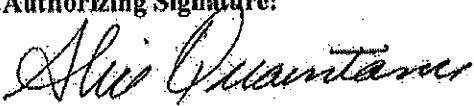


**City of Seattle  
Notice of Appointment**

<b>Name:</b> <b>Catherine Hillenbrand</b>		<input type="checkbox"/> Appointment <input checked="" 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:
<b>Residential Neighborhood:</b> Capitol Hill	<b>Zip Code:</b> 98122	<b>Contact Phone No.:</b> [REDACTED]
<b>Appointed to:</b> Capitol Hill Housing PDA Council		<b>Date of Appointment:</b> April 13, 2015
<b>Authority (Ord., Res.):</b> SMC 3.110		<b>Term of Office: 3 years</b> <b>From:</b> Confirmation <b>To:</b> <del>April 9, 2018</del> → April 1, 2018 KP
<b>Comments:</b>  <p>Catherine Hillenbrand - Cathy is a 46 year resident of Capitol Hill. She has had several businesses on the Hill including the Comet Tavern and the Real Comet Press. After 30-plus years in the Stevens neighborhood, she and her husband are resident owners of the DuBois Apartments near Seattle Central Community College. Cathy currently chairs the Steering Committee of the Capitol Hill Champion, a joint venture of the Community Council and the Chamber, formed to implement our community's vision for the redevelopment above the Capitol Hill Light Rail Station. Cathy is a graduate of Duke University and holds a JD from the University of Washington.</p>		
<b>Authorizing Signature:</b> 		<b>Name and Title of Officer Making Appointments:</b> Alice Quaintance, Chair

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

## RESUME: Catherine Hillenbrand

### BRIEF BIO:

Catherine Hillenbrand is a 40 year resident of Capitol Hill. She has had several businesses on the Hill including the Comet Tavern and the Real Comet Press. After 30 plus years in the Stevens neighborhood, she and her husband are resident owners of the DuBois Apartments near Seattle Central Community College. Their two sons attended Puget Sound Primary School, Stevens Elementary, Seattle Academy and Running Start at SCCC. Cathy currently chairs the Steering Committee of the Capitol Hill Champion, a joint venture of the Community Council and the Chamber, formed to advocate for implementation of our community's vision for the redevelopment of the light rail construction sites on Broadway.

### CURRENT:

- Resident owner of DuBois Apartments/Capitol Hill. Also involved in redevelopment of a downtown block in Spokane which includes a mixed income apartment building.
- The Capitol Hill Champion – chair of Steering Committee. The Champion is a joint venture of the Capitol Hill Community Council and the Capitol Hill Chamber of Commerce advocating for implementation of the Capitol Hill Community vision at Sound Transit's light rail re-development sites on Broadway. The Champion is the advocacy group that emerged from the Chamber's TOD Stakeholder Working Group
- Advisory Council (Northwest), Artspace Projects [www.artspaceusa.org](http://www.artspaceusa.org)
- Advisory Council Spectrum Dance Theater [www.spectrumdance.org](http://www.spectrumdance.org)
- Advisory Council Cal Anderson Park Alliance [www.calandersonpark.com](http://www.calandersonpark.com)
- Washington Womens Foundation member [www.wawomensfoundation.org](http://www.wawomensfoundation.org)
- Avid gardener now exploring a roof-top orchard and a very shallow green roof.

### PRIOR:

- Capitol Hill Chamber's Arts and Entertainment Committee, TOD Stakeholders Working Group
- Seattle Arts Commissioner, 2003-2008. Chair Public Arts Advisory Committee, sat on Light Rail Review Panel for University Link, Sound Transit
- Active participation in Washington Womens Foundation, including committee and program leadership, long-time member Impact Assessment Committee
- Served on various Boards, including CRI (the Conflict Resolution, Research and Resource Institute), Women Artists Group of the Northwest (WAG), and/or, Nine One One and Reflex. I co-chaired WAG's programming committee in the late 70's and was involved in bringing a number of nationally known women artists to Seattle. I was also actively engaged in SAM's Contemporary Art Council in the late '70s and early '80s and served on SAM's Olympic Sculpture Park Program Committee: 2003 – 2005.
- Long-time involvement in the arts community as volunteer, business owner and staff.
- Active in my children's schools, including 4 years on Seattle Academy Diversity Committee

2006/2007: Resource Development Director for Spectrum Dance Theater. Currently serve on Spectrum's Advisory Council. [www.spectrumdance.org](http://www.spectrumdance.org)

2001/2002: Seattle coordinator for the Urban Institute's *Investing in Creativity* project, a comprehensive national study on the support structure for U. S. artists. One of 10 cities profiled for this study, Seattle was the initial research site and served as a prototype for the work to follow. This research resulted in the creation of LINC. [www.lincnet.net](http://www.lincnet.net)

**Horticulture:** I maintain a keen interest in the local horticultural community and in garden design. Worked at Wells Medina Nursery and Fremont Gardens (1996 – 2000).

**Founder and Publisher of The Real Comet Press:** From 1980 – 1990, we published works ranging from cultural critique to comics, including Lynda Barry's first four books. I was actively engaged in the local book publisher's organization and in the book publishing scene across the country and internationally.

**1977 – 1981:** Owned and operated the Comet Tavern, watering hole to the arts, located at the intersection of *and/or* and the Empty Space Theatre.

I collect visual art, and support a variety of arts, cultural and social service organizations.

I am an attorney (UW School of Law 1974) and a member of WSBA, although I don't currently practice law.

# 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													
<b>Total</b>	<b>8</b>	<b>7</b>		<b>1</b>		<b>1</b>				<b>13</b>			

#### 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 12<sup>th</sup> Avenue, Seattle  
**April 13, 2015**

**Members Present:** Alice Quaintance, Bob Fikso, Heyward Watson, Rachel Ben-Shmuel, Cathy Hillenbrand, Jaebadiah Gardner, Sharron O'Donnell, Drew Porter, Liz Dunn, Paige Chapel

**Staff Present:** Chris Persons, Jill Fleming, Michael Seiwerrath, Deena Wallis-York, Greg Elkerton, Joel Sisolak, Simone Hamilton, Anne Hurt (taking minutes)

**Absent:** Robert Schwartz, Dana Behar, Michael Malone, Farin Houk, Paul Breckenridge, Matt Roewe

**Guest Present:** None

**Community Programs and External Relations:** Michael Seiwerrath spoke of the strong sponsorship so far for the Top of the town which has received support of \$90,000 to date. He summarized the Top of the Town and Community Forum schedule including the speakers and facilitators for each event. He also spoke of the nomination for the prestigious NDC Award for 12AA Building.

**Call to Order:** The April 13th regular meeting of the Capitol Hill Housing board of Directors was called to order by Chair, Alice Quaintance at 6:05 pm when a quorum was reached.

**New Staff introductions:** Alice introduced Deena Wallis-York, the new Director of Finance.

**Agenda and Minutes:** With no changes suggested, Alice called for a motion regarding the agenda and minutes.

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

**Disclosures and recusals:** Jaebadiah disclosed that he was in the process of contracting to do research for CHH on the Central District.

**Public Comment:** none

**Community Programs and External Relations:** Chris recapped that this year the upcoming Annual Meeting is to be held in conjunction with the Stakeholders meeting, 10 of whom have responded to date.

Chris spoke briefly as to our involvement in the Central District deepening, noting that there are many various groups there. He presented an outline of the current work and potential directions CHH may take. There is no one else focusing on the Central District in regards of affordable housing at this time. The role of CHH is still emerging.

**Real Estate Development Discussion:** Regarding the 24<sup>th</sup> and Union project, Greg stated that we are on track toward closing by end of May. Environmental clean-up would be the first priority after acquisition. Then, a master use permit would be applied for from the City of Seattle and potentially we could rezone the property. We are asking for a blanket authorization to borrow up to \$600,000 for pre-development costs. There is no budget attached to the resolution as specific costs are still unsure. The most likely time to go back to the city would be next fall for funding. The fiscal risk is very limited as we are acquiring the land at much less than market value and could easily more than recoup the acquisition and predevelopment costs if forced to sell the land without developing it. In order to get it into the pipeline, work needs to get started soon.

**Resolution 2015-01 24<sup>th</sup> and Union Acquisition Resolution:** Greg Elkerton introduced the 24<sup>th</sup> and Union Acquisition Resolution authorizing the borrowing of up to \$600,000 from Pre-development Loans.

A motion to adopt Resolution 2015-01 regarding the borrowing of funds for pre-development costs of the 24<sup>th</sup> and Union project with the suggested changes incorporated was made, seconded, and passed unanimously.

**Executive Committee and Board:** Four Board members are up for re-election plus Robert Schwartz who is a mayoral appointee.

A motion to elect the slate as presented was made, seconded and passed unanimously.

Chris presented information on Barbara "b.g." Nabors-Glass, a potential new Board candidate. His disclosure is that his wife reports to b.g. in her employment.

Jill reported on the progress of Strategic Planning 2015. The steering committee met again on 3/12. A handout of the vision framework was reviewed. A creative exercise regarding where CHH will be in 10 years and more will be conducted at the All Staff meeting and these results will feed into the vision framework. Also, strategic planning will be brought into the Stakeholder annual meeting through questions such as: What does CHH bring that is unique to community development and how might we proceed? After those two events, the information will be taken to the leadership/management retreat and then to the CHH Board retreat.

Chris circulated a document outlining Public Accountability.

**Finance and Asset Management Committee Report:** Drew reported that before the committee meeting, the audit entrance conference with Clark Nuber was held. Clark Nuber also reported on the results to date and what they would be looking at in the future. There are 20 individual audits so far that are closed out with the CHH audit left to complete.

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

**Presentation and Discussion:** Joel spoke of two new opportunities: the Urban Design Framework and the LURC (Land Use Review Committee). He explained these in relation with the Ecodistrict area: what the Framework is; what area does it encompass; who would be involved; and the process/timeline. Then LURC (Land Use Review Committee) was explained, how it works and how it works with UDF.

**Strategic Planning: Quantifying Need for Growth:** Chris addressed the need for growth with a power point pie chart of 2015 Revenue by Line of business and the 2014 budget summarized. Jill spoke to the high cost

of management of smaller unit buildings. A discussion followed regarding how building size, diversity and adequate funding for CHH might co-exist. Impact investment could be addressed at a future Board meeting.

**Asset Management and Acquisitions:** Alice reported that the Executive Committee recommended a stern communication to Seattle City Light in regard to the Brewster project.

In regard to Fire Station 7, details are still being worked out by the City; Chris is going to push forward again.

Chris reported that with the CADA Properties, there is a huge difference in price offered and their response. CADA asked for a third party appraisal of the properties. We have provided names of appraisers.

The meeting was adjourned at 7:36 pm.

Attested

A handwritten signature in black ink, appearing to read "Robert P. Schwartz", written over a horizontal line.

Robert P. Schwartz, Secretary April 13, 2015