
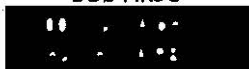


**City of Seattle
Notice of Appointment**

Name: Bob Fikso		<input checked="" type="checkbox"/> Appointment <input type="checkbox"/> Reappointment
		<input type="checkbox"/> Executive <input type="checkbox"/> Legislative <input type="checkbox"/> Agency <input checked="" type="checkbox"/> PDA Council <input type="checkbox"/> Other:
Residential Neighborhood: Leschi	Zip Code: 98122	Contact Phone No.: [REDACTED]
Appointed to: Capitol Hill Housing PDA Council		Date of Appointment: February 9, 2015
Authority (Ord., Res.): SMC 3.110		Term of Office: From: Confirmation To: April 1, 2017
Comments: <p>Bob is filling the remaining term of the seat vacated by Pamela Banks.</p> <p>Bob Fikso – Bob is a founding principal of Fikso Kretschmer Smith Dixon Ormseth, lawyers focusing on real estate and real estate finance transactions. Bob represents developers, homebuilders, and investors. He also is general counsel for closely held businesses. Before organizing FKSDO in 1995, Bob was a principal in Hillis Clark Martin & Peterson. Bob is Trustee and Secretary of Lucky Seven Foundation. Previously, he served on the advisory board of Meredith Mathews East Madison YMCA, and was a director of Open Adoption & Family Services, a Portland-based adoption agency, and Center on Contemporary Art (COCA). He is a 1981 graduate of the University of Washington School of Law, and a 1978 graduate, in History, of Stanford University. Bob is a lifelong Seattleite, has three college-age children, and resides with his partner in Leschi.</p>		
Authorizing Signature: 		Name and Title of Officer Making Appointments: Alice Quaintance, Chair

FILED
 CITY OF SEATTLE
 2015 JUN 29 PM 3:23
 CITY CLERK

BOB FIKSO



Professional Experience

1995- *Shareholder, Co-Founder. Fikso Kretschmer Smith Dixon Ormseth PS.*
Real estate, finance, and business transactions lawyer. Practice includes all aspects of commercial real estate and real estate finance--in particular, land acquisition, commercial leases, structuring and financing of limited liability companies and other ventures, development of master-planned communities and mixed-use projects, homebuilding sales and marketing, and borrowers' representation for A&D, construction, and permanent loans.

Business practice involves service as general counsel for several closely held businesses in a variety of industries, including an alternative newspaper and various web-based consumer businesses.

1981-1994 *Principal and Associate Attorney, Hillis Clark Martin & Peterson PS.* Principal, 1987-1993; Associate, 1981-1986.

Education

1981 University of Washington School of Law (J.D., With Honors, 1981).
Executive Articles Editor, *Washington Law Review*.

1978 Stanford University (A.B., History, With Distinction 1978).

Professional Strengths

Drafting and communication skills; understanding of client objectives; practicality; creative problem-solving skills; teamwork.

Community

Member, Property Development Committee, Capitol House Housing, 2013-
Director and Secretary, Lucky Seven Foundation, 1998-
Former Director, Open Adoption & Family Services, Portland and Seattle
Former Director, Meredith Mathews East Madison YMCA, Seattle
Former Director, Center on Contemporary Art (COCA), Seattle

Honors and Distinctions

"Super Lawyer," frequently since 2000, *Washington Law & Politics*

"Best Lawyers in the Business," 2013, *Seattle Business*

"Best Lawyers in Puget Sound Region," 2010, 2011, 2012 *Puget Sound Business Journal*

"Notable Practitioner," Real Estate: Washington, *Chambers USA* 2012-15

Bar Membership

Washington State Bar; Real Property, Probate & Trust Section

King County Bar Association

Other

Running, walking, reading, editing, youth and professional soccer fan, golf.

Lifelong Seattleite. Roosevelt High School, 1974. Three college-age children.

Capitol Hill Housing Improvement Program (CHH) Public Development

Authority

June 2015

No less than 11 members and no more than 15 members: Per RCW 35.21.730 and Seattle Municipal Code (SMC) 3.110, all subject to City Council confirmation, 3-year terms:

- 3 Mayor-appointed
- 8 to 12 Other Appointing Authority-appointed (specify): CHH Governing Council

Roster:

*D	**G	Position No.	Position Title	Name	Term Start Date	Term End Date	Term #	Appointed By
6	M	1.	Member	Paul Breckenridge	5/14/14	4/1/17	1	Governing Council
6	F	2.	Chair	Alice Quaintance	4/1/15	4/1/18	5	Governing Council
2	M	3.	Member	Heyward Watson	4/1/14	4/1/17	1	Mayor
6	F	4.	Treasurer	Sharron O'Donnell	4/1/13	4/1/16	2	Governing Council
6	F	5.	Member	Paige Chapel	4/1/13	4/1/16	4	Governing Council
6	M	6.	Member	Bob Fikso (filling remainder of unexpired term of Pam Banks)	4/1/14	4/1/17	1	Governing Council
6	F	7.	Member	Liz Dunn	4/1/14	4/1/17	4	Mayor
6	M	8.	Member	Michael Malone	4/1/14	4/1/17	3	Governing Council
6	M	9.	Member	Matt Rowe	4/1/13	4/1/16	2	Governing Council
6	F	10.	Member	Rachel Ben-Shmuel	4/1/13	4/1/16	2	Governing Council
6	F	11.	Secretary	Catherine Hillenbrand	4/1/15	4/1/18	3	Governing Council
6	M	12.	Member	Dana Behar	4/1/14	4/1/17	2	Governing Council
6	M	13.	Member	Robert Schwartz	4/1/12	4/1/15	2	Mayor
6	F	14.	Member	Farin Houk	4/1/12	4/1/15	1	Governing Council
6	M	15.	Member	Drew Porter	4/1/15	4/1/18	2	Governing Council

Diversity Chart:

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Men	Women	Vacant	Minority	Asian-American	Black/African American	Hispanic / Latino	American Indian/Alaska Native	*** Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multi-racial
Mayor	2	1		1		1				1			
Governing Council	6	6								12			
Other													
Total	8	7		1		1				13			

Key:

*D List the corresponding *Diversity Chart* number (1 through 9)

**G List *gender*, M or F

***Other Includes diversity in any of the following: *race, gender and/or ability*



REGULAR BOARD MEETING

Pike-Pine Meeting Room

1620 12th Avenue, Seattle

February 9, 2015

Members Present: Alice Quaintance, Hayward Watson, Robert Schwartz, Jaebadiah Gardner, Cathy Hillenbrand, Farin Houk, Matt Roewe, Sharron O'Donnell, Paul Breckenridge, Paige Chapel

Staff Present: Chris Persons, Jill Fleming, Billie Abers, Katrina McMillian, Greg Elkerton, Michael Seiwerrath, Brad Lange, Anne Hurt (taking minutes)

Absent: Dana Behar, Rachel Ben-Shmuel, Elizabeth Dunn, Michael Malone, Drew Porter, Pamela Banks

Guest Present: Bob Fikso

The meeting was called to order at 6:02 pm.

Alice addressed the group noting that the Annual meeting will be next month.

Michael Seiwerrath presented his report on Top of the Town and the Community Forum which will take place on May 20th and 21st respectively, both with Denise Scott.

Chris congratulated Michael Seiwerrath on his new title and position of Director of Community Programs and External Relations, and introduced Greg Elkerton the new Director of Real Estate and Impact investments.

Alice presented Bob Fikso to the Board and all the attendees introduced themselves. Bob thanked the Board for his appointment.

A motion to accept Bob Fikso as the newest board member was made, seconded and passed unanimously.

A motion to approve the Consent Agenda and draft minutes was made, seconded and passed unanimously.

Disclosures and recusals: No disclosures were made.

Public Comment: There was no public comment.

Executive Committee: The first steering committee meeting for Strategic Planning 2015 is this Friday at 11:30.

Finance and Asset Management Committee Report: Paige Chapel presented the year end results in relation to the 2014 budget showing that revenue was over in regard to the budget and under on expenses. Congratulations was offered to staff for their hard work.

A motion to accept the Finance and Asset Management Committee report was made, seconded, and carried unanimously.

Jill spoke regarding the Board Designated Reserves. A policy which describes the split of the funds into Operating Reserves and the Opportunity Reserves has been written. The policy addresses the Finance Committee setting a target for the Operating Reserves. In regard to the Opportunity Reserves, these would be opportunities that already been vetted; it still comes back to the board every time for a vote. An explanation of how the fund would be repaid was given.

A motion to accept this proposal, with the edit of the words "use of the reserves requires three steps" was made, seconded and passed unanimously.

Asset Management and Acquisitions: Brad Lange presented a power point of the Hazel Plaza renovations; the grand opening of the remodel is Feb 19th. An invitation extended to all.

Regarding SHA acquisitions, offers have been made on three properties: one on Mercer, one on Union and one on Fir Street: \$2.322 million has been offered for all three, plus a non-binding letter of intent. These three properties fit with our portfolio. The project would come before the Board for a vote. Brad and Billie explained the Section 8 rent process.

A syndication opportunity is being looked at: the Mary Ruth is in need of renovation; it may be possible to combine it with Ponderosa to share the financial load. Discussion followed regarding syndication.

Brewster Update: CHH continues to negotiate with Seattle City Light regarding mitigation of the substation impacts.

Fire Station 7: there is no update; the purchase and sale agreement is in place.

CADA Properties: CHH is looking at acquisition of the Union James and Harvey properties.

Presentation and Discussion: Billie presented a power point of the CHH Evictions Process. An email from a resident being evicted last October prompted providing the Board with a deeper understanding of the eviction process. Currently, a tenant would receive three 3-day notices in a year and four to five 10-day notices prior to receipt of a 20-day eviction notice. The staff also works with the tenant to put a plan into effect to come to a stipulated agreement for payment of back rent.

Chris gave a presentation on the potential for Regional Development which would include the acquisition of a property in South King County; a discussion ensued regarding expansion out of the city limits.

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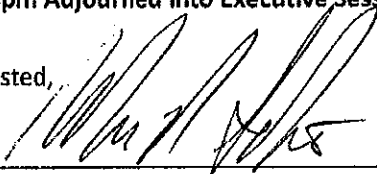
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Real Estate Development Discussion: Greg spoke regarding the property at 24th and Union having the potential to close on the acquisition next month. The Board had already approved the acquisition of the property. We would be asking for the removal of the final contingencies for acquisition.

Chris reported on TOD Interviews he had last week; as we have applied twice, there were two teams and two interviews. He presented an illustrative plan of all sites, the Master developer concepts and approaches. The time line is that the Sound Transit Board will vote on this on March 25th.

7:33pm Adjourned into Executive Session: CEO Review

Attested,



Robert P. Schwartz, Secretary February 9, 2015