

City Center Redevelopment Authority Meeting Minutes

Date: January 18th, 2024

Time: 12:30 pm

Location

City Hall – Council Chambers
415 W 6th Street
Vancouver, WA 98668

REGULAR Meeting (Convened in person and via video conference)

The meeting agenda materials referenced in these minutes can be found online. Link to CVTV meeting video: [24 01 18 CCRA Meeting Video](#)

Item 1: Call to Order and Roll Call

The January 18th, 2024, meeting of the City Center Redevelopment Authority was called to order at pm by Board Member Krippaehne.

Motion by Ewing, seconded by Reynolds, and carried unanimously to appoint Richard Krippaehne as Board Chair for today's meeting in the absence of a Board President.

Board Members Present: Debi, Ewing, Richard Krippaehne, Michi Slick, Alisa Pyszka, Allison Reynolds

Board Members Absent: None

Marc Fazio and David Copenhaver are awaiting approval for their renewal of term to the CCRA, therefore a motion to excuse their absence is not required as confirmed by Taylor Hallvik and Patrick Quinton.

Staff Present: Patrick Quinton, Kimberly Kerlee, Taylor Hallvik, Katherine Kelly

Guests: Meghan Hodges, Steve Katko, Sam Daleo (IBR Team)

Item 2: Approval of Minutes

Motion by Ewing, seconded by Reynolds, and carried unanimously to approve the November 16, 2023, minutes.

Item 3: Executive Director's Report

Patrick Quinton, Executive Director, provided an update on the Waterfront Gateway project and stated that the transaction document were not ready for the Board's action at this month's meeting but staff hope to have the ground lease ready in time for the February or the March meeting. Quinton also provided an update on the urban plaza project behind City Hall, which will

Members

David Copenhaver
Debi Ewing
Marc Fazio
Richard Krippaehne
Alisa Pyszka
Allison Reynolds
Michi Slick



415 W 6th Street
P.O. Box 1995
Vancouver, WA 98668
cityofvancouver.us

To request accommodation or other formats, please contact:

City Manager's Office | 360-487-8600 | TTY: 711 | Amanda.Delapena@cityofvancouver.us

have an open house in early February for public feedback. Quinton reviewed the Development Pipeline Report and highlighted multiple projects across the different development stages.

Item 4: Interstate Bridge Project Update

Katherine Kelly, Senior Transportation Policy Advisor, introduced herself and the Interstate Bridge Replacement (IBR) program team: Meghan Hodges, Community and Government Relations Manager, Steve Katko, Civil Design Lead, and Sam Daleo, Civil Designer. Meghan Hodges spoke on the IBR Program. Steve Katko reviewed the program area map and highlighted the proposed construction area that is being studied. Sam Daleo also spoke on the project map and provided additional details.

Board members asked questions and provided feedback related to the relationship between the City and the IBR team, the impacts of the project on downtown Vancouver, the state agencies involved in the study, the addition of park and rides, and impacts on potential expansions in the downtown corridor.

Quinton, Kelly, and the IBR team responded to questions from the board.

Item 5: Downtown Redevelopment Study RFP

Quinton presented an overview of the Downtown Redevelopment Study and reviewed the context and study objectives, the development plans and projects involved, the proposed scope of the plan and potential study areas as well as the study timeline.

The board asked questions about what the City sees as priority areas, and criteria of selection for the opportunity areas. Board members were overall pleased with the plan and are excited to move forward.

Quinton introduced Chim Chune Ko, Real Estate Project Manager, who will be the point person on the Downtown Redevelopment Study.

Item 6: Public Comment

None

Item 7: Executive Session (as needed)

None

Adjournment

1:58 pm

Richard Krippaehne for Marc Fazio, Board President

Meetings of the City Center Redevelopment Authority are electronically recorded on audio. The audio tapes are kept on file in the office of the City Clerk for a period of six years.



CITY OF
Vancouver
WASHINGTON

CCRA Business Planning Workshop

Patrick Quinton
Executive Director
CCRA
February 15, 2024

Agenda

- Purpose
- Charter Overview
- History
- Objectives
- Roles and Functions
- Research on Models
- Discussion
- Next Steps



Purpose

To establish a long-term plan for CCRA that empowers the organization to help achieve the vision for downtown Vancouver as a vibrant, accessible place to live, work and visit.



CCRA Charter

The primary role of CCRA established by the charter is to:

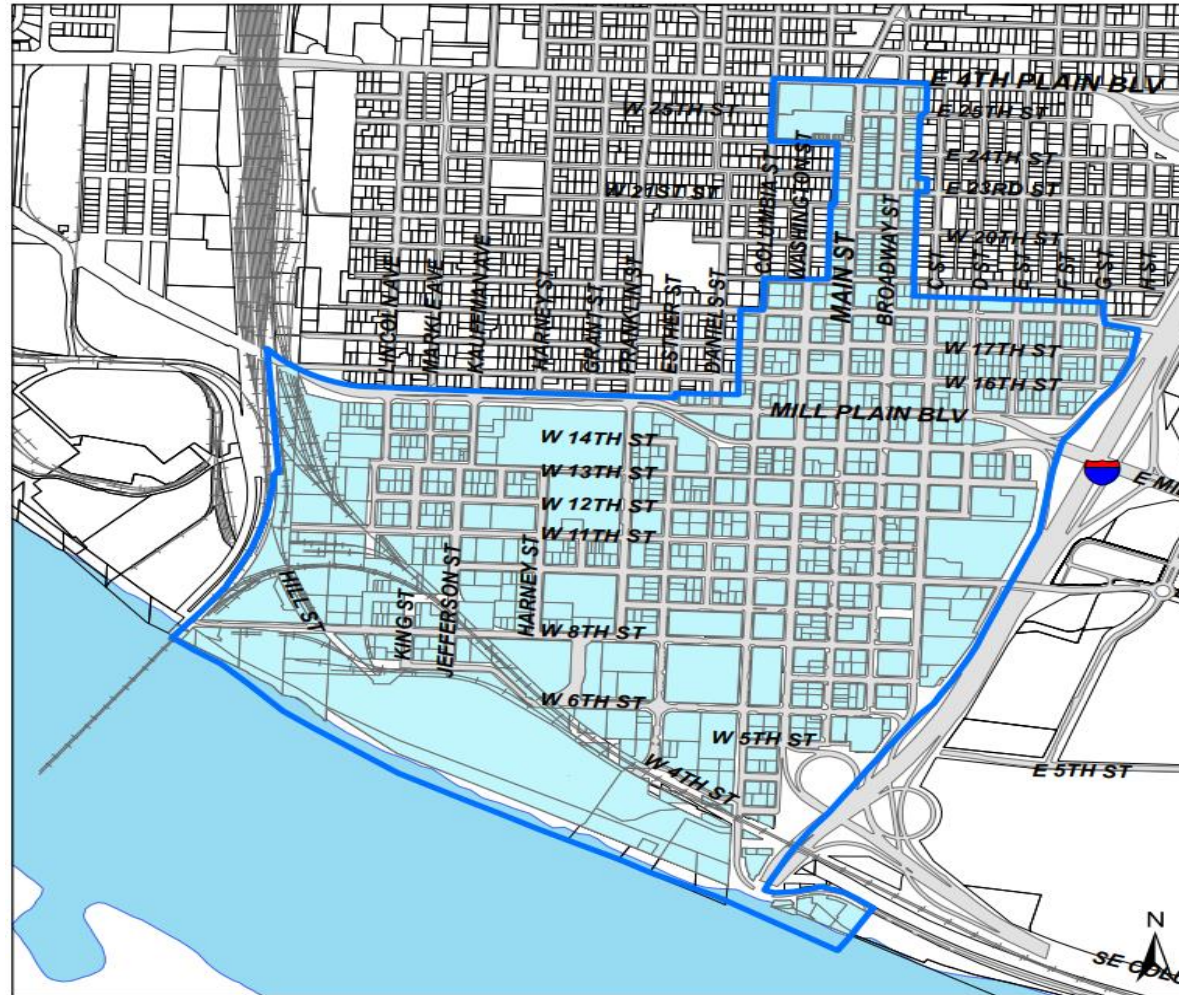
undertake, assist with and otherwise facilitate the redevelopment of property within the Vancouver City Center Vision (“VCCV”) plan area.

In this role, CCRA:

shall acquire and manage real property; secure financing; undertake the development or redevelopment, construction and maintenance of structures and facilities, including public amenities; and enter into agreements with cultural, public and other not-for-profit entities or with private developers proposing to develop public facilities or retail; mixed use, office, and entertainment, or residential projects in the VCCV plan area.



Vancouver City Center Vision (VCCV) Area



CCRA Charter

In addition to CCRA's primary role, the charter also assigns the following duties to the CCRA:

- **Review draft development agreements** (“DAs”) between property owners and the City of Vancouver (“City”) in the VCCV Plan area to ensure an appropriate balance between development incentives and public benefits.
- Review the **architectural and landscape design** of the development projects **within the Waterfront Project** and Port of Vancouver's Terminal One Project.
- Periodically **review the effectiveness of the City's Multi-Family Tax Exemption Program** and advise the City Council in regard to any identified amendments that would ensure an appropriate balance between the tax incentives and public benefits from new development, including number of affordable housing units constructed.





Recent Roles

- Represent City through Memoranda of Understanding (“MOUs”)(e.g., Waterfront Gateway)
- Review Waterfront projects for design consistency
- Evaluate the City’s Multi-Family Tax Exemption Program



Objectives for VCCV

How does the CCRA advance redevelopment and job creation goals in downtown Vancouver?

- Achieve City's Goals for Downtown
 - Meet long term housing and job creation goals (i.e., absorb disproportionate share of Comp Plan projections)
 - Ensure equitable outcomes
 - Achieve climate goals
 - Improve livability, accessibility, and public infrastructure
- Maximize leverage of public investment
- Incentivize and facilitate private investment
- Streamline public/private partnerships





What is needed to achieve the City's objectives for Downtown?



Research on Other Redevelopment Agencies

- Researched existing development authorities on the following criteria
 - Scope of power
 - Areas/Region of Authority
 - Organization type
 - Municipality size



Types of Services Provided

Powers and roles currently assigned to CCRA in bold

- Real Estate & Redevelopment
 - **Manage and lead strategic redevelopment efforts**
 - **Buy, sell, and operate assets**
 - **Review development incentive programs (e.g., MFTE)**
 - Manage improvement districts (TIF, BID, etc.)
 - Administer Grants and Loans
 - Manage Parking Assets
- Business & Industry Development
 - Provide small business loans
 - Provide technical and resource assistance to local businesses
 - Operate a small business incubator program
 - Operate affordable commercial space
 - Direct community investment
 - Manage capacity building programs
 - Grant making



Representative Business Models

Option 1

- **Transactional based on City needs**
- **Assets and funding providing by City for specific projects**
- **No staff**
- **Independent board optional**
- **Example: CCRA**

Option 2

- Defined area of authority
- Expanded revenue streams and asset ownership
- Budget gaps funded by City
- Independent board optional
- Example: Spokane, Pittsburgh, Salt Lake City

Option 3

- Independent redevelopment authority
- Increased financial independence
- Budget gaps funded by City
- Dedicated staff
- Example: VHA, Prosper Portland, NYCEDC

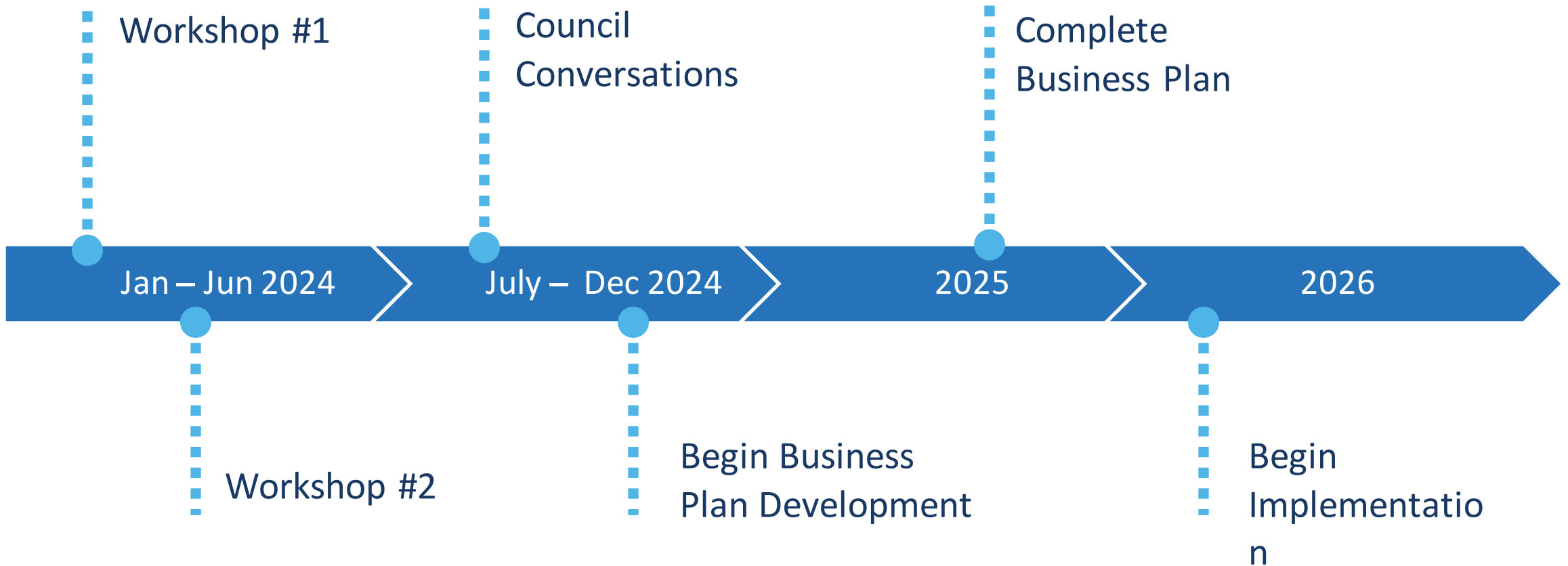


Discussion Questions

- What functions and roles should CCRA play to meet the identified objectives?
- What authority and resources does CCRA need to be effective in these roles?
- Is Downtown focus big enough to sustain greater independence?
- What challenges and risks come with those roles?
- Is status quo acceptable?
- What additional information, analysis or context is needed?



Hypothetical Timeline



Timeline Dependent on Vision for CCRA



Thank You

