

CITY CENTER REDEVELOPMENT AUTHORITY

MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. 6th Street
PO Box 1995 – Vancouver, Washington 98668-1995
www.cityofvancouver.us

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

September 21, 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 09 21 CCRA Meeting Video](#)

ITEM 1: CALL TO ORDER AND ROLL CALL

The September 21, 2023, meeting of the City Center Redevelopment Authority was called to order at 12:31 p.m. by President Fazio. Fazio brought attention to the revised agenda and that Block 1 will not be reviewed.

Present: Board – Marc Fazio, David Copenhaver (virtual), Michi Slick, Alisa Pyszka (virtual), Allison Reynolds (virtual)
 City Staff - Patrick Quinton, Kimberly Kerlee, Julie Nischik, Taylor Hallvik, Amy Zoltie, Chris Harder
 Guests – Patrick Gilligan (LPC)

Total participants logged in 5

Absent: Richard Krippaehne and Debi Ewing

Motion by Pyszka, seconded by Slick, and carried unanimously to excuse the absence of Richard Krippaehne and Debi Ewing.

ITEM 2: APPROVAL OF MINUTES

Motion by Reynolds, seconded by Slick, and carried unanimously to approve the July 20, 2023, minutes.

ITEM 3: EXECUTIVE DIRECTOR'S REPORT

Patrick Quinton, CCRA Executive Director, highlighted the two items that were discussed at the CCRA Development Subcommittee meeting: the final draft of the Waterfront Gateway Disposition Development Agreement and the proposed design for Block 1. Quinton also mentioned the updated

City Center Redevelopment Authority | Meeting Minutes
September 21, 2023
Page 2 of 3

Development Pipeline Report which will be updated monthly moving forward and highlighted a few active projects and some recently completed projects in Vancouver.

Slick asked Quinton how many residential units are in the pipeline. Quinton responded stating the number jumps around from 12,000 to over 13,000 residential units but there are currently around 12,600 residential units. Quinton also mentioned the team is working on a Housing Action Plan that they would like to present to CCRA once the work on the Waterfront Gateway project is completed with the goal of reporting on the housing activity in a more differentiated way.

Prior to moving on to Item number 4, Board Member Reynolds formally excused herself from the remainder of the meeting due to her ongoing involvement in the Waterfront Gateway Project.

ITEM 4: WATERFRONT GATEWAY, REVIEW FINAL DISPOSITION AND DEVELOPMENT AGREEMENT

Item Summary and Related Discussion

Amy Zoltie, Real Estate Project Manager, presented an overview of the project, including the project history, the rationale for selecting LPC West as the developer, the community envisioning process, the design and site planning details, public benefits, the agreement itself and key terms as well as the costs between the City and LPC West. Zoltie also summarized the editorial changes to the Disposition and Development Agreement (DDA).

Zoltie requested the Board approve an Extension of the Negotiation Agreement, which expires on September 30, 2023. She asked that the agreement be extended to October 31, 2023, due to the City Council public hearing scheduled for October 9, 2023, where the DDA will be presented.

Zoltie introduced Patrick Gilligan, Executive VP of LPC West, who stated he feels good about what is ahead and appreciates the City and staff working tirelessly to get to where they are today.

The discussion opened to the Board members for questions and comments.

Copenhaver applauded LPC on their creativity with the site and working with the architects to come up with a dynamic flow for residents and public and it will be a great addition to Esther Short Park and the Waterfront.

Pyszka pointed out section 6.1.1 in the DDA which covers the use and type of building and asked if there would be flexibility to loosen the restrictions. Zoltie responded that it would be something that can be discussed with LPC. Quinton added the City would have the opportunity to adjust the language assuming the Board was giving the latitude to do so. Pyszka stated she would like to give the option to change the language prior to the document being finalized if that is something the City and LPC West can agree on.

Slick commended the City and LPC for their work on this project in a hard market which shows real proof of LPC's ability to execute. Slick agreed with Pyszka's comment and stated that with the uncertainty in the market, providing more flexibility and leniency on the type of tenant would be beneficial.

Quinton expressed his appreciation for LPC and Patrick Gilligan on their perseverance and commitment on this project and thanked Zoltie who has done a fantastic job taking this project on, and recognized

City Center Redevelopment Authority | Meeting Minutes
September 21, 2023
Page 3 of 3

John Collum who initiated the work on this project and thanked the board for their advice during some difficult moments.

Fazio thanked Zoltie for her work and commended Quinton and Gilligan for working through a lot of difficult situations.

Motion by Slick, seconded by Pyszka, and carried unanimously to approve the Exclusive Negotiation Agreement as presented.

Motion by Pyszka, seconded by Slick, and carried unanimously to approve the recommendation of the Disposition Development Agreement to City Council with the editorial changes summarized during the presentation and providing flexibility of the language in section 6.1.1.

ITEM 5: PUBLIC COMMENT


None.

ITEM 6: EXECUTIVE SESSION (AS NEEDED)

None.

ADJOURNMENT

1:30 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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City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

