

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be held remotely via Zoom. Members of the public may attend this meeting by selecting the Zoom link or by calling the phone numbers provided.



Agenda  
Economic Development Committee Meeting  
Monday, October 25, 2021  
Join the Zoom meeting [here](#)  
Public Telephone Access: (206) 337-9723 or (253) 215-8782  
Meeting ID No. 982-9303-9442

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**Committee Members:** Chair Bricker and Members Holmberg, Hughes, Knight, Newman, Potts, 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)

August 23, 2021 Meeting Minutes

**Public Comments:** Please limit public comments to 3 minutes.

**Presentations:** (10 Minutes)

- I. Port of Benton Partnership Update
  - Amanda Wallner, Marketing Specialist

**Business:** (30 Minutes)

- I. Richland Players, Inc. - Purchase and Sale Agreement
  - Darin Arrasmith, Planner

**Announcements:** (3 Minutes)

**Adjournment**

**The next Economic Development Committee Meeting is November 22, 2021**

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: 10/25/2021

Agenda Category: Approval of Minutes

Prepared By: Lynne Follett, Administrative Assistant II

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Subject:  
August 23, 2021 Meeting Minutes

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Department:  
Development Services

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Recommended Motion:  
Motion to approve the minutes of the August 23, 2021 Economic Development Committee meeting.

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Summary:  
Meeting minutes.

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

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Attachments:  
1.     2021.08.23 Economic Development Committee Meeting Minutes DRAFT



# **MINUTES**

## **ECONOMIC DEVELOPMENT COMMITTEE**

### **MONDAY, AUGUST 23, 2021 – 4:00 P.M.**

#### **VIA ZOOM**

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#### **CALL TO ORDER**

Chairman Bricker called the meeting to order at 4:01 pm.

#### **ATTENDANCE**

Chairman Bricker, Committee Members Hughes, Knight, Newman, Spencer, and Richardson.

Also present were Council liaison Christensen, Planner Arrasmith, Marketing Specialist Wallner and Administrative Assistant II Follett.

#### **APPROVAL OF AGENDA**

Chairman Bricker presented the agenda for approval. There were no changes or additions.

**COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER RICHARDSON SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 6-0.**

#### **APPROVAL OF MINUTES**

Chairman Bricker introduced the meeting minutes from July 26, 2021. Member Richardson noted a discrepancy in comments made by councilman Alvarez that were attributed to councilman Christensen in error.

**COMMITTEE MEMBER RICHARDSON MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF JULY 26, 2021 WITH THE CHANGE NOTED IN DISCUSSION. MOTION PASSED 6-0.**

#### **PUBLIC COMMENTS**

Chairman Bricker opened the public comment period at 4:05 p.m. Having no one request time to address the committee, Chairman Bricker closed the public comment period at 4:05 p.m.

#### **PRESENTATIONS**

##### **1. Horn Rapids Development Update**

Chairman Bricker recognized Ms. Wallner to present the development update. Ms. Wallner handed the presentation over to Mr. Arrasmith, who presented a Power Point presentation detailing recent sales in the Horn Rapids Industrial and Business Park. (Presentation

attached) Discussion and questions followed regarding projects still pending and the potential for the City to repurchase in the future based on contract conditions.

Chairman Bricker thanked Mr. Arrasmith for the excellent presentation and noted the number of projects that built larger buildings than originally anticipated.

## **ITEMS OF BUSINESS**

### **1. CFIP2021-006 Application for 707 The Parkway, LLC**

Chairman Bricker recognized Marketing Specialist Wallner to give the staff report. Ms. Wallner outlined the request and noted the applicants are also working with Energy Services to add energy efficient windows. Ms. Wallner also noted the amount available in the fund for projects.

**COMMITTEE MEMBER NEWMAN MOVED AND COMMITTEE MEMBER RICHARDSON SECONDED THE MOTION TO RECOMMEND COUNCIL APPROVE THE APPLICATION FOR FAÇADE IMPROVEMENTS TO 707 THE PARKWAY. MOTION PASSED 6-0.**

## **ANNOUNCEMENTS**

Councilman Christensen commented on the decision to keep meeting virtual for the time being based on COVID-19 cases in the Tri-Cities.

## **ADJOURNMENT**

Chairman Bricker adjourned the meeting at 4:29 p.m.

**Prepared by:**

**Lynne Follett, Administrative Assistant II**

**Reviewed by:**

**Kerwin Jensen, Development Services Director**

**Approved by:**

**Brad Bricker, Chairman**



## ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 10/25/2021

Agenda Category: Presentations

Prepared By: Amanda Wallner, Marketing Specialist

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Subject:

Port of Benton Partnership Update

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Department:

Development Services

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Recommended Motion:

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Summary:

The Port of Benton will provide an update.

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Fiscal Impact:

Core Focus Area 3 - Increase Economic Vitality

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Attachments:



## ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 10/25/2021

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

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**Subject:**

Richland Players, Inc. - Purchase and Sale Agreement

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**Department:**

Development Services

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**Recommended Motion:**

That the Economic Development Committee make a positive recommendation to the Richland City Council to authorize the City Manager to enter into a Purchase and Sale Agreement with Richland Players, Inc. for the purchase of 627 square feet of City-owned property.

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**Summary:**

Richland Players, Inc., owner of property located at 608 The Parkway, adjacent to a City-owned parcel located at 606 Jadwin Avenue, is proposing to purchase the north 627 square feet of City-owned property to resolve an encroachment issue of a storage building.

In 1993, Richland Players, Inc. purchased a storage building from the Richland School District and inadvertently relocated the building over the property line. The encroachment was not noticed by the City at that time of inspection, and the building has been sitting across the property line ever since.

The sale of the property will include a Boundary Line Adjustment to relocate the property line approximately 3 feet south of the storage building.

The purchase price is \$2.45 per square foot, for a total purchase price of \$1,531 for the 627 square feet of property. The \$2.45 per square foot price was taken from an August 2020 real estate appraisal of surplus property located at 1090 Jadwin Avenue.

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**Fiscal Impact:**

The purchase price for the 627 square feet of property is \$1,531. Net proceeds after closing will be deposited in the Parks Fund.

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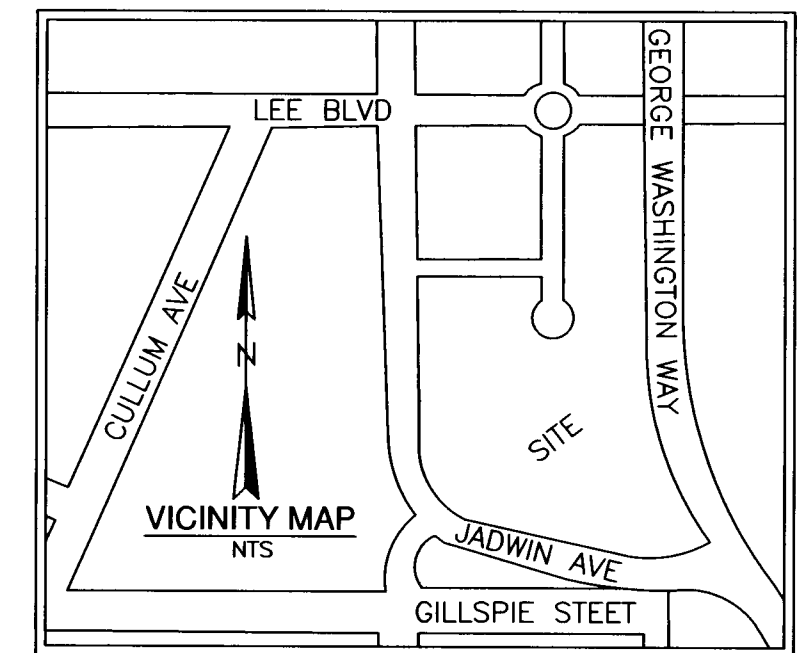
**Attachments:**

1. Site Map - Players Theater
2. Record Survey No. 5566



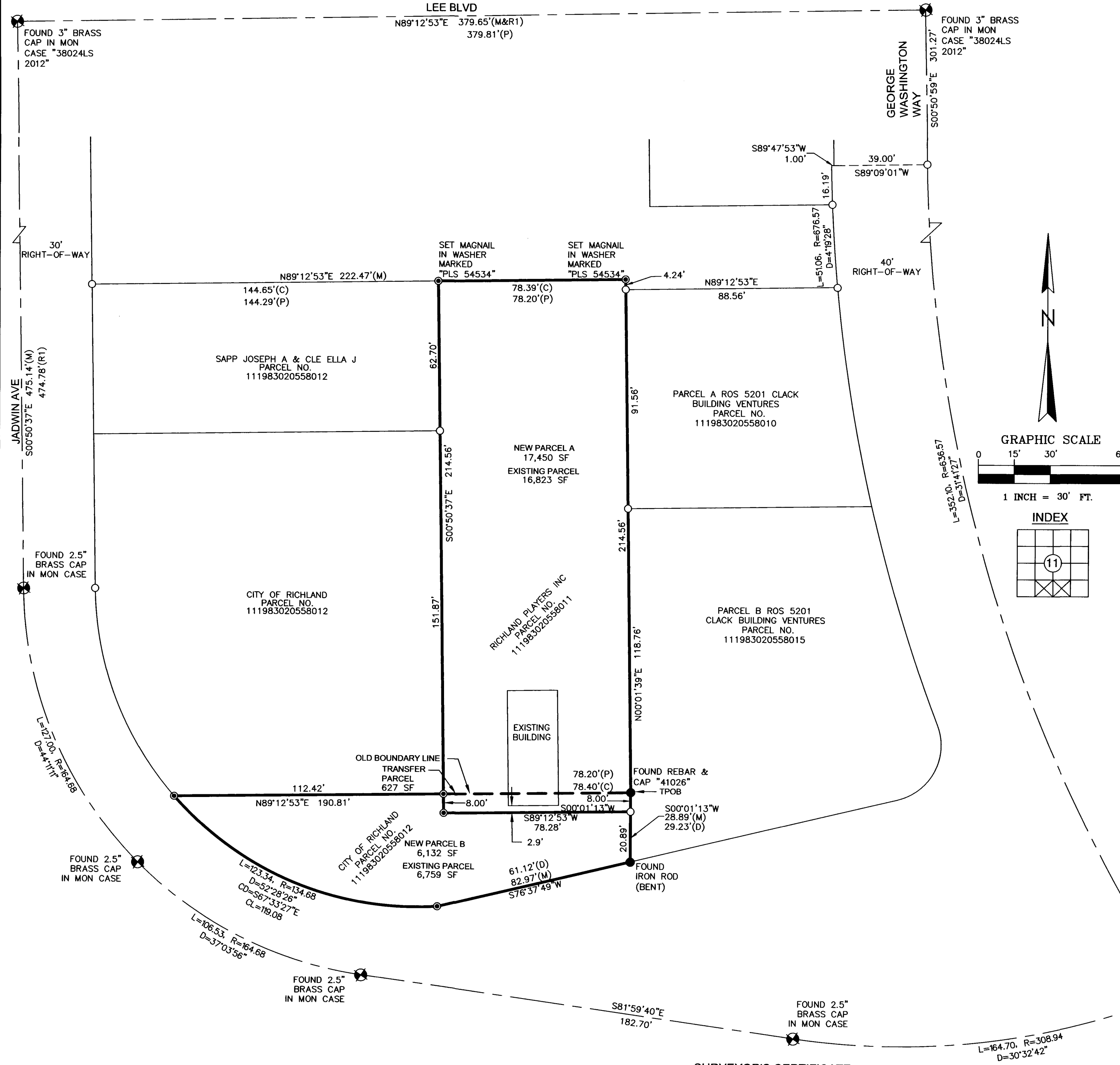
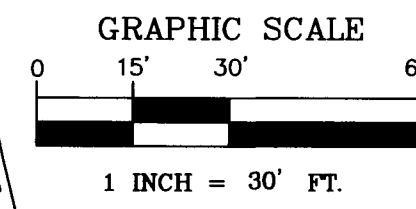
# RECORD OF SURVEY NO. 5566

FOR A BOUNDARY LINE ADJUSTMENT PREPARED FOR  
**THE RICHLAND PLAYERS INC.**  
 A PORTION OF SECTION 11,  
 TOWNSHIP 9 NORTH, RANGE 28 EAST,  
 WILLAMETTE MERIDIAN,  
 CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



## SURVEYOR'S NOTES

1. DATE OF SURVEY/MONUMENTS VISITED: MAY 12, 2021.
2. BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000070854 TO ACHIEVE GROUND DISTANCES. REFERENCE SURVEY DISTANCES, LEGAL DESCRIPTIONS DESCRIBED HEREON AND LOT AREA ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999929151 TO ACHIEVE SURVEYED GRID DISTANCES.
4. EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
5. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE EXISTING BOUNDARY TO FIT EXISTING USE.
6. ALL REFERENCE SURVEYS ARE SHOWN ON THE ORIGINAL GROUND DISTANCES.
7. (R1) = RECORD OF SURVEY 5201 AUDITOR'S FILE NO. 2019-019369.
8. (P) = PLAT OF RICHLAND
9. (D) = QUIT CLAM DEED, RECORDED UNDER AUDITOR'S FILE NO. 1997-003600, VOLUME 660 PAGE(S) 667-669.
10. (C) = CALCULATED POINT PER R1
11. (M) = MEASURED DISTANCE.
12. = FOUND ROAD MONUMENT AS NOTED.
13. = FOUND AS NOTED
14. = SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 54534", UNLESS OTHERWISE NOTED
15. = CALCULATED POINT, NOT SET OR FOUND.



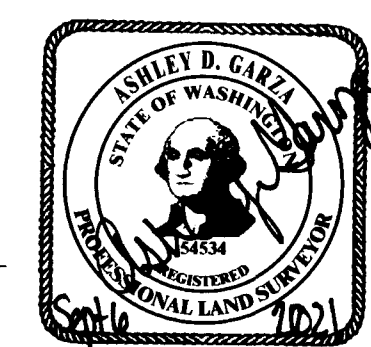
## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9th DAY OF September, 2020 AT 10:49 A.M.,  
 AND RECORDED IN BOOK 01 OF SURVEY'S, PAGE 5566 AT THE REQUEST OF  
 ASHLEY D. GARZA  
 BENTON COUNTY AUDITOR Brenda Chilton by Nemy Boatright, deputy  
 FEE NO. 2021-042724

## 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 THE RICHLAND PLAYERS INC IN MAY 2021.

Ashley D. Garza 09/06/2021  
 ASHLEY D. GARZA  
 CERTIFICATE NO. 54534 DATE



2245 Robertson Drive  
 Richland, Washington 99354

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

|              |            |
|--------------|------------|
| DATE:        | 09/06/2021 |
| SCALE:       | NONE       |
| DRAWN BY:    | SDA        |
| APPROVED BY: | ADG        |
| PROJECT:     | 21048      |
| SHEET        | 1 OF 2     |

# DESCRIPTIONS

## EXISTING DESCRIPTIONS

PARCEL A 111983020558011

LOT 11, BLOCK 558, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL B 111983020558012

A PARCEL OF LAND IN LOT 1, BLOCK 558, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, LYING ADJACENT TO LOT 11, SAID BLOCK 558 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 558, ALSO BEING A POINT ON THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 558, A DISTANCE OF 138.98 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 558, PLAT OF RICHLAND; THENCE SOUTH 0°50'36" EAST 29.23 FEET; THENCE SOUTH 76°24'24" WEST 61.12 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 19.20 FEET (SAID CURVE BEING A RADIUS OF 133.75 FEET); THENCE NORTH 0°50'36" WEST 45.83 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 558 ALSO BEING THE SOUTHWEST CORNER OF LOT 11, BLOCK 558; THENCE NORTH 89°14'25" EAST ALONG THE NORTH LOT LINE OF LOT 1, BLOCK 558, A DISTANCE OF 78.20 FEET TO POINT OF BEGINNING; TOGETHER WITH A PARCEL OF LAND LYING IN LOT 1, BLOCK 558, PLAT OF RICHLAND, ADJACENT TO LOT 2, BLOCK 558, LOCATED IN THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 558 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE NORTH LOT LINE OF LOT 1, OF SAID BLOCK 558, A DISTANCE OF 32.45 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG A CURVE WITH A RADIUS OF 133.75 FEET AN ARC DISTANCE OF 125.49 FEET (THE CHORD LENGTH OF 120.94 BEARING SOUTH 68°29'25" EAST); THENCE NORTH 0°50'36" WEST 45.83 FEET TO A POINT OF THE NORTH LOT LINE OF SAID LOT 1, BLOCK 558; THENCE SOUTH 89°14'25" WEST ALONG THE NORTH LOT LINE OF LOT 1, BLOCK 558, A DISTANCE OF 114.29 FEET TO A POINT OF BEGINNING.

TRANSFER PARCEL

THAT PORTION OF LAND IN LOT 1, BLOCK 558, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, LYING ADJACENT TO LOT 11, SAID BLOCK 558 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 558, ALSO BEING A POINT ON THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 558; THENCE SOUTH 89°12'53" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 78.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 00°50'37" EAST FOR A DISTANCE OF 8.00 FEET; THENCE NORTH 89°12'53" EAST ALONG A LINE PARALLEL WITH AND 8.00 FEET SOUTH AT RIGHT ANGLES TO THE SAID NORTH LINE OF LOT 1 FOR A DISTANCE OF 78.28 FEET TO THE WEST LINE OF PARCEL B AS DEPICTED IN RECORD OF SURVEY 5201, RECORDED UNDER AUDITOR FILE'S NUMBER 2019-019369, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 00°01'13" EAST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS ~627 SF

## NEW DESCRIPTIONS

NEW PARCEL A

LOT 11, BLOCK 558, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON.

TOGETHER WITH:

THAT PORTION OF LAND IN LOT 1, BLOCK 558, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, LYING ADJACENT TO LOT 11, SAID BLOCK 558 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 558, ALSO BEING A POINT ON THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 558; THENCE SOUTH 89°12'53" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 78.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 00°50'37" EAST FOR A DISTANCE OF 8.00 FEET; THENCE NORTH 89°12'53" EAST ALONG A LINE PARALLEL WITH AND 8.00 FEET SOUTH AT RIGHT ANGLES TO THE SAID NORTH LINE OF LOT 1 FOR A DISTANCE OF 78.28 FEET TO THE WEST LINE OF PARCEL B AS DEPICTED IN RECORD OF SURVEY 5201, RECORDED UNDER AUDITOR FILE'S NUMBER 2019-019369, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 00°01'13" EAST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS ~17,450 SF

NEW PARCEL B

A PARCEL OF LAND IN LOT 1, BLOCK 558, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, LYING ADJACENT TO LOT 11, SAID BLOCK 558 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 558, ALSO BEING A POINT ON THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 558; THENCE SOUTH 00°01'13" WEST ALONG THE WEST LINE OF PARCEL B AS DEPICTED IN RECORD OF SURVEY 5201, RECORDED UNDER AUDITOR FILE'S NUMBER 2019-019369, RECORDS OF BENTON COUNTY, WASHINGTON, 28.89 FEET; THENCE SOUTH 76°37'49" WEST ALONG THE NORTH RIGHT OF WAY LINE OF JADWIN AVENUE 82.98 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°28'26" HAVING A RADIUS OF 134.69 FEET AND AN ARC DISTANCE OF 123.35 FEET, A CHORD BEARING NORTH 67°33'27" WEST 119.09 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°12'53" EAST ALONG THE NORTH LINE THEREOF 190.82 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR:

THAT PORTION OF LAND IN LOT 1, BLOCK 558, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, LYING ADJACENT TO LOT 11, SAID BLOCK 558 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 558, ALSO BEING A POINT ON THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 558; THENCE SOUTH 89°12'53" WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 78.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 00°50'37" EAST FOR A DISTANCE OF 8.00 FEET; THENCE NORTH 89°12'53" EAST ALONG A LINE PARALLEL WITH AND 8.00 FEET SOUTH AT RIGHT ANGLES TO THE SAID NORTH LINE OF LOT 1 FOR A DISTANCE OF 78.28 FEET TO THE WEST LINE OF PARCEL B AS DEPICTED IN RECORD OF SURVEY 5201, RECORDED UNDER AUDITOR FILE'S NUMBER 2019-019369, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 00°01'13" EAST ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS ~6,132 SF

# RECORD OF SURVEY NO. 5566

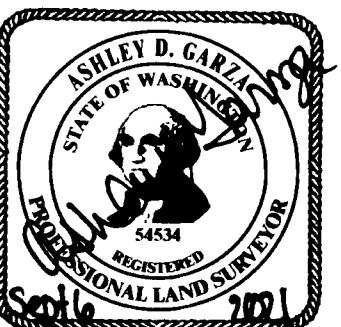
FOR A BOUNDARY LINE ADJUSTMENT PREPARED FOR THE RICHLAND PLAYERS INC.

A PORTION OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

## 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 THE RICHLAND PLAYERS INC IN MAY 2021.

Ashley D. Garza 09/06/2021  
ASHLEY D. GARZA DATE  
CERTIFICATE NO. 54534



## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15th DAY OF September, 2020 AT 10:48 A.M., AND RECORDED IN BOOK 01 OF SURVEY'S, PAGE 5566 AT THE REQUEST OF ASHLEY D. GARZA  
BENTON COUNTY AUDITOR Brenda Chilton by Merry Boachtight Deputy  
FEE NO. 2021-042724

|                                                            |                  |
|------------------------------------------------------------|------------------|
| <p>2245 Robertson Drive<br/>Richland, Washington 99354</p> | DATE: 09/06/2021 |
|                                                            | SCALE: NONE      |
|                                                            | DRAWN BY: SDA    |
|                                                            | APPROVED BY: ADG |
|                                                            | PROJECT: 21048   |
| <p>Office 509-375-4123<br/>Fax 509-371-0999</p>            |                  |
| <p>SHEET 2 OF 2</p>                                        |                  |