

City Manager's Report

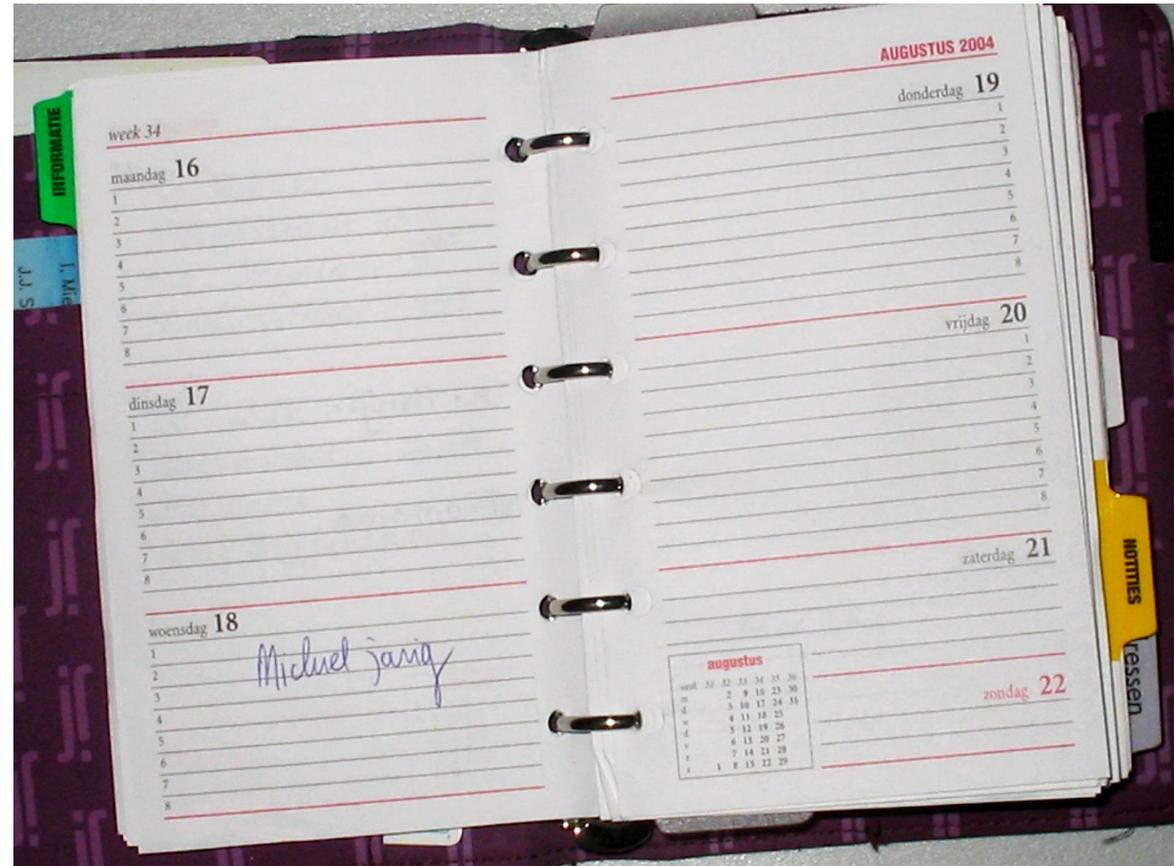
Presented by Mario Juarez-Infante, PE, City Manager
01.07.2026



Summary



- ANIMAL CONTROL/CODES UPDATE
- CASA DE PEREGRINOS UPDATE
- RETAIL STRATEGIES UPDATE
- PROPOSED BLANKET DRAINAGE EASEMENT



Animal Control & Codes Update



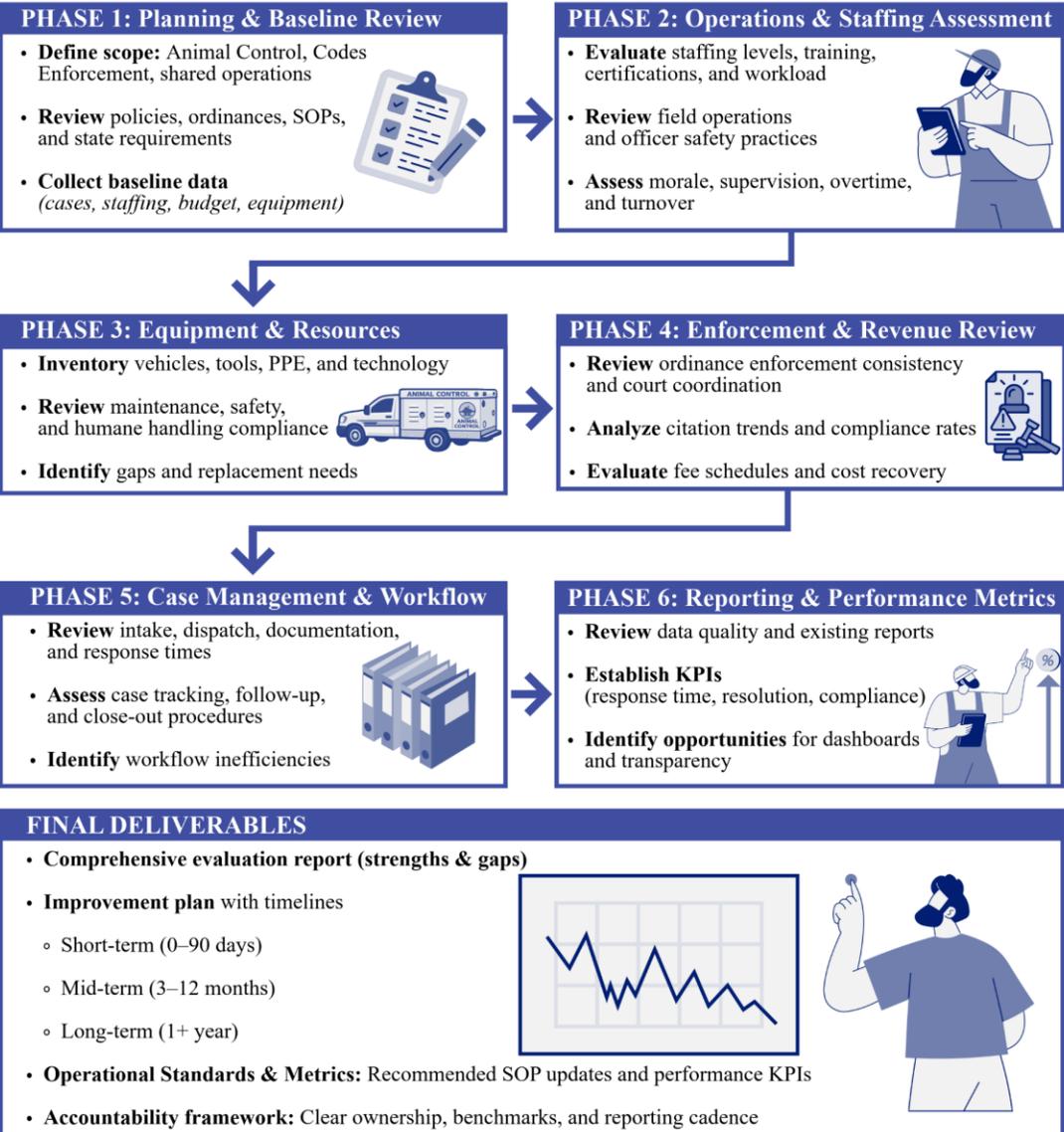
Quick Facts

- Community Development will lead Animal Control and Codes Department operation review and proposed framework development.
- This thorough analysis will provide a comprehensive evaluation and improvement plan that establishes operational standards and metrics that enhance customer service.



Animal Control & Codes Department: Evaluation Work Plan

Operational review to assess compliance, capacity, and performance.



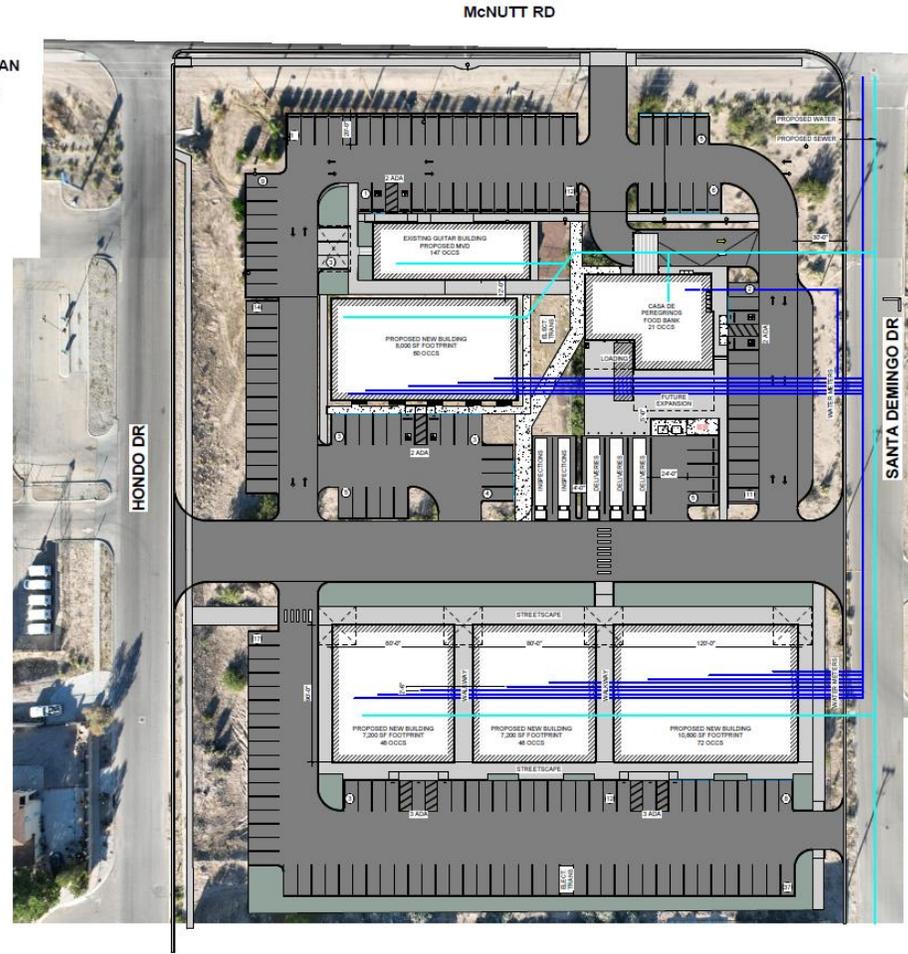
Casa de Peregrinos Update



Project Location Map



A PROJECT FOR :
COSP - McNUTT SITE MASTER PLAN
3465 McNUTT RD SUNLAND PARK, NM 88063
PROPOSED SITE PLAN



1 POROPSED SITE PLAN - UPDATED
A101.1 1" = 30' 0"

Quick Facts

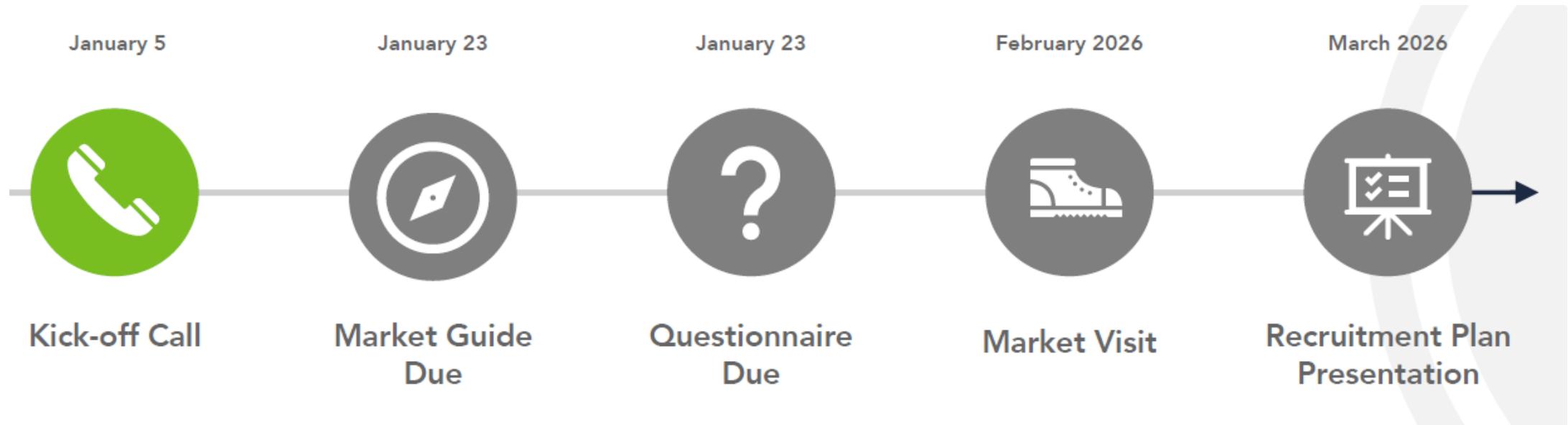
- The underground plumbing rough-in is underway. The CMU foundation footing for the warehouse inspection passed, and concrete was poured on 12.30.2025.
- Within the next two weeks, anticipate starting the CMU wall and placing the slab-on-grade for the office area and warehouse area.
- The project remains on schedule, with substantial completion still targeted for November 2026.



Retail Strategies Update



Discovery Phase



Your community introduction

Market Guide



retailstrategies.com

City Contact Information

Mayor Nathan
nathan@richland.wa.gov
509.835.4100

Focus Properties

Retail Strategies has a catalog of local commercial and retail properties in Richland. For more information, please contact the Property Director and/or Retail Development Director listed on the list of this guide.

retail strategies

RICHLAND, WASHINGTON

Market Guide

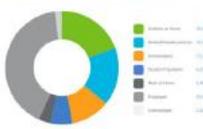


Demographics

Population: 104,137 | Average Age: 39.7 | Household Income (Median): \$81,403 | Number of Households: 39,976 | Growth Rate: 6.32% | Household Income (Average): \$100,441

Peer Analysis

Daytime Population: 100,629



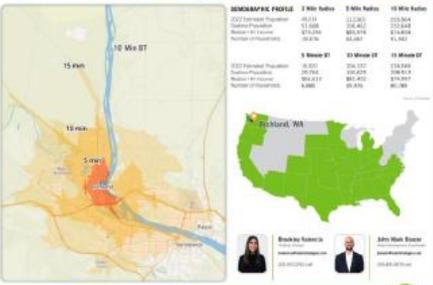
Peer Trade Area	Population	Household Income (Median)	Household Income (Average)
15 min	100,629	\$81,403	\$100,441
5 min	100,629	\$81,403	\$100,441
10 min	100,629	\$81,403	\$100,441
15 min	100,629	\$81,403	\$100,441

Focus Categories

Food & Beverage Stores | Full Service Restaurants | General Merchandise | Sporting Goods & Hobby Stores

DEMOGRAPHIC PROFILE

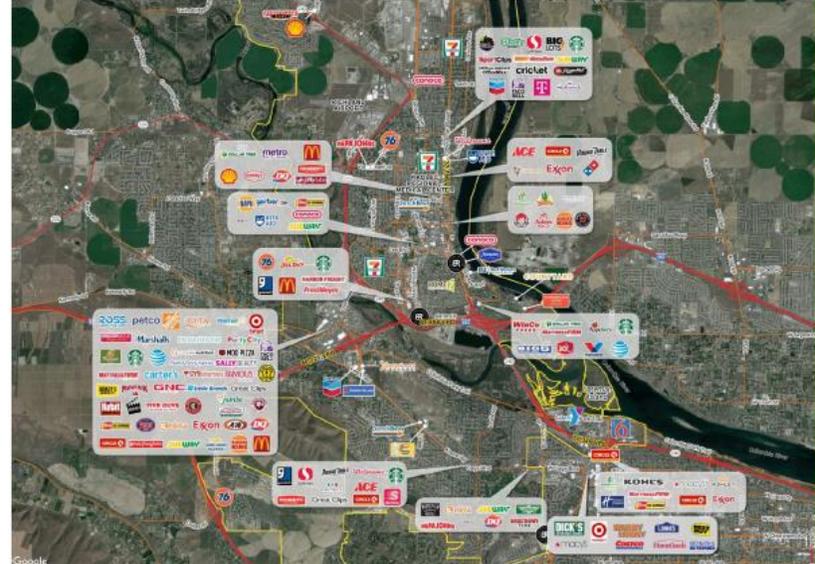
	5 Mile Radius	5 Mile Radius	10 Mile Radius
2017 Population	49,144	112,365	252,364
2017 Median Household Income	\$1,048	\$24,402	\$32,248
2017 Median Household Income	\$73,206	\$69,574	\$73,434
2017 Median Household Income	\$16,206	\$16,687	\$17,102





Brooklyn Roberts | Retail Development Director | 509.835.4100

John Mark Stone | Property Director | 509.835.4100



RICHLAND, WASHINGTON



Retail Recruitment 101

The magic ingredients

Our Secret Sauce

- Relationships with national retail
- Comprehensive data
- Relationships with local brokers
- National reputation for success

Day in the life of a

Retail Recruiter

- Updating prospect lists
- Calling brokers
- Scouting sites for real estate directors
- Strategizing for the next trade show



Tradeshows

- ICSC Red River
- ICSC Las Vegas
- ICSC Western



Proposed Blanket Drainage Easement



Master Plan



Public Value Summary

-  Improved flood protection
-  New recreational assets
-  Shared community–school resources
-  Efficient use of public land
-  Strong intergovernmental collaboration



Thank you