



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE REGULAR MEETING

Monday, April 21, 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	Absent
	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 FRENCH MOVED AND VICE-CHAIR MORASCH SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 5-0.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

1. March 17, 2025 Meeting Minutes

Chair Bricker introduced the meeting minutes from March 17, 2025. There were no changes or discussions.

VICE-CHAIR MORASCH MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION TO APPROVE THE MEETING MINUTES FROM THE MARCH 17, 2025 MEETING. MOTION PASSED 4-1 WITH CHAIR BRICKER ABSTAINING DUE TO HIS ABSENCE.

ITEMS OF BUSINESS

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

Chair Bricker recognized Planner Arrasmith to give the staff presentation. Ralph's Concrete Pumping, Inc. plans to purchase a 47,937 sq. ft. property located at 2502 Henderson Loop in the Horn Rapids Business Center to develop an 8,000 sq. ft. building for a shop and office facility. The purchase price is \$287,622 (\$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 number of employees, and clarified where the current facility is located.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER FRENCH SECONDED THE MOTION 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. MOTION PASSED 5-0.

ECONOMIC DEVELOPMENT UPDATE

Economic Development Manager Wallner provided the following updates:

- Expressed appreciation to the committee for their time and attention to smaller agenda items.
- Announced that a successful candidate has been proposed to fill the final open position on the committee.
- Informed the committee that the May meeting will be moved up to May 5 to accommodate an applicant wishing to advance their item to Council and complete construction prior to Cool Desert Nights.
- Reported that four candidates for the Economic Development Specialist position will be moving forward to formal interviews.
- Noted that ribbon cutting events continue to be scheduled and are shared with the committee via calendar invites and went over the upcoming ones currently scheduled.

REAL ESTATE UPDATE

Planner Arrasmith included the following in his update:

- Two purchase orders have been issued to appraisal groups to update the Horn Rapids Price List

ANNOUNCEMENTS

None.

ADJOURNMENT

Chair Bricker adjourned the meeting at 4:10 p.m.

Prepared by: Carly Kirkpatrick
Carly Kirkpatrick, Administrative Assistant II

Approved by: Brad Bricker
Brad Bricker, Chairman