



Agenda
Economic Development Committee Meeting
Monday, July 28, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

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. May 5, 2025 Economic Development Committee Special Meeting Minutes

Business: (30 Minutes)

2. Updating Pricing for City-owned Properties in the Horn Rapids Business Center, Horn Rapids Commercial Plaza and the Horn Rapids Industrial Park
 - Darin Arrasmith, Planner

Presentations: (10 Minutes)

Economic Development Update

Real Estate Update

Announcements: (3 Minutes)

Adjournment



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 7/28/2025

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject

May 5, 2025 Economic Development Committee Special Meeting Minutes

Department

Development Services

Recommended Motion

Approve the May 5, 2025 Economic Development Committee Special Meeting Minutes as presented.

Summary

May 5, 2025 Economic Development Committee Special Meeting Minutes are attached for review and consideration.

Fiscal Impact

None.

Attachments

- I. Draft May 5, 2025 Economic Development Committee Special Meeting Minutes



MINUTES
ECONOMIC DEVELOPMENT COMMITTEE SPECIAL MEETING
Monday, May 5, 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 Economic Development Manager Wallner, Planner Arrasmith and Administrative Assistant II Kirkpatrick.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS

None.

Member Potts arrived after the opening of Public Comment Period at 4:01 pm.

APPROVAL OF MINUTES

1. April 21, 2025 Meeting Minutes

Chair Bricker introduced the meeting minutes from April 21, 2025. There were no changes or discussions.

COMMITTEE MEMBER MORASCH MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION TO APPROVE THE MEETING MINUTES FROM APRIL 21, 2025, MEETING. MOTION PASSED 7-0.

ITEMS OF BUSINESS

2. CFIP2025-100 Commercial Façade Improvement Program – The Spudnut Shop for Property Located at 228, 236 and 240 Willams Boulevard

Chair Bricker recognized Economic Development Manager Wallner to give the staff presentation. Mike Bishop, owner of a building in the Uptown Shopping Center that houses The Spudnut Shop and Set Apart Barbershop, has applied for Commercial Facade Improvement Program (CFIP) funds to update the building's exterior. The proposed \$61,500 project includes replacing the facade, metal awning, and roof (roof not eligible for reimbursement), with updates to windows, doors, and signage. Of the total cost, \$42,750 is eligible for reimbursement, with CFIP potentially covering up to \$20,000. The project meets program criteria and aims to improve curb appeal and energy efficiency. Staff recommend the Economic Development Committee support the application.

After the staff presentation Committee members asked questions regarding the application, if the applicant provided a rendering and if moving forward if it could be required. Economic Development Manager Wallner said that she inquired if the applicant had one available, and the applicant did not and if needed would have required more out of pocket money to provide.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER FRENCH SECONDED THE MOTION TO RECOMMEND THE CITY COUNCIL APPROVE THE APPLICATION FROM MIKE BISHOP, OWNER OF SPUDNUT, FOR A COMMERCIAL FACADE IMPROVEMENT PROGRAM GRANT FOR IMPROVEMENTS TO 228 WILLIAMS BLVD. AS OUTLINED IN APPLICATION NO. CFIP2024-102. MOTION PASSED 7-0.

ECONOMIC DEVELOPMENT UPDATE

Economic Development Manager Wallner provided the following updates:

- A new appointee to the committee will be presented to City Council for approval at tomorrow's regular scheduled Council meeting
- A successful candidate has been selected for the open-Economic Specialist position and the onboarding process is underway.
- A ribbon cutting event for Atomic Escape will be announced and sent out shortly.
- Planning is ongoing for upcoming community events including Cool Desert Night that is scheduled for July, and Ironman Triathlon planning is underway for the September event, which has been secured in Richland for the next three years.

REAL ESTATE UPDATE

Planner Arrasmith included the following in his update:

- Ralph's Concrete project is scheduled to go before City Council on May 20th.
- The Horn Rapids PSA was recently approved by the Economic Development Committee and City Council. The applicant is expected to submit permit applications in June.
- Old Trapper Beef Jerky has requested a significant extension for their supply chain and machinery project, proposing a new permit submittal timeline in Summer 2026, with an extended project deadline of January 2027. Staff has requested a \$100,000 extension fee as a deposit.

ANNOUNCEMENTS

None.

ADJOURNMENT

Chair Bricker adjourned the meeting at 4:17 p.m.

Prepared by:

Carly Kirkpatrick, Administrative Assistant II

Approved by:

Brad Bricker, Chairman



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 7/28/2025

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject

Updating Pricing for City-owned Properties in the Horn Rapids Business Center, Horn Rapids Commercial Plaza and the Horn Rapids Industrial Park

Department

Development Services

Recommended Motion

That the Economic Development Committee make a positive recommendation to the City Council to authorize the setting of new minimum prices for City-owned properties in the Horn Rapids Business Center, Horn Rapids Commercial Plaza, and Horn Rapids Industrial Park.

Summary

The City owns land for sale for economic development purposes. Pricing for City-owned property in the Horn Rapids Business Center, Horn Rapids Commercial Plaza, and Horn Rapids Industrial Park was last set in 2023. The market value of commercial and industrial real estate in the Tri-Cities region, plus construction costs for roads and utilities, has increased since 2023. In order to keep up with comparable market values, as well as with development costs associated with preparing City-owned properties, it is prudent for the City to evaluate and adjust pricing for City-owned property commensurate with the market. It is the goal of the division to update pricing every two years.

The City commissioned two (2) market appraisals from qualified appraisers, Valbridge Property Advisors and Appraisal Group of Southeast Washington (consistent with past updates) to assist in determining proper pricing for the next two-year period. Data from the appraisals was balanced into the recommended minimum pricing model. The revised pricing will be effective on September 8, 2025, and will replace the previous pricing established in 2023. This pricing will be effective until September 2027 unless the need arises for an update sooner.

Setting a price list ensures the City Council and the Economic Development Committee are aware of the pricing schedule for properties in Horn Rapids.

Staff recommends approval of the new minimum pricing. Staff further recommends that the City continue to revisit the price list through an independent third party every two (2) years.

Fiscal Impact

A recommendation and subsequent approval of this item will not fiscally impact the City other than to allow for future financially beneficial transactions.

Attachments

- I. 2025 Horn Rapids Price Schedule

EXHIBIT A
***2025 HORN RAPIDS PRICE SCHEDULE**

HORN RAPIDS BUSINESS CENTER	
Interior Lots	\$5.75/sf - \$6.50/sf
3–4-acre Interior Lots	\$5.50/sf - \$6.00/sf
8-acre interior lots	\$5.00/sf - \$5.50/sf
Highway Frontage Lots	\$6.75/sf - \$7.25/sf
Commercial-Zoned Lots	\$5.75/sf - \$6.50/sf
HORN RAPIDS INDUSTRIAL PARK	
Less than 10 Acres	\$143,000/acre - \$182,000/acre
Between 10-100 Acres	\$83,000/acre - \$118,000/acre
More than 100 Acres	\$60,000/acre - \$90,000/acre
HORN RAPIDS COMMERCIAL PLAZA	
Short Plat No. 3700, Lot 2	\$6.50/sf
Short Plat No. 3700, Lot 3	\$6.55/sf
Short Plat No. 3700, Lot 4	\$5.75/sf
Short Plat No. 3700, Lot 5	\$5.75/sf

*Prices determined by lot location and infrastructure in-place at time of purchase.