



City Center Redevelopment Authority Meeting Minutes

Date: July 17, 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 07 17 CCRA Meeting Video](#).

Item 1: Call to Order and Roll Call

The July 17, 2025, meeting of the City Center Redevelopment Authority was called to order at 12:31 pm by Richard Krippaehne.

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

Board Members Absent: Marc Fazio and Alisa Pyszka

Staff Present: Patrick Quinton, Kimberly Kerlee, Rebecca Kennedy, Meredith Herbst, Chim Chune Ko, Chad Eiken, Rebecca Small

Guests: None

Motion by Slick, seconded by Anderton, and carried unanimously to elect board member Krippaehne as interim President.

Motion by Anderton, seconded by Slick, and carried out unanimously to amend the agenda to add a 30-minute executive session.

Motion by Slick, seconded by Copenhaver, and carried unanimously to excuse the absence of Board Members Fazio and Pyszka.

Item 2: Approval of Minutes

Motion by Slick, seconded by Anderton, and carried unanimously to approve June 26, 2025, minutes.

Item 3: Executive Director Report

Patrick Quinton mentioned the Subcommittee did not meet in July and provided an update on the Development Pipeline report activity in June. The August CCRA meeting is canceled. The Heights Investment Committee is currently reviewing two

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:

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proposals for phase two of the Heights development. Quinton provided an update on the Affordable Housing Project at Waterfront Gateway which broke ground in July.

Item 4: Comprehensive Plan Update – Draft Environmental Impact Statement (DEIS)

Rebecca Kennedy and Meredith Herbst provided an overview of the Comprehensive Plan which is currently in the draft environmental impact statement and public comment period. Recent plans have been completed to update the elements of the last Comprehensive Plan that relate to downtown, including the Downtown Parking Plan, Economic Development Strategy, and Downtown Redevelopment Study. The differences between the two alternatives in the current draft of the Comprehensive Plan were reviewed and their potential impacts to the built and natural environment. Kennedy provided a summary of the key findings and potential impacts to housing, job growth in industrial and commercial areas, transportation, and demand for public services and utilities. The comment period is open until September 8. Herbst reviewed the next steps and informed CCRA that they plan to come back in October to discuss code changes. Board members asked questions and provided feedback.

Item 5: Green Building Policy Update

Rebecca Small opened with the overall goal of the program and an overview of the financial analysis that was conducted by BAE Urban Economics to assess how the proposed policies might affect different development projects. Chim Chune Ko reviewed the measurable cost impacts to garden-style apartments, podium apartments, and office and industrial buildings. Recommendations and priorities were also highlighted including exploring alternatives and modifications that maintain outcomes while lowering costs and streamlining processes. Chad Eiken reviewed the requirements which will be phased in over time and the incentives being proposed in the interim. Board member Krippaehne opened the floor for discussion. Board member Anderton asked about the cost impact with the various policies and the new Washington State standards. Small and Ko responded. Board members expressed appreciation for thought and work staff have put in to dissect the impacts and benefits of climate change policies.

Item 6: Public Comment

None

Item 7: Executive Session

Taylor Hallvik opened with a statement. Board member Krippaehne called for the 30-minute executive session at 2:20 p.m. There will be no action taken following the executive session.

Adjournment

2:35 pm

Signed by:

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Richard Krippaehne, Board Member

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.