

3/16/26 (Date of First Reading)
3/23/26 (Date of Public Hearing)

ORDINANCE NO. M-4529

AN ORDINANCE of the City of Vancouver relating to changes to the Bylaws of the Downtown Redevelopment Authority (“DRA”); adopting an amendment to Section 2.09 of the Bylaws clarifying the employment status of the Executive Director.

WHEREAS, the City Council of the City of Vancouver (“City”) adopted Ordinance M-3302, effective May 19, 1997, creating the DRA as a public authority organized pursuant to the laws of State of Washington, RCW 35.21.730 through RCW 35.21.759; and

WHEREAS, the Charter and Bylaws of the DRA were subsequently amended by City Council pursuant to Ordinances M-3517, M-3738 and M-3939; and

WHEREAS, the Bylaws of the DRA were subsequently amended by DRA Resolution 2026-02-19-01 on February 19, 2026; and

WHEREAS, since its inception, the City has provided staff and administrative support for DRA, including staffing the Executive Director position through an Interlocal Agreement for Administrative Services between DRA and the City; and

WHEREAS, the DRA was established to construct, own, and manage the Vancouver Convention Center (“Convention Center”) and Hilton Hotel (“Hotel”), two critical assets for the economic health and vitality of downtown Vancouver; and

WHEREAS, the DRA issued the City Downtown Redevelopment Authority Conference Center Project Revenue Bonds in 2013 (“Project Revenue Bonds”) and the City Downtown Redevelopment Authority Conference Center Sales and Lodging Tax Revenue Bonds in 2013

(“Tax Revenue Bonds”) to refund existing debt and finance improvements to the Hotel and Convention Center; and

WHEREAS, the City provided a debt service guaranty through an Amended and Restated Payment Agreement between DRA and the City in 2013 that provided the necessary security to issue the Project Revenue Bonds in a cost-effective manner; and

WHEREAS, the City has pledged a certain amount of lodging taxes paid to the City to the DRA to help fund required debt service payments on the Tax Revenue Bonds; and

WHEREAS, the DRA is planning a major expansion of the Convention Center that will increase visitors to downtown Vancouver and help transform a vacant lot and building in the heart of Vancouver’s central city; and

WHEREAS, the DRA is collaborating with the City and the City Center Redevelopment Authority (“CCRA”) to redevelop properties owned by the City behind City Hall and adjacent to the Convention Center into a mixed-use development and active public space; and

WHEREAS, the DRA is collaborating with the City on a proposed performing arts center that will require substantial investment by the City and may be located on City-owned property behind the Convention Center; and

WHEREAS, the City will likely be required to provide credit enhancements including but not limited to a debt service guaranty and allocation of lodging tax revenues for future debt offerings by DRA to finance the expansion of the Convention Center and other adjacent capital projects; and

WHEREAS, effective collaboration between DRA and the City on both current DRA operations and planned future projects requires regular coordination between DRA and City leadership and staff; and

WHEREAS, Section 2.09 of the Bylaws states that the Board may contract with the City or an independent contractor to fill the Executive Director function; and

WHEREAS, the City desires to clarify that the Executive Director is an employee-at-will of the City; and

WHEREAS, at-will City employees are appointed and removed by the City Manager pursuant to City Charter Section 3.03; and

WHEREAS, the City desires to retain the Board's Executive Director appointment authority subject to the approval of the City Manager;

WHEREAS, Pursuant to VMC 2.73.130 (C), the City Council may amend the Bylaws of the DRA by ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. **Recitals Adopted as Findings.** The City Council hereby adopts and incorporates by reference the above recitals as findings in support of this Ordinance.

Section 2. **Amendment.** Downtown Redevelopment Authority Bylaws Section 2.09 entitled "Executive Director" as initially codified by Ordinance Ord. M-3302, and amended by Ordinances M-3517, M-3738 and M-3939 and DRA Resolution 2026-02-19-01, is hereby amended as follows:

Section 2.09 Executive Director. The Executive Director shall be the chief administrative officer of the Authority responsible for the day-to-day operations of the Authority and for carrying out the policies and directives of the Board. The Executive Director shall be appointed by the Authority after receiving approval from the City Manager. The Executive Director shall make recommendations to the Board on practices, policies and programs of the Authority. ~~He or she~~ The Executive Director shall have such powers and perform such duties as may be prescribed from time to time by the Board. The Executive Director must be an at-will City employee, ~~may be as provided in the Authority Charter, or may be or an independent contractor,~~ and as such ~~The Executive Director~~ may be removed,

with or without cause, by the ~~Board in the Board's sole discretion.~~ City Manager. If the Executive Director ceases employment at the City, their position as Executive Director is automatically vacated.

Section 3. **Effective Date.** This ordinance shall be effective five days after the date of passage.

DATE OF FINAL PASSAGE by the Vancouver City Council: March 23, 2026

SIGNED this 23rd day of March, 2026.

DocuSigned by:
Anne McEnerny-Ogle
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Anne McEnerny-Ogle, Mayor

Attest:

Signed by:
Lisa Brandl
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Lisa Brandl, Acting City Clerk

Approved as to form:

DocuSigned by:
Nena Cook
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Nena Cook, City Attorney

SUMMARY

ORDINANCE NO. M-4529

AN ORDINANCE of the City of Vancouver relating to changes to the Bylaws of the Downtown Redevelopment Authority (“DRA”) pursuant to VMC 2.73.130; adopting an amendment to Section 2.09 of the Bylaws clarifying the employment status of the Executive Director.

The full text of this ordinance will be mailed upon request. Contact public records staff at (360) 487-8480, citypdr@cityofvancouver.us, or via [Public Records Request -The City of Vancouver, WA](#).