



## City Center Redevelopment Authority Meeting Minutes

**Date:** November 20, 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 11 20 CCRA Meeting Video](#).

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

The November 20, 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, Richard Krippaehne, Michi Slick, Alisa Pyszka

**Board Members Absent:** David Copenhaver

**Staff Present:** Patrick Quinton, Kimberly Kerlee

**Presenters:** Chim Chune Ko, Real Estate Project Manager; Rebecca Small, Senior Policy Analyst; Chad Eiken, Community Development Director; Gabriel Montez, Parking District Manager

**Motion** by Slick, seconded by Anderton and carried unanimously to excuse the absence of David Copenhaver.

**Item 2: Approval of Minutes**

**Motion** by Slick, seconded by Anderton, and carried unanimously to approve the September 18, 2025, minutes.

**Item 3: Executive Director Report**

Patrick Quinton acknowledged that the subcommittee met earlier this month. The Development Pipeline report activity in September and October was reviewed. Quinton updated the board on multiple development agreements that are in the works and the beginning stages of the tax increment study. Quinton also shared that Council reviewed candidates for the open CCRA seat and are recommending Heather Friend, COO at Columbia Credit Union. Council will vote at the December 15 Council meeting. Council Chambers will be under construction starting in

## 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)

January. During this time, CCRA meetings will be held in other conference rooms at City Hall.

**Item 4: Public Comment**

None

**Item 5: Green Building Program Update**

Chim Chune Ko, Rebecca Small and Chad Eiken presented the Green Building Program update which will be presented during the City Council Public Hearing on December 15 for adoption. Small shared the overall goal of the program to support the construction of new buildings that contribute to Vancouver’s climate action and resilience objectives. Ko reviewed the policies that have been refined, updated and removed as well as required policies and incentives. Affordable housing exemptions were also reviewed. Eiken shared the current proposed incentives that would be included in the review process with state building code updates. Other possible incentives that the City could explore were mentioned as directed by Council. Next steps were highlighted. The board asked questions and provided feedback. Board member Krippaehne asked how projects qualify for incentives. Staff responded. Board member Slick appreciated the thoughtful work done to investigate cost effective options in a low growth environment. Board member Pyszka asked about utility load forecasting. Small responded. Quinton informed the board that no action is requested today, but feedback is welcome. President Fazio added that it would be beneficial to focus on existing buildings who do not have the funds to make climate friendly upgrades. Discussion occurred. Anderton added that timing should be considered with current ongoing costs and economic uncertainty. The board overall agreed with Anderton’s statement. The board declined to take a formal position on the proposed program.

**Item 6: Downtown Parking Update**

Gabriel Montez presented an update on the Downtown Access, Mobility & Parking Plan which was approved by City Council in February 2025. Phase 1 of the parking plan included the implementation of weekend parking enforcement effective June 1, 2025, on and south of Evergreen. Implementation included community outreach, electronic reader boards at high traffic intersections and notifications on all Parking Kitty zones and pay stations in the implementation areas. Warnings were issued for nonpayment, and educational advisory notifications were provided during the transition period. Occupancy data for downtown in the peak summer months in 2025 was provided. Current on-street and off-street parking rates for the waterfront were reviewed as well as the on-street rate increase that will occur as a result of the Parking Tax that begins in January 2026. There will be a delayed rate increase for the rest of downtown. Next steps include planning for the implementation of Phase 2 and expansion of public parking supply through shared parking. Board members asked questions and provided feedback.

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

None

**Item 8: Adjournment**

1:43 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.