



Agenda
Economic Development Committee Meeting
Monday, September 18, 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)

Approval of Minutes: (Approved by Motion)

1. August 21, 2023 Economic Development Meeting Minutes

Public Comments: Please limit public comments to 3 minutes.

Business: (30 Minutes)

Presentations: (10 Minutes)

2. Public Hearing Training
 - Jennifer Rogers
3. Thrive Program
 - Lynne Follett, Economic Development Specialist

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: 9/18/2023

Agenda Category: Approval of Minutes

Prepared By:

Subject:

August 21, 2023 Economic Development Meeting Minutes

Department:

Development Services

Recommended Motion:

Move to approve August 21, 2023 meeting minutes.

Summary:

August 21, 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. 2023.08.21 Economic Development Committee Meeting Minutes



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE

CITY COUNCIL CHAMBERS – 625 SWIFT BLVD.

Monday, August 21, 2023 – 4:00 P.M.

CALL TO ORDER

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

ATTENDANCE

Chairman Bricker, Committee Members Griffin, Spencer, Hughes, and Fair.

Also present were Development Services Director Jensen, Economic Development Manager Wallner, Planner Arrasmith, 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 GRIFFIN SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 5-0.

APPROVAL OF MINUTES

1. July 17, 2023 Minutes

Chairman Bricker introduced the meeting minutes from July 17, 2023. There were no changes or discussion.

COMMITTEE MEMBER HUGHES MOVED AND COMMITTEE MEMBER FAIR SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF JULY 17, 2023. MOTION PASSED 5-0.

ITEMS OF BUSINESS

2. Commercial Facade Improvement Program Application - Monterosso's Italian Restaurant - 1026 Lee Boulevard

Chairman Bricker recognized Economic Development Specialist Follett. She went over the application for Monterosso's, and what they are proposing. The full project at 1026 Lee Boulevard includes a completely new entrance to the restaurant designed to appear as a vintage train depot to accentuate the 1947-period feel of the train car. The renovation work is valued at \$75,000 and is requesting the maximum contribution of \$20,000.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE RECOMMEND TO CITY COUNCIL THE APPROVAL OF THE. MOTION PASSED 5-0.

PRESENTATIONS

None.

ANNOUNCEMENTS

None.

ECONOMIC DEVELOPMENT UPDATE

Economic Development Wallner gave an update to the Committee. She proposed the question of interest in training, and open to having a public hearing for the upcoming Horn Rapids Master Plan Update that will be coming to the committee soon. This project requires a public hearing which could be held at an Economic Development Committee Meeting. Chair Bricker confirmed that he has done public hearings as a member of the Board of Adjustment, however he would be interested in training before holding the public hearing. Mr. Jensen invited Ms. Wallner to give an update on the Targeted Urban Area (TUA) since we are the first in the state to adopt.

REAL ESTATE UPDATE

Mr. Arrasmith stated that staff has been receiving interest in land out in Horn Rapids. He also mentioned that with the completion of Henderson Loop and Robertson there will be more one acre lots coming this year that are highly sought after. As these deals come up, they will be brought to the Committee for consideration. Ms. Wallner stated that the request for qualification (RFQ) that was issued for tracts D and E has ended and applications are being reviewed internally. This is something that the committee could see on an agenda in the upcoming months as well.

ADJOURNMENT

Chairman Bricker adjourned the meeting at 4:21 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: 9/18/2023

Agenda Category: Presentations

Prepared By: Jennifer Rogers

Subject:
Public Hearing Training

Department:
Development Services

Recommended Motion:

Summary:

The purpose of the Economic Development Committee is to review various applications and advise the City Council on the relative merits of individual economic development proposals. From time to time, the Committee may be asked to hold public hearings to gather input on proposed economic development initiatives.

This training topic is presented to introduce Committee members to the public hearing process and set expectations for how hearings should be held and public testimony taken.

Fiscal Impact: This item has no fiscal impact.

Attachments:



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 9/18/2023

Agenda Category: Presentations

Prepared By: Lynne Follett, Economic Development Specialist

Subject:

Thrive Program

Department:

Development Services

Recommended Motion:

Summary:

Several organizations offer programs meant to support business growth. The Washington State Department of Commerce offers a program for second-stage businesses, similar to the Economic Gardening Program, to strengthen and support their growth.

This presentation is meant to educate Committee members on this relatively new program and provide insight into the similarities and differences of each program.

Fiscal Impact:

There is no fiscal impact associated with this agenda item.

Attachments:

1. THRIVE - EDC Presentation



THRIVE

WASHINGTON STATE DEPARTMENT OF COMMERCE



PARTNERSHIP

- Washington State Department of Commerce
- Edward Lowe Foundation
- Helps second-stage businesses grow



HOW IT WORKS

- STEP 1: The Needs Assessment Call
- STEP 2: Scope of Work
- STEP 3: SWAT Call
- STEP 4: The Go Ahead
- STEP 5: Presentation Calls
- Optional Aftercare



Washington State
Department of
Commerce



PROGRAM COST

- Total program cost - \$4,360.
- Steps 1-3: \$1,300 (Commerce pays for this)
- Steps 4-5: \$3,060 (The business pays for this part)
- Aftercare: Businesses have the option to purchase an aftercare component at the close of the program.

THE IDEAL SECOND-STAGE COMPANY

- Private, for-profit companies that have been operating in a Washington State community for at least two years.
- Employ between 6 and 99 employees.
- Ready to grow.
- Provide products and services beyond the local area.

WHO SHOULD APPLY?

Businesses that can answer YES to these questions are ready for THRIVE!

- Is your annual revenue between \$1 million – \$50 million?
- Does your company have between 6 - 99 employees?
- Is your company privately owned?
- Is your company based in the U.S.?
- Does your company intend to grow?

PROGRAM BENEFITS

- Learn how to recruit, retain and develop employees.
- Get a handle on your financial management.
- Best practices on supply chain and operations.
- Explore new markets and analyze competitors.



PROGRAM COMPARISON

THRIVE!

- ✓ Administered through Startup Washington
- ✓ Anyone can apply
- ✓ Cost share with business
- ✓ Directly through the Edward Lowe Foundation

ECONOMIC GARDENING

- ✓ Administered locally by the Tri-City Regional Chamber (TCRCC)
- ✓ Offered to TCRCC members
- ✓ No cost for business
- ✓ Through the National Center for Economic Gardening



More information about Thrive!

<http://startup.choosewashingtonstate.com/programs/thrive/>.