



## City Center Redevelopment Authority Meeting Minutes

**Date:** March 21, 2024

**Time:** 12:30 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 Microsoft Teams meeting video: [24 03 21 CCRA Meeting Video](#).

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

The March 21, 2024, meeting of the City Center Redevelopment Authority was called to order at 12:31 pm by Marc Fazio.

**Board Members Present:** Marc Fazio, David Copenhaver, Debi Ewing, Michi Slick, Alisa Pyszka, Allison Reynolds

**Board Members Absent:** Richard Krippaehne

**Staff Present:** Patrick Quinton, Kimberly Kerlee, Amy Zoltie, Dan Lloyd, Chim Chune Ko, Lee Lankford-Woo

**Guests:** Nick Willard, LPC (virtual)

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

**Item 2: Approval of Minutes**

**Motion** by Ewing, seconded by Reynolds, and carried unanimously to approve the February 15, 2024, minutes.

**Item 3: Executive Directors Report**

Executive Director Quinton informed the committee of the lack of new projects and project movement. Quinton mentioned planning projects the City is working on, including the Downtown Redevelopment Study, Downtown Parking Plan and the Heights RFP. Quinton reviewed the proposed 2024 CCRA Workplan and mentioned updates to the April, May, June, and July Agendas with the possibility of additional future changes. Quinton asked the committee to mention or send him other topics they would like to discuss throughout the year.

## Members

Marc Fazio  
*President*

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



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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)

Board member Pyszka asked about the Housing Pipeline and if that will be a topic at future meetings. Quinton mentioned the Housing Dashboard is under development and can be added to the workplan as a future discussion. Quinton also mentioned the addition of the Multi-Family Tax Exemption Report.

President Fazio asked whether a discussion of Local Improvement Districts (LIDs) and Business Improvement Districts (BIDs) could be added to the workplan. Quinton mentioned that City staff are working an LID to help fund improvements in the Heights and are beginning conversations about a BID for downtown. Further discussion occurred and Quinton stated a placeholder for this topic will be added to the workplan.

Board member Reynolds formally excused herself from the discussion of Item 4 below due to her work on behalf of LPC West.

**Item 4: Waterfront Gateway Ground Lease Approval**

Amy Zoltie, Real Estate Project Manager, presented project updates and key elements of the Waterfront Gateway Ground Lease terms and approval. Board member Ewing asked about the first right of refusal term within the ground lease. Zoltie and Slick responded, and further discussion occurred around the terms of the ground lease. The board overall agreed with the ground lease as it is written.

**Motion** by Pyszka, seconded by Ewing, and carried unanimously to recommend the Waterfront Gateway Ground Lease as it is written to City Council for approval.

**Item 5: Public Comment**

None

**Item 6: Executive Session (as needed)**

None

**Adjournment**

1:23 pm

DocuSigned by:  
*Marc Fazio*  
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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.