



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE

MONDAY, AUGUST 23, 2021 – 4:00 P.M.

VIA ZOOM

CALL TO ORDER

Chairman Bricker called the meeting to order at 4:01 pm.

ATTENDANCE

Chairman Bricker, Committee Members Hughes, Knight, Newman, Spencer, and Richardson.

Also present were Council liaison Christensen, Planner Arrasmith, Marketing Specialist Wallner and Administrative Assistant II Follett.

APPROVAL OF AGENDA

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

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

APPROVAL OF MINUTES

Chairman Bricker introduced the meeting minutes from July 26, 2021. Member Richardson noted a discrepancy in comments made by councilman Alvarez that were attributed to councilman Christensen in error.

COMMITTEE MEMBER RICHARDSON MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF JULY 26, 2021 WITH THE CHANGE NOTED IN DISCUSSION. MOTION PASSED 6-0.

PUBLIC COMMENTS

Chairman Bricker opened the public comment period at 4:05 p.m. Having no one request time to address the committee, Chairman Bricker closed the public comment period at 4:05 p.m.

PRESENTATIONS

1. Horn Rapids Development Update

Chairman Bricker recognized Ms. Wallner to present the development update. Ms. Wallner handed the presentation over to Mr. Arrasmith, who presented a Power Point presentation detailing recent sales in the Horn Rapids Industrial and Business Park. (Presentation

attached) Discussion and questions followed regarding projects still pending and the potential for the City to repurchase in the future based on contract conditions.

Chairman Bricker thanked Mr. Arrasmith for the excellent presentation and noted the number of projects that built larger buildings than originally anticipated.

ITEMS OF BUSINESS

1. CFIP2021-006 Application for 707 The Parkway, LLC

Chairman Bricker recognized Marketing Specialist Wallner to give the staff report. Ms. Wallner outlined the request and noted the applicants are also working with Energy Services to add energy efficient windows. Ms. Wallner also noted the amount available in the fund for projects.

COMMITTEE MEMBER NEWMAN MOVED AND COMMITTEE MEMBER RICHARDSON SECONDED THE MOTION TO RECOMMEND COUNCIL APPROVE THE APPLICATION FOR FAÇADE IMPROVEMENTS TO 707 THE PARKWAY. MOTION PASSED 6-0.

ANNOUNCEMENTS

Councilman Christensen commented on the decision to keep meeting virtual for the time being based on COVID-19 cases in the Tri-Cities.

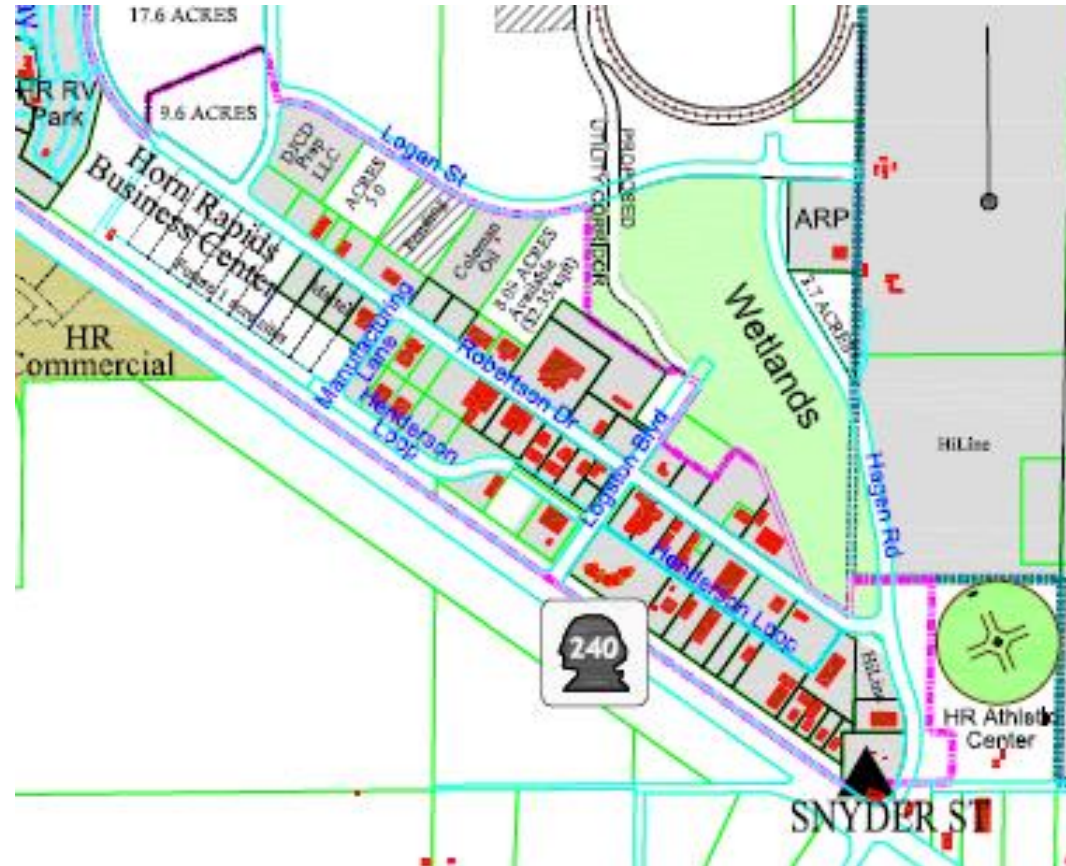
ADJOURNMENT

Chairman Bricker adjourned the meeting at 4:29 p.m.

Prepared by:	<u><i>Lynne Follett</i></u> Lynne Follett, Administrative Assistant II
Reviewed by:	<u><i>Kerwin Jensen</i></u> Kerwin Jensen, Development Services Director
Approved by:	<u><i>Brad Bricker</i></u> Brad Bricker, Chairman



Horn Rapids Development



Business Center

Horn Rapids – Business Center

- **D.E. Properties (2015) – right**
 - Wildlands Landscaping and Nursery
 - Proposed Building n/a / **Actual Building 3,173 sf**
 - 5 acres
 - 20-30 employees seasonally



- **Jarrett Properties (2017)**
 - Central Industrial Sales
 - Proposed Building 6,500 sf / **Actual Building 13,400 sf**
 - 1.47 acres
 - 5 employees
- **Rieve Properties / Lee Petty (2017)**
 - LCR Construction
 - Proposed Building 5,000 / **Actual Building 6,008 sf**
 - 2 acres
 - 18 employees



Horn Rapids – Business Center



Pending Construction

- **Roscoeboyz (2018)**
 - Treasure Valley Coffee Co. and Roscoe's Coffee Shop
 - Proposed Building 20,000 sf / **Actual Building 18,650 sf**
 - 1.86 acres
 - 20 employees
- **Terrence Vause (2018)**
 - Warehousing
 - Proposed Building 4-6,000 sf / **Actual Building 7,400 sf**
 - 1 acre
 - 10-20 employees depending on lessees
- **Pacific Office Solutions (2018) – pending build**
 - **Pending** – Office furniture, supply and industrial
 - Proposed Building 4,000 sf / **Pending**
 - 1 acre
 - Approx 5 employees

Horn Rapids – Business Center



Pending Construction



- **Dule Mehic (2019)**
 - Horn Rapids RV Service and Sales
 - Proposed Building 5,000 sf / **Actual Building 7,112 sf**
 - 2.51 acres
 - 15 employees
- **K&D Enterprises (2018) – pending build**
 - **Pending** – retrofit emergency vehicles
 - Proposed Building 4-6,000 sf / **Pending**
 - 1.45 acre
 - TBD
- **Michael and Katie Denslow (2018)**
 - Warehousing
 - Proposed Building 8,000 sf / **Actual Building 11,251 sf**
 - 1 acre
 - Determined by leases and changes

Horn Rapids – Business Center



Pending Construction

- **William Mascott (2018) – in construction**
 - Mascott Equipment Company - Sale and service of equip for gas stations
 - Proposed Building 6,000 sf / **Actual Building 11,693 sf**
 - 1 acre
 - 10 employees
- **Coleman Oil (2019)**
 - Commercial Gas Facility
 - Proposed Building 30,000 sf / **same**
 - 1.45 acre
 - None on site
- **Dennis Hollis (2019) – pending build**
 - **Pending** – expand NW Construction Services
 - Proposed Building 4,000 sf min / **Pending**
 - 5 acres
 - 10 employees (**proposed**)

Horn Rapids – Business Center



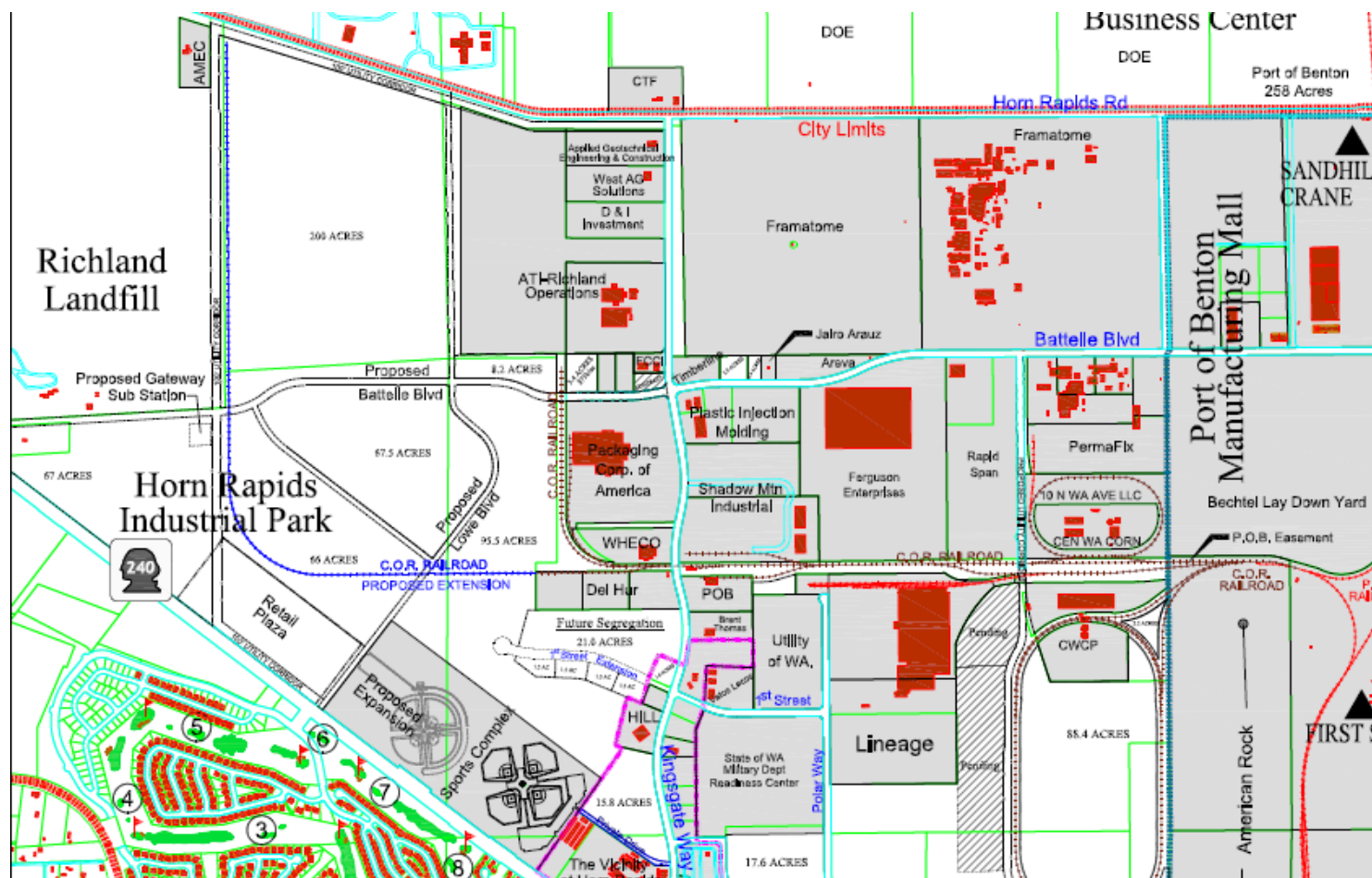
- **Amil Cordic (2019)**
 - Affordable Construction
 - Proposed Building 5,000 sf / **Actual Building 9,500 sf**
 - 2 acres
 - 15 employees
- **Matt and Debbie Driscoll (2019)**
 - Iconic Brewing
 - Proposed Building 2,000 sf / **Actual Building 5,100 sf**
 - 2 acres
 - 5 employees
- **JJA Properties (2019) / Chris Thomas**
 - Warehousing
 - Proposed Building 9,600 sf min / **Actual Building 20,000 sf**
 - 3.03 acres
 - Depending on leases

Horn Rapids – Business Center



Pending Construction

- **Aaron and Emily Sullivan (2019)**
 - Titan Homes
 - Proposed Building 10,000 sf min / **Actual Building 13,500 sf**
 - 2 acres
 - 17 employees
- **Martell Properties (2019) – Under construction**
 - Premier Landscaping
 - Proposed Building 10,000 sf / **Actual Building 10,000 sf**
 - 4 acres
 - 20-30 employees - **estimated**



Industrial Park

Horn Rapids – Industrial Park



- **Vatos Locos (2016)**
 - Industrial Coatings
 - Proposed Building 2,000 sf / **Actual Building 14,000 sf**
 - 5.67 acres
 - 36 employees



- **State of Washington (2017)**
 - Military Readiness Center
 - Proposed Building 42,000 sf / **Actual Building 39,706 sf**
 - 40 acres
 - 20 employees / 200 soldiers during training



- **Packaging Corporation of America (2018)**
 - Cardboard manufacturer
 - Proposed Building 185,000 sf min / **Actual Building 237,820 sf**
 - 38.24 acres
 - 150 employees
 - Expanded in 2021

Horn Rapids – Industrial Park



- **Utility of Washington / MK Holdings (2019)**
 - Utility trailer sales and maintenance
 - Proposed Building 15,000 sf / **Actual Building 32,000 sf**
 - 22.09 acres
 - 36 employees



- **Lineage Logistics Expansion (2019)**
 - Freezer storage
 - Original Building 456,412,000 sf / Expansion 200,481 sf
 - 45 acres
 - 300 employees / 75 of which added with expansion



- **BDG Investments (2020) – Under Construction**
 - GF Blends - Gluten Free Product Producer and 2nd building leased space
 - Proposed Building 20,000 sf ea. / **Pending**
 - 3.95 acres
 - 8 employees



Questions?