



KAREN BASS
MAYOR

July 30, 2026

Honorable Members of the City Council
c/o City Clerk
City Hall, Room 395

Honorable Members:

Subject to your confirmation, I have appointed Ms. Teresa Hillery to the Board of El Pueblo de Los Angeles Historical Monument Authority Commissioners for the term ending June 30, 2030.

I certify that in my opinion Ms. Hillery is especially qualified by reason of training and experience for the work which shall devolve upon her, and that I make the appointment solely in the interest of the City.

Ms. Hillery will fill the vacancy created by the departure of Lori Quon.

Sincerely,

A handwritten signature in black ink that reads "Karen Bass".

KAREN BASS
Mayor

KB:lap

Attachment

COMMISSION APPOINTMENT FORM

Name: Teresa Hillery

Commission: Board of El Pueblo de Los Angeles Historical Monument Authority

Commissioners

End of Term: 6/30/2030

Appointee Information

1. Race: African American

2. Gender: female

3. Council District and neighborhood of residence: 14 - Central

4. Are you a registered voter in the City of Los Angeles? Yes

5. Prior commission experience:

6. Highest level of education completed: J.D., University of the Pacific, McGeorge School of Law

7. Occupation/profession: Attorney / Self-Employed (Teresa Y. Hillery, Esq.)

8. Experience(s) that qualifies person for appointment: See attached resume

9. Purpose of this appointment: Appointment

10. Current composition of the commission (excluding appointee):

Commissioner	APC	CD	Race	Gender	Term End
Ramirez, Irma	East LA	1	L	F	6/30/2028
Manriquez, Suzanne	East LA	14	L	F	6/30/2028
Quon, Lori	West LA	11	API	F	6/30/2026
Cardenas, Zelenne	South LA	8	L	F	6/30/2026
Wirfs, John	East LA	1	API	M	6/30/2026
Matricardi, Carlo	Central	5	L	M	6/30/2029
Lozano, Sebastian	East LA	14	L	M	6/30/2029
Chu, Brian	West LA	5	API	M	6/30/2029

Teresa Y. Hillery, Esq.

PROFILE SUMMARY

Attorney and Downtown Los Angeles resident with over 20 years’ experience spanning civil litigation, real property law, title insurance, and commercial underwriting. Over the past decade, increasingly focused on civic leadership — serving on the DTLA Neighborhood Council, helping launch the DTLA Residents’ Association, and organizing the inaugural Juneteenth Celebration honoring Biddy Mason. Completed Harvard Kennedy School’s Public Leadership Credential in 2024 to deepen her approach to community governance. Positioned to bring legal expertise and hands-on community governance experience to the El Pueblo de Los Angeles Historical Monument Authority.

PROFESSIONAL EXPERIENCE

Attorney at Law — Sole Practitioner

Los Angeles, CA | 2023 – Present

- Advises on tax compliance, contract disputes, and real property matters.

Senior Commercial Underwriter — Fidelity National Title Company

Los Angeles, CA | June 2018 – March 2023

- Underwrote complex, high-value commercial real estate transactions across the Los Angeles market.
- Assessed risk for title insurance policies on major commercial properties.
- Worked with attorneys, lenders, and developers to close commercial deals.
- Managed regulatory compliance across transactions.

Senior Trial Attorney — Fidelity National Title Company

Los Angeles, CA | October 2010 – June 2018

- Litigated real property disputes — title claims, boundary disputes, easements, and lien priority — in state and federal courts.
- Managed caseloads with significant financial exposure and negotiated settlements.
- Advised senior leadership on strategies to reduce corporate liability.

CIVIC LEADERSHIP

Juneteenth Celebration Organizer — Los Angeles | January 2026 – Present

- Organizing the inaugural Juneteenth Celebration honoring Biddy Mason — one of Los Angeles’s first Black female landowners and philanthropists with the goal of making it an annual event.
- Building community awareness around the historic contributions of Black Angelenos.

Vice President of Administration & Chair, Rules & Selections Committee — Downtown Los Angeles Neighborhood Council | July 2025 – Present

- Oversees administrative operations and governance, ensuring compliance with Department of Neighborhood Empowerment guidelines.
- Leads bylaws review, policy development, and candidate selection.
- Facilitates community engagement across Downtown Los Angeles.

Founding Board Member — DTLA Residents’ Association | May 2024 – Present

- Founding board member who helped launch the organization through strategic planning and implementation.
- Advocates for livability, public safety, and community development on behalf of downtown residents.

LEGAL COMMUNITY LEADERSHIP

Former Chair, Real Property Section — Los Angeles County Bar Association (LACBA) | July 2021 – June 2022

- Led the Real Property Section, organizing CLE programs, panels, and networking events for attorneys across Los Angeles County.
- Founded the Residential Subsection to expand CLE and resources for residential real property attorneys.

Executive Committee Member, Real Property Section — Los Angeles County Bar Association (LACBA) | 2016 – Present

- Contributes to planning, programming, and section governance.

NONPROFIT SERVICE

Board Member — Hope Street Margolis Family Center | January 2025 – Present

- Oversees compliance, program direction, and strategic planning for a nonprofit under California Hospital Medical Center, a Downtown Los Angeles institution founded in 1887.
- Contributes legal insight to support the organization’s mission and operations.

EDUCATION

Public Leadership Credential (PLC) — Harvard John F. Kennedy School of Government | 2023

Juris Doctor (J.D.) — University of the Pacific, McGeorge School of Law | 2003

Bachelor of Arts (B.A.) — California State University, Sacramento | 1994



July 30, 2026

Dear Ms. Hillery:

Congratulations! I am pleased to inform you of your appointment to the Board of El Pueblo de Los Angeles Historical Monument Authority Commissioners for the term ending June 30, 2030, subject to confirmation by the Los Angeles City Council.

On behalf of the people of Los Angeles, thank you for your willingness to serve. Our boards and commissions are a vital part of the City's governance, and your leadership and expertise will play an important role in shaping the future of Los Angeles.

To move forward, there are a few steps you must complete prior to the Council's consideration of your appointment. My Commission Affairs team has prepared an attached checklist with deadlines and submission instructions, and they are available to support you throughout the confirmation process.

Once again, congratulations, and thank you for your commitment to serve the people of Los Angeles.

Sincerely,

A handwritten signature in black ink that reads "Karen Bass". The signature is fluid and cursive, with the first name "Karen" and last name "Bass" clearly visible.

KAREN BASS
Mayor

KB:lap

Attachment I
Ms. Teresa Hillery
July 30, 2026

Nominee Check List

I. Within 7 days of appointment:

- ☐ Submit the completed forms, found on the last three pages of this letter, to: myr-commissions@lacity.org **OR** mail them to:

Office of the Mayor
Attn: Luz Portillo
200 N. Spring Street, Room 303
Los Angeles, CA 90012

 - Remuneration Form
 - Undated Separation Letters (2)
- ☐ Schedule a fingerprinting appointment to complete your background check.
 - The Commissions team will connect you with the Personnel Background Unit.
- ☐ Complete and file a Statement of Economic Interests (Form 700).
- ☐ Submit the CEC Form 60 (Ethics Clearance Form) to the City Ethics Commission.
 - The City Council cannot act on your nomination until the Ethics Department receives and submits your filings.
 - Note: you will be required to submit the same forms again after you are sworn in

II. Council Member Meetings:

You may be asked to meet with Councilmembers prior to your hearings.

- ☐ Your City Councilmember Ysabel J. Jurado
- ☐ Councilmember Ysabel J. Jurado, Chair of the Council Committee, considering your nomination

III. Public Meetings at City Hall:

- ☐ Arts, Parks, Health, Education and Neighborhoods Committee Hearing
 - The Clerk's office will contact you once your item has been scheduled.
- ☐ Full Council Hearing and Oath of Office
 - The Clerk's office will contact you once your item has been scheduled.

V. Standing Requirements

- Notify the Commissions team of any changes in address or contact information.
- If you wish to resign, you must submit a resignation letter to myr-commissions@lacity.org.