



Agenda
Economic Development Committee Special Meeting
Monday, February 10, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Committee Members: Chair Bricker, Vice-Chair Morasch, and Members French, Griffin, Hall, 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: Public comments will be limited to 3 minutes per speaker.

Approval of Minutes: (Approved by Motion)

1. January 13, 2025 Economic Development Committee Special Meeting Minutes

Business: (30 Minutes)

2. Proposed Purchase and Sale Agreement - Horn Rapids Business Center at 2622 Henderson Loop
- Darin Arrasmith, Planner
3. Proposed Purchase and Sale Option Agreement - Pahlisch Homes, Inc.
- 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: 2/10/2025

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:

January 13, 2025 Economic Development Committee Special Meeting Minutes

Department:

Development Services

Recommended Motion:

Move to approve the January 13, 2025 Economic Development Committee Special Meeting Minutes.

Summary:

January 13, 2025 Economic Development Committee Special Meeting Minutes are attached for review and consideration.

Fiscal Impact:

None.

Attachments:

I. 2025.01.13 Economic Development Committee Special Meeting Minutes_Draft



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE

CITY COUNCIL CHAMBERS – 625 SWIFT BLVD.

Monday, January 13, 2025 – 4:00 P.M.

CALL TO ORDER

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

ATTENDANCE

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

Councilmember Jones, Economic Development Manager Wallner, Planner Arrasmith and Administrative Assistant II Kirkpatrick.

APPROVAL OF AGENDA

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

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

PUBLIC COMMENTS

Chair Bricker opened the public comment period at 4:01 p.m. Having no one request time to address the committee, Chair Bricker closed the public comment period at 4:02 p.m.

APPROVAL OF MINUTES

1. DECEMBER 2, 2024 Meeting Minutes

Chair Bricker introduced the meeting minutes from December 2, 2024. There were no changes or discussion.

VICE-CHAIR MORASCH MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO APPROVE THE MEETING MINUTES FROM THE DECEMBER 2, 2024 MEETING. MOTION PASSED 6-0.

ITEMS OF BUSINESS

2. Proposed Purchase and Sale Agreement – Horn Rapids Business Center at 2605 Robertson Drive

Planner Arrasmith presented the proposed purchase and sale agreement for the property located at 2605 Robertson Drive, totaling 43,577 square feet, to Cody Hall, who is looking to purchase the property for the development of an approximately 6,000 square-foot RV

sales/showroom facility. Following the presentation, Planner Arrasmith addressed questions from the committee.

Chair Bricker expressed appreciation for Mr. Arrasmith's inclusion of a map showing properties that have already been sold. Mrs. Griffin requested that, if possible, dates and timelines be incorporated into the map for clarity.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE RECOMMEND TO CITY COUNCIL THE APPROVAL OF THE PURCHASE AND SALE AGREEMENT OF PROPERTY LOCATED AT 2605 ROBERTSON DRIVE. MOTION PASSED 6-0.

3. Election of Officers

Nominations were made for Mr. Bricker as Chair and Adam Morasch as Vice-Chair.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION TO ELECT MR. BRICKER AS CHAIR. MOTION PASSED 6-0.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION TO ELECT MR. MORASCH AS VICE-CHAIR. MOTION PASSED 6-0.

ANNOUNCEMENTS

None.

ECONOMIC DEVELOPMENT UPDATE

Economic Development Manager Wallner included the following in her update:

- The next EDC meeting will be scheduled for February 10th, with one item on the agenda so far.
- EDC Specialist position has been posted.
- Retail Recruitment:
 - Party City is closing, and a broker is being retained to assist with leasing and recruitment efforts with lots of interest because of the adjacent Costco coming to the area.
 - Big Lots is also closing, and there is already interest.

REAL ESTATE UPDATE

Planner Arrasmith included the following in his update:

- Project Dune was approved at the last council meeting, that will be located within the Northwest Clean Energy Park.
- Old Trapper Beef Jerky will be pursuing permits in the spring.
- Northwest metal fabricator is getting very close to a grand opening, invites will be sent out.

ADJOURNMENT

Chairman Bricker adjourned the meeting at 4:16 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: 2/10/2025

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

Proposed Purchase and Sale Agreement - Horn Rapids Business Center at 2622 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 Jordan Duvon for the purchase of 45,189 square feet of City property located at 2622 Henderson Loop in the Horn Rapids Business Center.

Summary:

Jordan Duvon of Puri-T Welding & Fabrication, is proposing to purchase a 45,189 square-foot property in the Horn Rapids Business Center, located at 2622 Henderson Loop, for the development of a minimum 10,000 square foot light industrial building with office and warehouse space.

Puri-T Welding & Fabrication employs highly skilled fabricators and welders and is one of the few businesses in the region that offers mobile TIG (Thermal Inert Gas) welding, which utilizes a portable welding machine that can be used on-site rather than having to transport a workpiece to a facility, which is an advantage when working with large or heavy structures that are difficult to move.

Puri-T Welding & Fabrication's capital investment for their project is anticipated to be \$1.5 million and they will employ 14 people.

The purchase price is \$6.00 per square foot for the 45,189 square foot property, amounting to an overall purchase price of \$271,134.

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

This land sale is subject to a finder's fee at 4% of the total land sale proceeds.

Fiscal Impact:

None.

Attachments:

1. Site Map - Jordan Duvon PSA
2. LOI_Jordan Duvon-Puri-T Welding PSA



JORDAN DUVON (PURI-T WELDING)
~ 1 ACRE PURCHASE
(10,000 SF FACILITY)

HENDERSON LOOP

2622/2652
HENDERSON LOOP
\$6.00/SF

SOLD
2024

2606
HENDERSON LOOP
\$6.00/SF

UNDER CONTRACT
\$5.50/SF

SOLD
2024

SOLD
2024

SOLD
2024

ROBERTSON DRIVE

2514
ROBERTSON DRIVE
\$5.50/SF

SOLD
2018

SOLD
2018

SOLD
2018

SOLD
2018

MANUFACTURING LANE

2542
HENDERSON LOOP
\$6.00/SF

2526
HENDERSON LOOP
\$6.00/SF

2518
HENDERSON LOOP
\$6.00/SF

2510
HENDERSON LOOP
\$6.00/SF

2502
HENDERSON LOOP
\$6.00/SF

SR 240

HENDERSON LOOP





1/15/2025

January 15, 2025

Darin Arrasmith

City of Richland

RE: Letter of Intent to Purchase 2622/2652 Henderson Loop Richland, WA 99354

The following is a Letter of Intent for Puri-T Welding & Fabrication, LLC and/or assigns at the above referenced property. The following proposed terms and conditions are the basis for a definitive sales agreement for the above referenced site. This proposal is submitted to you subject to modification or withdrawal at any time.

Buyer:	Puri-T Welding & Fabrication, LLC and/or assigns
Seller:	City of Richland
Location:	2622/2652 Henderson Loop Richland, WA 99354 45,189 SQFT
New Building:	10,000 sqft of steel built building with office and warehouse and laydown yard.
Buyer's Use:	Construction Company/Metal Fabrication
Purchase Price:	\$271,134 or \$6.00 PSQFT
Number of employees:	14
Value of Construction:	\$1.5 Million

Retter & Company

329 N Kellogg Street

Kennewick, WA 99336

P. 509.737.9429 | F. 509.737.9462

| www.svnretterandcompany.com

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1/15/2025

Laydown Yard: Laydown yard will be screened and will not be the primary use/frontage of the property.

Feasibility: 60 days

Closing: 30 days after feasibility has been waived.

Brokerage Disclosure: Scott Howell and James Wade of SVN Retter & Company represent Buyer.

Commissions: 4% of purchase price shall be paid to Buyer's Broker upon closing by the City of Richland.

Confidentiality: Except as may be required by law, all parties agree to keep confidential all information exchanged between them regarding the sale of the Property, including the terms of this Letter of Intent, and shall not disclose such information to the other parties (except for their counsel, prospective lenders, due diligence professionals and prospective investors) without each other's prior written consent.

This proposal is non-binding and is meant only as a basis upon which to negotiate a Purchase and Sale Agreement.

Any binding agreement must be evidenced by a Purchase and Sale Agreement, accepted and executed by both parties.

If this letter accurately sets forth your understanding of the basic business terms relating to our negotiation of the proposed sale, please execute and return this letter. Upon your approval, a draft of the Purchase and Sale Agreement will be written for review of all parties.

Sincerely,

Scott Howell

Retter & Company

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Kennewick, WA 99336

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1/15/2025

SVN Retter & Company

329 North Kellogg

Kennewick, WA 99336

509.737.9429 office

509.379.3111 mobile

Scott.Howell@svn.com

AGREED AND ACCEPTED:

BUYER

DocuSigned by:
Jordan Dixon
B48E19ACAE864E5...

By

1/15/2025

Date

AGREED AND ACCEPTED:

Seller:

By

Date

Retter & Company

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ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 2/10/2025

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

Proposed Purchase and Sale Option Agreement - Pahlisch Homes, Inc.

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 Real Estate Option Agreement for Purchase and Sale of 105 acres of City-owned property west of Twin Bridges Road and south of Highway SR 240.

Summary:

Pahlisch Homes, Inc. is proposing to purchase 105 acres of City-owned property west of Twin Bridges Road and south of Highway SR 240, west of the Horn Rapids Golf Course Residential Community. Pahlisch has agreed to enter into a Real Estate Option Agreement to purchase the 105-acre property in minimum 25-acre increments over four years.

The previous draft of the Real Estate Option Agreement was reviewed by the Economic Development Committee at their April 25, 2022 meeting. However, with continued negotiations on project development timelines and option terms since then, staff desires to update the EDC on the updated agreement.

The proposed purchase price in the original draft agreement for the Initial Option Term is \$30,000 per acre and will increase by \$1,000 per acre every subsequent Extension Term. The \$30,000 per acre was consistent with the final purchase price for the Horn Rapids Golf Course Residential Community east of Twin Bridges Road that the City sold to Pahlisch Homes, Inc. under a previous option agreement. An appraisal of the property is presently underway to determine the current market value of the 105 acres, and it is anticipated that the purchase price will change. In addition to the purchase price, Pahlisch Homes, Inc. will also be required to pay an annual extension fee of \$100,000 to extend the Option Agreement each subsequent year.

As part of their overall development, Pahlisch Homes, Inc. will realign Twin Bridges Road through the 105-acre property to improve its connection with Highway SR 240 and to incorporate the realignment into their overall design plans for the residential community, which is planned to be consistent with the Horn Rapids Golf Course Residential Community east of Twin Bridges Road.

The Closing Date for the first purchase under this Option Agreement is June 30, 2029, with the final purchase to close by June 30, 2032.

Fiscal Impact: None.

Attachments:

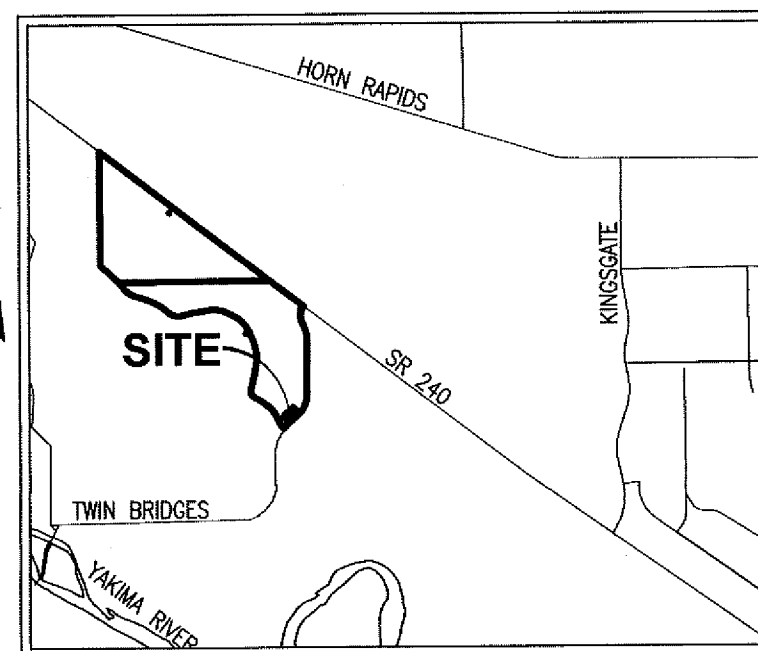
I. Site Map_Pahlisch PSA

2024-028517 B: 01 P: 6112 SUR
12/27/2024 03:28:12 PM Pages: 2 Fee: \$428.50
Perrell Surveying, Inc.
Benton County, Benton County Auditor's Office

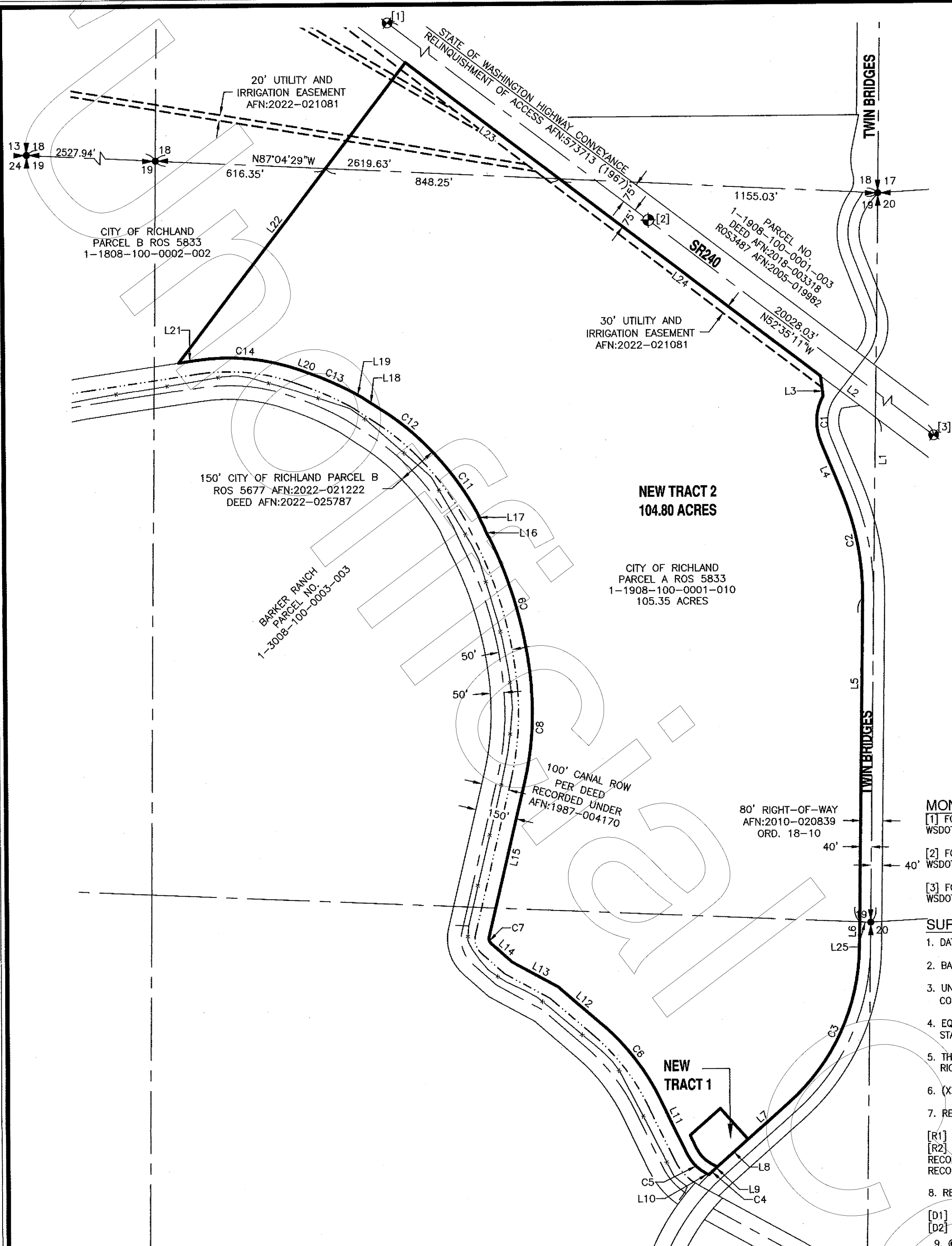
RECORD OF SURVEY NO. 6112

PREPARED FOR
THE CITY OF WEST RICHLAND

A PORTION OF THE SOUTH 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 18 &
A PORTION OF THE NORTHEAST 1/4 AND
THE SOUTHEAST 1/4 OF SECTION 19
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



VICINITY MAP
NTS



MONUMENT NOTES

- [1] FOUND NAIL IN MONUMENT CASE 2" BELOW SURFACE
WSDOT POINT ID 131 ROS 4071, AFN:2010-003242
- [2] FOUND NAIL IN MONUMENT CASE 2" BELOW SURFACE
WSDOT POINT ID 135 ROS 4071, AFN:2010-003242
- [3] FOUND NAIL IN MONUMENT CASE 2" BELOW SURFACE
WSDOT POINT ID 138 ROS 4071, AFN:2010-003242

SURVEYOR'S NOTES

- DATE OF SURVEY/MONUMENTS VISITED: SEPTEMBER 2021 AND APRIL 2022.
- BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- UNITS OF MEASURE: US SURVEY FEET GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999903382 TO ACHIEVE SURVEYED GRID DISTANCES.
- EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
- THE PURPOSE OF THIS SURVEY IS TO DEPICT ADJUSTED BOUNDARY LINES FOR THE CITY OF RICHLAND PROPERTY FOR FUTURE DEVELOPMENT. NO PINS WERE SET AS PART OF THIS SURVEY.
- (XXX.XX) GROUND DISTANCES.
- REFERENCE SURVEYS:
[R1] = RECORD DISTANCES/BEARINGS PER RECORD OF SURVEY 5756, AFN:2022-037802.
[R2] = RECORD DISTANCES/BEARINGS PER RECORD OF SURVEY 3487, AFN:2005-019982.
RECORD OF SURVEY 2220, AFN:1996-023267
RECORD OF SURVEY 5833, AFN:2023-010478

REFERENCE DEEDS:

- [D1] = AFN:2019-026347
- [D2] = AFN:2018-003318
- 9. SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 54534"
- 10. CALCULATED POINT AS NOTED (R#), NOT FOUND OR SET
- 11. FOUND PROPERTY CORNER AS NOTED
- 12. TRACT 1 IS INTENDED TO BE SEGREGATED FOR THE PURPOSES OF A UTILITY FACILITY.

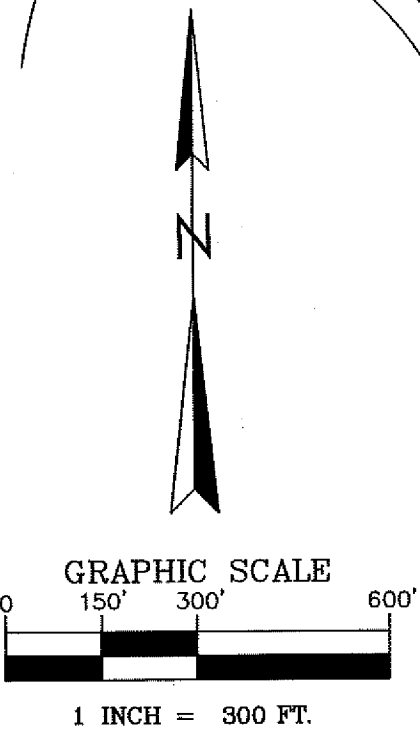
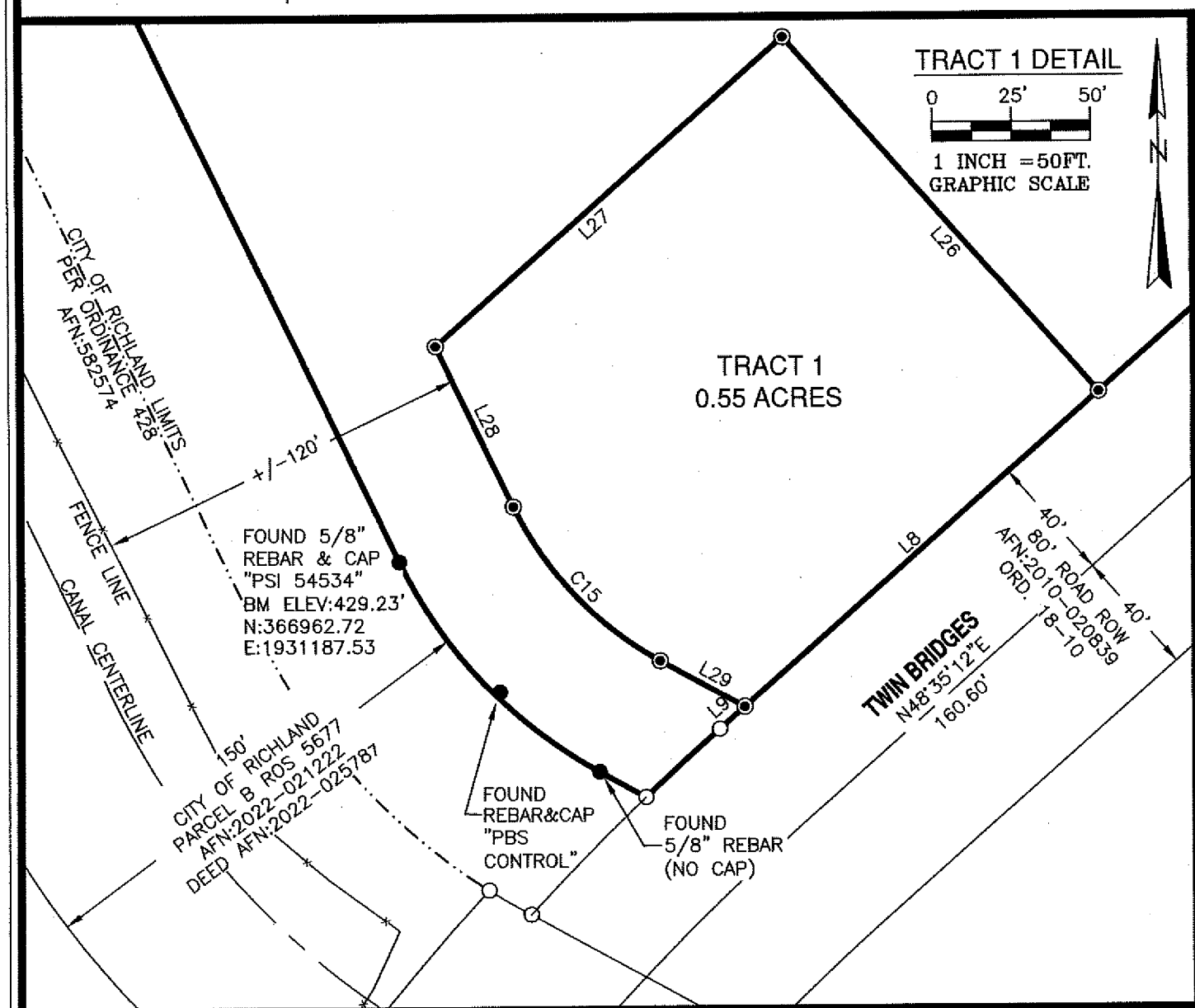
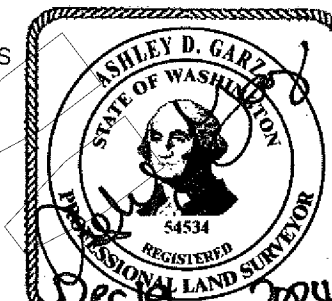
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27th DAY OF December, 2024 AT 3:28 P.M.,
AND RECORDED IN BOOK 01 OF SURVEYS, PAGE 6112 AT THE REQUEST OF
ASHLEY D. GARZA
BENTON COUNTY AUDITOR Brenda Chilton by Merry Beachguth deputy
FEE NO. 2024-028517

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 THE CITY OF WEST RICHLAND IN OCTOBER 2024.

Ashley D. Garza DATE 12/16/2024
ASHLEY D. GARZA
CERTIFICATE NO. 54534



2245 Robertson Drive
Richland, Washington 99354

Office 509-375-4123
Fax 509-371-0999

DATE: 12/16/2024
SCALE: 1"=300'
DRAWN BY: ADG
APPROVED BY: ADG
PROJECT: 24067
SHEET 1 OF 2