



MINUTES
ECONOMIC DEVELOPMENT COMMITTEE SPECIAL MEETING
Monday, July 28, 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	Absent
Committee member Jackson	Present

Also present were Councilmember Jones, 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. May 5, 2025 Special Meeting Minutes

Chair Bricker introduced the meeting minutes from May 5, 2025. There were no changes or discussions.

VICE-CHAIR MORASCH MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION TO APPROVE THE MEETING MINUTES FROM MAY 5, 2025, MEETING. MOTION PASSED 6-0.

ITEMS OF BUSINESS

2. Establishing New Pricing for City-owned Properties in the Horn Rapids Business Center, Horn Rapids Commercial Plaza and the Horn Rapids Industrial Park

Chair Bricker recognized Economic Development Planner Arrasmith to give the staff presentation. During the presentation, Mr. Arrasmith presented a map outlining three pricing areas and reviewed the current land uses as well as the target markets for each section.

At the conclusion of the presentation, committee members inquired about comparable properties in the region and engaged in discussion regarding the proposed pricing structure. Chair Bricker requested to revisit the map to review individual lots, leading to further discussion on lot visibility and pricing considerations.

COMMITTEE MEMBER SPENCER MOVED, AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION THAT THE ECONOMIC DEVELOPMENT COMMITTEE MAKE A POSITIVE RECOMMENDATION TO THE CITY COUNCIL TO AUTHORIZE THE SETTING OF NEW MINIMUM PRICES FOR CITY-OWNED PROPERTIES IN THE HORN RAPIDS BUSINESS CENTER, HORN RAPIDS COMMERCIAL PLAZA AND THE HORN RAPIDS INDUSTRIAL PARK. MOTION PASSED 7-0.

ECONOMIC DEVELOPMENT UPDATE

Economic Development Manager Wallner provided the following updates:

- Introduced Rebecca, a new member of the Economic Development team as the new Economic Development Specialist

Economic Development Specialist Williamson provided updates on the following:

- The Costco Ribbon Cutting event
- The Richland Small Business Passport initiative
- Upcoming Commercial Façade Improvement Program applications, expected to open this fall

Economic Development Manager Wallner provided the following additional updates:

- Continued interest in the Horn Rapids Industrial Park, with the possibility of bringing a project forward to the committee soon.
- She also recently attended the PNWER (Pacific NorthWest Economic Region) conference in Bellevue, WA and had a lot of takeaways, one being a better understanding for fusion.

REAL ESTATE UPDATE

Planner Arrasmith included the following in his update:

- One developer has withdrawn from their project, triggering a repurchase of the lot and that is still pending to Council, but should be moving forward shortly.
- The NWCEP segregation was approved to reconfigure the parcel for Washington Energy.

Chair Bricker asked which developer had withdrawn, and Mr. Arrasmith confirmed it was Matson Holdings LLC.

ANNOUNCEMENTS

No announcements were made by the Committee, or Council

Economic Development Manager Wallner mentioned the Downtown Loop progress and public outreach that is occurring with updates being available at thedowntownloop.com. She also mentioned that the committee is recruiting new members, and recruitment for LTAC (Lodging Tax Advisory Committee) is also underway, as it is being transitioned under the Economic Development division.

ADJOURNMENT

Chair Bricker adjourned the meeting at 4:23 p.m.

Prepared by: Carly Kirkpatrick
Carly Kirkpatrick, Administrative Assistant II

Approved by: Brad Bricker
Brad Bricker, Chairman