



City Center Redevelopment Authority Meeting Minutes

Date: January 15, 2026

Time: 12:30-2:30 pm

Location:

City Hall – Aspen Room, Fl 1
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: [26 1 15 CCRA Meeting Video](#)

Item 1: Call to Order and Roll Call

The January 15, 2026, meeting of the City Center Redevelopment Authority was called to order at 12:31 p.m. by Marc Fazio.

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

Board Members Absent: Alisa Pyszka

Staff Present: Patrick Quinton, Taylor Hallvik, Callie Taylor, Chim Chune Ko, Tyler Lund

Presenters: Chim Chune Ko, Patrick Gilligan

Motion by Fazio, seconded by Krippaehne and carried unanimously to excuse the absence of Alisa Pyszka.

Item 2: Election of Officers

Taylor Hallvik, Assistant City Attorney, asked the board for nominations for the office of President. Board member Slick nominated Marc Fazio for CCRA President. No other nominations for president were made. Hallvik closed nominations and requested a motion.

Motion carried unanimously by the board to elect Marc Fazio for the office of president for 2026.

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

Members

Marc Fazio
Richard Krippaehne
David Copenhaver
Michi Slick
Alisa Pyszka
Ken Anderton
Heather Friend



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To request accommodation or other formats, please contact:

Economic Prosperity & Housing | 360-487-7843 | Relay 711 | callie.taylor@cityofvancouver.us

Motion carried unanimously by the board to elect Richard Krippaehne for the office of Secretary of Treasurer for 2026.

Item 3: Approval of Minutes

Motion by Krippaehne, seconded by Friend, and carried unanimously to approve the December 18, 2025, minutes

Item 4: Executive Director Report

Patrick Quinton reported that the subcommittee met earlier this month. Quinton provided updates related to ongoing projects within the City Center area, including status, recent developments, and key milestones. Quinton then presented an overview of the development pipeline report, highlighting active and anticipated projects and discussed market conditions and development trends. Board members discussed project timelines, feasibility considerations, and alignment with CCRA goals.

Item 5: Public Comment

None

Item 6: Waterfront Gateway Development Agreement Amendment

Chim Chune Ko, Real Estate Project Manager, provided a history of the Waterfront Gateway Development project, highlighting the market challenges for residential development. High interest rates, increase in costs for construction and construction materials, stagnant rental rates for residents and businesses, and increased operational costs continue to delay projects. Due to these challenges, investors prefer to invest in existing properties. Ko then provided a map with the locations of the initial Waterfront Gateway parcels and highlighted the previous plan before introducing the proposed updated plan. This updated plan removed the office building from the parcel and now includes a component of commercial retail and residential units. Up to 50% of these rental units will be affordable at 80% AMI for ten years. Lincoln is proposing to build this as a six-story, light wood frame building, and the City is currently going through a code analysis to adopt. Quinton discussed current market conditions, project feasibility considerations, and proposed adjustments to the development framework. Ko then outlined how these adjustments would impact timelines, project scope, and implementation. Discussion occurred.

Motion by Slick, seconded by Krippaehne, and carried unanimously to recommend the proposed amendments to the Waterfront Gateway Development Agreement to be forwarded to the City Council for consideration.

Item 7: Executive Session

None.

Item 8: Adjournment

1:35 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.