



Agenda
Economic Development Committee Meeting
Monday, March 20, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard

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

Council Liaison: Jones
Council Alternate: Mayor 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)

1. January 23, 2023 Economic Development Committee Meeting Minutes
 - Carly Kirkpatrick, Administrative Assistant II

Business: (30 Minutes)

2. 150 Keene Road Proposed Surplus
 - Darin Arrasmith, Planner

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: 3/20/2023

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:

January 23, 2023 Economic Development Committee Meeting Minutes

Department:

Development Services

Recommended Motion:

Move to approve the January 23, 2023 meeting minutes.

Summary:

January 23, 2023 minutes are attached for review and consideration.

Fiscal Impact:

Approval of the minutes does not have a fiscal impact to the City.

Attachments:

1. 2023.01.23 Economic Development Committee Special Meeting Minutes draft



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE

CITY COUNCIL CHAMBERS – 625 SWIFT BLVD.

Monday, January 23, 2023 – 4:00 P.M.

CALL TO ORDER

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

ATTENDANCE

Chairman Bricker, Committee Members Morasch, Kesoju, Spencer and Knight

Member Pott's and Vice-Chair Hughes requested to be excused.

Also present were Councilmember Jones (via phone), 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 SPENCER MOVED AND COMMITTEE MEMBER KNIGHT SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 5-0.

PUBLIC COMMENTS

Chairman Bricker opened the public comment period at 4:01 p.m.: Randy Slovic – 74 Newcomer Street, Richland, WA spoke to the committee members about opposing the Claybell Park property sale. Her concerns were what precedent would the surplus and PSA set for other community members, she also questioned the square footage and the price of the sale. Bricker closed the public comment period at 4:04 p.m.

APPROVAL OF MINUTES

1. November 21, 2022 Minutes

Chairman Bricker introduced the meeting minutes from November 21, 2022. There were no changes or discussion.

COMMITTEE MEMBER KESOJU MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF NOVEMBER 21, 2022. MOTION PASSED 5-0.

ITEMS OF BUSINESS

2. Proposed Purchase and Sale Agreement - 990 Gillespie Street (600 Cullum Avenue)

Chairman Bricker recognized Planner Arrasmith to present the Proposed Purchase and Sale Agreement - 990 Gillespie Street (600 Cullum Avenue). 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 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. At the conclusion of the presentation, he answered questions from committee members.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER MORASCH SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE RECOMMEND TO 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. MOTION PASSED 5-0.

3. Proposed Purchase and Sale Agreement - LCR, Horn Rapids

Chairman Bricker recognized Planner Arrasmith to present the Proposed Purchase and Sale Agreement. CEL 2, LLC. 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 Vicinity at Horn Rapids Apartments. 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 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. At the conclusion of his presentation, he answered questions from committee members.

COMMITTEE MEMBER KNIGHT MOVED AND COMMITTEE MEMBER MORASCH SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE RECOMMEND TO 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. MOTION PASSED 5-0.

4. Proposed Purchase and Sale Agreement - Claybell (John Corbin)

Chairman Bricker recognized Planner Arrasmith to present the proposed purchase and sale agreement. 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. At the conclusion of his presentation,

he answered questions from committee members. Arrasmith confirmed that the property had been surveyed, and it was confirmed to be 1,344 square feet. He also responded on how the price was determined. It was based on the value of park property and not the value of the buyer's private property.

COMMITTEE MEMBER SPENCER MOVED AND MORASCH SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE RECOMMEND COUNCIL APPROVE A PURCHASE AND SALE AGREEMENT WITH JOHN CORBIN FOR PROPERTY AT CLAYBELL PARK IN SOUTH RICHLAND. MOTION PASSED 5-0.

5. Election of Officers

Nominations were made for Brad Bricker as Chairperson and Adam Morasch as Vice-Chairperson.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER KNIGHT SECONDED THE MOTION TO ELECT BRAD BRICKER AS CHAIRPERSON. MOTION PASSED 4-0 WITH BRICKER ABSTAINING.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER KNIGHT SECONDED THE MOTION TO ELECT ADAM MORASCH AS VICE-CHAIRPERSON. MOTION PASSED 4-0 WITH MORASCH ABSTAINING.

PRESENTATIONS

None

ANNOUNCEMENTS

Wallner mentioned that she would confirm that a quorum was met on the election vote since we had absent committee members, and those who were nominated abstaining from voting. If the quorum is not met, voting will occur at the next meeting. She also brought up that the open vacancy is going to be posted for applicants to fill the open position.

ADJOURNMENT

Chairman Bricker adjourned the meeting at 4:31 p.m.

Prepared by:

Carly Kirkpatrick, Administrative Assistant II

Reviewed by:

Mandy Wallner, Economic Development Manager

Approved by:

Brad Bricker, Chairman



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/20/2023

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

150 Keene Road Proposed Surplus

Department:

Development Services

Recommended Motion:

Motion to recommend that the City Council approve the proposed surplus and give special consideration to the abutting property owner in negotiating a future land sale.

Summary:

The City owns approximately 2.5 acres of park property located between Keene Road and the Keene Road Trail corridor, and adjacent to and north of the two retail center properties located at 112-120 Keene Road and 130-138 Keene Road. These retail properties occupy land that was once owned by the City and sold for private development.

In June 2022, City staff was approached by the owner of the retail center properties regarding acquiring a portion of the adjacent trail corridor, which is the property under consideration with this action. The subject property is under a maintenance agreement with the original retail center owner, KTV Inc., and is for the duration of twenty years, which is set to expire in 2029.

Rather than pursue negotiations with the City for new maintenance agreement terms, it is the desire of the owners to end the maintenance agreement prior to 2029 and pursue a purchase of the property in order to expand their existing commercial development. This area of park property is proposed for surplus, and is no longer needed for municipal purposes.

There will be no direct access granted to the subject property from Keene Road. Access to the subject property will be required through the adjacent property. This may be accomplished by providing an access easement or by completing a boundary line adjustment.

Surplus of the subject property received a favorable recommendation from the Parks Commission on March 9, 2023. This item will also be reviewed by the Planning Commission at an upcoming meeting prior to being placed on the City Council agenda for final action.

If/when the surplus action is approved, the City will enter into negotiations with the owners of the retail center properties for the sale and purchase of the subject property, which will be brought before the City Council for consideration at a future date.

Fiscal Impact:

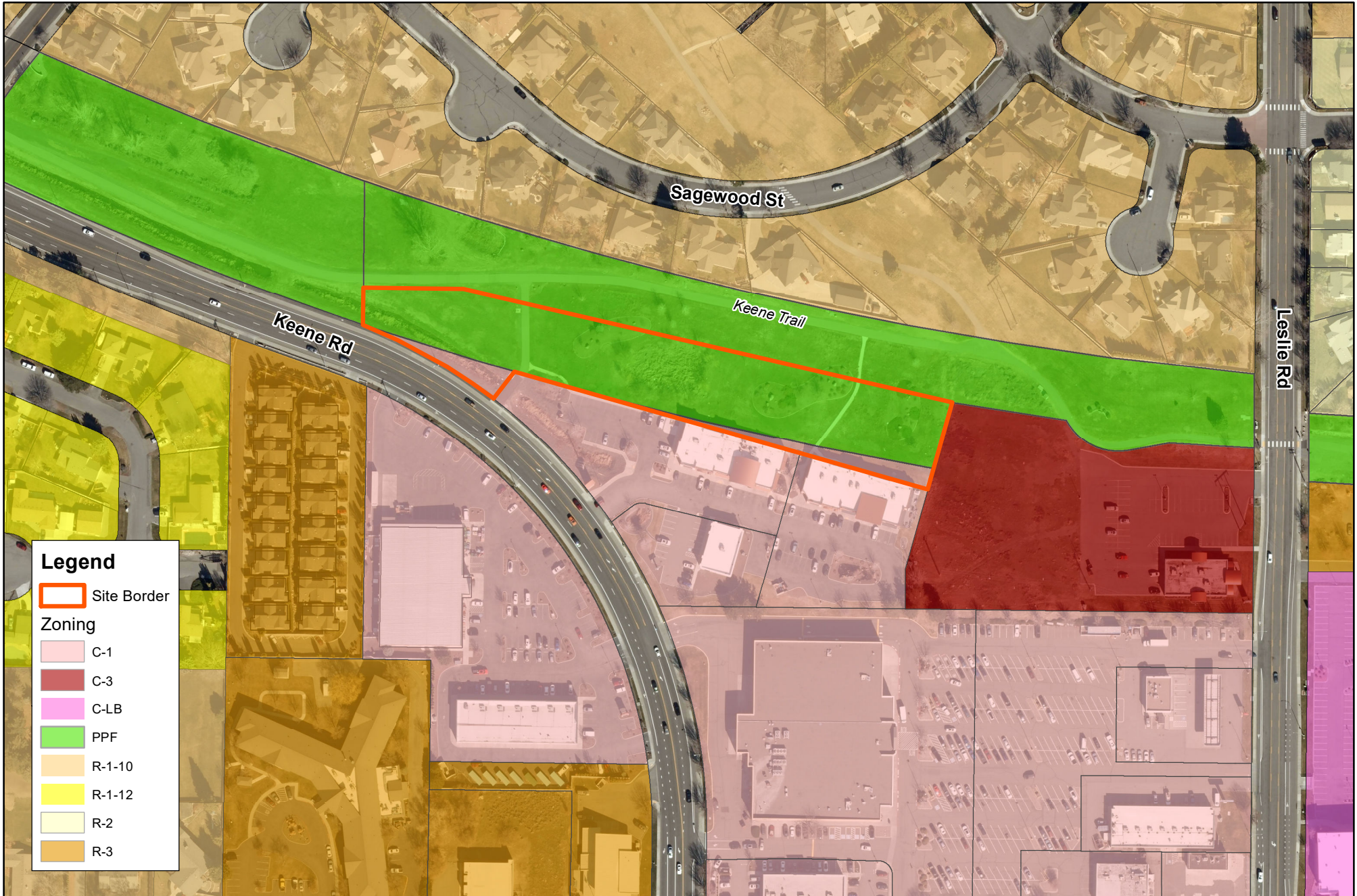
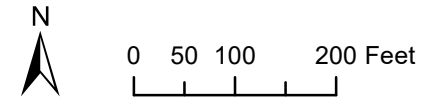
A recommendation and subsequent approval of this item will not fiscally impact the City other than to allow for a future financially beneficial transaction.

Attachments:

1. 150 Keene Zoning
2. 150 Keene Road Surplus

Zoning Map

Item: 150 Keene Road Surplus
Address: 150 Keene Rd





150 KEENE ROAD
AREA OF SURPLUS (~2.5 ACRES)

