



Agenda
Economic Development Committee Meeting
Monday, November 23, 2020
The Parkway Conference Room | 625 Swift Boulevard

Pursuant to Resolution No. 100-20, this meeting will be conducted remotely via Zoom and broadcast live on CityView Channel 192 and at ci.richland.wa.us.

Committee Members: Chair Bricker and Members Chacon, Hughes, Holmberg, Knight, Newman, Richardson and Spencer

Liaisons: Council Liaison Christensen
Staff Liaison: Development Services Director Jensen

Regular Meeting - 4:00 p.m.

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

October 26, 2020 Meeting Minutes

Business: (30 Minutes)

- I. Purchase and Sale Agreement for Property located in the Horn Rapids Industrial Park
- Darin Arrasmith, Planner

Announcements: (3 Minutes)

Adjournment

The next Economic Development Committee Meeting is December 28, 2020

Richland City Hall is ADA accessible. 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 942-7389.



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 11/23/2020

Agenda Category: Approval of Minutes

Prepared By: Kerwin Jensen, Development Services Director

Subject:
October 26, 2020 Meeting Minutes

Department:
Development Services

Recommended Motion:
Approve the minutes of the Economic Development Committee meeting held on October 26, 2020.

Summary:

Fiscal Impact: Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Attachments:

1. 2020.10.26 Economic Development Committee Meeting Minutes DRAFT
2. 2020.10.26 Economic Development Committee Meeting Minutes Attachment



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE

VIA ZOOM

MONDAY, OCTOBER 26, 2020 – 4:00 P.M.

CALL TO ORDER

Chairman Bricker called the meeting to order at 4:00 pm

ATTENDANCE

Chairman Bricker, Committee members, Newman, Hughes, Knight, Spencer, Richardson and Holmberg.

Also present were Development Services Director Jensen, Economic Development Manager Jacobs, Economic Development Planner Arrasmith, Marketing Specialist Wallner and Administrative Assistant Follett.

Chairman Bricker welcomed new members and asked each person to introduce themselves and tell the group a little about themselves.

APPROVAL OF AGENDA

Chairman Bricker presented the agenda. Ms. Follett noted the Committee needed to elect a Vice Chairman to replace member Kenney and suggested that item be added to the agenda after the approval of the agenda.

COMMITTEE MEMBER HOLMBERG MOVED AND COMMITTEE MEMBER NEWMAN SECONDED THE MOTION TO APPROVE THE AGENDA WITH THE ADDITION OF VICE CHAIRMAN ELECTION. MOTION PASSED 7-0

Election of Vice Chair

Chairman Bricker opened the floor for nominations. Member Newman nominated Member Hughes for the Vice Chair position. Member Holmberg seconded the motion. Ms. Wallner provided details about the duties for the Vice Chairperson. Ms. Hughes accepted the nomination. No other nominations were made. The nomination of Ms. Hughes was passed unanimously.

APPROVAL OF MINUTES

Chairman Bricker presented the minutes of the June 15, 2020 meeting for approval.

COMMITTEE MEMBER HOLMBERG MOVED AND COMMITTEE MEMBER HUGES SECONDED THE MOTION TO APPROVE THE MINUTES OF THE JUNE 15, 2020 MEETING. MOTION PASSED WITH 5 IN FAVOR, 0 OPPOSED AND 2 ABSTENSIONS. RICHARDSON AND SPENCER ABSTAINED.

Chairman Bricker presented the minutes of the August 17, 2020 meeting for approval.

COMMITTEE MEMBER HOLMBERG MOVED AND COMMITTEE MEMBER HUGES SECONDED THE MOTION TO APPROVE THE MINUTES OF THE AUGUST 17, 2020 MEETING. MOTION PASSED WITH 4 IN FAVOR, 0 OPPOSED AND 3 ABSTAINING. RICHARDSON, KNIGHT AND SPENCER ABSTAINED.

PRESENTATIONS

1. TRIDEC 3rd Quarter Review

Karl Dye, TRIDEC President & CEO, welcomed new members and gave a PowerPoint presentation showing measures and year to date progress against TRIDEC's 2020 goals. He noted interest from the food service sector since the last update. He provided details on their efforts toward Score Card measures. Mr. Dye also spoke about challenges due to staffing issues and impacts from the pandemic. Mr. Dye also provided details about TRIDEC's CARES Act and ADO funding to Richland businesses.

At the conclusion of his presentation, Committee members asked questions and thanked Mr. Dye for his presentation.

2. Economic Development Year in Review

Ms. Wallner provided the committee with a review of economic activity over the past 12 months. She highlighted COVID-19 response, business outreach and Horn Rapids development. Members asked questions and discussed results included in the report. Many members expressed a desire to participate in a tour of development areas. Additional discussion on related development matters followed. Members thanked Ms. Wallner for the exceptional work on the report.

ANNOUNCEMENTS

No announcements.

ADJOURNMENT

Chairman Bricker adjourned the meeting at 5:04 p.m.

Prepared by: Lynne Follett, Administrative Assistant II
Reviewed by: Joe Jacobs, Economic Development Manager

TRIDEC Score Card

4Q2020



Task	Measurement	Target	3Q Update
Share project leads with City of Richland staff	Number of Leads	All leads that fit City of Richland's criteria	9
Connect City of Richland's Economic Development Team to state and regional partners	Number of Meetings	Continue weekly regional economic development meetings	30
Host regional meetings with all electrical utility providers and BPA	Number of Meetings	2 before 2021	1
Host regular meetings with City of Richland's Economic Development Team and Richland's largest employers to understand future growth plans	Number of Meetings	4 before 2021	0
Continue monthly BRE meetings with City of Richland businesses, inviting staff to participate	Number of Meetings	5/month beginning in July 2020	0*



Business Grants

- **Benton County CARES**

Round 1: \$1,230,471 (74)

Richland: \$429,037 (17)

Round 2: \$1,209,651.73 (80)

Richland: \$268,598.13 (19)

Round 3: \$1,044,878 (Current) (60)

Richland: \$307,450 (19)

ADO Grants: \$734,699 (83)

Richland: \$220,891.70 (25)

Total CARES Grants: \$4,219,699.73 (297)

Total Richland: \$1,225,976.83 (80)

Percentage of Applicants: 26.94%

Percentage of Funds: 29.05%

CERB Grant Supports

Infrastructure for 1341 Acres

Food Processing Industrial Park Infrastructure





ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 11/23/2020

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

Purchase and Sale Agreement for Property located in the Horn Rapids Industrial Park

Department:

Development Services

Recommended Motion:

Motion to recommend Council approve a purchase and sale agreement with D&I Investments, LLC for a 10 acre property in the Horn Rapids Industrial Park.

Summary:

D&I Investments, LLC is proposing to purchase a 10 acre property in the Horn Rapids Industrial Park along the west side of Kingsgate Way for the development of light industrial buildings with offices, warehousing, loading docks and truck access.

D&I Investments, LLC is expected to start construction in early 2021 with an anticipated completion date within 6-12 months. Their first scheduled tenant is Avallax, LLC, who will initially bring two good paying jobs to the project and will lease a minimum of 6,000 SF. They have committed to bringing additional growth to the area through their distribution business.

The purchase price is \$40,000 per acre for the 10 acre property, amounting to estimated gross proceeds of \$400,000. The purchase price is consistent with the City of Richland's Resolution No. 158-18, which established pricing within the Horn Rapids Industrial Park on November 20, 2018.

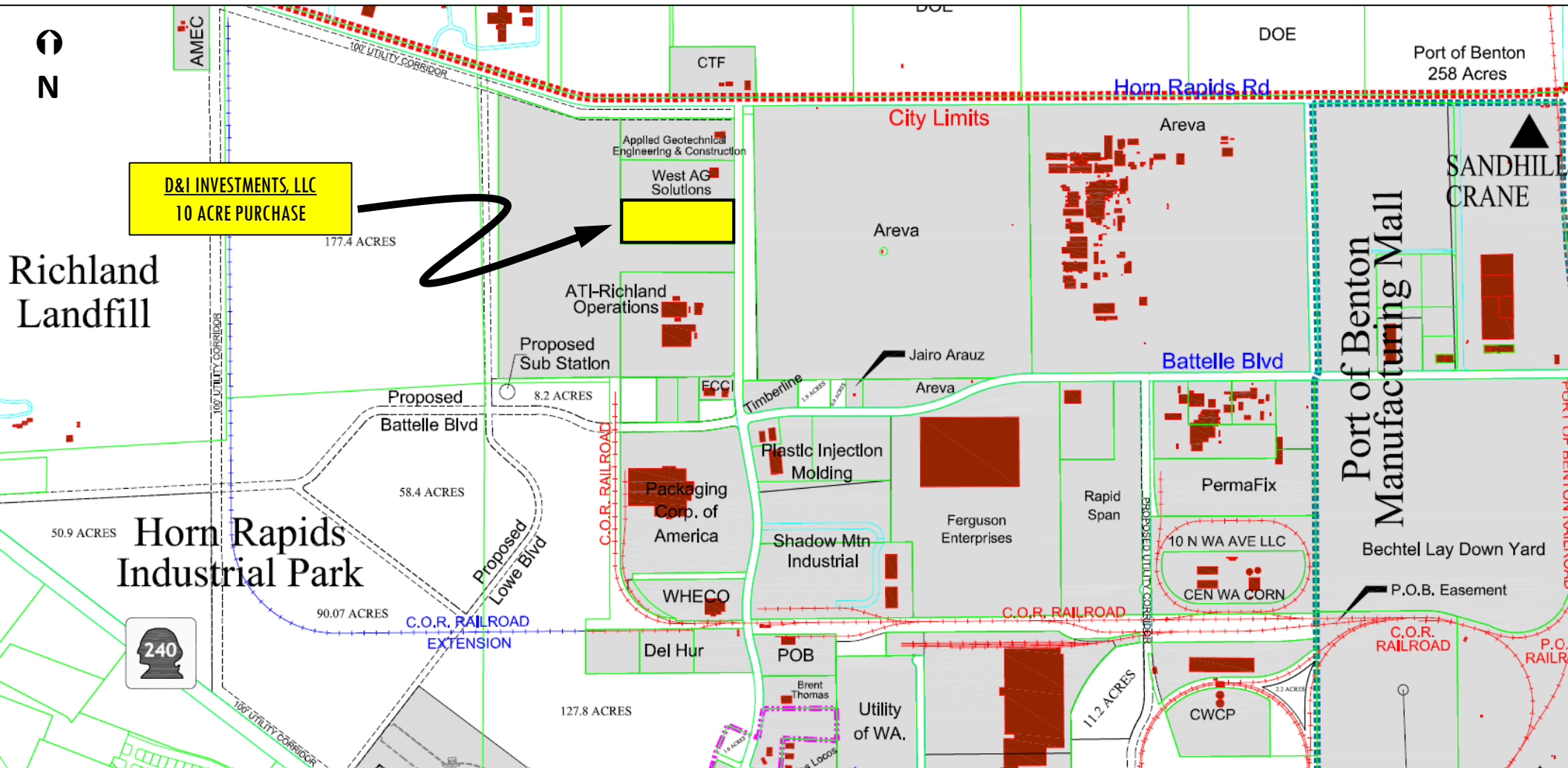
The City will retain a repurchase right if D&I Investments, LLC has not submitted an application for approval of building plans to the City within eight (8) months of closing, and if they do not begin construction of a light industrial building on the property within eighteen (18) months of closing.

Fiscal Impact:

Purchase price is \$40,000 per acre with estimated gross proceeds of \$400,000 for the 10 acres. Net proceeds after closing will be distributed to the City's Industrial Development Fund.

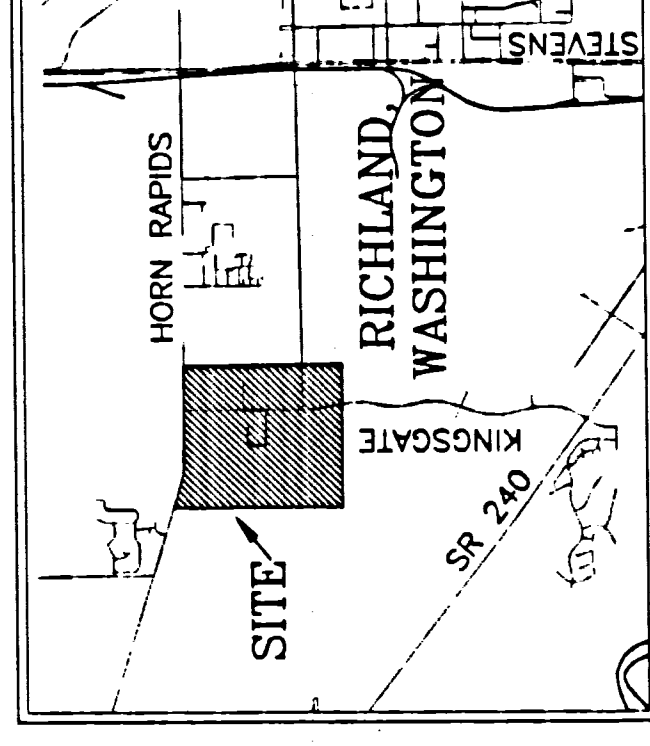
Attachments:

1. D&I Investments_Site Map
2. EXHIBIT B_Record Survey No. 4146
3. Letter of Intent_David Pandzhakidze



RECORD OF SURVEY No. 4146
FOR LOT CONSOLIDATION
& EXEMPTION

A PORTION OF THE WEST HALF OF SECTION 16 & 21,
TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



LEGAL DESCRIPTION-PARCEL A

ALL THAT PORTION OF WEST HALF OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 28 EAST, 1ST MERIDIAN, WASHINGTON COUNTY, WASHINGTON, BEING THE RESERVATION WITHIN OUTCUTLAND DEED 87-4170, RECORDS OF SAND COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 87°25'07" EAST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 1194.91 FEET TO A POINT ON THE WEST LINE THEREOF AS DESCRIBED IN DEED RECORDED UNDER 2009-010401, DEED OF SURVEY NUMBER 3108 AND A THENCE NORTH 10°00'00" EAST ALONG SAID PARCEL AS DEPICTED FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL AS DEPICTED IN RECORD OF SURVEY NUMBER 3108 AND AS DESCRIBED IN DEED NUMBER 2002-0329, DEEDS OF BENTON COUNTY, WASHINGTON, THENCE AS DESCRIBED IN DEED NUMBER 2002-0329, THEREOF FOR A DISTANCE OF 1081.62 FEET TO THE SOUTH 87°25'07" WEST ALONG THEREOF FOR A DISTANCE OF 1081.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 10°00'00" EAST ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 2737.24 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 87°25'07" EAST ALONG SAID NORTH LINE THEREOF FOR A DISTANCE OF 2847.42 FEET TO THE WEST LINE OF SAID SECTION 16; THENCE NORTH 87°25'07" WEST ALONG THE WEST LINE THEREOF TO THE TRUE POINT OF BEGINNING.

THE SOUTHWEST QUARTER OF SAID SECTION AND THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION-PARCEL B

ADDITIONAL, PROBABLY UNLAWFUL, ENCROACHMENT
A PORTION OF LAND LINGERING IN THE QUARTER OF SECTION 21, THE SOUTHWEST QUARTER,
TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°25'07" EAST ALONG
THE NORTH LINE DESCRIBED IN DEED 1938-070922, RECORDS OF BENTON COUNTY, WASHINGTON,
A DISTANCE OF 122.618 FEET TO A POINT ON THE WEST LINE THEREOF; THENCE NORTH 07°00'00" EAST
WASHINGTON, SAID POINT ALSO BEING UNDER 2009-010910, RECORDS OF BENTON COUNTY,
THENCE NORTH 07°00'00" EAST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 40.000 FEET TO A
POINT ON THE SOUTH LINE THEREOF; THENCE SOUTH 89°25'07" EAST ALONG THE SOUTH LINE
A DISTANCE OF 17.14613 FEET, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH
89°25'07" EAST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 1039.54 FEET TO A POINT ON A
CURVE, THENCE CONTINUING ALONG SAID SOUTH LINE AND ALONG SAID CURVE TO THE LEFT HAVING A
CENTRAL ANGLE OF 89°25'07", A RADIUS OF 50.000 FEET, AND AN ARC DISTANCE OF 1.000 FEET;
THENCE CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°25'07",
A RADIUS OF 50.000 FEET, AND AN ARC DISTANCE OF 1.000 FEET, TO A POINT ON THE WEST LINE
OF SAID SECTION 21; THENCE WEST ALONG SAID WESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 194.82 FEET TO A POINT
ON THE WEST LINE ALONG SAID WESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 194.82 FEET TO A POINT
ON THE CURVE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES:
THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°10'12", A RADIUS OF
1540.00 FEET, AN ARC DISTANCE OF 97.1318 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION
21; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 194.82 FEET TO A POINT
ON THE WEST LINE ALONG SAID WESTERLY RIGHT-OF-WAY FOR A DISTANCE OF 194.82 FEET TO A POINT
ON THE CURVE; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES:
THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°10'12", A RADIUS OF
1540.00 FEET, AN ARC DISTANCE OF 97.1318 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION
21; AND AS DESCRIBED IN DEED 1938-070922, RECORDS OF BENTON COUNTY, WASHINGTON,
26.14' AND AS DESCRIBED IN DEED 1938-070922, RECORDS OF BENTON COUNTY, WASHINGTON,
THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°25'07" WEST ALONG THE SOUTH LINE THEREOF FOR A
DISTANCE OF 122.618 FEET TO A POINT ON THE WEST LINE THEREOF; THENCE NORTH 07°00'00" EAST
ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 994.18 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 27.04 ACRES MORE OR LESS.

LEGAL DESCRIPTION-PARCEL C

LEGAL DESCRIPTION—PARCEL C

A PORTION OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°25'07" EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 1294.91 FEET TO A POINT ON THE EAST LINE OF A PARCEL AS DESCRIBED IN DEED RECORDED UNDER 2009-019019, RECORDS OF BENTON COUNTY WASHINGTON; THENCE SOUTH 07°00'07" EAST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 994.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT HAVING A CHORD BEARING OF N 61°00'00" E AND A CHORD DISTANCE OF 1119.19 FEET; THENCE CONTINUING SOUTHERLY ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE THEREOF SAID CURVE HAVING A CENTRAL ANGLE OF 30°39'36"; A RADIUS OF 523.68 FEET, AND A WEST DISTANCE OF 280.23 FEET TO A POINT OF INTERSECTION OF THE EAST LINE THEREOF AND THE WEST LINE OF A PARCEL AS DEPICTED IN RECORD OF BENTON COUNTY NO. 2299 AND AS DESCRIBED IN DEED 1989-007052, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 89°25'07" EAST ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 110.70 FEET; THENCE NORTH 89°25'27" EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 1119.19 FEET TO A POINT OF CURVE AND THE WEST RIGHT-OF-WAY MARGIN OF A PUBLIC ROAD KNOWN AS KINGSGATE WAY; THENCE NORTHERLY CONTINUING ALONG SAID WESTERY RIGHT-OF-WAY AS FOLLOWING COURSES; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CHORD BEARING OF N 11°16'30" EAST, A DISTANCE OF 24.49 FEET AND HAVING A CENTRAL ANGLE OF 04°1'; A RADIUS OF 540.00 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°54'04"; A RADIUS OF 1460.00 FEET, AND A CHORD DISTANCE OF 558.08 FEET; THENCE NORTH 10°11'01" WEST FOR A DISTANCE OF 121.33 FEET TO THE SOUTHEAST CORNER OF A PARCEL AS DEPICTED ON RECORD OF SURVEY NO. 2814 AND AS DESCRIBED IN DEED 1989-007052, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°25'07" WEST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 1223.86 FEET TO THE WEST LINE THEREOF AND THE TRUE POINT OF BEGINNING.

CONTAINS 25.64 ACRES MORE OR LESS

LEGAL DESCRIPTION-PARCEL D

LEGAL DESCRIPTION-Parcel 18. Township 28 North, Range 28 East, W.M., Benton County, Washington, being more particularly described as follows: BEGINNING AT A POINT ON THE WESTERN RIGHT-OF-WAY MARSH OF A PUBLIC ROAD KNOWN AS KINGSBATE WAY AND THE SOUTHEAST CORNER OF TRACT "A" DESCRIBED AS PARCEL NO. 2284, RECORDS OF BENTON COUNTY, WASHINGTON, THENCE SOUTH 07°00'01" WEST ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 400.03 FEET; THENCE LEAVING SAID WESTLY MARGIN NORTH 89°43'33" WEST FOR A DISTANCE OF 1089.00 FEET; THENCE NORTH 07°00'01" EAST FOR A DISTANCE OF 400.05 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 89°43'33" EAST ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 1089.00 FEET TO THE SOUTHWEST CORNER OF TRACT "C" ON RECORD OF SURVEY NO. 2284, RECORDS OF BENTON COUNTY, WASHINGTON.

LEGAL DESCRIPTION-PARCEL E

LEGAL DESCRIPTION - PARCEL B: SECTION 15, TOWNSHIP 10 NORTH, RANGE 28 EAST, ALL THAT PORTION OF SOUTHWEST CORNER LINGE EASTERY OF THE RIGHT-OF-WAY MARGIN OF A PUBLIC ROAD KNOWN AS KINGSBATE WAY AND LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY MARGIN OF HORN PARKS ROAD AS DESCRIBED IN EASEMENT RESERVATION WITHIN OUTCUT# DEED #7-4170, RECORDS OF SAID COUNTY, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS: BEGINNING AT THE TRUE POINT OF BEGINNING; THENCE NORTH 89°41'07" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 100.127 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 01°02'13" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 79.20 FEET TO A POINT ON THE NORTHEAST CORNER OF DEED 1996-17907, RECORDS OF SAID COUNTY, THENCE NORTH 89°41'07" EAST FOR A DISTANCE OF 19.96 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 89°41'07" EAST FOR A DISTANCE OF 101.63 FEET TO THE SAID SOUTHERLY MARGIN AND THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION-PARCEL F

LEGAL DESCRIPTION--PARCEL 1.
ALL THAT PORTION OF WEST HALF OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 28, EAST OF W.M. RANGE 10 EAST, SOUTHERLY CORNER OF THE SOUTHERLY RIGHT-OF-WAY MARKED BY A 10' EASEMENT BEING SAID AS DESCRIBED IN EASEMENT RESERVATION WITHIN OREGON DEED 87-4170, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE NORTH 01°21'49" EAST ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 2847.42 FEET TO THE TRUE POINT OF BEGINNING; SOUTH 71°18'32" EAST FOR A DISTANCE OF 212.25 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AS DEPICTED IN RECORD OF SURVEY NUMBER 3108 AND AS DESCRIBED IN RECORD NUMBER 202-039201, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE CONTINUING SOUTH 71°18'32" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 788.91 FEET; THENCE SOUTH 89°43'33" EAST CONTINUING ALONG SAID NORTH LINE FOR A DISTANCE OF 1089.80 FEET; THENCE CONTINUING IN DEED NUMBER 97-1-1889, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE DESCRIBED IN DEED NUMBER 97-1-1889, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE CONTINUING SOUTH 89°43'33" EAST ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 1089.80 FEET TO THE WESTERN MARGIN OF A PUBLIC ROAD KNOWN AS KINGSDALE WAY; THENCE NORTH 07°00'01" EAST ALONG THE WESTERN MARGIN OF SAID ROAD FOR A DISTANCE OF 118.31 FEET TO THE SOUTH SOUTHERLY RIGHT-OF-WAY MARKED BY A 10' EASEMENT BEING SAID AS DESCRIBED IN EASEMENT RESERVATION WITHIN OREGON DEED 87-4170, RECORDS OF SAID COUNTY; THENCE FOLLOWING COURSE: THENCE SOUTH 89°44'07" WEST FOR A DISTANCE OF 1272.98 FEET TO A POINT OF CURVE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 172°56'30", A RADIUS OF 11654.57, AN ARC DISTANCE OF 354.51 FEET; THENCE NORTH 72°49'22" WEST FOR A DISTANCE OF 870.56 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 16; THENCE LEAVING SAID SOUTHERLY MARGINAL SOUTH 01°21'49" EAST ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 1007.8 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 6.4 ACRES MORE OR LESS.



SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RGW ENTERPRISES, INC. IN JULY, 2010.

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 12TH DAY OF October, 2010 A.D. AT 12:28 P.M.
AND RECORDED IN VOLUME 01 OF RECORD OF SURVEYS, PAGE 4146 AT THE REQUEST OF
CHRISTOPHER C. AMANN.
BENTON COUNTY AUDITOR, by Franklin Chen
FEE NO. 210-029494
SURVEY RECORD NO. XX 10-5810081

RECORD OF SURVEY

CITY OF RICHLAND

RICHLAND

SHEET 2 OF 2

WASHINGTON

**2245 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4123
FAX 509-371-0999**

**PERMIT SURVEYING
K77NC**

DATE:	10/04/10
SCALE:	NA
DRAWN BY:	ADM
APPROVED BY:	CCA
JOB#10073	

October 14, 2020

David Pandzhakidze

2611 Faclon lane

Richland WA 99352

Horn Rapids Industrial Park Parcel at 3237 Kingsgate Way; Tax Parcel ID: 1 • 116083000003001

Dear Mr. Arrasmith

I am submitting this letter of intent to purchase the 10 acres of property on 3237 Kingsgate Way, Richland, WA currently owned by the City of Richland.

I propose to build 15 000 – 25 000 sq. ft. commercial and industrial buildings on the parcel with office space, roll up doors and truck accessibility. These buildings will be leased out to potential clients looking to expand and do business in Richland, WA. Our expected construction start date is early 2021 and the estimated completion date is within 6-12 months after. Our first client and tenant is AVALLAX LLC which is committed to bring at least 2 good paying Jobs in Richland WA and lease at least 6 000 sq ft of space. They also committed to bring potential growth to the area with their distribution business. Rest of the space will be divided by smaller 3 000-4 000 sq.ft suites to lease out to small businesses.

The proposed purchase price for the parcel is \$ 43,600per acre, totaling \$ 436,000. We would take care of bringing utilities to the site as well. We understand that the purchase and sale agreement still need to be negotiated and reviewed and that this transaction requires Council approval in order to move forward. Traditional distribution of closing costs will occur.

This letter of intent does not and is not intended to contractually bind the parties, and is only an expression of interest. This letter does not bind either party contractually.

Sincerely,
David Pandzhakidze





ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 11/23/2020

Agenda Category: Announcements

Prepared By: Amanda Wallner

Subject:
2020 Real Estate Forum Recap

Department:
Development Services

Recommended Motion:

Summary:

On Wednesday, November 18th, staff held the 2nd annual Commercial Real Estate Forum. this year's event was held via Zoom and had a decent turnout from local brokers, with many new faces we have not seen before at this kind of event or through regular inquiries.

Invitations went out to all the local commercial brokers and agents as well as some larger firms outside the area, we did not include developers. The program was specifically designed for our initial audience and featured the attached PowerPoint presentation outlining the available properties the City has both in Horn Rapids as well as downtown and new projects creating properties coming online soon. The discussion and interest was engaging.

Fiscal Impact: None

Attachments:

1. Forum Presentation for distribution



November 2020 Real Estate Forum

Welcome and Introductions

Darin Arrasmith | Planner | 509.942.7591

Mandy Wallner | Economic Development Marketing |
509.942.7595

Roger Wright | RGW Enterprises – Economic Development
Consultant | 509.375.3565

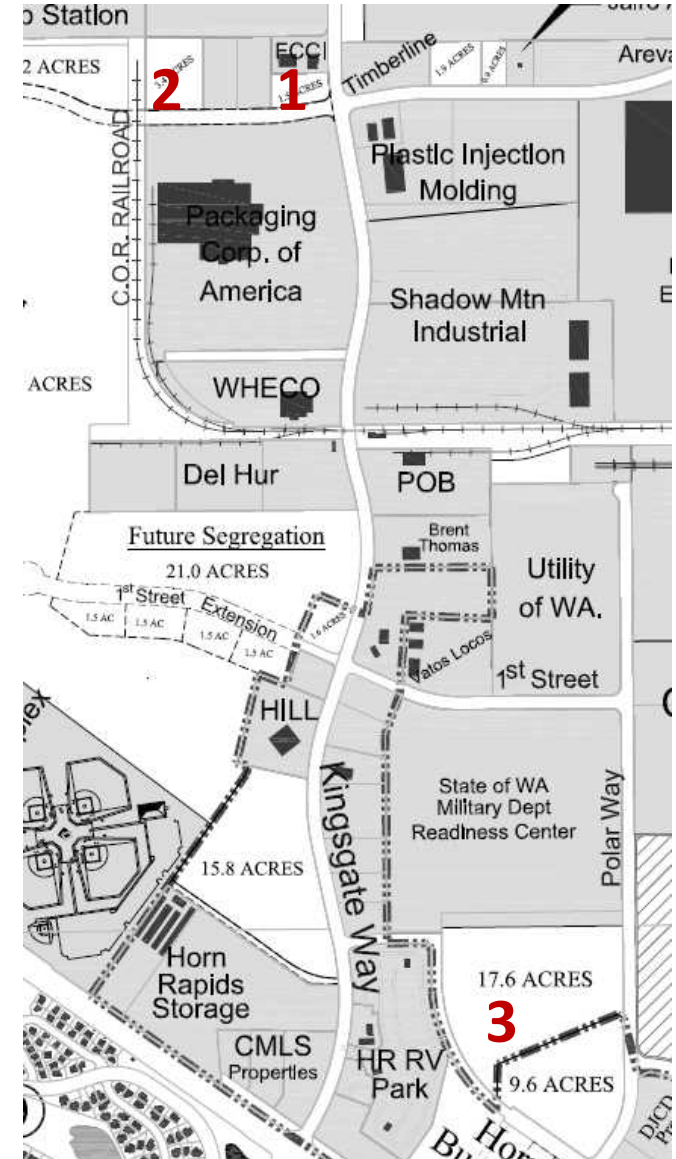
Available properties: www.richlandbusiness.com/landforsale



Horn Rapids Industrial ~ Key Properties

1. 1.49 acre parcel ~ \$54,500/ac Battelle Blvd.
2. 3.45 acre parcel ~ \$54,500/ac Battelle Blvd.
3. 17.6-27.2 acre parcel ~ \$43,600/ac ~ Kingsgate

- Availability for larger lots Horn Rapids West
- Allowable uses for medium & heavy industrial zones
- Pricing listed pending study



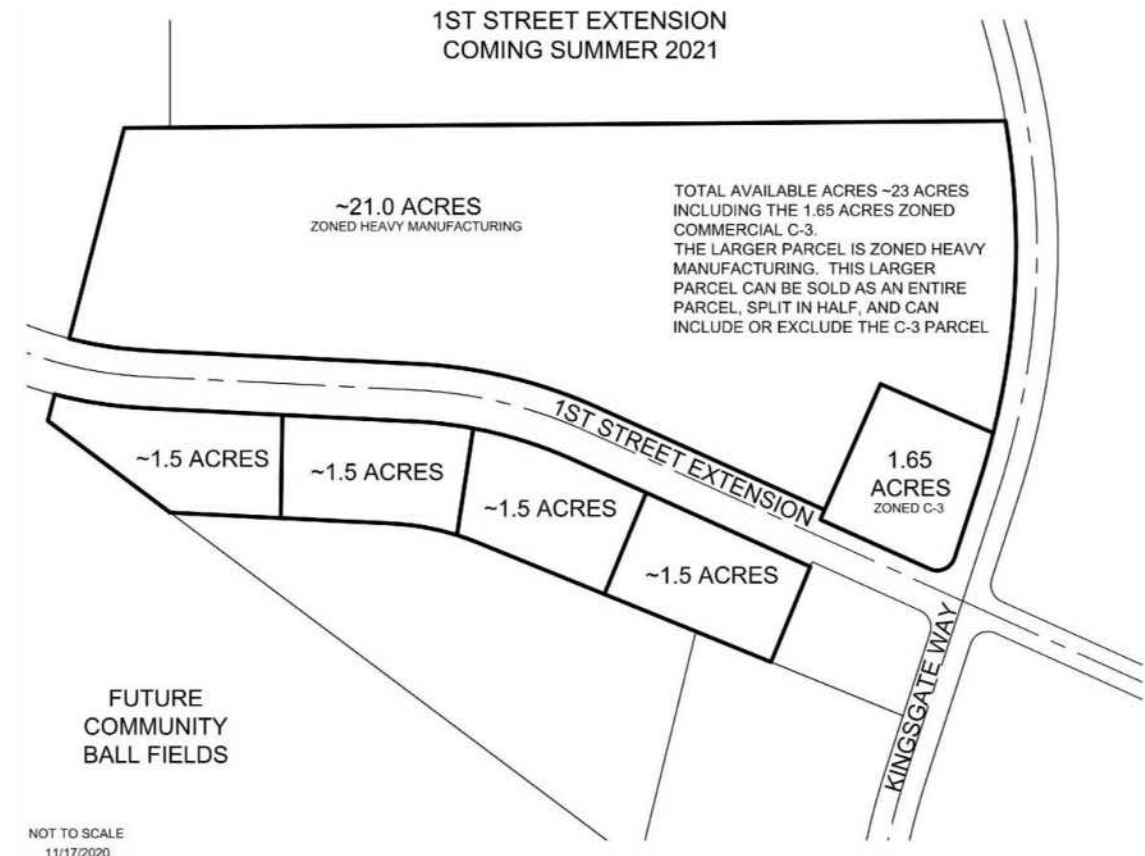
Horn Rapids Industrial ~ 1st Street Extension

21 acre parcel ~ \$43,600/ac ~\$54,500/ac ~ 1st Street ~ Heavy Industrial

1.5 acre parcels (4) ~ \$54,500/ac ~ 1st Street ~ C-3 zoning

1.6 acre parcel ~ \$3.40/sf C-3 zoning

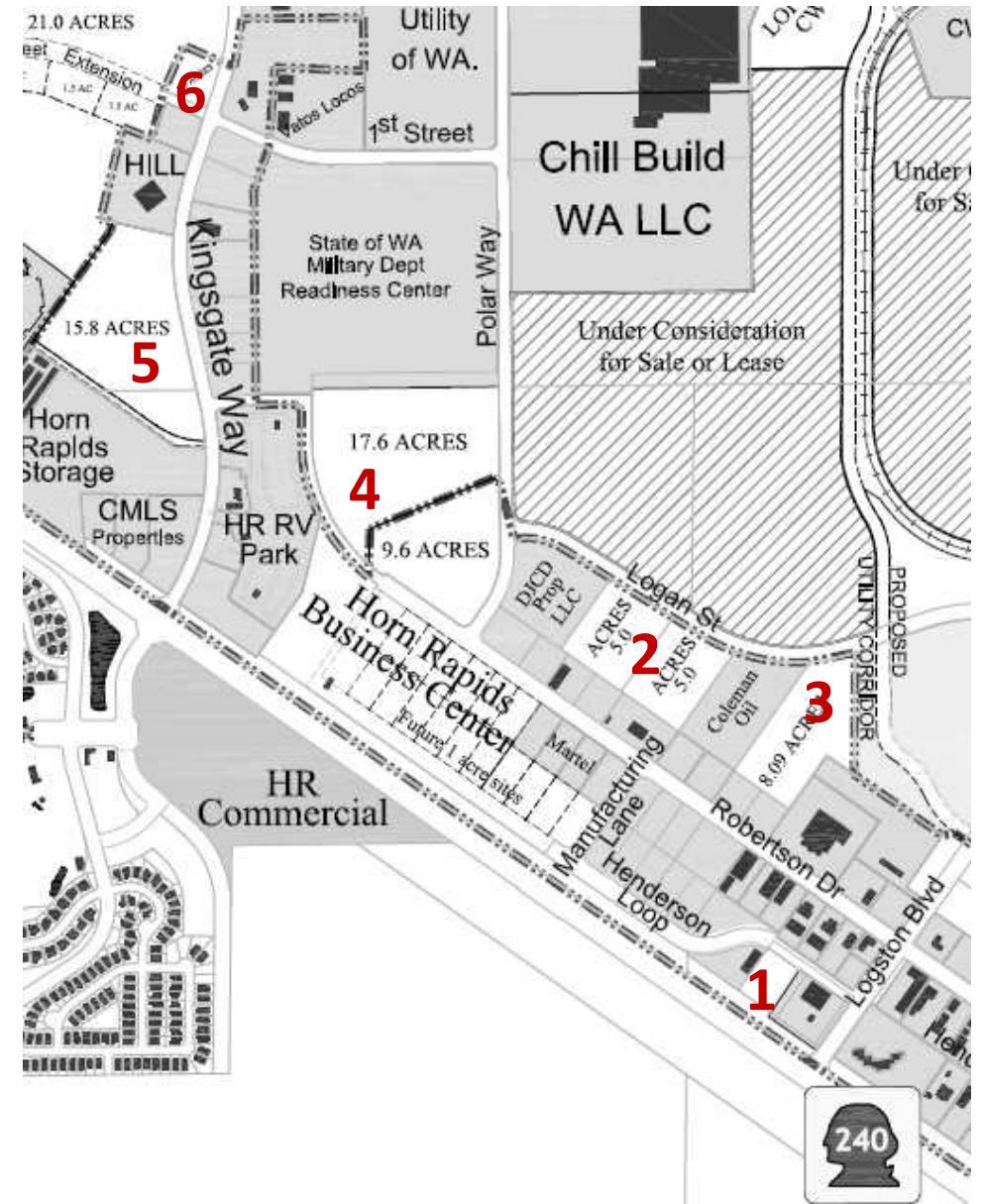
- Pricing listed pending study
- Allowable uses for medium & heavy industrial zones



Horn Rapids Business Center ~ Key Properties

1. 2 acre parcel ~ \$3.40/sf ~ Henderson Loop
2. 5 acre parcel ~ \$2.35/sf ~ Logan St.
3. 8 acre parcel ~ \$2.35 / sf ~ Logan St.
4. 9.6 ~ 27.2 acre parcel ~ \$2.35/sf
5. 15.8 acre parcel ~ \$3.40/sf C-3 Kingsgate
6. 1.6 acre parcel ~ \$3.40/sf C-3 Corner

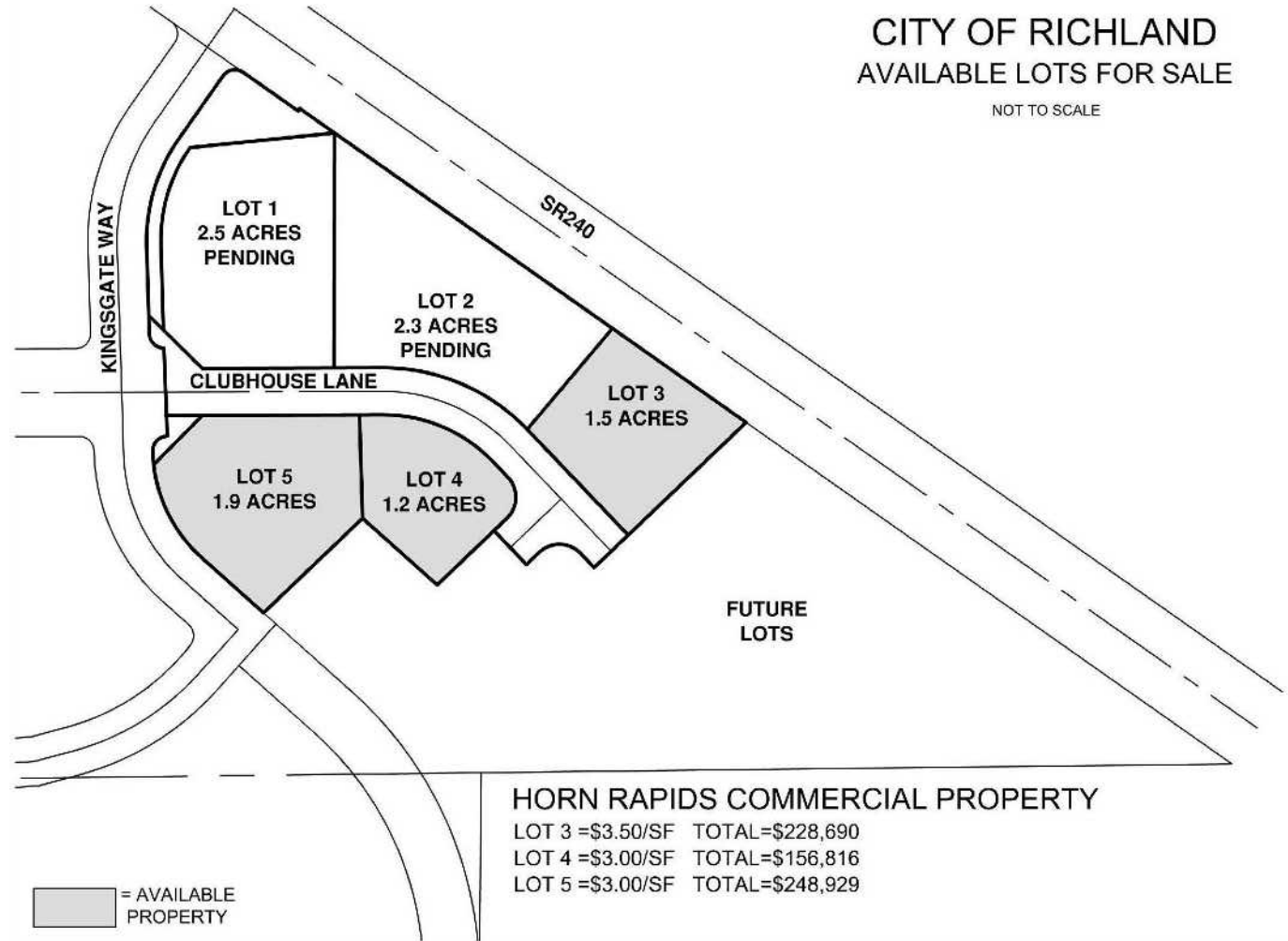
- Potential uses are retail and commercial
- Pricing study pending



Horn Rapids Commercial Plaza ~

Clubhouse Lane

- Zoned C~1
- Potential uses
 - Professional office
 - Retail
- Pricing is pending study



Central Richland ~ 505 Swift Blvd.

- Mixed use development; increase downtown vibrancy and seeking highest and best use. Ground floor retail/commercial with upper floors for residential uses.
- Accepting offers.

FOR SALE OR LEASE



- 1.5-2.8 ACRES
- CENTRAL BUSINESS DISTRICT ZONING
- MIXED USE DEVELOPMENT DESIRED

CONTACT US
509.942.7583
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505 SWIFT BLVD RICHLAND, WA 99352



What's Next? ~ Working with the City

- Timeline and process from LOI
 - LOI goes to EDC committee and Council for approval
 - Takes approx. 2 months from receipt of LOI
- PSA
 - Reversionary clause
 - Require construction within 18 months of purchase
- Finder's Fee ~ up to 4%

For more information on properties:
www.richlandbusiness.com/landforsale

