



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Robert P. Schwartz</i>		
Board/Commission Name: <i>Capitol Hill Housing PDA Council</i>		Position Title: <i>Member</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> Council / PDA Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other:		Term of Office: <i>01/11/16 - 04/01/2018</i>
Residential Neighborhood: <i>Clyde Hill, WA</i>	Zip Code: <i>98004</i>	Contact Phone No.: <i>[REDACTED]</i>
Legislated Authority: <i>SMC 3.110</i>		
Background: <i>Robert Schwartz - Robert has provided facility management and capitol project development for Seattle University since 2010. Prior to that, he was a leader in strategic planning, sustainable design and construction, and project management at M.A. Mortenson Company. Previously he held project management roles with Oki Developments and Bechtel Corporation. He is a LEED Accredited Professional and holds an MS from the University of California and a BS from the University of Washington.</i>		
Date of Appointment: <i>01/11/16</i>	Authorizing Signature (original signature): <i>Alice Quaintance</i>	Appointing Signatory: <i>Alice Quaintance</i>

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CITY OF SEATTLE
2016 FEB 10 AM 8:28
CITY CLERK

ROBERT P. SCHWARTZ, P.E., LEED AP, DBIA

ASSOCIATE VICE PRESIDENT - FACILITIES

PROFILE

Executive with proven leadership excellence in facility management and capitol project development, and delivery. Demonstrated expertise in design management, contract development, negotiations, scheduling, budget development and analysis, value engineering, and sustainable construction.

- Team oriented leadership with the ability to make critical decisions.
- Excellent cost management and analysis skills.
- Successful leadership of alternative delivery (Design Build, Construction Management) proposals and work acquisition efforts
- Comprehensive range of facility experience include Higher Education, Water, Waste Water, Commercial , Industrial, Residential
- Strong results oriented management of the design, permitting and construction process.
- Demonstrated ability to solicit, negotiate and manage multi-million dollar contracts.
- Extensive experience in public speaking and presentations.
- Staff mentoring and development
- Customer focused
- Strategic Thinker, Tactical Doer

PROFESSIONAL ACHIEVEMENT

ASSOCIATE VICE PRESIDENT - FACILITIES, Seattle University, Seattle, WA

2010-Present

Strategic Leadership and Planning	<ul style="list-style-type: none">• Provide strategic leadership for a staff of over one hundred and twenty full time professionals, craft workers, and vendors. Our mission is to create, sustain and support an effective learning environment for the campus community.
Capital Projects	<ul style="list-style-type: none">• Support and implement Seattle University long term strategic planning.• Lead department responsible for design development and project delivery for all capital projects. Ensure projects are designed and constructed with sustainable practices and materials to achieve LEED certification. The most recent project is a \$10.5 Million Fitness center that is targeted to achieve LEED Gold certification.
Maintenance and Operations	<ul style="list-style-type: none">• Work closely with University Advancement to support fund raising efforts
Fund Raising Support	<ul style="list-style-type: none">• Engage with local community groups to represent Seattle University in our public process initiatives such as the Major Institution Master Plan
Public Outreach	<ul style="list-style-type: none">• Operate and maintain over 2 Million square feet of residential, academic and support staff office spaces. We also maintain over 40 acres of campus grounds using sustainable techniques that minimize the use of fertilizers, herbicides, and pesticides.
Sustainability Implementation	<ul style="list-style-type: none">• Co-Chair of the committee responsible for implementing sustainability initiatives across campus.

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SENIOR MANAGER, M. A. Mortenson Company, Bellevue, WA

2007-2010

Integrated Team Leadership	<ul style="list-style-type: none"> • Lead integrated teams of Architects, Engineers, Owners and stakeholders in successful project development efforts on projects ranging from less than \$1.5 million to over \$65 million.
Strategic Planning & Budget/Schedule Management	<ul style="list-style-type: none"> • Instrumental in developing overall project strategy, building and strengthening team relationships, budget and schedule development, permitting, scope management, and stakeholder engagement. • Support strategic company initiatives by active outreach to targeted customers. • Responsible for overall budget, schedule and scope performance to ensure project objectives are met or exceeded.
Sustainable Design and Construction	<ul style="list-style-type: none"> • Ensure projects are designed and constructed with sustainable practices and materials to achieve LEED certification • Champion for the ACE mentoring program focused on preparing high school students to pursue careers in Architecture, Construction, and Engineering.
Mentoring & Staff Development	<ul style="list-style-type: none"> • Mentor younger staff to create better opportunities for their professional growth.
Broad Experience	<ul style="list-style-type: none"> • Managed design phase work on projects with a total value over \$200 million. Project highlights include: <ul style="list-style-type: none"> ○ Seattle University - Library Addition and Renovation (\$30 Million) ○ Seattle Public Utilities - South Transfer Station (\$47 Million) ○ Water Treatment Plants - Oak Lodge, LOTT, Newberg (\$65 Million) ○ University of Washington - Data Center (\$18 Million) ○ Ballard Blocks II - Office/Retail (\$65 Million) ○ Nakamura Federal Courthouse - Seismic Upgrades (\$4 Million) ○ Amgen Bothell - Office building - (\$15 Million)

PROJECT MANAGER, M. A. Mortenson Company, Bellevue, WA

2001-2006

Profit and Loss Responsibility	<ul style="list-style-type: none"> • Responsible for overall project performance including safety, quality, schedule, and profit and loss.
Implement Sustainable Practices	<ul style="list-style-type: none"> • Work closely with Owners and Architects to ensure all Owner and Design Team objectives are met or exceeded. • Implement sustainable construction practices to achieve LEED Gold Certified Project
Direct Reports/Staff Development	<ul style="list-style-type: none"> • Lead the on-site construction team of over 120 craft workers and direct report construction professionals. • Mentoring of younger staff through informal feedback and formal reviews to guide their career development • Develop and implement successful bid procurement processes. Advertised and executed over 20 public bid awards
Subcontract & Vendor Management	<ul style="list-style-type: none"> • Extensive experience in all phases of construction including permitting, value engineering, site development, contract negotiations, subcontractor and vendor performance and schedule management, change management, quality control, and contract close-out

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Over \$150 Million in Constructed Projects

- Managed projects with a total value of over \$150 Million. Project highlights include:
 - The Cosmopolitan - High Rise Residential - (\$56 Million)
 - Retsil Skilled Nursing Facility - (\$37 Million)
 - Seattle public Utilities - Cedar Treatment Facility (\$10 million)
 - UW Bothell/Cascadia Community College - Phase II - (\$65 Million)

OWNER'S REPRESENTATIVE/PROJECT MANAGER, Oki Developments, Bellevue, WA

1997-2001

Profit and Loss Responsibility

- Responsible for construction of a 36 hole championship caliber golf facility which includes permitting, site work, water, sewer, gas and electrical utilities, and coordination with other developers and contractors.

Coordinate Owner Design Input

- This project, with a total constructed cost of over \$70 Million, was voted one of the Top 10 new courses in the United States by Golf Magazine.
- Constructed the world-class 45,000 square foot clubhouse and related facilities including retail space, Kitchens, office space, FF&E, Data and Telephone networks and Audio/Visual systems.

Design & Permitting Management

- Work closely with City and State officials to secure permits in a timely manner to support construction.

Subcontract & Vendor Management

- Develop RFP's, negotiate, award and administer contracts for all phases of development and construction including Design, Construction, Contract Management, Testing, Utilities and Facilities.
- Completed extensions to the City of Newcastle water and sewer system and constructed new city streets

Public Relations

- Represent the Owner to the media, local residents, and other development partners.

MANAGER OF ARCHITECT AND ENGINEERING SERVICES, Bechtel Corporation, San Francisco, CA

1991-1996

Recognized Performance

Rapidly promoted thru a series of positions with increasing responsibility. Highlights include:

Design & Permitting Management

- **Manager of Architect/Engineer Services** - Manage all architect and engineering efforts related to site development and permitting for \$65 Million wireless telecommunications network in Western Washington. This includes assisting in development and placing of sub-contracts with local architects, sub-contract management, and technical review and performance management.

Subcontract & Vendor Management

- **Project Management Consultant** - Coordinate and schedule over 300 interrelated projects to implement a \$1 billion corporate restructuring.
- **Installation Manager - (England)** - Supervised the installation and test of a complex 42 kilometer fiber optic data, voice and video network linking 26 sites.

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Design Engineer

- **Proposal Manager** - Responsible for developing and submitting approximately \$60 million in fixed-price proposals to the U.S. Government for design, procurement and installation of a classified communications and security system at NATO bases throughout Europe. Received written commendation from Bechtel management.
- **Civil/Structural Engineer** - Performed a wide variety of civil and structural design projects ranging from asphalt pavement designs to rigorous computer analysis of nuclear safety related structures.

ENGINEER, Puget Sound Naval Shipyard, Bremerton, WA

1985-1990

Field Engineering

Operations & Maintenance

Recognized Performance

- Responsible for technical management of structural and radiation shielding modifications to naval vessels.
- Implemented defined Operations and Maintenance procedures to ensure reliability of critical systems
- Received several letters of commendation for work on highly critical projects.

EDUCATION

- University of California, Graduate School of Engineering, Berkeley, CA
 - Master of Science, Structural Engineering and Mechanics of Materials, 1991
 - Earned an academic scholarship from State of California and graduated with over a 3.5 G.P.A.
- University of Washington, College of Civil Engineering, Seattle, WA
 - Bachelor of Science, Civil Engineering, 1985
 - Graduated top third of class

PROFESSIONAL REGISTRATION / CERTIFICATIONS / ASSOCIATIONS

- Civil Engineer, Washington State Registration #27482
- U.S. Green Building Council - Leadership in Energy and Environmental Design Accredited Professional (LEED AP)
- Design Build Institute of America (DBIA) Designated Professional
- Board Member, Swan Run Water District

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PASSIONS AND SKILLS

- Communications:** Ability to communicate complex issues in a clear and concise manner using verbal, graphic, and written media
- Negotiation:** Able to focus on the problem not positions and can see both sides of issues to resolve delicate negotiations in a timely and equitable manner
- Analysis:** Strong analytical skills to assess project budget and schedule performance and implement required changes
- Technology:** Proficient in use of databases, spreadsheets, word processing software, and various engineering and project management applications including Primavera and MS Project
- Public Speaking:** Extensive experience in public speaking in both public and professional arenas
- Teaching/Training:** Effective trainer and teacher in technical and life skills. Experience includes curriculum development, formal and informal training, as well as one on one and small group coaching.
- Mentoring/Coaching:** Champion for the ACE (Architecture, Construction, Engineering) mentoring program that helps high school students gain experience in the building industry. Served as a mentor as well as coaching staff members in mentoring students.
- Outside Activities:** Enjoy time with family, basketball, golf, photography, creative writing, and speaking.

CROSS CULTURAL EXPERIENCE

- Leadership Training:** Currently serving as a volunteer staff with the Navigators, a non-profit organization coaching ethnic groups in leadership and life skills. Scope of services includes providing training in cross cultural sensitivity and skills
- Community Service:** Train and lead a team of volunteers serving Wiconi International, a non-profit organization dedicated to serving Native American communities, at their family camp each summer

Capitol Hill Housing Improvement Program (CHH) Public Development

Authority

February 2016

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	Robert Schwartz	1/11/16	4/1/18	3	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	Eric Snow	4/15/15	4/1/18	1	Mayor
2	F	14.	Member	Barbara Nabors-Glass	7/13/15	4/1/18	1	Governing Council
6	M	15.	Member	Drew Porter	4/1/15	4/1/18	2	Governing Council

Diversity Chart:

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				2			
Governing Council	6	6		1		1				11			
Other													
Total	8	7		2		2				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 MINUTES

Pike-Pine Room
1620 12th Avenue, Seattle

January 11, 2016

Members Present: Dana Behar, Rachel Ben-Shmuel, Paul Breckenridge, Paige Chapel, Liz Dunn, Bob Fikso, Catherine Hillenbrand, Sharron O'Donnell, Drew Porter, Alice Quaintance, Robert Schwartz, Heyward Watson

Members Absent: Michael Malone, b.g. Nabors-Glass, Matt Roewe

Staff Present: Billie Abers, McCaela Daffern, Kiley Dhatt (taking minutes), Greg Elkerton, Jill Fleming, Chris Persons, Michael Seiwerath, Joel Sisolak, Deena Wallis

Guests Present: Frank Alvarado, Derrick Belgarde, Joe Horiye, Michael Levine

Members of the Public Present: Randall Lindsey

The meeting was called to order by Alice Quaintance at 6:00 pm.

A motion to approve the Consent Agenda and draft minutes was made by Rachel Ben-Schmuel, seconded by Heyward Watson, and passed unanimously.

Disclosures and recusals: Derrick Belgarde made a **disclosure**, explaining that he lives in the Harrison at 15th Apartments, an item on today's agenda. Paul Breckenridge made a **disclosure**, stating that LISC has been a client of his in the past, and will be discussed on tonight's agenda.

Presentation and Discussion

Community Development Partners Discussion with LISC Partners: Alice Quaintance introduced Joe Horiye and Michael Levine from National LISC (Local Initiatives Support Corporation). Chris Persons reminded the Board of the conversations that led to the current proposed relationship between CHH and LISC via Community Development Partners (CDP). Michael Levine and Joe Horiye introduced themselves, gave some background on LISC and explained the corporation's larger strategic goals. LISC offers both financial and technical support to local organizations to help them build up their local communities. Joe and Michael shared their hopes for LISC's presence in the Seattle area through CHH/CDP, which include: re-engaging in the local community at a deep level; learning more about current projects, movements and needs in Seattle neighborhoods; understanding how LISC can help bring about these local goals; and capacity building in local organizations.

LISC opened the floor to questions from the Board. Rob Schwartz asked what success in this proposed partnership would look like a year from now, from LISC's perspective. Michael Levine responded that one measure of success would be that a year from now, LISC has significantly more knowledge about communities across Seattle, including major player, politics and capacity on the ground. Conversely, he would like to see people in Seattle know who LISC is, and see LISC in a positive light as an organization that can build bridges. Joe added that a year from now, he wants LISC to be better positioned to bring resources back to Seattle. He wants LISC to have laid out a strategy in Seattle that they're advancing with other key partners on the ground, establishing LISC as a player in local community development. Rob asked whether it will be a problem for accomplishing these goals that CDP doesn't currently have "LISC branding." Michael L. explained that this is something CHH and LISC will need to discuss, since CDP will represent LISC locally, but also has important institutional goals outside of LISC involvement. Chris Persons noted that staff has had some discussion about this, and that it may actually be desirable for CDP to have the strong LISC branding/association in order to remain a silent partner in support of other CDCs.

Paige Chapel asked whether LISC intends to place boundaries on CDP's or CHH's activities, since we will be representing LISC locally, in part. Michael agreed that question is not yet resolved and needs some discussion. However, LISC understands and anticipates that the administration of local LISC funds will only be one of CDP's roles.

Cathy Hillenbrand asked whether CDP would be the LISC administrator for Seattle only, or for a larger area. Michael L. explained that LISC currently has a State of Washington program through their previous relationship with Impact Capital. Because LISC is interested in staying in rural areas, they are considering bringing the rural Washington programming under the LISC national rural program. LISC is not currently contemplating having CDP deal with anything except Seattle and possibly immediately surrounding areas.

Michael L. asked whether the Board had any concerns to share. Paul Breckenridge shared that there have been concerns about how CHH will be perceived by other CDCs based on this potential relationship with LISC. Michael L. noted that coming up with a common communication strategy, likely including LISC headquarters staff, will be crucial to minimize confusion and misperception.

Michael Levine and Joe Horiye exited the meeting.

Chris Persons introduced a proposed resolution to authorize staff to finalize negotiations on a short-term, limited service agreement with LISC, set up any structures internally for CHH to be the interim administrator of LISC Section 4 funding, and promote certain other LISC programs locally. This resolution has been amended based on the recommendation of the Executive Committee, who suggested adding the bullet point that empowers staff to establish appropriate oversight through any necessary committee structures. Chris noted that if this resolution passes, CHH would like to execute the service agreement with LISC as soon as possible, and that the details of such agreement would be reviewed with the Board Chair (Alice Quaintance) beforehand.

A motion was made by Rachel Ben-Schmuel to approve Resolution 2016-03: Local Initiatives Support Corporation. The motion was seconded by Robert Schwartz and passed unanimously.

Public Comment: Randall Lindsey spoke to express his concerns regarding an incident that took place between himself and the new site manager of his apartment building. Randall recounted his version of the incident to the Board.

Asset Management Presentation: Brad Lange gave a presentation on Asset Management, which included the bi-annual "Mission - Financial Performance - Financial Sustainability Matrix" (informally known as the "bubble scattergram") and a memo handout with a detailed methodology for the scattergram. Brad's presentation focused broadly on what has changed between 2012 and 2014.

Rob Schwartz requested that Brad add a "change in mission score over time" column for bubble scattergram presentations. Liz Dunn asked about the Fremont Solstice, inquiring whether CHH made a mistake in developing it, since it falls in the lower left hand quadrant now. Brad explained that the building is expensive to operate because it is small; from a mission perspective it doesn't score very well because one of our criteria is the number of units; and it also doesn't score well on location, since Fremont is not a CHH primary area. Brad noted that the Solstice may be a lesson learned, since 18 units in that location was a significant effort for lesser alignment with CHH mission. Liz asked whether we are double-penalizing small buildings, once on expenses and again on mission fit. Brad explained that this is where per-unit data would be a useful counterpoint.

Dana Behar commented that he's never seen a chart quite like this, and that this analysis is enlightening and imaginative. Brad explained that this scattergram helps us think about all 49 buildings at once and how they relate to one another, which is challenging. Rob Schwartz asked whether there a way to get all of the data represented on the scattergram into some kind of weighted score. Such a score would be a snapshot, but it would show some trends. Dana suggested including a bubble that represents the average of the entire portfolio so the Board could see what quadrant the portfolio is in as a whole.

Cathy asked about the narrative behind each of these moves, which Brad provided. Jill Fleming clarified that Elizabeth James and the Silvian should, in the future, always be in the Star quadrant; temporary issues moved them out of it in 2014.

Rob noted that the Property Management Dashboards he has seen don't seem to line up with the scattergram. Jill explained that CHH can have buildings that are totally full, and it will not necessarily be profitable. Brad also explained that the y-axis line on the scattergram marks \$10,000, not zero, so buildings to the left of the y-axis are not necessarily losing money— in fact, few buildings are losing money.

Executive Committee and Board: Billie Abers did not verbally report on Resident Engagement, as there was not sufficient time left in the agenda.

Board Development: Alice shared Board Development updates for January 2016. She noted that the Board members had likely seen Matt Roewe's resignation, and she thanked him for his years of service. Chris explained that we are not going to wait on the Mayor's Office to fill the Mayoral Board seat, and they are therefore proposing that Rob Schwartz move into Matt Roewe's now-vacated Board-selected seat, and Frank Alvarado move into the Emerging Leader Board-selected seat. They will hold off on the vote on Frank until the end of the meeting, when Frank has left. Mayoral seat 12 will remain vacant.

A motion was made by Sharron O'Donnell to elect Robert Schwartz to the Board-selected Position 8 seat on the CHH PDA Board. The motion was seconded by Cathy Hillenbrand, and passed with one abstention (Robert Schwartz).

CHH Board
approval

Finance and Asset Management Report: Sharron O'Donnell directed the Board's attention to the November 2015 Finance and Asset Management Report in the Board packet. Rob Schwartz asked whether CHH is increasing its reserves in light of the expected dip in revenue due to a lack of developer fees in 2016. Jill Fleming clarified that the coming year's budget is balanced without touching the reserves. Deena Wallis reminded the Board that CHH has a \$500,000 line of credit, which is sufficient to make sure we have enough cash to operate. There is no intention that we would have to take that money out of reserves.

A motion to accept the monthly finance and asset management report was made by Sharron O'Donnell, seconded by Cathy Hillenbrand and passed unanimously.

Alice Quaintance introduced the two year 15 resolutions for Harrison at 15th and El Nor. Sharron explained to the Board that both resolutions are our standard procedure for year 15, and allow the tax credit investor to transfer their partnership interest for no cost other than the legal fees.

A motion to approve Resolutions 2016-01: Harrison at 15th and 2016-02: El Nor was made by Sharron O'Donnell, seconded by Cathy Hillenbrand and passed unanimously.

Deena Wallis explained the proposed 2016 Budget. Rob asked about the 2% overall rent increase, noting that CHH is limited as to how much we can charge on some units, but how close are we to maximum rents? Billie Abers explained that most buildings are at or approaching maximum rents. Bob asked whether, when we bring our rents up to the maximum, we see more vacancy. Billie explained that this was initially the case, but some of the rents were so low in the 3-bedroom units that raising them slowly has not impacted vacancy. Derrick Belgarde shared his perspective as a tenant. He was one of the people affected by the rent raises; he felt that it was reasonable and that without CHH he wouldn't be able to afford to live in the city. However, he noted, a single parent paying what his family is paying now might put them in jeopardy. He felt it was important to look at families individually and base rent increases on income.

Paige Chapel thanked the Finance Team for their great analysis to help the Board understand the budget. Sharron noted that this budget comes with the recommendation of the Finance and Asset Management Committee to approve.

A motion to accept the 2016 budget as proposed was made by Sharron O'Donnell, seconded by Robert Schwartz and passed unanimously.

Real Estate Development: Chris Persons gave verbal updates on the Liberty Bank and Capitol Hill TOD projects. The Liberty Bank Building did not initially receive City funding back in December when other projects were announced, but after talks and negotiations, we should be getting the funding from the City soon. Chris shared that there is not much to report on the Capitol Hill TOD; we are still treading water as Gerding Edlen wraps up its negotiations with Sound Transit. We are still pushing for Gerding Edlen to enter into an MOU with CHH.

Chris gave a verbal update on the Harvey and the Union James Apartments. The Union James is scheduled to close February 1, and we will probably need a small extension on that deadline. Chris explained that we do need to ask tonight for the Board to release the financing contingency on the Union James. Jill explained that for the Union James we are assuming a City loan, a Chase Bank loan, and HUD is approving the transfer

of physical assets; all of these things are on track. Chris added that the City has signed off on the transfer of the assets.

A motion to remove the financing contingency on the Union James was made by Cathy Hillenbrand, seconded by Dana Behar and passed unanimously.

Chris shared that the Harvey, as currently encumbered with debt, is upside down. The only potential solution is to acquire it with a "put option" to the City, so that sometime in the future we have the power to sell or transfer the property if a feasible long-term plan cannot be executed. CHH met with the City today, and they are thinking about this option.

Chris shared a new acquisition opportunity, the Alhambra Apartments. Chris explained that CHH put in an offer on the apartments, and although the offer was not selected, it is possible that the people who were selected could still drop out. If this happens and CHH is selected in their stead, this opportunity will be brought to a future Board meeting.

External Relations and Community Programs: Michael Seiwerath gave an update on the CHH Foundation and community activities. He noted that February 4 is the CHH annual donor and stakeholder appreciation event, and to please RSVP to himself or Simone Hamilton.

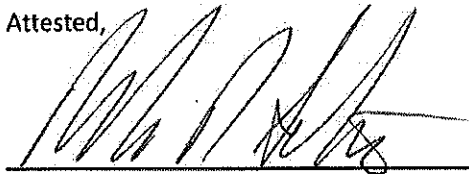
Board Development Update (continued): Frank Alvarado exited the meeting.

A motion was made by Heyward Watson to elect Frank Alvarado to the Emerging Leader seat on the CHH PDA Board. The motion was seconded by Drew Porter and passed unanimously.

Executive Session: The Board entered an executive session to review the performance of a public employee at 7:52 pm, and concluded the session at 8:20 pm.

The meeting was adjourned by Alice Quaintance at 8:20 pm.

Attested,



Robert P. Schwartz, Secretary
February 8, 2016