



**MINUTES**  
**ECONOMIC DEVELOPMENT COMMITTEE MEETING**  
**Monday, September 15, 2025**  
**Richland City Hall ~ Council Chambers**  
**625 Swift Boulevard**

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**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 28, 2025 Special Meeting Minutes**

Chair Bricker introduced the meeting minutes from July 28, 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 28, 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 Manager Wallner suggested scheduling a special meeting with the consultant and agreed to look at calendars and schedule for the week of the 29<sup>th</sup>.

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  
**Carly Kirkpatrick, Administrative Assistant II**

Approved by: Brad Bricker  
**Brad Bricker, Chairman**