



City Center Redevelopment Authority Meeting Minutes

Date: December 19, 2024

Time: 12:30-2:00 pm

Location

City Hall – Council Chambers Fl 2

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 meeting video: [24 12 19 CCRA Meeting Video](#).

Item 1: Call to Order and Roll Call

The December 19, 2024, meeting of the City Center Redevelopment Authority was called to order at 12:32 pm by Marc Fazio.

Board Members Present: Marc Fazio, Alisa Pyszka, Ken Anderton, David Copenhaver, Richard Krippaehne, Michi Slick

Board Members Absent: Allison Reynolds

Staff Present: Patrick Quinton, Kimberly Kerlee, Dan Lloyd, Chim Chune Ko

Guests: Patrick Gilligan, LPC

Motion by Slick, seconded by Copenhaver, and carried unanimously to excuse the absence of Board Member Reynolds.

Item 2: Approval of Minutes

Motion by Pyszka, seconded by Copenhaver, and carried unanimously to approve the November 21, 2024, minutes.

Item 3: Executive Directors Report

Patrick Quinton, Executive Director, mentioned that there is no development pipeline report this month due to limited project movement in November. The subcommittee met this month and provided feedback on the Waterfront Gateway Site Plan. City Council is recommending board members Anderton and Reynolds to be re-appointed at the January 6 City Council meeting. Quinton provided a preview for the January CCRA Meeting and a few items that will be included in the 2025 Workplan. President Fazio asked if an updated 2025 workplan could be provided once it is updated. Quinton responded.

Item 4: Waterfront Gateway Site Plan

Members

Marc Fazio
President

Richard Krippaehne
David Copenhaver
Michi Slick
Alisa Pyszka
Allison Reynolds
Ken Anderton



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To request accommodation or other formats, please contact:

Economic Prosperity & Housing | 360-487-7846 | Relay 711 | Kimberly.Kerlee@cityofvancouver.us

Chim Chune Ko reviewed the project timeline and provided an update on the Waterfront Gateway Site Plan including the change of use from office to residential for Building 4. The change in Building 4, which will provide 85 residential units, plus an additional 61 units between the other two residential buildings, adds 40% more housing units to the project. The change also eliminates 101 parking stalls from the parking garage. Ko provided additional information and statistics on the office building occupancy in the nation and potential office sites in downtown Vancouver pending market changes.

Ko requested that the CCRA Board approve the proposed changes in the site plan and recommend that City Council approve the necessary changes to the development agreement. President Fazio opened the floor for discussion. Board members provided feedback and discussed their thoughts on the changes to the proposed site plan and overall pleased with and supportive of the changes. Copenhagen thanked Ko and mentioned his appreciation for the Downtown Redevelopment Study and the data that was collected. President Fazio stated his appreciation for the work done so far on Waterfront Gateway and supports the changes.

Motion by Copenhagen, seconded by Slick, and carried unanimously to approve the proposed changes in the site plan and recommend that City Council approve the necessary changes to the development agreement.

Item 5: Public Comment

None

Item 6: Executive Session (as needed)

None

Adjournment

1:06 pm

Signed by:

Marc Fazio

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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.