



Agenda
Economic Development Committee Meeting
Monday, March 17, 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. February 10, 2025 Economic Development Committee Special Meeting Minutes

Business: (30 Minutes)

2. Proposed Purchase and Sale Agreement - Horn Rapids Business Center at 2574 Henderson Loop to JJA Properties, LLC
 - Darin Arrasmith, Planner
3. Proposed Purchase and Sale Agreement - Horn Rapids Business Center at 2558 Henderson Loop to JJA Properties, LLC
 - 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: 3/17/2025

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:

February 10, 2025 Economic Development Committee Special Meeting Minutes

Department:

Development Services

Recommended Motion:

Move to approve the February 10, 2025 Economic Development Committee Special Meeting Minutes.

Summary:

February 10, 2025 Economic Development Committee Special Meeting Minutes are attached for review and consideration.

Fiscal Impact:

None.

Attachments:

- I. 2025.02.10 Economic Development Committee Special Meeting Minutes_Draft



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE REGULAR MEETING

Monday, February 10, 2025

Richland City Hall ~ Council Chambers

625 Swift Boulevard

CALL TO ORDER

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

ATTENDANCE

Attendance: Chair Bricker	Present
Vice-Chair Morasch	Present
Committee member Potts	Absent
Committee member Hall	Present
Committee member Spencer	Present
Committee member Griffin	Present
Committee member French	Present

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

APPROVAL OF AGENDA

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

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

1. January 10, 2025 Meeting Minutes

Chair Bricker introduced the meeting minutes from January 10, 2025. There were no changes or discussion.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION TO APPROVE THE MEETING MINUTES FROM THE JANUARY 10, 2025 MEETING. MOTION PASSED 6-0.

ITEMS OF BUSINESS

2. Proposed Purchase and Sale Agreement – Horn Rapids Business Center at 2622 Henderson Loop

Planner Arrasmith presented the proposed purchase and sale agreement for the property located at 2622 Henderson Loop, totaling 45,189 square feet, to Mr. Duvon of Puri-T Welding & Fabrication. Mr. Duvon plans to develop a minimum of ten thousand (10,000) square foot light industrial building with office and warehouse space. Puri-T Welding & Fabrication's capital investment for their project is anticipated to be \$1.5 million and they will employ 14 people and may have future expansions. The City will retain a repurchase right per the sales agreement. Following the presentation, Planner Arrasmith addressed questions from the committee.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER FRENCH SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE 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. MOTION PASSED 6-0.

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

Planner Arrasmith presented the proposed purchase and option agreement 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. 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. Following the presentation, Planner Arrasmith addressed questions from the committee.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER FRENCH SECONDED THE MOTION THAT 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. MOTION PASSED 6-0.

ANNOUNCEMENTS

None.

ECONOMIC DEVELOPMENT UPDATE

Economic Development Manager Wallner included the following in her update:

- Economic Development Specialist position has been posted and closed, preliminary interviews have taken place, with in-person interviews coming up.
- Retail Recruitment:
 - Recent visit with Retail Strategies
 - Party City is closing, and a broker has been 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 an interested party
 - One opening on the Committee that is currently being advertised – we need retail and hospitality

REAL ESTATE UPDATE

Planner Arrasmith included the following in his update:

- Washington Energy Option Agreement approved by the Committee and Council has been signed
- Two (2) more businesses interested in lots in Horn Rapids Business Center

ADJOURNMENT

Chairman Bricker adjourned the meeting at 4:31 p.m.

Prepared by:

Carly Kirkpatrick, Administrative Assistant II

Approved by:

Brad Bricker, Chairman



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/17/2025

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

Proposed Purchase and Sale Agreement - Horn Rapids Business Center at 2574 Henderson Loop to JJA Properties, LLC

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 JJA Properties, LLC for the purchase of 46,961 square feet of City property located at 2574 Henderson Loop in the Horn Rapids Business Center.

Summary:

JJA Properties, LLC, owned by Chris Thomas, is proposing to purchase a 46,961 square-foot property in the Horn Rapids Business Center, located at 2574 Henderson Loop, for the development of a minimum 12,000 square foot building with 1,500 square feet of office space to locate Verne's Food Service, a food distribution business from Hermiston, Oregon, looking to expand into the Tri-Cities market to serve grocery, restaurants, delis, convenience stores, schools, and special event centers. Verne's Food Service will employ 10-12 people at their Horn Rapids location.

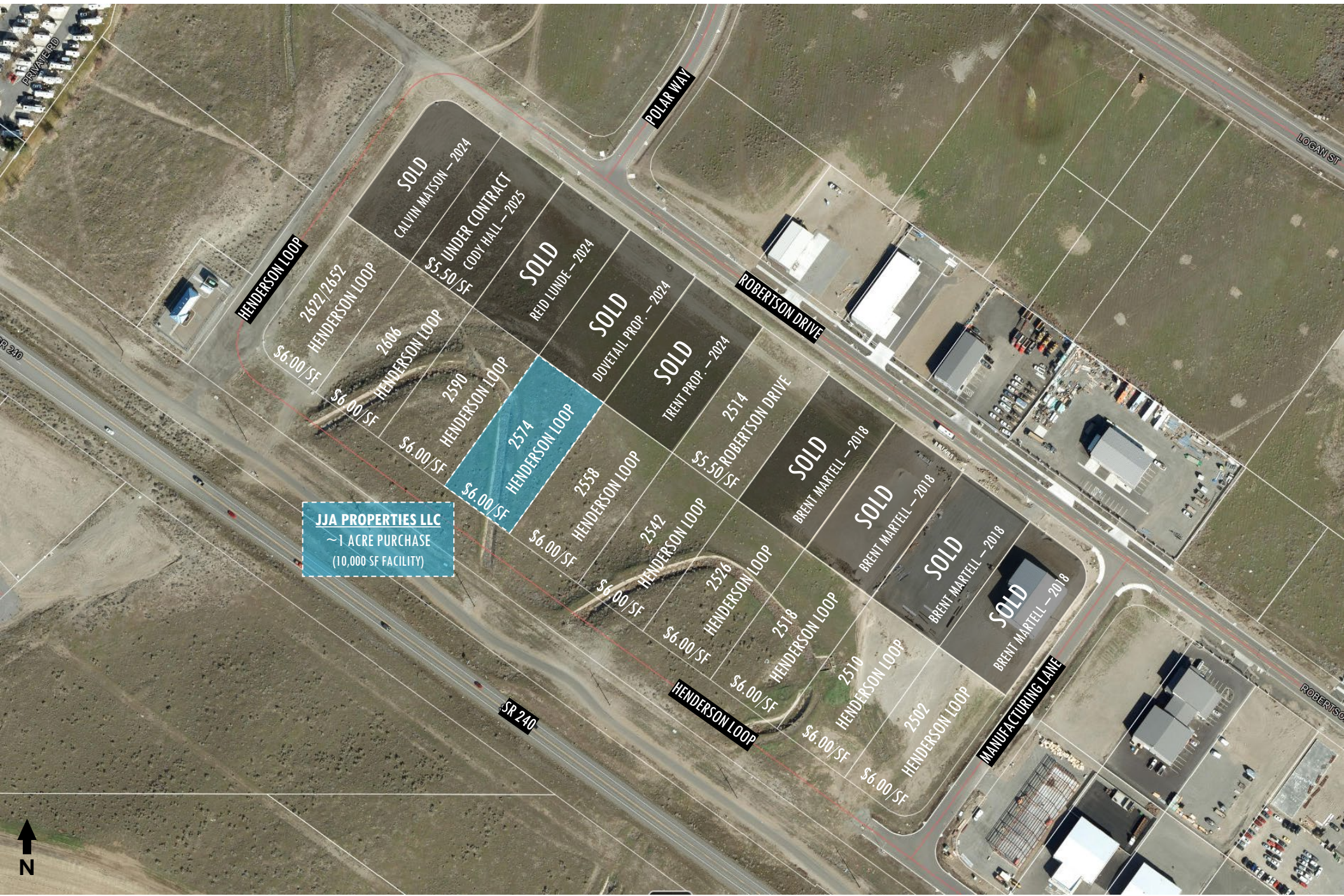
The purchase price is \$6.00 per square foot for the 46,961 square foot property, amounting to an overall purchase price of \$281,766.

The City will retain a repurchase right if Chris Thomas 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.

Fiscal Impact: None.

Attachments:

1. Site Map - JJA Properties PSA_2574
2. Letter of intent to purchase Horn Rapids property 25-01-31



HENDERSON LOOP

2622/2652
HENDERSON LOOP
\$6.00/SF

2606
HENDERSON LOOP
\$6.00/SF

2590
HENDERSON LOOP
\$6.00/SF

2574
HENDERSON LOOP
\$6.00/SF

2558
HENDERSON LOOP
\$6.00/SF

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

SOLD
CALVIN MATSON - 2024

\$5.50/SF
UNDER CONTRACT
CODY HALL - 2025

SOLD
REID LUNDE - 2024

SOLD
DOVETAIL PROP. - 2024

SOLD
TRENT PROP. - 2024

2514
ROBERTSON DRIVE
\$5.50/SF

SOLD
BRENT MARTELL - 2018

SOLD
BRENT MARTELL - 2018

SOLD
BRENT MARTELL - 2018

SOLD
BRENT MARTELL - 2018

POLAR WAY

ROBERTSON DRIVE

MANUFACTURING LANE

LOGAN ST

ROBERTSON

JJA PROPERTIES LLC
~1 ACRE PURCHASE
(10,000 SF FACILITY)



JJA Properties

PO Box 1059
Hermiston, OR 97838

January 31, 2025

Mr. Darin Arrasmith
Planner, Office of Economic Development
505 Swift Blvd
Richland, WA 99352

Mr. Arrasmith—

I am submitting this letter of intent to purchase the 2 one acre parcels (Lots 12 & 13) on Henderson Loop, Richland, WA currently owned by the city of Richland.

[2574 Henderson Loop](#)

I propose building a 12,000 sq. ft. industrial style building with 1,500 sf.ft. office space included. This building will be built and leased to Vern's Food Service. Vern's has expanded its food and beverage offerings to more accounts in the Tri Cities region. Our expected construction start date will be mid-2025 and estimated completion date will be approximately 9-10 months after.

The 2nd property I propose to build will also be a 12,000 sq.ft. industrial style building with 2,100 sq.ft. of office space included. This building will be leased out to Starr Machine. Starr Machine will be opening at a second location. They are based in Hermiston, OR. Our expected construction start date will be mid-2025 and estimated completion date will be approximately 9-10 months after.

The proposed purchase price for the parcels is \$6.00 per square foot. I understand that the purchase and sale agreement still need to be negotiated and reviewed and that this transaction requires Council approval to move forward. Traditional distribution of closing costs will occur.

This letter of intent does not and is not intended to contractually bind the parties and is only an expression of interest. This letter does not bind either party contractually.

Regards,

Chris Thomas
Owner
JJA Properties



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/17/2025

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

Proposed Purchase and Sale Agreement - Horn Rapids Business Center at 2558 Henderson Loop to JJA Properties, LLC

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 JJA Properties, LLC for the purchase of 49,666 square feet of City property located at 2558 Henderson Loop in the Horn Rapids Business Center.

Summary:

JJA Properties, LLC, owned by Chris Thomas, is proposing to purchase a 49,666 square-foot property in the Horn Rapids Business Center, located at 2558 Henderson Loop, for the development of a minimum 12,000 square foot building, with 2,100 square feet of office space, to locate Starr Machine, a machine and metal fabrication company from Hermiston, Oregon, looking to expand into the Tri-Cities market. Starr Machine will employ eight people at their Horn Rapids location.

The purchase price is \$6.00 per square foot for the 49,666 square foot property, amounting to an overall purchase price of \$297,996.

The City will retain a repurchase right if Chris Thomas 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.

Fiscal Impact: None.

Attachments:

1. Site Map - JJA Properties PSA_2558
2. Letter of intent to purchase Horn Rapids property 25-01-31



HENDERSON LOOP

2622/2652
HENDERSON LOOP
\$6.00/SF

2606
HENDERSON LOOP
\$6.00/SF

2590
HENDERSON LOOP
\$6.00/SF

2574
HENDERSON LOOP
\$6.00/SF

2558
HENDERSON LOOP
\$6.00/SF

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

SOLD
CALVIN MATSON - 2024

\$5.50/SF
UNDER CONTRACT
CODY HALL - 2025

SOLD
REID LUNDE - 2024

SOLD
DOVETAIL PROP. - 2024

SOLD
TRENT PROP. - 2024

ROBERTSON DRIVE

SOLD
BRENT MARTELL - 2018

SOLD
BRENT MARTELL - 2018

SOLD
BRENT MARTELL - 2018

SOLD
BRENT MARTELL - 2018

POLAR WAY

LOGAN ST

ROBERTSON

MANUFACTURING LANE

JJA PROPERTIES LLC
~1 ACRE PURCHASE
(10,000 SF FACILITY)



JJA Properties

PO Box 1059
Hermiston, OR 97838

January 31, 2025

Mr. Darin Arrasmith
Planner, Office of Economic Development
505 Swift Blvd
Richland, WA 99352

Mr. Arrasmith—

I am submitting this letter of intent to purchase the 2 one acre parcels (Lots 12 & 13) on Henderson Loop, Richland, WA currently owned by the city of Richland.

I propose building a 12,000 sq. ft. industrial style building with 1,500 sf.ft. office space included. This building will be built and leased to Vern's Food Service. Vern's has expanded its food and beverage offerings to more accounts in the Tri Cities region. Our expected construction start date will be mid-2025 and estimated completion date will be approximately 9-10 months after.

[2558 Henderson Loop](#)

The 2nd property I propose to build will also be a 12,000 sq.ft. industrial style building with 2,100 sq.ft. of office space included. This building will be leased out to Starr Machine. Starr Machine will be opening at a second location. They are based in Hermiston, OR. Our expected construction start date will be mid-2025 and estimated completion date will be approximately 9-10 months after.

The proposed purchase price for the parcels is \$6.00 per square foot. I understand that the purchase and sale agreement still need to be negotiated and reviewed and that this transaction requires Council approval to move forward. Traditional distribution of closing costs will occur.

This letter of intent does not and is not intended to contractually bind the parties and is only an expression of interest. This letter does not bind either party contractually.

Regards,

Chris Thomas
Owner
JJA Properties

