



Agenda

Economic Development Committee Meeting

Monday, April 20, 2026

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. Approval of the December 1, 2025 Economic Development Committee Special Meeting Minutes
- Shairra Rahseparian, Administrative Assistant II

Business (30 Minutes)

2. Commercial Façade Improvement Program – Crigler Insurance West Building Located at 1307 George Washington Way
- Rebecca Williamson, Economic Development Specialist

Presentations

3. 150 Keene Road Update
- Darin Arrasmith, Planner
4. Economic Development Committee Training Manual
- 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. (RCW Ch. 42.30) 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.



**MINUTES
ECONOMIC DEVELOPMENT COMMITTEE SPECIAL MEETING
Monday, December 1, 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	Present
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, Economic Development Specialist Williamson and Administrative Assistant II Kirkpatrick.

APPROVAL OF AGENDA

COMMITTEE MEMBER ROGALSKY MOVED AND COMMITTEE MEMBER FRENCH SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 8-0.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

1. October 20, 2025, Economic Development Committee Meeting Minutes

VICE-CHAIR MORASCH MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO APPROVE THE MEETING MINUTES FROM OCTOBER 20, 2025 ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES. MOTION PASSED 8-0.

ITEMS OF BUSINESS

2. Commercial Façade Improvement Program – Desert Veterinary Clinic Located at 42 Goethals Drive (CFIP2025-109)

Staff provided an overview of the Commercial Façade Improvement Program (CFIP), which supports exterior upgrades to commercial buildings to reduce blight and encourage reinvestment. Diana Thome, owner of Desert Veterinary Clinic at 42 Goethals Drive, is a major remodel that includes a new entrance, full siding replacement, updated windows, landscaping, and parking lot improvements. The total project cost is estimated at \$1,097,304, with \$63,841.30 attributed to new exterior siding. Because the siding is visible from the public right-of-way, the project is eligible for the program’s maximum reimbursement of \$20,000. Staff recommended that the Committee forward a positive recommendation to City Council for approval of the funding request.

The applicant, Diana Thome, provided a brief history of the building and spoke on behalf of the proposal.

COMMITTEE MEMBER GRIFFIN MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO RECOMMEND THE CITY COUNCIL APPROVE THE APPLICATION FROM DESERT VETERINARY CLINIC FOR A COMMERCIAL FAÇADE IMPROVEMENT PROGRAM GRANT FOR IMPROVEMENTS AS OUTLINED IN APPLICATION NOs. CFIP2025-109 FOR A TOTAL OF \$20,000. MOTION PASSED 8-0.

3. 2026 Business License Reserve Fund (BLRF) Applications

Economic Development Specialist Williamson presented an overview of the 2026 Business License Reserve Fund (BLRF) applications. Staff reported that the Economic Development Division received eight qualified applications for 2026 BLRF grants, submitted in accordance with RMC 5.04.385. The Economic Development Committee (EDC) is responsible for reviewing the applications and making funding recommendations to the City Council, which will make the final award decisions.

A total of \$167,370 is anticipated to be available for distribution in 2026, while requested funding exceeds available resources by \$145,875. Staff provided a detailed report on each application along with a funding matrix to support committee deliberations.

Stevens Media Group – Applying for \$20,000 to support the Live at 5 summer concert series, a free community event. The committee asked about the event’s revenue sources, and the applicant explained that revenue varies each year and, because the event is free to attend, they rely heavily on vendor participation and business support. Advertising was noted as a significant cost.

Benton Franklin Workforce Development Council – Applying for \$20,000 to expand their

micro-grant loans for small businesses.

Richland Chamber of Commerce – Applying for \$15,000 to restructure the Cool Desert Night's Friday night drive to a "Car Crawl" format due to construction of the Downtown Loop.

Small Business Development Center (SBDC) – Applying for \$25,000 to increase one-on-one advising and training to Richland small businesses.

Washington State University Tri-Cities (WSU-TC) – Applied for \$15,000. Applicant was not present.

Uptown Business Improvement District (UBID) – Applying for \$34,805 to replace the original sign with a digital sign on George Washington Way and Jadwin Avenue. Applicant has two applications for BLRF funds and would prefer that if limiting funds that they be applied to only the sign application.

Uptown Business Improvement District (UBID) – Applying for \$28,440 for replacement of benches. Preference for funding is for full funding for signage.

Commercial Façade Improvement Program (CFIP) – Applying for \$100,000 and per code this is the funding source for this program.

Discussion between staff and committee members on guidance for deeming businesses Eligible. Eligibility requirements are listed out on the application. There are two entities that the committee must move to make them eligible before awarding funds, and they are Stevens Media Group and Benton Franklin Workforce Development Council.

COMMITTEE MEMBER ROGALSKY MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO DEEM STEVENS MEDIA GROUP AN ELIGIBLE ENTITY. MOTION PASSED 8-0.

COMMITTEE MEMBER FRENCH MOVED AND COMMITTEE MEMBER GRIFFIN SECONDED THE MOTION TO DEEM BENTON FRANKLIN WORKFORCE DEVELOPMENT COUNCIL AN ELIGIBLE ENTITY. MOTION PASSED 8-0.

The committee members discussed funding amounts and strategies considering the reduced funding availability.

COMMITTEE MEMBER ROGASLKY MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO RECOMMEND THE CITY COUNCIL APPROVE AWARD FUNDING FOR THE 2026 BUSINESS LICENSE RESERVE FUND AS DETAILED IN THE FUNDING MATRIX DOCUMENT AND THE CITY COUNCIL APPROVE ANY ADDITIONAL FUNDING FOR 2026 BEYOND WHAT IS ACCOUNTED FOR IN THE FUNDING MATRIX GOES TO THE COMMERCIAL FAÇADE IMPROVEMENT PROGRAM. MOTION PASSED 8-0.

4. Proposed Amendments to RMC 23.54 Off-Street Parking and Landscaping

Development Services Director Rizzitiello gave a brief history and recap of the parking code amendments and introduced consultant Robert Finnley with Kimley-Horn. He gave a brief overview of three proposed changes that are currently being considered.

Discussion amongst Committee members consisted of off-street parking, future growth, impact on businesses and long-term effects of the decision. Committee members also discussed with the consultant and staff the differences in the alternatives and the requirements.

COMMITTEE MEMBER FRENCH MOVED, AND COMMITTEE MEMBER GRIFFIN SECONDED, TO RECOMMEND THAT THE CITY COUNCIL ADOPT ONLY THE MINIMUM REQUIREMENTS OF STATE BILL 5184. THE MOTION PASSED 7-1, WITH CHAIR BRICKER OPPOSING.

ECONOMIC DEVELOPMENT UPDATE

Economic Development Manager Wallner provided updates on the following:

- Small Business Passport (Support small business)
- Committee members have interest in a January or February Workshop in place of a meeting if there are no items for meetings?

REAL ESTATE UPDATE

None.

ANNOUNCEMENTS

Development Services Director Rizzitiello will be bringing more items that may go to Planning to this committee for consideration as they may have an economic development component to them. He also stated that he has secured grant funds for the creation of a Masterplan for the Horn Rapids area and the Richland Innovation Center (RIC) property.

ADJOURNMENT

Chair Bricker adjourned the meeting at 6:18 p.m.

Prepared by:

Carly Kirkpatrick, Administrative Assistant II

Approved by:

Brad Bricker, Chairman



Economic Development Committee AGENDA ITEM STAFF REPORT

Meeting Date: 4/20/2026

Agenda Category: Business

Prepared By: Rebecca Williamson, Economic Development Specialist

Subject

Commercial Façade Improvement Program – Crigler Insurance West Building Located at 1307 George Washington Way

Department/Office

Development Services

Ordinance/Resolution Number

Document Type

Economic Development Committee Item

Recommended Motion

Motion to recommend the City Council approve the application from the Crigler Insurance West Building for a Commercial Façade Improvement Program grant for improvements as outlined in Application No. CFIP2026-101 for a total of \$6,206.50.

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 include, but are not limited to, replacement of windows and exterior doors, exterior lighting, and enhancements to exterior walls.

Rich Crigler, owner of the Crigler Insurance West Building located at the Uptown Shopping Center, is making façade improvements to one unit of the building (1307 George Washington Way, occupied by Gleaned Antiques). The project includes installing a new door and new windows that are more modern and match the façade improvements recently made at 1305 George Washington Way. The applicant has requested CFIP funding to assist with the cost of the new door and windows. The applicant acknowledges that the program evaluates projects on a per-building basis and, as such, understands that the building will not be eligible to apply for CFIP funding again until 2028.

The cost of the new door and windows is \$12,413. The proposed work will be visible from the public right-of-way and is eligible for reimbursement of \$6,206.50.

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 \$6,206.50. In matching funds for this project. If approved, the program will have a remaining balance of \$142,287.50 available for additional projects.

Attachments

1. CFIP 2026-102 Crigler Insurance Building West (Gleaned Antiques)
2. 1307 George Washington Way- CFIP Site Map



Commercial Façade Improvement Program

Application

Applicant Name	Crigler Insurance West Building	Applicant Title	Building Owner
Applicant Phone	(509) 946-4620	Applicant Email	rrcrig@gmail.com
Applicant Mailing Address	1301- B George Washington Way, Richland WA 99352		
Applicant Relationship to Business	Building Owner		
Business Name	Gleaned Antiques	Business Phone	NA
W-9 Attached	<input checked="" type="radio"/> Yes <input type="radio"/> No	UBI Number	NA
Project Physical Address	1307 George Washington Way, Richland WA 99352		
Age of Building	50+ years		
Project Cost	\$ \$12,413.00	Amount Requested	\$ \$6,206.50
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 checked="" type="radio"/> Yes (If yes, complete section in yellow below) <input type="radio"/> No			
Owner Name	Rich Crigler	Property Manager	NA
Owner Phone	see above	Owner Email	rrcrig@gmail.com
Owner Mailing Address	see above		
Documentation from property owner granting permission for project? (e-mail OK) <input checked="" type="radio"/> Yes <input type="radio"/> No			
1) Have CFIP been used for this property before? <input type="radio"/> Yes (If yes, complete section 1a) <input checked="" type="radio"/> 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.			
N/A			
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.			
We will be upgrading the windows & door at 1307 George Washington Way (Gleaned Antiques). This will modernize the front of the store and also match the facade improvement remodel recently completed at 1305 George Washington Way.			
Keeping the building's outside in the Uptown Shopping District is important to have them attractive and modern - it makes customers more likely to shop here.			
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="radio"/> Yes <input checked="" type="radio"/> 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 checked="" 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.			
Yes, both the contractor and business owner are ready.			

Funding to Cover All Project Expenses Up-Front (CFIP provides reimbursement only)	
Source	Amount
Building Owner	\$ \$12,413.00
	\$
	\$
	\$
Total	\$ \$12,413.00

All Project Expenses (Round to Nearest Dollar)			
Item	Amount	% Requested from CFIP	Amount Requested From CFIP
New Windows and Door	\$12,413.00	50	\$ \$6,206.50
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
Total	\$12,413.00		\$ \$6,206.50

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 checked="" type="checkbox"/>	The business applicant has a current Richland Business License
<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 project is well designed, and the application includes a visual of both before and after project (sketch, photo, etc)
<input checked="" type="checkbox"/>	The project is permanent and long lasting
<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 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 checked="" type="checkbox"/>	The reimbursement request is no more than 50% of total project cost
<input checked="" 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 checked="" 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 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 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

Certification

Please confirm by initialing each statement.

RC SIGNED BY: RICHARD CRIGLER	I have read the <u>Commercial Facade Improvement Program Guidelines and Procedures</u> document.
RC SIGNED BY: RICHARD CRIGLER	I am aware of the limitations of this program.
RC SIGNED BY: RICHARD CRIGLER	I will submit, if approved for award, a detailed project schedule within 30 days of receipt of a fully executed contract.
RC SIGNED BY: RICHARD CRIGLER	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.
RC SIGNED BY: RICHARD CRIGLER	Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
RC SIGNED BY: RICHARD CRIGLER	I understand that use of funds is subject to audit by the State of Washington.
RC SIGNED BY: RICHARD CRIGLER	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.
RC SIGNED BY: RICHARD CRIGLER	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.

eSigned via GovOS.com


Key: ee2a5f50-a5ab-4474-8d9e-72ea8b2e6118

Signature

Richard Crigler

04-15-2026

Printed Name

Date

Application Submittal

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

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 Blvd. in Richland: Attn: Rebecca Williamson
- If mailed, mail to:

Richland BEDO
Attn: R. Williamson, Economic Development
625 Swift Boulevard, MS-18
Richland, WA 99352



Rich,

I wanted to extend my sincere gratitude for the opportunity to bid on your project. At Perfection Glass, we are always excited to collaborate with industry professionals who value quality and craftsmanship, and we appreciate the chance to demonstrate what sets us apart.

Our mission at Perfection Glass is to provide exceptional products and professional installation with integrity, honesty, and reliability. Guided by our core values of excellence, innovation, and transparency, we treat every customer like family, ensuring dignity and respect. We are dedicated to building lasting relationships with our customers, employees, vendors, and community by delivering quality service and fostering trust. As a proud local family-owned business since 1975, we strive to improve homes, businesses, and lives throughout Eastern Washington and beyond.

We are committed to ensuring that each project we undertake meets the highest standards of quality and satisfaction. If you have any questions or need additional information about our proposal, please don't hesitate to reach out. We are here to support your project in any way we can and look forward to the possibility of working together.

Thank you once again for considering Perfection Glass. We look forward to the opportunity to contribute to your project and build a successful partnership.

Warm regards,

Tanner Brown - Estimator





Project Name: Gleaned Antiques

PROPOSAL IS VALID FOR 30 DAYS FROM: 7/14/25

Name: Rich Crigler
Phone: 509-946-4620
Email: rrcrig@gmail.com

Address: 1307 George Washington Way
Richland, Wa 99354
Quote # 000182

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

REPLACEMENT OF STOREFRONT WINDOW SYSTEM:
Kawneer Storefront System, Trifab 451T, Center Glazed, #22 Black Painted Finish
* Both End Jambs Will Be 4" Jambs to Match Next Door Storefront **

GLAZING:
1" OA, 1/4" Solarban 70 / Air / 1/4" Clear (Tempered)

BID: \$ 15,340 **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.**



Tri-City Glass Inc

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

Estimate

Date: 8/20/2025
Estimate #: 135401

Bill To

Gleened Antiques
1301 George Washington Way
Richland, WA 99352

Jobsite

Gleened Antiques
1301 George Washington Way
Richland, WA 99352

Rep	Phone	Send Method	Email Address	Contact Name
Norm	509-528-0079	Email	rccrig@gmail.com	Rich

Qty	Description	Rate	Total
	furnish & install black storefront with door. push pull handle with keyed lock.8051 door closer.black break metal.	11,420.00	11,420.00T

Sales Tax (8.7%) \$993.54

Total \$12,413.54

*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: Gleened antiques

8/25/2025 10:26 AM

Frame Set Name: Storefront

Frame Name: Frame 1

Panels: 4

Rows: 2

Metal Group: M451T CG/SS/OG STOPS UP NEW SILL

D/S: 1

Frame Type: Standard

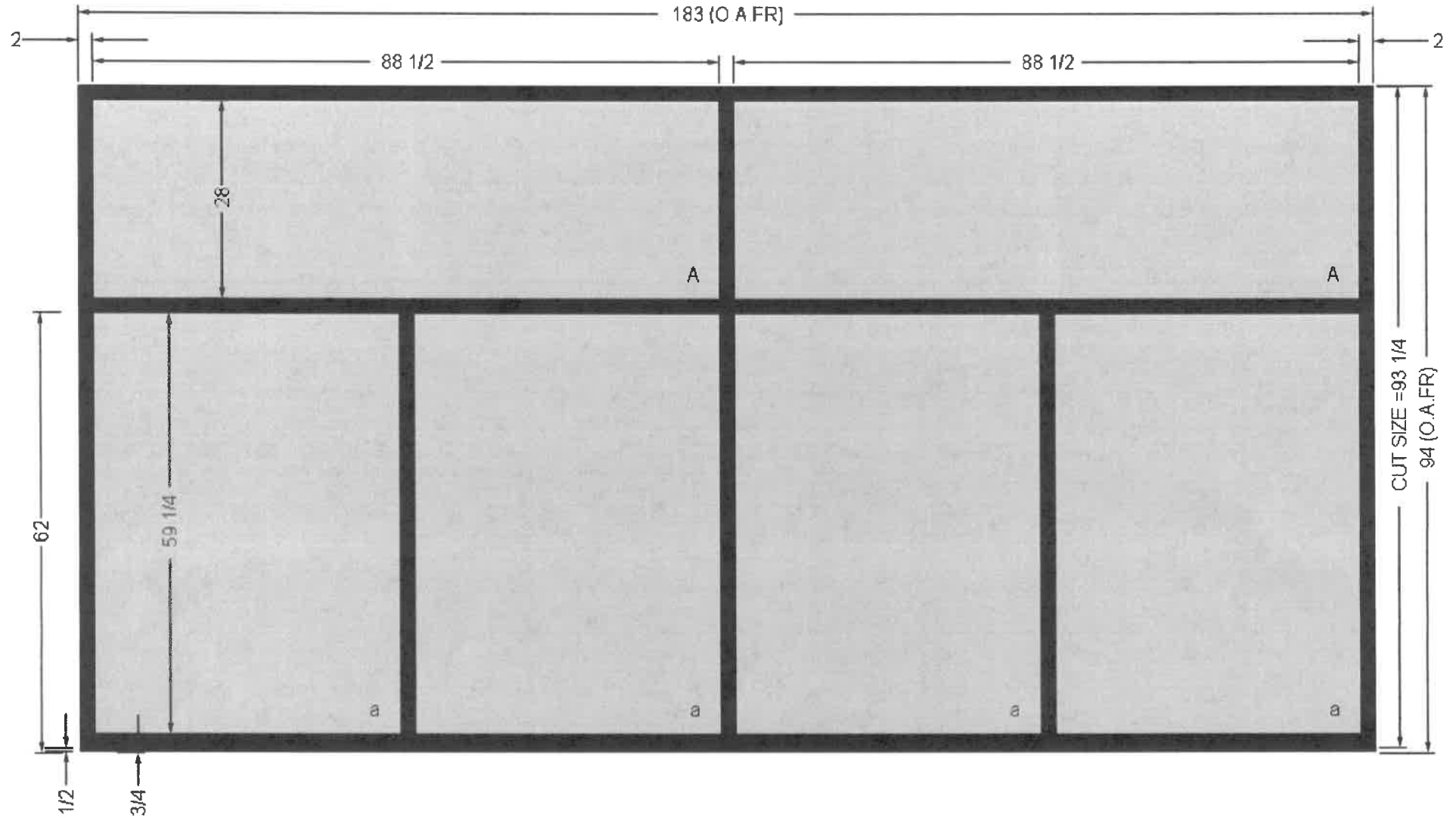
Frame Width: 183

Frame Height: 94

Required: 1

Back Member Color: #22 BLACK : FLUROPON

Face Member Color: #22 BLACK : FLUROPON



Project Name: Gleened antiques

Frame Set Name: Storefront

Metal Group: M451T CG/SS/OG STOPS UP NEW SILL

Required: 1

Back Member Color: #22 BLACK : FLUROPON

D/S: 1

Frame Name: Frame 2

Frame Type: Standard

Frame Width: 36

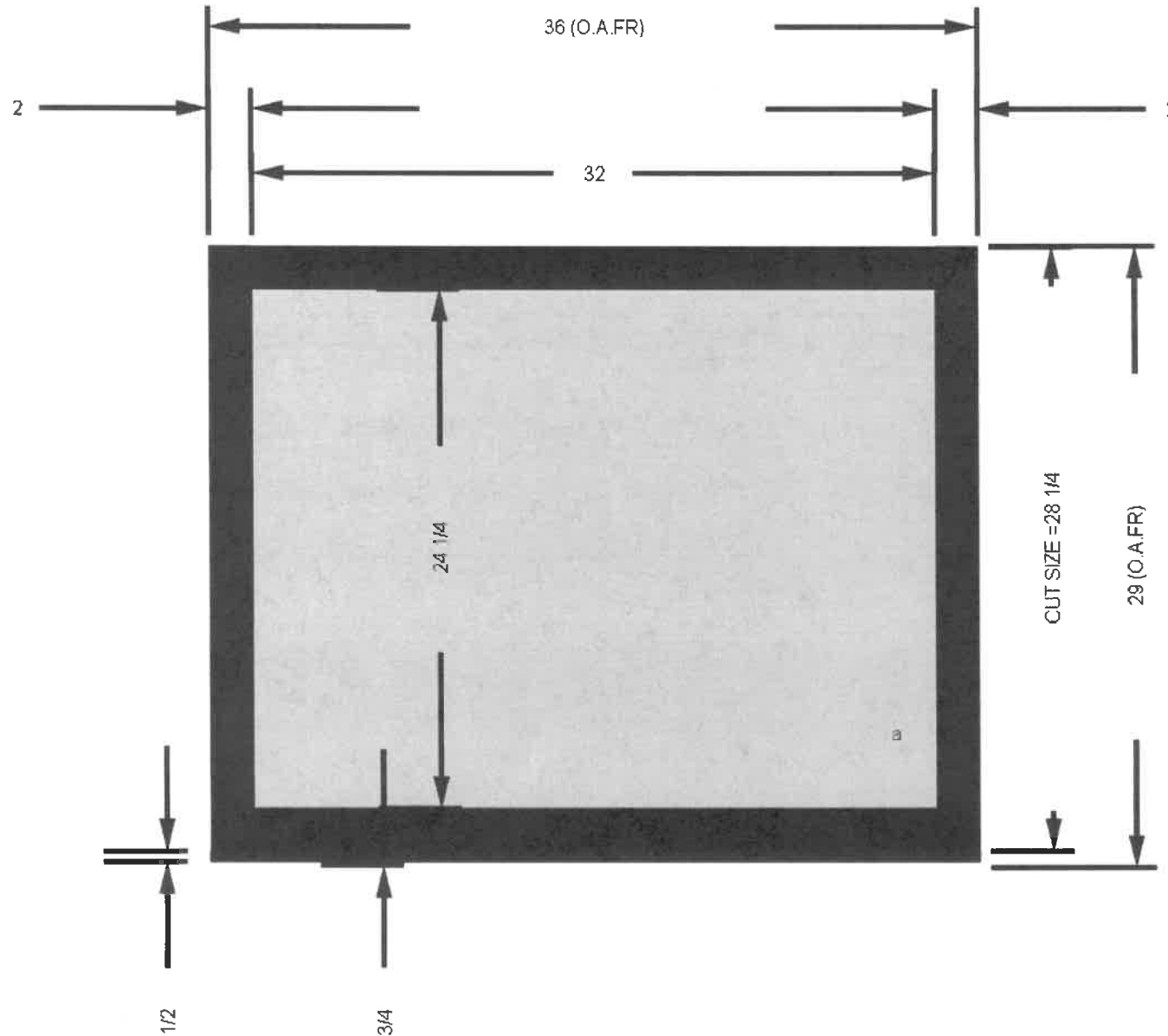
Face Member Color: #22 BLACK : FLUROPON

Panels: 1

8/25/2025 10:26 AM

Rows: 1

Frame Height: 29



Project Name: Gleened antiques

Frame Set Name: Entrance

Metal Group: M451T CG/SS/OG STOPS UP NEW SILL

D/S: 1

Required: 1

Back Member Color: #22 BLACK : FLUROPON

Frame Name: Frame 3

Frame Type: Standard

Frame Width: 40

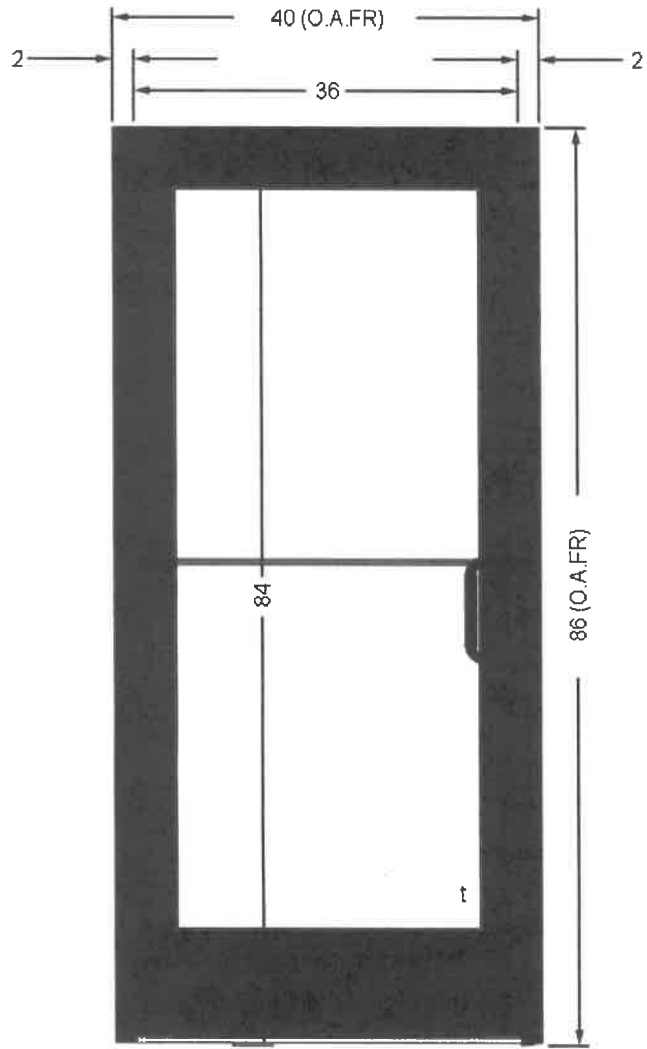
Face Member Color: #22 BLACK : FLUROPON

Panels: 1

Rows: 1

Frame Height: 86

8/25/2025 10:26 AM



Crigler Insurance Building West – 1307 George Washington Way

Before



After



COMMERCIAL FAÇADE IMPROVEMENT PROGRAM
CRIGLER INSURANCE BLDG W. — 1307 George Washington Way

DAIRY QUEEN

JADWIN AVE

EASTLAKE COMMUNITY CHURCH

1307 George Washington Way
1305 George Washington Way

SPUDNUTS

DENNY'S

GEORGE WASHINGTON WAY

GEORGE WASHINGTON WAY

HUNT AVE

WILLIAMS BLVD

WILLIAMS BLVD.

GUYERA





Economic Development Committee AGENDA ITEM STAFF REPORT

Meeting Date: 4/20/2026

Agenda Category: Presentations

Prepared By: Darin Arrasmith, Planner

Subject

150 Keene Road Update

Department/Office

Development Services

Ordinance/Resolution Number

Document Type

Presentation

Recommended Motion

None.

Summary

The City owns 2.12 acres of surplus park property located at 150 Keene Road along the Keene Road Trail corridor (adjacent to and north of two retail center properties located at 112-120/130-138 Keene Road).

On February 16, 2026, City staff received a Letter of Intent from Dr. Harprit Nijjer, D.C., and Dr. Bryson Bunch, D.C., to acquire the 2.12-acre property. Dr. Nijjer and Dr. Bunch are chiropractors at Lifestyle Healthcare at 134 Keene Road, located adjacent to the property.

The subject property was involved in a previous purchase and sale agreement in 2023, but the prospective buyer reconsidered and backed out of the land sale.

Dr. Bunch is the husband of a city employee who works in the Energy Services Department. City staff have not engaged in negotiations with this city employee on the purchase price or any deal points for this proposal, only with Dr. Nijjer and Dr. Bunch, specifically.

A short plat is presently being prepared to formally create the 2.12-acre lot for the land sale. City staff will present the proposed purchase and deal points to the Economic Development Committee once the short plat is recorded.

Fiscal Impact

None.

Attachments

1. 150 Keene Purchase - Site Map

150 KEENE
PROPOSED PURCHASE
MARCH 16, 2026

PROPOSED
ACCESS EASEMENT

KEENE ROAD

LESLIE ROAD

2.12 ACRES

ACE
HARDWARE

LIFESTYLE HEALTHCARE

VERIZON

ROUND TABLE
PIZZA





Economic Development Committee AGENDA ITEM STAFF REPORT

Meeting Date: 4/20/2026

Agenda Category: Presentations

Prepared By: Rebecca Williamson, Economic Development Specialist

Subject

Economic Development Committee Training Manual

Department/Office	Ordinance/Resolution Number	Document Type
Development Services		Presentation

Recommended Motion

None.

Summary

Staff will briefly review changes to the Economic Development Committee Binders and provide copies to update member binders.

Fiscal Impact

None.

Attachments
