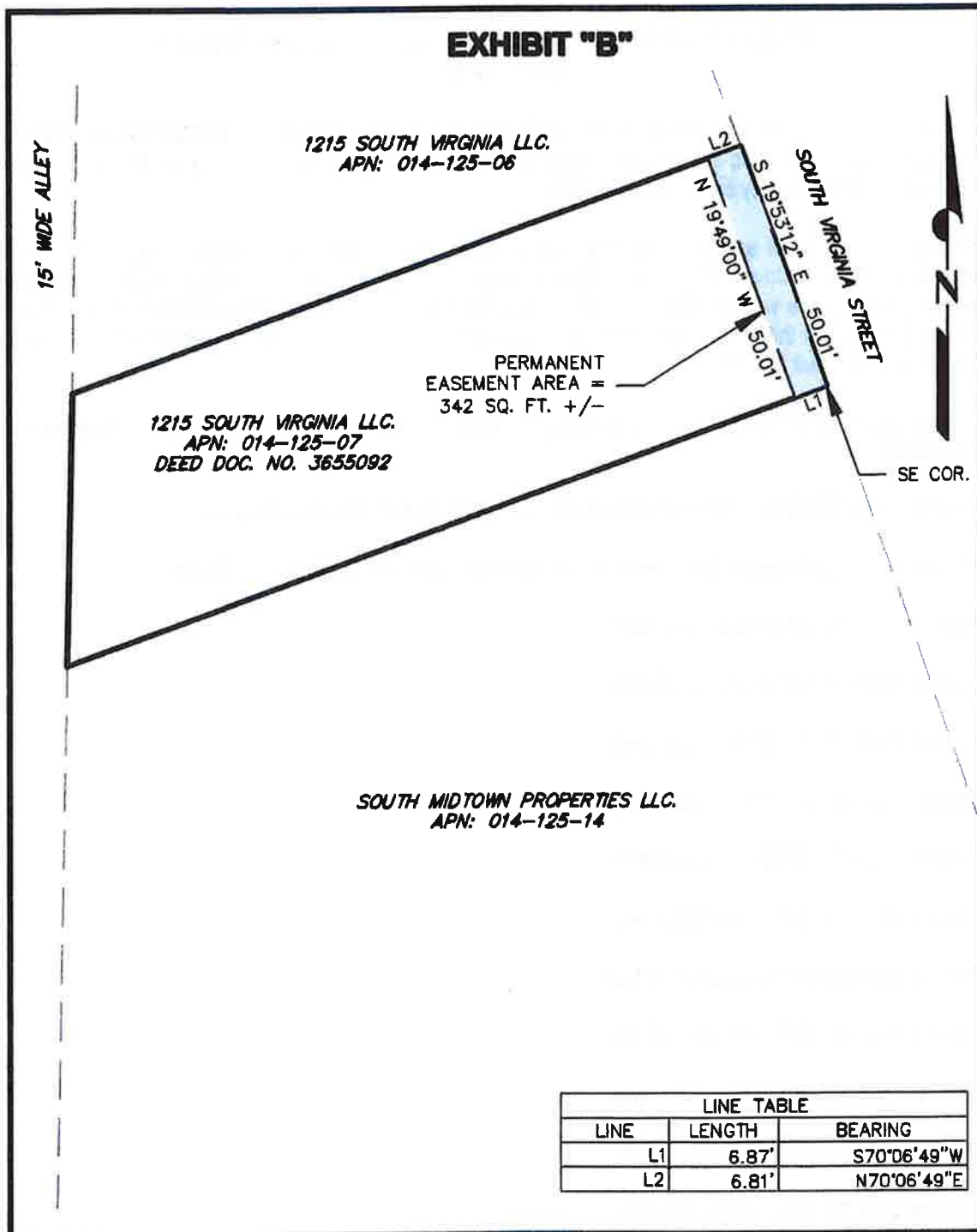


EXHIBIT "B"



1215 SOUTH VIRGINIA LLC.
APN: 014-125-06

1215 SOUTH VIRGINIA LLC.
APN: 014-125-07
DEED DOC. NO. 3655092

SOUTH MIDTOWN PROPERTIES LLC.
APN: 014-125-14

PERMANENT
EASEMENT AREA =
342 SQ. FT. +/-

15' WIDE ALLEY

SOUTH VIRGINIA STREET

SE COR.

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.87'	S70°06'49"W
L2	6.81'	N70°06'49"E



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W.O. #: 2016_152
BY: GRA
DATE: 01/31/2018
SCALE: 1" = 30'

EXHIBIT "A"
LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT
APN: 014-125-07

A temporary construction easement, situate within a portion of the South West 1/4 of Section 13, Township 19 North, Range 19 East, Mount Diablo Base and Meridian, City of Reno, County of Washoe, State of Nevada, more particularly described as follows:

Beginning at the south east corner of that certain parcel of land described in deed recorded in the official records of Washoe County Recorder's Office on May 30, 2008, as Document File # 3655092, said point being a point on the westerly line of South Virginia Street, said point also being the south east corner of Parcel 5 shown on the R. T. Vaughan Survey, recorded September 08, 1947 as Record of Survey Map # 25, Document File # 155732;

Thence South 70°06'49" West 6.87 feet along the south boundary line of said parcel to the true point of beginning;

Thence South 70°06'49" West 5.05 feet along the south boundary line of said parcel;

Thence departing the south boundary line of said parcel, North 19°18'09" West 1.58 feet;

Thence South 74°00'13" West 0.67 feet;

Thence North 20°18'36" West 2.12 feet;

Thence South 71°17'02" West 2.01 feet;

Thence North 20°21'55" West 2.10 feet;

Thence South 71°17'02" West 2.00 feet;

Thence North 18°06'47" West 6.12 feet;

Thence North 00°04'15" West 13.77 feet;

Thence North 39°37'52" West 12.40 feet;

Thence North 35°49'14" West 1.61 feet;

Thence North 21°03'56" West 6.00 feet;

Thence North 70°13'51" East 1.97 feet;

Thence North 19°58'52" West 2.06 feet;

Thence North 70°13'51" East 2.05 feet;

Thence North 20°13'39" West 2.23 feet;

Thence North 70°13'51" East 0.74 feet;

Thence North 19°53'32" West 1.52 feet to a point on the north boundary line of said parcel;

Thence North 70°06'49" East 4.94 feet along the north boundary line of said parcel;

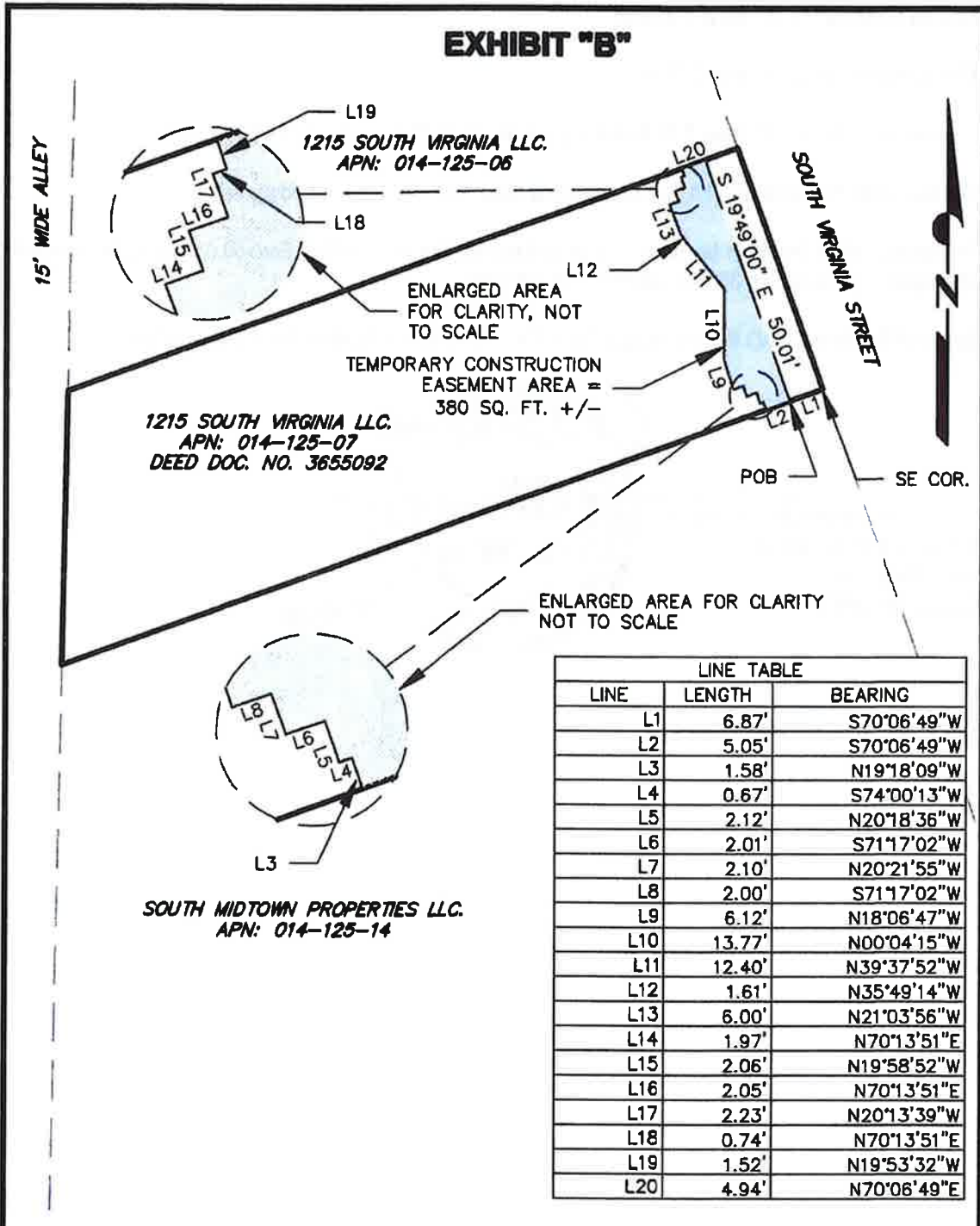
Thence departing the north boundary line of said parcel, South 19°49'00" East 50.01 feet to the true point of beginning, containing 380 square feet, more or less.

Basis of Bearings: NAD 83(94) Nevada State Plane Coordinate System, West Zone (2703).

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Sparks, NV 89431



EXHIBIT "B"



LINE TABLE		
LINE	LENGTH	BEARING
L1	6.87'	S70°06'49"W
L2	5.05'	S70°06'49"W
L3	1.58'	N19°18'09"W
L4	0.67'	S74°00'13"W
L5	2.12'	N20°18'36"W
L6	2.01'	S71°17'02"W
L7	2.10'	N20°21'55"W
L8	2.00'	S71°17'02"W
L9	6.12'	N18°06'47"W
L10	13.77'	N00°04'15"W
L11	12.40'	N39°37'52"W
L12	1.61'	N35°49'14"W
L13	6.00'	N21°03'56"W
L14	1.97'	N70°13'51"E
L15	2.06'	N19°58'52"W
L16	2.05'	N70°13'51"E
L17	2.23'	N20°13'39"W
L18	0.74'	N70°13'51"E
L19	1.52'	N19°53'32"W
L20	4.94'	N70°06'49"E

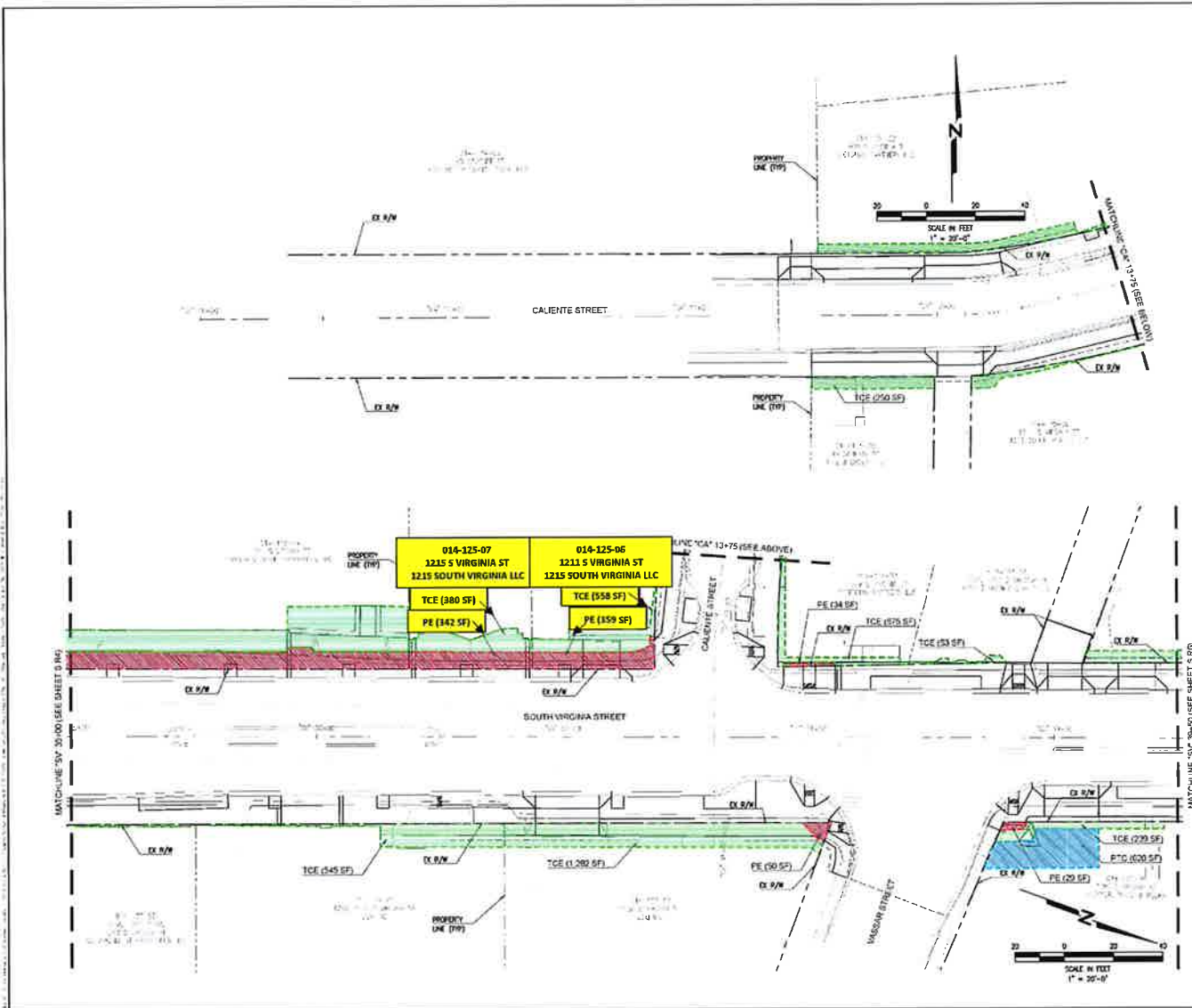


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W.O. #: 2016_152
 BY: GRA
 DATE: 01/30/2018
 SCALE: 1" = 30'

Land Surveyors - Civil Engineers

EXHIBIT B



LEGEND

	PERMANENT EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT
	PERMISSION TO CONSTRUCT
	RIGHT-OF-WAY ACQUISITION
	PERMANENT UTILITY DISCOUNT

ISSUED FOR GMP NOT FOR CONSTRUCTION DATE: 2-04-19



NCE
 1885 S Arlington Ave. Suite 111
 Reno, Nevada 89509
 (775) 329-4905 * Fax (775) 329-5008



VIRGINIA STREET BUS RAPID TRANSIT EXTENSION PROJECT PHASE 2

CLIENT
RTC REGIONAL TRANSPORTATION COMMISSION
 1105 TERMINAL WAY, SUITE 108 RENO, NV 89502
 PHONE (775) 348-0171

NO.	DATE	DESCRIPTION

This drawing is the property of NCE, is void of all permits and easements that may apply to any project. It is not to be used in any way without the express written consent of NCE. NCE is not responsible for any errors or omissions in this drawing. All dimensions are in feet unless otherwise noted. All dimensions are to the centerline of the easement or right-of-way unless otherwise noted. All dimensions are to the centerline of the easement or right-of-way unless otherwise noted.

SHEET TITLE

RIGHT OF WAY
 "SV" 35+00 TO "SV" 39+00
 "CA" 10+00 TO "CA" 15+00

DRAWING: **S.R5**

SHEET 10 OF 332