



Agenda
Economic Development Committee Meeting
Monday, December 28, 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)

Public Comments: Please limit public comments to 3 minutes.

Business: (30 Minutes)

1. First Amendment to Purchase and Sale Agreement Contract No. 52-18 with AK's Investment, LLC
- Darin Arrasmith, Planner
2. Declaring Certain Real Property Located at 840 Northgate Dr. Surplus to the City's Needs.
- Joe Jacobs, Economic Development Manager

Presentations: (10 Minutes)

Announcements: (3 Minutes)

1. January Meeting Date
2. 2021 BLRF Program Update

Adjournment

The next Economic Development Committee Meeting is to be determined

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: 12/28/2020

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

First Amendment to Purchase and Sale Agreement Contract No. 52-18 with AK's Investment, LLC

Department:

Development Services

Recommended Motion:

That the Economic Development Committee make a positive recommendation to the Richland City Council to approve a First Amendment to the Purchase and Sale Agreement with AK's Investment, LLC.

Summary:

AK's Investment, LLC is under contract with the City of Richland to purchase approximately 2.56 acres, Lot __ of the attached short plat, for \$336,501. AK's Investment, LLC will construct a gas station/convenience store with car wash, fast food restaurant, drive-thru coffee stand and other commercial uses.

After completing their site planning for their proposed development on the property, AK's Investment, LLC has determined that additional land is needed in order to better facilitate vehicle access and circulation, particularly related to the drive-thru coffee stand.

To accomplish this, AK's Investment, LLC has requested an amendment to the purchase and sale agreement to purchase an additional 0.5 acres, and to include a new Exhibit A to reflect the larger lot to be purchased and update the legal description.

The amendment also changes the Closing Date on the sale of the property from 60 days after the last day of the Due Diligence Period to 60 business days after the City of Richland Public Works Department issues a substantial completion for both the roundabout at the intersection of Clubhouse Lane and Kingsgate Way, and the extension of Clubhouse Lane, which was required to be constructed after the Purchase and Sale Agreement was executed by the City and AK's Investment, LLC.

Staff is in support of this First Amendment to the PSA with AK's Investment, LLC.

Fiscal Impact:

Estimated gross proceeds from this First Amendment to the PSA will be \$436,621 for the purchase of the 3 acre property, an increase from the original purchase price of \$336,501 for the previous 2.56 acre purchase proposal.

Attachments:

1. First Amendment PSA NO. 52-18 AK's Investment_12 03 2020
2. 17100_SP1 (002)
3. Site Map - 3 acre

First Amendment to Purchase and Sale Agreement

This **First Amendment** to the January 29, 2018, Purchase and Sale Agreement ("Amendment") is made and entered into on this _____ day of January, 2021, by and between the **City of Richland**, a Washington municipal corporation ("Seller") and **AK's Investments, LLC.**, a Washington limited liability corporation ("Purchaser"), as assignee from Anmol Enterprises, LLC. Seller and Purchaser are referred to collectively as the "Parties."

For valuable consideration, the receipt of which is hereby acknowledged, Seller and Purchaser agree to the following:

1. The Parties agree to modify specific sections of the Purchase and Sale Agreement as described below:

Section 2 shall be modified as follows:

- 2. Purchase Price.** The total purchase price for the ~~2.5~~ 3.0 Acre Property shall be Four Hundred Thirty Six Thousand Six Hundred Twenty-One ~~three hundred thirty six thousand five hundred one~~ dollars and no cents (\$436,621 ~~\$336,501~~). The Purchase Price shall be paid by Purchaser to Seller in the form of all cash to be deposited in an escrow account with Chicago Title Company.

Section 4.2 shall be modified as follows:

- 4.2 Closing Date.** The closing of the transaction and delivery of all items shall occur at Chicago Title Company, and shall occur on a date specified by Chicago Title Company with written notice to Seller and Purchaser. Unless extended in writing by the parties, closing shall occur no later than sixty (60) business days after the City of Richland Public Works Department issues a substantial completion for both the roundabout at the intersection of Clubhouse Lane and Kingsgate Way, and the extension of Clubhouse Lane. In no event will Closing occur until the Property (as defined in Exhibit A, attached) is improved with legal road access and utilities as approved by the City of Richland Public Works Department. ~~the last day of the Due Diligence period.~~ If, due to fault of the Purchaser, this transaction fails to close within sixty (60) business days as provided herein, the Earnest Money shall be forfeited and this Agreement shall terminate. If, due to

fault of the Seller, this transaction fails to close within sixty (60) business days as provided herein, the Earnest Money shall be returned to the Purchaser and the remedies available under Section 8 shall apply. For good cause, the parties may choose by written agreement to extend the closing date beyond sixty (60) business days.

2. The Parties agree to modify the exhibit of the Purchase and Sale Agreement as described below:

Exhibit A to the original Purchase and Sale Agreement is hereby deleted and a new **Exhibit A** attached hereto is inserted in lieu thereof.

3. The remaining terms and conditions of the Purchase and Sale Agreement executed January 29, 2018 shall remain unchanged and in full force and effect. All rights, obligations and liabilities arising out of the contract are the direct rights and obligations of AK's Investments, LLC.
4. This amendment shall be governed by and construed in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the day set forth above.

CITY OF RICHLAND – SELLER

AK'S INVESTMENTS, LLC. – PURCHASER

By: Cynthia D. Reents
Its: City Manager

By: Kamaljit Singh
Its: Owner

APPROVED AS TO FORM

Heather Kintzley
Richland City Attorney

SHORT PLAT NO. _____

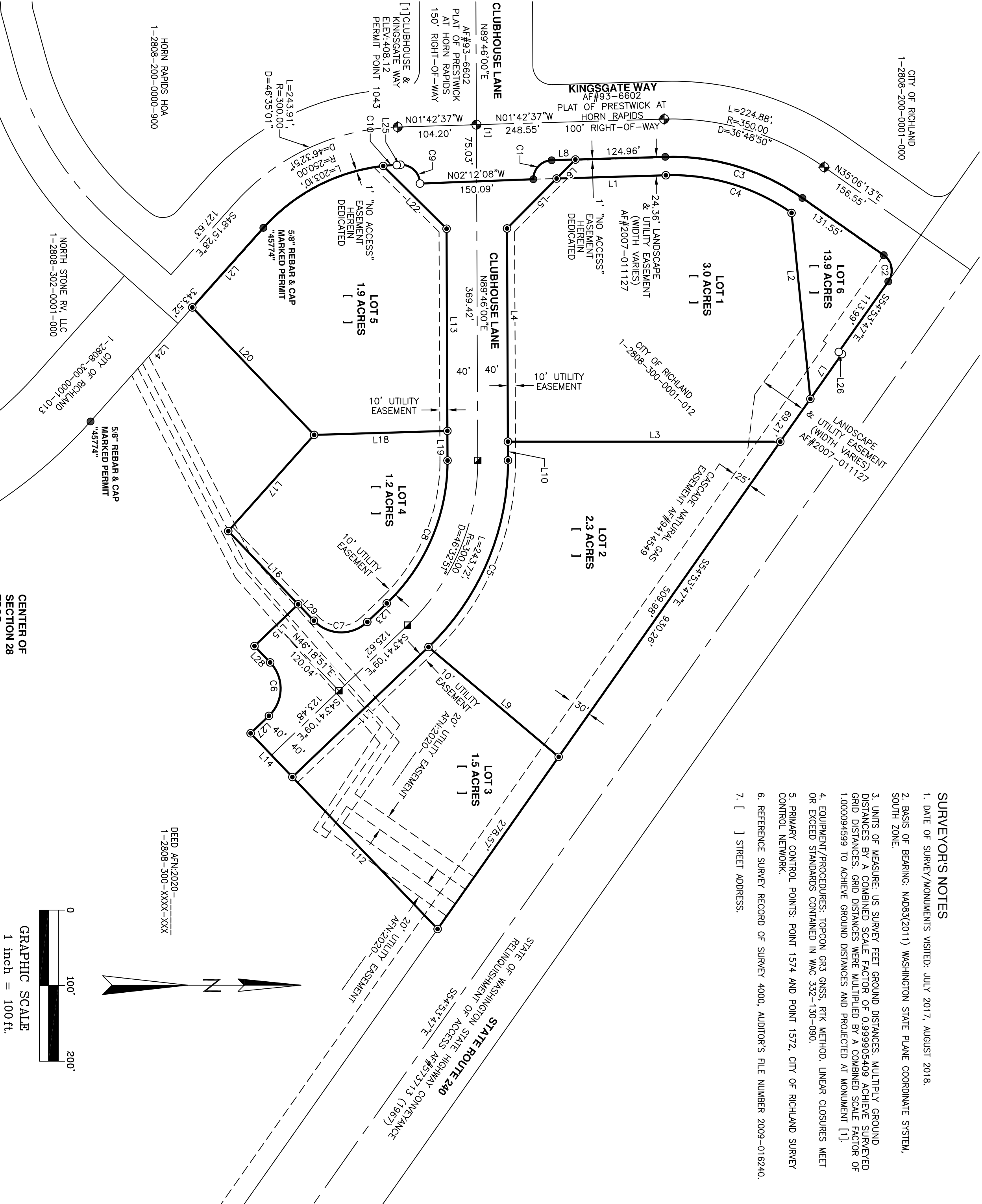
THE CITY OF RICHLAND

TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

- SURVEYOR'S NOTES**
- DATE OF SURVEY/MONUMENTS VISITED: JULY 2017, AUGUST 2018.
 - BAIS OF BEARING: N4083(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 - UNITS OF MEASURE: US SURVEY FEET GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999905409 TO ACHIEVE SURVEYED GRID DISTANCES. GRID DISTANCES WERE MULTIPLIED BY A COMBINED SCALE FACTOR OF 1.000094599 TO ACHIEVE GROUND DISTANCES AND PROJECTED AT MONUMENT [1].
 - EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
 - PRIMARY CONTROL POINTS: POINT 1574 AND POINT 1572, CITY OF RICHLAND SURVEY CONTROL NETWORK.
 - REFERENCE SURVEY RECORD OF SURVEY 4000, AUDITOR'S FILE NUMBER 2009-016240.
 - [] STREET ADDRESS.

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	144.58	N01°42'37"W	L16	133.95	N46°18'51"E
L2	247.60	N84°13'19"E	L17	170.67	S48°15'28"E
L3	360.44	S00°00'00"E	L18	176.45	S01°42'37"E
L4	282.17	N89°46'00"E	L19	39.17	N89°46'00"E
L5	93.16	S45°14'00"E	L20	233.32	N46°18'51"E
L6	35.37	S45°14'00"E	L21	141.17	S48°15'28"E
L7	72.49	S54°53'47"E	L22	118.06	N44°46'00"E
L8	31.50	N01°42'37"W	L23	35.62	S43°41'09"E
L9	225.36	N40°09'36"E	L24	202.36	S48°15'28"E
L10	24.75	N89°46'00"E	L25	2.43	N01°42'37"W
L11	249.10	S43°41'09"E	L26	5.00	N35°06'13"E
L12	278.22	S46°18'51"W	L27	33.48	S43°41'09"E
L13	267.64	N89°46'00"E	L28	30.00	N46°18'51"E
L14	80.00	S46°18'51"W	L29	30.07	N46°18'51"E
L15	80.00	S43°44'16"E			

Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Ch. Bearing	Ch. Distance		
C1	38.63	25.00	88°31'23"	S45°58'18"E	34.90		
C2	39.27	25.00	90°00'00"	S80°06'13"W	35.36		
C3	192.76	300.00	36°48'50"	S16°41'48"W	189.46		
C4	176.61	275.64	36°42'38"	S16°37'26"W	173.60		
C5	276.22	340.00	46°32'51"	S66°57'34"E	268.68		
C6	78.54	50.00	90°00'00"	N88°41'09"W	70.71		
C7	78.54	50.00	90°00'00"	N1°18'51"E	70.71		
C8	211.23	260.00	46°32'51"	N66°57'34"W	205.46		
C9	39.91	25.00	91°28'42"	S44°01'44"W	35.81		
C10	20.50	250.00	4°41'57"	S4°03'35"E	20.50		



- MONUMENT LEGEND**
- FOUND 3" BRASS CAP IN MONUMENT CASE
 - FOUND 5/8" REBAR STAMPED PERMIT SURVEYING P.L.S. #32445, UNLESS OTHERWISE NOTED.
 - CALCULATED POINT, NOT FOUND OR SET
 - SET 5/8" REBAR & CAP "PERMIT SURVEY P.L.S. 54534"
 - SET 2.5" BRASS CAP IN MONUMENT CASE 54534"

CENTER OF SECTION 28 TPOB

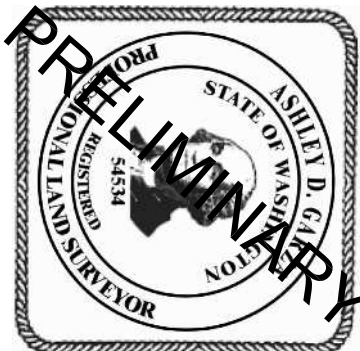
GRAPHIC SCALE
1 inch = 100ft.

LAMB WESTON
1-2808-300-0000-000

SURVEYOR'S CERTIFICATE

I, ASHLEY D. GARZA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

ASHLEY D. GARZA
CERTIFICATE NO. 54534



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____ M., AND RECORDED IN BOOK _____ OF SHORT PLATS, PAGE _____ AT THE REQUEST OF ASHLEY D. GARZA.

BENTON COUNTY AUDITOR _____
FEE NO. _____

PERMIT SURVEYING

2245 Robertson Drive
Richland, Washington 99354

Office 509-375-4123
Fax 509-371-0999

DATE: 11/24/20

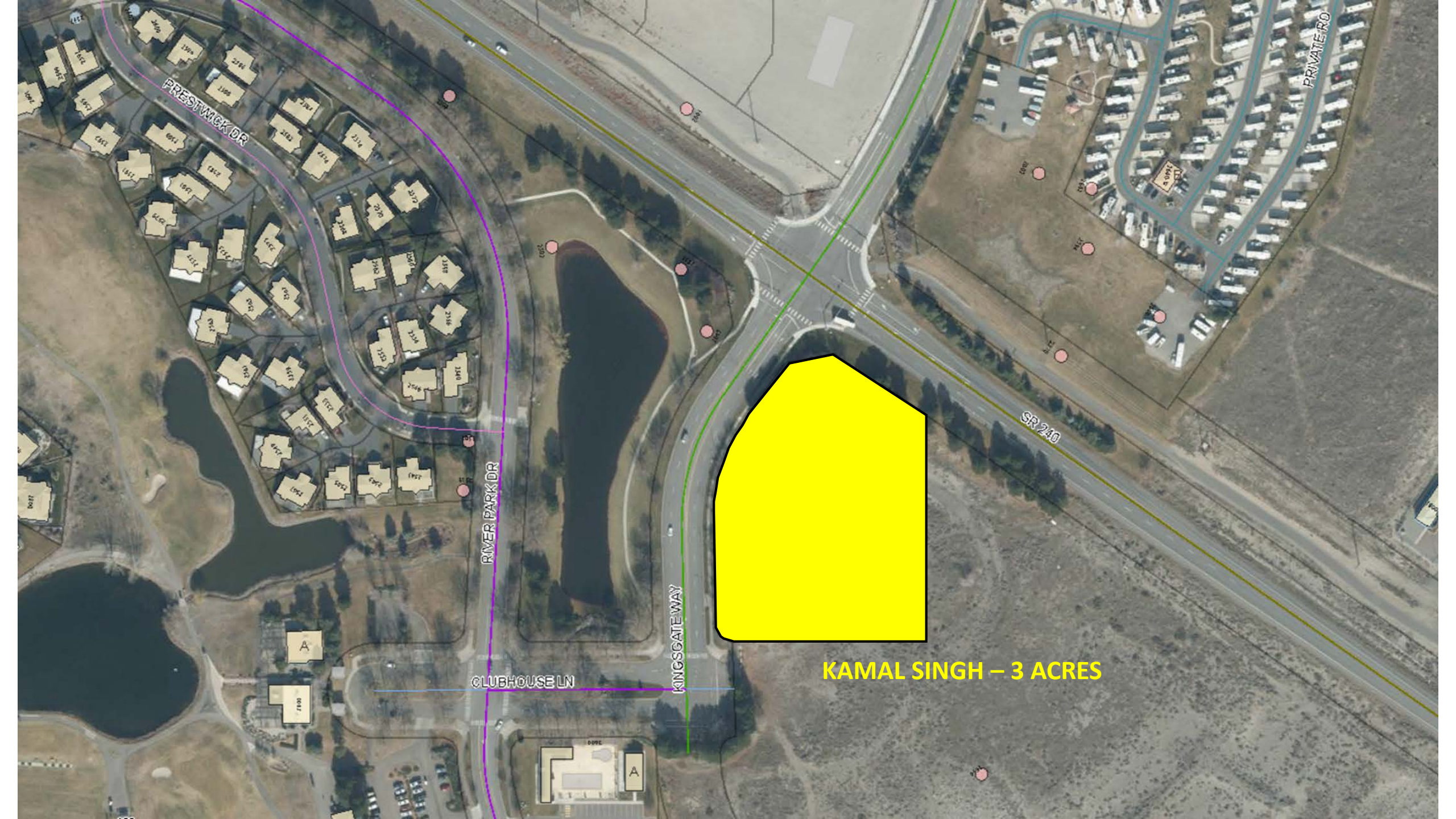
SCALE: 1"=100'

DRAWN BY: ADG

APPROVED BY: ADG

PROJECT: 17100

SHEET 1 OF 2



PRESTWICK DR

RIVER PARK DR

CLUBHOUSE LN

KINGSGATE WAY

SR 240

PRIVATE RD

KAMAL SINGH - 3 ACRES



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 12/28/2020

Agenda Category: Business

Prepared By: Joe Jacobs, Economic Development Manager

Subject:

Declaring Certain Real Property Located at 840 Northgate Dr. Surplus to the City's Needs.

Department:

Development Services

Recommended Motion:

Motion to recommend to Council the approval of surplus of certain real property located at 840 Northgate Dr., Richland WA

Summary:

The City owns a +/- 0.68 (29,800-sf) site with a 26,805-sf office building located at 840 Northgate Dr., Richland WA. The building was formerly used by the Department of Energy (DOE) and as City of Richland offices.

DOE donated the property to the City of Richland in 2000; the agreement between DOE and the city limits the use of the property to public, noncommercial uses.

Columbia Basin College (CBC) has submitted a letter of intent to buy the building for inclusion in their downtown campus. Assuming the surplus action is approved, the anticipated sale to CBC will be brought to the Economic Development Committee for consideration at a future date.

Fiscal Impact:

The surplus action, alone, has no fiscal impact on the City's budget. The fiscal impact resulting from the sale of this property will be determined through the negotiated sales process.

Attachments:

1. Aerial and Front Views

Aerial and Front Views

AERIAL VIEW



LOOKING NORTHWEST FROM THE SOUTHEAST CORNER





ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 12/28/2020

Agenda Category: Announcements

Prepared By: Amanda Wallner, Marketing Specialist

Subject:
January Meeting Date

Department:
Development Services

Recommended Motion:
Motion to hold the January meeting of the Economic Development Committee on Monday, January 11th.

Summary:
In order to make 2021 BLRF recommendations to council before the end of January the committee will need to meet prior to the 4th Monday. Staff recommends holding the January EDC meeting on January 11th.

Fiscal Impact: n/a

Attachments:



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 12/28/2020

Agenda Category: Announcements

Prepared By: Amanda Wallner, Marketing Specialist

Subject:
2021 BLRF Program Update

Department:
Development Services

Recommended Motion:

Summary:
Review changes to BLRF program and deliberation for 2021.

Fiscal Impact:	These changes are being administered to allow the program and applicants to adjust based on any restrictions related to COVID-19 without having to re-apply or lock up money that cannot be spent.
----------------	--

Attachments:
1. BLRF2021 Program adjustments

2021 BLRF Program Adjustments (Temporary)

Adjustments made for 2021

Due to the COVID-19 Pandemic

- Application period opened 11/15 and will close 12/18
- Applicants will be allowed to apply and present throughout the year for various activities
 - Applicants were asked to hold any event related applications until the restrictions allow for gatherings and events of appropriate sizes.
 - Programs that can proceed in light of the pandemic were encouraged to apply as usual (CFIP, Economic Gardening, SBDC Business Counseling etc.).
- Applicants were asked not to apply for funds without the 'homework' and 'background' work done on the project to reserve funds (ie garbage can lids, bench refinishing, mural art etc.).

Reasons for 2021 Adjustments

- This is in no way intended to start a precedent. 2022 the program will resume as previously administered assuming COVID restrictions are lifted.
- The last couple of years funds have been reserved in the BLRF program and unspent for a variety of duplicate programs.
- This allows us the capacity within the fund to pivot as needed for the unprecedented times.

What will not change?

- List of agencies who can apply.
- Use of funds.
- Process for approval of the funds. (Applications approved, then to EDC for recommendation and Council for approval).