



Agenda
Economic Development Committee Meeting
Monday, April 21, 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. March 17, 2025 Economic Development Committee Meeting Minutes

Business: (30 Minutes)

2. Proposed Purchase and Sale Agreement - Horn Rapids Business Center at 2502 Henderson Loop to Ralph's Concrete Pumping, 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: 4/21/2025

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:

March 17, 2025 Economic Development Committee Meeting Minutes

Department:

Development Services

Recommended Motion:

Move to approve the March 17, 2025 Economic Development Committee Meeting Minutes.

Summary:

March 17, 2025 Economic Development Committee Meeting Minutes are attached for review and consideration.

Fiscal Impact:

None.

Attachments:

I. 2025.03.17 Economic Development Committee Meeting Minutes_Draft



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE REGULAR MEETING

Monday, March 17, 2025

Richland City Hall ~ Council Chambers

625 Swift Boulevard

CALL TO ORDER

Vice-Chair Morasch called the meeting to order at 4:00 pm.

ATTENDANCE

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

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

APPROVAL OF AGENDA

COMMITTEE MEMBER HALL MOVED AND COMMITTEE MEMBER FRENCH SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 4-0.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

1. February 10, 2025 Special Meeting Minutes

Vice-Chair Morasch introduced the meeting minutes from February 10, 2025. There were no changes or discussion.

COMMITTEE MEMBER GRIFFIN MOVED AND COMMITTEE MEMBER FRENCH SECONDED THE MOTION TO APPROVE THE MEETING MINUTES FROM THE FEBRUARY 10, 2025 MEETING. MOTION PASSED 4-0.

ITEMS OF BUSINESS

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

Vice-Chair Morasch recognized Planner Arrasmith to give the staff presentation. JJA Properties, LLC (owner: Chris Thomas) plans to purchase a 46,961 sq. ft. property at 2574 Henderson Loop in the Horn Rapids Business Center to develop a 12,000 sq. ft. facility, including 1,500 sq. ft. of office space. The building will house Verne's Food Service, a food distribution business expanding from Hermiston, Oregon to the Tri-Cities area, creating 10–12 jobs. The purchase price is \$281,766 (\$6.00 per sq. ft.). The City will retain a repurchase right if building plans are not submitted within 8 months or construction does not begin within 18 months of closing.

After the staff presentation Committee members asked questions regarding owning vs leasing property in the Horn Rapids Business Center.

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

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

Vice-Chair Morasch recognized Planner Arrasmith to give the staff presentation. JJA Properties, LLC (owner: Chris Thomas) intends to purchase the second location consisting of 49,666 sq. ft. property located at 2558 Henderson Loop in the Horn Rapids Business Center to construct a 12,000 sq. ft. building, including 2,100 sq. ft. of office space. The facility will house Starr Machine, a machine and metal fabrication company expanding from Hermiston, Oregon, and will employ eight people. The purchase price is \$297,996 (\$6.00 per sq. ft.). The City will retain a repurchase right if building plans are not submitted within 8 months or construction does not begin within 18 months of closing.

After the staff presentation Committee Members asked staff if there was competition for these specific lots, and wanted confirmation that owning vs. leasing is not holding business back from this area of the city. Staff confirmed that there were no competing offers, and this is a common way to bring business to the area. They also listed other developers that have bought land with intent to lease and have been successful.

COMMITTEE MEMBER FRENCH MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE 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. 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 reposted and will close on Friday (3/21/2025).
- Economic Development Committee Recruitment is ongoing to recruit someone with retail and hospitality background.
- Richland Chamber has their luncheon the third Tuesday of each month.
- Ribbon Cuttings are continuing to come in and be shared to the committee via calendar invites. She reiterated that they are optional and only to make the committee aware.

Committee Member Spencer arrived at 4:18.

REAL ESTATE UPDATE

Planner Arrasmith included the following in his update:

- Tieg's farm, who leases farm circles from the city, has had two crop circles replaced.

ADJOURNMENT

Vice-Chair Morasch adjourned the meeting at 4:20 p.m.

Prepared by:

Carly Kirkpatrick, Administrative Assistant II

Approved by:

Brad Bricker, Chairman



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 4/21/2025

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

Proposed Purchase and Sale Agreement - Horn Rapids Business Center at 2502 Henderson Loop to Ralph's Concrete Pumping, Inc.

Department:

Development Services

Recommended Motion:

Move to recommend to the City Council authorizing the City Manager to enter into a Purchase and Sale Agreement with Ralph's Concrete Pumping for the purchase of 47,937 square feet of City property located at 2502 Henderson Loop in the Horn Rapids Business Center.

Summary:

Ralph's Concrete Pumping, Inc. is proposing to purchase a 47,937 square-foot property in the Horn Rapids Business Center, located at 2502 Henderson Loop, for the development of a minimum 8,000 square foot building for a shop and office facility for their concrete pumping business.

Ralph's Concrete Pumping is a third-generation family-owned business headquartered in Seattle that has served throughout the Pacific Northwest since 1965. They have branch office locations throughout Washington and Oregon and are looking to establish an office location in the Tri-Cities. They currently employ 125 people consisting of field workers, mechanics, and supporting office/sales staff.

Ralph's Concrete Pumping has been involved in a number of road, bridge and infrastructure projects throughout the Tri-Cities area including the Hanford Site, Kadlec Medical Center expansion, residential development projects, agricultural storage and processing facilities, and most recently the Darigold project in Pasco.

Consistent with the City's current appraisal, the purchase price is \$6.00 per square foot for the 47,937 square foot property, amounting to an overall purchase price of \$287,622.

The City will retain a repurchase right if Ralph's Concrete Pumping 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:

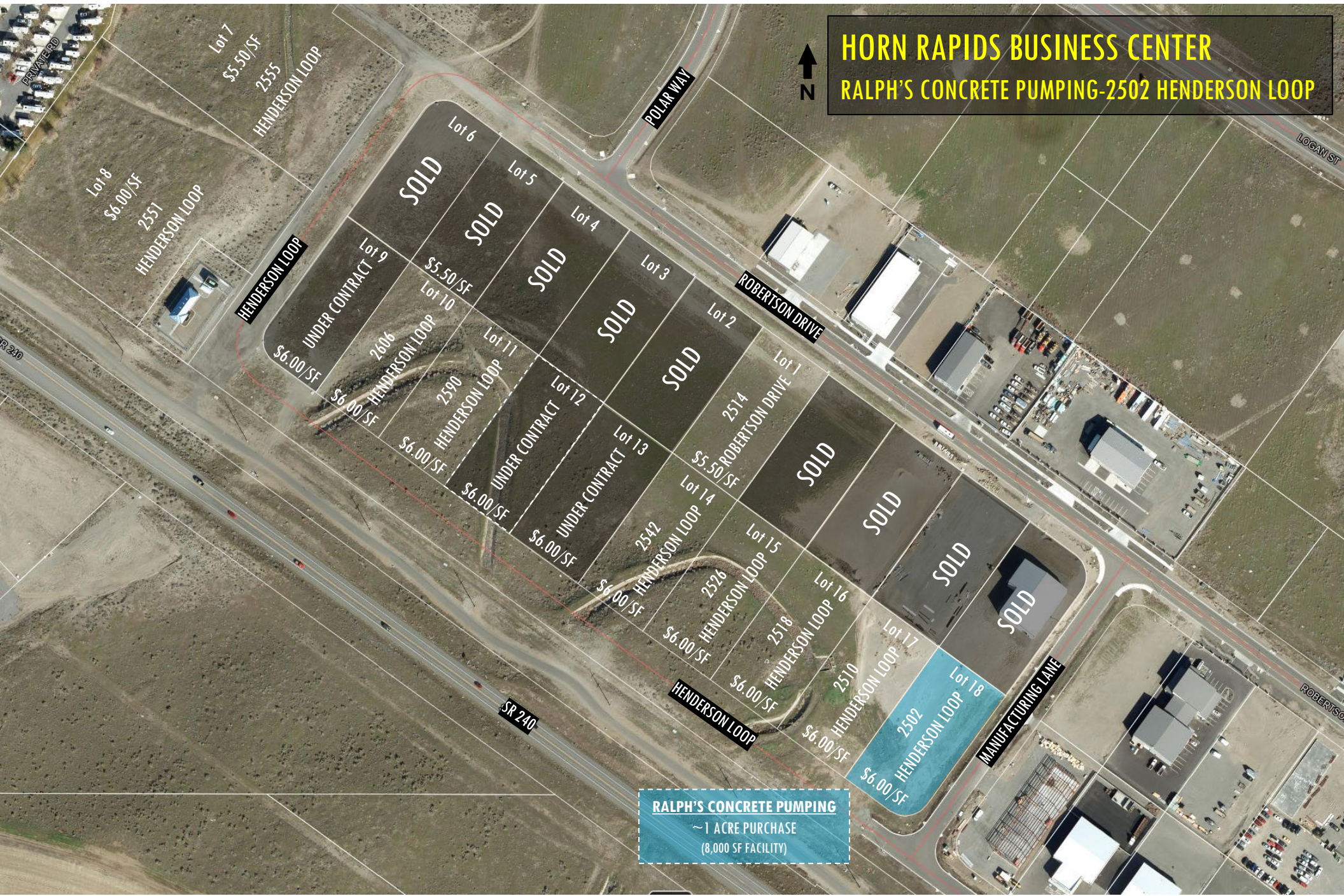
If approved by Council, the sale will generate \$297,996. A portion of the proceeds will be distributed to the City's Utility Fund to recover costs for the construction of Horn Rapids Business Center utilities in 1988 as follows: Electric Fund: \$2,109.23; Water Fund: \$3,787.02; Sewer Fund: \$1,390.17. Net proceeds after utility fund allocations and closing costs will be distributed to the City's Industrial Development Fund.

Attachments:

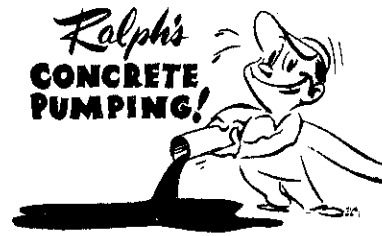
1. Site Map - Ralph's Concrete Pumping PSA_2502 Henderson Loop
2. Letter of Intent - Ralph's Concrete Pumping Inc._HRBC



HORN RAPIDS BUSINESS CENTER
RALPH'S CONCRETE PUMPING-2502 HENDERSON LOOP



RALPH'S CONCRETE PUMPING
~ 1 ACRE PURCHASE
(8,000 SF FACILITY)



Letter of Intent to Purchase Property Horn Rapids Business Center

Property Description –
Parcel/Lot #18
2502 Henderson Loop
Richland, Washington, 99354

Lot Details-
47,939 sq ft.

Price -
6.00 per sq ft
\$287,622.00 purchase price

Owner –
City of Richland

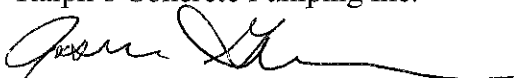
Buyer –
Ralph's Concrete Pumping Inc.
1529 Rainier Ave S
Seattle, Washington, 98144

Ralph's Concrete Pumping Inc is a 3rd generation family business serving the Pacific Northwest region since 1965. Headquartered in Seattle, Washington with branch offices throughout Washington and Oregon. Ralph's employs approximately 125 people consisting of field workers, mechanics and supporting office/sales staff. The field workers are union so compensation and benefits are high. Ralph's has participated in numerous road, bridge and infrastructure projects in Tri Cities area, many Hanford projects, Kadlec Medical Center expansions, a bunch of residential housing projects, agriculture storage and processing projects, most recently the Dairygold project and associated Pasco recovery project as well as the Waste Treatment Completion Project. We have rented facilities in Richland since 2003 and upsized to a new location in Richland around 2013. We have now outgrown the second location so we need a larger location that we can make our own and grow from. It is our intention to develop this property to accommodate office and shop structures. Once developed we will be adding local administrative/sales staff that we currently don't have in Richland, and growing with the Tri Cities area construction needs.

Thank you in advance for your consideration.

Joshua Gribble

Ralph's Concrete Pumping Inc.


206-730-3853