



## City Center Redevelopment Authority Meeting Minutes

**Date:** June 26, 2025

**Time:** 12:30-2:30 pm

**Location**

City Hall – Council Chambers Fl 2  
415 W 6<sup>th</sup> 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 06 26 CCRA Meeting Video](#).

**Item 1: Call to Order and Roll Call**

The June 26, 2025, meeting of the City Center Redevelopment Authority was called to order at 12:31 pm by Marc Fazio.

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

**Board Members Absent:** Alisa Pyszka

**Staff Present:** Patrick Quinton, Kimberly Kerlee, Chim Chune Ko

**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 Krippaehne, seconded by Slick, and carried unanimously to approve May 15, 2025, minutes.

**Item 3: Executive Director Report**

Patrick Quinton provided an update on the May Development Pipeline report activity and the RFP for Phase Two of the Heights District, which include two smaller parcels. Federal budget cuts could potentially impact two of the affordable housing projects from the Heights Phase One RFP. Quinton informed the Board that the Deputy City Manager position was filled and will find time in the Fall for a formal introduction. The CCRA 2025 Workplan was discussed including the agenda item for the July meeting and a reminder that the August CCRA meeting is canceled. The sub-committee received briefings on the two items on the agenda.

## Members

Marc Fazio  
*President*

Richard Krippaehne  
David Copenhaver  
Michi Slick  
Alisa Pyszka  
Ken Anderton  
*Vacant*



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**To request accommodation or other formats, please contact:**

Economic Prosperity & Housing | 360-487-7846 | Relay 711 | [Kimberly.Kerlee@cityofvancouver.us](mailto:Kimberly.Kerlee@cityofvancouver.us)

**Item 4: Housing Action Update**

Patrick Quinton provided an update on the Housing Action Plan (HAP). The timeline of housing action work was reviewed. Work completed to date includes progress on Comprehensive Plan, accelerated AHF funding, affordable housing projects at Waterfront Gateway and Heights and initial Fourt Plain for All housing investments. Quinton summarized the immediate actions proposed by the City to address the housing shortage including removing parking minimums for affordable housing projects, Multifamily Tax Exemption (MFTE) incentives, deferring SDC and impact fees, and reducing development review timelines. Board member Krippaehne asked if developers will be required to provide a parking analysis with the removal of the parking minimum. Quinton responded. Further discussion occurred around impact fees. Further actions were also highlighted including additional code changes. President Fazio asked about the population growth of Vancouver and how that compares to housing production. Quinton and Chim Chune Ko responded. Board member Slick also commented on population versus housing production and the social and multi-cultural shifts of owning versus renting as well as the impact of development costs. Board members expressed their appreciation to Quinton and the City for the work being done.

**Item 5: Redevelopment Investment Options**

Patrick Quinton provided an overview of the following investment options to use for redevelopment projects in Vancouver and examples of when they could be useful: Business Improvement Areas (BIAs), Local Improvement Districts (LID's) and Tax Increment Areas (TIA's). Board member Krippaehne asked how Main Street work was funded. Quinton responded. Other tools were also discussed including special purpose enterprise funds like the Parking Fund and Affordable Housing Fund as well as Opportunity Zones (OZ) and the creation of OZ funds. The timeline and next steps were reviewed starting with a Tax Increment Study occurring in Fall 2025. The Board did not have any questions.

**Item 6: Public Comment**


None

**Item 7: Executive Session (as needed)**

None

**Adjournment**

2:03 pm

Signed by:  
  
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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.