



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
Carly Kirkpatrick, Administrative Assistant II

Approved by: Brad Bricker
Brad Bricker, Chairman