This meeting will accommodate virtual and in-person attendance. Those desiring to participate virtually are encouraged to join the meeting via Zoom using the information provided. This meeting will be broadcast live on CityView Channel 192 and the City's website and on the City's YouTube Channel.

Agenda
Economic Development Committee Meeting
Monday, March 28, 2022
Richland City Hall ~ 625 Swift Boulevard
Join the Zoom meeting here
Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 862 8507 2432

Committee Members: Chair Bricker and Members Holmberg, Hughes, Knight, Newman, Potts, Spencer and Warner

Liaisons: Council Liaison: Jones
Council Liaison Alternate: Christensen
Staff Liaison: Economic Development Manager Wallner

Regular Meeting - 4:00 p.m.

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

1. January 24, 2022 Meeting Minutes
   - Amanda Wallner, Economic Development Manager

Public Comments: Please limit public comments to 3 minutes.

Presentations: (10 Minutes)

2. EDC Training: Surplus and Sale or Lease of City-Owned Property
   - Darin Arrasmith, Planner

Business: (30 Minutes)

3. Proposed Surplus of City-Owned Property, West of George Washington Way (Public Works)
   - Pete Rogalsky, Public Works Director

4. Business License Reserve Fund Application - Visit Tri-Cities
   - Lynne Follett, Economic Development Specialist

5. Proposed Surplus of City-Owned Property Located at 350 Thayer Drive south of the Duportail Street Roundabout
   - Darin Arrasmith, Planner

Announcements: (3 Minutes)

Adjournment

The next Economic Development Committee Meeting is April 25, 2022

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 509-942-7389.

ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/28/2022 Agenda Category: Approval of Minutes

Prepared By: Amanda Wallner, Economic Development Manager

Subject:
January 24, 2022 Meeting Minutes

Department:
Development Services

Recommended Motion:
Approve the minutes of the Economic Development Committee meeting held on January 24, 2022.

Summary:

Fiscal Impact: None.

Attachments:
1. January 24 Meeting Minutes (DRAFT)

MINUTES
ECONOMIC DEVELOPMENT COMMITTEE
MONDAY, JANUARY 24, 2022 – 4:00 P.M.
VIA ZOOM

CALL TO ORDER
Chairman Bricker called the meeting to order at 4:02 pm.

ATTENDANCE
Chairman Bricker, Committee Members Hughes, Knight, Newman, Spencer, and Potts.

Also present were Council Liaison Christensen, Director Jensen, Planner Arrasmith, Economic Development Manager Wallner and Administrative Assistant II Follett.

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

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

APPROVAL OF MINUTES
Chairman Bricker introduced the meeting minutes from October 25, 2021. There were no changes or discussion.

COMMITTEE MEMBER POTTS MOVED AND COMMITTEE MEMBER KNIGHT SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF OCTOBER 25, 2021. 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. Introduction of New Economic Development Manager

Development Services Director Jensen introduced the newly appointed Economic Development Manager, Mandy Wallner.

DRAFT

2. 2022 Business License Reserve Fund Applicant Presentations

Logan LaPierre, Tri-Cities Regional Chamber of Commerce, presented a Power Point presentation, outlining the Economic Gardening program and the funding request to support the program. (Attached)

Gus Sako, Uptown Business Improvement District, provided an overview of the alley art program and how the money has been spent in previous years.

Jennifer Little, Stevens Media Group - Live @ 5 event, overviewed the annual Live @ 5 event in John Dam Plaza. She highlighted the number of weeks, and number of bands expected this year. She also stressed this is a free family event.

Ron Nielsen, Small Business Development Council (SBDC) Business Consulting Program, gave information on the program provided by the SBDC. He provided a recap of 2021 and talked about how the program was impacted by COVID-19. As part of his presentation Mr. Nielsen reported 68 hours spent by 9 advisors during 2021 and noted that 19 clients were serviced, 2 of which received SBDC loans. His presentation included a list of businesses.

Gus Sako, Uptown Business Improvement District, also presented the applications for event support, new holiday lights, and new street furniture.

Economic Development Manager Wallner overviewed the Commercial Façade Improvement Program funding request for 2022.

3. 2021 Project Review

Economic Development Manager Wallner provided highlights to the project review contained in the agenda packet. She also answered questions and talked about upcoming projects and plans for 2022.

ITEMS OF BUSINESS

1. 2022 Business License Reserve Fund Recommendations

Committee members discussed applications and funding requests, as well as how they ranked each request.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER POTTS SECONDED THE MOTION TO RECOMMEND COUNCIL APPROVE THE 2022 BUSINESS LICENSE RESERVE FUND AWARDS IN THE AMOUNTS, AND TO THE APPLICANTS IDENTIFIED IN THE EDC FINAL SELECTION MATRIX (ATTACHED). MOTION PASSED 6-0.

2. Committee Training

DRAFT

Economic Development Manager Wallner introduced the training program and topics that will be reviewed at each meeting during 2022. Ms. Wallner also asked for input from the Committee on additional topics they would like training for.

ELECTION OF OFFICERS

Nominations were made for Brad Bricker as Chairperson and Megan Hughes as Vice-Chairperson.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER NEWMAN SECONDED THE MOTION TO ELECT BRAD BRICKER AS CHAIRPERSON. MOTION PASSED 6-0.

COMMITTEE MEMBER NEWMAN MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO ELECT MEGAN HUGHES AS VICE-CHAIRPERSON. MOTION PASSED 6-0.

ANNOUNCEMENTS

None

ADJOURNMENT

Chairman Bricker adjourned the meeting at 5:56 p.m.

Prepared by: _____
Lynne Follett, Administrative Assistant II

Reviewed by: _____
Kerwin Jensen, Development Services Director

Approved by: _____
Brad Bricker, Chairman

DRAFT

2022 BLRF Selection Matrix

The final 2022 recommendations from the Economic Development Committee for Business License Reserve Funds are as follows:

2021 estimated carryover $16,695 / Total for 2022 $139,066

Description	Applicant	Amount
Economic Gardening (001)	Tri-City Regional Chamber	$14,000
Uptown Art Program (002)	UBID	$2,000
Live @5 (003)	Tri-City Regional Chamber	$10,000
SBDC (004)	Small Business Development Council	$15,000
Events and Marketing (005)	UBID	$3,000
Benches and Garbage Refinish (006)	UBID	$6,000
Façade Program (007)	--	$89,066
	Total	**$139,066**

Any additional program funds are to be added to the Commercial Façade Improvement Program or brought back to the committee for consideration.

Revised 3/24/22

NATIONAL CENTER FOR
ECONOMIC
GARDENING

Tri-Cities Economic Gardening Program

What is EG?

- EG is a program that targets second stage businesses and assists them with strategic issues while providing customized research
- After connecting with a team of research specialists, EG provides participants with:
  - **Market trends**: Potential competitors are identified, and previously unknown resources are uncovered
  - **Targeted marketing**: Specialists map geographic regions for more specialized marketing efforts
  - **SEO**: The team will ensure the participant's company is being seen when a search is performed online which in turn increases web traffic
  - **Core strategy**: All members of the team assists with the refinement or revision of the company's core strategy to ensure a competitive advantage is achieved

How long does it take?

- The National Center for Economic Gardening (NCEG) advises company CEOs that a typical EG engagement runs for 6-8 weeks.
- During this time, 36 hours is devoted to each company:
  - 31 hours are used solely for researching and delivering data back to the company
  - 5 hours are used for learning the needs of the company
    - This includes a discovery call between the company and the National Strategic Research Team (NSRT) and,
    - A Team Call between the NSRT and the team leader to develop a strategy to maximizing the engagement

City of Richland Sponsorship History

- To date, the City of Richland has sponsored and assisted with the selection of six companies to go through Economic Gardening - more than another other entity we've partnered with previously.
  - 2018:
    - SIGN Fracture Care International
    - Patio Covers Unlimited
  - 2019:
    - J. Bookwalter Wines
    - Perfection Glass
  - 2020:
    - Malley's Compounding Pharmacy
    - Highland Organic Foods
  - 2021:
    - NewEdge, Inc.
    - Polestar Technical Services

Richland
Washington

SIGN Fracture Care Int'l

Sponsored by:

Richland Washington

- Accepted: 9/2021
- Engagement ended: 11/2021
- Duration: 8 weeks
- Focus:
  - New market opportunities (1-3 yrs)
  - Recruiting trends for millennials
- Outcome:
  - Creating strategies to pursue markets outside of the region
  - Building candidate pool for future hiring needs while navigating the millennial challenge (professionals who stay in a job for less than three years)

SIGN Fracture Care Int'l

Sponsored by:

Richland Washington

- Accepted: 11/2018
- Engagement ended: 3/2019
- Duration: 20 weeks
- Focus:
  - Markets that SIGN can pursue as clients
  - Increase donor retention
- Outcome:
  - Pursuing Madagascar, Burkina Faso and Botswana as potential new mission sites
  - Approaching donors that align with their mission
    - Advanced search techniques will be used within LinkedIn to identify potential donors, and create connections and relationships

SIGN Fracture Care Int'l

Sponsored by:

Richland Washington

SIGN FRACTURE CARE INTERNATIONAL

- "The Economic Gardening team was able to figure out who we were so quickly and tailor the information they uncovered to locate solid leads for our growth efforts. We are so happy to have had the opportunity to participate in this program and we want to commend the founder and team members as they are making a huge difference for the small business community."

  -Jeanne Diller, CEO

Our Ask

- The Tri-City Regional Chamber asks for funding to send two Richland-based companies through Economic Gardening, totaling $14,000, or $7,000 per company.

Our Ask

- Each engagement costs a total of $7,000:
  - $4,290 in expenses from the National Center for Economic Gardening
    - 36 hours of research
  - $2,710 in expenses from the Tri-City Regional Chamber
    - This cost consists of three major items:
      - **Program Management**
        - Recruitment, retention, follow up
      - **Executive Oversight & program reporting**
        - Weekly program updates
      - **Communications & marketing**
        - 2022 plan includes multichannel marketing to:
          - 6,830 Facebook followers
          - 6,000 email contacts
      - In total, the Chamber spends 60 hours, primarily in recruiting, assisting companies through Economic Gardening.

Thank you

ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/28/2022 Agenda Category: Presentations

Prepared By: Darin Arrasmith, Planner

Subject:
EDC Training: Surplus and Sale or Lease of City-Owned Property

Department:
Development Services

Recommended Motion:

Summary:
It is the policy of the City to consider the sale or lease of City-owned real property owned when it is determined that the property no longer serves a present or future municipal use. When considering the surplussing and sale or lease of City-owned property, the City Council makes its decision based on a number of factors, such as: whether the sale or lease should be by sealed bid or direct negotiation, and whether abutting landowners should be given special consideration i.

OBJECTIVES OF SELLING OR LEASING CITY-OWNED PROPERTY

- Meeting the financial obligations of the City.
- Providing capital for park development.
- Providing a source of general revenue to the City.
- Controlling the physical development of the City.
- Stimulating development of the City's economic base.

ADVANTAGES OF SELLING CITY-OWNED PROPERTY

The sale of City-owned land is relatively quick and results in a lump sum payment to the City. The proceeds of the sale can then be used to develop streets and utilities to attract additional industrial and commercial development.

The sale of City-owned property also places the property (whether developed or left idle) on the City's tax rolls.

ADVANTAGES OF LEASING CITY-OWNED PROPERTY

Leasing City-owned property provides a long-term source of revenue to the City, and also provides greater control over the development of the property.
It is difficult to control the physical development of property through the City's Zoning Code alone. The control over development in a ground lease arrangement provides for specific approval – both in type and design.

Ground leases also offer a form of control at the end of the term if the lease agreement provides for the City to take over the building. The City is then in position to refurbish or demolish the building and replace it with a more acceptable and improved development - while the sale of City property leaves control of the development to the private landowner.

Fiscal Impact:

Attachments:

ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/28/2022 Agenda Category: Business

Prepared By: Pete Rogalsky, Public Works Director

Subject:
Proposed Surplus of City-Owned Property, West of George Washington Way (Public Works)

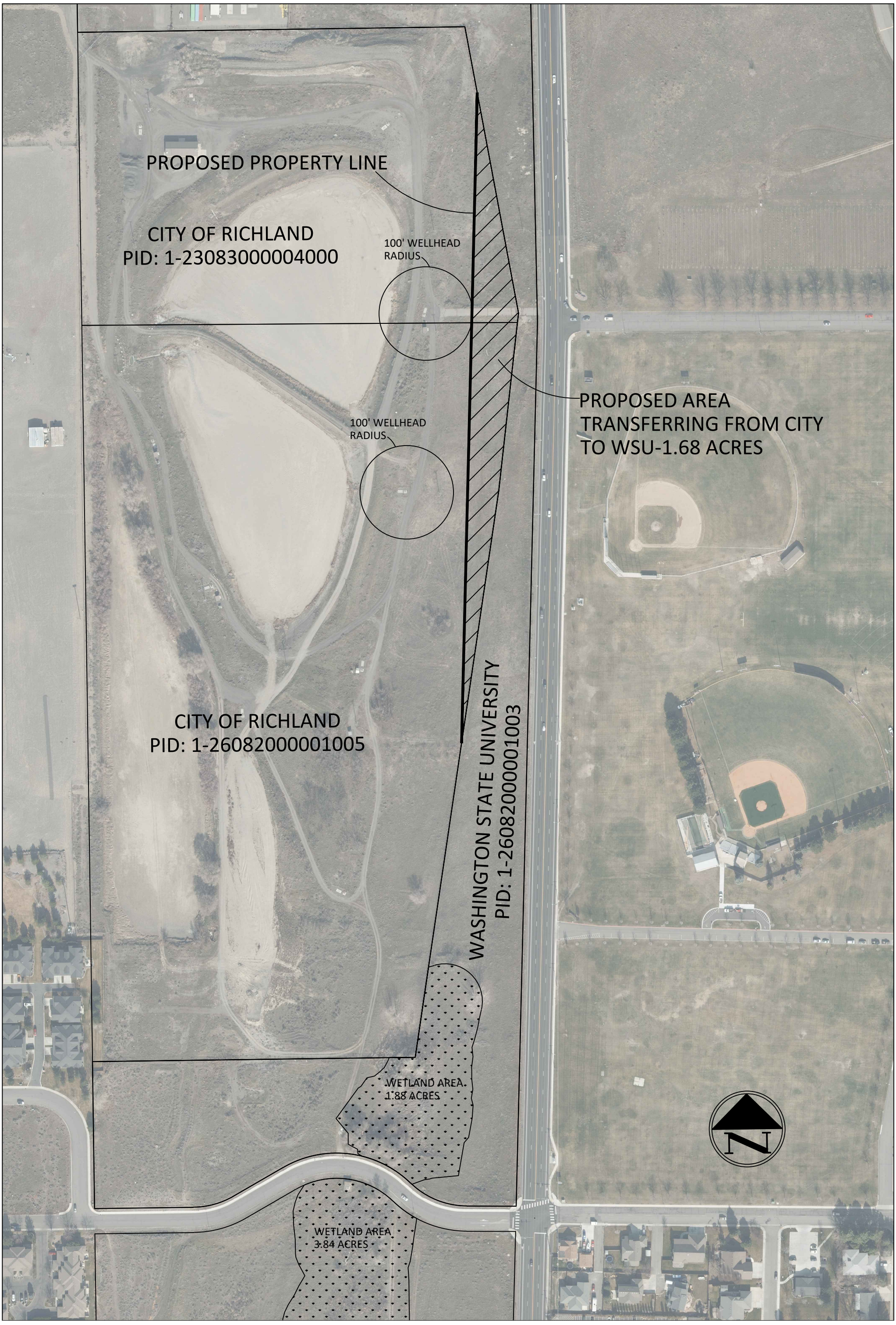
Department:
Development Services

Recommended Motion:
Motion for the Planning Commission to recommend the surplus of City-owned property located west of George Washington Way, as depicted in the map attached to the agenda.

Summary:
Public Works Department staff recommends surplus of a portion of a parcel utilized for water supply purposes. The surplus would supplement a surplus and disposal action completed by the City in the early 1990's to support development of the WSU-Tri-Cities campus. Dialog with WSU officials in recent years resulted in a request by WSU to supplement the previous City disposal action to enhance the development potential of the disposed property. At City Council's February workshop the Council provided support for the WSU proposal, which also involves returning some of the original disposed property to the City. Staff will present an expanded version of this background and seek the Planning Commission's recommendation to proceed with the surplus action.

Fiscal Impact: n/a

Attachments:
1. WSU PROP TRANSFER (1)


PROPOSED PROPERTY LINE
CITY OF RICHLAND
PID: 1-23083000004000
100' WELLHEAD RADIUS
100' WELLHEAD RADIUS
PROPOSED AREA TRANSFERRING FROM CITY TO WSU-1.68 ACRES
CITY OF RICHLAND
PID: 1-26082000001005
WASHINGTON STATE UNIVERSITY
PID: 1-26082000001003
WETLAND AREA
1.88 ACRES
WETLAND AREA
3.84 ACRES
N

ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/28/2022 Agenda Category: Business

Prepared By: Lynne Follett, Economic Development Specialist

Subject:
Business License Reserve Fund Application - Visit Tri-Cities

Department:
Development Services

Recommended Motion:
Motion to recommend that City Council approve the request by Visit Tri-Cities for Business License Reserve funding in the amount of $10,000.

Summary:
Visit Tri-Cities applied for $10,000 of Business License Reserve Funds to support a new workforce certificate training program. Visit Tri-cities, in partnership with WSU-TC, will award scholarships to City of Richland residents or employees of Richland businesses to offset the cost of participation in a WSU-TC certificate program. Scholarships would be awarded throughout 2022 and would be fully administered by December 31st of 2022.

Fiscal Impact: Sufficient funds in the 2022 Business License Reserve Fund exist to cover this award.

Attachments:
1. Business License Reserve Program Application - Visit Tri-Cities

Business License Reserve Program

Application

Eligible Applicant Agency	
☐ Tri-City Regional Chamber of Commerce	☐ Downtown Business Improvement District
☒ Tri-City Visitor and Convention Bureau	☐ Uptown Business Improvement District
☐ City of Richland Department	

If a City Department, indicate which department, division, and committee.

Click or tap here to enter text.

Agency Address	7130 W. Grandridge Blvd., Kennewick, WA 99336	**Agency Telephone**	509.735.8486
Contact Person	Michael Novakovich	**Contact Title**	President & CEO
Contact Phone	509.947.0197	**Contact Email**	michael@visittri-cities.com
Project Title	Workforce Development	**Amount Requested**	$10,000

1) Please explain how your organization supports the enhancement of the local business community and the improvement of the environs of the City of Richland. Attach additional pages as necessary.

Visit Tri-Cities engages in marketing, public relations, and group business sales endeavors nationally and internationally to drive economic impact in our community through visitor spending. Pre-pandemic visitors spent half a billion dollars in our community. These dollars support local businesses in the City of Richland and throughout the Tri-Cities as visitors stay in our hotels, eat in our restaurants, shop in our retail establishments, take in our attractions, buy groceries, and pump gas. A healthy business climate in Richland, supported by visitor activities, can also help to attract new business, generating jobs and additional taxes. Thousands of jobs in the Tri-Cities are supported by tourism; Visit Tri-Cities activities aid in workforce development. Additionally, visitors generated $54.8 million in state and local taxes pre-pandemic. Tax dollars can help cities pay for emergency service like police and fire as well as take care of infrastructure and other needs as appropriate.

2) Please provide a brief description of the proposed project, including a timetable for implementation. Attach additional pages as necessary

Visit Tri-Cities is working with WSU-TC to develop and promote workforce certificate training programs that are intended to help create thriving businesses and career advancement opportunities for individual participants. These continuing education programs will aid in developing and retaining a well-trained community workforce, recruitment, and retention of high-quality family-wage jobs, and executing programs that provide critical training that result in successful businesses in our community that contribute to a stable and sustainable economy. With the award of Business License Reserve Funds, Visit Tri-Cities will provide scholarships to City of Richland residents or for employees of Richland businesses to offset the cost of participation in a WSU-TC certificate program. Scholarships would be awarded throughout 2022 and would be fully administered by December 31st of 2022.

3) What business activities does the proposed project promote? Check all that apply.

☐ Core Development	☒ General Economic Development
☒ Tourism	☒ Prevention of Blight
☐ Capital Expenditures for Community Improvement	

3a) Please explain how your proposal carries out each business activity selected identified above. Attach additional pages as necessary.

Visit Tri-Cities would act as an administrator of scholarships to City of Richland residents or for employees of Richland businesses to take part in these programs. People from marginalized or underserved communities will be encouraged to apply for scholarships. The intent is to improve the business climate in the City of Richland and employment and career advancement opportunities for its residents. Overarching themes for courses include Professional Development (Wine Tasting Room Server Training, Foundations of Business, Customer Service, Entrepreneurships & Innovation, and others) and Business Acumen Courses (Financial Well-Being of the Organization, Digital Transformation, Business Costs, Managing Human Resources and more). Other Course themes include, Learning to Lead: Supervisory Skill Set Courses and Consultation Opportunities.

3b) If a City Department, please explain the program or capital expenditure and note whether other sources of revenue are being utilized.

Click or tap here to enter text.

4) How does this project support Richland's business community?

The following is an example of how this project and one of these programs would support Richland's business Community. The Customer Service Training program that is planned for development will be applicable to both public facing personnel and to business' internal customers. The benefits of which and multi-faceted. Currently, hospitality and tourism businesses are experiencing a workforce shortage. Even with the hiring of new personnel the industry is suffering from a lack of a trained workforce. This translates to a lost opportunity for increased economic activity at respective businesses. As an example, as well-trained hospitality workforce creates an immediate memorable experience that may lead to an additional room night, repeat visit or a recommendation to friends and family to visit the City of Richland though exceptional service. Relatedly, a well-trained workforce will make recommendations of activities, eateries and experiences visitors can enjoy, which translates to additional dollars being spent in our community that supports local businesses, jobs, and economic development activities. In other communities, first responders have gone through this type of training as they are offten the first interaction visitors to our community have and it may be the difference between a repeat visit or an early departure. Other programs being offered provide specific benefits related to specific business disciplines with the ultimate goal of improving the Richland business community and individual professional development for Richland residents.

5) Is the project a collaboration with other agencies or organizations? Please provide the names of the other agencies and describe the relationship.

Yes. Washington State University Tri-Cities is developing the programs that Visit Tri-Cities will provide scholarship opportunities for. Visit Tri-Cities is also aiding in program development with WSU-TC.

6) Can the project be completed within the award year? Please explain.

Yes. As noted above scholarships would be awarded throughout 2022 and would be fully administered by December 31st of 2022.

Revenue (Attach additional pages as necessary)	
Source	**Amount**
Click or tap here to enter text.	$Click or tap here to enter text.
Click or tap here to enter text.	$Click or tap here to enter text.
Click or tap here to enter text.	$Click or tap here to enter text.
Click or tap here to enter text.	$Click or tap here to enter text.
Click or tap here to enter text.	$Click or tap here to enter text.

Click or tap here to enter text.	$Click or tap here to enter text.
Total	$Click or tap here to enter text.

Expenses (Attach additional pages as necessary)	
Source	**Amount**
Visit Tri-Cities Administration Fee: 15%	**$1500.00**
Click or tap here to enter text.	$Click or tap here to enter text.
Click or tap here to enter text.	$Click or tap here to enter text.
Click or tap here to enter text.	$Click or tap here to enter text.
Click or tap here to enter text.	$Click or tap here to enter text.
Click or tap here to enter text.	$Click or tap here to enter text.
Total	$Click or tap here to enter text.

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 CRITERIA
The Economic Development Committee annually determines criteria for the award of program funds. The committee utilizes these criteria to assist in determining whether applications make a good faith effort to reinforce annual goals for public/private redevelopment, economic development, and investment. Applicants shall make every effort for their project to support each criteria, but the Economic Development Committee may consider other factors if not all criteria are met.

✓	**CRITERIA CONSIDERED**
	Physical
☒	The project retains, enhances, or has no negative effect on Richland's natural resources (rivers, trails, recreation areas, parks, natural open space)
☒	The project is accessible to or benefits all members of the public
☒	The project improves or does not otherwise inhibit access to any Richland business
☒	The project targets positive development of the Richland Central Business District and/or outlying nodal areas of commerce
☒	The project enhances existing plans, strategies, and development by the City of Richland
	Programmatic Goals
☒	The project promotes social and cultural diversity
☒	The project enhances or has no negative impact on locally produced foods, wares, or agriculture
	Relationship Building
☒	The project has the support of or otherwise does not negatively impact any Business Improvement District
☒	The project promotes collaboration between multiple regional entities
	Legal
☒	The project does not violate any Richland Municipal Code
☒	The applicant clearly states the nature of the project and how it supports business activities for the purposes authorized herein.

By signing below, you are affirming that you:

- Have read the Business License Reserve Program Guidelines and Procedures document
- Are aware of the limitations of this program
- Certify that requested funds will only be used for purposes as described in this application and/or as approved by the City of Richland
- You understand that use of funds is subject to audit by the State of Washington
- Will submit, if approved for award, a detailed project schedule and updated budget within 30 days of receipt of a fully executed contract

Signature

Michael Novakovich

Printed Name

03/14/2022

Date

Application Submittal

Applications completed digitally:

- Applications that were completed digitally may be saved and sent via email to info@richlandbusiness.com
- Save your application with a different file name than the original
- Attach any accompanying documentation as a separate attachment, saved as a PDF or JPG

Applications completed handwritten:

- Applications that are handwritten may be sent via email, dropped off, or mailed
- If sent via email, please legibly scan your document as a PDF
- If dropped off, bring to 840 Northgate Drive in Richland
- If mailed, mail to:

  Richland BEDO
  Attn: Marketing Specialist – Economic Development
  505 Swift Boulevard, MS-18
  Richland, WA 99352

ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 3/28/2022 Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:
Proposed Surplus of City-Owned Property Located at 350 Thayer Drive south of the Duportail Street Roundabout

Department:
Development Services

Recommended Motion:
Staff recommends the Economic Development Committee forward a recommendation to the City Council to approve the surplus of the property located at 350 Thayer Drive and direct staff to

A. market the property for sale or lease (choose one) through a sealed bid process pursuant to RMC Chapter 3.06.040(A);
or
B. market the property for sale or lease (choose one) through a negotiation process pursuant to RMC Chapter 3.06.040(B);
or
C. give special consideration to the abutting landowners pursuant to RMC Chapter 3.06.030(B)(2).

Summary:
The City owns 14,468 square feet of residential-zoned property located at 350 Thayer Drive just south of the Duportail roundabout. The property is situated between the New Heights Church to the north and the Sagebrush Montessori Preschool to the south.

The property is currently zoned Residential R-1-12 and has been owned by the City of Richland since it was incorporated in 1958. After review and consideration by the City's Executive Leadership Team (Department Directors), no municipal need was identified for this property.

Staff recommends approval to surplus the property and make it available for sale with uses outlined in the current R-1-12 zoning district.

Fiscal Impact:	A decision to find this property surplus will have no fiscal impact. The potential fiscal impact as a result of a subsequent sale of the property will be determined through a negotiated sales process.

Attachments:
1. SITE MAP - 350 THAYER DRIVE

DUPORTAIL STREET
New Heights Church
350
THAYER DRIVE
Inlow's Handy Dandy Construction
ROBERT AVENUE
THAYER DRIVE
Congregation Beth Sholom
WELLHOUSE LOOP
David and Sons Mini-Storage
Wine Boss
Sagebrush Montessori Preschool
SANFORD AVENUE
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