



Agenda
Economic Development Committee Meeting
Monday, June 19, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Committee Members: Chair Bricker, Vice-Chair Morasch, and Members Griffin, 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)

May 15, 2023 Economic Development Committee Meeting Minutes

Business: (30 Minutes)

2. Proposed Purchase and Sale Agreement with Cenate for Property Located in Horn Rapids
 - Darin Arrasmith, Planner
3. Commercial Facade Improvement Grant Application for 1515 Wright Ave. (610 The Parkway, LLC)
 - Lynne Follett, Economic Development Specialist

Presentations: (10 Minutes)

Economic Development Update

Real Estate Update

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: 6/19/2023

Agenda Category: Approval of Minutes

Prepared By:

Subject:

May 15, 2023 Economic Development Committee Meeting Minutes

Department:

Development Services

Recommended Motion:

Move to approve the May 15, 2023 meeting minutes

Summary:

May 15, 2023 Economic Development Committee meeting minutes are attached for review and consideration.

Fiscal Impact:

None.

Attachments:

1. 2023.05.15 Economic Development Committee Meeting Minutes - Draft



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE

CITY COUNCIL CHAMBERS – 625 SWIFT BLVD.

Monday, May 15, 2023 – 4:00 P.M.

CALL TO ORDER

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

ATTENDANCE

Chairman Bricker, Vice-Chair Morasch, Committee Members Griffin, Hughes, Kesoju, Spencer and Knight. Member Potts was excused.

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

APPROVAL OF AGENDA

COMMITTEE MEMBER HUGHES MOVED AND COMMITTEE MEMBER KNIGHT SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 7-0.

APPROVAL OF MINUTES

1. April 17, 2023 Minutes

Chairman Bricker introduced the meeting minutes from April 17, 2023. Committee Member Griffin wanted to amend the minutes to include her name, as she was present at the meeting.

COMMITTEE MEMBER MORASCH MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE AMENDED MOTION TO APPROVE THE MEETING MINUTES OF APRIL 17, 2023. MOTION PASSED 7-0.

PRESENTATIONS

2. Monthly Training Topic – Surplus and Deal Points of City-Owned Property

Chairman Bricker recognized Planner Arrasmith to present the training topic. Mr. Arrasmith gave a presentation outlining the history, objectives and reason for the City to surplus city owned property. At the conclusion Mr. Arrasmith answered questions.

ITEMS OF BUSINESS

3. Proposed Surplus of Property Adjacent to 999 Queensgate Drive

Planner Arrasmith presented the proposed surplus of approximately 7,693 of property located along the north side of the Keene Road Trail at the northwest corner of Keene Road and Queensgate Drive. The area of the proposed surplus is adjacent to the Chevron gas station property located at 999 Queensgate Drive. He stated that the owner of the Chevron gas station desires to purchase this property to make improvements to enhance the frontage of the business. At the conclusion of the presentation, he answered questions from committee members.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER HUGHES SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE RECOMMEND TO CITY COUNCIL THE APPROVAL OF THE SURPLUS OF APPROXIMATELY 7,693 LOCATED AT 999 QUEENSGATE DRIVE. MOTION PASSED 7-0.

4. Proposed Surplus of Property Located at 1900 Jadwin Avenue

Chairman Bricker recognized Planner Arrasmith to present the proposed surplus property that is approximately 21,152 square feet and is the former and original location of Fire Station No. 73 at the northeast corner of Jadwin Avenue and McMurray Street. Mr. Arrasmith expressed that The Boys & Girls Club of Benton and Franklin Counties has expressed formal interest in leasing the former fire station. At the conclusion of the presentation, he answered questions from committee members. A few members questioned going direct to lease over seeking proposals for a highly visible site. Ms. Wallner answered questions and provided additional information.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION RECOMMENDING THE APPROVAL OF THE SURPLUS AND BEGIN ADVERTISING FOR PROPOSALS. MOTION PASSED 6-1.

Following the vote, there was a question and short discussion about how to change a vote. Development Services Director explained that a motion to reconsider may be offered if someone has obtained new information that might change the outcome of the vote. No further discussion or action took place.

PRESENTATIONS

5. Monthly Training Topic – Economic Development Property Inventory

Chairman Bricker recognized Planner Arrasmith to present the training topic regarding Economic Development Property Inventory located in Horn Rapids, the Central Business District, Columbia Point and City View. At the conclusion of the presentation, Mr. Arrasmith answered questions.

ANNOUNCEMENTS

Ms. Wallner has updated the Economic Development agenda to include Economic Development Update, and Real Estate Update.

ECONOMIC DEVELOPMENT UPDATE

Ms. Wallner updated the committee that a commercial business newsletter will be added and sent with the welcome letter that the City sends out monthly when a business license is approved and issued.

REAL ESTATE UPDATE

Planner Arrasmith updated the committee that N. W. Metal Fabricators has closed and are currently on their 8-month timeline for permits. He also updated them on the 1st and Old Trapper Short Plat.

ADJOURNMENT

Chairman Bricker adjourned the meeting at 4:48 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: 6/19/2023

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

Proposed Purchase and Sale Agreement with Cenate for Property Located in Horn Rapids

Department:

Development Services

Recommended Motion:

The Economic Development Committee recommend that the City Council approve a Purchase and Sale Agreement with Cenate for the purchase of fifty (50) acres of City property located at 2694 Horn Rapids Road.

Summary:

Cenate, a Norwegian company that produces and develops silicon-containing anode materials used for lithium-ion batteries, is proposing to purchase a fifty (50)-acre property in the southwest corner of the North Horn Rapids Industrial Park for the development of a 40,000 square foot industrial production facility.

In 1904, Cenate began in the hydropower industry. The company has developed a stronghold in the silicon production sector worldwide. The utilization of silicon in lithium battery anodes allows the batteries to survive for more than ten (10) years in extremely challenging applications in the industrial and scientific fields.

Cenate's silicon-containing materials are used in a variety of products, including cell phones, laptops, tablets, digital cameras, drones, electric vehicles, electric bicycles and in power plants utilizing industrial and marine batteries.

The purchase price for the fifty (50)-acre property is \$75,000 per acre. Total proceeds for the 50 acre sale will be \$3,750,000.

The 50-acre property (as well as the entire North Horn Rapids Industrial Park) is currently located outside the city limits of Richland. Annexation of the North Horn Rapids Industrial Park is in progress and is expected to be reviewed by the Richland City Council in September 2023. Upon approval of the annexation, the City's Heavy Manufacturing (M-2) zoning district will be applied to the properties within the industrial park. Annexation of the industrial park is anticipated to be approved prior to Cenate commencing development of their industrial facility.

The City will retain a repurchase right if Cenate has not submitted an application for approval of building plans to the City within eight (8) months of closing, and if construction of their facility has not commenced within eighteen (18) months of closing. Their project may be completed in two phases.

Staff supports Cenate's development proposal and recommends approval of the purchase and sale agreement.

Fiscal Impact:

The fiscal impact of approving Resolution 2023-xx will generate \$3,750,000, which will be deposited into the Industrial Development Fund for use on future infrastructure needs in Horn Rapids.

Attachments:

1. Site Map_Cenate_North Horn Rapids



USDOE HAMMER TRAINING FACILITY

NORTH HORN RAPIDS
INDUSTRIAL PARK

50 ACRES
(2694 HORN RAPIDS ROAD)

HORN RAPIDS ROAD

FRAMATOME

ATI

Battelle

KINGSGATE WAY

Logston

Private

rapids

ila

Wanawsha

Sullivan

Dougherty

Bill Burke

Volpentest



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 6/19/2023

Agenda Category: Business

Prepared By: Lynne Follett, Economic Development Specialist

Subject:

Commercial Facade Improvement Grant Application for 1515 Wright Ave. (610 The Parkway, LLC)

Department:

Development Services

Recommended Motion:

The Economic Development Committee recommend that City Council approve the Commercial Facade Improvement Program grant application for improvements to 1515 Wright Avenue in the amount of \$20,000.

Summary:

Paul Carlisle (610 The Parkway, LLC), owner of the Wright Business Center located at 1515 Wright Avenue, submitted an application for \$20,000 of grant support from the Commercial Facade Improvement Program (CFIP). The project is expected to reduce blight in one of the City's original, small neighborhood commercial centers.

Mr. Carlisle's full project includes an interior and exterior upgrade of the building. The renovation work is valued at \$150,000. The exterior renovation includes new, larger windows and doors, refacing of an existing awning, and new siding and paint. The exterior renovation of the building eligible for the Commercial Facade Improvement Program is valued at \$60,000. The City's program funds are 1:1 matching (i.e. one dollar of private funds will match with one dollar of public funds). The applicant's investment of \$60,000 in qualified exterior improvements makes the project eligible for the City's maximum contribution of \$20,000 in compliance with RMC 5.04.

This building is located on the corner of Wright Avenue and Turner Street, one block south of Van Giessen Street, adjacent to the Rocket Mart gas station. Residential neighborhoods surround the business center to the east and south. The entire block where this business center is located is zoned C-I, Neighborhood Commercial. The C-I zone is a limited retail and business zone classification for areas that primarily provide retail products and services with minimal impact on the surrounding residential area. The building will be vacant during renovations. This improvement is expected to facilitate a new long-term lease with a technology firm in the facility.

Fiscal Impact:

Approval of this request will decrease the amount available in the Commercial Facade Improvement Program by \$20,000, leaving \$80,000 for projects.

Attachments:

1. 1515 Wright CFIP Application
2. Vicinity Map - 1515 Wright



Commercial Façade Improvement Program

Application

Applicant Name	Paul Carlisle	Applicant Title	Managing Member
Applicant Phone	509-302-0840	Applicant Email	paul@evolvelabs.info
Applicant Mailing Address	2348 Harris Ave, Richland, WA 99352		
Applicant Relationship to Business	Managing Member of LLC		
Business Name	610 The Parkway, LLC	Business Phone	5093020840
Age of Building	53 yrs old	UBI Number	604 173 948
Project Physical Address	1515 Wright Ave, Richland, WA 99352		
Project Cost	\$ \$60,000.00	Amount Requested	\$ \$20,000.00
Amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is \$20,000.00 per enclosed unit (see graphic within guidelines and procedures document).			
Is the property owner different than the business owner? ☐ Yes ☒ No (If yes, complete section in yellow below)			
Owner Name		Property Manager	
Owner Phone		Owner Email	
Owner Mailing Address			
Have you obtained permission to complete this project from the property owner? ☐ Yes ☐ No			
1) Have you used this program before? ☒ Yes ☐ No (If yes, complete section 1a)			
1a) For what purpose or project did you use this program in the past? Please indicate the year utilized, and the funding amount you received. Attach one photo of the completed project to this application.			
This project was approved and fully funded in Feb 2021, however supply chain and city permitting delayed implementation beyond the period allowed, requiring us to resubmit the same project for approval again. This time the glass vendor confirmed inventory, and we already have city permits approved.			
2) Provide a brief description of the proposed improvements and note how you believe they will enhance the area surrounding your business. Attach a photo, rendering, or sketch of the proposed improvement to this application. Attach additional pages as necessary.			
Full upgrade of building exterior including full storefront glass front. Renderings and contractor bid attached. By completing these improvements, we will be able to sign a new long-term lease with executech, bringing a dozen well paid technology workers into this section of town. This is high-value but light traffic that will help to revitalize the nearby businesses without overwhelming the local neighborhood.			
3) Will the project require any permits? ☒ Yes ☐ No (If yes, complete section 3a)			
3a) Please indicate which permits you may need to obtain.			
☒ City of Richland Building Permits		☐ City of Richland Right-of-Way Permits	
☐ City of Richland Sewer/Water Permits		☐ Washington State Liquor Licensing	
4) Have you consulted with Richland Development Services? ☒ Yes ☐ No			
4a) If yes, which building division official did you speak with? If no, please email building@ci.richland.wa.us to set a consultation appointment.			

5) Can the project be completed within 12 months? Please explain.

Yes, we have the permits approved and ready to get to work upon approval.

Revenue (Attach additional pages as necessary)

Source	Amount
Carlisle Capital	\$ \$60,000.00
(This is a part of \$150k full building upgrade. Cash is in checking and ready for	\$
	\$
	\$
	\$
	\$
Total	\$ \$60,000.00

Expenses (Attach additional pages as necessary)

Source	Amount
Booth Construction	\$ \$60,000.00
	\$
	\$
	\$
	\$
	\$
Total	\$ \$60,000.00

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

Application Requirements

Please check the box beside each item to note that you have met that requirement.

☒	Requirements for Submittal
☒	The business applicant has a current Richland Business License
☒	The applicant has available funds to complete the project before requesting reimbursement from the City
☒	The project complies with Richland Municipal Code and all applicable building and life safety codes
☒	The project improvements are clearly visible to the general public
☒	The reimbursement request is no more than 50% of total project cost
☒	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
☒	The project is well designed, and the applicant provided a sketch or rendering of the proposal
☒	The project is permanent and long lasting
☐	The applicant provided two (2) estimates for the project

Application Review Criteria

In order to encourage applicants to incorporate multiple improvements into a given project, it is recommended that all projects submitted attempt to ***fulfill some or all of the criteria listed below***. It is not required that a project fulfill each criterion, but projects that fulfill multiple criteria will be looked upon more favorably. The Economic Development Committee reserves the right to reject or table applications for further review if they do not meet the criteria described.



CRITERIA CONSIDERED

Physical



The project enhances the building and surrounding neighborhood



The project enhances existing historical or architectural features



The project is designed in consistency with the surrounding area



The project enhances the immediate common area shared by two or more businesses



The project is decorative and/or artfully designed in compatibility with its surrounding area



The project improvements replace existing aging or decaying exterior appurtenances

Programmatic Goals



The project clusters two or more on-site improvements



It is the first application awarded at the project site



The improvements are in an area identified as a priority funding area



The project narrative describes the project's positive economic impact on the business

Relationship Building



The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies



The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

By signing below, you are affirming that you:

- Have read the **Commercial Facade Improvement Program Guidelines and Procedures** document
- Are aware of the limitations of this program
- Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
- You understand that use of funds is subject to audit by the State of Washington
- Will submit, if approved for award, a detailed project schedule and updated budget within 30 days of receipt of a fully executed contract

eSigned via SeamlessDocs.com

Paul Carlisle

Signature

Paul Carlisle

Printed Name

05-25-2023

Date

Application Submittal

Applications completed digitally:

- Applications that were completed digitally may be saved and sent via email to info@richlandbusiness.com
- Save your application with a different file name than the original
- Attach any accompanying documentation as a separate attachment, saved as a PDF or JPG

Applications completed handwritten:

- Applications that are handwritten may be sent via email, dropped off, or mailed
- If sent via email, please legibly scan your document as a PDF
- If dropped off, bring to 625 Swift Blvd. in Richland: Attn: Mandy Wallner
- If mailed, mail to:

Richland BEDO
Attn: Mandy Wallner, Economic Development
625 Swift Boulevard, MS-18
Richland, WA 99352

PROPOSAL

DATE: 2/17/2021
PROPOSAL # 06-21
CUSTOMER ID 1515 Wright



Prepared for: Paul Carlisle

Prepared by: George Booth IV
PO Box 608
Richland, WA 99352
p509.438.0077
f 509.628.9851
georgeboothiv@boothandsons.com

Proposal for: 1515 Wright St storefront installation and repair

DESCRIPTION	AMOUNT
Booth and Sons Construction, Inc. is pleased to provide the following proposal to provide and install a new aluminum storefront system in the building located at 1515 Wright St in Richland, WA per the specification and renderings attached. This proposal includes the demolition and disposal of the existing siding, wood framing, doors, and windows, any electrical that impedes the installation of the storefront system. It also includes new aluminum breaks at all walls and posts which intersect the storefront glass and repair of drywall damaged during the course of construction. This proposal includes all management, labor, demolition, materials, layout, trash cleanup, disposal, and weekly progress updates. This proposal does not include painting. Every effort to maintain the existing paint on the existing siding will be made. Storefront system finish can be either oil-rubbed bronze or anodized aluminum.	
Total project cost	46,110

Subtotal	\$46,110.00
WSST	\$3,965.46
	\$50,075.46

OTHER COMMENTS	
This estimate does not include City of Richland permit cost.	
Option to clad canopy façade and space above doors in EIFS stucco system	4740
Option to add four show window outlets for tenant interior signage (open signs, etc)	792
Option to repaint siding	3450
Option to leave storefront windows' sill height at same height as existing windows	-2850
Proposal is based on field observations of the surface conditions and broad assumptions. Concealed conditions may alter price and design.	

If you have any questions about this estimate, please contact George Booth IV at 509.438.0077.

Thank you for your consideration!





VICINITY MAP
1515 WRIGHT AVE

