



Agenda
Economic Development Committee Meeting
Monday, October 24, 2022
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Committee Members: Chair Bricker and Members Hughes, Kesoju, Knight, Morasch, Potts, Spencer and Warner

Council Liaison: Jones
Council Alternate: Mayor Pro Tem Christensen

Staff Liaison: Wallner

Regular Meeting - 4:00 p.m.

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

Public Comments: Please limit public comments to 3 minutes.

Approval of Minutes: (Approved by Motion)

2022.09.28 Economic Development Committee Meeting Minutes

Business: (30 Minutes)

2. Proposed Purchase and Sale Agreement - N.W. Metal Fabricators, Inc. (Aaron Karlson)
 - Darin Arrasmith, Planner
3. Proposed Purchase and Sale Agreement - The LEMA Group, LLC (Luay Ailabouni) in the Horn Rapids Commercial Plaza
 - Darin Arrasmith, Planner
4. Future Meeting Dates - Discussion
 - Amanda Wallner, Economic Development Manager

Presentations: (10 Minutes)

Announcements: (3 Minutes)

Adjournment

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 10/24/2022

Agenda Category: Approval of Minutes

Prepared By:

Subject:

2022.09.28 Economic Development Committee Meeting Minutes

Department:

Development Services

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

1. 2022.09.28 Economic Development Committee Meeting Minutes draft



MINUTES
ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBERS – 625 SWIFT BLVD.
Wednesday, September 28, 2022 – 4:00 P.M.

CALL TO ORDER

Chairman Bricker called the meeting to order at 4 pm.

ATTENDANCE

Chairman Bricker, Vice-Chair Hughes, Committee Members Potts, Warner, and Knight

Member Spencer requested to be excused.

Also present were Development Services Director Jensen, Planner Arrasmith, Economic Development Manager Wallner, Economic Development Specialist Follett, and Administrative Assistant II Kirkpatrick.

APPROVAL OF AGENDA

Chairman Bricker presented the agenda for approval. There were no changes or additions.

COMMITTEE MEMBER WARNER MOVED AND COMMITTEE MEMBER HUGHES SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 5-0.

PUBLIC COMMENTS

Chairman Bricker opened the public comment period at 4:03 p.m. Having two members of the public present, Ginger Wireman, 2435 Michael Avenue, requested time to address the committee. Chairman Bricker accepted. The public comments period was closed at 4:06 pm.

APPROVAL OF MINUTES

1. July 25, 2022 Minutes

Chairman Bricker introduced the meeting minutes from July 25, 2022. There were no changes or discussion.

VICE-CHAIR HUGHES MOVED AND COMMITTEE MEMBER KNIGHT SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF JULY 25, 2022. MOTION PASSED 5-0.

ITEMS OF BUSINESS

2. Proposed Purchase and Sale Agreement – New Heights Church, 350 Thayer Drive

Chairman Bricker and committee member Warner recused themselves and left the council chamber while this item of business was discussed. Vice-Chair Hughes recognized Planner Arrasmith to present the staff report. After presenting Arrasmith answered questions from Committee member Hughes, Potts and Knight.

COMMITTEE MEMBER POTTS MOVED AND VICE-CHAIR HUGHES SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE RECOMMEND TO CITY COUNCIL APPROVAL OF PURCHASE AND SALE AGREEMENT WITH NEW HEIGHTS CHURCH, 350 THAYER. MOTION PASSED 3-0.

3. Proposed Land Surplus – A Portion of the Municipal Parking Lot Located at the Southwest Corner of Lee Boulevard and Jadwin Avenue

Chairman Bricker recognized Development Services Director Jensen to present the proposed land surplus. He explained what had taken place to have the encroachment occur and what current options there are. The preferred solution is to surplus and move forward in selling the property to the owner with certain criteria that would need to be met. At the conclusion of his presentation, he answered questions from committee members.

COMMITTEE MEMBER POTTS MOVED AND COMMITTEE MEMBER KNIGHT SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE RECOMMEND TO CITY COUNCIL APPROVE THE REQUEST FOR SURPLUS A PORTION OF THE MUNICIPAL PARKING LOT LOCATED AT THE SOUTHWEST CORNER OF LEE BOULEVARD AND JADWIN AVENUE. MOTION PASSED 5-0.

PRESENTATIONS

4. Economic Development Binder Update

Chairman Bricker recognized Development Services Specialist Follett to present the presentation. Mrs. Follett presented and went over each item that had been updated in the binder, also going over why they were updated.

ANNOUNCEMENTS

None

ADJOURNMENT

Chairman Bricker adjourned the meeting at 4:35 p.m.

Prepared by:

Carly Kirkpatrick, Administrative Assistant II

Mandy Wallner, Economic Development Manager

Brad Bricker, Chairman



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 10/24/2022

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

Proposed Purchase and Sale Agreement - N.W. Metal Fabricators, Inc. (Aaron Karlson)

Department:

Development Services

Recommended Motion:

The Economic Development Committee recommends approval of this project to the Richland City Council to authorize the City Manager to enter into a Purchase and Sale Agreement with N.W. Metal Fabricators, Inc. for the purchase of five acres in the Horn Rapids Industrial Park.

Summary:

NW Metal Fabricators, Inc. is proposing to purchase a five-acre property in the Horn Rapids Industrial Park for the development of a 12,000 square foot manufacturing and powder coating facility. The subject property is located along the west side of Polar Way and near the Logan Street intersection.

The company is currently located in Hermiston, Oregon and has been in business since 1986. The current number of employees is approximately 45 people. A powder coating division was added to their operations five years ago and they have seen significant growth in this sector with gross revenues reaching one million dollars this year. Over the past several years, NW Metal Fabricators has seen an increase in their customer base from the Tri-Cities region, creating the need to expand their business with a second facility at Horn Rapids, which is intended to be completed over two phases.

Phase One will be a 12,000 square-foot facility employing five to six people at start-up. Projected gross revenues are forecast to reach one million dollars in their first year of operation and their target customers will primarily be from the construction and irrigation industries. Phase Two will add a second 12,000 square foot facility and increase their total employment to 12 people. Phase Two is planned to be developed within three to five years after Phase One is operational.

This land sale is subject to a repurchase right if NW Metal Fabricators does not apply for building permits within eight months of closing of their Phase One facility and initiate construction within 18 months. The City also retains a repurchase right if NW Metal Fabricators does not initiate construction on their Phase Two facility within five years after the completion of Phase One. If Phase Two is not completed or is abandoned by the Purchaser, the City may repurchase one-half of the five-acre property since the 12,000 square foot Phase One facility would not justify the site density standard for the overall five-acre property.

To ensure that development progress is maintained by the purchaser, the repurchase right also requires that NW Metal Fabricators obtain building inspection approval for their plumbing, electrical, and mechanical installations within one year of initiating construction of the structure. If approval of these inspections is not received from the City's Building Department within the one-year time frame, the City may initiate repurchasing of the property.

The purchase price is \$65,000 per acre for the five-acre Horn Rapids property, amounting to estimated proceeds of \$325,000. The purchase price is consistent with the City of Richland's Resolution No. 101-21 which established

pricing within the Horn Rapids Industrial Park in August 2021. NW Metal Fabricators has also agreed to pre-pay an additional \$15,000 for road frontage improvements for the future extension of Logan Street along the north side of the five-acre property to be constructed by the City, amounting to an overall purchase price of \$340,000.

Fiscal Impact: The purchase price is \$340,000 for the 5-acre property – which will be deposited into the City’s Industrial Development Fund.

Attachments:

1. LOI - Polar Way property
2. Site Map
3. Record Survey No. 5693

October 5, 2022

Dear Mr. Arrasmith:

I am submitting this letter of intent to purchase 5 acres of property on Polar Way, directly south of the State of Washington Readiness Center to build a powder coating facility. The property is currently owned by the City of Richland.

My current business is NW Metal Fabricators located in Hermiston, Oregon. I own 25% of the business with the remainder owned by my parents. The business was started in 1986 and currently has approximately 45 employees. Five years ago I started a powder coating division within the company. That division has significantly grown each year and will be approaching \$1m in gross revenues this year. During the last five years I have seen an increase in our customer base from the Tri-Cities region and I feel like it is the right time to expand and open a second location in the Tri-Cities. The existing powder coating businesses in Tri Cities are densely located geographically in Pasco/East Kennewick and I believe the location in Horn Rapids would be ideal for a new facility to thrive.

I propose to build a powder coating facility on this parcel in two phases. The initial phase would be approximately a 12,000 sq. ft. building that would consist of a powder coating facility and offices. The building would include equipment to sandblast, spray powder, and cure (bake) the finished product. I anticipate the facility will employ 5-6 individuals at start up and increase to 10-12 within the first three years of operations. I forecast that gross revenues to be approximately \$1m in its first full year of operations. This initial facility will be targeted towards high volume repetitive powder coating products commonly used in industries like construction and irrigation.

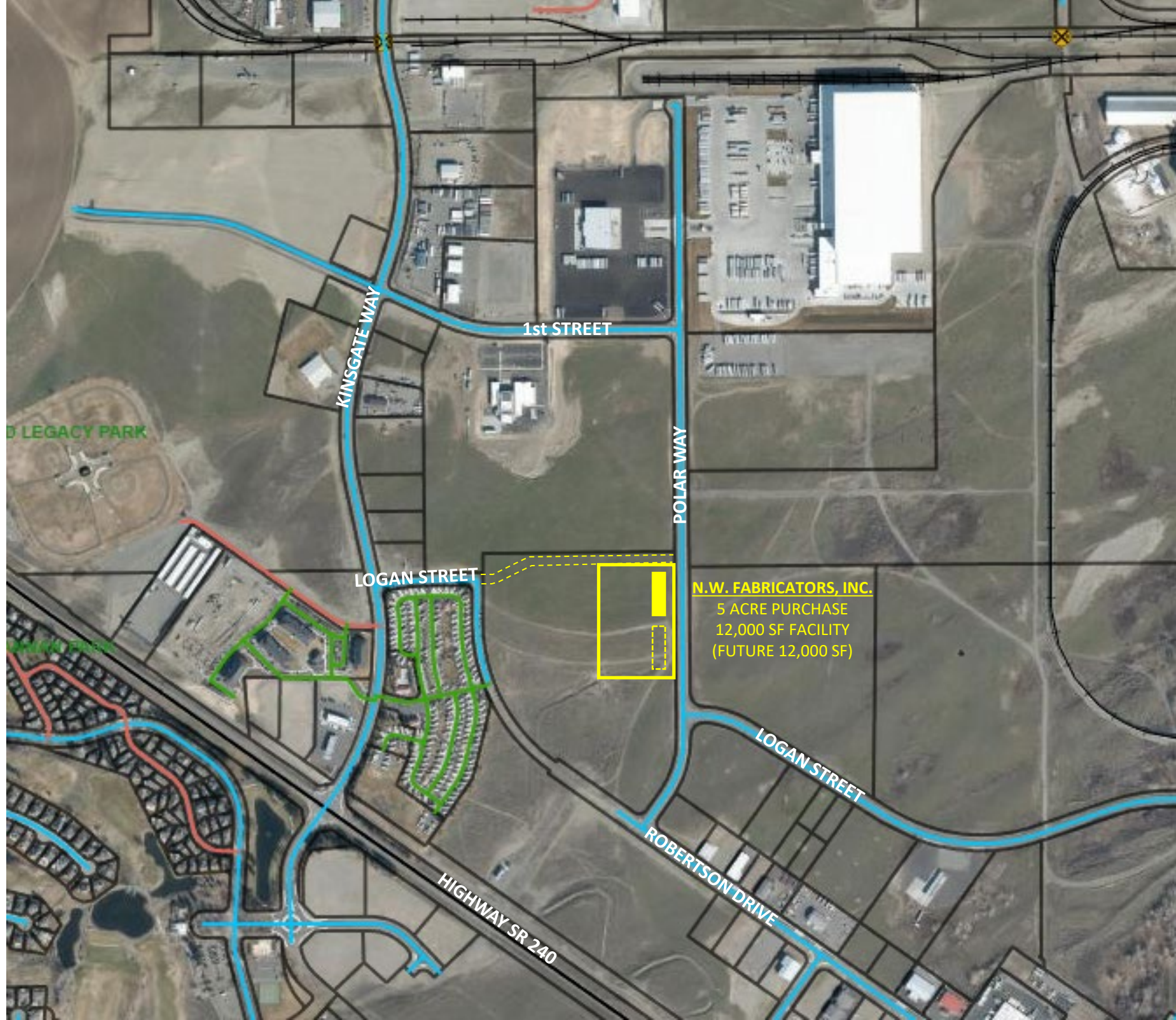
In phase two I intend to construct an addition to the building that will double the size of the powder coating facility and will be more automated to handle powder coating needs for higher volume manufacturers. A powder coating facility used for manufacturing purposes includes additional equipment such as a chemical wash station and more ovens to handle the increased volume. I anticipate phase two to occur 3-5 years after phase 1 is operational.

The proposed purchase price for the parcel is \$65,000 per acre, totaling approximately \$325,000. I understand that the purchase and sale agreement still need to be negotiated and reviewed and that this transaction requires Council approval in order to move forward.

This letter of intent does not and is not intended to contractually bind the parties, and is only an expression of interest. This letter does not bind either party contractually.

Sincerely,

Aaron Karlson – General Manager



KINGSGATE WAY

1st STREET

POLAR WAY

LOGAN STREET

N.W. FABRICATORS, INC.
5 ACRE PURCHASE
12,000 SF FACILITY
(FUTURE 12,000 SF)

LOGAN STREET

ROBERTSON DRIVE

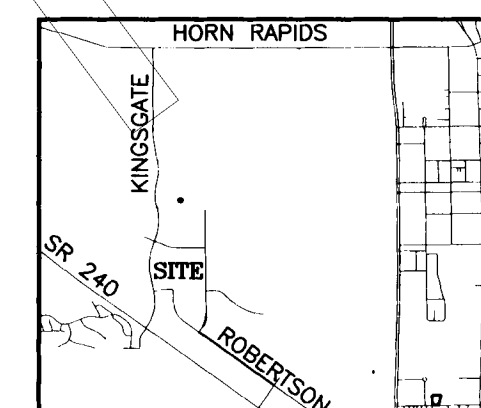
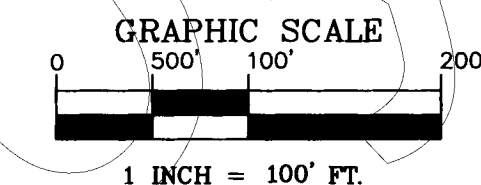
HIGHWAY SR 240

D LEGACY PARK

RECORD OF SURVEY NO. 5693

PREPARED FOR
CITY OF RICHLAND
PORTIONS OF THE SE1/4 OF SECTION 21 & NE1/4 OF SECTION 28,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

21 122
28 127
FOUND STONE
W/X-MARK

VICINITY MAP
NTS

CITY OF RICHLAND
PARCEL NO.
128081000002022

DJCD PROPERTIES LLC
AF#2017-033117
PARCEL NO.
128081000002018

AUDITOR'S CERTIFICATE

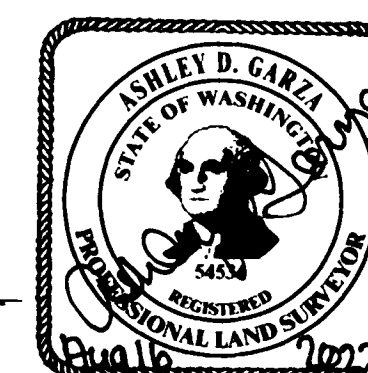
FILED FOR RECORD THIS 17th DAY OF August, 2022 A.D. AT 43 MINUTES
PAST 9 A.M., AND RECORDED IN VOLUME 21 OF SURVEYS, PAGE 5693
AT THE REQUEST OF ASHLEY D. GARZA.

BENTON COUNTY AUDITOR Brenda Chilton By Vicki Bourbon - Deputy
FEE NO. 2022-027127

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
REQUEST OF THE CITY OF RICHLAND IN MAY 2022.

Ashley D. Garza 8/16/2022
ASHLEY D. GARZA DATE
CERTIFICATE NO. 54534



**PERMIT
SURVEYING
NC**

2245 Robertson Drive
Richland, Washington 99354

Office 509-375-4123
Fax 509-371-0999

DATE: 06/07/22
SCALE: 1"=100'
DRAWN BY: ADG
APPROVED BY: ADG
PROJECT: 22058

SHEET 1 OF 2

LOT 1 ROS 4852
STATE OF WASHINGTON MILITARY DEPARTMENT
PARCEL NO.
121084000006005

S89°22'08"W 1078.93' {1079.03'}

RESERVED FOR FUTURE LOGAN STREET EXTENSION

N89°22'08"E 2535.21'
2534.98'

N89°22'08"E
395.97'
{396.00'}

10' PROPOSED
UTILITY EASEMENT

10' PROPOSED
UTILITY EASEMENT

PARCEL A
5 ACRES

PARCEL B
24.32 ACRES

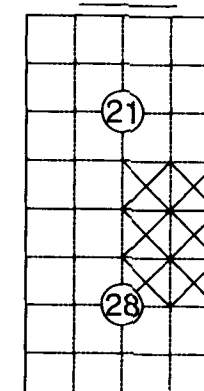
TRACT 1
ROS 2515

{L=928.59, R=970.09
Δ=54°50'40"}
L=928.51, R=970.00
Δ=54°50'42"

LOT 2 ROS 4852
CITY OF RICHLAND
PARCEL NO. 128081000002006
29.58 ACRES
1,288,590 SQ FT

PARCEL A
BLA DEED
AF#2019-006385
PARCEL NO.
128081BP5168016

INDEX



SURVEYOR'S NOTES

1. DATE OF SURVEY/MONUMENTS VISITED: MAY 19 2022.
2. BASIS OF BEARING: NAD83(11) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000089616 TO ACHIEVE GROUND DISTANCES. LEGAL DESCRIPTION, REFERENCE SURVEY AND SQUARE FOOTAGE ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999910392 TO ACHIEVE SURVEYED GRID DISTANCES.
4. {} {} GROUND DISTANCES.
5. EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
6. FOUND 3" BRASS CAP IN MONUMENT CASE
7. FOUND 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
8. SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 54534"
9. CALCULATED POINT, NOT FOUND OR SET
10. REFERENCE SURVEY RECORD OF SURVEY NUMBER 4852, AFN:2017-010127

RECORD OF SURVEY NO. 5693

PREPARED FOR

CITY OF RICHLAND

PORTIONS OF THE SE1/4 OF SECTION 21 & NE1/4 OF SECTION 28,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

DESCRIPTION-PARENT

PARCELOF THE SOUTHEAST QUARTER OF SECTION 21 AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 89°22'08" WEST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 2535.21 FEET TO THE EAST LINE OF TRACT 2 AS DEPICTED ON THAT RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS, PAGE 2515, RECORDS OF SAID COUNTY AND STATE; THENCE SOUTH 00°32'00" EAST ALONG THE EAST LINE THEREOF 19.63 FEET; THENCE LEAVING SAID EAST LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 02°46'14" EAST 1766.45 FEET, THROUGH A CENTRAL ANGLE OF 02°44'54" AND AN ARC LENGTH OF 84.73 FEET; THENCE NORTH 89°58'40" EAST 240.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°02'46" EAST 10.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY MARGIN OF A PUBLIC ROAD KNOWN AS ROBERTSON DRIVE; THENCE CONTINUING SOUTH 00°02'46" EAST ALONG SAID EAST RIGHT-OF-WAY MARGIN 258.99 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 54°50'42" HAVING A RADIUS OF 970.09 FEET AND AN ARC LENGTH OF 928.59 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY MARGIN SOUTH 54°53'28" EAST 522.16 FEET; THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'32" HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 78.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY MARGIN OF A PUBLIC ROAD KNOWN AS POLAR WAY, DEDICATED PER CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673, RECORDS OF SAID COUNTY AND STATE; THENCE NORTH 35°06'00" EAST ALONG SAID WEST RIGHT-OF-WAY MARGIN 153.52 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35°37'11" HAVING A RADIUS OF 500.04 FEET AND AN ARC LENGTH OF 310.87 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY MARGIN NORTH 00°31'11" WEST 1052.31 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY MARGIN AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21 SOUTH 89°22'08" WEST 1079.00 FEET; THENCE SOUTH 00°02'46" EAST 108.09 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 29.58 ACRES.

DESCRIPTION-PARCEL A

New Parcel A

A PORTION OF LOT 2 OF RECORD SURVEY 4852, ACCORDING TO THE SURVEY THEREOF, RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4852, RECORDED UNDER AUDITOR'S FILE NUMBER 2017-010127, RECORDS OF BENTON COUNTY, WASHINGTON, LYING IN THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY MARGIN OF A PUBLIC ROAD KNOWN AS POLAR WAY, BEING 80.00 FEET WIDE, ESTABLISHED PER CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE ALONG SAID WEST RIGHT-OF-WAY MARGIN SOUTH 00°31'11" EAST 100.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°31'11" EAST ALONG THE WEST RIGHT-OF-WAY MARGIN THEREOF 550.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY MARGIN AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21 SOUTH 89°22'08" WEST 396.00 FEET; THENCE NORTH 00°31'11" WEST 550.00 FEET; THENCE NORTH 89°22'08" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 FOR 396.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 5.00 ACRES MORE OR LESS

DESCRIPTION-PARCEL B

NEW PARCEL B

A PORTION OF LOT 2 OF RECORD SURVEY 4852, ACCORDING TO THE SURVEY THEREOF, RECORDED IN VOLUME 1 OF SURVEYS, PAGE 4852, RECORDED UNDER AUDITOR'S FILE NUMBER 2017-010127, RECORDS OF BENTON COUNTY WASHINGTON LYING IN THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 21 AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°03'34" EAST ALONG THE WEST LINE THEREOF 108.09 FEET; THENCE SOUTH 00°02'46" EAST 10.00 FEET TO EAST RIGHT-OF-WAY MARGIN OF A PUBLIC ROAD KNOWN AS ROBERTSON DRIVE, BEING 60.00 FEET WIDE, ESTABLISHED PER CITY OF RICHLAND ORDINANCE 29-98, RECORDED UNDER AUDITOR'S FILE NUMBER 2007-022732, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE CONTINUING SOUTH 00°02'46" EAST ALONG SAID EAST RIGHT-OF-WAY MARGIN 258.99 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 54°50'42" HAVING A RADIUS OF 970.09 FEET AND AN ARC LENGTH OF 928.59 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ROBERTSON DRIVE; THENCE NORTH 35°06'32" EAST 20.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID ROBERTSON DRIVE EXPANSION BEING 100.00 FEET WIDE, ESTABLISHED PER CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY MARGIN SOUTH 54°53'28" EAST 522.16 FEET; THENCE ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'32" HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 78.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY MARGIN OF A PUBLIC ROAD KNOWN AS POLAR WAY, BEING 80.00 FEET WIDE, ESTABLISHED PER SAID CITY OF RICHLAND ORDINANCE 07-15; THENCE NORTH 35°06'00" EAST ALONG SAID WEST RIGHT-OF-WAY MARGIN 133.62 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY MARGIN AND ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 35°37'11" HAVING A RADIUS OF 500.04 FEET AND AN ARC LENGTH OF 310.87 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY MARGIN NORTH 00°31'11" WEST 402.30 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY MARGIN AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21 SOUTH 89°22'08" WEST 396.00 FEET; THENCE NORTH 00°31'11" WEST 550.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21 NORTH 89°22'08" EAST 396.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SAID POLAR WAY; THENCE NORTH 00°31'11" WEST 100.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY MARGIN AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 21 SOUTH 89°22'08" WEST 1079.03 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 24.32 ACRES MORE OR LESS.

AUDITOR'S CERTIFICATE

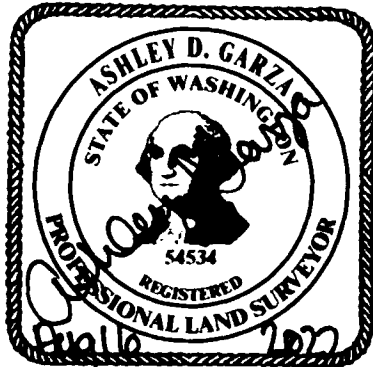
FILED FOR RECORD THIS 17th DAY OF August, 2022 A.D. AT 43 MINUTES PAST 9 A.M., AND RECORDED IN VOLUME 51 OF SURVEYS, PAGE 5693 AT THE REQUEST OF ASHLEY D. GARZA.

BENTON COUNTY AUDITOR Brenda Chilton By Vicki Bourbon- Deputy
FEE NO. 2022-027127

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY OF RICHLAND IN MAY 2022.

Ashley D. Garza DATE 8/16/2022
ASHLEY D. GARZA, 54534
CERTIFICATE NO. 64534



PERMIT SURVEYING NC 2245 Robertson Drive Richland, Washington 99354	DATE: 06/07/22
	SCALE: NONE
	DRAWN BY: ADG
	APPROVED BY: ADG
	PROJECT: 22058
Office 509-375-4123 Fax 509-371-0999	SHEET 2 OF 2



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 10/24/2022

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

Proposed Purchase and Sale Agreement - The LEMA Group, LLC (Luay Ailabouni) in the Horn Rapids Commercial Plaza

Department:

Development Services

Recommended Motion:

The Economic Development Committee recommends to the Richland City Council to authorize the City Manager to enter into a Purchase and Sale Agreement with LEMA Group, LLC for the purchase of 1.5 acres in the Horn Rapids Commercial Plaza.

Summary:

LEMA Group, LLC, owned by two local physicians, is proposing to purchase a 1.5-acre property in the Horn Rapids Commercial Plaza located along the north side of Clubhouse Lane for the development of a multi-tenant building to be the location of an urgent care center, Social Services office, and pharmacy, along with additional tenant space.

The development will be approximately 18,560 square feet in size, and will employ approximately 15 to 20 people. Investment in the development of their medical facility is anticipated to be two million dollars.

LEMA Group will begin construction on their facility within six months of closing on the land sale and they expect to complete the project within twelve months from the start of construction.

The City will retain a repurchase right if LEMA Group has not submitted an application for approval of building plans to the City within eight months of closing, and if construction of the building has not commenced within 18 months of closing. The City also retains a repurchase right if LEMA Group delays or abandons their project after construction has started. To ensure that development progress is maintained by the purchaser, the repurchase right also requires that LEMA Group obtain building inspection approval for their plumbing, electrical, and mechanical installations within one year of initiating construction of the structure. If approval of these inspections is not received from the City's Building Department within that one-year time frame, the City may initiate repurchasing of the property.

The purchase price for the property is \$4.60 per square foot, for a total purchase price of \$300,564 for the 1.5-acre property.

Fiscal Impact:

The purchase price is \$300,564 for the 1.5-acre property – which will be deposited into the City's Industrial Development Fund.

Attachments:

1. Letter of Intent
2. Development Plan
3. Site Map
4. EXHIBIT A - Short Plat No. 3700

**LEMA Group LLC
Letter of Intent**

To: The City of Richland
625 Swift Blvd
Richland WA 99352

From: LEMA Group LLC
1169 Pinto Loop
Richland WA 99352

Date: Aug 18, 2022

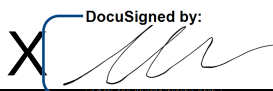
RE: Horn Rapids Commercial Property

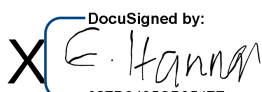
LEMA Group LLC is interested in the commercial lots in the Horn Rapids residential area of Richland. The lots are located off Kingsgate and Clubhouse Lane in Richland. The terms and conditions of which are outlined below.

1. **Lot Interest:** Lot 3 on the attached plat.
 - a. 1.5 acre site; Clubhouse Lane
 - b. \$4.60 per square foot. Total of 1.5 acres.
 - c. Hwy 240 frontage
 - d. C1 zoning
2. **Purchase:** Buyer will enter into an agreement with Seller at listed purchase price:
 - a. \$4.60 Per sq ft.
 - b. 1.5 acres, 65,340 sq ft.
 - c. Total Sales Price of \$300,564.00
3. **Financing:** A combination of private and traditional financing will be used to acquire and develop the property and business.

A formal contract will be created once this LOI has been accepted.

Sincerely,


7167C4B3522B49E...
Luay Ailabouni
LEMA Group LLC


827D0425C92547F...
Elhami Hannan
LEMA Group LLC

**Supplemental Information Request
For Purchase Proposals of City-Owned Property**

1. Details of use:

- a. Buyer intends to construct a Multi Use Strip Mall to house;
 - i. Urgent Care center. This clinic would work with the local Hospitals and offer services to the surrounding areas.
 - ii. Social Services office.
 - 1. To be leased by local Doctor for counselling services.
 - iii. Pharmacy
 - 1. To work as a store alone Pharmacy as well as in conjunction with the Urgent Care facility.
 - iv. Primary Care Offices
 - 1. This will be owned and operated by the owners.
 - v. Additional tenant spaces to be leased as this project continues.

2. Proposed users:

- a. This will be owned and operated by local doctors.

3. Potential tenants:

- a. None, as this will be owned and operated by the owners.

4. Projected Sales Tax:

- a. It is anticipated this project would employ approximately 15-20 people within the business located in the building.

5. Long term tenants:

- a. None as this will be owned and operated by the owners.

6. Building Sq Ft:

- a. Approximately 10,000 SF

7. Estimated value:

- a. Aside from the land price, we estimate the value of the proposed investment to be close to \$2 million.

8. Construction start date:

- a. We plan to begin construction within 3-6 months of closing on the land.

9. Construction completion:

- a. Once started, the project is expected to be completed within 9-12 months from the construction start date.

10. Phases:

- a. No plans to phase the project.

11. Phase Value:

- a. No plans to phase the project.

12. Feasibility studies:

- a. Not indicated in this case.

13. Development guarantees:

- a. CMS builders will provide their guarantees.

14. Financial Endorsement:

- a. Letter of endorsement will be provided.

15. Site plan and renderings:

- a. CMS builders LLC will provide Illustrations, see attached. (only initial ideas, plans to come)

16. Purchaser:

- a. We are people who work, live and service this area for the last 15 years and we wish to continue to serve and invest in this community.

17. Legal entity:

- a. Will be submitting the LLC/partnership agreement to the City.

18. Similar Projects:

- a. CMS Builders:
 - i. Cadwell Labs
 - ii. Cadwell Dental
 - iii. Lifequest and Tri City Court Club Waterpark additions
 - iv. Marsh Queensgate Strip mall
 - v. KS Kingsgate Manufacturing
 - vi. MOHR Test and Measurement LLC

19. Market and feasibility study:

- a. No study currently.



3	PROPOSED PARKING
4	PROPOSED DRIVE-THRU LANES
5	PROPOSED TRASH ENCLOSURE
6	PROPOSED AMBULANCE LOADING AREA
7	PROPOSED AMBULANCE TURNAROUND

LEGAL DESCRIPTION: SHORT PLAT NO. 3700
PORTION OF SECTION 28, TOWNSHIP 10 NORTH
RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY
OF RICHLAND, BENTON COUNTY, WASHINGTON

ADDRESS: CLUBHOUSE LANE
RICHLAND, WA 99353

LEGAL ACRES: 6.90 ACRES

BUILDING A = 31,500 SF +/-
BUILDING B = 1,600 SF +/-
BUILDING C = 10,000 SF +/-
BUILDING D = 33,000 SF +/-
BUILDING E = 18,586 SF +/-



LEMA GROUP, LLC
1.5 ACRE PURCHASE
18,500 SF FACILITY

SHORT PLAT NO. 3700

PREPARED FOR
THE CITY OF RICHLAND
PORTION OF SECTION 28,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

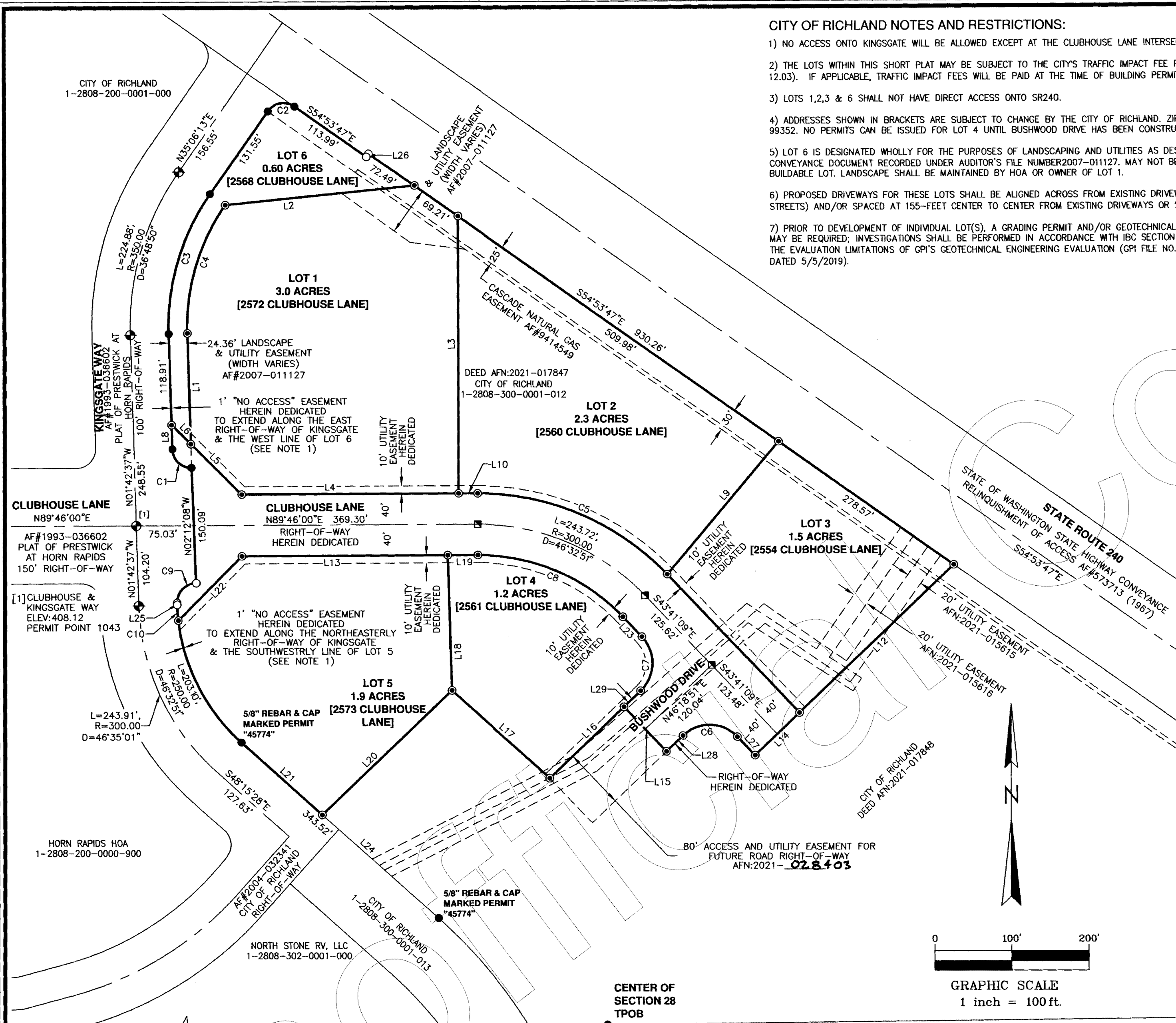
CITY OF RICHLAND NOTES AND RESTRICTIONS:

- 1) NO ACCESS ONTO KINGSGATE WILL BE ALLOWED EXCEPT AT THE CLUBHOUSE LANE INTERSECTION.
- 2) THE LOTS WITHIN THIS SHORT PLAT MAY BE SUBJECT TO THE CITY'S TRAFFIC IMPACT FEE PROGRAM (RMC 12.03). IF APPLICABLE, TRAFFIC IMPACT FEES WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 3) LOTS 1,2,3 & 6 SHALL NOT HAVE DIRECT ACCESS ONTO SR240.
- 4) ADDRESSES SHOWN IN BRACKETS ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. ZIP CODE: 99352. NO PERMITS CAN BE ISSUED FOR LOT 4 UNTIL BUSHWOOD DRIVE HAS BEEN CONSTRUCTED.
- 5) LOT 6 IS DESIGNATED WHOLLY FOR THE PURPOSES OF LANDSCAPING AND UTILITIES AS DESIGNATED IN CONVEYANCE DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2007-011127. MAY NOT BE USED AS A BUILDABLE LOT. LANDSCAPE SHALL BE MAINTAINED BY HOA OR OWNER OF LOT 1.
- 6) PROPOSED DRIVEWAYS FOR THESE LOTS SHALL BE ALIGNED ACROSS FROM EXISTING DRIVEWAYS (OR STREETS) AND/OR SPACED AT 155-FOOT CENTER TO CENTER FROM EXISTING DRIVEWAYS OR STREETS.
- 7) PRIOR TO DEVELOPMENT OF INDIVIDUAL LOT(S), A GRADING PERMIT AND/OR GEOTECHNICAL INVESTIGATION MAY BE REQUIRED; INVESTIGATIONS SHALL BE PERFORMED IN ACCORDANCE WITH IBC SECTION 1803. SEE THE EVALUATION LIMITATIONS OF GPI'S GEOTECHNICAL ENGINEERING EVALUATION (GPI FILE NO. PU20041A, DATED 5/5/2019).

Line Table		
Line #	Length	Direction
L1	144.58	N01°42'37"W
L2	247.60	N84°13'19"E
L3	360.44	S00°00'03"E
L4	282.18	N89°46'00"E
L5	93.16	S45°14'00"E
L6	35.37	S45°14'00"E
L8	31.50	N01°42'37"W
L9	225.36	N40°09'36"E
L10	24.63	N89°46'00"E
L11	249.10	S43°41'09"E
L12	278.22	S46°18'51"W
L13	267.64	N89°46'00"E
L14	80.00	S46°18'51"W
L15	80.00	S43°44'16"E

Line Table		
Line #	Length	Direction
L16	133.95	N46°18'51"E
L17	170.67	S48°15'28"E
L18	176.45	S01°42'37"E
L19	39.17	N89°46'00"E
L20	233.32	N46°18'51"E
L21	141.17	S48°15'28"E
L22	118.06	N44°46'00"E
L23	35.62	S43°41'09"E
L24	202.36	S48°15'28"E
L25	2.43	N01°42'37"W
L26	5.00	N35°06'13"E
L27	33.48	S43°41'09"E
L28	30.00	N46°18'51"E
L29	30.07	N46°18'51"E

Curve Table					
Curve #	Length	Radius	Delta	Ch. Bearing	Ch. Distance
C1	38.63	25.00	88°31'23"	S45°58'18"E	34.90
C2	39.27	25.00	90°00'00"	S80°06'13"W	35.36
C3	192.76	300.00	36°48'50"	S16°41'48"W	189.46
C4	176.61	275.64	36°42'38"	S16°37'26"W	173.60
C5	276.22	340.00	46°32'51"	S66°57'34"E	268.68
C6	78.54	50.00	90°00'00"	N88°41'09"W	70.71
C7	78.54	50.00	90°00'00"	N1°18'51"E	70.71
C8	211.23	260.00	46°32'51"	N66°57'34"W	205.46
C9	39.91	25.00	91°28'42"	S44°01'44"W	35.81
C10	20.50	250.00	4°41'57"	S4°03'35"E	20.50



SURVEYOR'S NOTES

1. DATE OF SURVEY/MONUMENTS VISITED: JULY 2017, AUGUST 2018.
2. BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999905409 TO ACHIEVE SURVEYED GRID DISTANCES. GRID DISTANCES WERE MULTIPLIED BY A COMBINED SCALE FACTOR OF 1.000094599 TO ACHIEVE GROUND DISTANCES AND PROJECTED AT MONUMENT [1].
4. EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
5. PRIMARY CONTROL POINTS: POINT 1574 AND POINT 1572, CITY OF RICHLAND SURVEY CONTROL NETWORK.
6. REFERENCE SURVEY RECORD OF SURVEY 4000, AUDITOR'S FILE NUMBER 2009-016240.
7. [] STREET ADDRESS.

MONUMENT LEGEND

- FOUND 3" BRASS CAP IN MONUMENT CASE
- FOUND 5/8" REBAR STAMPED PERMIT SURVEYING P.L.S. #32445, UNLESS OTHERWISE NOTED.
- CALCULATED POINT, NOT FOUND OR SET
- SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 54534"
- SET 2.5" BRASS CAP IN MONUMENT CASE 54534"

AUDITOR'S CERTIFICATE

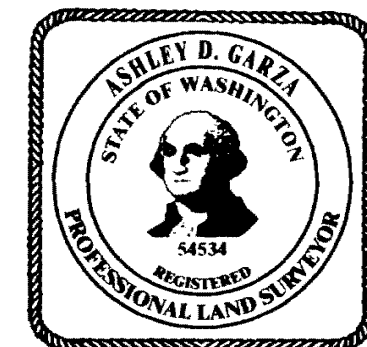
FILED FOR RECORD THIS 30 DAY OF June, 2021 AT 17 MINUTES PAST 11 A.M., AND RECORDED IN BOOK 1 OF SHORT PLATS, PAGE 3700 AT THE REQUEST OF ASHLEY D. GARZA.

BENTON COUNTY AUDITOR *Brenda Chilton By Vidurbowin*
FEE NO. 2021-030938

SURVEYOR'S CERTIFICATE

I, ASHLEY D. GARZA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

Ashley D. Garza
ASHLEY D. GARZA
CERTIFICATE NO. 54534



PERMIT SURVEYING NC
2245 Robertson Drive
Richland, Washington 99354
Office 509-375-4123
Fax 509-371-0999

DATE:	06/10/21
SCALE:	1"=100'
DRAWN BY:	ADG
APPROVED BY:	ADG
PROJECT:	17100
SHEET 1 OF 2	

2021-030938 B. 01 P. 3700 SP
Garza Surveying, Inc. Office
Benton County, Washington
1-2808-300-0000-900

SHORT PLAT NO. **3700**

PREPARED FOR
THE CITY OF RICHLAND
PORTION OF SECTION 28,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2021. PARCEL NO. 128083000001012

Kenneth Spencer by [Signature]
BENTON COUNTY TREASURER

6-29-2021
DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON.

[Signature]
ENGINEER, CITY OF RICHLAND

6/23/2021
DATE

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THAT THE RIGHTS-OF-WAY LABELED AS CLUBHOUSE LANE AND BUSHWOOD DRIVE AND THE EASEMENTS ON THE SHORT PLAT ARE HEREBY GRANTED AND DEDICATED FOR THE USES AS SHOWN THEREON.

CITY OF RICHLAND
[Signature] (Acting)
JON AMUNDSON, INTERIM CITY MANAGER

6/28/2021
DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF BENTON

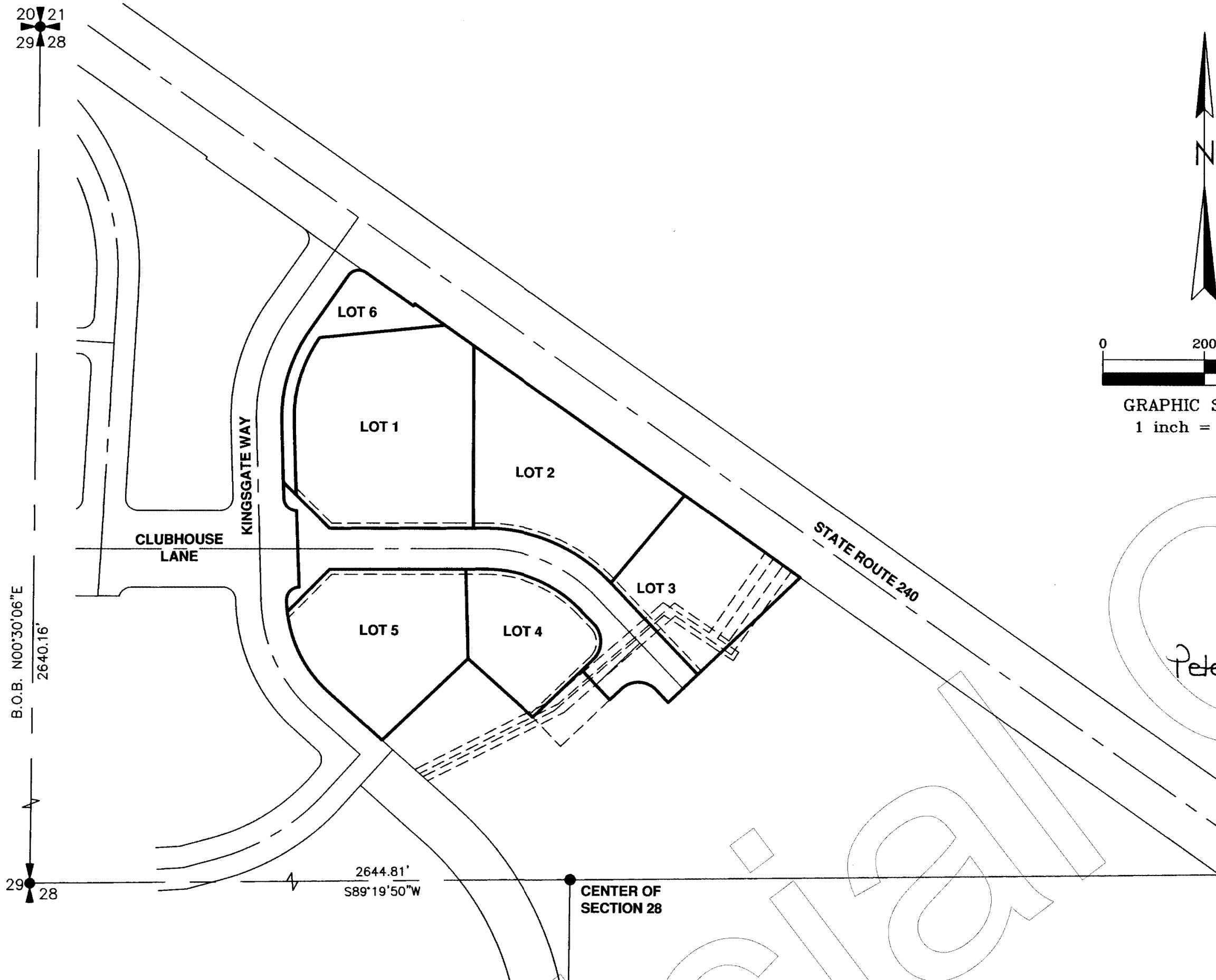
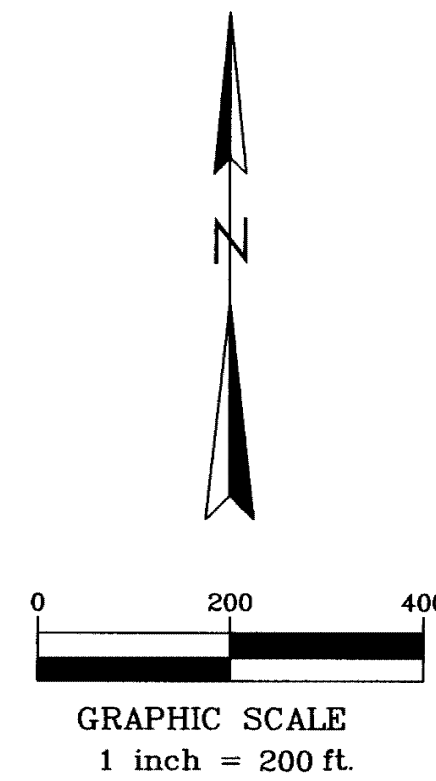
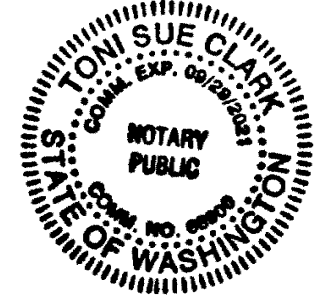
ON THIS 28th DAY OF June, 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JON AMUNDSON, TO ME KNOWN TO BE THE INTERIM CITY MANAGER, OF THE CITY OF RICHLAND, WASHINGTON, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Joni Sue Clark
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Henewick

MY COMMISSION EXPIRES: 09/29/2021



DESCRIPTION

DEED AFN:2021-017847
PARCEL A

THAT PORTION OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28, THENCE SOUTH 00°30'06\"/>

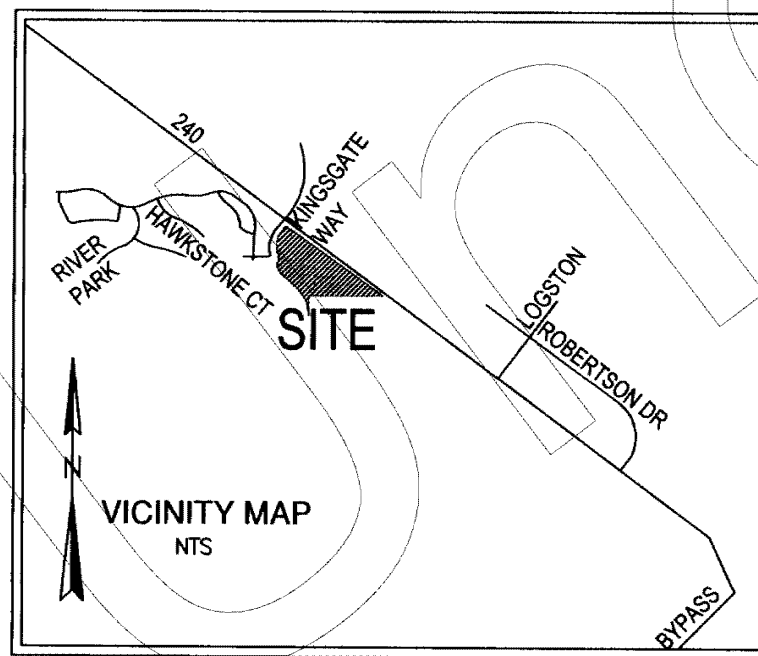
ALONG A NON-RADIAL CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48°49'52\", A RADIUS OF 649.00 FEET, AN ARC DISTANCE OF 553.12 FEET A CHORD BEARING OF NORTH 23°50'32\"/>

NORTH 48°15'28\"/>

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28, THENCE SOUTH 00°30'06\"/>

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, RESTRICTIONS, AND RESERVATIONS OF RECORD.
CONTAINS ~ 12.43 ACRES



AUDITOR'S CERTIFICATE

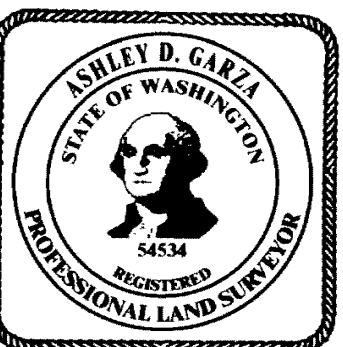
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THE REQUEST OF ASHLEY D. GARZA.

BENTON COUNTY AUDITOR Brenda Clifton by Vic Boulton
FEE NO. 2021-030938

SURVEYOR'S CERTIFICATE

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Ashley Garza
ASHLEY D. GARZA
CERTIFICATE NO. 54534



2245 Robertson Drive
Richland, Washington 99354

Office 509-375-4123
Fax 509-371-0999

DATE: 06/10/21
SCALE: 1\"/>



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 10/24/2022

Agenda Category: Business

Prepared By: Amanda Wallner, Economic Development Manager

Subject:

Future Meeting Dates - Discussion

Department:

Development Services

Recommended Motion:

Core Focus Area 3 - Increase Economic Vitality

Summary:

Staff is requesting a discussion regarding the day of the EDC meeting each month. For process flow and taking items to Council, we would like to request consideration of moving the meeting to the 3rd Monday of the month at 4:00 p.m. to accommodate the scheduling for Council. The City Clerk was also consulted and expressed that there are no conflicts that would prevent meeting at this proposed time/day.

Fiscal Impact:

None.

Attachments: