



MINUTES
ECONOMIC DEVELOPMENT COMMITTEE
CITY COUNCIL CHAMBERS – 625 SWIFT BLVD.
Monday, December 2, 2024 – 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 Hall, Spencer, Griffin and French
Economic Development Manager Wallner, and Administrative Assistant II Kirkpatrick.

APPROVAL OF AGENDA

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

**COMMITTEE MEMBER GRIFFIN 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. October 21, 2024 Minutes

Chair Bricker introduced the meeting minutes from October 21, 2024. There were no changes or discussion.

**COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER MORASCH
SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF OCTOBER 21,
2024. MOTION PASSED 6-0.**

ITEMS OF BUSINESS

2. 2024 Business License Reserve Fund (BLRF) Application

Chair Bricker recognized Economic Development Manager Wallner to start the BLRF presentations.

Committee member Potts joined the meeting at 4:04 p.m., following a delayed arrival.

Michelle Nassif with Washington State University gave a presentation and overview of their developed workforce certificate training programs (Cougar Tracks). They are asking to continue their scholarships to Richland residents and Richland businesses.

Gus Sako with Uptown Business Improvement District (UBID) got up and talked about their application for banner arms for light poles. The requested amount is a third of the overall project cost. The second application from the UBID is for marketing. He spoke regarding events that are currently being advertised and hosted within the UBID, and the hope to grow each event.

Darin Warnick with Downtown Business Improvement District (DBID) spoke about their application for an outdoor speaker system. He went over how they have used the program in the past and have been able to revamp the DBID exterior and have currently been engaging in conversations with suppliers for speakers and researching options.

Paul Carlisle with Fuse presented for his application for New Venture Adventure. The funding would be used for scholarships to the program, memberships and marketing.

At the conclusion of the presentations, committee members discussed how they would like to proceed to award the total amount of \$127,321. Committee member Potts inquired about how Economic Development Manager Wallner decided her staff recommendations, and Commercial Façade Improvement Program (CFIP) amount. Economic Development Manager Wallner went over that she did apply for CFIP and missed giving a presentation. She gave a brief explanation on how she got to her amounts and consideration for the CFIP.

Chair Bricker would like to address general questions, deliberate which are considered eligible and then go through allocations per project.

Chair Bricker raised a point of order, stating that committee member French has a conflict of interest due to his employment at WSU. The committee agreed to proceed with two separate motions, with WSU being considered independently from the overall recommendations.

Chair Bricker went over eligibility of the new applicants and committee members discussed the new Ordinance approved by Council. The committee held an in-depth discussion regarding Business License Reserve Fund allocations. Economic Development Manager Wallner answered questions and provided information about current applications and status of payment. The Committee discussed why Committee members were opposed to certain application and discussed each project individually.

SPENCER MOTIONED, AND POTTS SECONDED, THE MOTION TO ALLOCATE \$12,000 TO THE WSU COUGAR TRACKS PROGRAM. COMMITTEE MEMBER GRIFFIN OPPOSED, AND COMMITTEE MEMBER FRENCH ABSTAINED.

Committee member Griffin motioned, and Committee member French seconded the motion to fund DBID application. Committee member Griffin rescinded her motion so they can move forward with one motion for the rest of the funding.

Further discussion on applications and merits continued, with staff answering questions.

COMMITTEE MEMBER FRENCH MOTIONED THAT THE ECONOMIC DEVELOPMENT COMMITTEE RECOMMEND THAT THE CITY COUNCIL APPROVE FUNDING RECOMMENDATIONS AS OUTLINED IN DISCUSSION WITH STAFF AND MORASCH SECONDED THE MOTION. MOTION PASSED 7-0.

Chair Bricker would like staff to let the Parkway know they would welcome them to come back next year with more input from neighbors, farmers market, more definitive budget and numbers for the outdoor speakers.

COMMITTEE MEMBER FRENCH MOTIONED THAT REMAINING FUNDS GO TO CFIP AND COMMITTEE MEMBER MORASCH SECONDED THE MOTION. MOTION PASSED 7-0.

2. Proposed Option Agreement for 425 Acres Within the Northwest Advanced Clean Energy Park

Chair Bricker recognized Economic Development Manager Wallner to present the proposed purchase and sale agreement. Project Spin, a nuclear fuels company, is proposing an option agreement to purchase 425 acres of City-owned property in the Northwest Advanced Clean Energy Park (NACEP) for a \$4.5 billion nuclear supply chain project. This development includes a one-million square-foot nuclear fuel cycle facility, creating over 1,000 direct jobs and 3,000 induced jobs. The project requires approval from the U.S. Nuclear Regulatory Commission, necessitating a one-year due diligence period.

Karl Dye from TRIDEC spoke on behalf of the applicant, highlighting the significance of the project for Richland. He emphasized that the location is well-suited and aligning with the area's purpose. Dye also explained why this site is being considered for the project. In addition, TRIDEC is already working on acquiring additional land from Department of Energy.

Committee members discussed the option agreement, and staff answered questions.

COMMITTEE MEMBER FRENCH MOVED TO RECOMMEND THAT THE CITY COUNCIL AUTHORIZE THE CITY MANAGER TO ENTER INTO AN OPTION AGREEMENT WITH PROJECT SPIN FOR THE PURCHASE OF 425 ACRES OF CITY PROPERTY LOCATED IN THE NORTHWEST ADVANCED CLEAN ENERGY PARK AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION. MOTION PASSED 7-0.

ANNOUNCEMENTS

None.

ECONOMIC DEVELOPMENT UPDATE AND REAL ESTATE UPDATE

Economic Development Manager Wallner combined the Economic Development Update and Real Estate Update. She stated that Development Services Director Jensen is no longer with the city, and the city will be doing a national recruitment. Mrs. Follett's vacancy from the Economic Development Specialist position will also hopefully be posted soon. The committee has also been consistently added to ribbon cuttings and grand openings and will continue to be moving forward. Mrs. Wallner also thanked the committee for all the time spent for prep for this meeting and appreciated all the thoughts, questions and conversations that were had.

ADJOURNMENT

Chairman Bricker adjourned the meeting at 6:35 p.m.

Prepared by: Carly Kirkpatrick
Carly Kirkpatrick, Administrative Assistant II

Reviewed by: Mandy Wallner
Mandy Wallner, Economic Development Manager

Approved by: Brad Bricker
Brad Bricker, Chairman

EDC RECOMMENDATION

<u>Description</u>	<u>Applicant</u>	<u>Amount</u>
Cougar Tracks Scholarships	Washington State University Tri-Cities	\$12,000
Banner poles for sidewalk lights	Uptown Business Improvement District	\$17,370
Events and marketing activities	Uptown Business Improvement District	\$4,000
Commercial Façade Improvement Program	Economic Development Division	\$78,951
New Venture Adventure Entrepreneurship Program	Fuse Social Purpose Corporation	\$15,000

TOTAL \$127,321