Agenda
Economic Development Committee Meeting
Monday, January 23, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard

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

Council Liaison: Jones
Council Alternate: Mayor Christensen

Staff Liaison: Wallner

Special 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)

November 21, 2022 Economic Development Committee Meeting Minutes

Business: (30 Minutes)

2. Proposed Purchase and Sale Agreement - 990 Gillespie Street (600 Cullum Avenue)
   - Darin Arrasmith, Planner
3. Proposed Purchase and Sale Agreement - LCR, Horn Rapids
   - Darin Arrasmith, Planner
4. Proposed Purchase and Sale Agreement - Claybell (John Corbin)
   - Darin Arrasmith, Planner
5. Election of Officers
   - 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: 1/23/2023 Agenda Category: Approval of Minutes

Prepared By:

Subject:
November 21, 2022 Economic Development Committee Meeting Minutes

Department:
Development Services

Recommended Motion:
Move to approve the November 21, 2022 meeting minutes.

Summary:
November 21, 2022 minutes are attached for review and consideration.

Fiscal Impact:

Attachments:
1. 2022.11.21 Economic Development Committee Meeting Minutes

MINUTES
ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBERS – 625 SWIFT BLVD.
Monday, November 21, 2022 – 4:00 P.M.

CALL TO ORDER
Chairman Bricker called the meeting to order at 4:00 pm.

ATTENDANCE
Chairman Bricker, Vice-Chair Hughes, Committee Members Spencer, Knight, Morasch,

Member Pott's 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.

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

PUBLIC COMMENTS

Chairman Bricker opened the public comment period at 4:02 p.m. Having no one request time to address the committee, Chairman Bricker closed the public comment period at 4:02 p.m.

APPROVAL OF MINUTES

1. October 24, 2022 Minutes

Chairman Bricker introduced the meeting minutes from October 24, 2022. There were no changes or discussion.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER HUGHES SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF OCTOBER 24, 2022. MOTION PASSED 5-0.

Committee member Kesoju arrived after approval of October 24, 2022 meeting minutes.

ITEMS OF BUSINESS

2. Proposed Horn Rapids Farm Lease – RFP

Chairman Bricker recognized Planner Arrasmith to present the Horn Rapids Farm Lease with Frank Tiegs, LLC that expires on December 31, 2022. Frank Tiegs, LLC has leased the irrigation crop circles for the past tens years and an Evaluation and Scoring Committee recommend retention of the lease. There was very little changes to the lease and City will continue owning the surface irrigation equipment, which includes the pumps at the river station, booster pumps, and the center pivot equipment. At the conclusion of the presentation, he answered questions from committee members.

COMMITTEE MEMBER SPENCER MOVED AND KESOJU SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE RECOMMEND TO CITY COUNCIL AUTHORIZE THE CITY MANAGER TO ENTER INTO A TEN-YEAR FARM LEASE AGREEMENT WITH FRANK TIEGS, LLC FOR THE LEASING OF 1,278 ACRES OF FARM LAND IN THE HORN RAPIDS INDUSTRIAL PARK. MOTION PASSED 6-0.

3. 2023 Business License Reserve Fund Application Review

Chairman Bricker recognized Economic Development Specialist Follett to present the staff report and information on Business License Reserve Fund grant applications. Mrs. Follett provided background on the program.

Ron Nealson from Washington State Small Business Development Center (SBDC) presented on what the last year looked like, the growth that has occurred within the organization, and what was accomplished. At the conclusion he answered committee member questions.

Gus Sako with Uptown Business Improvement District (UBID) spoke about what the Uptown needs, and what has been successful that they would like to continue. An example was as the Art Walk. They are asking for funds for marketing events and hosting events and are going to match up to $8,000.

Mrs. Follett gave the applicant presentations for the Tri-Cities Regional Chamber (TCRC) regarding the Support Economic Gardening Program, and also Visit Tri-Cities for their Workforce Training program that gives grant money for employees who are seeking certifications.

Darin Warnick with Downtown (Parkway) Business Improvement District presented on being unable to use the awarded amount given last year due to scheduling issues and is applying for the same amount this year with the same intentions. The funds would be used for maintenance on benches and garbage cans.

Mrs. Follett provided the presentation for the annual Commercial Façade Improvement Program application. She outlined the program objectives and past examples of what the money has been used for.

At the conclusion of the presentations, committee members deliberated what they would like to be funded to award the total amount of $150,000. Included with the minutes is the committee members recommendations.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER KESOJU SECONDED THE MOTION TO APPROVE AMENDED FUNDING RECOMMENDATIONS AS OUTLINED IN DISCUSSION WITH STAFF. MOTION PASSED 6-0.

4. 990 Gillespie Street (600 Cullum Avenue) Surplus

Chairman Bricker recognized Planner Arrasmith to present the proposed land surplus. The property is located along the northern property line of Gillespie Parkway and is approximately 20 feet of real property. It is currently a paved parking lot that was used by the former Days Inn motel. At the conclusion of his presentation, he answered questions from committee members.

COMMITTEE MEMBER SPENCER MOVED AND VICE-CHAIR HUGHES SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE RECOMMEND TO CITY COUNCIL APPROVAL OF THE SURPLUS OF THE NORTH 20 FFEET OF REAL PROPERTY WITHIN THE GILLESPIE PARKWAY LOCATED AT 990 GILLESPIE STREET. MOTION PASSED 6-0.

PRESENTATIONS

None

ANNOUNCEMENTS

None

ADJOURNMENT

Chairman Bricker adjourned the meeting at 5:42 p.m.

Prepared by: _____
Carly Kirkpatrick, Administrative Assistant II

Reviewed by: _____
Mandy Wallner, Economic Development Manager

Approved by: _____
Brad Bricker, Chairman

DRAFT

ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 1/23/2023 Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:
Proposed Purchase and Sale Agreement - 990 Gillespie Street (600 Cullum Avenue)

Department:
Development Services

Recommended Motion:
The Economic Development Committee make a positive recommendation to the Richland City Council to authorize the City Manager to enter into a Purchase and Sale Agreement with Fortify Holdings for the purchase of 7,800 square-feet of City property at 600 Cullum Avenue.

Summary:
Fortify Holdings, owner of the former Days Inn Motel at 615 Jadwin Avenue, is proposing to purchase 7,800 square feet of property located within Gillespie Parkway between Cullum Avenue and Jadwin Avenue and adjacent to the former Days Inn Motel. The Economic Development Committee recommended approval to surplus this property at its meeting on November 21, 2022.

The subject area for this transaction is the north 20 feet of Gillespie Parkway, which is currently encumbered by a paved area used by the motel owners for employee parking and access.

This paved area was once the former right-of-way of Harding Street that was vacated by the City on May 5, 1969. When the vacation was approved by City Council, half of the right-of-way width was transferred to the neighboring properties pursuant to Washington State law. The south 20 feet of the former Harding Street right-of-way was transferred to Gillespie Parkway.

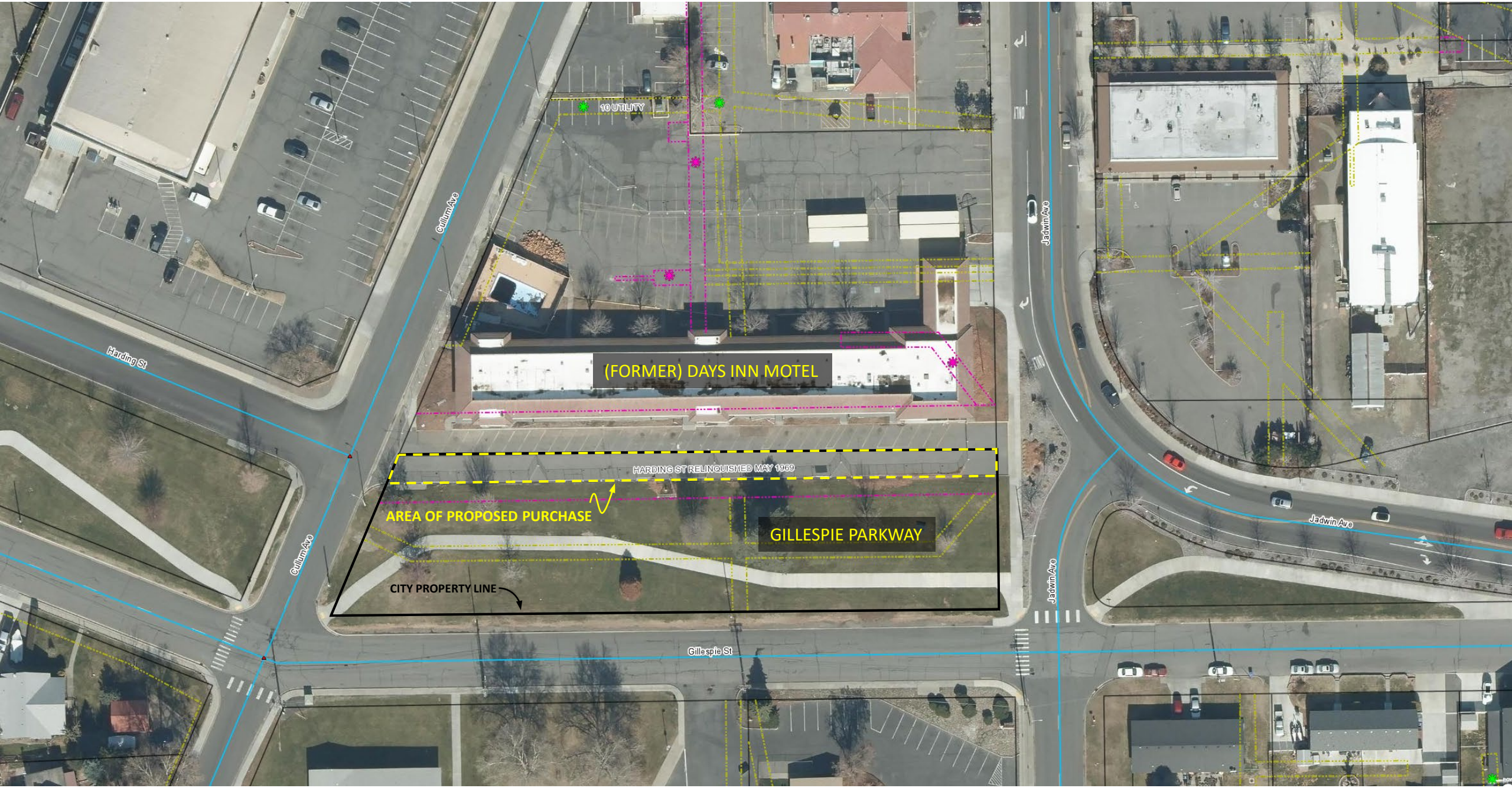
The proposed area for this purchase does not include any portion of the original Gillespie Parkway.

The purchase price for the property is $6.00 per square foot, for an approximate total purchase price of $46,800. The final purchase price will be determined upon a completed survey and legal description of the subject property.

The City is not imposing a development requirement with this land sale as Fortify Holdings intends to continue using the paved area for parking and access to the south side of their property.

Fiscal Impact: The purchase price is $6.00 per square foot for an anticipated purchase of $46,800, which will be deposited into the City's Industrial Development Fund.

Attachments:
1. 600 Cullum PSA Site Map


10 UTILITY
Cullum Ave
Jadwin Ave
Harding St
(FORMER) DAYS INN MOTEL
HARDING ST RELINQUISHED MAY 1969
AREA OF PROPOSED PURCHASE
GILLESPIE PARKWAY
CITY PROPERTY LINE
Gillespie St

ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 1/23/2023 Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:
Proposed Purchase and Sale Agreement - LCR, Horn Rapids

Department:
Development Services

Recommended Motion:
The Economic Development Committee make a positive recommendation to the Richland City Council to authorize the City Manager to enter into a Purchase and Sale Agreement with CEL 2, LLC for the purchase of 15.44 acres of City property located in the Horn Rapids Business Center along the west side of Kingsgate Way.

Summary:
Lee Petty, owner of CEL 2, LLC (and owner of LCR Construction), is proposing to purchase approximately 15.44 acres of City-owned property located in the Horn Rapids Business Center along the west side of Kingsgate Way and located adjacent to and north of the Vicinity at Horn Rapids Apartments.

CEL 2, LLC is proposing to short plat the 15.44 acres into three lots for the development of one hotel having approximately 80 rooms, an apartment complex containing approximately 180 dwelling units, and a rental storage facility containing approximately 315 storage units. The purchase price for the property will be based on the final square footage of each of the short-platted lots, calculated as follows:

1) Hotel Property: $4.50/square foot;
2) Apartment Property: $5.37/square foot; and
3) Rental Storage Property: $4.50/square foot.

The preliminary total purchase price for the 15.44 acres is $3,275,040.

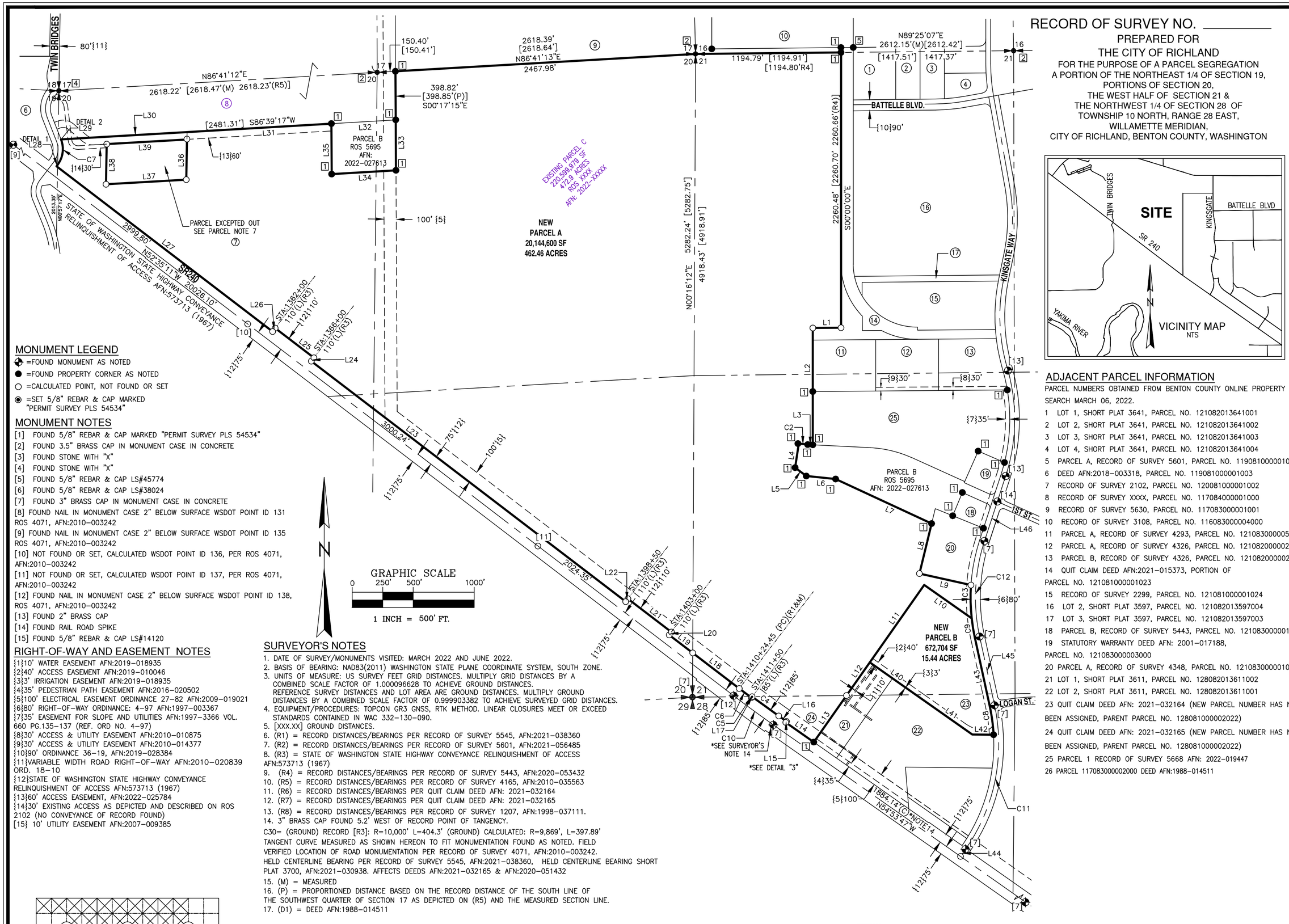
The current zoning of the property is C-3 General Business, which does not permit apartments. CEL 2, LLC will be required to amend the zoning map for that particular parcel of land. The land sale is further subject to land use approvals and development requirements to be completed in three phases through a Right to Repurchase if CEL 2, LLC does not complete each phase of the development within the required timelines. The development requirements and timelines are provided in greater detail in the attached memo.

Fiscal Impact: The preliminary purchase price is $3,275,040, which will be deposited into the City's Industrial Development Fund. Final purchase price will be based on the completed legal description and survey of the Property.

Attachments:
1. CEL 2 PSA Survey
2. LCR PSA Site Map
3. LOI - Kingsgate.v4
4. Memo to EDC - CEL 2 PSA

RECORD OF SURVEY NO. _____

PREPARED FOR
THE CITY OF RICHLAND
FOR THE PURPOSE OF A PARCEL SEGREGATION
A PORTION OF THE NORTHEAST 1/4 OF SECTION 19,
PORTIONS OF SECTION 20,
THE WEST HALF OF SECTION 21 &
THE NORTHWEST 1/4 OF SECTION 28 OF
TOWNSHIP 10 NORTH, RANGE 28 EAST,
WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



MONUMENT LEGEND

- ⊕ =FOUND MONUMENT AS NOTED
- ● =FOUND PROPERTY CORNER AS NOTED
- ○ =CALCULATED POINT, NOT FOUND OR SET
- ◉ =SET 5/8" REBAR & CAP MARKED "PERMIT SURVEY PLS 54534"

MONUMENT NOTES

[1] FOUND 5/8" REBAR & CAP MARKED "PERMIT SURVEY PLS 54534"
[2] FOUND 3.5" BRASS CAP IN MONUMENT CASE IN CONCRETE
[3] FOUND STONE WITH "X"
[4] FOUND STONE WITH "X"
[5] FOUND 5/8" REBAR & CAP LS#45774
[6] FOUND 5/8" REBAR & CAP LS#38024
[7] FOUND 3" BRASS CAP IN MONUMENT CASE IN CONCRETE
[8] FOUND NAIL IN MONUMENT CASE 2" BELOW SURFACE WSDOT POINT ID 131 ROS 4071, AFN:2010-003242
[9] FOUND NAIL IN MONUMENT CASE 2" BELOW SURFACE WSDOT POINT ID 135 ROS 4071, AFN:2010-003242
[10] NOT FOUND OR SET, CALCULATED WSDOT POINT ID 136, PER ROS 4071, AFN:2010-003242
[11] NOT FOUND OR SET, CALCULATED WSDOT POINT ID 137, PER ROS 4071, AFN:2010-003242
[12] FOUND NAIL IN MONUMENT CASE 2" BELOW SURFACE WSDOT POINT ID 138, ROS 4071, AFN:2010-003242
[13] FOUND 2" BRASS CAP
[14] FOUND RAIL ROAD SPIKE
[15] FOUND 5/8" REBAR & CAP LS#14120

RIGHT-OF-WAY AND EASEMENT NOTES

{1}10' WATER EASEMENT AFN:2019-018935
{2}40' ACCESS EASEMENT AFN:2019-010046
{3}3' IRRIGATION EASEMENT AFN:2019-018935
{4}35' PEDESTRIAN PATH EASEMENT AFN:2016-020502
{5}100' ELECTRICAL EASEMENT ORDINANCE 27-82 AFN:2009-019021
{6}80' RIGHT-OF-WAY ORDINANCE: 4-97 AFN:1997-003367
{7}35' EASEMENT FOR SLOPE AND UTILITIES AFN:1997-3366 VOL. 660 PG.135-137 (REF. ORD NO. 4-97)
{8}30' ACCESS & UTILITY EASEMENT AFN:2010-010875
{9}30' ACCESS & UTILITY EASEMENT AFN:2010-014377
{10}90' ORDINANCE 36-19, AFN:2019-028384
{11}VARIABLE WIDTH ROAD RIGHT-OF-WAY AFN:2010-020839 ORD. 18-10
{12}STATE OF WASHINGTON STATE HIGHWAY CONVEYANCE RELINQUISHMENT OF ACCESS AFN:573713 (1967)
{13}60' ACCESS EASEMENT, AFN:2022-025784
{14}30' EXISTING ACCESS AS DEPICTED AND DESCRIBED ON ROS 2102 (NO CONVEYANCE OF RECORD FOUND)
[15} 10' UTILITY EASEMENT AFN:2007-009385

SURVEYOR'S NOTES

1. DATE OF SURVEY/MONUMENTS VISITED: MARCH 2022 AND JUNE 2022.
2. BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000096628 TO ACHIEVE GROUND DISTANCES. REFERENCE SURVEY DISTANCES AND LOT AREA ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999903382 TO ACHIEVE SURVEYED GRID DISTANCES.
4. EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
5. [XXX.XX] GROUND DISTANCES.
6. (R1) = RECORD DISTANCES/BEARINGS PER RECORD OF SURVEY 5545, AFN:2021-038360
7. (R2) = RECORD DISTANCES/BEARINGS PER RECORD OF SURVEY 5601, AFN:2021-056485
8. (R3) = STATE OF WASHINGTON STATE HIGHWAY CONVEYANCE RELINQUISHMENT OF ACCESS AFN:573713 (1967)
9. (R4) = RECORD DISTANCES/BEARINGS PER RECORD OF SURVEY 5443, AFN:2020-053432
10. (R5) = RECORD DISTANCES/BEARINGS PER RECORD OF SURVEY 4165, AFN:2010-035563
11. (R6) = RECORD DISTANCES/BEARINGS PER QUIT CLAIM DEED AFN: 2021-032164
12. (R7) = RECORD DISTANCES/BEARINGS PER QUIT CLAIM DEED AFN: 2021-032165
13. (R8) = RECORD DISTANCES/BEARINGS PER RECORD OF SURVEY 1207, AFN:1998-037111.
14. 3" BRASS CAP FOUND 5.2' WEST OF RECORD POINT OF TANGENCY.

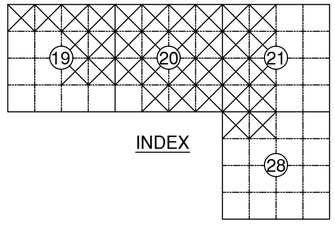
C30= (GROUND) RECORD [R3]: R=10,000' L=404.3' (GROUND) CALCULATED: R=9,869', L=397.89' TANGENT CURVE MEASURED AS SHOWN HEREON TO FIT MONUMENTATION FOUND AS NOTED. FIELD VERIFIED LOCATION OF ROAD MONUMENTATION PER RECORD OF SURVEY 4071, AFN:2010-003242. HELD CENTERLINE BEARING PER RECORD OF SURVEY 5545, AFN:2021-038360, HELD CENTERLINE BEARING SHORT PLAT 3700, AFN:2021-030938. AFFECTS DEEDS AFN:2021-032165 & AFN:2020-051432

15. (M) = MEASURED
16. (P) = PROPORTIONED DISTANCE BASED ON THE RECORD DISTANCE OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17 AS DEPICTED ON (R5) AND THE MEASURED SECTION LINE.
17. (D1) = DEED AFN:1988-014511

ADJACENT PARCEL INFORMATION

PARCEL NUMBERS OBTAINED FROM BENTON COUNTY ONLINE PROPERTY SEARCH MARCH 06, 2022.

1 LOT 1, SHORT PLAT 3641, PARCEL NO. 121082013641001
2 LOT 2, SHORT PLAT 3641, PARCEL NO. 121082013641002
3 LOT 3, SHORT PLAT 3641, PARCEL NO. 121082013641003
4 LOT 4, SHORT PLAT 3641, PARCEL NO. 121082013641004
5 PARCEL A, RECORD OF SURVEY 5601, PARCEL NO. 119081000001004
6 DEED AFN:2018-003318, PARCEL NO. 119081000001003
7 RECORD OF SURVEY 2102, PARCEL NO. 120081000001002
8 RECORD OF SURVEY XXXX, PARCEL NO. 117084000001000
9 RECORD OF SURVEY 5630, PARCEL NO. 117083000001001
10 RECORD OF SURVEY 3108, PARCEL NO. 116083000004000
11 PARCEL A, RECORD OF SURVEY 4293, PARCEL NO. 121083000005000
12 PARCEL A, RECORD OF SURVEY 4326, PARCEL NO. 121082000002004
13 PARCEL B, RECORD OF SURVEY 4326, PARCEL NO. 121082000002005
14 QUIT CLAIM DEED AFN:2021-015373, PORTION OF PARCEL NO. 121081000001023
15 RECORD OF SURVEY 2299, PARCEL NO. 121081000001024
16 LOT 2, SHORT PLAT 3597, PARCEL NO. 121082013597004
17 LOT 3, SHORT PLAT 3597, PARCEL NO. 121082013597003
18 PARCEL B, RECORD OF SURVEY 5443, PARCEL NO. 121083000001003
19 STATUTORY WARRANTY DEED AFN: 2001-017188, PARCEL NO. 121083000003000
20 PARCEL A, RECORD OF SURVEY 4348, PARCEL NO. 121083000001001
21 LOT 1, SHORT PLAT 3611, PARCEL NO. 128082013611002
22 LOT 2, SHORT PLAT 3611, PARCEL NO. 128082013611001
23 QUIT CLAIM DEED AFN: 2021-032164 (NEW PARCEL NUMBER HAS NOT BEEN ASSIGNED, PARENT PARCEL NO. 128081000002022)
24 QUIT CLAIM DEED AFN: 2021-032165 (NEW PARCEL NUMBER HAS NOT BEEN ASSIGNED, PARENT PARCEL NO. 128081000002022)
25 PARCEL 1 RECORD OF SURVEY 5668 AFN: 2022-019447
26 PARCEL 117083000002000 DEED AFN:1988-014511



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ , 2022 AT _____ ___M.,

AND RECORDED IN BOOK _____ OF SURVEY'S, PAGE _____ AT THE REQUEST OF

ASHLEY D. GARZA

BENTON COUNTY AUDITOR _____

FEE NO. _____

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 JULY 2022.

_____
ASHLEY D. GARZA DATE
CERTIFICATE NO. 54534

ASHLEY D. GARZA STATE OF WASHINGTON PRELIMINARY 54534 REGISTERED PROFESSIONAL LAND SURVEYOR

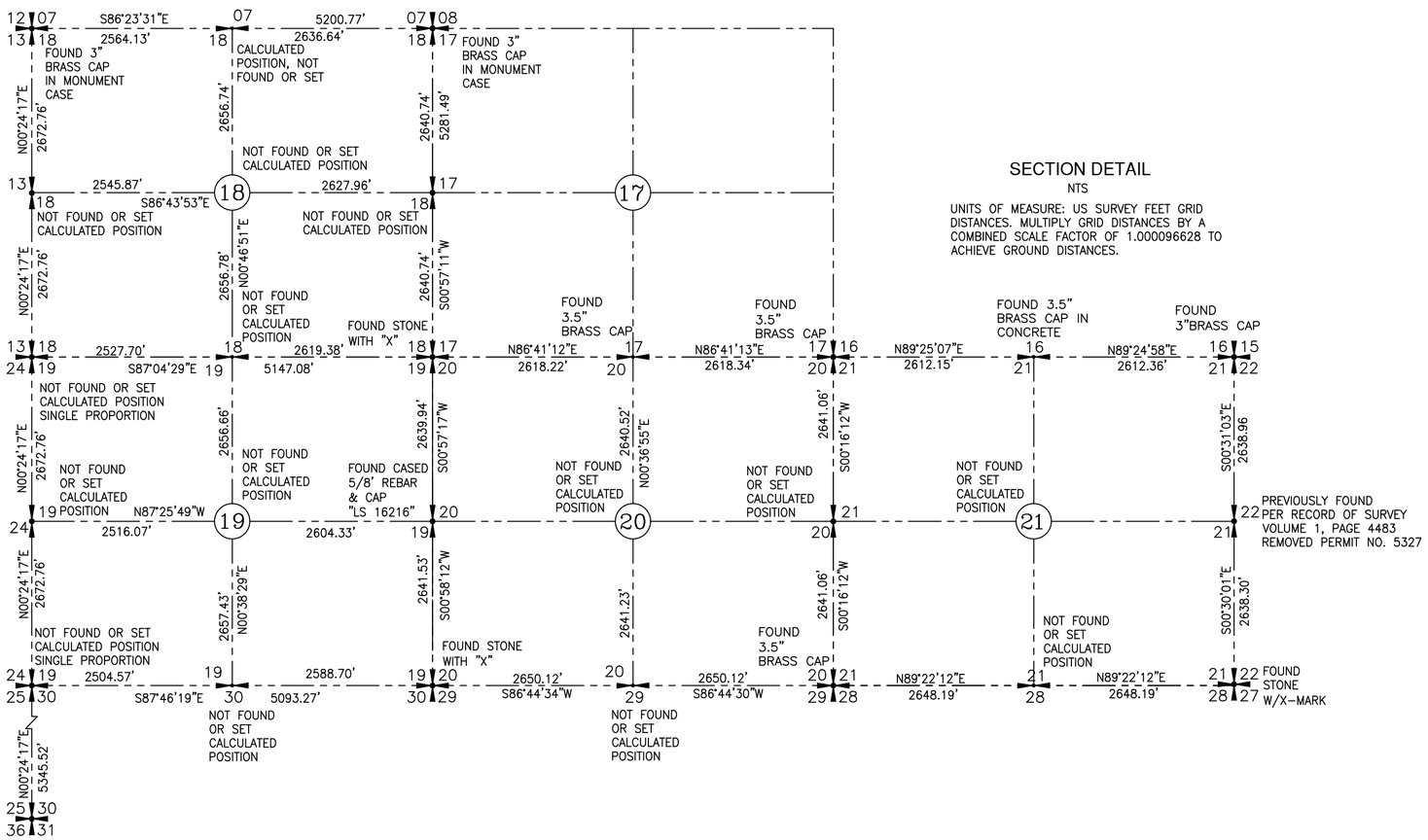
PERMIT SURVEYING INC
2245 Robertson Drive
Richland, Washington 99354
Office 509-375-4123
Fax 509-371-0999

DATE:	10/11/2022
SCALE:	1"=500'
DRAWN BY:	ADG
APPROVED BY:	ADG
PROJECT:	20083

SHEET 1 OF 4

RECORD OF SURVEY NO. _____

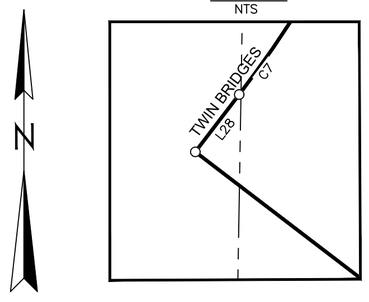
PREPARED FOR
THE CITY OF RICHLAND
FOR THE PURPOSE OF A PARCEL SEGREGATION
A PORTION OF THE NORTHEAST 1/4 OF SECTION 19,
PORTIONS OF SECTION 20,
THE WEST HALF OF SECTION 21 &
THE NORTHWEST 1/4 OF SECTION 28 OF
TOWNSHIP 10 NORTH, RANGE 28 EAST,
WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



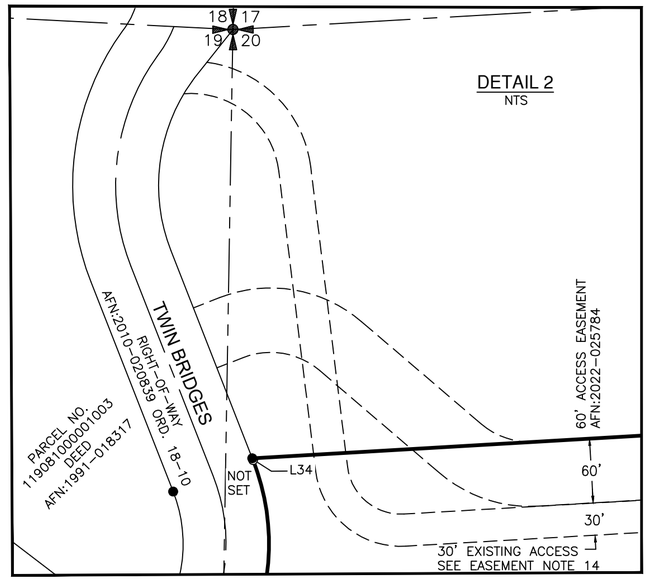
Curve Table					
Curve #	Length	Radius	Delta	CH. BEARING	CH. DISTANCE
C2	73.68	760.00	5°33'18"	S84°23'25"E	73.66
C3	273.71	1539.86	10°11'04"	N1°14'04"W	273.35
C4	269.68	9783.00	1°34'46"	N54°06'24"W	269.67
C5	14.96	9793.00	0°05'15"	N53°16'23"W	14.96
C6	109.91	9793.00	0°38'35"	N52°54'28"W	109.91
C7	219.72	213.99	58°49'51"	N7°59'54"E	210.19
C8	235.23	1459.86	9°13'56"	N7°39'52"W	234.97
C9	161.68	1539.86	6°00'57"	N9°20'04"W	161.61
C10	397.85	9868.00	2°18'36"	N53°44'29"W	397.82
C11	1240.39	1499.86	47°23'02"	N11°24'41"E	1205.34
C12	794.73	1499.86	30°21'33"	N2°53'57"E	785.46

*FOUND REFERENCE BRASS CAP MONUMENTS (2)
MARKED:
"DEPARTMENT OF NATURAL RESOURCES
WASHINGTON 1996"
RM1,
50.00 FT,
S89°26'26"E TO SEC COR
AND
"DEPARTMENT OF NATURAL RESOURCES
WASHINGTON 2007 LS22349"
RM2,
50.00 FT,
N00°10'14"E TO SEC COR

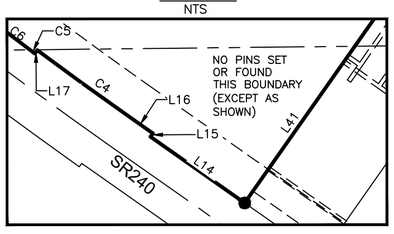
DETAIL 1
NTS



DETAIL 2
NTS



DETAIL 3
NTS



Line Table		
Line #	Length	Direction
L1	231.81'	S89°32'55"W
L2	959.42'	S0°00'07"E
L3	42.44'	S87°10'04"E
L4	198.65'	N8°30'39"E
L5	114.66'	N52°57'25"W
L6	242.32'	N84°13'37"W
L7	868.77'	N65°05'20"W
L8	422.85'	S13°42'47"W
L9	433.92'	S77°25'04"E
L10	476.78'	S54°53'48"E
L11	777.00'	N35°06'12"E
L12	332.47'	N35°06'12"E
L13	467.21'	N35°06'12"E
L14	280.80'	N54°53'47"W
L15	9.89'	N35°06'13"E
L16	77.95'	N54°53'47"W

Line Table		
Line #	Length	Direction
L17	9.99'	N36°41'39"E
L18	481.14'	N52°35'11"W
L19	243.05'	N52°35'11"W
L20	30.00'	S37°24'49"W
L21	450.00'	S52°35'11"E
L22	30.00'	S37°24'49"W
L23	3250.00'	N52°35'11"W
L24	35.13'	S37°24'49"W
L25	400.00'	S52°35'11"E
L26	35.12'	S37°24'49"W
L27	2233.33'	N52°35'11"W
L28	13.61'	N37°24'49"E
L29	1.90'	N21°25'02"W
L30	1036.28'	S86°39'17"W
L31	1187.46'	S86°39'17"W
L32	528.87'	S86°39'17"W

Line Table		
Line #	Length	Direction
L33	414.60'	N0°17'15"W
L34	528.87'	N86°39'17"E
L35	414.60'	S0°17'15"E
L36	329.98'	S0°57'17"W
L37	659.95'	S86°41'04"W
L38	329.98'	N0°57'17"E
L39	659.95'	N86°41'04"E
L40	462.12'	S54°53'48"E
L41	566.91'	S54°53'48"E
L42	175.10'	S89°21'36"E
L43	577.71'	N12°16'50"W
L44	71.95'	N35°06'12"E
L45	577.71'	N12°16'50"W
L46	340.90'	N18°04'43"E

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ , 2022 AT _____ ___M.,
AND RECORDED IN BOOK _____ OF SURVEY'S, PAGE _____ AT THE REQUEST OF
ASHLEY D. GARZA
BENTON COUNTY AUDITOR _____
FEE NO. _____

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 JULY 2022.

_____
ASHLEY D. GARZA DATE
CERTIFICATE NO. 54534

ASHLEY D. GARZA
STATE OF WASHINGTON
54534
REGISTERED
PROFESSIONAL LAND SURVEYOR

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

DATE:	10/11/2022
SCALE:	NONE
DRAWN BY:	ADG
APPROVED BY:	ADG
PROJECT:	20083

LCR CONSTRUCTION, LLC
15.44 ACRES
Kingsgate Way
Private Rd
Logan St
Robertson Dr
SR 240
Monarch Ln
Pool

ENCLAVE
1 2nd St. N., Suite 102, Fargo, ND 58102 • 701.478.4300 • Fax: 701.364.4009 • www.enclavecompanies.com

10-11-2022

City of Richland
625 Swift Boulevard
Richland, WA 99352

RE: Kingsgate Way Land, Richland, WA

Dear City of Richland,

The purpose of this letter is to communicate the basic terms of understanding for the potential purchase of the land described below. This letter of intent shall be non-binding on the parties. Should the below terms be generally acceptable to the Seller, Syndica, LLP is prepared to move forward with good faith negotiation of a written purchase agreement, drafted by the Buyer, upon the following basic terms:

Buyer: CEL 2, LLC, or an entity associated with CEL 2, LLC.

Property: Approximately 643,180 square feet (14.76 acres) located at 2725 Kingsgate Way, Richland, Benton County, Washington, as shown on depicted on the site plan attached hereto as Exhibit A, subject to final determination by survey.

Purchase Price: $3,368,483.00 (the "Purchase Price") for 643,180 square feet (14.76 acres), payable in $25,000.00 earnest money escrowed upon mutual execution of a purchase agreement with a mutually agreed upon closing agent, and the remainder in cash at closing.

Seller Deliverables: Within fifteen (15) days of execution of the purchase agreement, Seller, at Seller's expense, will provide the following to Buyer:

- A commitment for an ALTA owner's title insurance policy.
- Copies of: (i) any current or past leases or agreements; (ii) all easements, contracts, restrictive covenants, declarations, conditional use permits, variances, licenses or other conditions or restrictions; (iii) any existing surveys, property condition reports, environmental assessment reports, soil reports, geotechnical reports, construction plans and layouts, site plans, architectural drawings and specifications, building permits, licenses and permits; (iv) any correspondence or information regarding wetlands, water rights or mineral rights; (v) any notices, letters or other correspondence from the City of Richland or Horn Rapids Industrial Park related to the Real Estate, including zoning, zoning changes, water rights, park

dedications, street dedications, easements, restrictions, assessments, special assessments, fees, permitted uses, or future plans for the Real Estate, and such other documents reasonably requested by Buyer which pertain to the Real Estate (all of the foregoing hereafter referred to collectively as the "Seller Deliveries"),

Contingency Period: Buyer will have a period of one hundred twenty (120) days to perform all feasibility inspections and due diligence for the Property ("Feasibility Period") deemed necessary by Buyer in its discretion, and such Feasibility Period shall commence on the date Buyer receives all Seller's Deliverables after execution of the purchase agreement. During the Feasibility Period, Seller shall fully cooperate with Buyer in providing any and all information available regarding the development potential of the Property. During the Feasibility Period, Buyer may terminate the purchase agreement at any time for any reason or no reason at all upon written notification to Seller. Upon notice of termination prior to the expiration of the Feasibility Period, both parties shall be relieved of all responsibilities under the purchase agreement and the earnest money shall be refunded to Buyer.

Conditions: Following the expiration of the Feasibility Period, Buyer's obligation to purchase the Property shall be subject to the following conditions:

- A commitment for an ALTA owner's policy of title insurance that is reasonably acceptable to Buyer (together with legible copies of all easements and restrictions of record identified by the commitment), in the full amount of the purchase price evidencing Seller's good and marketable title to the Property.

- Seller and Buyer reserve the right to make additional conditions in addition to those stated herein, and any additional conditions may be contained in and be a part of the purchase agreement between the parties.

General Conditions:

- Closing may be extended, as necessary, to obtain all necessary approvals from the city, county, and state to construct buildings that satisfy Buyer's intended use.

- Seller and Buyer will pro rate real estate taxes to the date of closing. Seller has or will pay its pro rata share of special assessments, wetland credits, SAC and WAC fees, park dedication fees, if any.

- Closing shall be contingent on Buyer obtaining the necessary approvals to develop and build multifamily and commercial buildings on the Property.

- The parties mutually agree and acknowledge that the terms and provisions of this letter of intent and the purchase agreement shall remain strictly confidential between Buyer, Seller, and their respective agents, employees, attorneys and lenders.

BUYER AND SELLER ACKNOWLEDGE THIS LETTER OF INTENT IS NOT INTENDED TO CONSTITUTE A BINDING CONTRACT. A BINDING CONTRACT WILL NOT EXIST UNLESS AND UNTIL THE PARTIES HAVE EXECUTED A FORMAL AND WRITTEN PURCHASE AGREEMENT APPROVED BY THE PARTIES AND THEIR RESPECTIVE LEGAL COUNSEL COVERING THE TERMS OF THIS LETTER AND ALL OTHER ITEMS OF THIS TRANSACTION. THE PARTIES FURTHER ACKNOWLEDGE THAT THEY HAVE NOT ATTEMPTED TO INCLUDE IN THIS LETTER OF INTENT ALL ESSENTIAL TERMS OF THE SUBJECT MATTER OF THIS TRANSACTION AND THAT SUCH ESSENTIAL TERMS HAVE NOT BEEN AGREED UPON BY THE PARTIES AND ARE SUBJECT TO FURTHER NEGOTIATION. NOTWITHSTANDING THE PRECEDING, SELLER AGREES NOT TO MARKET THE PROPERTY OR NEGOTIATE WITH ANY OTHER POTENTIAL BUYER WHILE THIS LETTER OF INTENT IS IN EFFECT.

[*Remainder intentionally left blank. Signature page to follow*]

If the provisions of this letter of intent are acceptable, please indicate by signing below and returning a copy to Buyer. The parties agree that this letter of intent shall be superseded by a purchase agreement. Seller understands the purpose of this letter of intent is to allow further investigation by both parties into the feasibility of entering into a purchase agreement. If the parties do not mutually execute a written purchase agreement, this letter of intent shall expire and neither party shall have any further rights or duties hereunder. Seller shall not accept or solicit any other offers to purchase the Property after execution of the purchase agreement.

Sincerely,

CEL 2, LLC and/or assigns

10-11-2022

By: Austin J. Morris Date
Its: Managing Member

SELLER:

_____

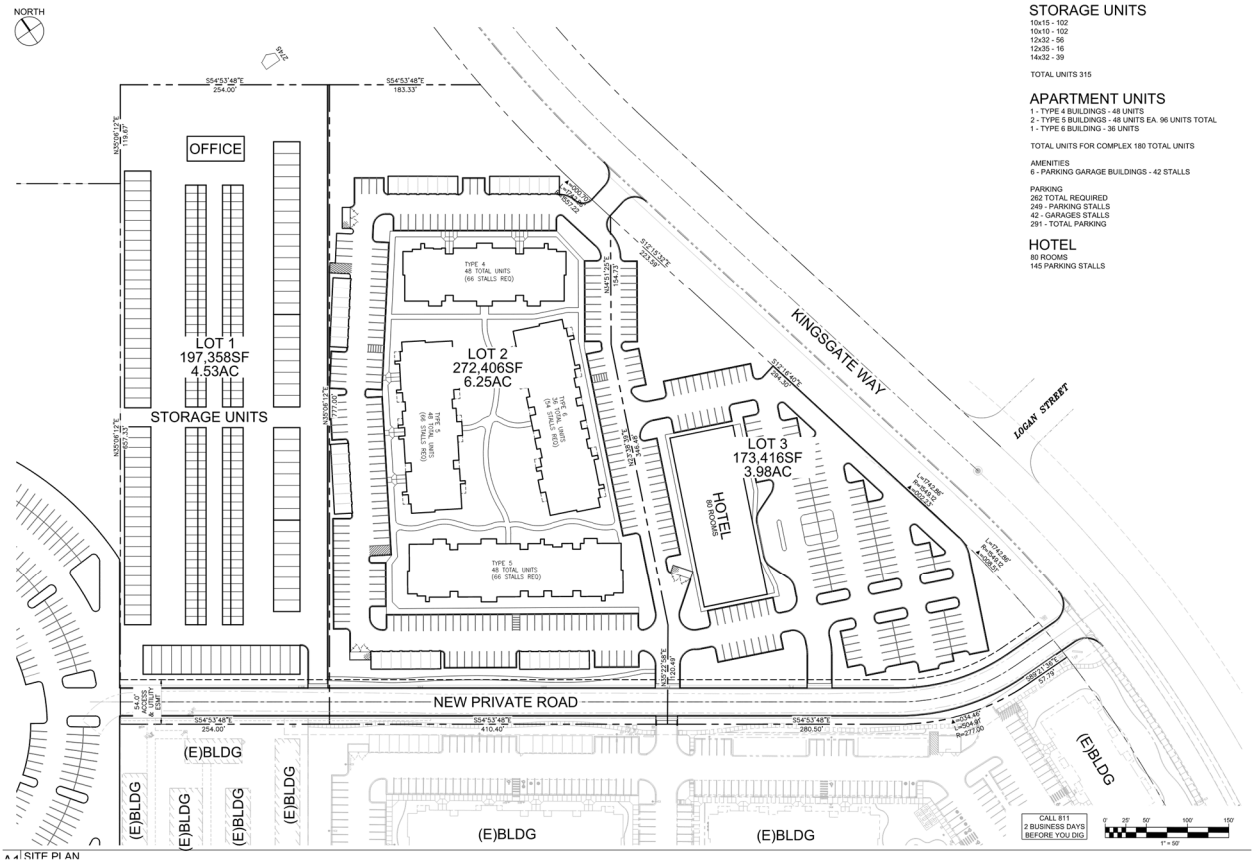
_____

Date

By: _____

Its: _____

Exhibit A


NORTH
STORAGE UNITS
10x15 - 102
10x10 - 102
12x32 - 56
12x35 - 16
14x32 - 39
TOTAL UNITS 315
APARTMENT UNITS
1 - TYPE 4 BUILDINGS - 48 UNITS
2 - TYPE 5 BUILDINGS - 48 UNITS EA. 96 UNITS TOTAL
1 - TYPE 6 BUILDING - 36 UNITS
TOTAL UNITS FOR COMPLEX 180 TOTAL UNITS
AMENITIES
6 - PARKING GARAGE BUILDINGS - 42 STALLS
PARKING
262 TOTAL REQUIRED
249 - PARKING STALLS
42 - GARAGES STALLS
291 - TOTAL PARKING
HOTEL
80 ROOMS
145 PARKING STALLS
OFFICE
LOT 1
197,358SF
4.53AC
STORAGE UNITS
LOT 2
272,406SF
6.25AC
LOT 3
173,416SF
3.98AC
HOTEL
80 ROOMS
KINGSGATE WAY
LOGAN STREET
NEW PRIVATE ROAD
(E)BLDG
(E)BLDG
(E)BLDG
(E)BLDG
(E)BLDG
(E)BLDG
(E)BLDG
CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG
SITE PLAN

DEVELOPMENT SERVICES DEPARTMENT

MEMORANDUM

TO: Economic Development Committee

FROM: Mandy Wallner, Economic Development Manager

THROUGH: Kerwin Jensen, Development Services Director

DATE: January 23, 2023

SUBJECT: CEL 2, LLC (LCR Construction) Purchase and Sale Agreement – Deal Points, Land Use Approvals and Right to Repurchase Requirements

Lee Petty, owner of CEL 2, LLC (and owner of LCR Construction), is proposing to purchase 15.44 acres of City property located in the Horn Rapids Business Center along the west side of Kingsgate Way and located adjacent to and north of the Vicinity at Horn Rapids Apartments.

CEL 2, LLC is proposing to short plat the 15.44 acres into three lots for the development of:

1) 80-room hotel;
2) 180-unit apartment complex, and
3) 315-unit rental storage facility.

The purchase price for the property will be based on the final square footage of each of the short-platted lots, calculated per the following:

1) Hotel Property: $4.50/SF;
2) Apartment Property: $5.37/SF; and
3) Rental Storage Property: $4.50/SF.

The preliminary total purchase price for the 15.44 acres is $3,275,040.

CEL 2, LLC will be required to submit and complete the following land use approvals, development requirements and timelines for their project:

LAND USE APPROVALS

1. Within 30 business days after the expiration or waiver of the Due Diligence Period, CEL 2, LLC must submit an application to the City to short plat the property into three buildable lots. If application is not submitted., then the PSA automatically terminates.

2. Within 5 business days after Closing on the land sale, CEL 2, LLC must record the short plat. If short plat is not recorded, then the PSA automatically terminates.

3. Within 15 business days after recording the short plat, CEL 2, LLC must submit an application to the City for approval of a Zoning Map Amendment from C-3 General Business to C-LB Limited Use for that short-platted lot planned for the apartment complex.

4. If the Zoning Map Amendment is denied by the City Council, then the PSA automatically terminates.

RIGHT TO REPURCHASE

1. If CEL 2, LLC fails to submit an application to the City for approval of building plans for the hotel or apartment structure(s) required in Phase One of the Project within eight (8) months of recording the Short Plat, the City reserves the right to reclaim title to the entire 15.44-acre Property through repurchase.

2. If CEL 2, LLC fails to initiate construction of exterior walls for either the hotel or apartment structure(s) required in Phase One, as authorized by the issuance of a building permit, within eighteen (18) months of recording of the Short Plat, the City reserves the right to reclaim title to the entire 15.44-acre Property through repurchase.

3. If CEL 2, LLC fails to pass the following inspections for either the hotel or apartment structure(s) required in Phase One within thirty-six (36) months of the recording of the Short Plat, the City reserves the right to reclaim title to the entire 15.44-acre Property through repurchase:

A. Heating and Ventilation – when all rough-in mechanical work is installed but not covered.
B. Plumbing – when all rough-in plumbing is installed and under pressure test but not covered.
C. Rough-in Electrical – in compliance with Washington State Department of Labor & Industries requirements.
D. Shear Nail/Roof Nail Approval and the structure is “dried-in” with roofing and siding completed.

4. If CEL 2, LLC fails to initiate construction of exterior walls for either the hotel or apartment structure(s) required in Phase Two, as authorized by the issuance of a building permit, within eighteen (18) months of the issuance of a non-temporary Certificate of Occupancy for the Phase One structure, the City reserves the right to reclaim title to those lots of the Property designated by Purchaser for Phase Two and for Phase Three through repurchase.

5. If CEL 2, LLC fails to pass the following inspections for either the hotel or Apartment structures required in Phase Two within thirty-six (36) months of issuance of a non-temporary Certificate of Occupancy for the Phase One structure, the City reserves the right to reclaim title to those lots of the Property designated by Purchaser for Phase Two and for Phase Three through repurchase:

A. Heating and Ventilation – when all rough-in mechanical work is installed but not covered.
B. Plumbing – when all rough-in plumbing is installed and under pressure test but not covered.
C. Rough-in Electrical – in compliance with Washington State Department of Labor & Industries requirements.
D. Shear Nail/Roof Nail Approval and the structure is “dried-in” with roofing and siding completed.

6. If CEL 2, LLC fails to initiate construction of exterior walls for the rental storage facility structures required in Phase Three, as authorized by the issuance of a building permit, within eighteen (18) months of the issuance of a non-temporary Certificate of Occupancy for the Phase Two structure, the City reserves the right to reclaim title to that lot of the Property designated by Purchaser for Phase Three through repurchase.

7. If CEL 2, LLC fails to pass the following inspections for rental storage facility structures required in Phase Three within thirty-six (36) months of issuance of a non-temporary Certificate of Occupancy for the Phase Two structure, the City reserves the right to reclaim title to that lot of the Property designated by Purchaser for Phase Three through repurchase.

A. Heating and Ventilation – when all rough-in mechanical work is installed but not covered.
B. Plumbing – when all rough-in plumbing is installed and under pressure test but not covered.
C. Rough-in Electrical – in compliance with Washington State Department of Labor & Industries requirements.
D. Shear Nail/Roof Nail Approval and the structure is “dried-in” with roofing and siding completed.

ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 1/23/2023 Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:
Proposed Purchase and Sale Agreement - Claybell (John Corbin)

Department:
Development Services

Recommended Motion:
Motion to recommend Council approve a Purchase and Sale agreement with John Corbin for property at Claybell Park in south Richland.

Summary:
John Corbin, owner of 341 Gleneagles Court, is proposing to purchase 1,344 square feet of property located adjacent to his property and along the north property line of Claybell Park. The dimensions of the subject property vary from approximately 8-10 feet in width by approximately 148 feet in length.

The City acquired this portion of Claybell Park on April 8, 1980, known as Tract C of Willowbrook No. 1. Many years ago, the property owner living at 341 Gleneagles Court constructed a backyard fence which encroached on the abutting parcel. The current property owner was recently constructing a new fence in the same location as the former fence, and this is when anencroachment was discovered. The property owner approached the city and requested to purchase this sliver of land.

The encroachment is presumed to pre-date the City's acquisition of Tract C. The building permit for 341 Gleneagles Court was issued on September 1, 1976 and there are no known records of this encroachment.

The purchase price for the 1,344 square feet of property is $5.90/SF for a total purchase price $7,930.00.

Since this transaction is to remedy a longstanding encroachment issue on City property, there is no development requirement tied to this land sale and there is also no Right to Repurchase provision.

Fiscal Impact: The purchase price is $7,930.00 for the 1,344 square feet of property, which will be deposited into the City's Park Reserve Fund.

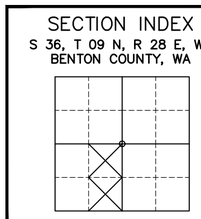
Attachments:
1. Site Map
2. 2022-10-07-2nd Review BLA Map

Broadmoor St
Gleneagles Ct
Larkhaven Ct
JOHN CORBIN
(341 GLENEAGLES COURT)
1,344 SF PURCHASE
CLAYBELL PARK

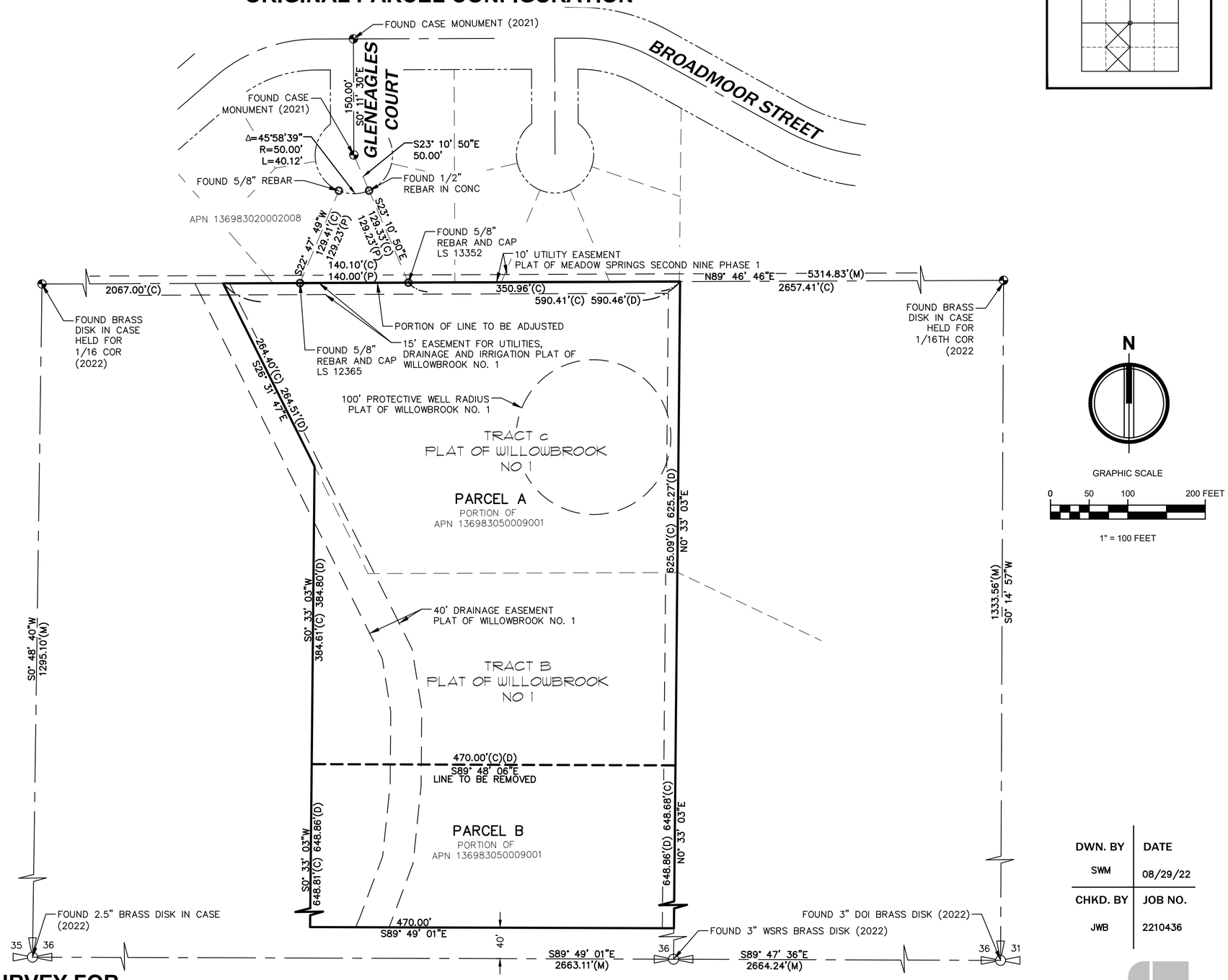
RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

A PORTION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.

SECTION INDEX
S 36, T 09 N, R 28 E, WM
BENTON COUNTY, WA



ORIGINAL PARCEL CONFIGURATION



N

GRAPHIC SCALE
0 50 100 200 FEET
1" = 100 FEET

ORIGINAL LEGAL DESCRIPTIONS

PARCEL A
THAT PORTION OF TRACTS B AND C, THE PLAT OF WILLOWBROOK, AS RECORDED WITH THE COUNTY AUDITOR LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE NORTH 01°23'17" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 648.86 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°23'17" EAST ALONG SAID EAST LINE A DISTANCE OF 625.27 FEET TO THE NORTHEAST CORNER OF SAID TRACT C; THENCE NORTH 89°22'26" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 590.46 FEET TO THE NORTHWEST CORNER OF SAID TRACT C; THENCE SOUTH 25°41'33" EAST ALONG THE WEST LINE OF THAT CERTAIN PARCEL 1 DESCRIBED ON RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2008-007257, RECORDS OF BENTON COUNTY, WASHINGTON, A DISTANCE OF 264.51; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 01°23'17 WEST A DISTANCE OF 384.80 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 88°57'52" EAST A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

PARCEL B
THAT PORTION OF TRACT B, THE PLAT OF WILLOWBROOK, AS RECORDED WITH THE COUNTY AUDITOR LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE NORTH 01°23'17" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 648.86 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°57'52" WEST A DISTANCE OF 470.00 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL 1 DESCRIBED ON RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2008-007257, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 01°23'17" WEST, ALONG SAID WEST LINE A DISTANCE OF 648.86 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 88°57'52" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

LEGEND

	SECTION CORNER
	QUARTER SECTION CORNER
	FOUND MONUMENT AS NOTED
	FOUND PROPERTY CORNER
—x—x—	FENCE
(C)	CALCULATED
(D)	DEED
(M)	MEASURED
(P)	PLAT

BASIS OF BEARING

NAD 1983/11
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ ,

20__, AT _____ MINUTES PAST _____M. RECORDS OF

THE _____ COUNTY AUDITOR, _____ , WASHINGTON.

RECORDING NUMBER _____ .

BOOK/VOLUME _____ PAGE _____ .

_____
COUNTY AUDITOR

_____
BY

SURVEY FOR

C JOHN CORBIN
341 GLENEAGLES COURT
RICHLAND, WA, 99352

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

SURVEYOR'S CERTIFICATE

I, JOHN W. BECKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN JUNE, 2021, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF C JOHN CORBIN.

_____
JOHN W. BECKER, PLS 38480 DATE

JOHN W. BECKER
STATE OF WASHINGTON
38480
REGISTERED
PROFESSIONAL LAND SURVEYOR

DWN. BY	DATE
SWM	08/29/22
CHKD. BY	JOB NO.
JWB	2210436

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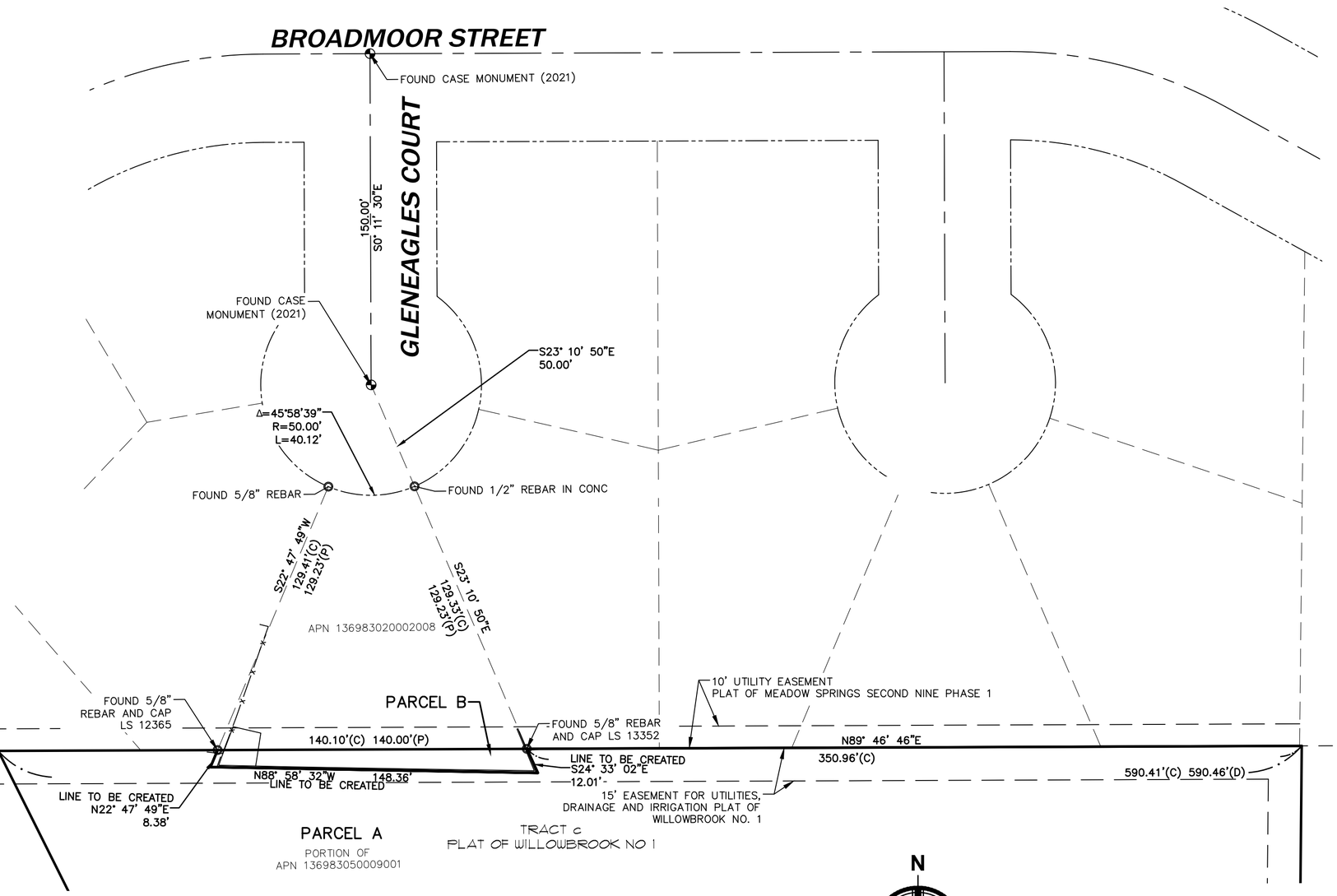
5804 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

A PORTION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.

REVISED PARCEL CONFIGURATION



REVISED LEGAL DESCRIPTIONS

PARCEL A
PARCEL 1 DESCRIBED ON RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2008–007257, RECORDS OF BENTON COUNTY, WASHINGTON, ALSO BEING A PORTION OF TRACTS B AND C, THE PLAT OF WILLOWBROOK, AS RECORDED WITH THE COUNTY AUDITOR LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C; THENCE SOUTH 89°46'46" WEST ALONG THE NORTH LINE THEREOF AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 350.96 FEET TO THE SOUTH EAST CORNER OF LOT 8, BLOCK 2, PLAT OF MEADOW SPRINGS SECOND NINE PHASE ONE, AS RECORDED IN VOLUME 9 AT PAGE 6, UNDER AUDITOR'S FILE NUMBER 669881, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, SOUTH 24°33'02" EAST A DISTANCE OF 12.01 FEET; THENCE NORTH 88°58'32" WEST A DISTANCE OF 148.36 FEET; THENCE NORTH 22°47'49" EAST A DISTANCE OF 8.38 FEET TO SAID NORTH LINE OF THE SOUTH HALF AND THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 89°46'46" EAST ALONG SAID LINE A DISTANCE OF 140.10', MORE OR LESS TO THE TRUE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

PARCEL B
THAT PORTION OF PARCEL 1 DESCRIBED ON RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2008–007257, RECORDS OF BENTON COUNTY, WASHINGTON, ALSO BEING A PORTION OF TRACTS B AND C, THE PLAT OF WILLOWBROOK, AS RECORDED WITH THE COUNTY AUDITOR LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C; THENCE SOUTH 89°46'46" WEST ALONG THE NORTH LINE THEREOF AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 350.96 FEET TO THE SOUTH EAST CORNER OF LOT 8, BLOCK 2, PLAT OF MEADOW SPRINGS SECOND NINE PHASE ONE, AS RECORDED IN VOLUME 9 AT PAGE 6, UNDER AUDITOR'S FILE NUMBER 669881, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, SOUTH 24°33'02" EAST A DISTANCE OF 12.01 FEET; THENCE NORTH 88°58'32" WEST A DISTANCE OF 148.36 FEET; THENCE NORTH 22°47'49" EAST A DISTANCE OF 8.38 FEET TO SAID NORTH LINE OF THE SOUTH HALF AND THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 89°46'46" EAST ALONG SAID LINE A DISTANCE OF 140.10', MORE OR LESS TO THE TRUE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

TRANSFER DESCRIPTION

THAT PORTION OF TRACT C, THE PLAT OF WILLOWBROOK, AS RECORDED WITH THE COUNTY AUDITOR LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT C; THENCE SOUTH 89°46'46" WEST ALONG THE NORTH LINE THEREOF AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 350.96 FEET TO THE SOUTH EAST CORNER OF LOT 8, BLOCK 2, PLAT OF MEADOW SPRINGS SECOND NINE PHASE ONE, AS RECORDED IN VOLUME 9 AT PAGE 6, UNDER AUDITOR'S FILE NUMBER 669881, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, SOUTH 24°33'02" EAST A DISTANCE OF 12.01 FEET; THENCE NORTH 88°58'32" WEST A DISTANCE OF 148.36 FEET; THENCE NORTH 22°47'49" EAST A DISTANCE OF 8.38 FEET TO SAID NORTH LINE OF THE SOUTH HALF AND THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 89°46'46" EAST ALONG SAID LINE A DISTANCE OF 140.10', MORE OR LESS TO THE TRUE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

PARCEL AREA TABLE

EXISTING PARCEL A= 307,242 SF±
EXISTING PARCEL B= 304,905 SF±

REVISED PARCEL A= 610,804 SF±
REVISED PARCEL B= 1,344 SF±

N

GRAPHIC SCALE
0 20 40 80 FEET
1" = 40 FEET

DWN. BY	DATE
SWM	08/29/22
CHKD. BY	JOB NO.
JWB	2210436

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ ,

20__, AT _____ MINUTES PAST _____M. RECORDS OF

THE _____ COUNTY AUDITOR, _____ , WASHINGTON.

RECORDING NUMBER _____ .

BOOK/VOLUME _____ PAGE _____ .

_____
COUNTY AUDITOR

_____
BY

LEGEND

	SECTION CORNER
	QUARTER SECTION CORNER
	FOUND MONUMENT AS NOTED
	FOUND PROPERTY CORNER
—x—x—	FENCE
(C)	CALCULATED
(D)	DEED
(M)	MEASURED
(P)	PLAT

SURVEYOR'S CERTIFICATE

I, JOHN W. BECKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN JUNE, 2021, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332–130 W.A.C., AT THE REQUEST OF C JOHN CORBIN.

_____
JOHN W. BECKER, PLS 38480 DATE

JOHN W. BECKER
STATE OF WASHINGTON
38480
REGISTERED
PROFESSIONAL LAND SURVEYOR

AHBL
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509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 1/23/2023 Agenda Category: Business

Prepared By: Amanda Wallner, Economic Development Manager

Subject:
Election of Officers

Department:
Development Services

Recommended Motion:
I nominate INSERT NAME for the role of EDC Chair.
I nominate INSERT NAME for the role of EDC Vice Chair.

Summary:
Per RMC 2.040,110(C)(1) each board and commission elects a chair and vice chair. The EDC does so at the beginning of each year.

Fiscal Impact: There is no fiscal impact to elect EDC officers.

Attachments: