



Agenda
Economic Development Committee Meeting
Monday, July 27, 2026
625 Swift Blvd

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)

New Business (30 Minutes)

1. Commercial Façade Improvement Program – Holiday Inn Express
- Rebecca Williamson, Economic Development Specialist

Presentations (10 Minutes)

Economic Development Update

Real Estate Update

Announcements (3 Minutes)

2. 2443 Henderson Loop Update
- Amanda Wallner, Economic Development Manager
3. EDC Vacancy Conversation
- Amanda Wallner, Economic Development Manager

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.



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM STAFF REPORT

Meeting Date: 7/27/2026

Agenda Category: New Business

Prepared By: Rebecca Williamson, Economic Development Specialist

Subject

Commercial Façade Improvement Program – Holiday Inn Express

Department/Office

Development Services

Document Type

Economic Development Committee Item

Recommended Motion

Motion to recommend the City Council approve the application from the Kennewick Investment Group (Holiday Inn Express & Suites) for a Commercial Façade Improvement Program grant for improvements as outlined in Application No. CFIP2026-103 for a total of \$20,000.

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.

The Kennewick Investment Group, LLC is conducting a large exterior remodel of the Holiday Inn Express & Suites located at 1970 Center Parkway. The full exterior remodel includes exterior modifications to guest rooms (including balconies), exterior architectural enhancements as well as outdoor amenities and furnishings. The cost of the remodel is estimated at \$978,300. Kennewick Investment Group, LLC has applied for CFIP funds for the remodeling of the exterior canopy, estimated at \$210,000. The proposed work will be visible from the public right-of-way and is eligible for reimbursement of up to \$20,000.

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 \$20,000 in matching funds for this project. If approved by Council, the program will have a remaining balance of \$121,287.50 available for additional projects.

Attachments

1. CFIP 2026-103 Application Kennewick Investment Group 2 (Holiday Inn)
2. CFIP 2026-103 Vicinity Map Kennewick Investment Group (Holiday Inn)



Commercial Façade Improvement Program

Application

Applicant Name	Harinder Bains	Applicant Title	Owner
Applicant Phone	2533267297	Applicant Email	jazz@bainsandcompany.com
Applicant Mailing Address	1970 Center Parkway		
Applicant Relationship to Business	Owner		
Business Name	Holiday Inn Express & Suites	Business Phone	5097378000
W-9 Attached	☒ Yes ☐ No	UBI Number	604-787-814
Project Physical Address	1970 Center Parkway		
Age of Building	22		
Project Cost	\$ \$978,300.00	Amount Requested	\$ \$20,000.00
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? ☐ Yes (If yes, complete section in yellow below) ☒ No			
Owner Name		Property Manager	
Owner Phone		Owner Email	
Owner Mailing Address			
Documentation from property owner granting permission for project? (e-mail OK) ☐ Yes ☐ No			
1) Have CFIP been used for this property before? ☐ Yes (If yes, complete section 1a) ☒ 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.			
The proposed renovation will modernize building systems, improve energy efficiency, and enhance the overall guest experience. A primary focus of the project is the renovation of the hotel's canopy and main entrance, creating a more attractive, modern, and welcoming appearance while meeting current brand and safety standards. Additional exterior and infrastructure upgrades will further enhance the property. These improvements will help attract more guests, increase overnight stays, and support nearby restaurants, retail shops, and service providers. A modernized and well-maintained hotel will improve the overall appearance of the area while supporting tourism, local employment, and long-term economic growth. Please see attached photos.			
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: ☒ Yes ☐ 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.			
☒ City of Richland Building Permits ☐ City of Richland Sewer/Water Permits ☐ Other Describe:		☐ City of Richland Right-of-Way Permits ☐ Washington State Liquor Licensing ☐ None	
5) Can the project be completed within 12 months? Please explain.			
Yes, we plan to complete this project within 6 months			

Funding to Cover All Project Expenses Up-Front (CFIP provides reimbursement only)	
Source	Amount
Wheatland Bank Loan for Construction	\$ \$978,300.00
	\$
	\$
	\$
Total	\$ \$978,300.00

All Project Expenses (Round to Nearest Dollar)			
Item	Amount	% Requested from CFIP	Amount Requested From CFIP
Canopy	\$210,000.00	10%	\$ \$20,000.00
Guest Room Exterior Modifications	\$255,000.00		\$
Guest Room Balconies	\$95,000.00		\$
Exterior Architecture Enhancement	\$260,000.00		\$
Outdoor Amenities & Furnishing	\$40,000.00		\$
General Conditions, Project Management & Site Operations	\$40,000.00		\$
Total	\$978,300.00		\$ \$20,000.00

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.

☒	Requirements for Submittal
☒	The business applicant has a current Richland Business License
☒	The project complies with Richland Municipal Code and all applicable building and life safety codes
☒	The project improvements are clearly visible to the general public
☒	The project is well designed, and the application includes a visual of both before and after project (sketch, photo, etc)
☒	The project is permanent and long lasting
☒	The project requests reimbursement of no more than \$20,000 per enclosed unit in this application
☒	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.
☒	The reimbursement request is no more than 50% of total project cost
☒	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.
☒	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	
✓	The project enhances the building and surrounding neighborhood
✓	The project enhances existing historical or architectural features
✓	The project is designed in consistency with the surrounding area
✓	The project enhances the immediate common area shared by two or more businesses
✓	The project is decorative and/or artfully designed in compatibility with its surrounding area
✓	The project improvements replace existing aging or decaying exterior appurtenances
Programmatic Goals	
✓	The project clusters two or more on-site improvements
✓	It is the first application awarded at the project site
✓	The improvements are in an area identified as a priority funding area
✓	The project narrative describes the project's positive economic impact on the business
Relationship Building	
✓	The project encourages favorable aesthetics in a shopping strip or center with adjacent retail/commercial vacancies
✓	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.

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

Harinder Bains
 Signature
Harinder Bains
 Printed Name

06/01/26
 Date

RM CONSTRUCTION & INTERIOR DESIGN INC.
Rajiv Malhan
509-539-2200

ESTIMATE NO: RM-26017

Date: March 6, 2026

Bill To:
Kennewick Investment Group LLC

Project:
Fairfield Inn & Suites Exterior Renovation
1970 Center Parkway
Richland, WA 99352

DESCRIPTION OF WORK AMOUNT

Division 01 – Project Mobilization & Construction Management

- Site setup
- Project supervision
- Safety compliance
- Scheduling and coordination
- Final cleanup

\$75,000.00

Division 02 – Demolition & Preparation

- Removal of existing sliding door systems
- Removal of existing canopy components
- Selective exterior demolition

\$80,000.00

Division 06 – Rough Carpentry & Framing

- Window infill framing
- Exterior support framing
- Architectural modifications

\$145,000.00

Division 07 – Building Envelope

- EIFS repairs

- Stucco patching
- Weather barrier improvements
- Exterior waterproofing

\$165,000.00

Division 08 – Windows & Exterior Openings

- Installation of twenty-one (21) window systems
- Exterior trim and finishing
- Interior drywall restoration

\$140,000.00

Division 09 – Finishes

- Drywall repairs
- Texture matching
- Interior and exterior painting

\$70,000.00

Division 10 – Balcony Improvements

- Balcony repairs
- Railing refinishing
- Lighting replacement
- Installation of owner supplied flooring

\$95,000.00

Division 12 – Exterior Furnishings

- Patio furniture installation
- Guest amenity area improvements

\$30,000.00

Division 13 – Roofing & Porte Cochere

- New tower roofing
- New entry canopy roofing
- Porte cochere replacement
- Architectural overhang construction

\$200,000.00

SUBTOTAL \$1,000,000.00

Washington State Sales Tax (8.70%) \$87,000.00

TOTAL CONTRACT VALUE \$1,087,000.00

EXCLUSIONS

- PTAC equipment and installation
- Mechanical connections
- Signage installation
- Fire sprinkler modifications unless required by code
- Permit fees
- Utility company fees

OWNER PROVIDED ITEMS

- Construction lift
- Dumpster service
- Balcony flooring materials
- Access to guestrooms as required
- PTAC equipment

ESTIMATED CONSTRUCTION DURATION:

180–210 Calendar Days

WARRANTY:

One (1) Year Workmanship Warranty

Prepared By:

RM CONSTRUCTION & INTERIOR DESIGN INC.

Rajiv Malhan
509-539-2200

SPARKY CONSTRUCTION LLC / DENALI Y CONSTRUCTION LLC
3808 134th PI SE
Mill Creek, WA 98012

CONSTRUCTION PROPOSAL & ITEMIZED AGREEMENT

Prepared For: Onkaar Dhaliwal

Project: Fairfield Inn & Suites Conversion

Property Address: 1970 Center Parkway, Richland, WA 99352

Owner: Kennewick Investment Group LLC

ARTICLE I – SCOPE OF WORK

1. Guestroom Exterior Modifications

- Convert twenty-one (21) guestrooms with existing sliding glass doors into standard window openings.
- Remove existing sliding glass door assemblies.
- Install new window frames and windows.
- Provide exterior framing modifications as required.
- Provide stucco and EIFS patching around modified openings.
- Provide interior drywall, mud, texture, and paint around modified openings.
- Update exterior PTAC grilles in accordance with architectural drawings and Fairfield Inn & Suites brand standards.
- Furnish and install materials below new window assemblies for all twenty-one (21) guestrooms.
- PTAC units and PTAC mechanical connections provided and installed by others.

Itemized Value: \$255,000.00

2. Balcony Areas

- Patch and repair existing balcony floor surfaces.
- Reseal balcony floor systems.

- Install new balcony flooring material provided by Owner.
- Remove existing balcony railings.
- Sand, prep, paint, and reinstall balcony railings.
- Replace balcony light fixtures in accordance with Fairfield brand standards.

Itemized Value: \$95,000.00

3. Canopy Work

- Provide and install new roofing system at front entrance canopy.
- Construct structured overhangs above exterior doors.
- Remove existing porte cochere.
- Furnish and install new porte cochere structure.
- Maintain minimum clearance height of 11'-6".
- Include associated electrical work within canopy structure.
- Sprinkler modifications excluded unless specifically required by code.

Itemized Value: \$210,000.00

4. Exterior Architectural Enhancements

- Modify exterior elevations to comply with Fairfield Inn & Suites brand requirements.
- Update trim details, parapets, gables, eaves, and roof lines.
- Repair damaged masonry where required.
- Provide EIFS framing and architectural enhancements.
- Perform EIFS patching and repairs.
- Provide drywall, mud, texture, and paint where modifications occur.
- Complete all necessary exterior finish work associated with the renovation.

Itemized Value: \$260,000.00

5. Outdoor Amenities & Furnishings

- Install outdoor patio furnishings and related site accessories.

Itemized Value: \$40,000.00

6. General Conditions, Project Management & Site Operations

- Project management and supervision.
- Mobilization and demobilization.

- Jobsite safety compliance.
- Temporary protection of completed work.
- Daily site cleanup and debris management.
- Coordination with ownership and hotel operations.

Itemized Value: \$40,000.00

ARTICLE II – EXCLUSIONS

The following items are specifically excluded from this Agreement:

- Mechanical connections and PTAC installation.
 - Sprinkler system work associated with canopy unless required by code.
 - Electrical work except canopy area and building light modifications specifically identified herein.
 - Sign procurement and installation.
 - Hazardous material abatement unless specifically identified by written change order.
 - Unforeseen structural deficiencies concealed within existing construction.
-

ARTICLE III – OWNER PROVIDED ITEMS

Owner shall provide the following:

- Full-time construction dumpster.
 - Construction lift.
 - Continuous access to seven (7) to eight (8) guestrooms during construction.
 - Balcony flooring materials.
 - PTAC equipment.
-

ARTICLE IV – PAYMENT TERMS

- Progress billing shall be submitted monthly.
- Payments are due on or before the 25th day of each month.
- Five percent (5%) retainage may be withheld until project completion.

- Late payments shall accrue interest at the maximum rate permitted by Washington State law.
 - Contractor reserves the right to suspend work for non-payment.
-

ARTICLE V – LIEN RIGHTS NOTICE

Contractor retains all lien rights afforded under Washington State law. Partial lien releases and lien waivers will be provided with corresponding payments received.

ARTICLE VI – GENERAL PROVISIONS

- All work shall be performed in accordance with applicable local, state, and federal building codes.
 - Contractor shall not be responsible for delays caused by weather, labor shortages, material shortages, acts of God, governmental actions, or other force majeure events.
 - Any modifications to the Scope of Work shall require a written and executed Change Order.
 - This Agreement shall be governed by the laws of the State of Washington.
-

ARTICLE VII – CONTRACT SUM

Description	Amount
Guestroom Exterior Modifications	\$255,000.00
	0
Balcony Areas	\$95,000.00

Canopy Work	\$210,000.00
	0
Exterior Architectural Enhancements	\$260,000.00
	0
Outdoor Amenities & Furnishings	\$40,000.00
General Conditions, Project Management & Site Operations	\$40,000.00

Contract Price: \$900,000.00

Washington State Sales Tax (8.7%): \$78,300.00

Total Contract Price: \$978,300.00

PROJECT TIMELINE

Estimated Construction Duration: Six (6) to Seven (7) Months

WARRANTY

Contractor shall provide a One (1) Year Workmanship Warranty from the date of substantial completion.

Holiday Inn – 1970 Center Parkway – Before & After



SR 240

Holiday Inn

June 22, 2026



TAPTEAL DRIVE

EXTENDED STAY HOTEL

MOR FURNITURE

STANDARD
PAINT &
FLOORING

102 106 109
112 116 108 117
109

102 104 108 109
114 118 112
109

HOLIDAY INN

KHOL'S

CENTER PARKWAY



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM STAFF REPORT

Meeting Date: 7/27/2026

Agenda Category: Announcements

Prepared By: Amanda Wallner, Economic Development Manager

Subject

2443 Henderson Loop Update

Department/Office

Development Services

Document Type

Economic Development Committee Item

Recommended Motion

None.

Summary

Staff will provide an update on the next steps for the property located at 2443 Henderson Loop.

Fiscal Impact

None.

Attachments



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM STAFF REPORT

Meeting Date: 7/27/2026

Agenda Category: Announcements

Prepared By: Amanda Wallner, Economic Development Manager

Subject

Economic Development Committee Vacancy Conversation

Department/Office

Development Services

Document Type

Economic Development Committee Item

Recommended Motion

None.

Summary

Staff will discuss upcoming vacancies on the Economic Development Committee and the next steps.

Fiscal Impact

None.

Attachments
