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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.

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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 int eh 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,

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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
Carly Kirkpatrick, Administrative Assistant II

Reviewed by: AWallner
Mandy Wallner, Economic Development Manager

Approved by: Brad Bricker
Brad Bricker, Chairman