



Agenda
Economic Development Committee Meeting
Monday, May 20, 2024
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Committee Members: Chair Bricker, Vice-Chair Morasch, and Members French, Griffin, Hall, Hughes, Potts, and Spencer

Council Liaison: Councilmember Jones

Staff Liaison: Economic Development Manager 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 per speaker.

Approval of Minutes: (Approved by Motion)

1. April 15, 2024, Economic Development Committee Meeting Minutes

Business: (30 Minutes)

2. Proposed Purchase and Sale Agreement - Horn Rapids Business Center at 2443 Henderson Loop
- Darin Arrasmith, Planner

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: 5/20/2024

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:

April 15, 2024, Economic Development Committee Meeting Minutes

Department:

Development Services

Recommended Motion:

Move to approve the April 15, 2024, meeting minutes

Summary:

April 15, 2024 Economic Development Committee Meeting minutes are attached for review and consideration.

Fiscal Impact:

None.

Attachments:

I. 2024.04.15 Economic Development Committee Meeting Minutes



**MINUTES
ECONOMIC DEVELOPMENT COMMITTEE
Monday, April 15, 2024
Richland City Hall - Council Chambers
625 Swift Boulevard**

CALL TO ORDER

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

ATTENDANCE

Chair Bricker, Vice-Chair Morasch, Committee Members Spencer, Hall, Potts, Griffin, and Hughes.

Also present were Council Member Jones, Economic Development Manager Wallner, Economic Development Specialist Follett and Administrative Assistant II Kirkpatrick.

APPROVAL OF AGENDA

Chair Bricker presented the agenda for approval. Economic Development Manager Wallner requested to move the presentation to the start of the meeting.

COMMITTEE MEMBER HUGHES MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO APPROVE THE AGENDA WITH THE PRESENTATION TO BE MOVED BEFORE ITEMS OF BUSINESS. MOTION PASSED 7-0.

PUBLIC COMMENTS

Chair Bricker opened the public comment period at 4:03 p.m. Having no one request time to address the committee, Chair Bricker closed the public comment period at 4:03.

APPROVAL OF MINUTES

1. January 22, 2024, Economic Development Committee Meeting Minutes

Chair Bricker introduced the meeting minutes from January 22, 2024. There were no changes or discussion.

COMMITTEE MEMBER GRIFFIN MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF JANUARY 22, 2024. MOTION PASSED 7-0.

Committee member French arrived at 4:04 after approval of agenda.

PRESENTATIONS

Karl Dye with TRIDEC gave a presentation that provided an overview of the organization's history, tracing its evolution from its origin to its current standing. Key achievements and successes in 2023 were highlighted that included Atlas Agro, ATI Materials and Framatome. Looking ahead to 2024, Mr. Dye outlined the organization's strategic objectives including Industries, New Nuclear and Workforce items. Notably, attention was drawn to the Energy Forward Alliance, a collaborative effort aimed at advancing sustainable energy solutions and environmental stewardship within the community.

ITEMS OF BUSINESS

2. Commercial Facade Improvement Program – 1010 AND 1016 Lee Boulevard

Economic Specialist Follett presented the Commercial Facade Improvement Program staff report and read a description of what the building owner would like to do with the awarded funds. 1010 and 1016 Lee Boulevard is the current home of New Beginnings Thrift Store, and the owner of the building would like to do a refresh of the exterior facing Lee Boulevard.

At the conclusion of Economic Specialist Follett's presentation, members discussed the merits of the application and asked questions about the proposed project.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE RECOMMEND TO CITY COUNCIL APPROVE CFIP2024-100 APPLICATION IN FULL AS PRESENTED BY STAFF. MOTION PASSED 8-0.

ECONOMIC DEVELOPMENT UPDATE

Economic Specialist Follett started with going over what is going on downtown, and upcoming events. She then recognized that Richland has lost one cruise boat, but still maintains American Dream Cruises dockings. Next, she went over the Farmer's Market being number one in state and will be in the Parkway again from June to November. Uptown has really stacked their calendar, so she encouraged them to check their website for upcoming events. They also have 2 new murals that she would like to encourage the Committee to go out and see. May 11 is the art walk, first of June is the mushroom event (also falls on free comic book Saturday).

REAL ESTATE UPDATE

Economic Manager Wallner stated that conversations are still occurring for Tracts D & E that will be coming soon. Thursday of this week there is a site visit for a steel maker and is there 4 or 5th interaction with them. TUA continues to be in the news and have 3 prospective prospects. WEDA awarded Richland and the TUA at their last conference. Grant request have been submitted for a couple of projects.

ANNOUNCEMENTS

None

ADJOURNMENT

Chairman Bricker adjourned the meeting at 4:45 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: 5/20/2024

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

Proposed Purchase and Sale Agreement - Horn Rapids Business Center at 2443 Henderson Loop

Department:

Development Services

Recommended Motion:

Motion to recommend to the City Council authorizing the City Manager to enter into a Purchase and Sale Agreement with Dule Mehic for the purchase of 1.86 acres of City property located at 2443 Henderson Loop.

Summary:

Dule Mehic is proposing to purchase a 1.86-acre property in the Horn Rapids Business Center, located along the south side of Henderson Loop, for the development of an approximate 6,000 square-foot RV sales/showroom facility with office space.

Mr. Mehic is the owner of several commercial and light industrial properties in the Horn Rapids Business Center, and his development of this 1.86-acre property will allow for the expansion of the neighboring Horn Rapids RV dealership.

The purchase price is \$6.00 per square foot for the 81,021.60 square-foot (1.86 acres) property, amounting to an overall purchase price of \$486,130.

The City will retain a repurchase right if Dule Mehic has not submitted an application for approval of building plans to the City within eight (8) months of Closing, and if construction of his building has not commenced within eighteen (18) months of Closing.

Staff recommends approval of the proposed Purchase/Sale Agreement.

Fiscal Impact:

The fiscal impact of the proposed land sale will generate \$486,130. A portion of the proceeds will be distributed to the City's Utility Fund to recover costs for the construction of Horn Rapids Business Center utilities in 1988, per the following:

Electric Fund: \$3,564.95

Water Fund: \$6,400.71

Sewer Fund: \$2,349.63

Net proceeds after Closing and Utility Fund Allocations will be distributed to the City's Industrial Development Fund.

Attachments:

- I. Dule Mehic PSA Site Map



HORN RAPIDS
RV PARK

HORN RAPIDS
COMMERCIAL PLAZA

HORN RAPIDS
GOLF COURSE COMMUNITY

HORN RAPIDS BUSINESS CENTER

DULE MEHIC
1.86 ACRE PURCHASE
(~6,000 SF FACILITY)