



# CITY CENTER REDEVELOPMENT AUTHORITY

## MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. 6<sup>th</sup> Street  
PO Box 1995 – Vancouver, Washington 98668-1995  
[www.cityofvancouver.us](http://www.cityofvancouver.us)

Marc Fazio • Richard Krippaehne • Debi Ewing • David Copenhaver • Michi Slick • Alisa Pyszka • Allison Reynolds

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### *July 20, 2023*

#### **REGULAR MEETING** (Convened in person and via video conference)

The meeting agenda materials referenced in these minutes can be found [online](#).

Link to CVTV meeting video: [23 06 15 23 CCRA Meeting Video](#)

#### **ITEM 1: CALL TO ORDER AND ROLL CALL**

The July 20, 2023, meeting of the City Center Redevelopment Authority was called to order at 12:30 p.m. by Marc Fazio.

**Present:** Board – Marc Fazio, Debi Ewing, Richard Krippaehne, Alisa Pyszka, Michi Slick, and Allison Reynolds  
City Staff – Patrick Quinton, Kimberly Kerlee, Julie Nischik, Taylor Hallvik, Amy Stewart, and Keith Jones  
Guests – James Kramer (OTAK), Ansel Fusco (Holland Partner Group), Brian Cho (Holland Partner Group), and Kyle Brabec (Holland Partner Group).

Total participants logged in 7.

**Absent:** David Copenhaver

**Motion** by Slick seconded by Reynolds to formally excuse David Copenhaver. Motion passed unanimously.

#### **ITEM 2: APPROVAL OF MINUTES**

**Motion** by Ewing, seconded by Krippaehne, and carried unanimously to approve the June 15, 2023, minutes. Motion passed unanimously.

#### **ITEM 3: EXECUTIVE DIRECTOR'S REPORT**

Patrick Quinton, CCRA Director, introduced Kimberly Kerlee, the new CCRA Support Specialist, as well as Julie Nischik, Support Specialist, who is attending for training purposes.

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Quinton shared that the subcommittee met at the beginning of the month to review Block 11 design and stated there will be a presentation later in the meeting and that the subcommittee can share their thoughts with the board. Quinton also stated there will be an update on Waterfront Gateway provided by Amy Zoltie, Project Manager, and an opportunity to consider an extension of the Exclusive Negotiation Agreement.

Quinton shared that a new pipeline report is not available, but staff will work on getting it updated on a monthly basis with Kimberly Kerlee now on board.

**ITEM 4: BLOCK 11 DESIGN REVIEW**

Quinton introduced Keith Jones to speak and introduce Block 11 proposal to the Board. Jones shared that the proposal is an 8-story mixed use building with approximately 13,000 square feet of commercial, 225 residential units, and one below deck structured parking as well as some interior structured parking on the 1<sup>st</sup> floor. Jones stated that, as Quinton mentioned, this proposal went before the subcommittee this month and now comes to the full board as required by the Waterfront Development Agreement. Jones stated staff is asking the Board to consider a motion of recommendation following the applicant's presentation.

James Kramer with OTAK introduced himself and his project team, including the developers from Holland Development Group.

Ansel Fusco, Managing Director for the Portland region with Holland Partner Group, Brian Cho, Development Director with Holland Partner Group and Kyle Brabec, Development Analyst for the project all introduced themselves.

Fusco provided a Power Point presentation of the Block 11 design. Fusco shared that Holland Partner Group has built a number of buildings in and around Portland, including the Coen and Columbia in Vancouver, which is a 202-unit building, as well as the recently completed Coen North /Upland, which is the Holland Partner Group Headquarters and a 110 unit apartment building.

Fusco shared the Block 11 plans in detail, including placement of trash, parking, the building materials, landscaping, etc.

Fazio opened the floor to the Board for any comments and/or questions.

Krippaehne complimented the updates and stated the designs look more refined.

Slick also complimented the design of the building and asked about the pedestrian plaza path and why it curved down closer to the building.

Fusco responded that they are trying to create a path that goes along the planters and benches that will be on each side of the path, while ensuring the path is not too wide, and create some variety and depth to make it more interesting.

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Slick stated she was a little torn due to the ground floor being a weaker point with the exposed parking, so on the one hand, if you create a bigger dead zone, it can be less desirable, but on the other hand, you are bringing people closer to the façade.

Reynolds asked if they are planning to apply for the any of the multifamily tax exemption programs.

Fusco stated they intended to and have executed the agreement. Quinton mentioned they applied under the old program.

Reynolds then asked if it would include affordable units in some variety.

Fusco stated they have not, they have opted for payment in lieu option.

Fazio stated he appreciates the pedestrian aspect of the plans and feels it is a well thought out project.

Keith Jones asked the board to make a motion that they support the project and recommend that staff approve the project presented today.

**Motion by** Allison Reynolds, seconded by Deb Ewing and carried unanimously to approve. Motion approved unanimously.

**ITEM 5: EXTENSION OF WATERFRONT GATEWAY EXCLUSIVE NEGOTIATION AGREEMENT WITH LPC WEST**

**Item Summary and Related Discussion**

Quinton gave notice that he may need to step out if the meeting runs until 1:45. Also mentioned that Reynolds has a statement to make.

Reynolds excused herself from the discussion of the extension of the Waterfront Gateway ENA due to a conflict of interest as she has been working on the project since its inception.

Amy Zoltie began by stating the City of Vancouver entered into an Exclusive Negotiation Agreement with LPC West back in December 2021, with the ENA agreement period expiring on July 31st, 2023. Zoltie stated since the May board meeting, both parties have finalized most of the deal, including the small business and marketing and outreach plan for Makers Alley as well as the Multi-Family Tax Exemption public benefit option, which was approved in principle by Quinton with the application under the old program.

Zoltie explained that the public benefit includes large planter benches as well as salt stones and stadium seating, which was deemed acceptable by staff subject to Council approval.

Zoltie mentioned there are some remaining issues that are outstanding, and the parties need more time to resolve these issues. Zoltie explained the project team is working diligently on this with a common goal to finalize the Disposition and Development Agreement as soon as possible. Zoltie then asked for authorization to extend the ENA period from July 31<sup>st</sup> to September 30<sup>th</sup>.

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Alisa Pyszka asked if Zoltie could summarize the outstanding items. Zoltie and Quinton stated that since they are still in the midst of a confidential negotiation, they cannot share information on the outstanding issues. Quinton added that once the Disposition Development and Agreement is negotiated and presented for the Board's review and approval, it will be made public.

Fazio stated that he is fine with the extension, as long as both parties are negotiating in good faith. Extension is called to motion.


**Motion** by Krippaehne, seconded by Slick for extension of ENA. Motion passed unanimously.

**ITEM 6: PUBLIC COMMENT**

None.

**ADJOURNMENT**

**1:20** PM

DocuSigned 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.



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