



City Center Redevelopment Authority Meeting Minutes

Date: February 19, 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 2 19 CCRA Meeting Video](#)

Item 1: Call to Order and Roll Call

The February 19, 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

Presenters: Chim Chune Ko, Meridith Herbst, Nick Popenuk

Motion by Slick, seconded by Anderton and carried unanimously to excuse the absence of Alisa Pyszka.

Item 2: Approval of Minutes

Motion by Krippaehne, seconded by Slick and carried unanimously to revise item six of the January 18, 2026 minutes to add further clarification that the plan updates would include components of commercial retail and residential units.

Item 3: Executive Director Report

Patrick Quinton, Executive Director, reported that the subcommittee did not meet this month. Quinton reviewed highlights from the Development Pipeline report, including a pre-application for the first residential phase of the Vancouver Innovation Center redevelopment at the former HP campus and the recently completed Burnt Bridge distribution facility. He noted the proposed Palisades Point mixed-use project in east Vancouver. Quinton reported that City Council approved the amended development agreement with Lincoln for the Waterfront Gateway project, which now focuses on Parcel X. He noted that staff are working

Members

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



415 W 6th Street
P.O. Box 1995
Vancouver, WA 98668
cityofvancouver.us

To request accommodation or other formats, please contact:

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

on a building code update to allow six-story wood-frame construction, which would support the project timeline. Quinton shared that the City recently hosted a workforce housing roundtable with developers and industry representatives to discuss opportunities and challenges related to workforce housing development.

Item 4: Community Communications

None.

Item 5: Comprehensive Plan and Zoning Code Update

Rebecca Kennedy, Deputy Community Development Director, and Chim Chune Ko, Real Estate Project Manager, provided an overview of the City's ongoing Comprehensive Plan and zoning code update. Staff reviewed growth projections, including the need to plan for additional housing, jobs, and population over the next 20 years. Kennedy and Ko discussed proposed updates to zoning districts, development standards, and housing options intended to support additional housing capacity and flexibility throughout the city, including the downtown area. The draft plan and code were recently released and will undergo further review by boards, commissions, and the community prior to adoption. Board members asked questions and provided feedback regarding development capacity, housing types, and how the proposed changes may impact downtown development.

Item 6: Update on Tax Increment Financing Analysis

Chim Chune Ko, Real Estate Project Manager, and Nick Popenuk with Tiberius Solutions provided an update on the City's analysis of tax increment financing (TIF) as a potential tool to support redevelopment and infrastructure investment in downtown Vancouver. The presentation included an overview of how TIF works in Washington State, potential revenue projections, and how the tool could be used to support infrastructure improvements that encourage redevelopment. Staff also discussed current legislative considerations that could impact how TIF may be used. Board members discussed the potential benefits and limitations of the tool and provided feedback. No action was taken.

Item 7: Executive Session

None.

Item 8: Adjournment

2:31 pm

Signed by:

9ABC2F0A021E41F...

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.