

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, April 25, 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: Mayor Pro Tem 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)

March 28, 2022 Meeting Minutes

Public Comments: Please limit public comments to 3 minutes.

Business: (30 Minutes)

1. Proposed Surplus - Property Encroachment at Claybell Park
- Joe Schiessl, Parks & Public Facilities Director
2. Proposed Purchase and Sale Agreement - Beef Expansion, LLC (Old Trapper Beef Jerky)
- Darin Arrasmith, Planner
3. Proposed Purchase and Sales Agreement - Pahlisch Homes, Inc.
- Amanda Wallner, Economic Development Manager

Presentations: (10 Minutes)

Announcements: (3 Minutes)

Adjournment

The next Economic Development Committee Meeting is May 23, 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: 4/25/2022

Agenda Category: Approval of Minutes

Prepared By: Amanda Wallner, Economic Development Manager

Subject:
March 28, 2022 Meeting Minutes

Department:
Development Services

Recommended Motion:
Approve the minutes of the Economic Development Committee meeting held on March 28, 2022.

Summary:
Meeting minutes

Fiscal Impact: n/a

Attachments:
1. 2022.03.28 Economic Development Committee Meeting Minutes DRAFT



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE

MONDAY, MARCH 28, 2022 – 4:00 P.M.

VIA ZOOM

CALL TO ORDER

Chairman Bricker called the meeting to order at 4:14 pm.

ATTENDANCE

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

Also present were Council Liaison Jones, Councilmember Richardson, Director Jensen, Director Rogalsky, Planner Arrasmith, Economic Development Manager Wallner and Economic Development Specialist Follett.

APPROVAL OF AGENDA

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

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER KNIGHT SECONDED THE MOTION TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED 5-0.

APPROVAL OF MINUTES

1. January 24, 2022 Minutes

Chairman Bricker introduced the meeting minutes from January 24, 2022. There were no changes or discussion.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER NEWMAN SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF JANUARY 24, 2022. MOTION PASSED 5-0.

PUBLIC COMMENTS

Chairman Bricker opened the public comment period at 4:19 p.m. Having no one request time to address the committee, Chairman Bricker closed the public comment period at 4:19 p.m.

PRESENTATIONS

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

Chairman Bricker recognized Planner Arrasmith to present the training topic. Mr. Arrasmith gave a presentation, including a Power Point, outlining the process and requirements the

city must use to determine if property is surplus to city needs and questions/information that should be considered for both surplus actions and PSA recommendations. At the conclusion of his presentation, Mr. Arrasmith answered questions.

ITEMS OF BUSINESS

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

Chairman Bricker recognized Public Works Director Rogalsky to present the proposal to the Committee. Mr. Rogalsky showed a map depicting the proposed surplus area adjacent to the sand filtration water basins. He also provided some history on the ownership of the adjacent land (WSU) and their request for a land swap of wetland area south of the basins for this section along George Washington Way. At the conclusion of his presentation, committee members asked questions and discussed the merits of the proposal.

COMMITTEE MEMBER KNIGHT MOVED AND COMMITTEE MEMBER NEWMAN SECONDED THE MOTION TO RECOMMEND COUNCIL APPROVE THE SURPLUS OF LAND ALONG GEORGE WASHINGTON WAY, AS DEPICTED IN THE PROVIDED MAP. MOTION PASSED 5-0.

4. Business License Reserve Fund (BLRF) Application – Visit Tri-Cities

Chairman Bricker recognized Economic Development Manager Wallner to present the request for BLRF funding. Ms. Wallner gave a quick overview and introduced Mike Novakovich, CEO of Visit Tri-Cities. Mr. Novakovich spoke about the partnership with WSU Tri-Cities for their new certificate programs for businesses. He provided committee members with information on how the program is proposed to work, and how it will benefit Richland businesses and residents. At the conclusion of his presentation, members asked questions about how they will track and report on benefits.

COMMITTEE MEMBER NEWMAN MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO RECOMMEND COUNCIL APPROVE THE REQUEST FOR \$10,000 FROM THE BUSINESS LICENSE RESERVE FUND FOR THE VISIT TRI-CITIES SCHOLARSHIP PROGRAM. MOTION PASSED 5-0.

5. Proposed Surplus of City-Owned Property Located at 350 Thayer Drive

Chairman Bricker recognized Planner Arrasmith to give the staff report for the proposed surplus. Mr. Arrasmith showed a map of the property and gave the background, ownership history and reasons the City no longer needed to keep this property in its inventory. He also noted that the Committee was being asked to consider three options for a motion to recommend the surplus action to Council.

COMMITTEE MEMBER NEWMAN MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO RECOMMEND COUNCIL APPROVE THE SURPLUS OF THE PROPERTY LOCATED AT 350 THAYER DRIVE AND DIRECT STAFF TO MARKET

**THE PROPERTY FOR THE SALE, THOROUGH A NEGOTIATION PROCESS
PURSEUANT TO RMC 3.06.040(B). MOTION PASSED 5-0.**

ANNOUNCEMENTS

Several members requested a copy of the training slide deck and voiced their happiness to being back in-person for meetings.

ADJOURNMENT

Chairman Bricker adjourned the meeting at 5:17 p.m.

Prepared by:

Lynne Follett, Economic Development Specialist

Reviewed by:

Mandy Wallner, Economic Development Manager

Approved by:

Brad Bricker, Chairman



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 4/25/2022

Agenda Category: Business

Prepared By: Joe Schiessl, Parks & Public Facilities Director

Subject:

Proposed Surplus - Property Encroachment at Claybell Park

Department:

Development Services

Recommended Motion:

I move that the Richland Economic Development Committee recommend that the Richland City Council declare the subject property surplus and give special consideration of selling the land to the abutting landowner.

Summary:

The City acquired property adjacent to Claybell Park on April 8, 1980 known as Tract C of Willobwrook No. 1. The property at 341 Gleneagles Court, abutting Tract C, encroaches (1,348 square feet) upon the City's property and the owner is requesting to purchase the land. The encroachment is presumed to pre-exist the City's acquisition of Tract C on April 8, 1980 as the building permit for 341 Gleneagles Court was issued on September 1, 1976 and there are no records of known encroachment.

The Parks and Recreation Commission considered this item on January 13 and January 27, 2022, consistent with RMC 3.06 and recommend that Council sell the encroachment area as requested by 341 Gleneagles Court. Per the Richland Municipal Code, the Parks and Recreation Commission, Physical Planning Commission and Economic Development Committee must each provide a recommendation to the Richland City Council for a final decision.

The process includes two steps. First, should the property be surplus? Items C 1-4 in 3.06.010 (attached) must be satisfied with an affirmation of the first question. Second, if the answer to the first question is yes, and the property is declared surplus by the City Council, how will it be sold, leased or otherwise transferred? Items A-B in 3.06.040 must be evaluated to determine the desired process. The choices are 1.) direct negotiation with one party or 2.) a public sale or auction available to any buyer. In this case, item 3.06.040 A (direct negotiation) would apply because the adjacent owner has requested to purchase the property, the encroachment does not meet the minimum lot size of the zoning district and could not constitute a legal property, and there is no access to the encroachment site.

Fiscal Impact:

The property will be sold at market value with proceeds benefiting the City's Park Reserve Fund.

Attachments:

1. 341 Gleneagles Ct - Encroaching Land Purchase Request
2. RMC 3.06 - Surplus Property
3. Letter from Tapteal Greenway Association

July 30, 2021

Joe Schiessl
City of Richland
Parks and Public Facilities
625 Swift Blvd
Richland, WA 99352

RE: 341 Gleneagles Court - Encroaching Land Purchase Request

Dear Mr. Schiessl:

My name is John Corbin and I own a residence 341 Gleneagles Court in Richland, where my family has lived since 1978. The Benton County Parcel Number is 13698302000200 and the legal description of the property is known as Lot 8, Block 2, Meadow Springs Second Nine Phase, according to the plat thereof recorded in volume 9 of plats, page 6, records of Benton County, Washington.

The backyard of my property presently encroaches upon City property, more specifically known as Benton County Parcel Number 136983050009001, part of Claybell Park and is graphically depicted below from the Benton County Assessor's webpage. You can see the encroachment area clearly from here and this portion of City property is undeveloped.

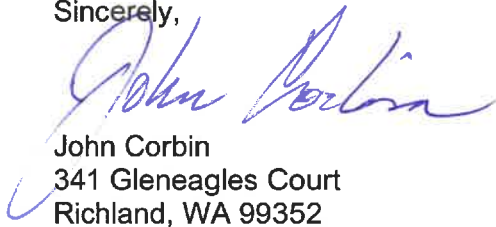


I engaged the design services of Knutzen Engineering to make a small addition to my house and backyard. I've since learned that I can't continue to move forward with my project, due to the required setbacks, which I mistakenly thought were fine due to measuring the distance from my wall which I thought was my property line as opposed to my actual legal property line. We then engaged John Becker, PLS (AHBL) to perform a Record of Survey that graphically depicts the extent of the present encroachment (attached).

To allow me to continue my project of improving my backyard, **I hereby request that the City consider selling me this encroached upon portion of property**, which would give me adequate legal setbacks to keep moving my home improvement project forward. I understand this is a process, that the land would need to be declared surplus and public hearing(s), but I am happy to wait to for the due process of this effort to come to fruition.

Thank you in advance for your assistance in resolving this issue. If you need an exact legal description prepared for the portion I am requesting to purchase I can have my surveyor provide that. My engineer tells me that it's approximately 1,348 sf in total.

Sincerely,



John Corbin
341 Gleneagles Court
Richland, WA 99352

Attachment: AHBL Survey

RECORD OF SURVEY
A PORTION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,
BENTON COUNTY, WASHINGTON.

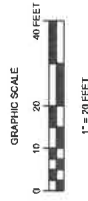
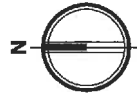
SECTION INDEX
S 36, T 09 N, R 28 E, W4 BENTON COUNTY, WA

LEGAL DESCRIPTION

PER DEED OF TRUST APR 2002-036801
MEADOW SPRINGS SECOND NINE PHASE ONE, BLOCK #2, LOT #1
GLENEAGLES COURT SECOND NINE PHASE ONE, BLOCK #2, LOT #1
TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 6,
RECORDS OF BENTON COUNTY, WASHINGTON

BASIS OF BEARING

HELD A BEARING OF SOUTH 00° 35' 46" WEST FOR THE CENTER LINE OF
GLENEAGLES COURT PER THE PLAT OF MEADOW SPRINGS SECOND NINE
PHASE ONE, BLOCK #2, LOT #1, RECORDED IN VOLUME 9 OF PLATS, PAGE 6,
RECORDS OF BENTON COUNTY, WASHINGTON



LEGEND

- FOUND MONUMENT AS NOTED
- WATER METER
- FOUND PROPERTY CORNER
- DECIDUOUS TREE AS NOTED
- FENCE

BROADMOOR STREET

GLENEAGLES COURT

MEADOW SPRINGS
SECOND NINE
PHASE ONE,
BLOCK #2

PARCEL 136983020002008
341 GLENEAGLES COURT
RICHLAND, WA 99352

CITY OF RICHLAND

SURVEY FOR

C. JOHN CORBIN
341 GLENEAGLES COURT
RICHLAND, WA, 99352

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD
TRAVERSE METHODS FOR CONTROL AND STAKING.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
20____ AT _____ MINUTES PAST _____ M. RECORDS OF
THE _____ COUNTY AUDITOR, _____ WASHINGTON.
RECORDING NUMBER _____
COUNTY AUDITOR _____
FEE _____
BY _____

SURVEYOR'S CERTIFICATE

I, JOHN W. BECKER, A PROFESSIONAL LAND SURVEYOR IN THE
STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP
CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF
R.C.W. AND 332-130 W.A.C. AT THE REQUEST OF C. JOHN CORBIN.

JOHN W. BECKER, PLS 30480 DATE _____



AHBL

TACOMA · SEATTLE · SPOKANE · TRICITIES

6604 Road 90, Suite H Puyallup, WA 99301
509.380.5863 TEL 253.333.2572 FAX www.ahbl.com WEB

DWN. BY	DATE
SW	06/25/21
CHKD. BY	JOB NO.
JB	2210436

Chapter 3.06

SALE OR LEASE OF CITY REAL PROPERTY

Sections:

[3.06.010 Purpose – Policy – Objectives.](#)

[3.06.020 Authority.](#)

[3.06.030 Declaration of surplus.](#)

[3.06.040 Sale or lease procedures.](#)

[3.06.050 Conveyance procedures.](#)

[3.06.060 Exceptions.](#)

3.06.010 Purpose – Policy – Objectives.

A. Purpose. The purpose of this chapter is to establish policies and procedures regarding the surplusage and the sale or lease of certain real property owned or otherwise controlled by the city.

B. Policy. It shall be the policy of the city to consider sale or lease of real property owned or controlled by the city when such property is determined to be surplus to the needs of the city, and where it is demonstrated to the satisfaction of the city council that sale or lease will best serve the public interest. For purposes of this chapter, the public interest will best be served when a transaction accomplishes one or more of the objectives listed in subsection (C) of this section.

C. Objectives. The purpose and policies of this chapter are intended to accomplish the following basic objectives, which should be achieved in a balanced manner to ensure that none are over-emphasized to the detriment of the others:

1. Stimulate the development of the city's economic base to provide employment opportunities and tax revenues for the city and other local taxing entities;
2. Meet the financial obligations resulting from prior property transactions of the city;
3. Provide capital for economic development purposes, for parkland operations (planning, acquisition, design, construction and maintenance and operation), and such other purposes as the council determines are necessary and appropriate; and
4. Provide a source of general revenue to the city over and above the tax yields from such real property. [Ord. 24-84].

3.06.020 Authority.

Whenever it is determined by the city council that it is in the best interest of the city that real property owned by the city should be sold or leased, the council may authorize the sale or lease and conveyance of such real property, upon any terms and conditions which it deems appropriate. In taking such action, the council may reserve, sell or lease mineral or other resources on any such real property separate and apart from the land in the same manner and upon the same terms and conditions as provided for in this chapter. [Ord. 24-84].

3.06.030 Declaration of surplus.

Prior to the sale or lease of any city-owned real property, the city council shall determine that the property is excess to the present and future municipal needs of the city.

A. In making such a determination, the council shall utilize the following criteria:

1. Conformance with the city's comprehensive plan as provided in RMC Title [23](#);
2. Recommendations from the economic development board and the physical planning commission, and, as deemed appropriate and requested by the council, recommendations from other city boards and commissions such as the utility advisory board and the parks and recreation commission;
3. Input from the public at a duly advertised public hearing;
4. Recommendations within the 1973 report prepared for the council by the land sale/lease policy committee entitled, "Proposed Policy for the Sale or Lease of Excess City Owned Property," and adopted as a guideline by council by resolution (No. 64-84); and
5. Other forms of input determined appropriate or desirable by the council.

B. If the council determines the property to be no longer necessary for present and future municipal use, it may declare by resolution the property to be surplus. Upon making such declaration of surplus, the council may also make the following determinations:

1. Whether the parcel should be sold or leased;
2. Whether special consideration should be given to abutting land owners;
3. Whether special covenants or restrictions should be placed on the real property as a condition of sale or lease;
4. Whether the parcel should be sold or leased by sealed bid;
5. What formality of appraisal is necessary to set the minimum acceptable price to achieve reasonable value.

C. Upon declaration of surplus by the council, the city manager or designee shall undertake disposal of the parcel(s) in accordance with the council's directives. [Ord. 24-84].

3.06.040 Sale or lease procedures.

Sale or lease procedures may be initiated following one of two events: a determination by the city council that economic indicators favor sale or lease or upon specific request by a firm or individual to lease or purchase city property. In determining which process to utilize, the council shall give consideration to the findings and recommendation of the economic development board.

A. Sealed Bid Process. If the council requires the real property to be sold or leased upon competitive bids, the following procedures shall be utilized:

1. The city clerk shall give notice that the city will invite bids for purchase or lease of the property by one publication in the official newspaper of the city, posting in a conspicuous place in the City Hall and on the subject real property, and/or such other notification or advertising determined to be appropriate. The publication and posting shall be at least 10 calendar days before the final date for submitting bids;

2. Publication and posting for bids shall particularly describe the property or portion thereof proposed to be sold or leased, shall designate the place and the time of the bids to be opened, and shall set forth any terms and minimum price, if any, established by the council;

3. Bids shall be opened in public at the time and place stated; and

4. The council may reject any and all bids, or the bid for any one or more of the parcels included in the advertisement for bids, and reserves the right to waive any irregularities in the bid process.

B. Negotiation Process. The council may determine that property should be sold or leased through negotiations, either as a result of a specific request, or as a result of city-initiated advertising or other solicitation. In either event, sale or lease consideration shall proceed as follows:

1. All requests shall be directed to the city manager or his designee;

2. The city manager or his designee shall schedule the request for review and consideration by the economic development board, along with a report discussing the following:

a. Status of the surplus property;

b. Whether the property should be considered for public bid offerings;

c. Whether, and for what reason(s), sale or lease would be advantageous to the city; and

d. Any other special considerations which apply to and which will aid the board in considering the request;

3. The economic development board shall review the request and make findings, based on the policy and objectives and the criteria provided in this chapter, for the council's consideration;

4. The council shall act on the request, with due consideration to the findings and recommendation of the economic development board and, as appropriate, other boards, commissions, or individuals. [Ord. 24-84].

3.06.050 Conveyance procedures.

Upon receipt of an acceptable bid or negotiated offer for sale or lease of city real property, the city manager or his designee shall submit a report and recommendation to the city council for action. The council shall proceed as follows:

A. The council may solicit additional information it deems necessary and appropriate, including input from the public at a duly advertised public hearing, prior to taking action to accept or reject any sale or lease offer.

B. Upon determination of an acceptable bid or offer, the council shall authorize the city manager to cause the necessary instruments to be prepared and executed.

C. Copies of such instruments shall be filed with the Benton County assessor's office by the city clerk.

D. The title to any sold city real property shall not be transferred until the purchase price therefor has been fully paid and any applicable terms or conditions have been fully satisfied.

E. The net receipts from sold city real property, not designated for other purposes, shall be deposited into the capital improvement fund. [Ord. 24-84; Ord. 41-93].

3.06.060 Exceptions.

This chapter shall not apply to the following dispositions of real property:

A. When selling to another governmental agency, in which event the transfer is approved by the court as provided by law; and

B. When provisions of the RCW impose conditions for the disposition of municipal property, those laws shall be treated as limited exceptions to this chapter. Exceptions include, but are not limited to, the following as they may from time to time be amended:

1. RCW [35.21.660](#) through [35.21.680](#) and [35.31.725](#) through [35.31.755](#) relating to transfers to corporations charter by the city;

2. Chapter [35.94](#) RCW relating to surplus utility property; and

3. Chapters [39.33](#) and [39.34](#) RCW relating to intergovernmental transactions.

C. Sale of properties that have been acquired by the city by means of foreclosures of real estate sales contracts or for nonpayment of LID or other assessments and whether by deed in lieu of foreclosure or by judgment of foreclosure and attendant sheriff's deed. [Ord. 24-84].



10 February 2022

Joe Schiessl
Parks & Facilities Director
City of Richland
625 Swift Boulevard
Richland WA 99352

Re: Claybell Park Encroachment

Dear Joe:

The Tapteal Greenway board has considered the request by the homeowner at 341 Gleneagles Court to purchase land he believed was his, but is, in fact, an encroachment into Claybell Park. The homeowner requests the purchase in order to provide an adequate setback in order to undertake an improvement to his property.

The parcel being encroached upon was originally known as Tract C of Willowbrook No. 1 and was transferred to the City from The Quadrant Corporation on 8 April 1980. The adjacent home was built in 1976 and the current resident purchased the property in 1978. It has been claimed that the current fence line was established prior to the City taking ownership of the adjacent parcel in 1980.

Accepting the statement that the encroaching fence existed at the time the City took ownership of the adjacent parcel, City staff take the position that the encroachment was existing and knowable to the City and by not identifying and correcting the encroachment in 1980 the City in effect accepted the encroachment. The only party this encroachment was easily knowable to is the property owner. The obvious clue is that the two corners of the fence extend further south than the neighboring fences. The City side of the property is heavily vegetated and this fence line is not easily observed.

The homeowner has no legal claim to the property by adverse possession as adverse possession claims against municipalities are banned by RCW 7.28.090. Whether he, or the City, knew he was encroaching or not is irrelevant since legally the land in question is city land and has been since it was acquired in 1980. There is no statute of limitations to RCW 7.28.090. Just because Richland did not monitor the encroachment area does not allow the homeowner to assert any claim to it. When it is said that the land was acquired "as is", the "as is" does not legitimize the encroachment. "As is" simply means the City acquired a fence and a strip of lawn.

In reference to RCW 7.28.090 and as discussed by Oskar Rey of The Municipal Research and Services Center, which is a nonprofit organization that helps local governments across Washington State better serve their communities by providing legal and policy guidance:

"As the court observed, the government holds land for the benefit of the public. Immunizing certain public property from adverse possession claims prevents injury to the public in cases where the government cannot or does not monitor land for trespasses or encroachments."

No documentation has been submitted showing the City approved the location of the encroaching fence. It is hard to believe that a wooden fence constructed before 1980 would be replaced for the first time in 2021. Until recently a no fee permit was required by the City for fence construction. It is interesting to note that the attached site plan submitted in 2002 shows the correct property boundaries and indicates an existing fence on the west side of the property but neglects to show the encroaching fence along the south boundary.

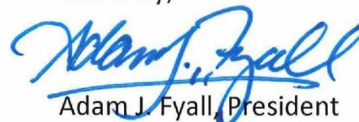
The Tapteal Greenway Board of Directors believes it is inappropriate to sell park land, especially in a case like this, as there is no clear benefit of the proposed sale to the public. This would create a detrimental precedent. Property lines are known or knowable and private encroachment, accidental or not, results in a loss of land held for the benefit of the public and wildlife. Encroachments and other forms of private misuse of public resources are not uncommon and we encourage the City to protect property lines and public property.

At this time we do not oppose a variance that would allow the homeowner to complete his project as long as the issuing of the variance and the improvement project meet City requirements and as long as the improvement does not adversely impact or fall on City land. We understand the improvement is a swimming pool and we would consider, as one example, draining of pool water into the adjacent wetland and ultimately to Amon Creek to be an unacceptable negative impact. To help prevent impacts to City land, we request that the fence be moved back to the true property line.

If however, the City elects to sell the property, we request that the sale proceeds be earmarked for trail or habitat improvements within the adjacent Amon Creek Natural Preserve.

Thank you for the opportunity to comment.

Sincerely,



Adam J. Fyall, President
Tapteal Greenway

att: site plan

SETBACKS	
RIM	
F - 20'	
R - 25'	
S - 10'	

Addition Only

CITY OF RICHLAND
PLANNING &
ZONING CODES
APPROVED
BY *Mr R Hu*
DATE *2-Dec-02*

Revised

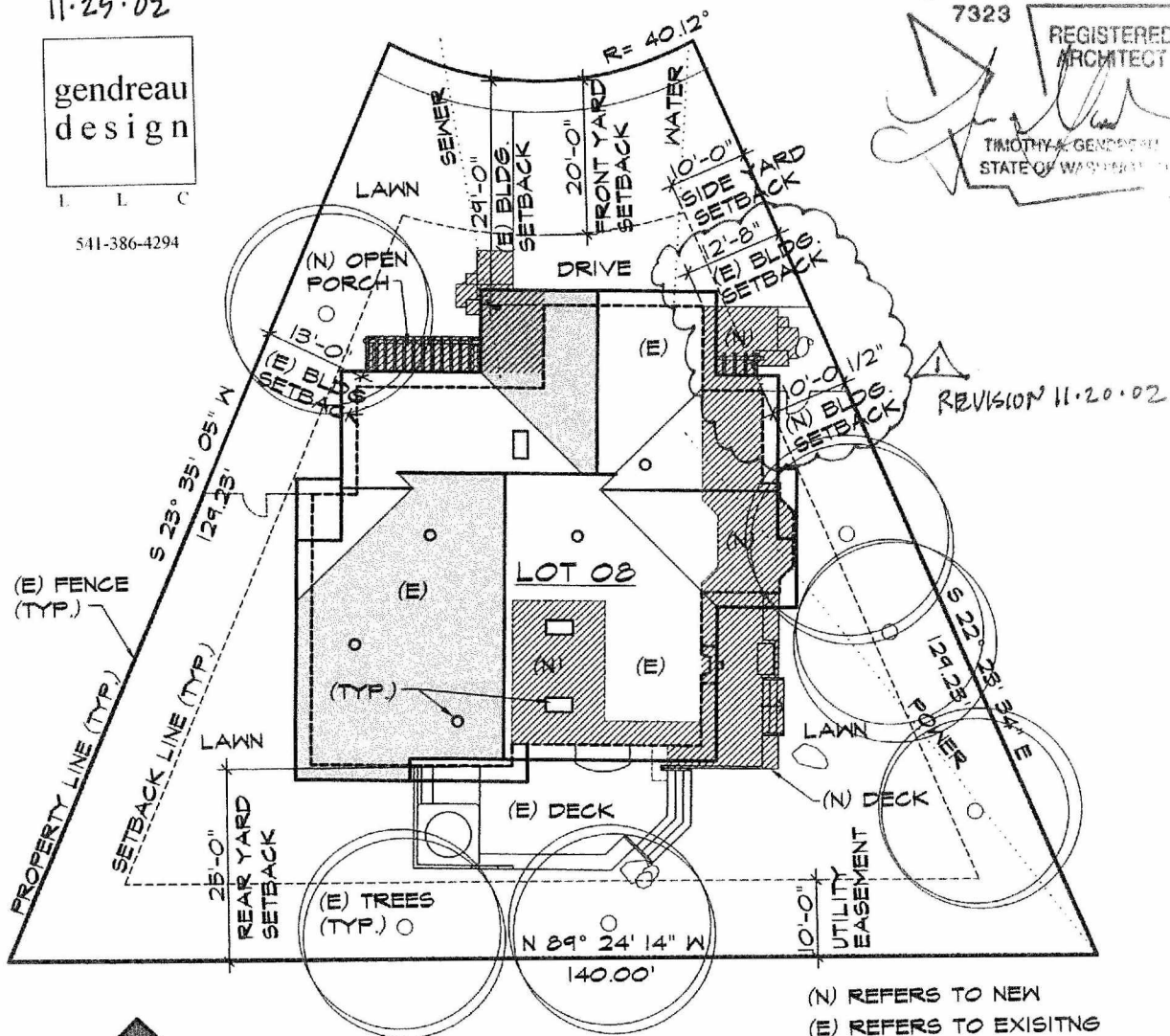
11.25.02

gendreau
design

I L C

541-386-4294

7323
REGISTERED
ARCHITECT
Timothy A. Gendreau
TIMOTHY A. GENDREAU
STATE OF WASHINGTON



SITE PLAN
SCALE: 1" = 20'-0"

(N) REFERS TO NEW
(E) REFERS TO EXISTING

*341 Gleneagles Ct
Lot 8 Blk 2
Meadow Springs
2nd Nine phase 1*



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 4/25/2022

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:

Proposed Purchase and Sale Agreement - Beef Expansion, LLC (Old Trapper Beef Jerky)

Department:

Development Services

Recommended Motion:

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 Beef Expansion, LLC for the purchase of 20 acres in the Horn Rapids Industrial Park.

Summary:

Beef Expansion, LLC (aka Old Trapper Beef Jerky) is proposing to purchase a 20-acre property in the Horn Rapids Industrial Park, located along the west side of Kingsgate Way for the development of a food production facility.

Beef Expansion plans to construct a 50,000 SF facility in their first phase of development, with an additional 100,000-150,000 SF of facilities in future phases.

The purchase price is \$65,000 per square acre for the 20-acre property, amounting to estimated gross proceeds of \$1,300,000. The purchase price is consistent with the City of Richland's Resolution No. 101-21 which established pricing within the Horn Rapids Industrial Park in August, 2021.

Charles Laird, realtor with Tippet Company, representing Beef Expansion, LLC in this land sale, submitted the Letter of Intent to purchase the 20-acre property on February 9, 2022, and will receive a 4% commission from the total land sale proceeds upon Closing of this transaction.

The City will retain a repurchase right if Beef Expansion, LLC has not submitted an application for approval of building plans to the City within eighteen (18) months of Closing, and if construction of buildings has not commenced within thirty (30) months of closing.

DEAL POINTS

Property: 20 acres in Horn Rapids Industrial Park

Proposed Development: Food Production Facility

Purchaser: Beef Expansion, LLC (Old Trapper Beef Jerky)

Purchase Price: \$65,000/acre; \$1,300,000 total proceeds

Earnest Money Deposit: \$50,000

Closing Date: 60 days after expiration or waiver of Due Diligence Period

Right to Repurchase:

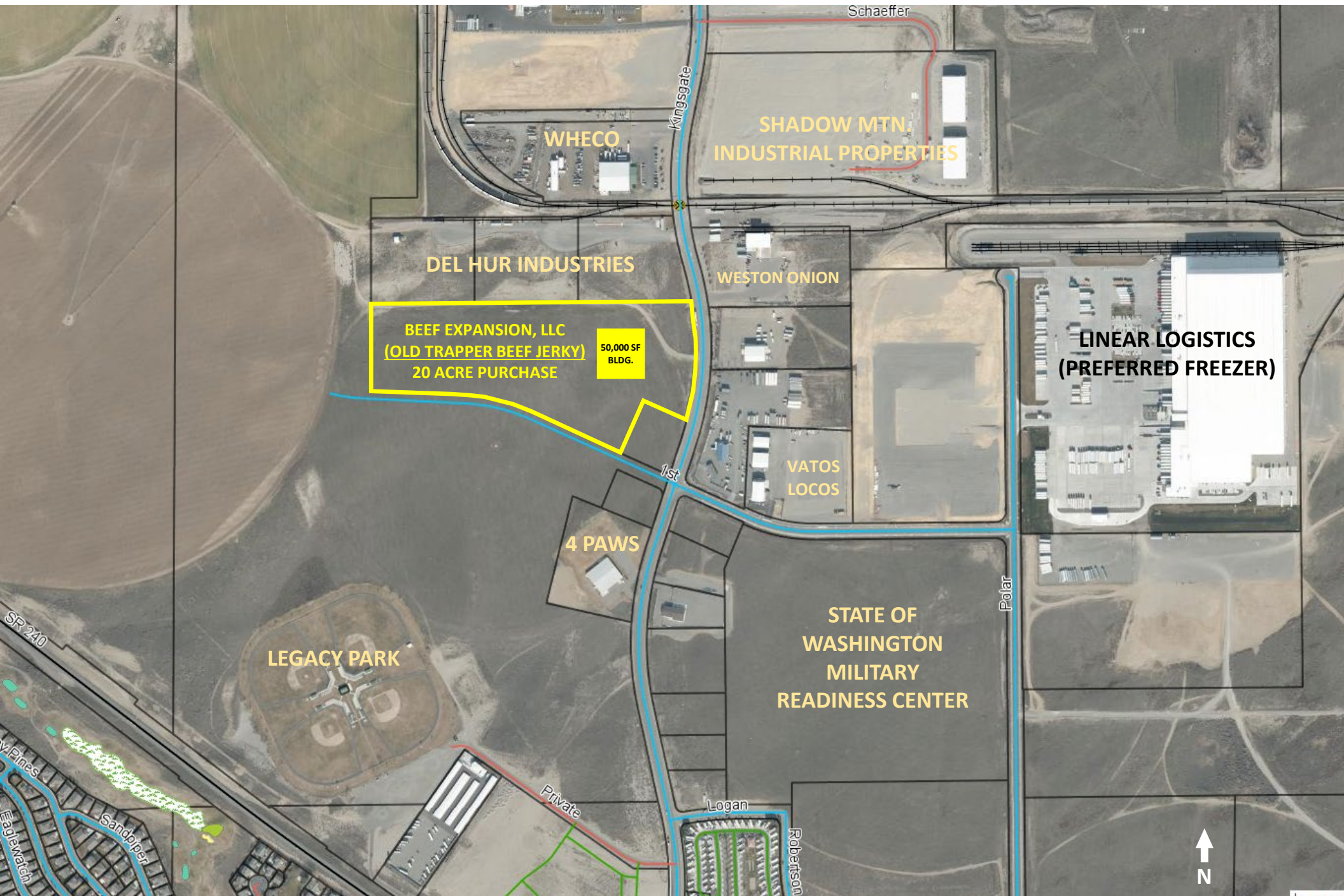
1. Deadline to Submit Permit Applications: 8 months after Closing.
2. Deadline to Initiate Construction: 30 months after Closing.
3. City Approval Period for Re-Sale of Property: 48 months after Closing.

Fiscal Impact:

The purchase price is \$65,000 per acre for the 20-acre property - amounting to estimated gross proceeds of \$1,300,000, which will be deposited into the City's Industrial Development Fund.

Attachments:

1. Old Trapper Site Plan
2. INTENT TO PURCHASE 2.9.2022



Schaeffer

Kingsgate

WHECO

SHADOW MTN.
INDUSTRIAL PROPERTIES

DEL HUR INDUSTRIES

WESTON UNION

BEEF EXPANSION, LLC
(OLD TRAPPER BEEF JERKY)
20 ACRE PURCHASE

50,000 SF
BLDG.

VATOS
LOCOS

LINEAR LOGISTICS
(PREFERRED FREEZER)

4 PAWS

1st

STATE OF
WASHINGTON
MILITARY
READINESS CENTER

Polar

LEGACY PARK

SR 240

W. Pines

W. Pines
Sandpiper
Eaglewatch

Private

Logan

Robertson







February 9, 2022

To Whom it May Concern:

On behalf of Old Trapper and or assigns, please find below proposal terms to purchase a +/- 20-acre parcel on Kingsgate Way in Richland, WA. Old Trapper is a 50-year old family-owned food processing company founded and based in Oregon. The company specializes in manufacturing a variety of meat snacks such as beef jerky and deli style sausage sticks. In the last decade Old Trapper has grown significantly in its facility needs and also employment needs.

They have successfully grown from 20,000 square feet of manufacturing capacity to over 110,000 square feet in the last decade, and currently employ 600 people. They intend to construct a +/- 50,000 square foot manufacturing facility on the subject property in the initial phase, Phase 1 would employ approximately 100 people. The Richland project is projected to include multiple phases of expansion which would see facility and employment increasing 2-3 fold. Old Trapper is a community focused organization that will be a valuable addition to the City of Richland.

Seller: City of Richland

Purchaser: Old Trapper, and or assigns.

Purchase Price: For +/- 20 acres shall be \$65,000 per acre or \$1,300,000. Purchase price shall be subject to adjustment based on actual acres surveyed.

Earnest Money: \$50,000 promissory note to be converted to cash after waiver, or expiration, or notice to extend Due Diligence Period.

Due Diligence Period: 90 days ("Initial Period"). Purchaser shall have one (1) option to extend due diligence by another 60 days. Purchaser shall deliver written notice of such exercise to Seller on or before that date initial period would otherwise expire.

Closing: 60 days after waiver or expiration of due diligence.

Purchase Document: Purchaser and Seller shall in good faith execute the attached City Purchase Agreement after basic terms and conditions outlined in this non-binding letter are agreed upon. Purchaser shall prepare the initial draft thereof. The Agreement is subject to final approval by the Richland City Council.

Seller Obligations: Seller at Seller's expense shall complete a survey and create a tax lot as shown in Exhibit A, within 20 days of mutual acceptance. Seller at Sellers expense to complete street improvements to City minimum standards including but not limited to curb, gutter, sidewalk, street lights, hydrants etc.

Right to Repurchase: If Purchaser fails to submit an application to Seller for approval of building plans within twenty-four (24) months of Closing, Seller reserves the right to reclaim title to the Property through repurchase. If Purchaser fails to initiate construction of structures, as authorized by the issuance of a



building permit, within thirty-six (36) months of Closing, Seller reserves the right to reclaim title to the Property through repurchase.

Finders Fee: Seller to pay 4% finders fee per attached City Purchase Agreement.

Non-Binding Agreement: This letter is an invitation to negotiate. It is neither an offer nor a contract. No party will have any legal right or obligations with respect to any other Party because of the existence of this letter. No Party will fail to take any action in detrimental reliance on this letter. By signing this letter, the parties agrees that unless and until a definitive purchase agreement has been prepared, signed and delivered to all parties involved, neither party will have any obligation to the other.

Confidentiality Clause: Both Seller and Buyer agree to keep the terms contemplated in this agreement confidential, and commit not to disclose such information to third parties without the prior consent of the other party. However, both parties will have the right to disclose such terms to their accountants and attorneys, and anyone with a genuine need to know.

Expiration: The terms in this proposal shall expire 15 days from date of this letter.

Brokerage Disclosure: Purchaser is exclusively represented by Tippett Company. Seller represents themselves. Seller agrees to pay a finder's fee to Purchaser's broker. Each party confirms that it has received and reviewed a pamphlet entitled, The Law of Real Estate Agency.

Sincerely,

Charles Laird
Designated Broker / Owner
Tippett Company

Acknowledgement:

Old Trapper

DocuSigned by:

Eric Evenson



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 4/25/2022

Agenda Category: Business

Prepared By: Amanda Wallner, Economic Development Manager

Subject:

Proposed Purchase and Sales Agreement - Pahlisch Homes, Inc.

Department:

Development Services

Recommended Motion:

The Economic Development Committee make a positive recommendation to the Richland City Council to authorize the City Manager to enter into a Real Estate Option Agreement with Pahlisch Homes, Inc. for the Purchase and Sale of 110 acres of City-owned property west of Twin Bridges Road and south of Highway SR 240.

Summary:

Pahlisch Homes, Inc. is proposing to purchase 110 acres of City-owned property west of Twin Bridges Road and south of Highway SR 240, and west of the Horn Rapids Golf Course Residential Community.

Pahlisch has agreed to enter into a Real Estate Option Agreement to purchase the 110-acre property in minimum 25-acre increments over four years. The purchase price in the Initial Option Term is \$30,000 per acre and will increase by \$1,000 per acre every subsequent Extension Term.

As part of their overall development, Pahlisch Homes will realign Twin Bridges Road through the 110-acre property to improve its connection with Highway SR 240 and to incorporate the realignment into their overall design plans for the residential community, which is planned to be consistent with the Horn Rapids Golf Course Residential Community east of Twin Bridges Road.

DEAL POINTS

Property: 110 acres west of Twin Bridges Road and south of Highway SR 240

Proposed Development: Single-Family Homes

Purchaser: Pahlisch Homes, Inc.

Purchaser Price:

1. 1st Extension Term: \$31,000/acre
2. 2nd Extension Term: \$32,000/acre
3. 3rd Extension Term: \$33,000/acre

Total Proceeds: Minimum \$3,400,000

Earnest Money Deposit: \$100,000

Closing Date:

1. Initial Term: 60 days after expiration or waiver of Due Diligence Period.
2. 1st Extension Term: First Anniversary of Initial Term.
3. 2nd Extension Term: Second Anniversary of Initial Term

4. 3rd Extension Term: Third Anniversary of Initial Term

Right to Repurchase:

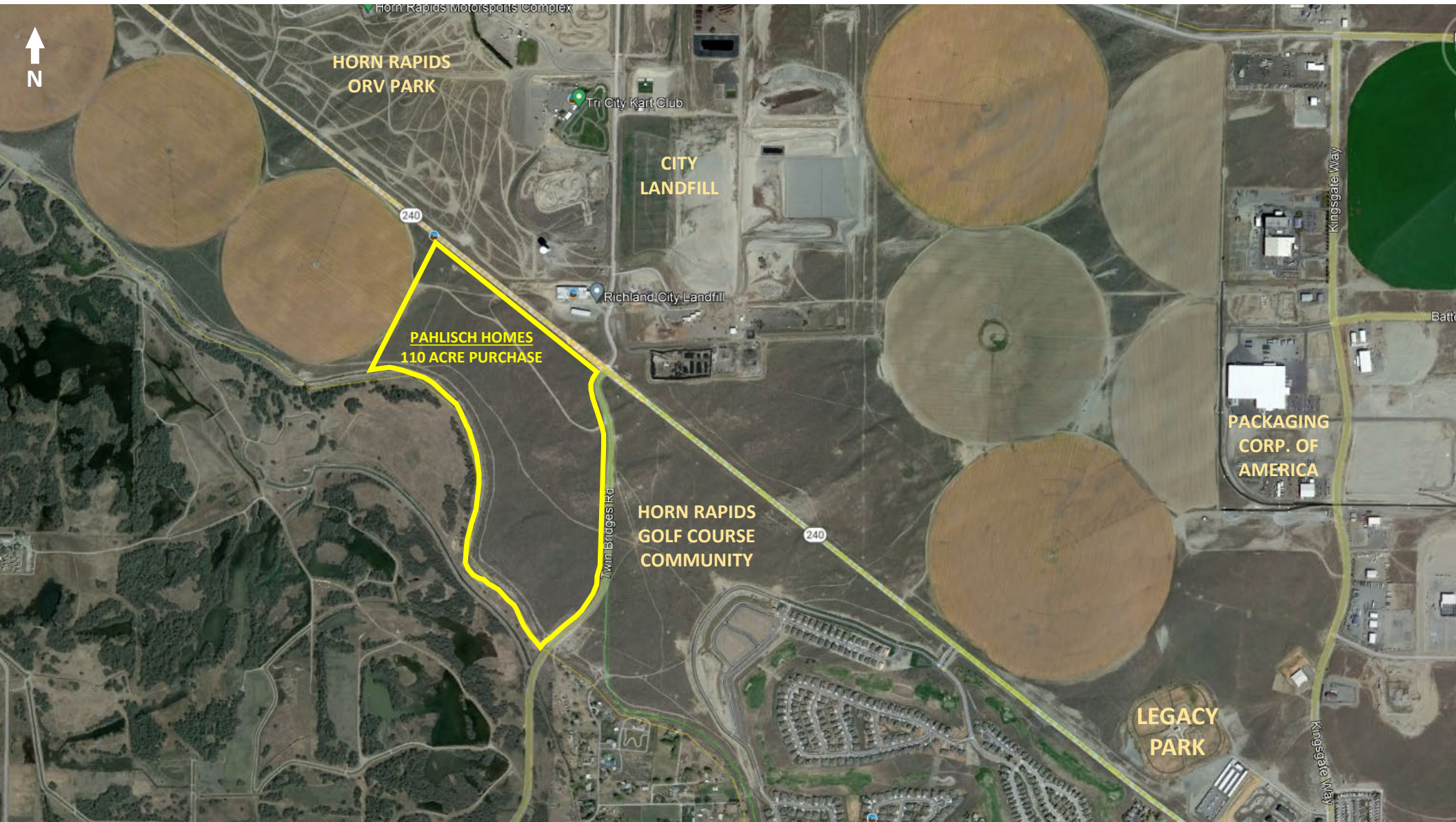
1. **Deadline to Submit Permit Applications:** 8 months after Closing of Initial Term and each subsequent Extension Term.
2. **Deadline to Initiate Construction:** 18 months after Closing of Initial Term and each subsequent Extension Term.
3. **City Approval Period for Re-Sale of Property:** 36 months after Closing of Initial Term and each subsequent Extension Term.

Right to Terminate : Pahlisch will be applying for an amendment to the City's Comprehensive Land Use Map and Zoning Map to permit their single family residential development on the Property. If, for whatever reason, the Map Amendments are not approved by the City, Pahlisch may request termination of the Purchase and Sale Agreement and a refund of their Earnest Money Deposit.

Fiscal Impact:	Total proceeds after the sale of the 110-acre property will amount to a minimum of \$3,400,000 which will be deposited into the City's Industrial Development Fund.
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Attachments:

1. Pahlisch Site Plan
2. PAHLIS~2



HORN RAPIDS
ORV PARK

Tri City Kart Club

CITY
LANDFILL

Richland City Landfill

PAHLISCH HOMES
110 ACRE PURCHASE

HORN RAPIDS
GOLF COURSE
COMMUNITY

PACKAGING
CORP. OF
AMERICA

LEGACY
PARK



November 10, 2021

Darin Arrasmith
Real Estate Specialist
City of Richland
625 Swift Blvd
Richland, WA 99352

Re: Letter of Intent to Extend Horn Rapids Purchase and Sale Agreement

Dear Darin;

The purpose of this letter is to communicate the desire of Pahlisch Homes to expand the existing Purchase and Sale Agreement (PSA) to include additional City owned property to the west of Twin Bridges Road. This additional property is approximately 80 acres and is shown on the attached Exhibit A, Twin Bridges Addition.

A formal addendum will be drafted to outline the specific details. In general, we understand the following deal points:

1. Land will be purchased using a similar annual takedown schedule as current PSA
2. Pahlisch Homes will work with the City to realign Twin Bridges Road
3. Pahlisch Homes will negotiate an updated land value
4. Costs for design and construction of Twin Bridges relocation will be considered in the land purchase price.

We look forward to hearing from you and moving forward with the PSA.

Sincerely,

Pahlisch Homes, Inc.

Chad Bettsworth, Director of Development

Darin Arrasmith, Planner
City of Richland
Office of Economic Development