



City Center Redevelopment Authority Meeting Minutes

Date: January 16, 2025

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: [25 01 16 CCRA Meeting Video](#).

Item 1: Call to Order and Roll Call

The January 16, 2025, meeting of the City Center Redevelopment Authority was called to order at 12:03 pm by Marc Fazio.

Board Members Present: Marc Fazio, Allison Reynolds, Ken Anderton, David Copenhaver, Richard Krippaehne, Michi Slick

Board Members Absent: Alisa Pyszka

Staff Present: Patrick Quinton, Kimberly Kerlee, Taylor Hallvik

Guests: None

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

Item 2: Approval of Minutes

Motion by Reynolds, seconded by Anderton, and carried unanimously to approve the December 16, 2024, minutes.

Item 3: Executive Directors Report

Patrick Quinton, Executive Director, provided a summary of the January subcommittee meeting and reviewed the Development Pipeline report for November and December. The tentative 2025 CCRA workplan was reviewed with positive feedback from board members. Board member Anderton requested a discussion about staffing levels for permit processing be added to the workplan.

Item 4: Downtown Parking Plan

Patrick Quinton provided an overview of the Downtown Parking Plan working draft and asked board members for any last questions or feedback. Board member Copenhaver asked if parking stalls are being eliminated for curb space. President Fazio asked for

Members

Marc Fazio
President

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



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clarification regarding parking minimums downtown. Quinton responded. The Board's overall feedback on the working draft was positive and agreed to recommend the Downtown Parking Plan to City Council for approval. President Fazio asked for a motion.

Motion by Slick, seconded by Anderton, and carried unanimously to recommend that City Council adopt the Downtown Parking Plan.

Item 5: CCRA Business Plan Update

Patrick Quinton presented the CCRA Business Plan Update and reviewed the goals for downtown Vancouver, potential roles and functions of the CCRA, and the investments needed to meet the goals of the Comprehensive Plan. Examples were provided of three potential CCRA business model funding scenarios. Estimated investment outcomes were also reviewed for each option. Pros and cons of alternative business models were also provided. Board members discussed plans for future conversations with City Council about the business plan and their overall involvement. President Fazio asked about the role the CCRA would play in economic opportunity. Quinton responded. Board members were overall pleased with the business plan and appreciated the work put into the plan.

Item 6: Comprehensive Plan Update

Rebecca Kennedy provided an overview of the Comprehensive Plan including updates to chapters and new state requirements. The timeline and process of adopting the plan was reviewed as well as the goals and guiding policies with the downtown vision and other considerations in mind including community feedback. Kennedy reviewed the eight new place types that were formed by collapsing current zones with the intent to simplify zoning districts. Two land use map possibilities were provided including what exists today and potential growth. Kennedy requested that board members explore the land use possibilities and provide feedback. Board member Slick asked about the updated light industrial zoning and what that would look in the new zone model. Kennedy responded. Next steps were discussed for 2025 with the new plan to be adopted by December 31. Board members expressed their appreciation for the presentation and asked questions and provided feedback. President Fazio asked about plans for updating the Vancouver City Center Vision and how it is impacted by the update to the Comprehensive Plan. Quinton and Kennedy responded.

Item 5: Public Comment

None

Item 6: Executive Session (as needed)

None

Adjournment

2:30 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.