



**MINUTES
ECONOMIC DEVELOPMENT COMMITTEE MEETING
Monday, October 20, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard**

CALL TO ORDER

Chair Bricker called the meeting to order at 4:00 p.m.

ATTENDANCE

Attendance: Chair Bricker	Present
Vice-Chair Morasch	Present
Committee member Potts	Absent
Committee member Rogalsky	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.

APPROVAL OF AGENDA

COMMITTEE MEMBER GRIFFIN MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 7-0.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

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

COMMITTEE MEMBER FRENCH MOVED AND COMMITTEE MEMBER ROGALSKY SECONDED THE MOTION TO APPROVE THE MEETING MINUTES FROM THE SEPTEMBER 15, 2025 ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES AND SEPTEMBER 29, 2025 ECONOMIC DEVELOPMENT COMMITTEE SPECIAL WORKSHOP. MOTION PASSED 7-0.

ITEMS OF BUSINESS

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)

Economic Development Specialist Williamson provided an overview of a Commercial Façade Improvement Program (CFIP) funding request submitted by Uptown LLC for exterior improvements at 1335 and 1337 George Washington Way (Uptown Vision Center and Bio Energetics). The project includes replacing windows and exterior doors to match upgrades completed at 1331 and 1333 George Washington Way. The total project cost is \$48,638.55, with the applicant eligible for the program's maximum reimbursement of \$20,000. Staff noted that the building has not previously received CFIP funding and recommends the Economic Development Committee forward an affirmative recommendation to the Richland City Council for approval of the funding request.

Applicant Wes Hodges provided a brief history of the building and described plans to modernize the exterior while maintaining its retro character. Staff confirmed the applicant is coordinating with Energy Services to maximize available funding opportunities. The applicant noted a recent roof replacement within the past five years and expressed consideration for using durable, energy-efficient materials.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE 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. MOTION PASSED 7-0.

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

Economic Development Specialist Williamson presented a CFIP funding request submitted by Eric Richman for exterior improvements to the building located at 1365 George Washington Way. The 74-year-old building is proposed to receive two permanent murals on the north side, located within the main Uptown breezeway.

Applicant Richman shared that he has been a vendor in the building for nearly 20 years and purchased the property to avoid relocation and potential rent increases when it was offered for sale. He noted that two white panels on the building's exterior are currently blank and would benefit from artwork consistent with existing Uptown murals. The selected artist has completed similar mural projects in both Uptown Richland and Pasco and can match the original vintage-style design and color scheme. He also stated that the murals in the area have significantly reduced graffiti and confirmed that protective coding applied to the artwork helps deter vandalism.

The total project cost is \$9,900, with the applicant eligible for reimbursement of \$2,475 (25%) under the Program. Staff recommends that the Economic Development Committee forward an affirmative recommendation to the Richland City Council for approval of the funding request.

COMMITTEE MEMBER FRENCH MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE 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. MOTION PASSED 7-0.

4. Real Estate Option Agreement - Atlas Agro

Chair Bricker recognized Economic Development Planner Arrasmith to present the staff report.

Planner Arrasmith provided an overview of Atlas Agro's proposal to enter into a Real Estate Option Agreement. The proposed project is for approximately 275 acres in the Northwest Advanced Clean Energy Park (NACEP) for the development of up to five 500,000-square-foot data center facilities.

Planner Arrasmith noted that the data centers will help offset energy costs for the fertilizer plant, as Atlas Agro must secure power directly, and is working with BPA to address transmission availability. The proposed data centers would enable the extension of needed transmission lines to serve the NACEP.

Staff noted that while the project would not create significant employment (approximately 100 employees stated in the Letter of Intent (LOI)), it would generate utility occupation tax and property tax revenues, contributing to the City's taxable base. The fertilizer company is a billion-dollar enterprise, and this related project would support its development and employment numbers.

Staff further noted that there are no current Letters of Intent (LOIs) for this property, though there has been interest. The property represents the latest adoption of the Horn Rapids pricing structure and fronts Horn Rapids Road, where infrastructure is already in place. Committee discussion included utility rate impacts, the City's economic intent for the acreage, and clarification that this is an option agreement only—any future action could return to the Committee as a purchase and sale agreement. The timeline of the project was also discussed.

Councilmember Jones noted that the developer must source power directly and does not receive electricity from the City of Richland.

Staff clarified that Atlas Agro is not building the data center but is seeking a third-party developer to construct and operate it. Specific utility needs are to be determined based on developer selected.

COMMITTEE MEMBER SPENCER MOVED, AND COMMITTEE MEMBER ROGALSKY SECONDED THE 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. MOTION PASSED 6-0.

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

Economic Development Specialist Williamson provided an update on the Business License Reserve Fund (BLRF) and the CFIP. Recent updates to both programs include revisions to application materials for clarity and improved evaluation: BLRF now requires an overall project budget, revised funding and expense tables, and a question regarding potential donations from project revenue; CFIP requires applicants to explore the City's Energy Efficiency Programs, clarifies that such funds cannot be counted as match dollars, and includes a revised project expense and contribution table.

ECONOMIC DEVELOPMENT UPDATE

Economic Development Specialist Williamson provided updates on the following:

- Current and upcoming initiatives, noting a big push for the grant season
- BLRF will be opening November 3rd
- Small Business Saturday is November 29th

Economic Development Manager Wallner provided the following additional updates:

- Economic Development Division has taken on Lodging Tax Advisory Committee (LTAC), which received 21 applications for this round.
- CDBG applications will be shifting to the EDC for the next round, and training will be provided to the Committee before applications are reviewed.
- Recommendation to cancel the regular November and December meetings and instead hold a special meeting on December 1st to review BLRF applications; Committee members were amenable to this schedule change.

REAL ESTATE UPDATE

Planner Arrasmith provided updates on the following:

- Mattson Holdings was approved late last year and the process to move forward with the rescission of the land has started.
- The gravel company has recently closed on the purchase and sale agreement.
- North Horn Rapids Sewer extension project is progressing, with 90% of design complete and construction expected to begin next spring.

ANNOUNCEMENTS

The Downtown Loop Community Meeting is November 13th at 6:00 p.m. at the Richland library.

The Comprehensive Plan survey is available to community members online until October 31, 2025, and input is greatly appreciated.

Councilmember Jones thanked Pete Rogalsky for joining the EDC and his vast knowledge is very appreciated.

ADJOURNMENT

Chair Bricker adjourned the meeting at 5:12 p.m.

Prepared by: Carly Kirkpatrick
Carly Kirkpatrick, Administrative Assistant II

Approved by: Brad Bricker
Brad Bricker, Chairman