



BOARD MEETING AGENDA

Wednesday, June 21st, 2017

5:30 - 7:30 p.m.

Legacy House

803 S Lane St

Seattle, WA 98104

5:30	Action	1. Call to Order – Jared Jonson
5:32	Action/ Approval	2. Consent Agenda <ul style="list-style-type: none">• Approve May 2017 Meeting Minutes Resolution• Accept May 2017 Expenditure Reports• Approve Concurrence Request• Accept June 2017 Staff Reports
5:45	Discussion / Approval	3. Staff Briefings: <ul style="list-style-type: none">• PACE program updates – Vern Wood<ul style="list-style-type: none">• Resolution – PACE Program• Intracorp Development – Mike Omura and Jamie Lee• Other neighborhood development projects – Mike, Maiko, Jamie
6:15	Discussion	4. Board Business <ul style="list-style-type: none">• Mandatory Housing Affordability and Companion Legislation Activities & Action• Communications & Fundraising Activities & Actions• Other Items for Discussion
7:15	Adjourn	5. Adjourn – Jared Jonson

Upcoming Meetings and Events:

July 5 @ noon – Executive Committee Meeting

July 14 @ 1 pm – Finance Committee Meeting

July 18 @ 530 – SCIDpda Board Meeting ****note! Meetings switching to Tuesday nights**

July 20 – Alley Party / HHC Arts and Crafts Fair

August 12 – IDEA Space Fundraiser

October 6 – SCIDpda Annual Fundraiser

****Executive sessions may be held:**

- ☐ to consider site selection or real estate acquisition by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price;
- ☐ to consider the minimum price at which real estate will be offered for sale or lease public knowledge regarding such consideration would cause a likelihood of decreased price;
- ☐ to review negotiations on the performance of publicly bid contracts when public knowledge regarding such consideration would cause a likelihood of increased price;
- ☐ to receive and evaluate complaints/charges brought against a public officer or employee;
- ☐ to evaluate the qualifications of an applicant for public employment or to review the performance of a public employee;
- ☐ to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency is likely to become a party.

The mission of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda) is *to preserve, promote, and develop the Seattle Chinatown International District as a vibrant community and unique ethnic neighborhood.*

CONSENT AGENDA

Resolution 17-06-21-_____

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

We, the Board of the Seattle Chinatown International District Preservation and Development Authority, via consent agenda:

- Approve the May 2017 Meeting Minutes
- Accept the May 2017 Expenditure Report
- Approve June Concurrence Requests
- Accept June Staff Reports

Board Chair

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

May 17, 2017

803 S Lane St.

Seattle, WA 98104

Members Present: Scott Yasui, Jared Jonson, Wayne Lau, Michael Itti, Jerilyn Young, Lanzi Li, Casey Huang, Nelson Yong, Kevin Huynh

Staff Present: Maiko Winkler-Chin, Veronica Wood, Mike Omura, Jamie Lee, Emiko Mizuki, Jody Fuentes, Julie Nelson, Rachtha Danh, Joseph Guanlao

Guests Present: Shanti Breznau, [other guy who came in with glasses]

1. Call to Order

The meeting was called to order by Jared Jonson, Vice Chair, at 5:37 p.m.

2. Board Action & Approval

- a. **Resolution 17-05-17-01:** We, the Board of the Seattle Chinatown International District Preservation and Development Authority, via consent agenda:

- Approve the April 2017 Meeting Minutes
- Accept the April 2017 Expenditure Report
- Approve May Concurrence Requests
- Accept May Staff Reports

Moved: Michael Itti

Seconded: Wayne Lau

Board approved unanimously

- b. **Resolution 17-05-17-02:** The Executive Director is authorized to submit materials necessary to participate in the 2018 Charity Federation of the Housing Development Consortium of Seattle-King County (HDC), which will submit applications to Fall 2017 charitable campaigns, including, but not limited to:

- City of Seattle Employee Giving Program
- King County Employee Giving Program
- Washington State Combined Fund Drive

SCIDpda affirms it is willing, if requested by a charity campaign, to provide a financial report showing specific use of the charity monies.

SCIDpda affirms its policy as follows:

In carrying out its activities including hiring and program services, the SCIDpda shall not discriminate on the basis of race, color, sex, marital status, sexual orientation, political ideology, age, creed, religion, ancestry, national origin, or the presence of any sensory, mental or physical handicap.

Moved: Lanzi Li

Seconded: Nelson Yong

Board approved unanimously

- c. **Resolution 17-05-17-03:** We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, affirm the election of the following individuals to the Board for an initial 3 year term through December 31, 2019:

- Jerilyn Young
- Lanzi Li
- Kevin Huynh

Moved: Nelson Yong
Seconded: Michael Itti
Board approved unanimously

3. Discussion: Staff Briefings

a. Shanti Breznau: CID Business Developer

Maiko introduced Shanti Breznau. She explained that Shanti was originally hired as the Retail Recruiter for the Chinatown International District, but she has a new title now. She added that Shanti serves the entire district.

Shanti has history in the CID as she did an economic development study—a small business impact assessment for the South Downtown upzones that passed in 2011, conducting interviews with stakeholders. She started 2 years ago as the Retail Recruiter to fill vacancies in the CID, but now she is working on retaining businesses as well. Shanti gave an overview of what she does: she works with property owners, managers, and brokers to fill vacant retail space. She has been mostly focused on long-term vacancies - networks with brokers through word-of-mouth within the community, talks with technical assistance providers that work in contract with the City - to try to find businesses that fit the neighborhood. She spends a lot of time talking to property owners about their spaces, their desired tenants, rental and rates. The services she provides vary between businesses and property owners, depending on what they need, including technical issues with much conversation and education comparing retail and restaurants. There have been a lot of leases in the last six months, and things are about to shift for her job, mainly from the existing spaces to the new developments coming in, including working with developers on new projects and rehabs.

Jamie added that Shanti also focuses on the needs of the neighborhood. Shanti said the neighborhood needs more entertainment opportunities that are evening oriented; personal services like a nail salon. Small scale retail is a difficult business right now, but we have new businesses opening, including Moksha, a small clothing store, in the Milwaukee Building.

Nelson asked if by “evening entertainment” Shanti was referring to bars. Shanti clarified that the neighborhood could use a cocktail bar, and there are some. When further pressed by the board to expand upon and specify the types of the businesses, Shanti said the ideal businesses are “authentically inspired by the neighborhood.”

Wayne asked if there were any problem-spaces in the CID that were difficult to fill. Shanti confirmed that there are some spaces in such a state where the tenants are expected to take on the needed improvements – and it is not feasible. She doesn’t know what can be done until those buildings are rehabilitated, and finding people willing to do that is a challenge. She said the market is good, and main issue for finding commercial tenants is the state of the space, and whether or not it is feasible for a business to take on the necessary improvements of some of the spaces.

Shanti confirmed that rents are higher in Little Saigon, starting at the upper \$20 per square foot. Shanti mentioned there was a renewal that went for \$59/sq.ft. in Little Saigon. Jared Jonson asked about the marked difference in rent rates. Shanti explained that it was a legacy business, and the property owner is taking advantage. Shanti explained that Little Saigon is a regional service district, where people come from all over to get groceries, and they’ll also go to the restaurants when going those grocery trips – businesses who are serving that market want to be in the district.

Shanti explained that the newer part of her job is working with Eliza Chan at Hing Hay Coworks to create an in-language business assistance program, including a series of workshops hosted at Hing Hay Coworks on food safety codes, business tax issues, and Yelp assistance program targeting businesses that haven’t claimed their pages yet, as well as a joint city and state labor standards workshop.

Shanti said people are excited about the Louisa rehab, and that aside from the design issues, the hotel will bring more foot traffic to the restaurants, which needs customers. For Little Saigon, it’s a huge change, since there’s residential development hasn’t been there before: the parking impacts, is the retail going to be available and affordable to the businesses. Shanti says she has long-term conversations with developers, but she doesn’t have any way of compelling the developers to do what they say they will do.

Jamie said retail is hard in general, everywhere. Beyond dinner and bars, can the district get a theatre. Shanti said the new businesses in the district, like GoPoke, Bahtoh, and Moksha, complement the existing neighborhood. Freehold theatre opens in June.

Michael asked how Shanti gets funded. Jamie explained that Shanti is contracts with the PDA, and the PDA gets funding from the Office of Economic Development, and Shanti works out of HHC. Jamie explained that Shanti doesn't just work on PDA spaces, and that as a neighborhood resource Shanti has developed relationships with property owners all over neighborhood over the past two years.

b. City Council PLUZ Committee Ordinances (Mandatory Housing Affordability)

Maiko explained that the board packet included a handout from the City of Seattle related to the Mandatory Housing Affordability, as well as a proposal Interim CDA was working on. She asked Mike Omura to talk about the Mandatory Housing Affordability portion.

Mike explained that MHA is part of HALA recommendations to address affordability in new developments by creating inclusionary zoning to require new projects to either perform (create units on site) or pay -in-lieu to create more affordable housing. The City has proposed three tiers of percentage and performance standards, which means for every 100 units the developer has to provide 5, 6, or 7% as affordable at a 60% AMI level, or payment-in-lieu at around \$20/sq.ft. The City has already rezoned downtown Seattle and the University District, and is currently looking at the CID. What that means is that in most of the CID, except for the historic core, properties will gain an additional 20 feet of height in exchange for requiring affordable housing. Using the hotel project across the street from Legacy House, currently zoned at 150 feet, it could go up to 170 feet in height under MHA. In exchange of that additional height, the developer has to provide 7% of its space as affordable housing or pay \$20 per square foot as payment-in-lieu of performance. There's different height increases in different areas – Little Saigon would go from 85 feet to 95 feet, a ten-foot difference of one story. New projects coming in would have to abide by these new regulations once the zoning passes. What is unclear is when project "vest" - that there are several projects underway right now that have gone thru initial briefings with the ISRB – but we are unclear whether that means they are "vested". Once a project vests, they no longer have to comply with new rules.

Michael asked if the draft legislation specifies when it will go into effect. Mike said that, as he understands it, they are looking to get the CID legislation passed by July. And Maiko added that they are planning on voting at the end of June. Michael asked if they had drafted anything for the CID yet. Maiko said language was released yesterday. Michael suggested that SCIDpda examine that language and determine if its retroactive at a certain point.

Maiko stated that many people in the community are upset because it appears they believe the zoning goes from 85 feet to 170 feet; she explained that the neighborhood has already been upzoned to 150 feet, and that the neighborhood hasn't seen any growth reflective of that height because the market stalled.

Maiko shared a draft document and memo from Seattle Central Staff to City Council. The Planning and Land Use Zoning Committee has heard a lot of things from the neighborhood and realized that those ideas, which are unrelated to Mandatory Housing Affordability, cannot be captured by the Mandatory Housing Affordability or land use code.

CM Johnson's staff has looked items to consider incorporating in companion legislation with MHA. CM Johnson has added language to the MHA to expand ISRD boundaries to include Little Saigon -- which is currently in 3 design districts -- which implies at future date a lot of design guidelines will change. The companion legislation is also addressing economic development and commercial stability, wanting to support public safety. Maiko stated that a lot of the conversations she has seen during her time with the PDA, surrounding issues in the CID, are being addressed in the companion legislation, which is being positioned as the cultural preservation legislation to ride in concert with MHA.

She stated that CM Johnson's staff wants to push it thru soon and quickly. She explained that some of the details aren't going to be fully worked out because while it is going forward the Office of Planning and Community Development is doing their framework conversations. They're going to expand the ISRD boundaries, but they're holding off on implementing the design guidelines stuff for little Saigon until the community has their process.

Michael Itti suggest that, based upon seeing the community's reaction to the navigation center going into Little Saigon, the Little Saigon community be brought up to speed on it. Maiko said that she has seen council staff working with the community on it, especially on the guideline change – little Saigon has been asking for the expansion of the boundary change for at least two years.

Michael asked if the council member is going to do any outreach to meet with stakeholders. Maiko stated that stakeholders have been going to MHA meetings. Maiko stated that she is bringing it up because by the time the June SCIDpda board meeting happens the legislation will have been passed.

Aileen asked if SCIDpda was part of the conversations involved with the recommendations put together by Interim. Maiko stated our conversations are not aligned. Aileen asked if there is coordinated response to the general MHA from the neighborhood, an agreement between the PDA, Interim, and other groups. Based on positions, Maiko did not think it was possible.

Jared asked if Maiko thinks the 15% is meant to be obstructionist. Maiko said Interim has said they are in support of MHA.

Make explained we are already up zoned. Where the central area is going up to 10% in some sites, and the reason is because the heights are so low already, they are ready to leverage more.

Aileen asked if the money paid in lieu is not just designated to the neighborhood it comes from, and it goes into a general pool. Mike confirmed this is true, but stated there are five criteria in which the CID meets all five of the criteria – he used the example that if the CID were compared to Ballard, the CID would get that money first because the CID meets all five of that criteria. Scott Yasui stated that when other communities see the distribution of MHA money going to other communities, the criteria for MHA will change.

Michael Itti stated that common perception of people who live in affordable housing are homeless people, and stated he has suggested giving tours of the affordable housing buildings to show the working class people who live there. Maiko stated the types of people who live there are school teachers, administrative assistants, some of the administrative staff at the PDA, but two people making minimum wage living together are make too much to qualify. She explained that, in the past, there was a false perception that the tenants of transitional housing acquired by the PDA were homeless people, when they were in fact domestic violence victims. She asked the board if they would like some data on affordable housing tenants. Michael stated that people in the community would appreciate it, but a tour would be better so that people could see it firsthand. Wayne added that he often educates people in his professional life, using the term “affordable housing” instead of “low income” to explain that the tenants have jobs, pay rent, and they have some money to spend in other areas of their life.

Michael suggested that, if market forces, legislation be influenced to prevent the balance from tipping in gentrification. Maiko stated that the balance was tipped in 2011, and looks at MHA as getting some of it back, and the companion legislation as a piece in addressing and preserving the character the neighborhood.

Jared suggested the board draft a letter of support for the companion legislation. Maiko suggested the board participate in the June 1st hearing on MHA, where there may be a vocal focus on the affordable housing component of MHA instead of the additional pieces presented by the companion legislation. Jamie added that affordable housing is not the only thing SCIDpda must fight for, and create support for the companion legislation.

c. 2017 SCIDpda Annual Fundraiser Sponsorships

Maiko presented sponsorship lists, and asked anyone on board would like to reach out to anyone. Michael Itti asked if a health Insurance Company has ever sponsored the event. Maiko said we had not. Michael asked for a reason they would support us. Maiko said we are a healthy neighborhood. Scott says we pay our premiums. Michael Itti suggested we approach a health insurance company for sponsorship.

3. Discussion: Board Business

a. Retreat Next Steps and Action Items

MWC explained that at the last board meeting, the board has broken up into three work groups, and she presented the lists from the past board meetings hung in the walls of the meeting room. She asked the board to get into their respective groups and discuss any necessary follow up from committee members, and what could be expected of the board members within each group

MARKETING & FUNDRAISING SUBCOMMITTEE

Jerilyn Young reported back for the Marketing & Fundraising Subcommittee: the committee would come up with budget regarding social media outreach, design and photo services; seek out partnerships with agencies and volunteer looking to donate time in the non-profit space; create a strategy guide for the creation of media assets highlighting why people live, work, play, or go to the neighborhood, and what the neighborhood means for different types of people, underlying in this fact to illustrate SCIDpda's POV as a community developer and steward of the community.

ADVOCACY SUBCOMMITTEE

Michael Itti reported back for the advocacy group: there would be coordination on who would speak on the behalf of the PDA at the ISRD meeting. Maiko said Michael Mura would make public comment on the memo; they also discussed looking into seeing if there could be a neighborhood-wide forum for mayoral candidates. Jared asked if there would be SCIDpda forum, neighborhood forum, or an API forum.

REAL ESTATE SUBCOMMITTEE

Lanzi reported back for the Real Estate Subcommittee: we recently signed an MLU with Intracorp to assist them with community engagement and design assistance; there's no immediate action from the board; we have an upcoming meeting with the upper floors of the Jade Garden property; as committee gets more info, there may be more opportunities for the board to work on.

5. Adjourn

The meeting was adjourned by Scott Yasui, Board Chair, at 7:15 p.m.

6. Executive Session

After adjournment, the board entered into a 15 min. executive session to consider the minimum price at which real estate will be offered for lease when public knowledge regarding such consideration would cause a likelihood of decreased price. Executive Session began at 7:15 and ended at 7:30.

Seattle Chinatown International District Preservation and Development Authority

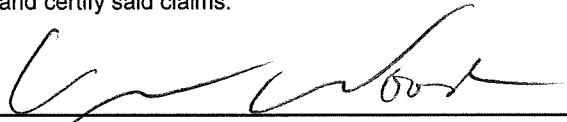
409 Maynard Avenue S, Suite 200

Seattle, WA 98114

Expenditure Certification Memorandum

DATE: 6/7/2017
 TO: Board of Directors
 FROM: Vern Wood, Deputy Director
 RE: May 2017 Expenditure Certification

I, Vern Wood, do hereby certify that the materials have been furnished, the services rendered or the labor performed herein, and that the claims represented by the vouchers listed below were just obligations of the SCIDPDA, and that I am authorized to authenticate and certify said claims.


 Vern Wood, Deputy Director

Accounts Payable	Computer Run Checks	General Checking	1088	to	1100	\$	21,395.28
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	32,166.67
							Bush Hotel Commercial
							\$53,561.95

Accounts Payable	Computer Run Checks	General Checking	1465	to	1469	\$	12,791.00
							Bush Hotel Condo
							\$12,791.00

ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	15,573.58
							Bush Hotel Fund
							\$15,573.58

ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	32,125.00
							Bush Hotel Master Tenant
							\$32,125.00

ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	24,448.97
							Bush Hotel QallicB
							\$24,448.97

Accounts Payable	Computer Run Checks	General Checking	1036	to	1062	\$	32,986.02
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	12,518.86
							Bush Hotel Residential
							\$45,504.88

Accounts Payable	Computer Run Checks	General Checking	940	to	942	\$	956.77
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	64.50
							CIDpda
							\$ 1,021.27

Accounts Payable	Computer Run Checks	General Checking	1205	to	1212	\$	21,976.62
							IDVS2 Condo
							\$21,976.62

Accounts Payable	Computer Run Checks	General Checking	2806	to	2822	\$	34,668.27
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	5,545.18
							DVA
							\$40,213.45

Accounts Payable	Computer Run Checks	General Checking	2748	to	2764	\$	42,549.90
ACH Transfers	Cash Mgmt/Investments	Repl. Reserve	eft			\$	7,727.97
			IDVS1 Commercial			\$	50,277.87
Accounts Payable	Computer Run Checks	General Checking	629	to	632	\$	20,181.93
			IDVS2 Library & Parking			\$	20,181.93
Accounts Payable	Computer Run Checks	General Checking	589	to	601	\$	8,000.51
			IDVS2 Commercial				\$8,000.51
Accounts Payable	Computer Run Checks	General Checking	9260	to	9370	\$	94,752.64
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	329,375.00
			Legacy House				\$424,127.64
Accounts Payable	Computer Run Checks	General Checking	237	to	250	\$	5,984.61
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	19,592.20
			New Central Commercial			\$	25,576.81
Accounts Payable	Computer Run Checks	General Checking	122	to	123	\$	4,678.60
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	21,681.10
			New Central Hotel				\$26,359.70
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	34,501.21
			New Central Master Tenant				\$34,501.21
Accounts Payable	Computer Run Checks	Gen'l Ckg Wells	275	to	290	\$	12,114.29
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	16,608.68
			New Central Residential				\$28,722.97
Accounts Payable	Computer Run Checks	General Checking	763	to	770	\$	18,629.77
			Nutrition Services				\$18,629.77
Accounts Payable	Computer Run Checks	General Checking	6875	to	6923	\$	247,143.85
Payroll	Automatic Withdrawal	General Checking	05/11/17 & 05/25/17			\$	224,009.77
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	1,048.91
ACH Transfers	Cash Mgmt/Investments	Construction	eft			\$	5,605.48
			SCIDpda			\$	477,808.01
							\$1,361,403.14

The above vouchers and electronic fund transfers are hereby approved by a majority of all members of the SCIDpda Council and signed by me in open session in authentication of their approval on this _____ day of _____.

Treasurer

Chair

SCID Check Summary

6/7/2017 8:41 AM

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cldpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,ethbc,dva,hinghay,ideaody,ldvs1com,ldvs2com,ldvs2lp,ldvs2con,kultura,legaads,legacy,lhfoods,lhouse,lhmain,lhmarket,lhopera,lhwelln,littsaig,luckngi,ncntcom,ncntres,ncmanagr,ncmaster,nchotel,nutri,panaland,pdacmnty,pdadev,pdamaint,pdapr,pdaprop,scid AND mm/yy=05/2017-05/2017 AND All Checks=Yes

Check#	Vendor	Check Date	Amount	Description
bhcommop - General Checking				
1088	idvs2com - IDVS 2 Commercial	5/4/2017	4,565.00	IDVS2com tenant receipts deposited in bhcommop in error
1089	seacitli - Seattle City Light	5/4/2017	151.54	Electricity
1090	bannymel - The Bank of New York Mellon Trust Co.	5/11/2017	3,000.00	Asset Management Fee - annual
1091	buihar - Builders' Hardware & Supply Co	5/11/2017	219.43	R&M Locks & Keys
1092	pdamaint - SCIDpda Maintenance Dept	5/11/2017	1,630.30	WOs
1093	repser - Republic Services	5/11/2017	1,476.66	Garbage/Waste Removal
1094	verwir - Verizon Wireless	5/11/2017	8.24	Telecom
1095	cedgro - Cedar Grove Organics Recycling	5/17/2017	116.00	Garbage
1096	eltsys - ELTEC Systems, LLC	5/17/2017	296.36	Elevator - Contract
1097	hdsupp - HD Supply Facilities Maintenance, LTD	5/17/2017	39.62	R&M Supplies
1098	wasman - Waste Management of Seattle	5/17/2017	1,723.22	Garbage
1099	bushcond - SCIDPDA Bush Hotel Condo Association	5/25/2017	8,105.16	Condo Billing
1100	keybankc - KeyBank	5/25/2017	63.75	R&M Supplies
ACH	bushmast - SCIDpda Bush Hotel Master Tenant LLC	5/31/2017	32,166.67	Rent
Total bhcommop - General Checking			53,561.95	
bhcondop - General Checking				
1465	cenlin - CenturyLink	5/4/2017	117.05	Telecom
1466	seacitli - Seattle City Light	5/4/2017	2,088.94	Electricity
1467	tcms - TCMS of Seattle	5/4/2017	3,746.24	HVAC/Boiler Maint - Contract - 04/2017
1468	pugsou - Puget Sound Energy	5/11/2017	3,092.53	Natural Gas
1469	tcms - TCMS of Seattle	5/17/2017	3,746.24	HVAC/Boiler Maint - Contract - 05/2017
Total bhcondop - General Checking			12,791.00	
bhfundop - Operating Account				
ACH	scidpda - SCIDpda	5/12/2017	6,411.11	Interest Payment - monthly
ACH	bannymel - The Bank of New York Mellon Trust Co.	5/15/2017	9,162.47	Loan Payment - monthly
Total bhfundop - Operating Account			15,573.58	
bhmastop - General Checking				
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	05/31/2017	32,125.00	Rent
Total bhmastop - General Checking			32,125.00	
bhqalop - General Checking				
ACH	renfin - Renaissance Finance VII Invest. Fund LLC	5/8/2017	11,342.75	Interest Payment - monthly
ACH	renfin - Renaissance Finance VII Invest. Fund LLC	5/15/2017	13,106.22	Loan Payment - monthly
Total bhqalop - General Checking			24,448.97	
bhresop - General Checking				
1036	busimp - Business Impact NW	5/4/2017	1,604.68	Loan Payment - monthly
1037	keybankc - KeyBank	5/4/2017	791.24	R&M Supplies/Training & Education/Tools & Equipment
1038	moco - Moco, Inc.	5/4/2017	76.00	Credit Screening Fee
1039	seacitli - Seattle City Light	5/4/2017	10.54	Electricity
1040	seacitli - Seattle City Light	5/4/2017	41.13	Electricity
1041	seacitli - Seattle City Light	5/4/2017	739.11	Electricity
1042	seacitli - Seattle City Light	5/4/2017	154.73	Electricity
1043	seacitli - Seattle City Light	5/4/2017	11.11	Electricity
1044	sprague - Sprague	5/4/2017	256.53	Pest Control
1045	conchr - Connolly	5/11/2017	185.25	Certification Specialist
1046	finnei - Finney Neill & Co. P.S.	5/11/2017	1,243.20	Audit Fees
1047	lowes - Lowe's	5/11/2017	136.61	R&M Supplies
1048	pdamaint - SCIDpda Maintenance Dept	5/11/2017	2,511.20	WOs
1049	seacitli - Seattle City Light	5/11/2017	212.60	Electricity
1050	seacitli - Seattle City Light	5/11/2017	10.82	Electricity
1051	sprague - Sprague	5/11/2017	256.53	Pest Control
1052	t0002164 - Ma	5/11/2017	365.10	Security Deposit - Refund
1053	verwir - Verizon Wireless	5/11/2017	80.63	Telecom
1054	citseacu - City of Seattle-Combined Utilities	5/17/2017	68.20	Water/Sewer & Garbage
1055	eltsys - ELTEC Systems, LLC	5/17/2017	1,106.45	Elevator - Contract
1056	hdsupp - HD Supply Facilities Maintenance, LTD	5/17/2017	119.65	R&M Supplies
1057	monjun - Montanez	5/17/2017	15.95	R&M Supplies

SCID Check Summary

6/7/2017 8:41 AM

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,ethbc,dva,hinghay,ideaody,idvs1com,idvs2com,idvs2lp,idvs2con,kultura,legaads,legacy,lhfoods,lhhouse,lhmaint,lhmarket,lhopera,lhwelln,liltsaig,lucknlg,ncentcom,ncentres,ncmanagr,ncmaster,nchotel,nutri,panaland,pdacmmty,pdadev,pdamaint,pdapr,pdaprop,scid
AND mm/yy=05/2017-05/2017 AND All Checks=Yes

Check#	Vendor	Check Date	Amount	Description
1058	scidpda - SCIDpda	5/17/2017	11,078.61	ID Billing
1059	bushcond - SCIDPDA Bush Hotel Condo Association	5/25/2017	11,441.86	Condo Billing
1060	keybankc - KeyBank	5/25/2017	135.76	R&M Supplies/Tools & Equipment
1061	moco - Moco, Inc.	5/25/2017	76.00	Credit Screening Fee
1062	sprague - Sprague	5/25/2017	256.53	Pest Control
ACH	bushot - Bush Hotel Limited Partnership	5/22/2017	6,302.86	Replacement Reserve Payments - monthly - 04/2017 & 05/2017
ACH	bushot2 - Bush Hotel Limited Partnership	5/22/2017	2,142.00	Operating Reserve Payments - monthly - 04/2017 & 05/2017
ACH	thecomm - The Commerce Bank of WA	5/31/2017	4,064.00	Loan Payment - monthly
ACH	keybank - Key Bank	5/31/2017	10.00	Bank Fees
Total bhresop - General Checking			45,504.88	
cidpdaop - General Checking				
940	keybankc - KeyBank	5/4/2017	653.86	Direct Fundraising Expenses
941	scidpda - SCIDpda	5/17/2017	73.24	Office Supplies & Equipment
942	keybankc - KeyBank	5/25/2017	229.67	Program - Printing/Direct Fund Raising Expenses
ACH	keybank - Key Bank	5/31/2017	64.50	Bank Fees
Total cidpdaop - General Checking			1,021.27	
condo2op - General Checking				
1205	tcms - TCMS of Seattle	5/4/2017	1,986.75	HVAC/Boiler Maint - Contract - 04/2017
1206	pdamaint - SCIDpda Maintenance Dept	5/11/2017	774.59	WOs
1207	pugsou - Puget Sound Energy	5/11/2017	2,667.67	Natural Gas
1208	seacitl - Seattle City Light	5/11/2017	134.97	Electricity
1209	seacitl - Seattle City Light	5/11/2017	2,483.81	Electricity
1210	citseacu - City of Seattle-Combined Utilities	5/17/2017	11,583.63	Water/Sewer & Garbage
1211	tcms - TCMS of Seattle	5/17/2017	1,986.75	HVAC/Boiler Maint - Contract - 05/2017
1212	cenlin - CenturyLink	5/25/2017	358.45	Telecom
Total condo2op - General Checking			21,976.62	
dvaop - General Checking				
2806	guasec - Guardian Security Systems, Inc	5/4/2017	317.09	R&M - Other
2807	hdsupp - HD Supply Facilities Maintenance, LTD	5/4/2017	724.70	R&M Supplies
2808	keybankc - KeyBank	5/4/2017	564.39	R&M Supplies/Training & Education/Equipment
2809	sprague - Sprague	5/4/2017	291.16	Pest Control
2810	wavbro - Wave Broadband	5/4/2017	42.05	Telecom
2811	conchr - Connolly	5/11/2017	114.00	Certification Specialist
2812	hdsupp - HD Supply Facilities Maintenance, LTD	5/11/2017	277.82	R&M Supplies
2813	pdamaint - SCIDpda Maintenance Dept	5/11/2017	1,692.75	WOs
2814	thepar - The Part Works, Inc.	5/11/2017	54.02	R&M Supplies
2815	verwir - Verizon Wireless	5/11/2017	72.98	Telecom
2816	eltsys - ELTEC Systems, LLC	5/17/2017	582.51	Elevator - Contract
2817	scidpda - SCIDpda	5/17/2017	13,613.58	ID Billing
2818	actjac - Action Jackson Drain Cleaning & Plumbing	5/25/2017	218.10	Plumbing
2819	idvs2con - IDVS2 Condo Association	5/25/2017	15,298.01	Condo Billing
2820	keybankc - KeyBank	5/25/2017	228.25	R&M Supplies
2821	paclam - Pacific Lamp & Supply Company	5/25/2017	269.75	R&M Supplies
2822	sprague - Sprague	5/25/2017	307.11	Pest Control
ACH	idvsfh - IDVS 2 Family Housing LLC	5/22/2017	4,468.54	Replacement Reserve Payments - monthly - 04/2017 & 05/2017
ACH	idvsfh2 - IDVS 2 Family Housing LLC	5/22/2017	1,076.64	Operating Reserve Payments - monthly - 04/2017 & 05/2017
Total dvaop - General Checking			40,213.45	
idvs1op - General Checking				
2690	scidpda - SCIDpda	5/1/2017	-217.75	01/2017 check voided; reissued Check #2751
2748	cenlin - CenturyLink	5/4/2017	77.99	Telecom
2749	ichs - International Community Health Services	5/4/2017	2,500.00	Tenant Retention
2750	keybankc - KeyBank	5/4/2017	27.31	R&M Supplies
2751	scidpda - SCIDpda	5/4/2017	-217.75	Voided; reissued Check #2763
2751	scidpda - SCIDpda	5/4/2017	217.75	Voided; reissued Check #2763
2752	cenlin - CenturyLink	5/11/2017	53.92	Telecom
2753	pdamaint - SCIDpda Maintenance Dept	5/11/2017	521.25	WOs
2754	pugsou - Puget Sound Energy	5/11/2017	1,810.85	Natural Gas
2755	repser - Republic Services	5/11/2017	1,316.87	Garbage/Waste Removal

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Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cldpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,ethbc,dva,hinghay,ideaody,ids1com,ids2com,ids2lp,ids2con,kultura,legaads,legacy,lhfoods,lhhouse,lhmainl,lhmarket,lhopera,lhwelln,litsaig,luckngl,ncntcom,ncntres,ncmanagr,ncmaster,nchotel,nutri,panaland,pdaccmnty,pdadev,pdamaint,pdaprp,pdaprop,scid AND mm/yy=05/2017-05/2017 AND All Checks=Yes

Check#	Vendor	Check Date	Amount	Description
2757	seacitli - Seattle City Light	5/11/2017	13,600.56	Electricity
2758	verwir - Verizon Wireless	5/11/2017	12.82	Telecom
2759	citseacu - City of Seattle-Combined Utilities	5/17/2017	9,491.10	Water/Sewer & Garbage
2760	citseacu - City of Seattle-Combined Utilities	5/17/2017	68.20	Water/Sewer & Garbage
2761	eltsys - ELTEC Systems, LLC	5/17/2017	394.52	Elevator - Contract
2762	hdsupp - HD Supply Facilities Maintenance, LTD	5/17/2017	39.62	R&M Supplies
2763	scidpda - SCIDpda	5/17/2017	10,975.00	ID Billing
2764	wasman - Waste Management of Seattle	5/17/2017	1,877.64	Garbage
Total idvs1op - General Checking			42,549.90	
idvs1rer - Replacement Reserve				
ACH	ids1co - IDVS 1 Commercial	5/9/2017	7,727.97	Transfer to Operating Account for ICHS elevator door motor replacement
Total idvs1rer - Replacement Reserve			7,727.97	
idvs2cns - General Checking				
629	usbank - US Bank/TFM/97298300/Patty Schrandt	5/11/2017	13,517.15	Bond Payment - monthly
630	eltsys - ELTEC Systems, LLC	5/17/2017	266.98	Elevator - Contract
631	scidpda - SCIDpda	5/17/2017	5,531.36	ID Billing
632	ids2con - IDVS2 Condo Association	5/25/2017	866.44	Condo Billing
Total idvs2cns - General Checking			20,181.93	
idvs2op3 - General Checking				
589	cenlin - CenturyLink	5/4/2017	196.38	Telecom
590	keybankc - KeyBank	5/4/2017	60.11	R&M Small Tools & Equipment
591	sprague - Sprague	5/4/2017	183.20	Pest Control
592	cenlin - CenturyLink	5/11/2017	54.05	Telecom
593	hdsupp - HD Supply Facilities Maintenance, LTD	5/11/2017	39.62	R&M Supplies
594	pdamaint - SCIDpda Maintenance Dept	5/11/2017	583.00	WOs
595	repser - Republic Services	5/11/2017	769.17	Garbage/Waste Removal
596	sprague - Sprague	5/11/2017	182.37	Pest Control
597	verwir - Verizon Wireless	5/11/2017	13.74	Telecom
598	bulhar - Builders' Hardware & Supply Co	5/17/2017	29.18	R&M Locks & Keys
599	scidpda - SCIDpda	5/17/2017	640.35	ID Billing
600	wasman - Waste Management of Seattle	5/17/2017	2,219.33	Garbage
601	ids2con - IDVS2 Condo Association	5/25/2017	3,030.01	Condo Billing
Total idvs2op3 - General Checking			8,000.51	
legacyop - General Checking				
9260	proage - Promed Agency	5/9/2017	-315.00	Program - Temp Staff/Nurse/OT
9312	cscser - CSC Service Works, Inc.	5/4/2017	100.74	Program - Supplies
9313	delmar - Dell Marketing L.P.	5/4/2017	1,821.95	Computer Software/Hardware/Licenses
9314	hdsupp - HD Supply Facilities Maintenance, LTD	5/4/2017	155.59	R&M Supplies
9315	ids1co - IDVS 1 Commercial	5/4/2017	250.00	Employee Benefits Payable - Parking
9316	keybankc - KeyBank	5/4/2017	2,277.71	Program - Food Cost & Supplies/Postage/R&M Supplies/Dues/Training
9317	lamcar - Carrie Lam	5/4/2017	110.00	Training & Education
9318	leaage - LeadingAge Washington	5/4/2017	289.99	Dues & Subscriptions
9319	merpar - Merchants Parking Assoc.	5/4/2017	588.00	Program - Delivery & Transportation
9320	neopos2 - Neopost USA, Inc	5/4/2017	37.79	Postage/Delivery/Courier
9321	netser - Network Services Company	5/4/2017	820.70	Program - Supplies
9322	scidpda - SCIDpda	5/4/2017	250.00	Travel - Local - IDVS1com held parking spot paid by SCIDpda in error
9323	syssea - SYSCO Seattle Inc	5/4/2017	947.98	Program - Food Cost & Supplies
9324	thepar - The Part Works, Inc.	5/4/2017	67.05	R&M Supplies
9325	grohea - Group Health Options Inc. Premium	5/4/2017	15,781.32	Payroll Benefits - Medical
9326	hartfo - The Hartford	5/4/2017	540.84	Payroll Benefits - Life Insurance
9327	wasden - Delta Dental of Washington	5/4/2017	1,396.85	Payroll Benefits - Dental
9328	allbus - Allegiant Business Finance	5/11/2017	315.00	Program - Temp Staff/Nurse/OT
9329	bobjoh - Bob Johnson's Pharmacy	5/11/2017	120.75	Program - Supplies
9330	citpro - City Produce Company	5/11/2017	411.22	Program - Food Supplies
9331	fooser - Food Services of America	5/11/2017	2,008.63	Program - Food Supplies
9332	ids1co - IDVS 1 Commercial	5/11/2017	33,232.67	Rent
9333	keinor - Keiro Northwest	5/11/2017	8,038.00	Program - Delivery & Transportation
9334	leaage - LeadingAge Washington	5/11/2017	1,566.62	Licenses/Permits/Other Tax/Fees

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Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cldpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,ethbc,dva,hinghay,ideaody,idvs1com,idvs2com,idvs2lp,idvs2con,kultura,legaads,legacy,lhfoods,lhhouse,lhmaint,lhmarket,lhopera,lhwelln,littsaig,luckngl,ncentcom,ncentres,ncmanagr,ncmaster,nchotel,nutri,panaland,pdacmmtty,pdadedev,pdamaint,pdapr,pdaprop,scid
AND mm/yy=05/2017-05/2017 AND All Checks=Yes

Check#	Vendor	Check Date	Amount	Description
9335	lowes - Lowe's	5/11/2017	41.53	R&M Supplies
9336	merpar - Merchants Parking Assoc.	5/11/2017	624.00	Program - Delivery & Transportation
9337	offdeplh - Office Depot	5/11/2017	103.02	Office Supplies & Equipment
9338	paclam - Pacific Lamp & Supply Company	5/11/2017	118.07	R&M Supplies
9339	pdamaint - SCIDpda Maintenance Dept	5/11/2017	2,388.35	WOs
9340	petqua - Petschl's Quality Meats Inc	5/11/2017	284.55	Program - Food Cost
9341	sprague - Sprague	5/11/2017	125.95	Pest Control
9342	sprfar - Springbrook Farms	5/11/2017	172.00	Program - Food Cost
9343	syssea - SYSCO Seattle Inc	5/11/2017	727.98	Program - Food Cost & Supplies
9344	verwir - Verizon Wireless	5/11/2017	201.40	Telecom
9345	yarsys - Yardi Systems, Inc.	5/11/2017	884.68	Licenses/Permits - 04/2017
9346	chukit - Chu	5/17/2017	66.87	Program - Supplies
9347	cscser - CSC Service Works, Inc.	5/17/2017	100.74	Program - Supplies
9348	elellg - Electric Lightwave	5/17/2017	670.50	Telecom
9349	eltsys - ELTEC Systems, LLC	5/17/2017	791.75	Elevator - Contract
9350	indint - InDemand Interpreting	5/17/2017	26.19	Translation/Interpreters
9351	infreh - Infinity Rehab	5/17/2017	1,081.50	Program - Temp Staff/Nurse/OT
9352	kincou - King County Finance	5/17/2017	3,065.00	Program - Delivery & Transportation
9353	kinori - King's Oriental Foods, Inc	5/17/2017	404.25	Program - Food Cost
9354	panmar - Panoplo	5/17/2017	70.00	Training & Education
9355	sprfar - Springbrook Farms	5/17/2017	172.00	Program - Food Cost
9356	steric - Stericycle, Inc.	5/17/2017	11.51	Program - Supplies
9357	wasman - Waste Management of Seattle	5/17/2017	1,149.01	Garbage
9358	yarsys - Yardi Systems, Inc.	5/17/2017	909.25	Licenses/Permits - 05/2017
9359	allbus - Allegiant Business Finance	5/25/2017	286.00	Program - Temp Staff/Nurse/OT
9360	bulhar - Builders' Hardware & Supply Co	5/25/2017	266.57	R&M Locks & Keys
9361	delage - De Lage Landen Financial Services	5/25/2017	653.98	Copier Lease
9362	fooser - Food Services of America	5/25/2017	4,484.53	Program - Food Supplies
9363	hdsupp - HD Supply Facilities Maintenance, LTD	5/25/2017	72.63	R&M Supplies
9364	keybankc - KeyBank	5/25/2017	512.52	Program - Food Cost/Supplies/Training Education
9365	kinori - King's Oriental Foods, Inc	5/25/2017	289.55	Program - Food Cost
9366	merpar - Merchants Parking Assoc.	5/25/2017	576.00	Program - Delivery & Transportation
9367	netser - Network Services Company	5/25/2017	428.37	Program - Supplies
9368	petqua - Petschl's Quality Meats Inc	5/25/2017	666.10	Program - Food Cost
9369	sprfar - Springbrook Farms	5/25/2017	149.38	Program - Food Cost
9370	syssea - SYSCO Seattle Inc	5/25/2017	1,362.51	Program - Food Cost & Supplies
ACH	scidpda - SCIDpda	5/4/2017	150,000.00	Transfer for Payroll Expenses
ACH	scidpda - SCIDpda	5/11/2017	100,000.00	Transfer for Payroll Expenses
ACH	leghou - Legacy House	5/22/2017	4,375.00	Replacement Reserve Payments - monthly - 04/2017 & 05/2017
ACH	scidpda - SCIDpda	5/22/2017	75,000.00	Transfer for Payroll Expenses
Total legacyop - General Checking			424,127.64	
ncocomp2 - General Checking				
237	keybankc - KeyBank	5/4/2017	7.96	R&M Supplies
238	seacitli - Seattle City Light	5/4/2017	713.23	Electricity
239	t0002996 - XiuXuan Jian d.b.a Chinese Service	5/4/2017	675.00	Security Deposit - Refund
240	tcms - TCMS of Seattle	5/4/2017	644.75	HVAC/Boiler Maint - Contract
241	pdamaint - SCIDpda Maintenance Dept	5/11/2017	1,251.00	WOs
242	verwir - Verizon Wireless	5/11/2017	6.41	Telecom
243	eltsys - ELTEC Systems, LLC	5/17/2017	238.30	Elevator - Contract
244	hdsupp - HD Supply Facilities Maintenance, LTD	5/17/2017	39.62	R&M Supplies
245	scidpda - SCIDpda	5/17/2017	258.71	ID Billing
246	tcms - TCMS of Seattle	5/17/2017	644.75	HVAC/Boiler Maint - Contract
247	wasman - Waste Management of Seattle	5/17/2017	27.00	Garbage
248	citseacu - City of Seattle-Combined Utilities	5/25/2017	1,365.71	Water/Sewer & Garbage
249	keybankc - KeyBank	5/25/2017	22.99	R&M Supplies
250	paclam - Pacific Lamp & Supply Company	5/25/2017	89.18	R&M Supplies
ACH	newcenmt - New Central Hotel Master Tenant LLC	5/1/2017	800.53	Insurance Installment Payment
ACH	newcenmt - New Central Hotel Master Tenant LLC	5/1/2017	18,791.67	Rent
Total ncocomp2 - General Checking			25,576.81	

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Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalcb,bhres,childpar,cldpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,ethbc,dva,hinghay,ideaody,idvs1com,idvs2com,idvs2lp,idvs2con,kultura,legaads,legacy,lhfoods,lhouse,lhmaint,lhmarket,lhopera,lhwelln,littsalg,luckngi,ncntcom,ncntres,ncmanagr,ncmaster,nhotel,nutri,panaland,pdacmnty,pdadev,pdamaint,pdapr,pdaprop,scid AND mm/yy=05/2017-05/2017 AND All Checks=Yes

Check#	Vendor	Check Date	Amount	Description
nchotop - General Checking				
122	ipfscorp - IPFS Corporation	5/11/2017	1,334.21	Insurance Installment Payment
123	easwes - East-West Investment Co.	5/17/2017	3,344.39	Ground Lease
ACH	welfar - Wells Fargo	5/10/2017	19,549.92	Loan Payment - monthly
ACH	newcenth - New Central Hotel LLC	5/22/2017	2,131.18	Replacement Reserve Payments - monthly - 04/2017 & 05/2017
Total nchotop - General Checking			26,359.70	
ncmaster - General Checking				
ACH	newcenth - New Central Hotel LLC	5/1/2017	1,334.21	Insurance Installment Payment
ACH	newcenth - New Central Hotel LLC	5/1/2017	33,167.00	Rent
Total ncmaster - General Checking			34,501.21	
ncresop - General Checking				
275	cenlin - CenturyLink	5/4/2017	53.92	Telecom
276	hdsupp - HD Supply Facilities Maintenance, LTD	5/4/2017	232.86	R&M Supplies
277	keybankc - KeyBank	5/4/2017	136.51	R&M Supplies/Training & Education
278	moco - Moco, Inc.	5/4/2017	38.00	Credit Screening Fee
279	tcms - TCMS of Seattle	5/4/2017	698.47	HVAC/Boiler Maint - Contract
280	conchr - Connolly	5/11/2017	69.49	Certification Specialist
281	eltsys - ELTEC Systems, LLC	5/11/2017	129.92	Elevator - Contract
282	finnel - Finney Neill & Co. P.S.	5/11/2017	1,041.50	Audit Fees
283	pugsou - Puget Sound Energy	5/11/2017	323.07	Natural Gas
284	seacitli - Seattle City Light	5/11/2017	3,030.08	Electricity
285	verwir - Verizon Wireless	5/11/2017	36.81	Telecom
286	eltsys - ELTEC Systems, LLC	5/17/2017	238.30	Elevator - Contract
287	scidpda - SCIDpda	5/17/2017	3,588.85	ID Billing
288	tcms - TCMS of Seattle	5/17/2017	698.47	HVAC/Boiler Maint - Contract
289	citseacu - City of Seattle-Combined Utilities	5/25/2017	1,554.11	Water/Sewer & Garbage
290	sprague - Sprague	5/25/2017	243.93	Pest Control
ACH	newcentr - SCIDPDA New Central Apartments, Inc	5/22/2017	700.00	Replacement Reserve Payments - monthly - 04/2017 & 05/2017
ACH	newcenmt - New Central Hotel Master Tenant LLC	4/1/2017	15,375.00	Rent
ACH	newcenmt - New Central Hotel Master Tenant LLC	4/24/2017	533.68	Insurance Installment Payment
Total ncresop - General Checking			28,722.97	
nutriop2 - General Checking				
763	grohea - Group Health Options Inc. Premium	5/4/2017	297.00	Payroll Benefits - Medical
764	wasden - Delta Dental of Washington	5/4/2017	78.70	Payroll Benefits - Dental
765	bushcomm - SCIDpda Bush Hotel Commercial	5/11/2017	4,555.00	Rent
766	leghou - Legacy House	5/17/2017	6,827.71	Legacy House Meals
767	merpar - Merchants Parking Assoc.	5/17/2017	545.00	Program - Delivery & Transportation
768	filcom - Filipino Community of Seattle	5/25/2017	4,215.00	Service Agreement - Other
769	kinori - King's Oriental Foods, Inc	5/25/2017	58.00	Program - Food Cost
770	leghou - Legacy House	5/25/2017	2,053.36	Legacy House Meals
Total nutriop2 - General Checking			18,629.77	
pdabhcon - Construction				
ACH	thecomm - The Commerce Bank of WA	05/31/2017	605.48	Interest Payment - monthly
ACH	thecomm - The Commerce Bank of WA	05/31/2017	5,000.00	Loan Payment - monthly
Total pdabhcon - Construction			5,605.48	
pdaop - General Checking				
6875	crocon - Crown Const Remodeling Inc	5/4/2017	95,555.18	Capitalized Rehab Expenditures - office move
6876	gosmis - Seattle's Union Gospel Mission	5/4/2017	2,000.00	Design - Program Expenses
6877	grohea - Group Health Options Inc. Premium	5/4/2017	14,291.84	Payroll Benefits - Medical
6878	hartfo - The Hartford	5/4/2017	585.93	Payroll Benefits - Life Insurance
6879	idvs1co - IDVS 1 Commercial	5/4/2017	250.00	Employee Benefits Payable - Parking
6880	idvs2lib - IDVS2 Library/Parking	5/4/2017	250.00	Employee Benefits Payable - Parking
6881	keybankc - KeyBank	5/4/2017	4,855.62	Travel/Office Supplies/Computer Hardware/Capitalized Rehab - office move
6882	meetin - MeetingOne	5/4/2017	20.69	Council Expenses
6883	navben - Navia Benefit Solutions	5/4/2017	50.00	Payroll Benefits
6884	offdep - Office Depot	5/4/2017	67.16	Office Supplies & Equipment
6885	tammle - Tammy Le	5/4/2017	2,500.00	Design - Program - Subcontracts

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Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,ethbc,dva,hinghay,ideaody,idvs1com,idvs2com,idvs2lp,idvs2con,kultura,legaads,legacy,lhfoods,lhhouse,lhmaint,lhmarket,lhopera,lhwelln,littsaig,luckngl,ncentcom,ncentres,ncmanagr,ncmaster,nchotel,nutri,panaland,pdacmmty,pdaded,pdamaint,pdapr,pdaprop,scid AND mm/yy=05/2017-05/2017 AND All Checks=Yes

Check#	Vendor	Check Date	Amount	Description
6886	thecopy - The Copy Company/TCC Printing & Imaging	5/4/2017	114.41	Office Supplies & Equipment
6887	visser - Vision Service Plan	5/4/2017	145.07	Payroll Benefits - Vision
6888	wasden - Delta Dental of Washington	5/4/2017	1,226.70	Payroll Benefits - Dental
6889	wavbro - Wave Broadband	5/4/2017	81.45	Telecom
6890	bushcomm - SCIDpda Bush Hotel Commercial	5/11/2017	11,154.00	Rent
6891	finnei - Finney Neill & Co. P.S.	5/11/2017	2,675.00	Audit Fees
6892	houdep - Housing Development Consortium	5/11/2017	500.00	Dues - Q2 2017
6893	leejam - Lee	5/11/2017	952.62	Design - Program - Supplies
6894	net2ph - Net2Phone Inc.	5/11/2017	1,061.22	Telecommunications
6895	offdep - Office Depot	5/11/2017	132.26	Office Supplies & Equipment
6896	philins - Philadelphia Insurance Companies	5/11/2017	9,085.00	Insurance Installment Payments - Professional & Management Liability
6897	ryamar - Ryan	5/11/2017	28.70	Design - Travel - Non-local/Printing
6898	thecomm - The Commerce Bank of WA	5/11/2017	20,000.00	Line of Credit Payment - monthly
6899	verwir - Verizon Wireless	5/11/2017	742.35	Telecom
6900	casnet - Cascade Networks, Inc.	5/17/2017	245.72	Telecom
6901	eashot - Interim Eastern LLC	5/17/2017	840.34	Certification Specialist Fees to be paid by Property Management
6902	elelig - Electric Lightwave	5/17/2017	912.92	Telecom
6903	icda - Interim Community Development Assoc.	5/17/2017	1,500.00	Community Outreach - Annual Gala
6904	laumon - Lauw	5/17/2017	60.00	Professional Fees & Consulting
6905	leejam - Lee	5/17/2017	106.16	Travel - Non-local
6906	milhay - Miller Hayashi Architects LLC	5/17/2017	2,411.50	Capitalized Rehab Expenditures - office move
6907	nihter - Main Street Interim LLC	5/17/2017	676.33	Certification Specialist Fees to be paid by Property Management
6908	nplic - Interim NP LLC	5/17/2017	955.27	Certification Specialist Fees to be paid by Property Management
6909	sanart - Sanctuary Art Center	5/17/2017	1,155.00	Program - Supplies
6910	dradro - Drag & Drop Creative	5/17/2017	1,750.00	HHC - Advertising and Marketing
6911	ethbus - Ethnic Business Coalition	5/18/2017	8,333.00	Design - Program - Subcontracts
6912	bushcomm - SCIDpda Bush Hotel Commercial	5/25/2017	10,000.00	Cash Flow Loan
6913	cenlin - CenturyLink	5/25/2017	238.40	Telecom
6914	cidbia - Chinatown ID BIA	5/25/2017	25,000.00	Design - Program - Subcontracts
6915	intpark - Interim Parking Services	5/25/2017	938.00	Employee Benefits Payable - Parking
6916	keybankc - KeyBank	5/25/2017	3,110.10	Computer Software/Hardware/Council Expenses/Travel - Local/Job Listings
6917	lilaix - li	5/25/2017	24.01	Manual Paycheck - replacement for lost check
6918	newcentc - SCIDPDA New Central Commercial, Inc	5/25/2017	10,000.00	Cash Flow Loan
6919	plobar - Pioneer Barber Company	5/25/2017	1,458.59	Ethnic Business Coalition - Installation Grant - to be reimbursed
6920	purpow - Purchase Power	5/25/2017	320.99	Postage/Delivery/Courier
6921	ryamar - Ryan	5/25/2017	3.39	Office Supplies & Equipment
6922	tecave - Techie Avenger Inc	5/25/2017	3,778.93	Computer - Maintenance
6923	bushcomm - SCIDpda Bush Hotel Commercial	5/30/2017	5,000.00	Cash Flow Loan
ACH	stwab&o - Department of Revenue	5/22/2017	298.91	B&O Tax
ACH	scidpda - SCIDpda	5/10/2017	750.00	Rent
Payroll	qqest - Qquest Payroll Services	5/11/2017	109,978.92	Payroll
Payroll	qqest - Qquest Payroll Services	5/25/2017	114,030.85	Payroll
Total pdaop - General Checking			472,202.53	
			1,361,403.14	

Concurrence Requests:

Staff are required to seek concurrence for items that:

- *the consideration exchanged or received by the SCIDpda exceeds \$10,000, or*
- *the performance by the SCIDpda extends over a one year period.*

June 2017 Items

Dept of Neighborhoods Contract with SCIDpda funding Friends of Little Saigon

DON is entering into a 7 month \$49,999.95 with the SCIDpda to fund Friends of Little Saigon to engage in community engagement activities surrounding mitigation of the Navigation Center. SCIDpda will be responsible for invoicing, and will take a fiscal agent fee.

Leases

IDVS 1

718 – 8th Ave. S. – International Community Health Services

Addendum to existing lease, extending their current lease (expiration March 2021) to February 2026. Current annual lease payment of \$31,668 + NNN expenses with annual CPI increases.

IDVS 2

Unit A – Seattle Chinese American Chamber of Commerce (different from the Chinese Chamber)
3 year lease through May 2020. \$6000 gross lease annually; with a \$600 annual increase in the 3rd year. This space is 237 sq ft, been vacant since April 2015, and has been shown multiple times.

SCIDpda Staff Reports - June 2017

Senior Services

Emiko Mizuki

Assisted Living

- We had one unit turnover in May resulting in 5 vacancy days
- Our annual DSHS audit was conducted over 5 days (5/18 -5/24) and anticipate a favorable report due end of June
- The Child and Adult Care Food Program (CACFP) audit was completed with no major issues. Final report is due later in June

Adult Day Services

- Sandy Chang has been promoted from ADS Lead Case Manager to the ADS Supervisor effective June 5, 2017. She has been instrumental in providing leadership and organization within her workgroup
- The ADS annual audit is scheduled for August 28th and 29th, 2017
- Nikkei NW is now servicing our south end ADS clients replacing Transia as the main transportation carrier for this route.
- 30 ADS clients enjoyed the field trip to the Chihuly Glass Museum at the Seattle Center location.
- ADS/AL weekly walking program is currently underway

Additional Information

- The Legislature is in its second special session ending June 23, 2017. The Senate budget has included an increase for assisted living rates, the House has funding but not specifically stipulated in the general fund
- The Request for Proposal for the Congregate Meal Program (CMP) was submitted May 24th, 2017
- CMP attendance has started to increase due to the changes in weather and with the addition of new activities. Efforts continue to bring the numbers up

Real Estate Development

Mike Omura

Current Projects/Opportunities

Renovation of the Louisa Hotel – No new news.

AiPACE at Pacific Medical North Lot – We have met a few times with the AiPACE folks and have begun to program the needs for AiPACE to be shared with the design team for PHPDA so that they can move forward with the entitlement documents.

Landmark Project (12th & Jackson Little Saigon) – Forterra has submitted an offer to purchase of the site but as of this report no response from the owner.

Inland Development (10th & Jackson) – Excavation is underway and they will begin the piling work shortly. Construction is slated to be complete by 2nd Quarter of 2018

Intracorp Development – Acme Poultry Site – We have an MOU with Intracorp to provide community engagement and design advisory services. A second briefing was presented to the ISRD on 6/13 and it was generally well received by the ISRD Board with some minor comments. **Staff are unclear as to whether this project will vest before MHA passes.**

Craft 3 Move to 2nd Floor of Bush – They will likely occupy the current PDA Admin space and then work on the other spaces. They are planning to move at the end of July.

Future Projects/Opportunities

Panama Hotel – The two finalist were not selected and the owner has now selected another option with a developer from California. No other details at this time.

Bing Kung – We have met with the Bing Kung leaders and they would like the PDA to move forward with initial studies. We are working on pulling together a MOU for to assist them for the next few months.

Edge Development – 10th & Weller – Edge is working with the temple’s representative to have an opportunity for a meeting with the religious leader.

Developments in and on the Periphery CID

Asian Plaza – The East Design Review Board reviewed the project and the review did not go well. The Director of SDCl will overrule the DRB and approve the project, if he has not done so already.

“S” Project – A 990,000 SF office development on 6th Ave. S and Airport Way just south of Dearborn. The project has had 2 Early Design Guidance reviews through the South East Review District. One building of the complex is located in the ISRD and will go through the ISRD process.

West Coast Printing site – A 200 unit six story residential development is proposed for the old West Coast Printing site and was presented at the SE DRB on 9/27. No minutes of the EDG meeting is available at this time.

Hotel on 8th Ave. S – An ISRD Briefing was held on May 23rd and it was a disruptive meeting led primarily by the CID Coalition.

DA-LI Development – The developers had their second briefing with ISRD. There were issues with street activation of a residential lobby on the corner of 5th & Main and all along Main, massing on Main creating a canyon along Main Street. Since the development is for condos and not rental, the developers are seeking how they can comply with MHA. We think this would be a great way to provide affordable home ownership opportunity for our community.

Linc’s Tackle Site – Plymouth Housing will be developing a mixed use project on this site. They met with FLS to present their proposed project and was well received.

IDEA Space

Jamie Lee

Hing Hay Coworks/Business Resources—Happy Birthday Hing Hay Coworks! We have celebrated our two year anniversary and are excited for this summer. We are hosting a workshop with the City and the State about Labor Standards – and in language (Cantonese and Mandarin). We are also gearing up for the Summer Arts and Crafts Fair at HHC. Hope you can make it on July 20.

Public Safety—We have been working with InterIm and a professor from Seattle University on the public safety survey results from last year. We are working with CM Gonzalez’s office to do a presentation to City Council later this summer – we will also be presenting this to the community very soon as well.

Preservation and Sustainability—We have hosted two of our listening sessions for the work we are doing around neighborhood sustainability – the session in Chinese was well attended (about 30 people), but the Vietnamese session less so. We will be hosting more this summer to talk to the community about what they would like to preserve about the neighborhood. MaryKate continues to work with the Hip Sing and Chong Wa on improvements to their buildings.

Public Space—We are in the scheduling process for the decorative crosswalks in Little Saigon. We are also working on getting costs for the construction of the parklet that will go on 12th and Jackson – we hope that both of these things will be complete by Celebrate Little Saigon in August. Canton Alley is repaved! Whooo! Who’s excited? We continue to work on façade projects for two buildings in Little Saigon, at the Jackson Building, and Tai Tung.

IDEA Space will be hosting a fundraiser on August 12 – think afternoon. We will be hosting it in Chiyo’s Garden and hope to incorporate a scavenger hunt of IDEA Space’s events.

Events, events, events!

- July 15-16 – DragonFest – Canton Alley activated
- July 20 – HHC Summer Arts and Crafts, JamFest and Alley Party, Food Walk
- July 22 – Hype of Parklet on 12th and Jackson
- August 1 – National Night Out – King St. Dance Party
- August 12 – IDEA Space Fundraiser
- August 17 – Alley party and Food Walk
- August 26 – Hai, Japantown!
- August 27 – Celebrate Little Saigon
- September 15 – Parking Day
- September 22 – Moon Festival

(unrelated to the PDA, The Seattle Asian American Film Festival is also hosting movies in the park this summer. Will get you that info soon!)

Development & Communication

Joseph Guanlao

2017 SCIDpda Annual Fundraiser — We need everyone’s help in acquiring sponsors for the event!

Newsletter — SCIDpda’s quarterly newsletter was released in early June, with a new design (and mailing system).

Amazon Non-profit Expo — SCIDpda was invited to the Amazon and Seattle Foundation’s Non-profit Expo this year for a second year in a row. SCIDpda’s table was staffed by Hing Hay Coworks Manager Eliza Chan, IDEA Space Public Space & Community Coordinator An Huynh, and myself. We collected contacts from Amazon employees (including members of the Asians at Amazon group) interested in SCIDpda’s programs, events, and more prevalently—volunteer opportunities.

International Examiner Ad Space — This month’s ad budget spend (more precisely, rollover budget from May) went towards an online ad placement (designed by IDEA Space’s An Huynh) on the IE website for Canton Alley Party and a full-page color print ad (designed by Hing Hay Cowork’s Marketing Intern Janet) for the Hing Hay Coworks Arts & Crafts Fair.

Congregate Meal Program RFP — In collaboration with Maiko, Emi and Legacy House Staff, and finance documents Deputy Director Vern Wood and Janet, we were able to submit an application for funding for SCIDpda's Congregate Meal Program to the City of Seattle Human Services Department.

Executive Director's Report

Maiko Winkler-Chin

as of 6/14/2017

Navigation Center – The work is progressing slowly. The Navigation Center plans to open in July, and the City (Human Services and Neighborhoods) are trying to work with the community on timing. The community, facilitated by Friends of Little Saigon, came up with a draft mitigation plan that is to be forwarded to the City. The rush on this plan is the potential City budget impacts, as City departments submitted their budgets June 1st, and presented to the executive team in May.

Hing Hay Park Bathroom – no updates at this time.

MHA Legislation – to be discussed at the meeting. Suffice it to say, things are shifting, so a narrative written today will be outdated by our meeting.

Office of Planning and Community Development (OPCD) Framework – Pradeepta Upadhyay of Interim CDA and I are co-chairing the Neighborhood Planning Advisory Committee. If you are interested in participating on a subcommittee, please let me know:

- Little Saigon Design Guidelines
- City projects located in and around the CID
- Charles Street Redevelopment
- Anti-displacement Strategies
- Public realm

Department of Ecology – Mike and I met with Michael Dunning of Perkins Coie and Dave Cook of Aspect Consulting. We were introduced to them by Michelle Chen of the City of Seattle as they assisted Mt. Baker Housing obtain environmental clean-up funds from the State DOE for their Mt. Baker Village project. We may retain Michael Dunning to assist in our efforts to obtain a planning grant through DOE.

Ponciano Paalisbo Retirement – Ponciano, our longest tenured employee here at the SCIDpda, has retired. He worked as a custodian and was on the front lines letting management know when things were not going well for certain residents, and when we needed to check in on our seniors. We held a party for him on June 1st, which I was unable to attend as I was on the Downtown Seattle Association streetcar trip. I heard there were tears, laughter, and a generally good time.

Office Move – our administrative offices should be moved by the time of the board meeting. Fingers crossed.

I will be out of area on June 25 – 28, and will to stay disconnected from work from 6/29 – 7/4.

SCIDPDA MONTHLY MANAGEMENT REPORT

June 2017

Property Management

Commercial Vacancy as of 6/1/2017

Property	Total Sq Ft	Vacant	Percent Vacant	Month to Month
IDVS 1	86,039	0	0.00%	0
IDVS II	5,899	0	0.00%	0
New Central	20,589	0	0.00%	6,346
Bush Hotel	28,178	0	0.00%	590
Jackson	4,918	0	0.00%	0
Portfolio Total	145,623	0	0.00%	6936

Leasing Activity and Property Notes:

As previously reported, all our commercial spaces are now rented.

We are reviewing our leases and are working to move tenants from monthly leases to multi-year commitments and/or bringing on tenants that, in our view, help better promote the neighborhood. We are looking forward to the leases renewing in 2018 and will begin working with tenants on these renewals.

Residential Vacancy as of 5/31/2017

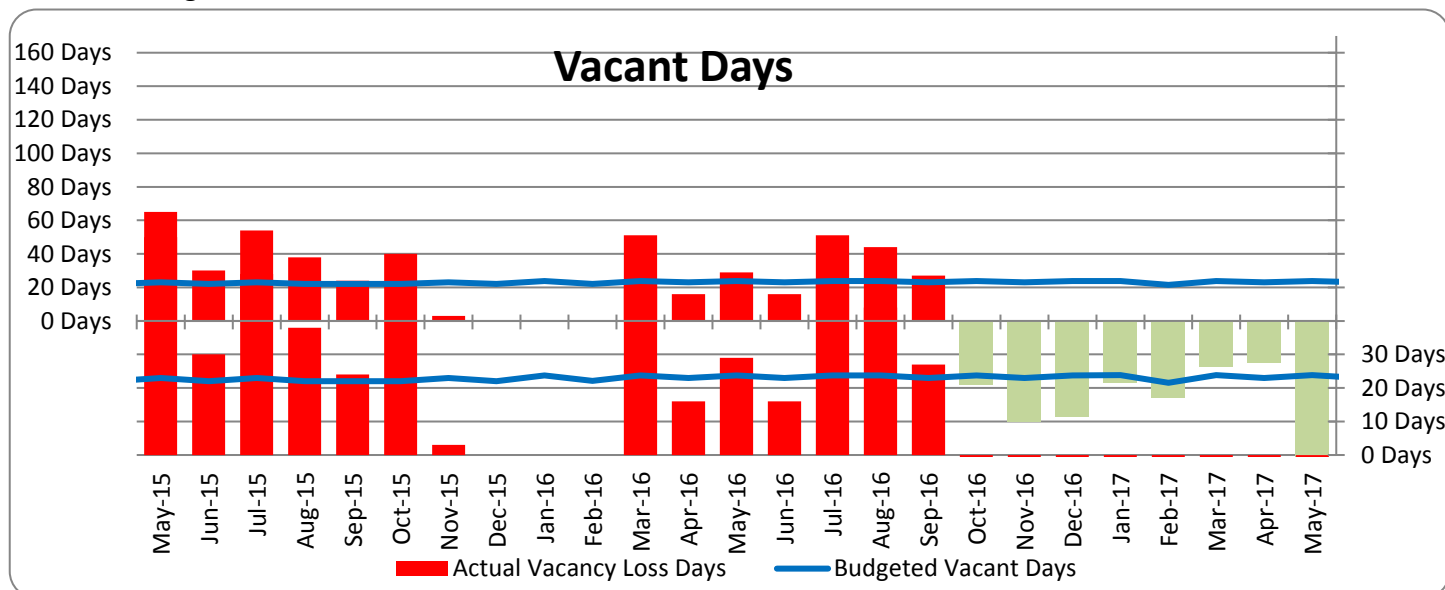
	May 2017	YTD	2017 Budget
PDA-Owned Properties			
Bush Residential	0.78%	1.39%	3.00%
Domingo Viernes Apartments	0.00%	0%	.50%
New Central Apartments	0.00%	2.72%	1.00%
PDA-Managed Properties			
Eastern Hotel	.84%	1.09%	2.00%
Nihonmachi Terrace	4.342%	4.08%	3.00%
NP Hotel	0.00%	0.14%	3.00%
Jackson Apartments	0.00%	1.36%	1.00%

Senior Services

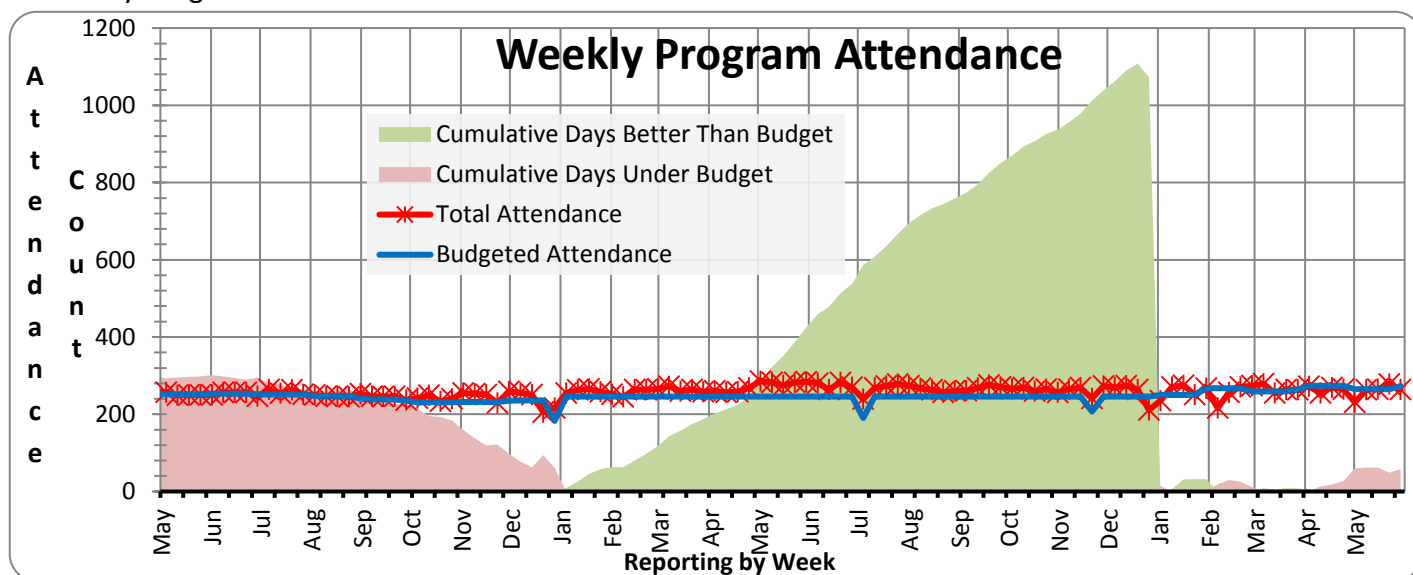
116 days were budgeted for Vacancy Loss through May 2017, with an actual vacancy loss of (-223) days making the net vacancy number less than budget through May by 339 days. The vacancy loss through May continues to be a net negative because of the 3 rooms occupied by couples compared to the budget which only accounted for 1 double room.

ADS is continuing to do well but weather in February caused a closure for a day earlier in the month and cold weather contributed to lower attendance. Attendance was better in March and consistent in April and May but the budget anticipated higher attendance in those months. As a result attendance through May is 58 days below budget.

Assisted Living



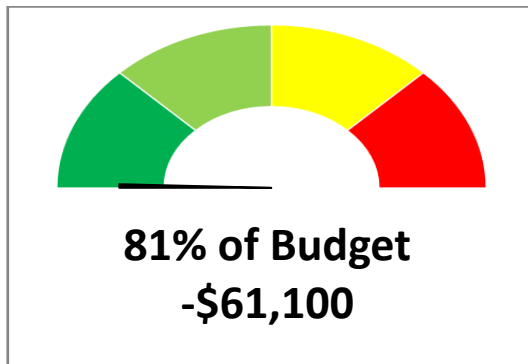
Adult Day Program



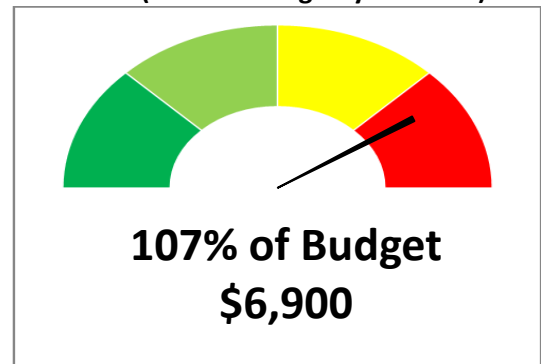
Payroll

Payroll and Benefits Expense actual to budget through May 2017 total \$79.9K under budget, including Properties. The amounts are below budget due to delayed hiring of open positions and budgeted salary increases not yet allocated.

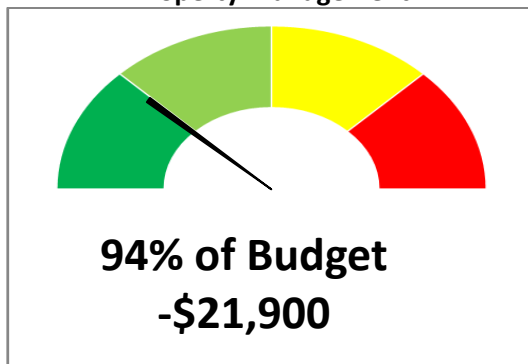
Admin



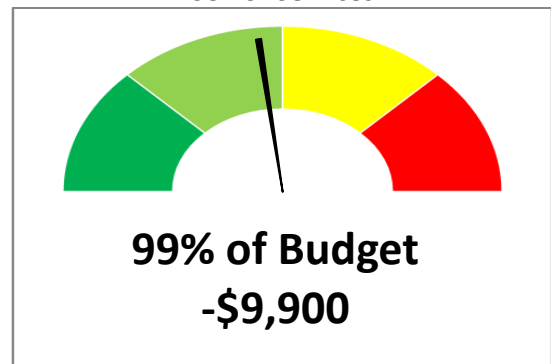
IDEA (Includes Hing Hay Coworks)



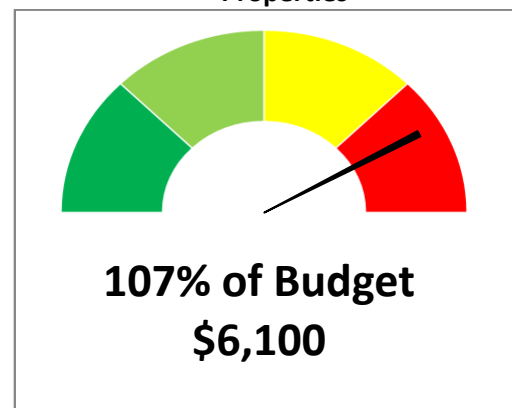
Property Management



Senior Services



Properties



Hing Hay CoWorks Dashboard May 2017

	Jan-17	Feb-17	Mar-17	Apr-17	May-17	May Budget	May Var	YTD May	YTD May Budget	YTD May Var	Next Month Expectation
Count of Members (End of Month)	19	21	18	20	21	25	(5)	21	25	(4)	June 2017 Budget 26
# at Each Membership Level											
Day Pass - \$30	1	1	1	0	2	5	(5)	2	5	(3)	5
12 FlexHours - \$55	1	1	1	1	1	5	(4)	1	5	(4)	5
24 FlexHours - \$95	1	2	1	1	1	2	(1)	1	2	(1)	2
7 FlexDays - \$125	7	7	6	9	9	5	4	9	5	4	5
14 FlexDays - \$235	0	1	2	1	0	1	0	0	1	(1)	2
Weekend+Plus - \$195	0	0	0	0	0	0	0	0	0	0	0
Full Weekday (5 days/week) - \$345	0	0	0	0	1	1	(1)	1	1	0	1
Full In (7 days/week) - \$445	6	7	5	6	4	3	3	4	3	1	3
Office Suite - \$600	3	2	2	2	3	3	(1)	3	3	0	3
# of Events	1	2	1	1	0	N/A		5	N/A		N/A
Total # of Event Attendees	8	82	12	1	1	N/A		104	N/A		N/A
Conversions	0	0	0	0	8	N/A		8	N/A		N/A
Revenues											
Membership Revenue	\$5,509	\$5,328	\$4,625	\$5,073	\$4,849	\$4,447	\$178	\$25,384	\$21,599	\$3,785	\$4,652
Other Income	\$185	\$145	\$95	\$95	\$95	\$0	\$95	\$615	\$0	\$615	\$0
Events	\$0	\$0	\$170	\$170	\$148	\$625	(\$455)	\$487	\$3,125	(\$2,638)	\$625
Sponsorships/Grants/Donations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenues	\$5,694	\$5,473	\$4,890	\$5,338	\$5,092	\$5,072	(\$182)	\$26,487	\$24,724	\$1,763	\$5,277
Avg Rev per Membership	\$356	\$274	\$251	\$281	\$248	\$225	\$25	\$312	\$260	\$51	\$207

Notes

May Recap

- * Yelp workshop held (8 attendees, hands on workshop, translated), follow-up with Yelp rep.
- * Plan Member and Public 2 year Anniversary events
- * Summarize plans for the LNI Standards at workshop with the State and City LNI.
- * Member recruitment activity: Call 1, Walk-in 11, Email 6, Trial Day 4, Booking 1
- * Finalized new pricing plan
- * Continue work on new website
- * Find and confirm vendors for Arts & Crafts Fair

June Focus

- * LNI workshop 6/20
- * Gather info for Anniversary Party materials
- * Member Anniversary Party: June 20 @ Pinball (GoPoke traded food for meeting space)
- * Public Anniversary Party: June 14 onsite
- * Continue training Rachtha in Nexodus
- * Notify Arts & Crafts Fair vendors of selection
- * Develop Blinds Proposal for ISRD.
- * Work on Member wall (ordered film).
- * Finalize new website

Q2 Expectations

- * Drive traffic to new website
- * Revamp Business Resource Program (re-evaluate success and outreach methods)
- * Work on branded materials for new members
- * Prepare for July 20 Art & Crafts Fair
- * Establish HHC Member events with help from member Eric.
- * Fill new website with content