



Minutes
City Council Workshop Meeting
Tuesday, May 26, 2026
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Workshop - 6:00 p.m.

Mayor Richardson called the Council workshop meeting to order at 6:00 p.m.

Attendance:	Mayor Richardson	Present
	Mayor Pro Tem VanDyke	Present
	Councilmember Holten	Present
	Councilmember Jones	Absent
	Councilmember Maier	Present
	Councilmember Samuel	Present
	Councilmember Whitten	Present

Also present were City Manager Amundson, Deputy City Manager Schiessl, City Attorney Kintzley, Assistant City Manager Florence, Development Services Director Rizzitiello, Finance Director Allen, Information Technology Director Goodhue, Chief of Police Pilcher, Public Works Director D'Alessandro, Parks & Public Facilities Director Waite, and City Clerk Rogers.

Agenda Items

1. 505 Swift Property Discussion

Economic Development Manager Wallner provided an update regarding the former Richland City Hall site located at 505 Swift Boulevard. The presentation included a timeline of previous Requests for Qualifications (RFQs) and Requests for Proposals (RFPs) beginning in 2019, community feedback gathered through social media and the City's National Night Out (NNO) events, and a proposed RFP process and potential future uses for the property.

Community feedback reflected interest in mixed-use residential and commercial development, high-end retail, entertainment and cultural amenities, and outdoor recreational spaces.

Economic Development Manager Wallner sought input from Council regarding whether the City should market the northern parcel alone or consolidate it with the police station site to form a larger redevelopment opportunity. She recommended timing any future RFP with completion of the Downtown Loop Project to maximize developer interest and commercial viability.

Council discussion focused on the importance of a strategic, long-term approach to the full block, and expressed general support for delaying redevelopment until the future police station location is determined, which will enable both the northern parcel and the police station site to be developed together as a cohesive mixed-use project integrated with John Dam Plaza and The Parkway.

Detailed information can be found in the PowerPoint presentation included in the agenda packet.

2. 2027-2032 Transportation Improvement Program Presentation

Public Works Director D'Alessandro presented an overview of the proposed 2027-2032 Transportation Improvement Program (TIP), a state-mandated six-year planning document required for transportation projects that seek state or federal funding.

Public Works Director D'Alessandro highlighted several funded and unfunded projects and reviewed projects removed from the draft TIP, and concluded by outlining the next steps to adopt the TIP, which includes approval by Richland City Council and submission to the Benton-Franklin Council of Governments by June 30, 2026.

Council engaged in a question-and-answer session with Public Works Director D'Alessandro throughout the presentation. Detailed information can be found in the PowerPoint presentation included in the agenda packet.

3. Historic Preservation Ordinance Discussion: Follow on from August 26, 2025 Council Workshop Regarding Strategic Plan Item 3.1.1, Develop an Attainable Housing Strategy

Development Services Director Rizzitiello presented information regarding the establishment of a Historic Preservation (HP) Program through participation in the Certified Local Government (CLG) Program, a federal-state-local partnership created under the 1980 National Historic Preservation Act. He noted that the program aligns with the City's 2024-2026 Strategic Plan and its 2017 Comprehensive Plan goals related to housing preservation, historic resources, and a vibrant downtown.

Under state and federal rules, any structure 50 years of age or older may qualify for associated incentives. Many of Richland's alphabet homes and early Hanford-era structures are eligible.

Development Services Director Rizzitello explained that benefits of CLG participation includes special property tax valuation (a ten-year exclusion of qualified rehabilitation costs from assessed value), federal historic tax credits (a 20% income tax credit on qualifying rehabilitation investment), CLG grant opportunities administered by the Washington State Department of Archaeology and Historic Preservation (DAHP) for surveys, signage, historic district development, and related activities, and access to the Washington State Historic Building Code for adaptive reuse of historic structures.

Development Services Director Rizzitiello also highlighted applications of CLG status to pursue transportation and other grant funding through non-traditional channels.

Establishing the program requires adoption of a historic preservation ordinance, creation of a five-member Historic Preservation Commission, adoption of commission bylaws, and submission of materials to DAHP for approval.

At the conclusion of the presentation, Council engaged in a question-and-answer session with Development Services Director Rizzitiello and expressed general support for proceeding with establishing the program in Richland.

Detailed information can be found in the PowerPoint presentation included in the agenda packet.

Adjournment

Mayor Richardson adjourned the meeting at 8:45 p.m.

APPROVED:



Theresa Richardson, Mayor

ATTEST:



Jennifer Rogers, City Clerk

DATE APPROVED: June 2, 2026

DATE PUBLISHED: June 3, 2026