



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE

MONDAY, APRIL 26, 2022 – 4:00 P.M.

VIA ZOOM

CALL TO ORDER

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

ATTENDANCE

Chairman Bricker, Vice-Chair Hughes, Committee Members Knight, Newman, Spencer, and Warner.

Also present were Council Liaison Mayor Alvarez, Development Services Director Jensen, Planner Arrasmith, Economic Development Manager Wallner, Economic Development Specialist Follett, and Administrative Assistant II Kirkpatrick.

Chairman Bricker welcomed new member Wendy Warner to the Committee. Development Service Director Jensen also welcomed Carly Kirkpatrick as the new Administrative Assistant II for Development Services.

APPROVAL OF AGENDA

Chairman Bricker presented the agenda for approval. Economic Development Manager Wallner noted that item 1 Proposed Surplus – Property Encroachment at Claybell Park needs to be pushed to the next committee meeting.

COMMITTEE MEMBER HUGHES MOVED AND COMMITTEE MEMBER NEWMAN SECONDED THE MOTION TO APPROVE THE AGENDA AS AMENDED BY MS. WALLNER. MOTION PASSED 6-0.

APPROVAL OF MINUTES

1. March 28, 2022 Minutes

Chairman Bricker introduced the meeting minutes from March 28, 2022. There were no changes or discussion.

COMMITTEE MEMBER SPENCER MOVED AND COMMITTEE MEMBER KNIGHT SECONDED THE MOTION TO APPROVE THE MEETING MINUTES OF MARCH 28, 2022. 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 4:06 p.m.

PRESENTATIONS

There were no presentations scheduled for the committee.

ITEMS OF BUSINESS

2. Proposed Purchase and Sale Agreement – Beef Expansion, LLC (Old Trapper Beef Jerky)

Chairman Bricker recognized Planner Arrasmith to present the proposal to the Committee. Mr. Arrasmith showed a map depicting the proposed surplus area. He stated 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. At the conclusion of his presentation he answered questions from committee members.

COMMITTEE MEMBER NEWMAN MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION TO RECOMMEND 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. MOTION PASSED 6-0.

3. Proposed Purchase and Sales Agreement – Pahlisch Homes, Inc.

Chairman Bricker recognized Planner Arrasmith to give the staff report for the proposed Purchase and Sale Agreement – Pahlisch Homes, Inc. Mr. Arrasmith showed a map of the property Pahlisch is proposing to purchase. He further explained that it would be 110 acres west of Twin Bridges Road and south of Highway SR 240, and west of the Horn Rapids Golf Course Residential Community. At the conclusion of his presentation he answered questions from committee members, and they discussed the merits of the proposal.

COMMITTEE MEMBER NEWMAN MOVED AND COMMITTEE MEMBER SPENCER SECONDED THE MOTION FOR THE ECONOMIC DEVELOPMENT COMMITTEE TO 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. MOTION PASSED 6-0.

ANNOUNCEMENTS

Mayor Alvarez thanked committee members for their thoughtful consideration of each proposal.

ADJOURNMENT

Chairman Bricker adjourned the meeting at 4:30 p.m.

Prepared by: Carly Kirkpatrick
Carly Kirkpatrick, Administrative Assistant II

Reviewed by: Mandy Wallner
Mandy Wallner, Economic Development Manager

Approved by: Brad Bricker
Brad Bricker, Chairman