



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
Carly Kirkpatrick, Administrative Assistant II

Approved by: Brad Bricker
Brad Bricker, Chairman