



Agenda
Economic Development Committee Meeting
Monday, October 20, 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. September 15, 2025, Economic Development Committee Meeting Minutes, and the September 29, 2025, Economic Development Committee Special Workshop Minutes

Business: (30 Minutes)

2. Commercial Façade Improvement Program - Uptown LLC: Vision Center Located at 1335 George Washington Way (CFIP2025-104) and Bio Energetics Located at 1337 George Washington Way (CFIP2025-105)
 - Rebecca Williamson, Economic Development Specialist
3. Commercial Façade Improvement Program - Uptown Antique Market at 1365 George Washington Way (CFIP2025-106)
 - Rebecca Williamson, Economic Development Specialist
4. Real Estate Option Agreement - Atlas Agro
 - Darin Arrasmith, Planner
5. Business License Reserve Fund & Commercial Façade Improvement Program Updates (Information Only)
 - Rebecca Williamson, Economic Development Specialist

Economic Development Update

Real Estate Update

Announcements: (3 Minutes)

Adjournment

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 10/20/2025

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject

September 15, 2025, Economic Development Committee Meeting Minutes, and the September 29, 2025, Economic Development Committee Special Workshop Minutes

Department

Development Services

Recommended Motion

Approve the September 15, 2025, Economic Development Committee Meeting Minutes, and the September 29, 2025, Economic Development Committee Special Workshop Minutes as presented.

Summary

September 15, 2025, Economic Development Committee Meeting Minutes, and the September 29, 2025, Economic Development Committee Special Workshop Minutes are attached for review and consideration.

Fiscal Impact

None.

Attachments

1. 2025.09.15 Economic Development Committee Special Meeting Minutes_Draft
2. 2025.09.29 Economic Development Committee Special Workshop Minutes_Draft



MINUTES
ECONOMIC DEVELOPMENT COMMITTEE MEETING
Monday, September 15, 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
Committee member Jackson	Absent

Also present were Economic Development Manager Wallner, Planner Arrasmith, Economic Development Specialist Williamson and Administrative Assistant II Kirkpatrick.

APPROVAL OF AGENDA

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

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

1. July 15, 2025 Regular Meeting Minutes

Chair Bricker introduced the meeting minutes from July 15, 2025. There were no changes or discussions.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION TO APPROVE THE MEETING MINUTES FROM JULY 15, 2025, MEETING. MOTION PASSED 6-0.

ITEMS OF BUSINESS

2. CFIP2025-102 Commercial Façade Improvement Program – E&J Hospitality for Property Located at 1301A George Washington Way

Staff provided an overview of the CFIP project proposed by E&J Hospitality, doing business as Denny's, located at 1301A George Washington Way. The application included window replacements, an exterior door, roofline lighting, and wall enhancements—all eligible improvements under the program. The total project cost is \$77,776.58, with \$20,000 eligible for reimbursement under CFIP.

The applicant spoke on behalf of the proposal, noting the improvements could increase profit margins by up to 4%. The applicant also discussed his desire to see improvements to the corner location, especially with the city's Downtown Loop plan, and noted that the 45-year-old building remains in its near original condition.

Chair Bricker requested that Ms. Williamson clarify what was included in the overall eligible project costs.

COMMITTEE MEMBER SPENCER MOVED, AND COMMITTEE MEMBER FRENCH SECONDED THE MOTION TO RECOMMEND THE CITY COUNCIL APPROVE THE APPLICATION FROM E&J HOSPITALITY FOR A COMMERCIAL FACADE IMPROVEMENT PROGRAM GRANT FOR IMPROVEMENTS TO 1301A GEORGE WASHINGTON WAY AS OUTLINED IN APPLICATION NO. CFIP2025-102. MOTION PASSED 6-0.

PRESENTATIONS

3. Proposed Parking Code Amendment (Removing Parking Minimums Citywide) – Kimley Horn Consulting staff

Chair Bricker recognized Chris Dahman and Gabriel Kovach with Kimley Horn Consulting for a presentation on the proposed parking code amendment.

Development Services Director Rizzitiello joined during the presentation.

Key discussion points included:

- Clarification on the implications of eliminating parking minimums.
- Whether the proposal is intended to address a specific local problem or to comply with state legislation (Senate Bill requirements).
- Consideration of structured parking versus reliance solely on street parking.
- Comparisons of Richland's parking availability relative to other communities.
- Potential shift of responsibility from business owners to the City for monitoring and enforcing street parking as well as cost

- Safety considerations related to on-street parking.
- The timeline for decision-making, the Committee's expected role, and opportunities for additional discussion with the consultant.

Development Services Director Rizzitiello outlined three potential tracks:

1. Approval within the Central Business District only,
2. Abolishment citywide, or
3. Findings of fact not in favor

Economic Development Manger Wallner suggested scheduling a special meeting with the consultant and agreed to look at calendars and schedule for the week of the 29th.

Chair Bricker encouraged members to focus questions and concerns on the committee's role, rather than personal opinions as citizens, to prepare for a more structured special meeting.

ECONOMIC DEVELOPMENT UPDATE

Economic Development Specialist Williamson provided updates on the following:

- Upcoming ribbon-cutting event for Core Powder Coating
- Additional CFIP application anticipated for the upcoming meeting

Economic Development Manager Wallner provided the following additional updates:

- Recognition of Rebecca's efforts in increasing applications for CFIP Program.
- Upcoming ribbon cutting relates to a project previously approved by this committee.
- Ironman event scheduled for the weekend; advised members of anticipated traffic delays and directed them to Visit Tri-Cities maps for alternative routes.

REAL ESTATE UPDATE

Planner Arrasmith included the following in his update:

- As of September 1, the city became the owner of the Richland Innovation Center (RIC) through a land exchange with the Port of Benton.
- HR business activity has slowed, with no new interest at this time.

Wallner gave an additional update:

- EDC interviews have been completed, and appointments are scheduled for the October 7, 2025, City Council meeting. Two new committee members are expected to join at the October meeting. She thanked Committee Member Thea Hall for her service.

ANNOUNCEMENTS

Chair Bricker thanked Thea for her time and commitment.

ADJOURNMENT

Chair Bricker adjourned the meeting at 5:01 p.m.

Prepared by:

Carly Kirkpatrick, Administrative Assistant II

Approved by:

Brad Bricker, Chairman

DRAFT



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE SPECIAL WORKSHOP

Monday, September 29, 2025

Richland City Hall ~ Council Chambers

625 Swift Boulevard

CALL TO ORDER

Vice-Chair Morasch called the meeting to order at 4:03 pm.

ATTENDANCE

Attendance: Chair Bricker	Absent
Vice-Chair Morasch	Present
Committee member Potts	Absent
Committee member Hall	Present
Committee member Spencer	Present
Committee member Griffin	Present
Committee member French	Present
Committee member Jackson	Present

Also present were Councilmember Jones, Development Services Director Rizzitiello, Economic Development Manager Wallner, Planner Arrasmith, Economic Development Specialist Williamson and Administrative Assistant II Kirkpatrick.

PRESENTATIONS

1. Proposed Parking Code Amendment – Kimley-Horn Consulting

Development Services Director Rizzitiello provided a brief overview on the history of the issue and an update on the current status.

Vice-Chair Morasch recognized Robert Ferrin with Kimley-Horn Consulting, who presented on SB 5184, a statewide mandate, and the work being completed by the consultant to date. Mr. Ferrin outlined three potential options:

- a. Modify parking code to comply with SB 5184.
- b. Abolish parking minimums citywide (per Council inquiry).
- c. Abolish parking minimums within the Central Business District (CBD).

The Planning Commission at its last meeting requested staff draft an ordinance with option 3 in mind.

Key Discussion Points:

- Whether research has been conducted on the cost-benefit or costs associated with the ordinance.
- Economic development benefits.
- The need for a comprehensive study involving all entities (e.g., Ben Franklin Transit, surrounding cities) to explore improved transportation options.
- Methodology used by the consulting firm to determine whether parking is abundant.
- Parking trends when requirements are abolished, including a market-based approach.
- How to mandate parking for those unwilling to include it.
- Number of community members participating in stakeholder meetings.
- Types of stakeholders targeted.
- ADA parking requirements if minimums are abolished.
- Benefits of paid parking and other parking management strategies.
- Definition and examples of shared parking facilities.
- Long-term examples (5+ years) to assess whether concerns raised by the Committee materialize.
- Public perception—strategies to educate and address concerns that there is “no parking.”

Committee members frequently emphasized that the community is not currently oriented toward biking and walking. Discussion also noted that alternative modes of transportation could gradually create momentum for change.

Mr. Ferrin was thanked for his presentation and for addressing the Commission’s questions at 5:00 p.m. at which time he left the meeting.

The Committee members discussed the process moving forward, reiterating the importance of aligning the overall city vision with the requirements of SB 5184. Staff noted that the mandate does not eliminate parking; businesses and residents retain the option to construct parking as desired.

Director Rizzitiello provided a local example from College Place, where business funding was dependent on parking agreements and verification of available parking.

ADJOURNMENT

Vice-Chair Morasch adjourned the meeting at 5:12 p.m.

Prepared by:

Carly Kirkpatrick, Administrative Assistant II

Approved by:

Brad Bricker, Chairman

DRAFT



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 10/20/2025

Agenda Category: Business

Prepared By: Rebecca Williamson, Economic Development Specialist

Subject

Commercial Façade Improvement Program - Uptown LLC: Vision Center Located at 1335 George Washington Way (CFIP2025-104) and Bio Energetics Located at 1337 George Washington Way (CFIP2025-105)

Department

Development Services

Recommended Motion

Motion to recommend the City Council approve the applications from Uptown LLC for a Commercial Façade Improvement Program grant for improvements as outlined in Application Nos. CFIP2025-104 and CFIP2025-105 for a total of \$20,000.

Summary

The City administers the Commercial Façade Improvement Program (CFIP), established by the Richland City Council on July 15, 2008, through Ordinance No. 15-08. The program is intended to enhance the exterior appearance of private commercial buildings, eliminate blight and encourage reinvestment in the community. Eligible improvements under the program include, but are not limited to, replacement of windows and exterior doors, lighting and exterior wall enhancements.

Uptown LLC (building owner) has applied for CFIP funds to update the exterior of the building located at 1335 (Uptown Vision Center) and 1337 (Bio Energetics) George Washington Way. The applicant seeks CFIP funds to replace windows and exterior doors at both locations to match upgrades previously made at 1331 and 1333 George Washington Way. All addresses are part of the same building (Parcel No. 102983020708025). This building has not previously received funds from this program.

The total project cost is \$48,638.55. the proposed work will be visible from the public right-of-way and is eligible for reimbursement of \$20,000, the maximum allowed under the program.

Staff recommends that the Economic Development Committee provide an affirmative recommendation to the Richland City Council for approval of the funding request.

Fiscal Impact

Based on eligible project costs, the Commercial Façade Improvement Program will provide \$20,000 in matching funds for this project. If approved, the program will have a remaining balance of \$72,804 available for additional projects.

Attachments

1. Uptown Vision Center Application
2. Uptown Bioenergetics Application
3. Vicinity, Before and After 1335 1337 GWW

1335 Geo Way



Commercial Façade Improvement Program

Application

Applicant Name	Wes Hodges	Applicant Title	Owner
Applicant Phone	5095396940	Applicant Email	twhodgess@gmail.com
Applicant Mailing Address	1191 Plateau Dr Richland Wa 99352		
Applicant Relationship to Business	building owner		
Business Name	Uptown LLC-VISION CENTER	Business Phone	5095396940
Age of Building	1952	UBI Number	
Project Physical Address	1335 George Washington Way Richland		
Project Cost	\$ \$34,841.62	Amount Requested	\$ \$17,420.81

Amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is \$20,000.00 per enclosed unit (see graphic within guidelines and procedures document).

Is the property owner different than the business owner? Yes No (If yes, complete section in yellow below)

Owner Name **Property Manager**

Owner Phone **Owner Email**

Owner Mailing Address

Have you obtained permission to complete this project from the property owner? Yes No

1) Have you used this program before? Yes No (If yes, complete section 1a)

1a) For what purpose or project did you use this program in the past? Please indicate the year utilized, and the funding amount you received. Attach one photo of the completed project to this application.

I did a storefront upgrade at 1331 Geo Way when it was the Repeat Boutique

2) Provide a brief description of the proposed improvements and note how you believe they will enhance the area surrounding your business. Attach a photo, rendering, or sketch of the proposed improvement to this application. Attach additional pages as necessary.

Going to upgrade all the windows and frames to match the ones at 1331 Geo way. The appeal will be fabulous I get compliments all the time on 1331 *This will include new doors*

Storefront Modernization Proposal
Uptown Vision Center
1335 George Washington Way

We are planning a storefront modernization for the Uptown Vision Center, located at 1335 George Washington Way. This business has proudly operated at this location since 1952, making it one of the original and iconic establishments in the historic Uptown Shopping Center.

As part of this renovation, we propose to install new energy-efficient low-E windows, updated window frames, and modern entry doors. These improvements will significantly enhance the building's appearance while maintaining its historical character.

The updated façade will contribute to the overall beautification of the Uptown district, aligning with ongoing efforts to revitalize and preserve the charm of this important commercial and cultural area.

3) Will the project require any permits? Yes No (If yes, complete section 3a)

3a) Please indicate which permits you may need to obtain.

<input checked="" type="checkbox"/> City of Richland Building Permits	<input type="checkbox"/> City of Richland Right-of-Way Permits
<input type="checkbox"/> City of Richland Sewer/Water Permits	<input type="checkbox"/> Washington State Liquor Licensing

4) Have you consulted with Richland Development Services? Yes No

4a) If yes, which building division official did you speak with? If no, please email building@ci.richland.wa.us to set a consultation appointment.

5) Can the project be completed within 12 months? Please explain.

Yes about 3 weeks

Revenue (Attach additional pages as necessary)

Source	Amount
	\$
	\$
PAID CASH BY OWNER	\$
	\$
	\$
	\$
Total	\$ \$0.00

Expenses (Attach additional pages as necessary)	
Source	Amount
	\$
TOTAL Window Replacement PAID BY OWNER	\$ 34,841.62
	\$
	\$
TOTAL REBURSEMENT CITY	\$ 17,420.81
Total	\$ \$0.00

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

Application Requirements

Please check the box beside each item to note that you have met that requirement.

<input checked="" type="checkbox"/>	Requirements for Submittal
<input type="checkbox"/>	The business applicant has a current Richland Business License
<input checked="" type="checkbox"/>	The applicant has available funds to complete the project before requesting reimbursement from the City
<input checked="" type="checkbox"/>	The project complies with Richland Municipal Code and all applicable building and life safety codes
<input checked="" type="checkbox"/>	The project improvements are clearly visible to the general public
<input checked="" type="checkbox"/>	The reimbursement request is no more than 50% of total project cost
<input checked="" type="checkbox"/>	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
<input type="checkbox"/>	The project is well designed, and the applicant provided a sketch or rendering of the proposal
<input checked="" type="checkbox"/>	The project is permanent and long lasting
<input checked="" type="checkbox"/>	The applicant provided two (2) estimates for the project

Application Review Criteria

In order to encourage applicants to incorporate multiple improvements into a given project, it is recommended that all projects submitted attempt to ***fulfill some or all of the criteria listed below***. It is not required that a project fulfill each criterion, but projects that fulfill multiple criteria will be looked upon more favorably. The Economic Development Committee reserves the right to reject or table applications for further review if they do not meet the criteria described.

✓	CRITERIA CONSIDERED
Physical	
<input checked="" type="checkbox"/>	The project enhances the building and surrounding neighborhood
<input checked="" type="checkbox"/>	The project enhances existing historical or architectural features
<input checked="" type="checkbox"/>	The project is designed in consistency with the surrounding area
<input checked="" type="checkbox"/>	The project enhances the immediate common area shared by two or more businesses
<input checked="" type="checkbox"/>	The project is decorative and/or artfully designed in compatibility with its surrounding area
<input checked="" type="checkbox"/>	The project improvements replace existing aging or decaying exterior appurtenances
Programmatic Goals	
<input checked="" type="checkbox"/>	The project clusters two or more on-site improvements
<input checked="" type="checkbox"/>	It is the first application awarded at the project site
<input checked="" type="checkbox"/>	The improvements are in an area identified as a priority funding area
<input checked="" type="checkbox"/>	The project narrative describes the project's positive economic impact on the business
Relationship Building	
<input checked="" type="checkbox"/>	The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies
<input checked="" type="checkbox"/>	The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

By signing below, you are affirming that you:

- Have read the **Commercial Facade Improvement Program Guidelines and Procedures** document
- Are aware of the limitations of this program
- Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
- You understand that use of funds is subject to audit by the State of Washington
- Will submit, if approved for award, a detailed project schedule and updated budget within 30 days of receipt of a fully executed contract

Was Hooges

Signature

Was Hooges

Printed Name

9-10-25

Date



1335 George Washington Way
Uptown Vision Center
BEFORE



1331 George Washington Way
Allstate
Example for "After"



Tri-City Glass Inc

304 E Columbia Dr
Kennewick, WA 99336
509-586-0454

Estimate

Date: 7/24/2025
Estimate #: 135243

Bill To

Wess Hodges
1191 Plateau Dr.
Richland, WA 99352

Jobsite

1335 Vision Center
1227 George Washington Way
Richland WA. 99354

Rep	Phone	Send Method	Email Address	Contact Name
Paul	509-539-6940	Email	twhodges@gmail.com	Wess

Qty	Description	Rate	Total
1	Aluminum storefront entrance and hardware (44CI, push/pull handles, key keyed lock)	12,679.00	12,679.00T
	Install Exterior Glazing (Solarban 60)	12,044.00	12,044.00T
	Misc fasteners, caulking	400.00	400.00T
42	Service Time	165.00	6,930.00T
			32,053.00

Sales Tax (8.7%) \$2,788.62

Total \$34,841.62

*Valid For 30 Days. Customers Without An Account Require 50% Down Payment Prior To Start.

*Customer Is Responsible For Obtaining Permits, Unless Otherwise Noted.

*Reseller Permits, If Applicable, Must Be Provided When Accepting Estimate, Otherwise Tax Will Be Added.



Project Name: 1335 - Uptown Vision Center

PROPOSAL IS VALID FOR 30 DAYS FROM: 7/22/25

Name: Wes Hodges
Phone: 509-539-6940
Email: twhodges@gmail.com

Address: 1335 George Washington Way
Richland Washington
Quote #: 000192

Perfection Glass, Inc. will provide all labor, equipment, and material for the complete installation of the following items.

REPLACEMENT OF STOREFRONT SYSTEM:

Kawneer Storefront System, Trifab 451T, Center Glazed, #40 Dark Bronze Finish
Kawneer Entrance System, 350 Stile Door, #40 Dark Bronze

** Doors To Include **

- Surface Mount Closer
- Continuous Geared Hinge
- CO9 / CP Push and Pull Handle
- Ms 1850 Deadbolt

GLAZING:

1" OA, 1/4" SN68 / Argon / 1/4" Clear (Tempered Where Required)

ALTERNATE #1: REPLACE STOREFRONT ON 1337 - B (Holistik)

Kawneer Storefront System, Trifab 451T, Center Glazed, #40 Dark Bronze Finish
Kawneer Entrance System, 350 Stile Door, #40 Dark Bronze

** Doors To Include **

- Surface Mount Closer
- Continuous Geared Hinge
- CO9 / CP Push and Pull Handle
- Ms 1850 Deadbolt

Table with bid amounts: BID: \$ 53,165; ALTERNATE #1: \$ 11,760; ALTERNATE #2: [blank]; REPLACEMENT OF STOREFRONT IN 1337-B

QUOTED BY Tanner Brown | (509) 853-5299 | tanner@perfectionglass.com

SIGNATURE [blank]

PROPOSAL DETAILS

- 1. All proposals are good for 30 calendar days. After the 30-day period, the provided proposal may need to be revised.
2. The customer is responsible for reviewing this proposal for accuracy to ensure all required aspects of the project are listed.
3. Perfection Glass will not be held liable for issues arising by acts of God or other delays beyond our control.
4. Perfection Glass will not be held responsible for material not listed on this proposal.
a. In the case in which material must be provided that is not listed in this proposal, a change order will be issued to the customer.
5. If this agreement shall be default and placed with an attorney for collection, the owner agrees to pay all attorney's fees and cost of collection
6. Perfection Glass will provide a one (1) year warranty on all workmanship.
7. Manufacturer's warranties vary depending on the manufacturer. Perfection Glass will honor warranties on material from manufacturers, but labor to replace manufacturers defects will be charged to the customer.
8. Expedited orders may require an additional fee, depending on material availability and production schedule.
9. All lead times given are estimates. Lead times are subject to change.

Project Name: 1335 - Uptown Vision center

Frame Set Name: Frame Set 1

Metal Group: PG 451T CG/SS/ STOPS UP

Required: 1 Panels: 1 Rows: 2

Back Member Color: #29 BLACK : PERMANODIC

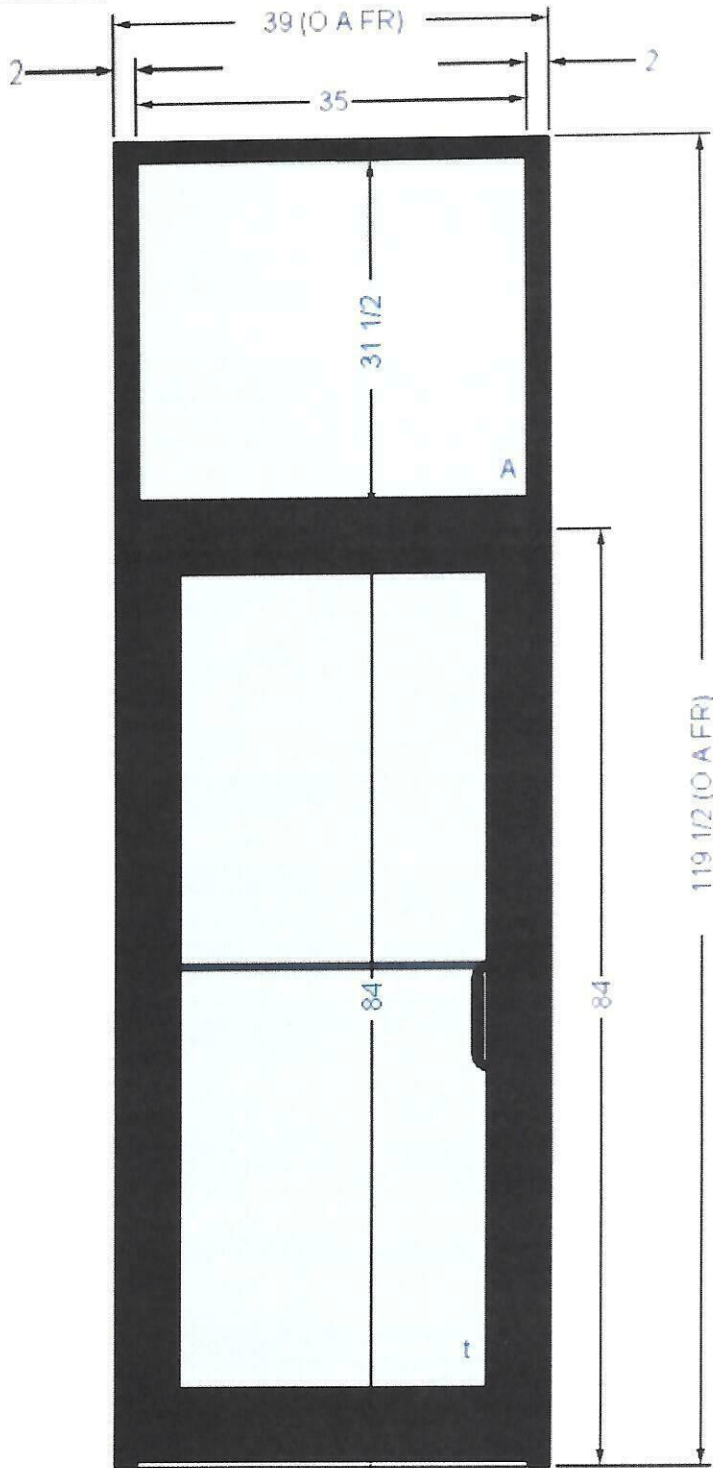
Frame Name: Frame 1

D/S: 1 Frame Type: Standard

Frame Width: 39

Frame Height: 119 1/2

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center

Frame Set Name: Frame Set 1

Metal Group: PG 451T CG/SS/ STOPS UP

Required: 1 Panels: 1 Rows: 1

Back Member Color: #29 BLACK : PERMANODIC

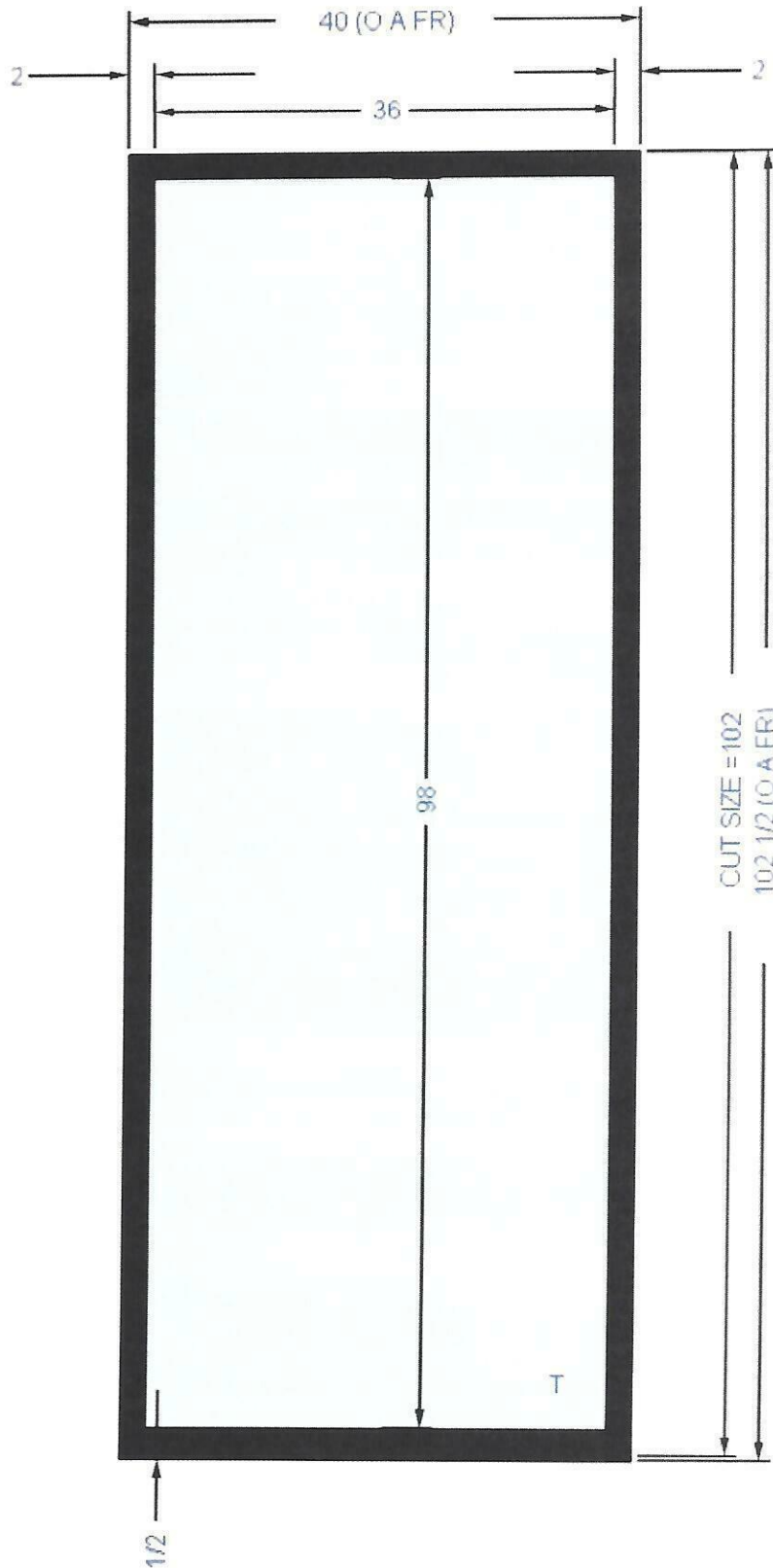
Frame Name: Frame 2

D/S: 1 Frame Type: Standard

Frame Width: 40

Frame Height: 102 1/2

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center

Frame Set Name: Frame Set 1

Metal Group: PG 451T CG/SS/ STOPS UP

Required: 1 Panels: 6 Rows: 2

Back Member Color: #29 BLACK : PERMANODIC

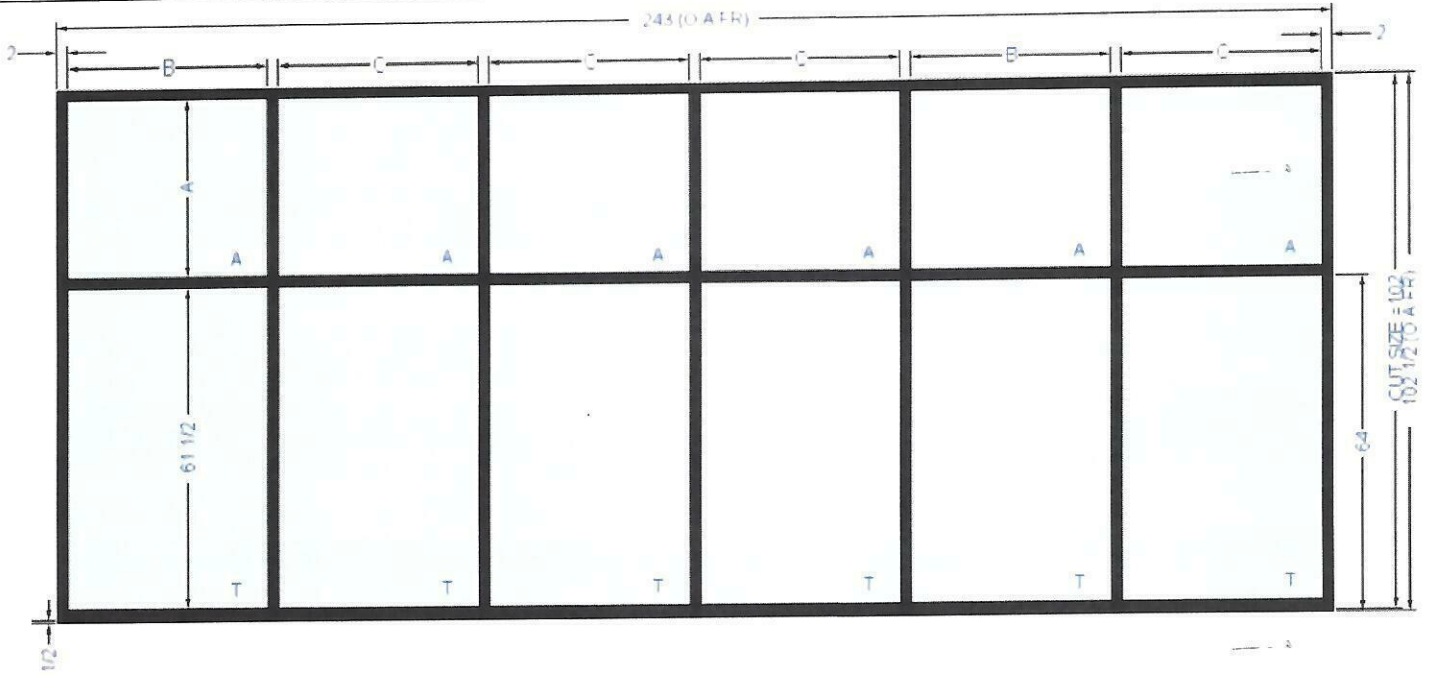
Frame Name: Frame 3

D/S: 1 Frame Type: Standard

Frame Width: 243

Frame Height: 102 1/2

Face Member Color: #29 BLACK : PERMANODIC



A=34 1/2 B=38 1/8 C=38 3/16

Project Name: 1335 - Uptown Vision center

7/22/2025 10:48 AM

Frame Set Name: Frame Set 1

Frame Name: Frame 4

Metal Group: PG 451T CG/SS/ STOPS UP

D/S: 1 Frame Type: Standard

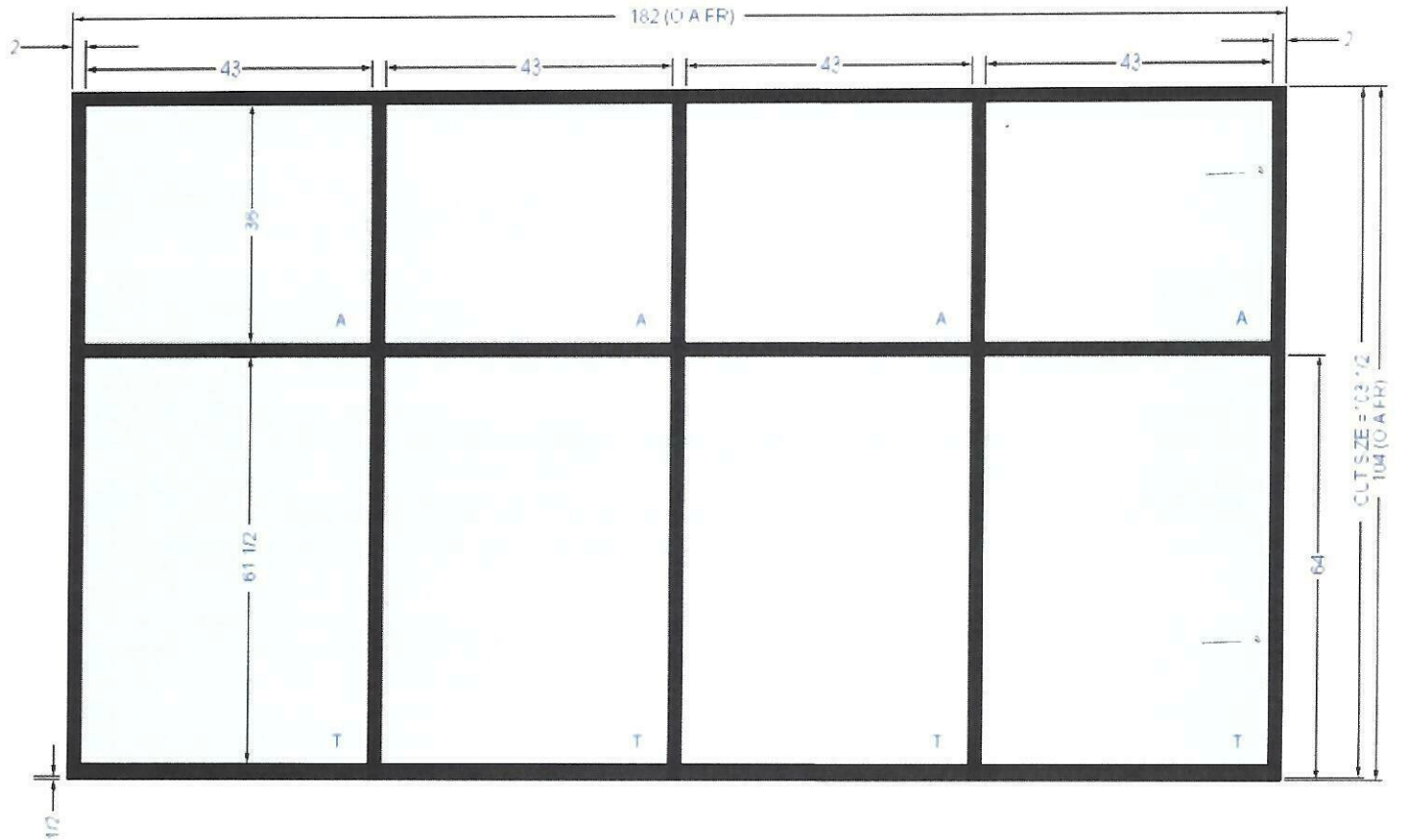
Required: 1 Panels: 4 Rows: 2

Frame Width: 182

Frame Height: 104

Back Member Color: #29 BLACK : PERMANODIC

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center

7/22/2025 10:48 AM

Frame Set Name: Frame Set 1

Frame Name: Frame 5

Metal Group: PG 451T CG/SS/ STOPS UP

D/S: 1 Frame Type: Standard

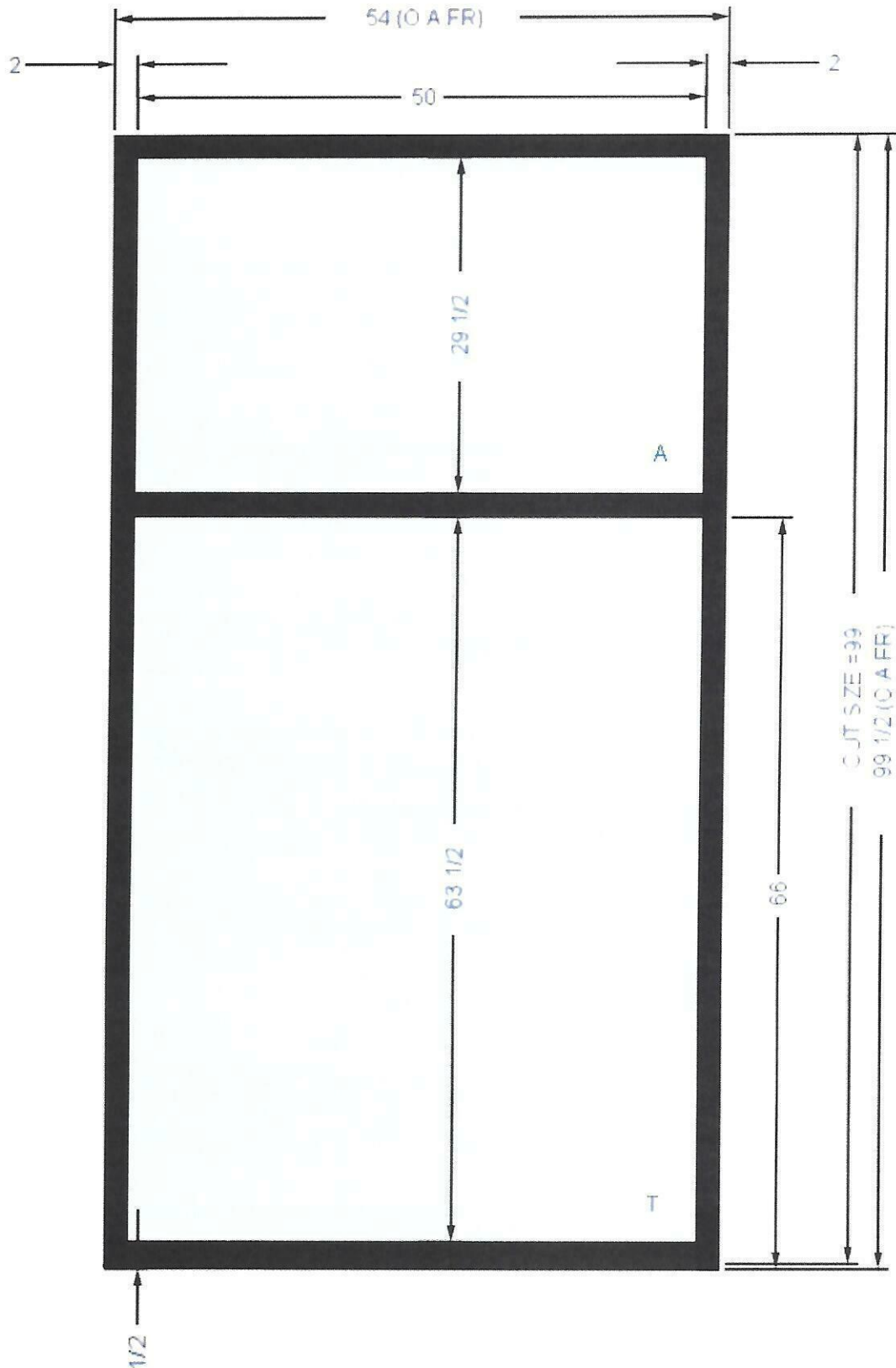
Required: 1 Panels: 1 Rows: 2

Frame Width: 54

Frame Height: 99 1/2

Back Member Color: #29 BLACK : PERMANODIC

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center

7/22/2025 10:48 AM

Frame Set Name: Frame Set 1

Frame Name: Frame 6

Metal Group: PG 451T CG/SS/ STOPS UP

D/S: 1 Frame Type: Standard

Required: 1 Panels: 3 Rows: 2

Frame Width: 78

Frame Height: 117

Back Member Color: #29 BLACK : PERMANODIC

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center

7/22/2025 10:48 AM

Frame Set Name: Frame Set 1

Frame Name: Frame 7

Metal Group: PG 451T CG/SS/ STOPS UP

D/S: 1 Frame Type: Standard

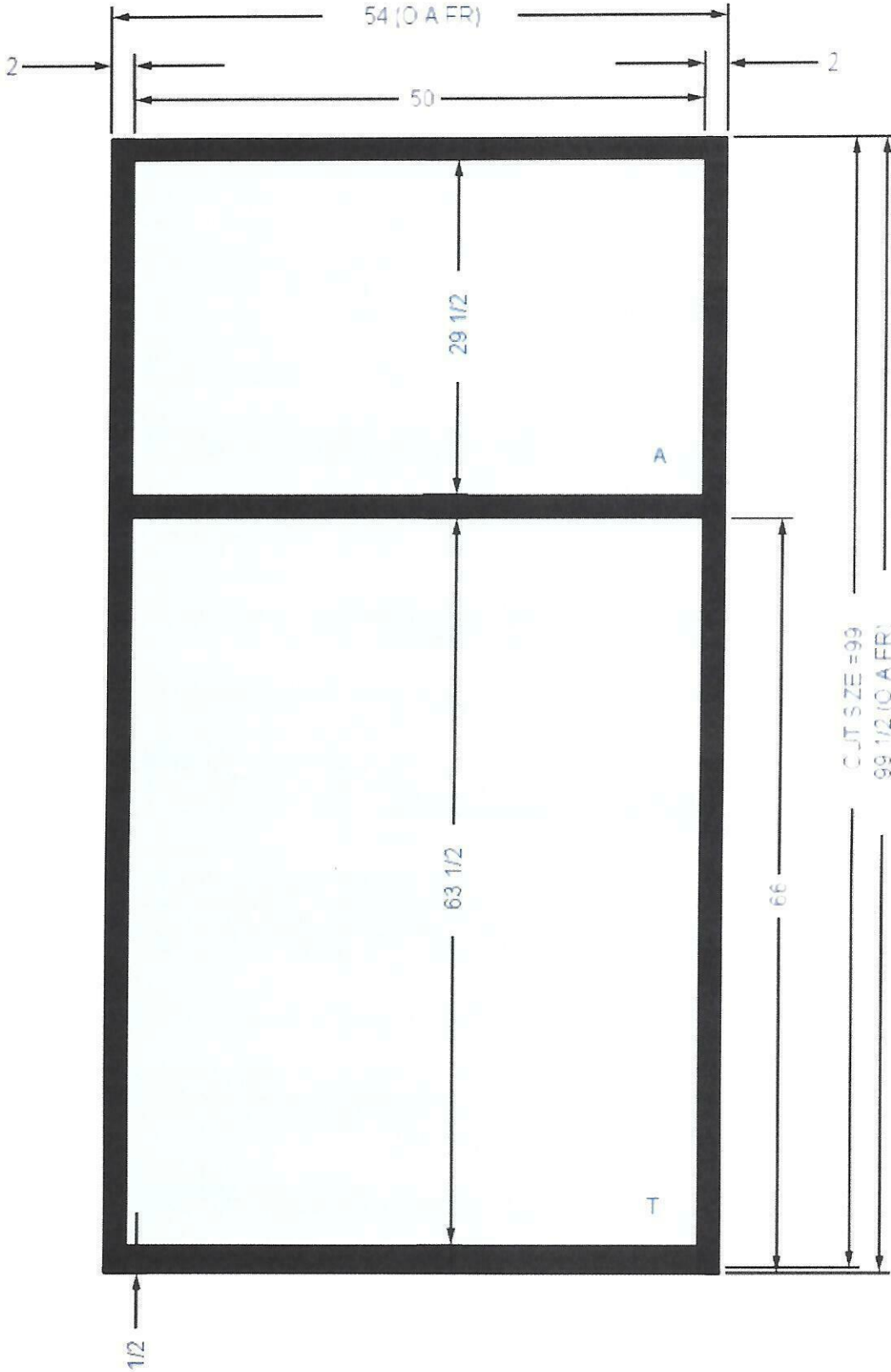
Required: 1 Panels: 1 Rows: 2

Frame Width: 54

Frame Height: 99 1/2

Back Member Color: #29 BLACK : PERMANODIC

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center

Frame Set Name: Frame Set 2

Metal Group: PG 451T CG/SS/ STOPS UP

Required: 1 Panels: 3 Rows: 1

Back Member Color: #29 BLACK : PERMANODIC

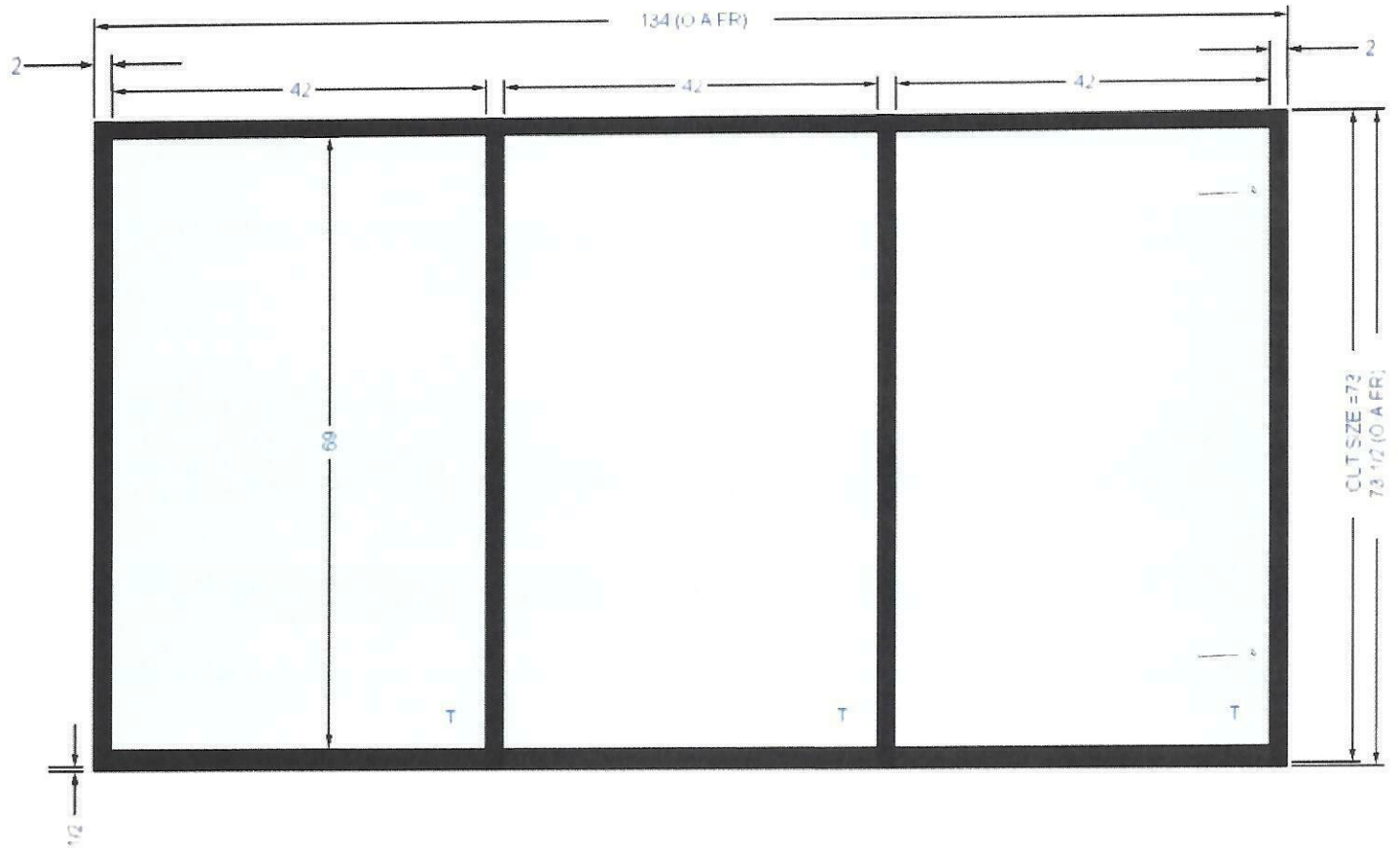
Frame Name: Frame 8

D/S: 1 Frame Type: Standard

Frame Width: 134

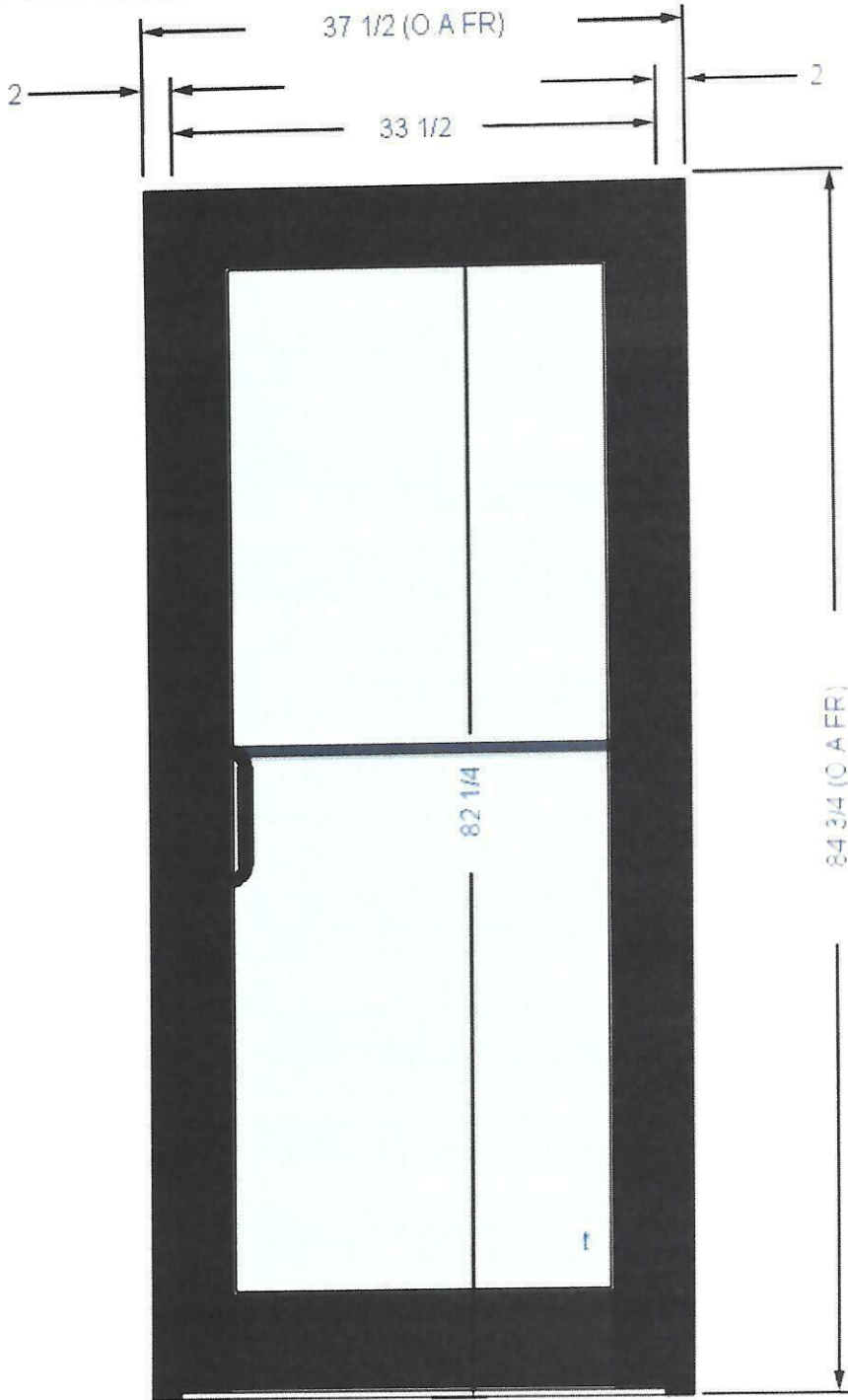
Frame Height: 73 1/2

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center
Frame Set Name: Frame Set 2
Metal Group: PG 451T CG/SS/ STOPS UP
Required: 1 Panels: 1 Rows: 1
Back Member Color: #29 BLACK : PERMANODIC

Frame Name: Frame 9
D/S: 1 Frame Type: Standard
Frame Width: 37 1/2 Frame Height: 84 3/4
Face Member Color: #29 BLACK : PERMANODIC



1337 Geo Way



Commercial Façade Improvement Program

Application

Applicant Name	Wes Hodges	Applicant Title	Owner
Applicant Phone	5095396940	Applicant Email	twhodges@gmail.com
Applicant Mailing Address	1191 Plateau Dr Richland Wa 99352		
Applicant Relationship to Business	BUILDING OWNER		
Business Name	Bio Energetics	Business Phone	5095396940
Age of Building	1952 Built	UBI Number	
Project Physical Address	1337 George Washington Way Richland		
Project Cost	\$ \$13,796.93	Amount Requested	\$ \$6,898.46

Amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is \$20,000.00 per enclosed unit (see graphic within guidelines and procedures document).

Is the property owner different than the business owner? Yes No (If yes, complete section in yellow below)

Owner Name		Property Manager	
Owner Phone		Owner Email	
Owner Mailing Address			

Have you obtained permission to complete this project from the property owner? Yes No

1) Have you used this program before? Yes No (If yes, complete section 1a)

1a) For what purpose or project did you use this program in the past? Please indicate the year utilized, and the funding amount you received. Attach one photo of the completed project to this application.

Upgraded business at 1331 George Washington Way

2) Provide a brief description of the proposed improvements and note how you believe they will enhance the area surrounding your business. Attach a photo, rendering, or sketch of the proposed improvement to this application. Attach additional pages as necessary.

Upgrade all windows and doors

We are proposing a storefront modernization for Bio Energetics, a naturopathic wellness practice located at 1337 George Washington Way. The business is situated in the iconic breezeway of the historic Uptown Shopping Center — a well-known passage that features benches and a pedestrian thoroughfare connecting to the Jadwin Avenue side of the building.

As part of this update, we plan to install new energy-efficient low-E windows, modern window frames, and upgraded entry doors. These improvements will enhance both the aesthetic appeal and energy performance of the storefront, while respecting the architectural integrity of this well-loved community space.

This renovation will help preserve the charm of the breezeway area while contributing to the continued revitalization of the Uptown district — ensuring that it remains a welcoming and vibrant destination for years to come.

3) Will the project require any permits? Yes No (If yes, complete section 3a)

3a) Please indicate which permits you may need to obtain.

<input checked="" type="checkbox"/> City of Richland Building Permits	<input type="checkbox"/> City of Richland Right-of-Way Permits
<input type="checkbox"/> City of Richland Sewer/Water Permits	<input type="checkbox"/> Washington State Liquor Licensing

4) Have you consulted with Richland Development Services? Yes No

4a) If yes, which building division official did you speak with? If no, please email building@ci.richland.wa.us to set a consultation appointment.

5) Can the project be completed within 12 months? Please explain.

yes 3 weeks

Revenue (Attach additional pages as necessary)

Source	Amount
	\$
	\$
paid cash by owner	\$
	\$
	\$
	\$

Total \$ \$0.00

Expenses (Attach additional pages as necessary)

Source	Amount
	\$
TOTAL EXPENSES PAID	\$ 13,796.93
	\$
NOTE: Perfection Glass will only honor attached bid if also selected for 1335	\$
TOTAL CITY REIMBURSEMENT	\$ 6,898.46
	\$

Total \$ \$0.00

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

Application Requirements

Please check the box beside each item to note that you have met that requirement.

✓	Requirements for Submittal
<input type="checkbox"/>	The business applicant has a current Richland Business License
<input checked="" type="checkbox"/>	The applicant has available funds to complete the project before requesting reimbursement from the City
<input checked="" type="checkbox"/>	The project complies with Richland Municipal Code and all applicable building and life safety codes
<input checked="" type="checkbox"/>	The project improvements are clearly visible to the general public
<input checked="" type="checkbox"/>	The reimbursement request is no more than 50% of total project cost
<input checked="" type="checkbox"/>	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
<input checked="" type="checkbox"/>	The project is well designed, and the applicant provided a sketch or rendering of the proposal
<input checked="" type="checkbox"/>	The project is permanent and long lasting
<input checked="" type="checkbox"/>	The applicant provided two (2) estimates for the project

Application Review Criteria

In order to encourage applicants to incorporate multiple improvements into a given project, it is recommended that all projects submitted attempt to **fulfill some or all of the criteria listed below**. It is not required that a project fulfill each criterion, but projects that fulfill multiple criteria will be looked upon more favorably. The Economic Development Committee reserves the right to reject or table applications for further review if they do not meet the criteria described.

	CRITERIA CONSIDERED
Physical	
<input checked="" type="checkbox"/>	The project enhances the building and surrounding neighborhood
<input checked="" type="checkbox"/>	The project enhances existing historical or architectural features
<input checked="" type="checkbox"/>	The project is designed in consistency with the surrounding area
<input checked="" type="checkbox"/>	The project enhances the immediate common area shared by two or more businesses
<input checked="" type="checkbox"/>	The project is decorative and/or artfully designed in compatibility with its surrounding area
<input checked="" type="checkbox"/>	The project improvements replace existing aging or decaying exterior appurtenances
Programmatic Goals	
<input type="checkbox"/>	The project clusters two or more on-site improvements
<input type="checkbox"/>	It is the first application awarded at the project site
<input type="checkbox"/>	The improvements are in an area identified as a priority funding area
<input checked="" type="checkbox"/>	The project narrative describes the project's positive economic impact on the business
Relationship Building	
<input checked="" type="checkbox"/>	The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies
<input checked="" type="checkbox"/>	The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

By signing below, you are affirming that you:

- Have read the **Commercial Facade Improvement Program Guidelines and Procedures** document
- Are aware of the limitations of this program
- Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
- You understand that use of funds is subject to audit by the State of Washington
- Will submit, if approved for award, a detailed project schedule and updated budget within 30 days of receipt of a fully executed contract

Wes Hooges

Signature

Wes Hooges

Printed Name

9-10-25

Date

1337 George Washington Way
Bio Energies (holistic)
BEFORE



1331 George Washington Way - Example of "After"





Tri-City Glass Inc

304 E Columbia Dr
Kennewick, WA 99336
509-586-0454

Estimate

Date: 7/24/2025
Estimate #: 135245

Bill To

Wess Hodges
1191 Plateau Dr.
Richland, WA 99352

Jobsite

Uptown Holistic Body
1337- Geoway

Rep	Phone	Send Method	Email Address	Contact Name
Paul	509-539-6940	Email	twhodges@gmail.com	Wess

Qty	Description	Rate	Total
1	Aluminum Storefront Entrance and hardware (44CI, key keyed lock, push/pull)	6,426.00	6,426.00T
	Install Exterior Glazing (solarban 60)	2,855.00	2,855.00T
	Misc. Fasteners, Caulking	100.00	100.00T
20	Service Time	165.00	3,300.00T

Sales Tax (8.8%) \$1,115.93

Total \$13,796.93

*Valid For 30 Days. Customers Without An Account Require 50% Down Payment Prior To Start.
*Customer Is Responsible For Obtaining Permits, Unless Otherwise Noted.
*Reseller Permits, If Applicable, Must Be Provided When Accepting Estimate, Otherwise Tax Will Be Added.

Project Name: 1337 Holistik

PROPOSAL IS VALID FOR 30 DAYS FROM: 7/24/25

Name: Wes Hodges
Phone: 509-539-6940
Email: twhodges@gmail.com

Address: 1337 George Washington Way
Richland Washington
Quote # 000195

Perfection Glass, Inc. will provide all labor, equipment, and material for the complete installation of the following items.

REPLACEMENT OF STOREFRONT SYSTEM:

Kawneer Storefront System, Trifab 451T, Center Glazed, #40 Dark Bronze Finish

Kawneer Entrance System, 350 Stile Door, #40 Dark Bronze

**** Doors To Include ****

- Surface Mount Closer
- Continuous Geared Hinge
- CO9 / CP Push and Pull Handle
- Ms 1850 Deadbolt

GLAZING:

1" OA, 1/4" SN68 / Argon / 1/4" Clear (Tempered Where Required)

BID: \$ 11,760

ALTERNATE #1:

ALTERNATE #2:

QUOTED BY Tanner Brown | (509) 853-5299 | tanner@perfectionglass.com

SIGNATURE

PROPOSAL DETAILS

1. All proposals are good for 30 calendar days. After the 30-day period, the provided proposal may need to be revised.
2. The customer is responsible for reviewing this proposal for accuracy to ensure all required aspects of the project are listed.
3. Perfection Glass will not be held liable for issues arising by acts of God or other delays beyond our control.
4. Perfection Glass will not be held responsible for material not listed on this proposal.
 - a. In the case in which material must be provided that is not listed in this proposal, a change order will be issued to the customer.
5. If this agreement shall be default and placed with an attorney for collection, the owner agrees to pay all attorney's fees and cost of collection
6. Perfection Glass will provide a one (1) year warranty on all workmanship.
7. Manufacturer's warranties vary depending on the manufacturer. Perfection Glass will honor warranties on material from manufacturers, but labor to replace manufacturers defects will be charged to the customer.
8. Expedited orders may require an additional fee, depending on material availability and production schedule.
9. All lead times given are estimates. **Lead times are subject to change.**

Project Name: 1335 - Uptown Vision center

Frame Set Name: Frame Set 1

Metal Group: PG 451T CG/SS/ STOPS UP

Required: 1 Panels: 1 Rows: 2

Back Member Color: #29 BLACK : PERMANODIC

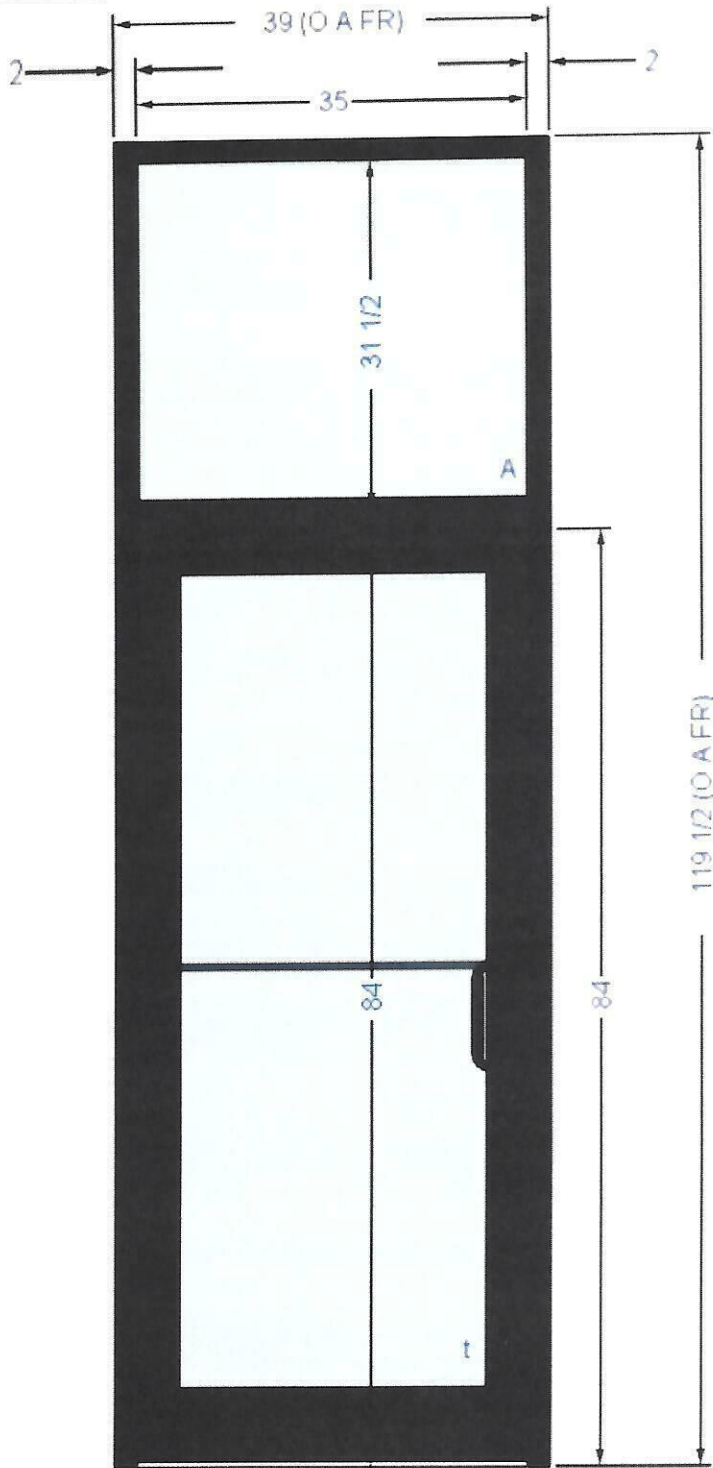
Frame Name: Frame 1

D/S: 1 Frame Type: Standard

Frame Width: 39

Frame Height: 119 1/2

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center

Frame Set Name: Frame Set 1

Metal Group: PG 451T CG/SS/ STOPS UP

Required: 1 Panels: 1 Rows: 1

Back Member Color: #29 BLACK : PERMANODIC

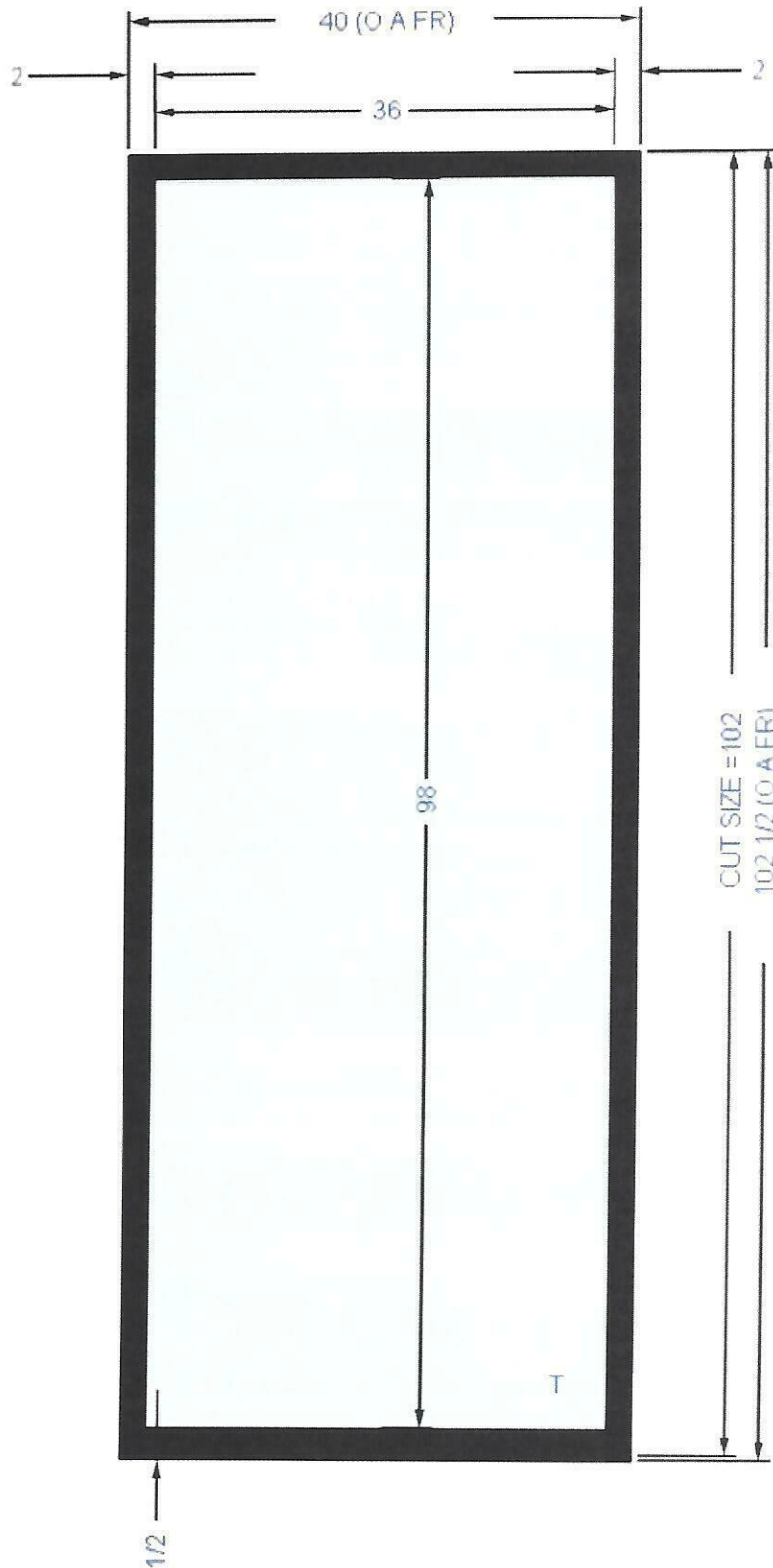
Frame Name: Frame 2

D/S: 1 Frame Type: Standard

Frame Width: 40

Frame Height: 102 1/2

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center

Frame Set Name: Frame Set 1

Metal Group: PG 451T CG/SS/ STOPS UP

Required: 1 Panels: 6 Rows: 2

Back Member Color: #29 BLACK : PERMANODIC

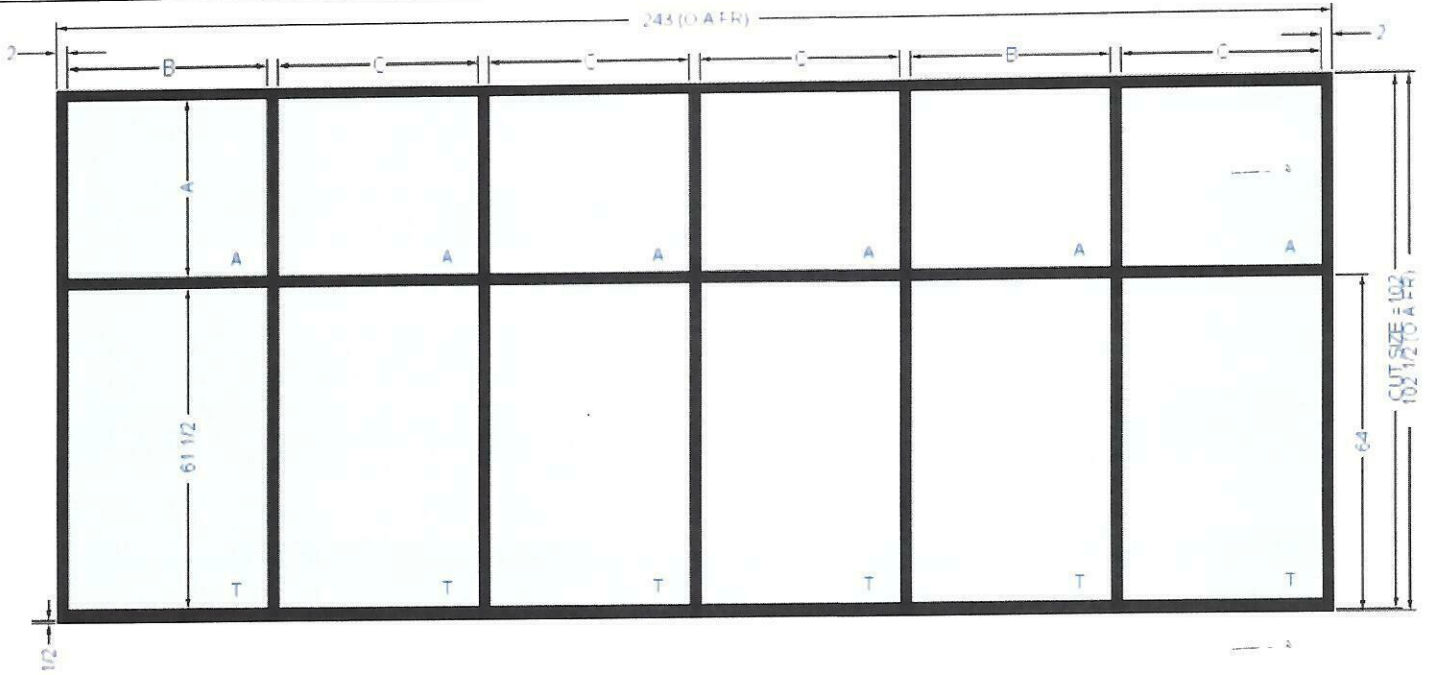
Frame Name: Frame 3

D/S: 1 Frame Type: Standard

Frame Width: 243

Frame Height: 102 1/2

Face Member Color: #29 BLACK : PERMANODIC



A=34 1/2 B=38 1/8 C=38 3/16

Project Name: 1335 - Uptown Vision center

7/22/2025 10:48 AM

Frame Set Name: Frame Set 1

Frame Name: Frame 4

Metal Group: PG 451T CG/SS/ STOPS UP

D/S: 1 Frame Type: Standard

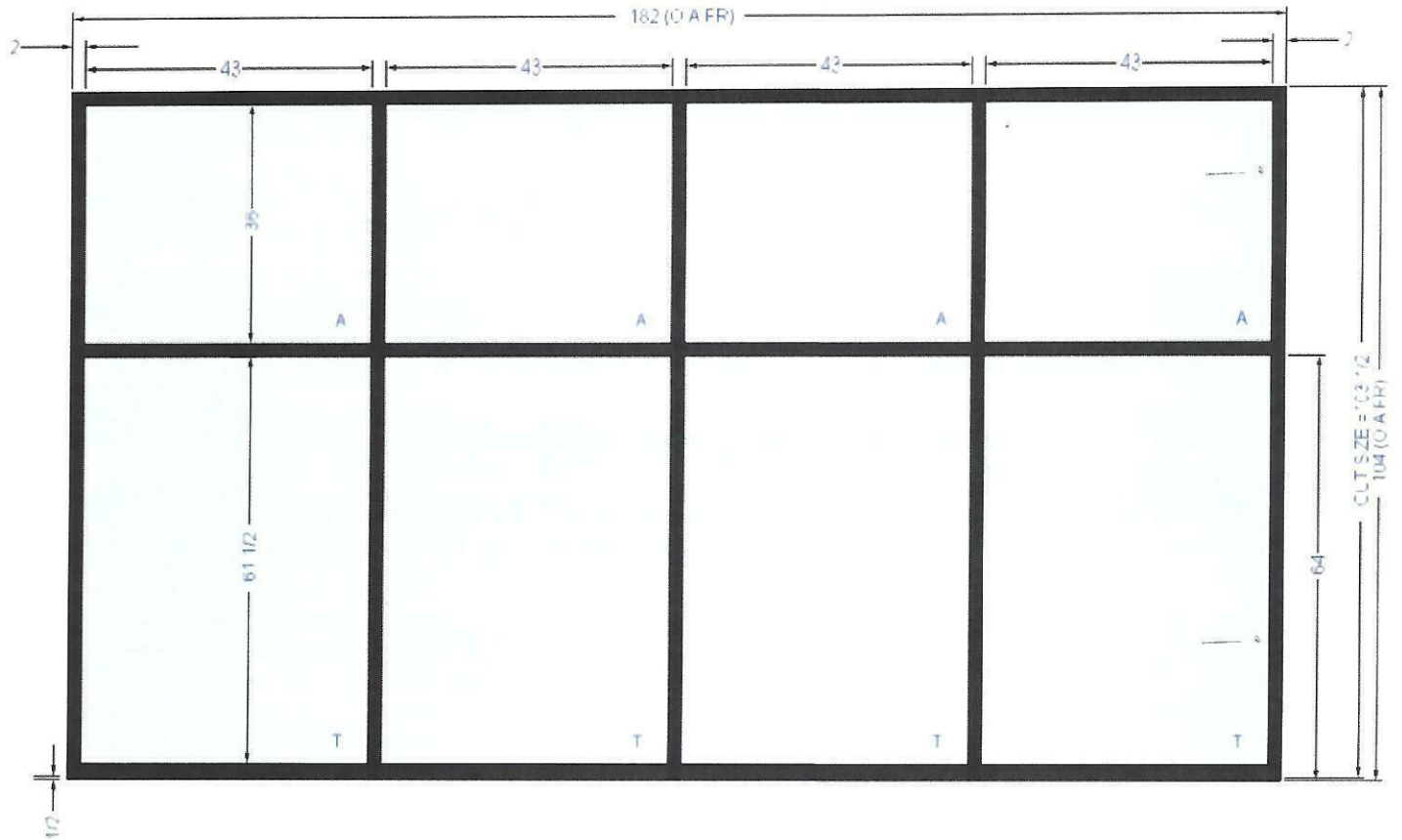
Required: 1 Panels: 4 Rows: 2

Frame Width: 182

Frame Height: 104

Back Member Color: #29 BLACK : PERMANODIC

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center

7/22/2025 10:48 AM

Frame Set Name: Frame Set 1

Frame Name: Frame 6

Metal Group: PG 451T CG/SS/ STOPS UP

D/S: 1 Frame Type: Standard

Required: 1 Panels: 3 Rows: 2

Frame Width: 78

Frame Height: 117

Back Member Color: #29 BLACK : PERMANODIC

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center

7/22/2025 10:48 AM

Frame Set Name: Frame Set 1

Frame Name: Frame 7

Metal Group: PG 451T CG/SS/ STOPS UP

D/S: 1 Frame Type: Standard

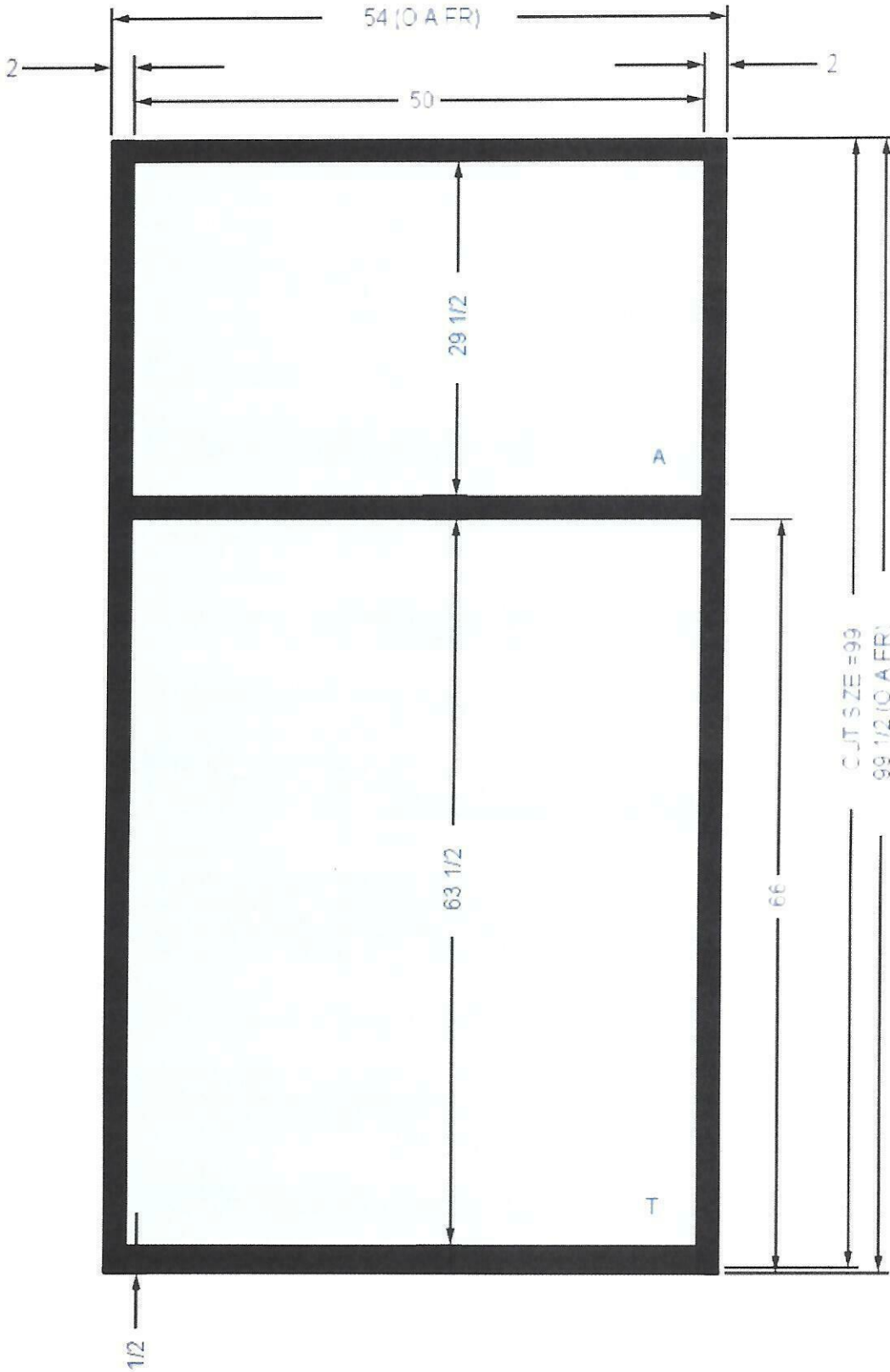
Required: 1 Panels: 1 Rows: 2

Frame Width: 54

Frame Height: 99 1/2

Back Member Color: #29 BLACK : PERMANODIC

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center

Frame Set Name: Frame Set 2

Metal Group: PG 451T CG/SS/ STOPS UP

Required: 1 Panels: 3 Rows: 1

Back Member Color: #29 BLACK : PERMANODIC

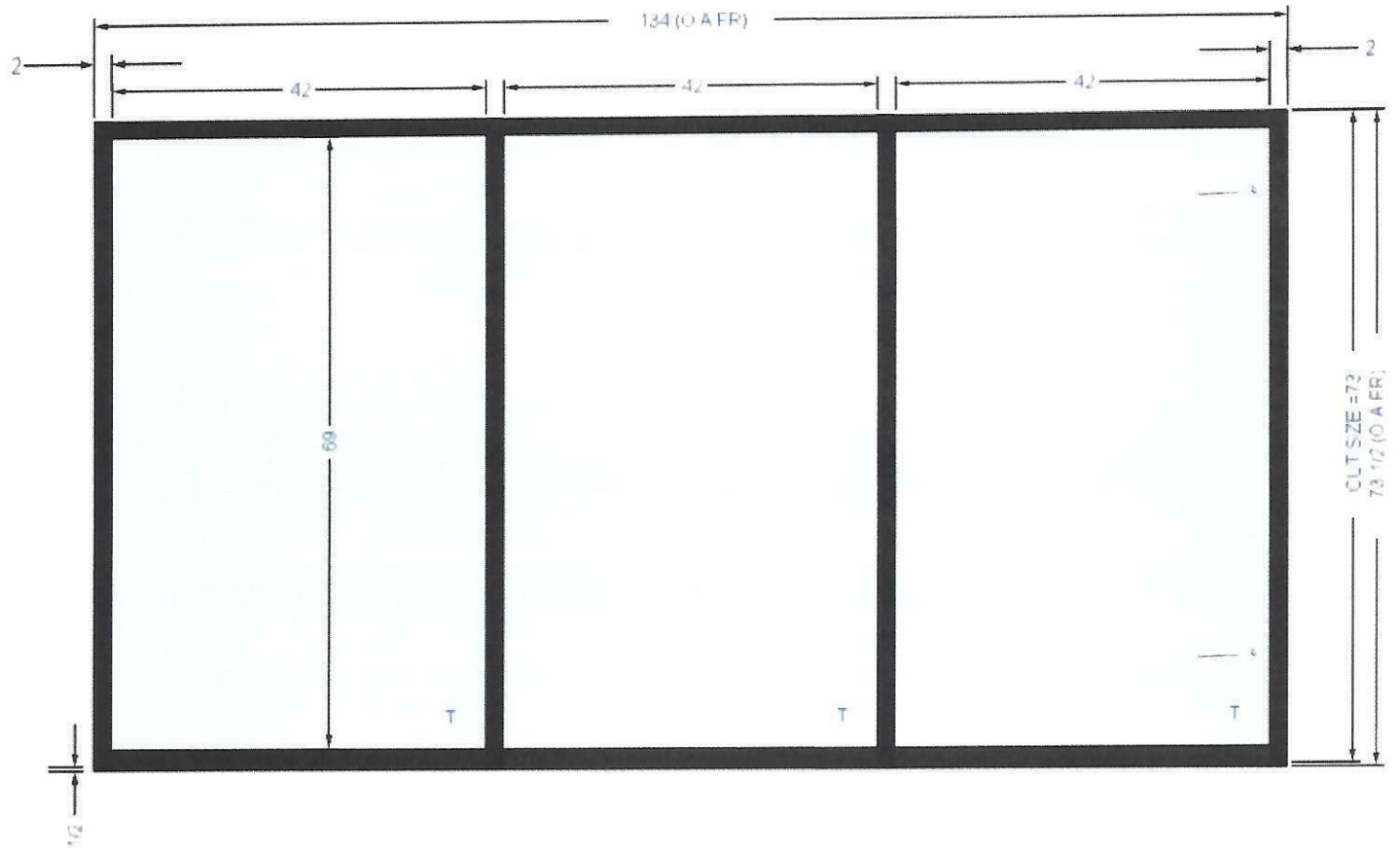
Frame Name: Frame 8

D/S: 1 Frame Type: Standard

Frame Width: 134

Frame Height: 73 1/2

Face Member Color: #29 BLACK : PERMANODIC



Project Name: 1335 - Uptown Vision center

Frame Set Name: Frame Set 3

Metal Group: PG 451T CG/SS/ STOPS UP

Required: 1 Panels: 1 Rows: 1

Back Member Color: #29 BLACK : PERMANODIC

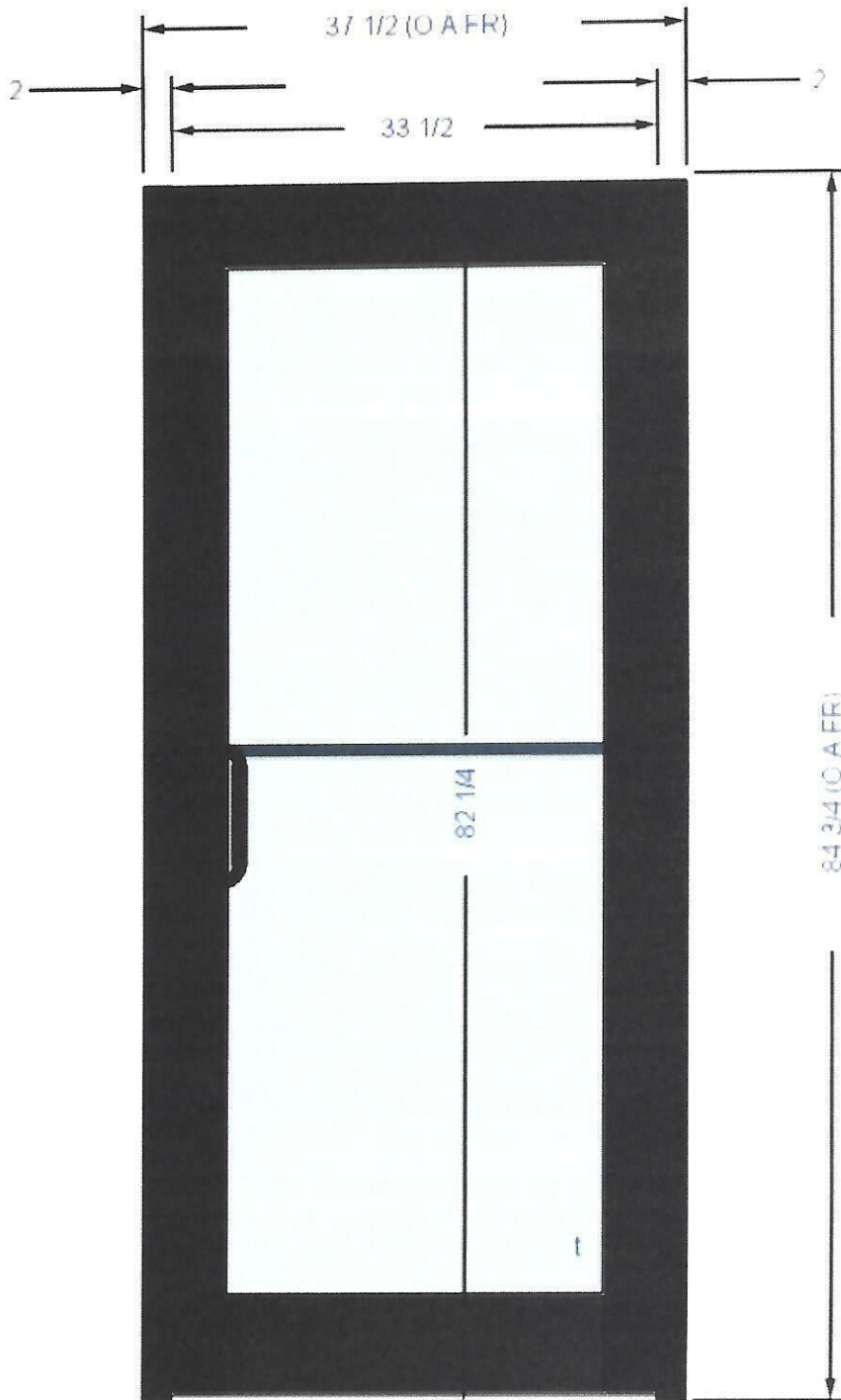
Frame Name: Frame 11

D/S: 1 Frame Type: Standard

Frame Width: 37 1/2

Frame Height: 84 3/4

Face Member Color: #29 BLACK : PERMANODIC

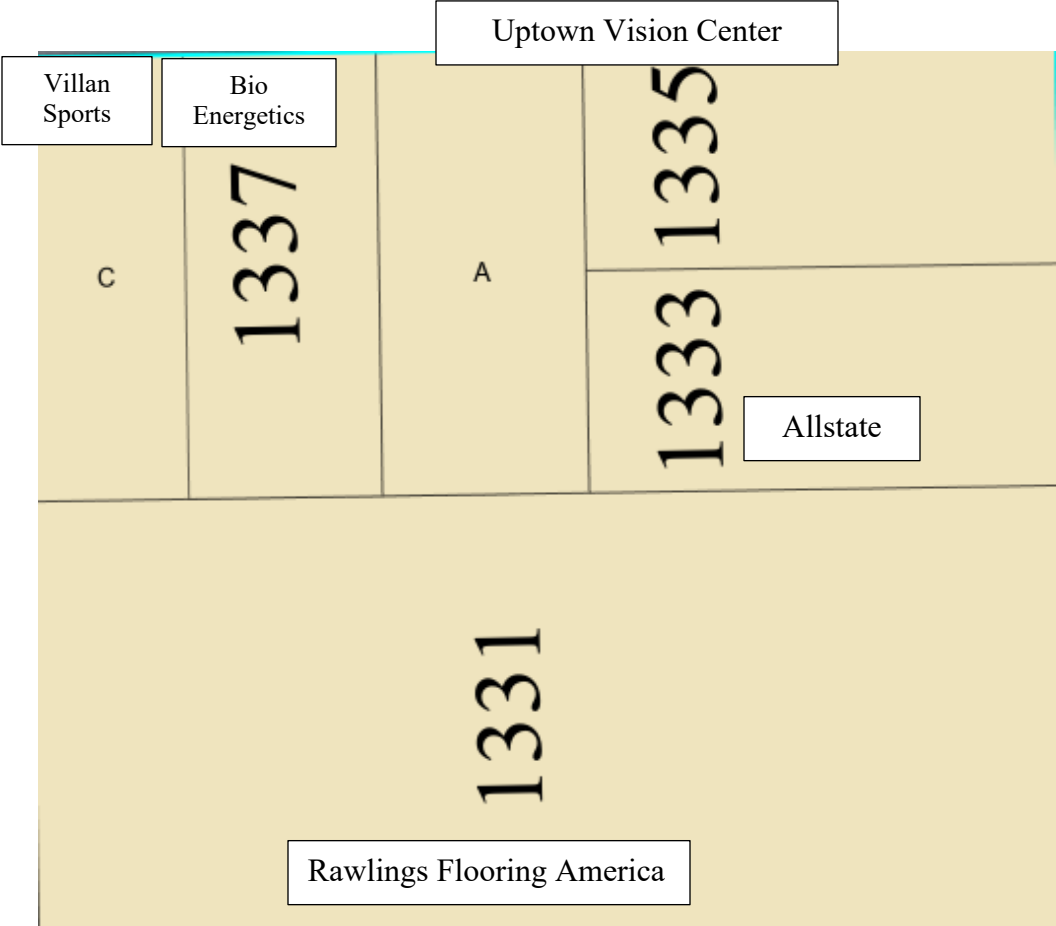


VICINITY MAP
1335 & 1337 George Washington Way
Uptown Vision Center & Bio Energetics



VICINITY MAP
1331 & 1333 & 1335 & 1337 George Washington Way
Uptown Vision Center & Bio Energetics

APN: 102983020708025



BEFORE



1335 George Washington Way
Uptown Vision Center
October 2025



BEFORE
1337 George Washington Way
Bio Energetics (holistik)
October 2025



AFTER – Will Look Like
1331 & 1333 George Washington Way
Rawlings Flooring & Allstate



Windows & Doors Only



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 10/20/2025

Agenda Category: Business

Prepared By: Rebecca Williamson, Economic Development Specialist

Subject

Commercial Façade Improvement Program - Uptown Antique Market at 1365 George Washington Way (CFIP2025-106)

Department

Development Services

Recommended Motion

Motion to recommend the City Council approve the application from \$2,475.00 for a Commercial Façade Improvement Program grant for improvements as outlined in application CFIP2025-106.

Summary

The City administers a Commercial Façade Improvement Program (CFIP; the "Program") established by Richland City Council on July 15, 2008 through Ordinance No. 15-08. The Program is intended to enhance the exterior appearance of private commercial buildings, eliminate blight, and encourage reinvestment in the community. Eligible improvements under the Program include, but are not limited to, replacement of windows and exterior doors, roof-line lighting, and exterior wall enhancements.

Eric Richman has applied for CFIP funds to update the exterior of the building he owns located at 1365 George Washington Way. The building is seventy-four years old and is currently leased to the Uptown Antique Market (a retail business). The applicant is seeking CFIP funds to apply two permanent murals to the north side of the building, which is a part of the major breezeway in the Uptown. The murals will mirror the style and general color scheme of the original vintage-style murals painted throughout the Uptown. In addition to coordinating the existing Uptown murals, the coverage of these walls will reduce the potential for paint tagging and graffiti.

The overall project is estimated at \$9,900. The applicant is eligible for reimbursement of \$2,475 (25%) under the Program independent of other improvements.

Staff recommends that the Economic Development Committee provide an affirmative recommendation to the Richland City Council for the funding request.

Fiscal Impact

Based on eligible project costs, the Commercial Façade Improvement Program will provide \$2,475 in matching funds for this project. If approved, the Program will have a remaining balance of (\$90,329) for additional projects.

Attachments

1. CFIP 2025-106 Uptown Antique Market Application
2. Vicinity, Before and After Uptown Antique Market



Commercial Façade Improvement Program

Application

Applicant Name	Eric Richman	Applicant Title	Building Owner
Applicant Phone	509 554-4831	Applicant Email	erichman@charter.net
Applicant Mailing Address	2251 Sky Meadow Ave. Richland, WA 99352		
Applicant Relationship to Business	Applicant owns the building and is leasing it to a retail business		
Business Name	Uptown Antique Market	Business Phone	5099436077
Age of Building	74 years	UBI Number	appl 600-485-877, bus 604-210-618
Project Physical Address	1365 Geo Wash Way		
Project Cost	\$9,900.00	Amount Requested	\$4,950.00 \$2,475.00
Amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is \$20,000.00 per enclosed unit (see graphic within guidelines and procedures document).			
Is the property owner different than the business owner? <input checked="" type="radio"/> Yes <input type="radio"/> No (If yes, complete section in yellow below)			
Owner Name	Eric Richman	Property Manager	self
Owner Phone	5095544831	Owner Email	erichman@charter.net
Owner Mailing Address	2251 Sky Meadow Ave		
Have you obtained permission to complete this project from the property owner? <input checked="" type="radio"/> Yes <input type="radio"/> No			
1) Have you used this program before? <input type="radio"/> Yes <input checked="" type="radio"/> No (If yes, complete section 1a)			
1a) For what purpose or project did you use this program in the past? Please indicate the year utilized, and the funding amount you received. Attach one photo of the completed project to this application.			
2) Provide a brief description of the proposed improvements and note how you believe they will enhance the area surrounding your business. Attach a photo, rendering, or sketch of the proposed improvement to this application. Attach additional pages as necessary.			
Apply a permanent mural to the North side of the building which is part of one of the major breezeways in the Uptown. The mural will mirror the style and general color scheme of the original vintage style murals painted throughout the Uptown. It will represent "vintage" life and artifacts that also relate to the business occupying the building (antique mall). All painted surfaces will receive a protective/UV coating to protect it from the elements. -- See attached complete description --			
They will represent "vintage" life/artifacts related to Richland as well as the business occupying the building (antique mall). All painted surfaces will receive a protective/UV coating to protect it from the elements. The images will enhance the vintage look of this breezway in a manner that coordinates with the existing 1950s mid century breezway murals throughout the Uptown. It is also expected that coverage of these wall areas with mural art will reduce the potential for paint tagging and graffiti as well as entice additional retail traffic for the businesses adjoining this breezway.			
3) Will the project require any permits? <input type="radio"/> Yes <input checked="" type="radio"/> No (If yes, complete section 3a)			
3a) Please indicate which permits you may need to obtain.			
<input type="checkbox"/> City of Richland Building Permits		<input type="checkbox"/> City of Richland Right-of-Way Permits	
<input type="checkbox"/> City of Richland Sewer/Water Permits		<input type="checkbox"/> Washington State Liquor Licensing	
4) Have you consulted with Richland Development Services? <input checked="" type="radio"/> Yes <input type="radio"/> No			
4a) If yes, which building division official did you speak with? If no, please email building@ci.richland.wa.us to set a consultation appointment.			
Mandy Wallner, EDC Manager			

5) Can the project be completed within 12 months? Please explain.

Yes. The project is paint only and would be completed this year or early 2026.

Revenue (Attach additional pages as necessary)	
Source	Amount
lease rental income (per month)	\$ \$3,200.00
	\$
	\$
	\$
	\$
	\$
Total	\$ \$3,200.00
Expenses (Attach additional pages as necessary)	
Source	Amount
Mural painting	\$ \$9,900.00
25% CFIP = \$2,475	\$
	\$
	\$
	\$
	\$
	\$
Total	\$ \$9,900.00

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

Application Requirements

Please check the box beside each item to note that you have met that requirement.

✓	Requirements for Submittal
<input checked="" type="checkbox"/>	The business applicant has a current Richland Business License
<input checked="" type="checkbox"/>	The applicant has available funds to complete the project before requesting reimbursement from the City
<input checked="" type="checkbox"/>	The project complies with Richland Municipal Code and all applicable building and life safety codes
<input checked="" type="checkbox"/>	The project improvements are clearly visible to the general public
<input checked="" type="checkbox"/>	The reimbursement request is no more than 50% of total project cost
<input checked="" type="checkbox"/>	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
<input checked="" type="checkbox"/>	The project is well designed, and the applicant provided a sketch or rendering of the proposal
<input checked="" type="checkbox"/>	The project is permanent and long lasting
<input type="checkbox"/>	The applicant provided two (2) estimates for the project See request for sole source. Page 5.

Application Review Criteria

In order to encourage applicants to incorporate multiple improvements into a given project, it is recommended that all projects submitted attempt to ***fulfill some or all of the criteria listed below***. It is not required that a project fulfill each criterion, but projects that fulfill multiple criteria will be looked upon more favorably. The Economic Development Committee reserves the right to reject or table applications for further review if they do not meet the criteria described.

✓ CRITERIA CONSIDERED	
Physical	
<input checked="" type="checkbox"/>	The project enhances the building and surrounding neighborhood
<input type="checkbox"/>	The project enhances existing historical or architectural features
<input checked="" type="checkbox"/>	The project is designed in consistency with the surrounding area
<input checked="" type="checkbox"/>	The project enhances the immediate common area shared by two or more businesses
<input checked="" type="checkbox"/>	The project is decorative and/or artfully designed in compatibility with its surrounding area
<input type="checkbox"/>	The project improvements replace existing aging or decaying exterior appurtenances
Programmatic Goals	
<input type="checkbox"/>	The project clusters two or more on-site improvements
<input checked="" type="checkbox"/>	It is the first application awarded at the project site
<input type="checkbox"/>	The improvements are in an area identified as a priority funding area
<input checked="" type="checkbox"/>	The project narrative describes the project's positive economic impact on the business
Relationship Building	
<input checked="" type="checkbox"/>	The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies
<input type="checkbox"/>	The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

By signing below, you are affirming that you:

- Have read the **Commercial Facade Improvement Program Guidelines and Procedures** document
- Are aware of the limitations of this program
- Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
- You understand that use of funds is subject to audit by the State of Washington
- Will submit, if approved for award, a detailed project schedule and updated budget within 30 days of receipt of a fully executed contract

eSigned via GovOS.com

eric richman

Signature

eric richman

Printed Name

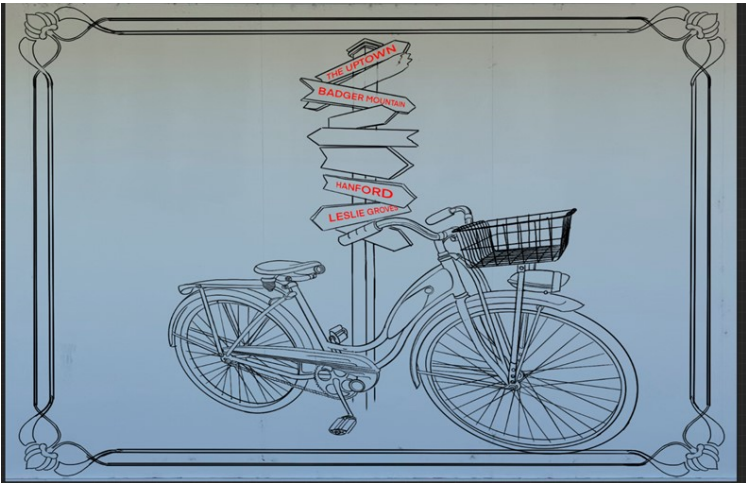
09-10-2025

Date

1365 George Washington Way - BEFORE



1365 George Washington Way - AFTER



*Economic Development Committee
City of Richland
625 Swift Blvd
Richland, WA 99352*

RE: Sole Source recommendation for mural painting on north side of 1365 George Wash. Way building (Uptown Shopping Center)

Dear EDC,

The city's Facade Improvement Program application has a checkbox noting multiple bids for work on a facade improvement project. I am writing to provide rationale for using a preferred contractor for my specific proposed facade improvement. The project is a mural that will complement the existing original Uptown Shopping Center Murals completed previously under the original mural program. I believe that while facade improvements such as replaced windows, siding, and other commercial design elements can be effectively completed by various contractors, the resulting presentation of a primarily artistic work such as a mural can be very subjective based on the artist's experience and artistic perspective. Therefore, I am writing to support the use of a specific artist for this mural project to ensure it meets the desired outcome.

Joey Armstrong is a known professional mural artist with multiple local works including building locations in the Richland Uptown Shopping Center and public projects for the City of Pasco. I became aware of Joey's work just recently when I watched him paint his own building wall (in the Uptown) and we discussed other nearby artwork in the Uptown theme and colors. He has prepared sketches of the type of designs I am looking for that will complement the original Uptown murals and am pleased with his ability to match the theme and colors. Other existing mural works I have seen in Richland and Pasco that have been done by other artists are beautiful and colorful but not specifically done in the style I am seeking to complement the Uptown mural theme and I believe that Joey's abilities and sketches prepared to date will best meet those needs.

Eric Richman

Building owner, 1365 George Wash. Way, Richland, Wa 99352

VICINITY MAP
1365 George Washington Way
Uptown Antique Market

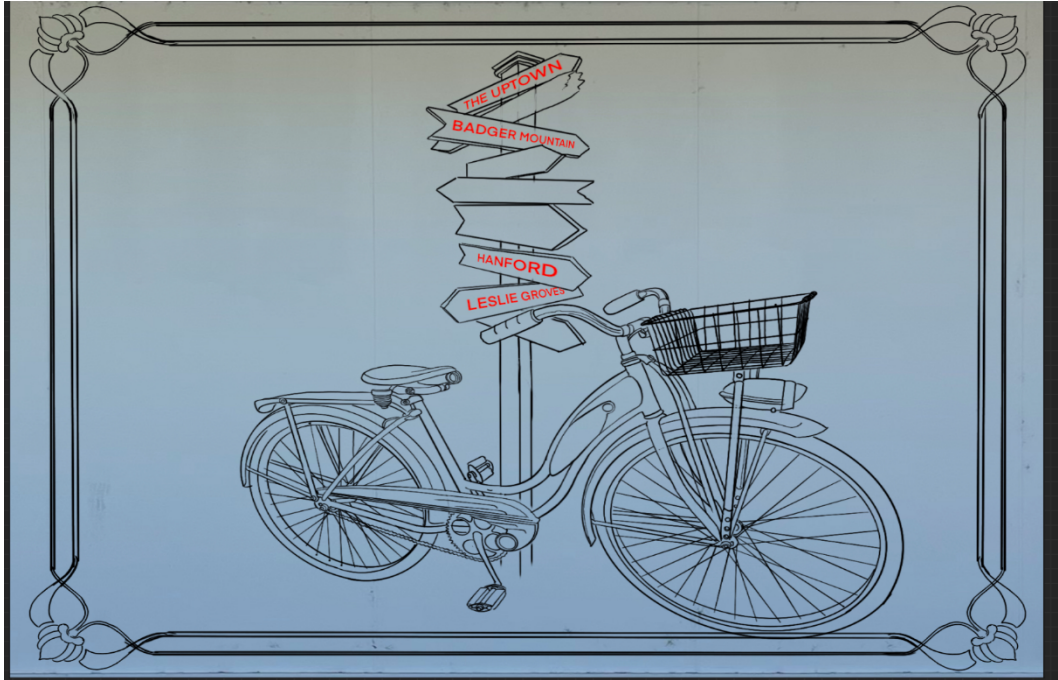


BEFORE
1365 George Washington Way
Uptown Antique Market



AFTER
1365 George Washington Way
Uptown Antique Market







ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 10/20/2025

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject

Real Estate Option Agreement - Atlas Agro

Department

Development Services

Recommended Motion

Motion to recommend to the City Council authorizing the City Manager to enter into a Real Estate Option Agreement with Atlas Agro for the purchase of approximately 275 acres of City property located in the Northwest Advanced Clean Energy Park.

Summary

Atlas Agro is proposing to enter into a Real Estate Option Agreement for the purchase of approximately 275-acres of property in the Northwest Advanced Clean Energy Park for the development of five 500,000 square foot data center facilities.

The valuation of the project is anticipated to be \$500 million dollars and will create 100 jobs.

The Real Estate Option Agreement is for two years. Atlas Agro will pay an Initial Deposit of \$250,000 upon execution of the Agreement and will pay an additional \$250,000 extension fee to extend the Option Agreement a second year.

Atlas Agro, a Swiss company, is currently pursuing the development of a \$1 billion zero-carbon nitrate fertilizer plant in the Northwest Advanced Clean Energy Park located adjacent to and east of the subject property.

The purchase price for the approximate 275-acre property is \$2.00 per square foot (amounting to \$87,120 per acre), for a total purchase price of \$23,958,000.

Upon the purchase of property through a Purchase and Sale Agreement, the City will retain a repurchase right if Atlas Agro has not submitted an application for approval of building plans to the City within eight (8) months of Closing, and if construction of their facility has not commenced within eighteen (18) months of closing.

Staff supports Atlas Agro's development proposal and recommends approval of the Real Estate Option Agreement.

Fiscal Impact

None.

Attachments

1. Atlas Agro Option Site Map
2. SIGNED Atlas Agro - Letter of Intent (land plot)

ATLAS AGRO - ~275 ACRE PURCHASE

NOT AN OFFICIAL SITE MAP



NORTHWEST ADVANCED CLEAN ENERGY PARK

USDOE HAMMER TRAINING FACILITY

151.72 ACRES

121.36 ACRES

ATLAS AGRO

500,000 SF

500,000 SF

500,000 SF

500,000 SF

500,000 SF

HORN RAPIDS ROAD

KINGSGATE WAY

FRAMATOME

ATI

BATTELLE BLVD.

Logston

rapids

ila

Sullivan

Wanawasha

Bill Burke

Volpentest

Private

Date: 09/22/2025

Attn: Mandy Wallner
Economic Development Division
City of Richland
625 Swift Blvd., MS-18
Richland, Washington 99352

Subject: Letter of Intent to Purchase Land in the Northwest Advanced Clean Energy Park

Dear City of Richland,

Atlas Agro is submitting this non-binding letter of intent to purchase 275 acres of the property located at 2100 Horn Rapids Road in the Northwest Advanced Clean Energy Park owned by the City of Richland (the "Property"). We are excited by the prospect of developing our business in your community and believe it to be a strong fit with your community's intent for economic and workforce growth. We intend to site, develop, build and operate a roughly 5 buildings of 500,000 sq. ft. for the following activities: data center development. The valuation of the overall project when completed is anticipated at \$500 Million and will create 100 jobs.

We intend to work closely with the City of Richland, TRIDEC, Benton County, the Port of Benton, PNNL, the VERTical Innovation Cluster, local tribes and other local community organizations. The buildings and operations will be owned, controlled and operated by Atlas Agro. We would like to work toward starting construction start in 2027.

Working in cooperation with you within next 90 days, we would like to develop a binding purchase sale agreement with the following terms

- 12 months option period for Atlas Agro to purchase the Property (the "Option period").
- The proposed purchase price for the Property is \$2 per square foot.
- Atlas Agro will deposit \$250k earnest money for the option within 30 days form execution of the purchase sale agreement with the Option period.

This letter of intent will be terminated at the earliest of (i) entering into a definitive purchase sale agreement, or (ii) 30 December 2025.

Sincerely,

Signed by:

 Daniel Holmes

A98003A6C209429...

Atlas Agro North America LLC

Richland, WA



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 10/20/2025

Agenda Category: Business

Prepared By: Rebecca Williamson, Economic Development Specialist

Subject

Business License Reserve Fund & Commercial Façade Improvement Program Updates (Information Only)

Department

Development Services

Recommended Motion

Informational only.

Summary

The City administers the Business License Reserve Fund (BLRF) and the Commercial Façade Improvement Program (CFIP), established through Ordinance No. 15-08. BLRF is awarded through a competitive grant process to promote business activities for core development, tourism, capital expenditures for community improvements, general economic development, prevention of blight and small business development programs for Richland businesses. CFIP is awarded as qualified proposals are received to enhance the exterior appearance of private commercial buildings, eliminate blight and encourage community reinvestment.

Applications for both programs were recently updated to include the following changes:

BLRF

- Requiring an overall project budget, including the percentage requested from BLRF. This will provide helpful additional information for evaluating applications and also give a basis for reimbursements.
- Revised funding expense and project expense tables. Additional clarity should assist applicants in providing detailed information for project evaluation.
- A new question regarding making donations from revenue generated by the proposed project. This will provide helpful information for evaluating applications.

CFIP

- A requirement for applicants to explore the City's Energy Efficiency Programs prior to applying. This will formalize coordination with this funding source.
- A clarification that Energy Efficiency Programs funds are a first source of funding and cannot be counted as match dollars. This will formalize our practice and help leverage resources.
- Revised project expense and CFIP contribution table. Additional clarity should assist applicants in providing necessary information for project evaluation.

Fiscal Impact

None.

Attachments

1. BLRF Application -10.2025
2. Application CFIP 10.2025



Business License Reserve Program

Application

Eligible Applicant Agencies:

- | | |
|--|---|
| <input type="checkbox"/> Tri-City Regional Chamber of Commerce | <input type="checkbox"/> Business Improvement District (UBID or DBID) |
| <input type="checkbox"/> Visit Tri-Cities | <input type="checkbox"/> Richland Chamber of Commerce |
| <input type="checkbox"/> SCORE of the Mid-Columbia | <input type="checkbox"/> Small Business Development Center (SBDC) |
| <input type="checkbox"/> Commercial Façade Improvement Program | <input type="checkbox"/> Other Entity: _____ |

If "Other Entity" please indicate why your agency should be considered for eligibility:

Project Title		Amount Requested	
Agency Address		Agency Telephone	
W-9 Attached	<input type="checkbox"/> Yes (Required)	UBI Number	
Contact Person		Contact Title	
Contact Email		Contact Phone	

Has project received BLRF funding previously? Yes No

1) Please explain how your organization supports the enhancement of Richland business community and the improvement of the environs of the City of Richland. Attach additional pages as necessary.

2) Please provide a description of the proposed project or program, including a timetable for implementation. Attach additional pages as necessary.

3) What business activities does the proposed project promote? Check all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Core Development | <input type="checkbox"/> General Economic Development |
| <input type="checkbox"/> Tourism | <input type="checkbox"/> Prevention of Blight |
| <input type="checkbox"/> Capital Expenditures for Community Improvements | <input type="checkbox"/> Small Business Development Program (Richland) |

10) Project Expenses (Round to Nearest Dollar)	
Item	Amount
Total	

10) Does your organization donate any funds from this project to other organizations? If yes, please describe the recipient organization(s) and indicate the total amount of the planned donation. Yes No

APPLICATION CRITERIA

The Economic Development Committee (EDC) determines criteria for the award of program funds. The committee utilizes these criteria to assist in determining whether agencies are eligible, and applications make a good faith effort to reinforce annual goals for public/private redevelopment, economic development, and investment. Applicants shall make every effort for their project to support each criteria, but they may consider other factors if not all criteria are met.

Physical

- The project retains, enhances, or has no negative effect on Richland’s natural resources (rivers, trails, recreation areas, parks, natural open space)
- The project is accessible to or benefits all members of the public
- The project improves or does not otherwise inhibit access to any Richland business
- The project targets positive development of the Richland Central Business District and/or outlying nodal areas of commerce
- The project enhances existing plans, strategies, and development by the City of Richland

Programmatic Goals

- The project promotes social and cultural diversity
- The project enhances or has no negative impact on locally produced foods, wares, or agriculture

Relationship Building

- The project has the support of or otherwise does not negatively impact any Business Improvement District
- The project promotes collaboration between multiple regional entities

Legal

- The project does not violate any Richland Municipal Code
- The applicant clearly states the nature of the project and how it supports business activities for the purposes authorized herein.

CERTIFICATION (Please Confirm by Initialing Each Statement)

___ I am an authorized agent of the organization applying for funding.

___ I have read the Business License Reserve Program Guidelines and Procedures document and am aware of the limitations of this program.

___ I understand that once submitted, this application is a public record. The City of Richland may post part or all of it on the City's website or provide it in response to public records requests.

___ I have attached a completed W-9 Form.

___ I will submit, if approved for award, a detailed project schedule and updated budget within 30 days of receipt of a fully executed contract

___ I understand that all project activities must be identified in promotional and other business materials as having been funded by the City of Richland.

___ I will provide data reporting as requested in the agreement and by city staff to affirm the use of funds and direct benefit to businesses.

___ I confirm that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland

___ I understand that any award is a reimbursement and that the City of Richland will only reimburse those costs actually incurred and only after the service is rendered, paid for (if provided by a third party), and a signed Request for Reimbursement form has been submitted to the City, including any copies of invoices and payment documentation.

___ I understand that use of funds is subject to audit by the State of Washington

___ I understand that funds must be exhausted by December 31 without extension.

Signature

Printed Name

Date

Application Submittal

In addition to the web portal, applicants may submit:

Applications completed digitally:

- Applications that were completed digitally may be saved and sent via email to info@richlandbusiness.com
- Save your application with a different file name than the original
- Attach any accompanying documentation as a separate attachment, saved as a PDF or JPG

Applications completed handwritten:

- Applications that are handwritten may be sent via email, dropped off, or mailed
- If sent via email, please legibly scan your document as a PDF
- If dropped off, bring to 625 Swift Boulevard, in Richland
- If mailed, mail to:

City of Richland
Attn: Economic Development
625 Swift Boulevard, MS-18
Richland, WA 99352



Commercial Façade Improvement Program

Application

Applicant Name		Applicant Title	
Applicant Phone		Applicant Email	
Applicant Mailing Address			
Applicant Relationship to Business			
Business Name		Business Phone	
W-9 Attached	<input type="checkbox"/> Yes <input type="checkbox"/> No	UBI Number	
Project Physical Address			
Age of Building			
Project Cost	\$	Amount Requested	\$
The amount of funding requested may not exceed 50% of project cost, and the maximum grant reimbursement is \$20,000.00 per enclosed unit (see graphic within guidelines and procedures document).			
Is the property owner different than the business owner?	<input type="checkbox"/> Yes (If yes, complete section in yellow below) <input type="checkbox"/> No		
Owner Name		Property Manager	
Owner Phone		Owner Email	
Owner Mailing Address			
Documentation from property owner granting permission for project? (e-mail OK)	<input type="checkbox"/> Yes <input type="checkbox"/> No		
1) Have CFIP been used for this property before?	<input type="checkbox"/> Yes (If yes, complete section 1a) <input type="checkbox"/> No		
1a) For what purpose or project did you use this program in the past? Please indicate the year utilized, and the funding amount you received. Attach one photo of the completed project to this application.			
2) Provide a brief description of the proposed improvements and note how you believe they will enhance the area surrounding your business. Attach a photo, rendering, or sketch of the proposed improvement to this application. Attach additional pages as necessary.			
3) To assist Richland Businesses in leveraging resources, all applicants are required to explore additional funding available through the City's Energy Efficiency Programs. If eligible, these funds must be used as a first source for the project and cannot be matched. Please email EnergyServices@ci.richland.wa.us to begin this process. Documentation of results required.			Status attached: <input type="checkbox"/> Yes <input type="checkbox"/> No
PERMITTING			
4) Call the City of Richland permitting at (509) 942-7794 (option #1) to find out permitting requirements.			
4a) Please indicate which permits you may need to obtain.			
<input type="checkbox"/> City of Richland Building Permits <input type="checkbox"/> City of Richland Sewer/Water Permits <input type="checkbox"/> Other Describe:		<input type="checkbox"/> City of Richland Right-of-Way Permits <input type="checkbox"/> Washington State Liquor Licensing <input type="checkbox"/> None	
5) Can the project be completed within 12 months? Please explain.			

Funding to Cover All Project Expenses Up-Front (CFIP provides reimbursement only)	
Source	Amount
	\$
	\$
	\$
	\$
Total	\$

All Project Expenses (Round to Nearest Dollar)			
Item	Amount	% Requested from CFIP	Amount Requested From CFIP
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
Total	\$		\$

You may use additional pages if necessary to complete the application. Please attach any additional information about the project or your organization that you believe is relevant to this application.

Application Requirements

Please check the box beside each item to note that you have met that requirement.

✓	Requirements for Submittal
<input type="checkbox"/>	The business applicant has a current Richland Business License
<input type="checkbox"/>	The project complies with Richland Municipal Code and all applicable building and life safety codes
<input type="checkbox"/>	The project improvements are clearly visible to the general public
<input type="checkbox"/>	The project is well designed, and the application includes a visual of both before and after project (sketch, photo, etc)
<input type="checkbox"/>	The project is permanent and long lasting
<input type="checkbox"/>	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
<input type="checkbox"/>	The applicant provided two (2) estimates for each aspect of the project; budget for reimbursement is based on lowest bid but applicant may select bidder of choice.
<input type="checkbox"/>	The reimbursement request is no more than 50% of total project cost
<input type="checkbox"/>	The applicant has worked with Energy Services to determine if the project is eligible for funding through Energy Services Commercial & Industrial Programs prior to submitting this proposal.
<input type="checkbox"/>	The applicant has available funds to complete the project before requesting reimbursement from the City

Application Review Criteria

In order to encourage applicants to incorporate multiple improvements into a given project, it is recommended that all projects submitted attempt to ***fulfill some or all of the criteria listed below***. It is not required that a project fulfill each criterion, but projects that fulfill multiple criteria will be looked upon more favorably. The Economic Development Committee reserves the right to reject or table applications for further review if they do not meet the criteria described.

✓ CRITERIA CONSIDERED	
Physical	
<input type="checkbox"/>	The project enhances the building and surrounding neighborhood
<input type="checkbox"/>	The project enhances existing historical or architectural features
<input type="checkbox"/>	The project is designed in consistency with the surrounding area
<input type="checkbox"/>	The project enhances the immediate common area shared by two or more businesses
<input type="checkbox"/>	The project is decorative and/or artfully designed in compatibility with its surrounding area
<input type="checkbox"/>	The project improvements replace existing aging or decaying exterior appurtenances
Programmatic Goals	
<input type="checkbox"/>	The project clusters two or more on-site improvements
<input type="checkbox"/>	It is the first application awarded at the project site
<input type="checkbox"/>	The improvements are in an area identified as a priority funding area
<input type="checkbox"/>	The project narrative describes the project's positive economic impact on the business
Relationship Building	
<input type="checkbox"/>	The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies
<input type="checkbox"/>	The project is performed in tandem with another demonstrated economic development effort in the immediate area, or is made by two or more adjacent businesses

Certification

Please confirm by initialing each statement.

_____	I have read the <u>Commercial Facade Improvement Program Guidelines and Procedures</u> document.
_____	I am aware of the limitations of this program.
_____	I will submit, if approved for award, a detailed project schedule within 30 days of receipt of a fully executed contract.
_____	I understand that the City of Richland will only reimburse those costs actually incurred by the Applicant and only after the service is rendered, paid for (if provided by a third party), and a signed Request for Reimbursement form has been submitted to the City, including any copies of invoices and payment documentation.
_____	Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
_____	I understand that use of funds is subject to audit by the State of Washington.
_____	I understand that once submitted, this application is a public record. The City of Richland may post part or all of it on the City's website or provide it in response to public records request.
_____	I understand that I will be required to attend a City of Richland Economic Development Committee meeting to provide a brief overview of the proposed project and answer questions from the committee.

Signature

Printed Name

Date

Application Submittal

In addition to submitting via this web portal, applications can be:

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- Applications that were completed digitally may be saved and sent via email to info@richlandbusiness.com
- Save your application with a different file name than the original
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Richland BEDO
Attn: R. Williamson, Economic Development
625 Swift Boulevard, MS-18
Richland, WA 99352