



Agenda
Economic Development Committee Meeting
Monday, July 17, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard

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

June 19, 2023 Economic Development Meeting Minutes

Business: (30 Minutes)

2. Proposed Purchase and Sale Agreement of Property Located at 999 Queensgate Drive
 - Darin Arrasmith, Planner

Presentations: (10 Minutes)

3. Richland Public Library
 - Christopher Nulph, Library Manager

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: 7/17/2023

Agenda Category: Approval of Minutes

Prepared By:

Subject:

June 19, 2023 Economic Development Meeting Minutes

Department:

Development Services

Recommended Motion:

Move to approve the June 19, 2023 meeting minutes

Summary:

June 19, 2023 Economic Development Meeting minutes are attached for review and consideration.

Fiscal Impact:

Approval of the minutes does not have a fiscal impact on the city.

Attachments:

1. 2023.06.19 Economic Development Committee Meeting Minutes



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE

CITY COUNCIL CHAMBERS – 625 SWIFT BLVD.

Monday, June 19, 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, Kesoju, Spencer and Fair. Member Potts was excused.

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

Economic Development Manager Wallner was excused.

APPROVAL OF AGENDA

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

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER MORASCH SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 6-0.

Committee Member Potts arrived after approval of Agenda.

APPROVAL OF MINUTES

1. May 15, 2023 Minutes

Chairman Bricker introduced the meeting minutes from May 15, 2023. There were no changes or discussion.

COMMITTEE MEMBER MORASCH MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF MAY 19, 2023. MOTION PASSED 7-0.

ITEMS OF BUSINESS

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

Planner Arrasmith presented the proposed purchase and sale agreement for fifty (50)-acre property located in the southwest corner of the North Horn Rapids Industrial Park for

development of a 40,000 square foot industrial production facility to Cenate. 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 THE APPROVAL OF THE PURCHASE AND SALE AGREEMENT WITH CENATE FOR THE FIFTY (50) ACRES OF CITY PROPERTY LOCATED AT 2694 HORN RAPIDS ROAD. MOTION PASSED 7-0.

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

Chairman Bricker recognized Economic Development Specialist Follett. She went over what the Commercial Façade Improvement Program, and allowable uses. Mr. Carlisle's full project at 1515 Wright Avenue includes an interior and exterior upgrade of the building with renovation work that is valued at \$150,000 and is requesting the maximum contribution of \$20,000.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION TO RECOMMEND THAT CITY COUNCIL APPROVE THE COMMERCIAL FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION FOR IMPROVEMENTS TO 1515 WRIGHT AVENUE IN THE AMOUNT OF \$20,000. APPROVAL OF REQUEST. MOTION PASSED 7-0.

PRESENTATIONS

None.

ANNOUNCEMENTS

None.

ECONOMIC DEVELOPMENT UPDATE

Mrs. Follett gave an update to the Committee on Ribbon cutting and that it is now a part of Economic Development division responsibilities. The Geocoin Challenge in John Dam Plaza is this upcoming Saturday that brings tourist from all over to Richland. Lastly, that on July 6, 2023 is the ribbon cutting for Bob Ferguson Memorial, and street naming if any members want to attend.

REAL ESTATE UPDATE

Mr. Arrasmith updated the committee on Surplus property that had been approved and sent to Council. He also stated that the Horn Rapids fee schedule is updated and going to Council in July.

ADJOURNMENT

Chairman Bricker adjourned the meeting at 4:28 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: 7/17/2023

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

Proposed Purchase and Sale Agreement of Property Located at 999 Queensgate Drive

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 Rajbir Sandhu for the purchase of 7,693 square-feet of City property located adjacent to 999 Queensgate Drive.

Summary:

Rajbir Sandhu, owner of the Chevron Gas Station and Convenience Store located at 999 Queensgate Drive, is proposing to purchase 7,693 square feet of City-owned property located adjacent to the Keene Road Trail at the northwest corner of the intersection of Queensgate Drive and Keene Road.

The Economic Development Committee recommended approval to surplus this property at its meeting on May 15, 2023, and the City Council approved the surplus at its meeting on June 20, 2023.

The subject property is currently vacant, and the City has no plans to construct or install trail improvements or amenities at this location, which is the reason for the surplus and eventual sale of the property. The area of the proposed purchase does not include any portion of the City's Keene Road Trail corridor. The City is retaining the 40-foot access easement connecting to Keene Road.

The purchase price for the property is \$4.52 per square foot for a total purchase price of \$34,769.

The City is not imposing a development requirement with this land sale as Rajbir Sandhu desires to landscape the area to improve the entrance and frontage features of the gas station/convenience store.

Fiscal Impact:

A recommendation and subsequent approval of this item will result in revenue to the City in the amount of \$34,769. These funds will be deposited into the Industrial Development Fund.

Attachments:

1. 999 Queensgate Vicinity Map
2. 999 Queensgate Purchase Survey Map



TACO TIME

CHEVRON GAS STATION
999 QUEENSGATE DRIVE

PROPERTY PROPOSED FOR PURCHASE
7,693 SF



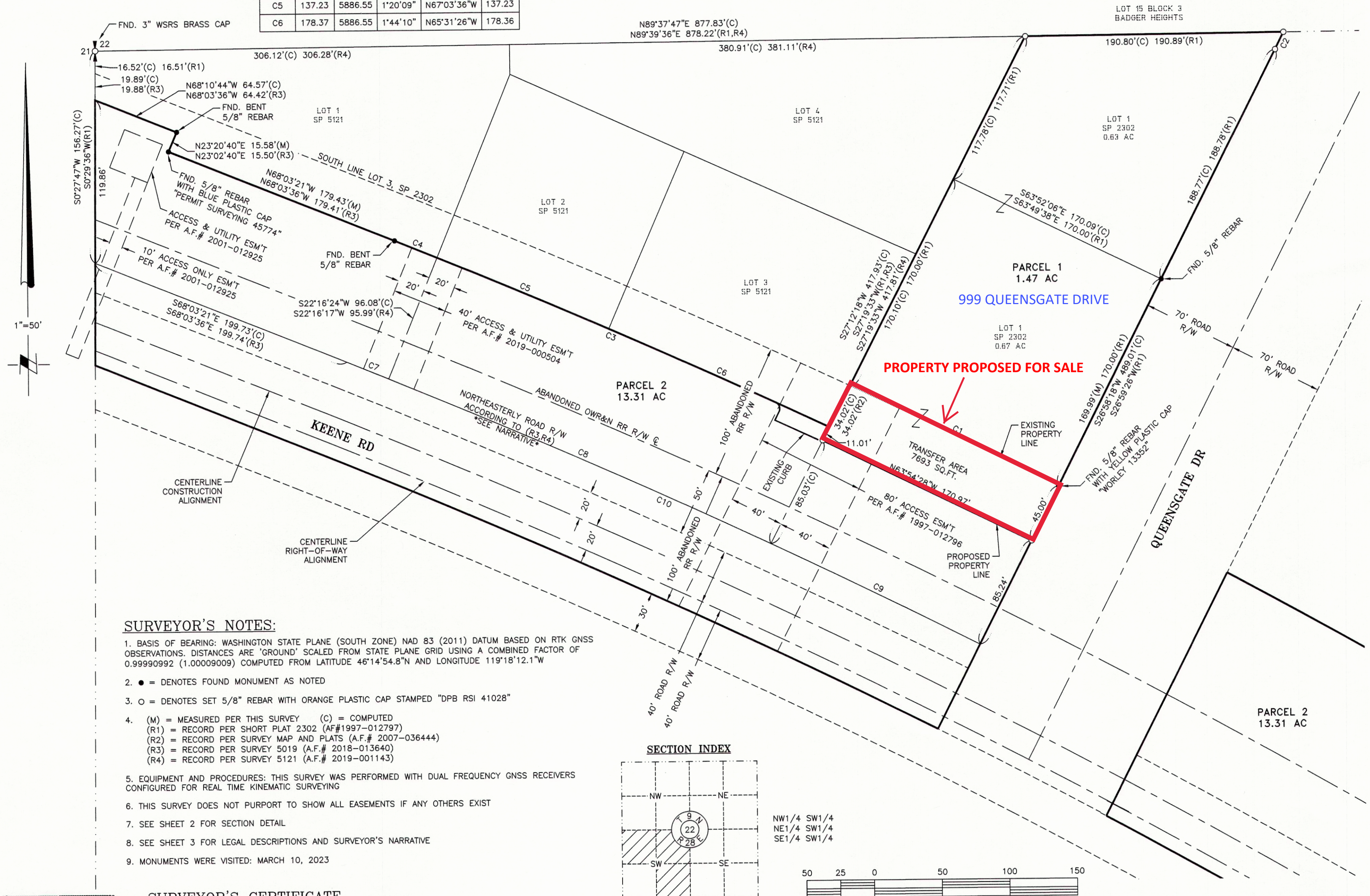
EXHIBIT A

RECORD SURVEY

FOR A BOUNDARY LINE ADJUSTMENT
LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 22,
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	170.79	5920.00	1°39'11"	N63°54'01"W	170.79
C2	14.15	920.00	0°52'52"	N26°31'52"E	14.15
C3	349.31	5886.55	3°24'00"	N66°21'22"W	349.26
C4	33.72	5886.55	0°19'42"	N67°53'31"W	33.72
C5	137.23	5886.55	1°20'09"	N67°03'36"W	137.23
C6	178.37	5886.55	1°44'10"	N65°31'26"W	178.36

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C7	33.17	5739.00	0°19'52"	N67°55'26"W	33.17
C8	307.33	5739.00	3°04'06"	N66°13'27"W	307.29
C9	171.32	5739.00	1°42'37"	N63°50'05"W	171.32
C10	511.82	5739.00	5°06'35"	N65°32'04"W	511.65



SURVEYOR'S NOTES:

1. BASIS OF BEARING: WASHINGTON STATE PLANE (SOUTH ZONE) NAD 83 (2011) DATUM BASED ON RTK GNSS OBSERVATIONS. DISTANCES ARE 'GROUND' SCALED FROM STATE PLANE GRID USING A COMBINED FACTOR OF 0.99990992 (1.00009008) COMPUTED FROM LATITUDE 46°14'54.8"N AND LONGITUDE 119°18'12.1"W
2. ● = DENOTES FOUND MONUMENT AS NOTED
3. ○ = DENOTES SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "DPB RSI 41028"
4. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED
(R1) = RECORD PER SHORT PLAT 2302 (A.F.# 1997-012797)
(R2) = RECORD PER SURVEY MAP AND PLATS (A.F.# 2007-036444)
(R3) = RECORD PER SURVEY 5019 (A.F.# 2018-013640)
(R4) = RECORD PER SURVEY 5121 (A.F.# 2019-001143)
5. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH DUAL FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS IF ANY OTHERS EXIST
7. SEE SHEET 2 FOR SECTION DETAIL
8. SEE SHEET 3 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S NARRATIVE
9. MONUMENTS WERE VISITED: MARCH 10, 2023

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 HEAVY 2 LLC IN MARCH 2023.

DAVID P. BAALMAN LS#41028

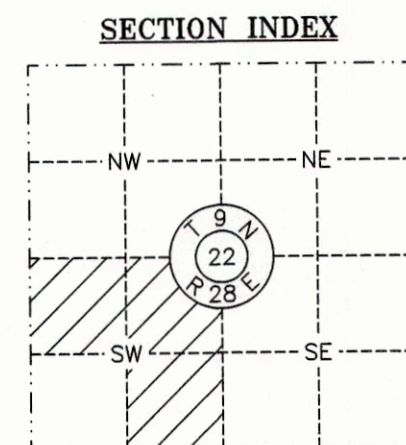
DATE

AUDITOR'S CERTIFICATE

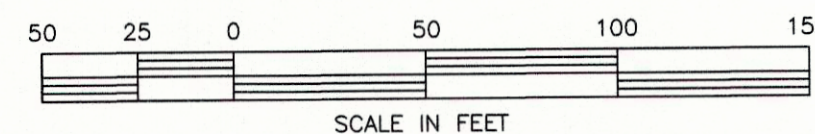
FILED FOR RECORD THIS _____ DAY OF _____, 20____ A.D., AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF SURVEYS, PAGE _____, AT THE REQUEST OF ROGERS SURVEYING.

BENTON COUNTY AUDITOR

AUDITOR'S FILE NUMBER

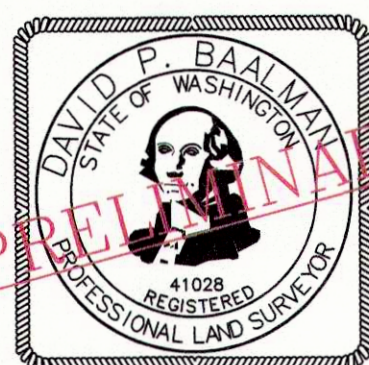


NW1/4 SW1/4
NE1/4 SW1/4
SE1/4 SW1/4



REV: NONE

SEE SHEET 2



RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	HEAVY 2 LLC	JOB	07823
PROJECT	BOUNDARY LINE ADJUSTMENT PTN OF SW1/4 SEC 22, T9N, R28E, WM		
DRN. BY	MPL	SCALE	1"=50'
APPROVED	DPB	DATE	03/13/2023
		F. B. NO. BK 887	SHEET 1
		ACAD VER - C3D21	OF 3
		FILE: 07823.DWG	



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 7/17/2023

Agenda Category: Presentations

Prepared By: Christopher Nulph, Library Manager

Subject:

Richland Public Library

Department:

Development Services

Recommended Motion:

Summary:

Brief overview of library resources that are available for the business community.

Fiscal Impact:

Attachments: