



City Center Redevelopment Authority Meeting Minutes

Date: February 20, 2025

Time: 12:30-2:30 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 02 20 CCRA Meeting Video](#).

Item 1: Call to Order and Roll Call

The February 20, 2025, meeting of the City Center Redevelopment Authority was called to order at 12:01 pm by Marc Fazio.

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

Board Members Absent: Allison Reynolds

Staff Present: Patrick Quinton, Kimberly Kerlee, Chris Harder, Chim Chune Ko, Chad Eiken

Guests: None

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

Item 2: Approval of Minutes

Motion by Anderton, seconded by Krippaehne, and carried unanimously to approve the January 16, 2025, minutes.

Item 3: Election of Officers

Patrick Quinton, Executive Director, asked the board for nominations for the office of President. Board member Pyszka nominated Marc Fazio for CCRA President. No other nominations for president were made. Quinton closed nominations and made a motion.

Motion carried unanimously by the board to elect Marc Fazio for the office of president for 2025.

Members

Marc Fazio
President

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



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cityofvancouver.us

To request accommodation or other formats, please contact:

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

President Fazio opened nominations for the office of Secretary of Treasurer. Board member Fazio nominated Richard Krippaehne. No other nominations were made. President Fazio asked for a motion.

Motion carried unanimously by the board to elect Richard Krippaehne for the office of Secretary of Treasurer for 2025.

Item 4: Executive Director Report

Patrick Quinton gave a brief overview of the Waterfront Gateway affordable housing project which is in the building permit stage of the development pipeline with construction starting in the next three or four months. The subcommittee met this month. Quinton provided an update on the Heights project which is moving along as expected. The Heights Community Investment Committee is currently reviewing a second RFP for two additional sites within the Heights. Board members received a revised CCRA Workplan for 2025-2026 and Quinton reviewed updates and additions.

Item 5: Economic Development Strategy Update

Chris Harder, Deputy Economic Director, presented an overview of the five-year economic development strategy including a review of the project phase timeline and the key findings for both growth and competitiveness, and quality of life within Vancouver. Elements of the strategic plan were covered including the long-term vision and approach to implementation. Harder provided the four goals of the strategy along with the actions to take to be successful. President Fazio opened the floor for comments and discussion. Board member Anderton mentioned the possibility of including the Port of Vancouver in the plan. Harder responded. Board member Pyszka appreciated the focus on growth and jobs in Vancouver. Board member Slick mentioned housing and how it is linked to a living wage and job growth. Board member Copenhaver thanked City staff for the work done so far. President Fazio mentioned the planning for the Interstate Bridge Project and how that relates to the strategy and commented on the macro vision of livability as it relates to safety.

Item 6: 2024 Development Activity Report

Chim Chune Ko, Real Estate Project Manager, provided a recap of development activity including commercial, industrial and residential permits from 2017 to 2024, highlighting the below average permit activity in 2024. Affordable housing production and Multifamily Tax Exemption activity are also experiencing shortfalls due to limited funds and an increase in construction costs. Ko provided observations and key factors for the slowdown in development as well as barriers to new residential construction. Projected rent growth was reviewed and the impact it has on feasibility. Ko reviewed potential opportunities in the current market and ongoing policy priorities for the City. Chad Eiken, Community Development Director, provided an overview of development projects that are holding in the pre-app stage and land use stage of the permitting process and not progressing to the next stage. Discussion occurred around City response time and permit processes. Eiken added that the number of projects is low, and therefore the current process is responsive. Board member Krippaehne added that from his perspective the turnaround time for the City of Vancouver is very good. President Fazio asked about costs related to green building policies and if that has an impact on development. Ko and Quinton responded.

Item 7: Public Comment

None

Item 8: Executive Session (as needed)

None

Adjournment

2:36 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.