



BOARD MEETING AGENDA

Tuesday, November 21, 2017

5:30 – 7:00 p.m.

Legacy House

803 S Lane St

Seattle, WA 98104

5:30	Action	1. Call to Order – Scott Yasui
5:35	Action/ Approval	2. Consent Agenda <ul style="list-style-type: none"> • Approve October 2017 Meeting Minutes • Accept the October 2017 Expenditure Report • Accept November Concurrence Request • Accept November Staff reports
5:45	Presentation (30 min)	3. 2016 SCIDpda Audit – Steven Judd and Tom Neill, Finney Neill
6:15	Discussion / Action (1 hour)	4. Staff Briefings <ul style="list-style-type: none"> • Financial Discussions – Vern Wood <ul style="list-style-type: none"> • Resolution – Bush Hotel • Resolution – Line of Credit • ICHS Lease Agreement – Vern Wood
7:15	Discussion	5. Board Business <ul style="list-style-type: none"> • Administrative Transition – David Della • Governance Updates – Jared Jonson <ul style="list-style-type: none"> • Board Updates • Other Business
7:10	Adjourn	6. Adjourn – Scott Yasui

Upcoming Meetings and Events:

December 8 - Finance Committee Budget Presentation, 12n - 2 pm

December 11 – Board Meeting

December 14 - SCIDpda Holiday Party (board welcome!)

October 19th – 2018 SCIDpda Fall Fundraiser (confirmed date)

****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.

Resolution 17-11-21-01

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 October 2017 Meeting Minutes
- Approve the October 2017 Expenditure Report
- Approve November Concurrence Requests
- Accept November Staff Reports

Board Chair

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

October 17, 2017
803 S Lane St
Seattle, WA 98104

Members Present: Jerilyn Young, Michael Itti, Jared Jonson, Scott Yasui, Kevin Huynh, Aileen Balahadia, Phillip Sit, David Della

Staff Present: Maiko Winkler-Chin, Janet Smith, Emi Mizuki, Veronica Wood, Jody Fuentes, Jamie Lee, An Huynh, MaryKate Ryan, Rachtha, Danh, Joseph Guanlao

Guests: Mindy Au

1. Call to Order

The meeting was called to order by Scott Yasui, Board Chair, at 5:36 p.m.

2. Board Action & Approval

17-10-17-01: We, the Board of the Seattle Chinatown International District Preservation and Development Authority, via consent agenda:

- Approve the September 2017 Meeting Minutes
- Accept the September 2017 Expenditure Report
- Accept September Staff Reports

Moved: Jared Jonson
Seconded: Michael Itti
Board accepted unanimously

Maiko asked to amend the agenda, explaining that there is no concurrence report for October. Maiko also explained that the staff report for this month would be given orally.

2. Board Action & Approval

Oral Reports

Vern explained that, in keeping with SCIDpda's strategic plan to bring tenants into the neighborhood that will positively impact the community, SCIDpda elected to not renew the lapsed lease for Gold and Silver Trading Company in the Jackson building. The PDA is looking at other tenants to fill the vacancy. Scott asked if the tenants wanted to renew their lease, and if they were willing to pay more for it. Vern explained that the tenants did want to renew their lease, and were willing to increase the amount they were paying for rent; SCIDpda had discussed the issue of lease renewal with the building owners, and the owners agreed the space wasn't the best place for this particular business. Maiko added that the business owners had wanted to move out several years ago, but then chose not to. Vern explained that the tenants had a five year lease, and they renewed for one more year -- knowing at the end of that year the lease would not be renewed. Maiko explained the tenants moved two blocks away into a building with two massage parlors and a tattoo parlor.

Jamie explained the BIA has applied for a \$150,000 grant to restore the ghost signs in the neighborhood; ghost signs are advertisement signs painted in the early 20th century on the side of brick buildings that have faded; to qualify for the grant, the project has to be publically voted to the top ten amongst projects in the country; the

ghost signs project has stayed at number 14 for the past previous weeks; the project needs more voting support to move it up. Jamie explained she is working on budget asks with Maiko; she is also working on an Only in Seattle grant with An; they are also working on a Brownsfield grant with MaryKate, which is a property assessment grant thru the EPA to examine environmental contamination primarily in Little Saigon; IDEA Space is also looking at other granting sources like Communities of Opportunity; Hing Hay Coworker is once again hosting its semi-annual AAPI Arts & Crafts Fair in conjunction with Small Business Saturday, the Saturday after Thanksgiving, in conjunction with other neighborhood organizations like the EBC and the BIA who are also hosting events; Shanti and Jamie held a resource workshop about all the re-development projects happening in Little Saigon; including translation, and 7-8 small business providers that can help businesses with potential re-location and information regarding access to capital for their businesses; 10 businesses from Little Saigon came, a lot of whom are worried about development in Little Saigon. Jamie explained that the Little Saigon parklet project on 12th and Jackson, which An worked on for 12 months, is no longer going forward, as when it came time to sign the MOU the property owner stated IDEA Space would no longer be able to build on the property; IDEA Space looked at three other locations for the parklet, all of which were unavailable; the funding for the project has loose stipulations for placemaking in Little Saigon, and so IDEA Space is looking at building a neon sign. Scott asked how much money; Jamie stated \$30,000; Scott asked if there was support from the Little Saigon community for the project; Jamie explained the surrounding small businesses wanted the parklet, but ultimately it is the property's owner's decision to have the parklet there or not. Maiko added that the businesses in that location wanted the parklet because it would offer a place for patrons to sit and eat food from the food businesses; Jared asked if the businesses advocated for the parklet; Maiko explained the businesses did advocate, but the property owner still decided against it.

Maiko explained Michael Mura was away on PTO and gave updates regarding his property development work, namely the North Lot project by the Pacific Tower which is still moving forward; within the next two months the board should expect a letter of intent between the PDA and the PHPDA outlining the responsibilities for that project, which had recently gone thru early design guidance, a lengthy meeting which Maiko and Jamie attended. Maiko explained that SCIDpda is involved in three budget asks at City Council, including the Goodwill project, in which SCIDpda has a signed Memorandum of Understanding to assist Goodwill ascertain how they are going forward with their 7.8 acre site; SCIDpda has a request to City Council for \$215,000 to pay for part of the study work; the partners on the project include Capitol Hill Housing, Lake Union Partners, and Goodwill.

Maiko explained we have a budget ask to outreach with property owners in the neighborhood for them to understand their obligations when the URM policy passes.

Maiko explained the Louisa project will be moving forward in a month; the agreement still needs to be signed, with discussions and considerations still to be decided regarding the funding structures of the re-development project. Michael Itti asked if the outreach and community engagement would be designated to a community organization or the city; Maiko explained SCIDpda would be assigned the community outreach, as she and SCIDpda have previous experience with URM policy and the rental registration process.

David Della asked how much funding she was seeking; Maiko explained she was seeking \$150,000 in the first year and \$100,000 in the second year, and that she would forward the proposals to board members who would like to see them. David Della asked if there was a fiscal note for the Goodwill proposal; Maiko explained that \$215,000 was anticipated for the study. Michael Itti asked if the budget approval would transpire after the election; Maiko explained it would happen after the election, as a Mayor needs to be selected by November 15, and typically happens around Thanksgiving. Maiko explained the Seattle City Councilmembers in support of the URM policy are Bruce Harold, Sally Bagshaw, Rob Johnson, and Lorena Gonzalez, and probably Sawant.

Jamie explained there is also a budget ask for \$192,000 to fund and enhance sanitation services in the CID; the bulk of the funding is allocated to Little Saigon, which has no BIA or sanitation services; part of the funding went to expand the boundaries of the CIDBIA to include parts of Japantown.

Maiko explained there was a community benefits agreement when Century Link Field was built; it stated that for the life of Century Link Field there would be two stations where local businesses could participate and sell their product; the agreement was structured in a way that was complicated and expensive for local businesses to utilize the provisions of the agreement; over the past couple of years Jamie's team has been working on finding other opportunities for local businesses to participate at Seahawks and Sounders games, and other larger-scale events at the stadium; an example of this includes the purchase of produce at Vietwah by the people running Century Link Field, First & Goal. Jamie added that a businesses from the CID are on the suite level, including Fuji Bakery; the focus is on businesses from the surrounding neighborhoods of SODO, Pioneer Square, and the CID; this year a night market was launched, where kiosks are available for small businesses, which require 1-2 people to operate versus the much larger amount needed by the permanent concessions stations; staffing needs are lessened as cashiers are provided by the night market; Jamie and Taylor Hoang from the Ethnic Business Coalition were able to re-negotiate the structure of fees with First & Goal; Thai Curry Simple and Crawfish King have participated. Maiko explained it's an opportunity for small businesses to market to a new set of people; she signed the agreement.

Scott asked about how double occupancies affect the calculations of vacancies in Senior Services; Emi explained that Senior Services budgets for single occupancies, but the number doubles with two people. Scott asked if this doubles the money received; Maiko explained it is not a rent cost received; it is money received for services, per person. Vern explained that tenants are below budget, but Adult Day Services is intaking people at a higher acuity.

Scott asked about the status of the PACE program, Vern explained we've moved from having an LOI to an assumption agreement, indicating that things are moving forward.

Loan Discussion

Janet explained that we currently have a loan with JP & Morgan Chase that is terminating in January that will not be renewed by the bank. Maiko explained this type of loan is no longer offered by JP & Morgan Chase. Janet explained the PDA looked at other options and selected Heritage Bank for the new loan; signing with Heritage Bank will provide for lower interest payments, around \$1200 a month in savings; the terms of the loan include a re-negotiation of the contract in five years; the interest rate is 4.6%; the loan is for the commercial properties in IDVS2, which houses six small offices and two restaurants, for a total of \$8,000 square feet. Scott asked what the loan was originally for; Maiko explained it was to fill a gap in funding in the commercial space; Vern explained it is a re-financing loan. Scott asked what the plan is to eventually retire the debt; Vern explained our bonds are paid off in 2026, at which point renovations may need to be made; Maiko added the building would be 22 years old in 2026.

Resolution 17-10-17-02: We, the Governing body of the Seattle Chinatown International District Preservation and Development Authority ("SCIDpda"), authorize and approve a new loan between Heritage Bank and SCIDpda in the amount of \$750,000. The new loan replaces the expiring loan on IDVS2 Commercial currently with JP Morgan Chase for a term on five (5) years, with a five (5) year renewal, at an interest rate of 4.60%. Further, we authorize the Executive Director to sign loan documents with respect to the foregoing on behalf of the agency.

Moved: David Della
Seconded: Jared Jonson
Board accepted unanimously

3. Staff Briefings:

a. 2017 SCIDpda Annual Fundraiser Update

Joseph passed out a narrative summary and a comparison of fundraiser income that included information regarding this year's fundraising revenue, as well as previous years.

Thanks to the efforts of board and staff we obtained \$51,050 in sponsorship revenue, and identified several new sponsors for our fundraiser. Jen Reyes and Casey Huang continued sponsorship support from Fidelity National Title and Mithun, respectively. Michael Itti assisted in the procurement of sponsorship from United HealthCare Community Plan.

Over 11K was made in ticket sales; \$6600 in donations made outside the event; over 13K in auction sales, including several experiential dinners provided by board and staff; \$31,050 for our Raise the Paddle donation moment, driven by the compelling stories of a mother and her son, two residents from a SCIDpda development project that opened in 2004.

Suggestions from the board for next year's event include keeping the informal nature in the beginning so guests can wander around, opening the bar before the food, staggering the release time of the food, offering two food locations, getting rid of two rows of chairs and adding more cocktail tables; get better name tags, especially for board members and staff.

For 2018's fundraiser, staff will once again book Auctioneer Laura Michalek, book Pacific Tower as the venue, and aim for either the first or second Friday in October.

4. Board Business

a. Governance

Jared Jonson introduced Mindy Au, who has applied to join the SCIDpda board; there are other prospective board members as well; the board will elect officers for 2018 in December; the executive committee is also another opportunity for current board members to consider. Maiko explained we have four vacancies on the board; we can have up to 17; we have two mayoral appointees at the moment, and can have two more.

b. Charter Discussion

Maiko explained City Council passed an ordinance to allow two city chartered PDAs to work outside of the city, and that raised some concern with community members who contacted Maiko expressing their concerns; any city-chartered PDA can work outside of city limits, but they need to receive permission from the PDA's city as well as the city they are going to work in; a state representative has expressed that the PDA is going beyond its charter allowances by building on the North Lot; Kenny Pittman is wondering if the board would consider a charter revision; in regards to commercial affordability in the city, a lot of the PDAs have skills and experiences that may be useful to other parts of the city; there would never be a question as to SCIDpda's jurisdiction if there is language in the charter to clarify the PDA's boundary limitations. Scott stated he would like to see a proposed charter change in order to vote on it.

c. Other Business

Scott explained Maiko's review would take place at the Executive Committee session. Maiko reminded the group that the finance committee budget presentation is on December 8, and December 11 is the re-scheduled December board meeting.

6. Adjourn

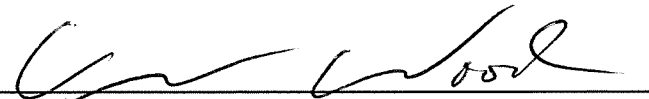
The meeting was adjourned by Scott Yasui, Board Chair, at 6:52 PM.

Seattle Chinatown International District Preservation and Development Authority
409 Maynard Avenue S, Suite P2
Seattle, WA 98114

Expenditure Certification Memorandum

DATE: 10/31/2017
 TO: Board of Directors
 FROM: Vern Wood, Deputy Director
 RE: October 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	1153	to	1168	\$	22,641.69
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	32,166.67
			Bush Hotel Commercial			\$	54,808.36
Accounts Payable	Computer Run Checks	General Checking	1499	to	1503	\$	16,318.62
			Bush Hotel Condo			\$	16,318.62
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	15,977.39
			Bush Hotel Fund			\$	15,977.39
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			\$	24,406.96
			Bush Hotel QalicB			\$	24,406.96
Accounts Payable	Computer Run Checks	General Checking	1167	to	1194	\$	36,283.85
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	4,222.43
			Bush Hotel Residential			\$	40,506.28
Accounts Payable	Computer Run Checks	General Checking	959	to	969	\$	98,650.17
			CIDpda			\$	98,650.17
Accounts Payable	Computer Run Checks	General Checking	1250	to	1258	\$	20,130.53
			IDVS2 Condo			\$	20,130.53
Accounts Payable	Computer Run Checks	General Checking	2891	to	2903	\$	161,290.05
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	2,772.59
			DVA			\$	164,062.64

Accounts Payable	Computer Run Checks	General Checking	2840	to	2855	\$	59,229.81
ACH Transfers	Cash Mgmt/Investments	Bond Revenue	eft			\$	65,000.00
			IDVS1 Commercial			\$	124,229.81
Accounts Payable	Computer Run Checks	General Checking	651	to	656	\$	23,864.89
ACH Transfers	Cash Mgmt/Investments	Bond Revenue	eft			\$	300,000.00
			IDVS2 Library & Parking			\$	323,864.89
Accounts Payable	Computer Run Checks	General Checking	653	to	665	\$	11,363.22
			IDVS2 Commercial			\$	11,363.22
Accounts Payable	Computer Run Checks	General Checking	9631	to	9694	\$	198,494.83
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	2,187.50
Accounts Payable	Computer Run Checks	Repl. Reserve	8		8	\$	6,200.83
Accounts Payable	Computer Run Checks	Operating Reserve #1	2		2	\$	123,640.65
Accounts Payable	Computer Run Checks	Operating Reserve #2	eft			\$	722.33
			Legacy House			\$	331,246.14
Accounts Payable	Computer Run Checks	General Checking	297	to	307	\$	6,796.36
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	20,550.91
			New Central Commercial			\$	27,347.27
Accounts Payable	Computer Run Checks	General Checking	136	to	139	\$	129,240.26
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	20,615.51
ACH Transfers	Cash Mgmt/Investments	Loan Finance Reverse	eft			\$	122,267.76
			New Central Hotel			\$	272,123.53
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	36,099.05
			New Central Master Tenant			\$	36,099.05
Accounts Payable	Computer Run Checks	General Checking	351	to	361	\$	50,827.35
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	16,897.82
			New Central Residential			\$	67,725.17
Accounts Payable	Computer Run Checks	General Checking	811	to	822	\$	22,763.33
			Nutrition Services			\$	22,763.33
Accounts Payable	Computer Run Checks	General Checking	7122	to	7179	\$	156,963.88
Payroll	Automatic Withdrawal	General Checking	9/14/17 & 9/28/17			\$	240,546.84
ACH Transfers	Cash Mgmt/Investments	General Checking	eft			\$	2,508.69
			SCIDpda			\$	400,019.41
						\$	2,083,767.77

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

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidblock,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,legaads,legacy,lhfoods,lhhouse,lhmarket,lhopera,lhwelln,litisaig,ncentcom,ncentres,nchotel,ncmmanagr,ncmaster,nutri,panaland,pdaccmty,pddev,pdamaint,pdaprop,scid
AND mm/yy=10/2017-10/2017 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	
bhcommop - General Checking				
1153	cedgro - Cedar Grove Organics Recycling	10/05/2017	116.00	Garbage - August
1154	finnei - Finney Neill & Co. P.S.	10/05/2017	975.00	Audit Fees
1155	seacitli - Seattle City Light	10/05/2017	2,525.42	Electricity
1156	t0001520 - SCIDpda_Conference Room	10/05/2017	2,526.00	Security Deposit Move-out Refund
1157	verwir - Verizon Wireless	10/05/2017	16.50	Telecom
1158	pdamaint - SCIDpda Maintenance Dept	10/12/2017	2,169.60	WOs
1159	bushcond - SCIDPDA Bush Hotel Condo Association	10/19/2017	7,627.85	Condo Billing
1160	eltsys - ELTEC Systems, LLC	10/19/2017	296.36	Elevator - Contract
1161	kinco - King County Finance	10/19/2017	443.62	Real Estate Taxes - semi-annual
1162	wasman - Waste Management of Seattle	10/19/2017	2,385.82	Garbage
1163	birbus - BirdBusters	10/26/2017	3,181.89	Pest Control
1164	bushllc - SCIDpda Bush Residential LLC	10/26/2017	55.79	Telecom
1165	bushllc - SCIDpda Bush Residential LLC	10/26/2017	40.29	Telecom
1166	bushllc - SCIDpda Bush Residential LLC	10/26/2017	48.42	Telecom
1167	cedgro - Cedar Grove Organics Recycling	10/26/2017	116.00	Garbage - September
1168	seacitli - Seattle City Light	10/26/2017	117.13	Electricity
101217	bushmast - SCIDpda Bush Hotel Master Tenant LLC	10/12/2017	32,166.67	Rent
Total bhcommop - General Checking			54,808.36	
bhcondop - General Checking				
1499	finnei - Finney Neill & Co. P.S.	10/05/2017	350.00	Audit Fees
1500	cenlin - CenturyLink	10/12/2017	117.25	Telecom
1501	pugsou - Puget Sound Energy	10/12/2017	1,270.86	Natural Gas
1502	citseacu - City of Seattle-Combined Utilities	10/19/2017	11,291.52	Water/Sewer
1503	ipfscorp - IPFS Corporation	10/19/2017	3,288.99	Insurance - #6 of 10
Total bhcondop - General Checking			16,318.62	
bhfundop - Operating Account				
101217	scidpda - SCIDpda	10/12/2017	6,411.11	Loan B Interest - monthly
101517	bannymel - The Bank of New York Mellon Trust Co.	10/15/2017	9,566.28	Loan A Payment - monthly
Total bhfundop - Operating Account			15,977.39	
bhmastop - General Checking				
101217	bushqali - SCIDpda Bush Hotel QALICB LLC	10/12/2017	32,125.00	Rent
Total bhmastop - General Checking			32,125.00	
bhqalop - General Checking				
100817	renfin - Renaissance Finance VII Invest. Fund LLC	10/08/2017	11,342.75	Loan B Interest - monthly
101517	renfin - Renaissance Finance VII Invest. Fund LLC	10/15/2017	13,064.21	Loan A Payment - monthly
Total bhqalop - General Checking			24,406.96	
bhresop - General Checking				
578	t0002131 - Hsu	10/20/2017	(174.00)	Void - Unclaimed Property submitted to State In Check 1194
613	t0002014 - Tan	10/20/2017	(127.23)	Void - Unclaimed Property submitted to State In Check 1194
722	t0002052 - Hidalgo	10/20/2017	(95.00)	Void - Unclaimed Property submitted to State In Check 1194
1167	busimp - Business Impact NW	10/05/2017	1,604.68	Loan Payment - monthly
1168	pmjans - Phnoux	10/05/2017	370.00	R&M - UTO
1169	scidpda - SCIDpda	10/05/2017	11,276.42	ID Billing
1170	seacitli - Seattle City Light	10/05/2017	137.91	Electricity
1171	seacitli - Seattle City Light	10/05/2017	200.08	Electricity
1172	seacitli - Seattle City Light	10/05/2017	847.68	Electricity
1173	seacitli - Seattle City Light	10/05/2017	9.92	Electricity
1174	verwir - Verizon Wireless	10/05/2017	179.26	Telecom
1175	aldpes - Alderwood Pest Control, Inc.	10/12/2017	203.50	Pest Control - bed bug control
1176	cenlin - CenturyLink	10/12/2017	48.42	Telecom - office
1177	chiarc - Chihara Architect	10/12/2017	2,650.00	Capitlized Rehab Expenditures - Corridor Renovations
1178	lowes - Lowe's	10/12/2017	168.28	R&M - Supplies
1179	pdamaint - SCIDpda Maintenance Dept	10/12/2017	2,433.20	WOs
1180	sprague - Sprague	10/12/2017	256.53	Pest Control - September
1181	bushcond - SCIDPDA Bush Hotel Condo Association	10/19/2017	13,560.86	Condo Billing
1182	cenlin - CenturyLink	10/19/2017	55.63	Telecom - elevator
1183	citseacu - City of Seattle-Combined Utilities	10/19/2017	63.80	Water/Sewer
1184	eltsys - ELTEC Systems, LLC	10/19/2017	1,106.45	Elevator - Contract
1185	kinco - King County Finance	10/19/2017	443.62	Real Estate Taxes - semi-annual
1186	seacitli - Seattle City Light	10/19/2017	15.51	Electricity
1187	chaell - Chan	10/26/2017	19.50	Tenant Retention - interpretation
1188	dixrui - Dixon	10/26/2017	19.50	Tenant Retention - interpretation

1189	hdsupp - HD Supply Facilities Maintenance, LTD	10/26/2017	315.48	R&M Supplies
1190	pdamaint - SCIDpda Maintenance Dept	10/26/2017	0.00	Void
1191	seacitli - Seattle City Light	10/26/2017	13.23	Electricity
1192	seacitli - Seattle City Light	10/26/2017	27.86	Electricity
1193	sprague - Sprague	10/26/2017	256.53	Pest Control - October
1194	stwaups - Department of Revenue	10/26/2017	396.23	Unclaimed Property
10102017	bushot - Bush Hotel Limited Partnership	10/10/2017	3,151.43	Replacement Reverse Payment - monthly
10102017	bushot2 - Bush Hotel Limited Partnership	10/10/2017	1,071.00	Operating Reverse Payment - monthly
Total bhresop - General Checking			40,506.28	
cidpdaop - General Checking				
959	caraud - Carlson Audio Systems	10/05/2017	1,171.68	Direct Fund Raising Expenses
960	hoofam - Hood Famous Bakeshop	10/05/2017	446.21	Direct Fund Raising Expenses
961	scidpda - SCIDpda	10/05/2017	151.80	ID Billing
962	blackb - Blackbaud, Inc	10/19/2017	858.06	Computer Licenses - quarterly
963	frillt - Friends of Little Saigon	10/19/2017	5,000.00	Q3 Donation Distribution
964	leghou - Legacy House	10/19/2017	150.00	Q3 Donation Distribution
965	nutser - SCIDpda Congregate Meal Program	10/19/2017	6,158.25	Q3 Donation Distribution
966	scidpda - SCIDpda	10/19/2017	4,218.50	Q3 Donation Distribution - design & CIDBlock
967	scidpda - SCIDpda	10/19/2017	70,000.00	Donation Distribution for cash flow
968	keybankc - KeyBank	10/26/2017	7,395.67	Direct Fund Raising Expenses
969	miclau - Michalek	10/26/2017	3,100.00	Direct Fund Raising Expenses
Total cidpdaop - General Checking			98,650.17	
cobocap1 - Comm Bond Revenue				
101717	scidpda - SCIDpda	10/17/2017	300,000.00	Surplus Cash Distribution
Total cobocap1 - Comm Bond Revenue			300,000.00	
condo2op - General Checking				
1213	guasec - Guardian Security Systems, Inc	10/24/2017	(1,087.79)	Voided with Check 1258
1250	finnel - Finney Neill & Co. P.S.	10/05/2017	400.00	Audit Fees
1251	seacitli - Seattle City Light	10/05/2017	2,387.53	Electricity
1252	seacitli - Seattle City Light	10/05/2017	276.68	Electricity
1253	pdamaint - SCIDpda Maintenance Dept	10/12/2017	774.59	WOs
1254	pugsou - Puget Sound Energy	10/12/2017	1,141.74	Natural Gas
1255	citseacu - City of Seattle-Combined Utilities	10/19/2017	5,997.65	Water/Sewer
1256	cle425 - Clean 425 LLC	10/19/2017	275.25	R&M - Janitorial
1257	ipfscorp - IPFS Corporation	10/19/2017	4,290.20	Insurance - #6 of 10
1258	guasec - Guardian Security Systems, Inc	10/26/2017	5,674.68	Fire Systems/Sprinkler - Service Calls
Total condo2op - General Checking			20,130.53	
dvaop - General Checking				
2891	idvs2lib - IDVS2 Library/Parking	10/01/2017	17,612.92	Loan Payment - monthly
2892	idvs2lib - IDVS2 Library/Parking	10/05/2017	103,096.34	2017 Mid-year Surplus Cash Distribution - Assoc. & PDA loan pymts
2893	scidpda - SCIDpda	10/05/2017	14,581.97	ID Billing
2894	verwir - Verizon Wireless	10/05/2017	165.25	Telecom
2895	pdamaint - SCIDpda Maintenance Dept	10/12/2017	648.75	WOs
2896	eltsys - ELTEC Systems, LLC	10/19/2017	582.51	Elevator - Contract
2897	idvs2con - IDVS2 Condo Association	10/19/2017	23,922.85	Condo Billing
2898	kinco - King County Finance	10/19/2017	342.66	Real Estate Taxes - semi-annual
2899	moco - Moco, Inc.	10/19/2017	38.00	Credit Screening Fee
2900	chaell - Chan	10/26/2017	12.00	Tenant Retention - interpretation
2901	dixrui - Dixon	10/26/2017	12.00	Tenant Retention - interpretation
2902	hdsupp - HD Supply Facilities Maintenance, LTD	10/26/2017	152.08	R&M Supplies
2903	keybankc - KeyBank	10/26/2017	122.72	R&M Supplies
10102017	idvsfh - IDVS 2 Family Housing LLC	10/10/2017	2,234.27	Replacement Reverse Payment - monthly
10102017	idvsfh2 - IDVS 2 Family Housing LLC	10/10/2017	538.32	Operating Reverse Payment - monthly
Total dvaop - General Checking			164,062.64	
idvs1op - General Checking				
2840	scidpda - SCIDpda	10/05/2017	12,852.28	ID Billing
2841	seacitli - Seattle City Light	10/05/2017	15,258.25	Electricity
2842	verwir - Verizon Wireless	10/05/2017	25.68	Telecom
2843	cenlin - CenturyLink	10/12/2017	54.09	Telecom - 1 of 2 accounts
2844	cenlin - CenturyLink	10/12/2017	154.96	Telecom - 2nd of 2 accounts for August & September
2845	pdamaint - SCIDpda Maintenance Dept	10/12/2017	407.75	WOs
2846	pugsou - Puget Sound Energy	10/12/2017	907.65	Natural Gas - 3 of 4 accounts
2847	repser - Republic Services	10/12/2017	1,334.08	Garbage
2848	citseacu - City of Seattle-Combined Utilities	10/19/2017	9,081.42	Water/Sewer
2849	cle425 - Clean 425 LLC	10/19/2017	110.10	R&M - Janitorial
2850	eltsys - ELTEC Systems, LLC	10/19/2017	394.52	Elevator - Contract
2851	ipfscorp - IPFS Corporation	10/19/2017	3,553.97	Insurance - #6 of 10
2852	kinco - King County Finance	10/19/2017	2,359.16	Real Estate Taxes - semi-annual
2853	pugsou - Puget Sound Energy	10/19/2017	598.32	Natural Gas - 1 of 4 accounts
2854	tcms - TCMS of Seattle	10/19/2017	10,259.94	HVAC/Boiler Maint - Contract

2855	wasman - Waste Management of Seattle	10/19/2017	1,877.64	Garbage
Total idvs1op - General Checking			59,229.81	
idvs2cns - General Checking				
651	usbank - US Bank/TFM/97298300/Patty Schrandt	10/01/2017	14,773.96	Loan Payment - monthly
652	scldpda - SCIDpda	10/05/2017	5,914.26	ID Billing
653	pdamaint - SCIDpda Maintenance Dept	10/12/2017	105.00	WOs
654	eltsys - ELTEC Systems, LLC	10/19/2017	266.98	Elevator - Contract
655	idvs2con - IDVS2 Condo Association	10/19/2017	2,122.55	Condo Billing
656	kinco - King County Finance	10/19/2017	682.14	Real Estate Taxes - semi-annual
Total idvs2cns - General Checking			23,864.89	
idvs2op3 - General Checking				
653	cenlin - CenturyLink	10/05/2017	202.56	Telecom - 1 of 2 accounts
654	cenlin - CenturyLink	10/05/2017	176.48	Telecom - 2nd of 2 accounts
655	scldpda - SCIDpda	10/05/2017	803.57	ID Billing
656	verwir - Verizon Wireless	10/05/2017	27.50	Telecom
657	pdamaint - SCIDpda Maintenance Dept	10/12/2017	1,443.75	WOs
658	repser - Republic Services	10/12/2017	767.61	Garbage
659	idvs2con - IDVS2 Condo Association	10/19/2017	4,673.93	Condo Billing
660	kinco - King County Finance	10/19/2017	341.07	Real Estate Taxes - semi-annual
661	paciam - Pacific Lamp & Supply Company	10/19/2017	182.46	R&M - Supplies
662	paclaw - Pacifica Law Group	10/19/2017	228.00	Legal - Administrative - bond refunding
663	wasman - Waste Management of Seattle	10/19/2017	2,235.59	Garbage
664	watsec - Watson Security	10/19/2017	205.83	R&M - Locks & Keys
665	sprague - Sprague	10/26/2017	74.87	Pest Control
Total idvs2op3 - General Checking			11,363.22	
idvsreve - Revenue Account-Trust				
101917	idvs1co - IDVS 1 Commercial	10/19/2017	65,000.00	Transfer to General Checking for operating expenses
Total idvsreve - Revenue Account-Trust			65,000.00	
legacyop - General Checking				
8395	peremi - Pernsteiner	10/20/2017	(4.32)	Void - Unclaimed Property submitted to State in Check 9690
9631	citpro - City Produce Company	10/05/2017	452.11	Program - Food Cost
9632	fooser - Food Services of America	10/05/2017	1,675.99	Program - Food Cost & Supplies
9633	hartfo - The Hartford	10/05/2017	543.00	Payroll Benefits - Life Insurance
9634	idvs1co - IDVS 1 Commercial	10/05/2017	125.00	Employee Parking
9635	kaifou - of Washington Options Inc	10/05/2017	15,781.32	Payroll Benefits - Medical
9636	keinor - Keiro Northwest	10/05/2017	8,178.00	Program - Transporation
9637	merpar - Merchants Parking Assoc.	10/05/2017	618.00	Program - Transporation
9638	petqua - Petschl's Quality Meats Inc	10/05/2017	277.15	Program - Food Cost
9639	sprfar - Springbrook Farms	10/05/2017	172.12	Program - Food Cost
9640	syssea - SYSCO Seattle Inc	10/05/2017	919.19	Program - Food Cost
9641	wasden - Delta Dental of Washington	10/05/2017	1,396.85	Payroll Benefits - Dental
9642	verwir - Verizon Wireless	10/05/2017	375.84	Telecom
9643	alibus - Allegiant Business Finance	10/12/2017	352.00	Program - Temporary Staffing
9644	huamin - Huang	10/12/2017	52.09	Program - Supplies & Marketing Expense
9645	netser - Network Services Company	10/12/2017	619.61	Program - Supplies
9646	offdeph - Office Depot	10/12/2017	60.50	Office Supplies
9647	pdamaint - SCIDpda Maintenance Dept	10/12/2017	3,015.50	WOs
9648	roycup - Royal Cup Coffee	10/12/2017	207.60	Program - Food Cost
9649	rthood - R&T Hood and Duct Services. Inc	10/12/2017	418.12	R&M - Other
9650	sprfar - Springbrook Farms	10/12/2017	172.50	Program - Food Cost
9651	steric - Stericycle, Inc.	10/12/2017	11.78	Program - Supplies
9652	tefgeb - Teferi	10/12/2017	70.00	Training & Education
9653	scldpda - SCIDpda	10/12/2017	100,000.00	Transfer for Payroll Expenses
9654	scldpda - SCIDpda	10/12/2017	0.00	Void
9655	alibus - Allegiant Business Finance	10/19/2017	2,552.00	Program - Temporary Staffing
9656	allstre - Allstream	10/19/2017	671.68	Telecom
9657	bobjoh - Bob Johnson's Pharmacy	10/19/2017	126.38	Program - Supplies
9658	chukit - Chu	10/19/2017	137.79	Program - Supplies
9659	citseaci - City of Seattle	10/19/2017	562.00	Elevator - Contract - annual inspection
9660	cscser - CSC Service Works, Inc.	10/19/2017	100.74	Program - Supplies
9661	eltsys - ELTEC Systems, LLC	10/19/2017	791.75	Elevator - Contract
9662	greflo - Great Floors	10/19/2017	808.15	R&M - UTO
9663	idvs1co - IDVS 1 Commercial	10/19/2017	34,882.66	Rent
9664	infreh - Infinity Rehab	10/19/2017	2,383.50	Program - Temporary Staffing
9665	ipfscorp - IPFS Corporation	10/19/2017	1,381.59	Insurance - #6 of 10
9666	kinori - King's Oriental Foods, Inc	10/19/2017	426.35	Program - Food Cost & Supplies
9667	lamcar - Carrie Lam	10/19/2017	55.00	Training & Education
9668	leaage - LeadingAge Washington	10/19/2017	767.58	Dues & Subscriptions & Licenses - monthly
9669	merpar - Merchants Parking Assoc.	10/19/2017	60.00	Program - Transporation
9670	mizemi - Mizuki	10/19/2017	300.21	Training & Education, Office supplies, & Travel

9671	quilmar - Quintos	10/19/2017	70.00	Training & Education
9672	shewil - Sherwin-Williams Co.	10/19/2017	289.01	R&M Supplies
9673	sprfar - Springbrook Farms	10/19/2017	172.50	Program - Food Cost
9674	thepar - The Part Works, Inc.	10/19/2017	29.64	R&M Supplies
9675	wasman - Waste Management of Seattle	10/19/2017	1,150.31	Garbage
9676	wavbro - Wave Broadband	10/19/2017	92.11	Telecom - 1 of 2 accounts - October
9677	wavbro - Wave Broadband	10/19/2017	81.45	Telecom - 1 of 2 accounts - September
9678	wavbro - Wave Broadband	10/19/2017	51.00	Telecom - 2nd of 2 accounts
9679	albus - Allegiant Business Finance	10/26/2017	616.00	Program - Temporary Staffing
9680	citpro - City Produce Company	10/26/2017	327.65	Program - Food Cost
9681	delage - De Lage Landen Financial Services	10/26/2017	717.35	Copier Maintenance
9682	dinha - Ding	10/26/2017	60.00	Due & Subscriptions
9683	fooser - Food Services of America	10/26/2017	5,232.56	Program - Food Cost & Supplies
9684	hdsupp - HD Supply Facilities Maintenance, LTD	10/26/2017	445.71	R&M Supplies
9685	kinori - King's Oriental Foods, Inc	10/26/2017	389.50	Program - Food Cost & Supplies
9686	netser - Network Services Company	10/26/2017	1,003.57	Program - Supplies
9687	offdeplh - Office Depot	10/26/2017	286.92	Office Supplies
9688	petqua - Petschl's Quality Meats Inc	10/26/2017	709.20	Program - Food Cost
9689	sprfar - Springbrook Farms	10/26/2017	172.50	Program - Food Cost
9690	stwaups - Department of Revenue	10/26/2017	4.32	Unclaimed Property
9691	syssea - SYSCO Seattle Inc	10/26/2017	1,981.33	Program - Food Cost & Supplies
9692	dirsup - Direct Supply Equipment	10/26/2017	1,701.65	Program - Supplies
9693	keybankc - KeyBank	10/26/2017	83.49	Job Listings & Program - Supplies
9694	keybankc - KeyBank	10/26/2017	1,329.73	Training & Education, Computer Hardware, R&M Small Tools, Staff Appreciation. & Program Food Cost & Supplies
10102017	leghou - Legacy House	10/10/2017	2,187.50	Replacement Reverse Payment - monthly
Total legacyop - General Checking			200,682.33	
legopre1 - Operating Reserve #1				
2	scidpda - SCIDpda	10/19/2017	123,640.65	Surplus Operating Reserves Distribution
Total legopre1 - Operating Reserve #1			123,640.65	
legopre2 - Operating Reserve #2				
101717	scidpda - SCIDpda	10/17/2017	722.33	Surplus Operating Reserves Distribution - close bank account
Total legopre2 - Operating Reserve #2			722.33	
legrere2 - Replacement Reserve				
8	3wires - 3-Wire Group Service	10/12/2017	6,200.83	FF&E - kitchen disposer - approved by OH
Total legrere2 - Replacement Reserve			6,200.83	
nccomop2 - General Checking				
108	t0002652 - The Landmark Law Group, LLC	10/20/2017	(81.00)	Void - Unclaimed Property submitted to State in Check 307
297	finnei - Finney Neill & Co. P.S.	10/05/2017	975.00	Audit Fees
298	scidpda - SCIDpda	10/05/2017	570.93	ID Billing
299	verwir - Verizon Wireless	10/05/2017	12.84	Telecom
300	pdamaint - SCIDpda Maintenance Dept	10/12/2017	1,407.40	WOS
301	citseacu - City of Seattle-Combined Utilities	10/19/2017	2,317.07	Water/Sewer
302	eltsys - ELTEC Systems, LLC	10/19/2017	238.30	Elevator - Contract
303	kinco - King County Finance	10/19/2017	599.56	Real Estate Taxes - semi-annual
304	wasman - Waste Management of Seattle	10/19/2017	27.00	Garbage
305	keybankc - KeyBank	10/26/2017	26.70	Telecom - cell phone battery & charger
306	seacitli - Seattle City Light	10/26/2017	621.56	Electricity
307	stwaups - Department of Revenue	10/26/2017	81.00	Unclaimed Property
101217	newcenmt - New Central Hotel Master Tenant LLC	10/12/2017	1,759.24	Insurance - #6 of 12 & Earthquake Insurance - #10 of 12
101217	newcenmt - New Central Hotel Master Tenant LLC	10/12/2017	18,791.67	Rent
Total nccomop2 - General Checking			27,347.27	
nchotlo - Loan Financing Reserve				
101917	newcenth - New Central Hotel LLC	10/19/2017	122,267.76	Close Bank Account
Total nchotlo - Loan Financing Reserve			122,267.76	
nchotop - General Checking				
136	easwes - East-West Investment Co.	10/12/2017	4,003.51	Ground Lease
137	ipfscorp - IPFS Corporation	10/12/2017	1,334.21	Earthquake Insurance - #10 of 10
138	ipfscorp - IPFS Corporation	10/19/2017	1,634.78	Insurance - #6 of 10
139	scidpda - SCIDpda	10/26/2017	122,267.76	Surplus Cash Distribution
10102017	newcenth - New Central Hotel LLC	10/10/2017	1,065.59	Replacement Reverse Payment - monthly
10172017	welfar - Wells Fargo	10/17/2017	19,549.92	Loan Payment - monthly
Total nchotop - General Checking			149,855.77	
ncmaster - General Checking				
101217	newcenth - New Central Hotel LLC	10/12/2017	2,932.05	Insurance - #6 of 12 & Earthquake Insurance - #10 of 12
101217	newcenth - New Central Hotel LLC	10/12/2017	33,167.00	Rent
Total ncmaster - General Checking			36,099.05	
ncresop - General Checking				
351	cenlin - CenturyLink	10/05/2017	53.94	Telecom
352	scidpda - SCIDpda	10/05/2017	47,337.35	ID Billing/Distributions-2017 mid-year cash

353	verwir - Verizon Wireless	10/05/2017	83.44	Telecom
354	pugsou - Puget Sound Energy	10/12/2017	214.94	Natural Gas
355	scidpda - SCIDpda	10/12/2017	174.46	ID Billing
356	citseacu - City of Seattle-Combined Utilities	10/19/2017	2,397.75	Water/Sewer
357	eltsys - ELTEC Systems, LLC	10/19/2017	238.30	Elevator - Contract
358	kincou - King County Finance	10/19/2017	299.78	Real Estate Taxes - semi-annual
359	chaell - Chan	10/26/2017	6.00	Tenant Retention - Interpretation
360	dixrui - Dixon	10/26/2017	6.00	Tenant Retention - Interpretation
361	hdsupp - HD Supply Facilities Maintenance, LTD	10/26/2017	15.39	R&M Supplies
101217	newcenmt - New Central Hotel Master Tenant LLC	10/12/2017	1,172.82	Insurance - #6 of 12 & Earthquake Insurance - #10 of 12
101217	newcenmt - New Central Hotel Master Tenant LLC	10/12/2017	15,375.00	Rent
10102017	newcentr - SCIDPDA New Central Apartments, Inc	10/10/2017	350.00	Replacement Reverse Payment - monthly
Total nresop - General Checking			67,725.17	
nutriop2 - General Checking				
811	bushcomm - SCIDpda Bush Hotel Commercial	10/05/2017	4,555.00	Rent - September - held up for receipt from City
812	hartfo - The Hartford	10/05/2017	8.01	Payroll Benefits - Life Insurance
813	kaifou - of Washington Options Inc	10/05/2017	297.00	Payroll Benefits - Medical
814	leghou - Legacy House	10/05/2017	5,386.75	Legacy House Meals
815	netser - Network Services Company	10/05/2017	492.52	Program - Supplies
816	wasden - Delta Dental of Washington	10/05/2017	78.70	Payroll Benefits - Dental
817	bushcomm - SCIDpda Bush Hotel Commercial	10/12/2017	4,555.00	Rent - October
818	netser - Network Services Company	10/12/2017	91.11	Program - Supplies
819	filcom - Filipino Community of Seattle	10/26/2017	4,898.35	Service Agreement - Other
820	keybankc - KeyBank	10/26/2017	46.80	Computer Hardware - cables
821	leghou - Legacy House	10/26/2017	2,302.93	Legacy House Meals
822	penqin - Qing	10/26/2017	51.16	Program - Supplies
Total nutriop2 - General Checking			22,763.33	
pdaop - General Checking				
6282	dinqa - Dinh	10/20/2017	{0.01}	Void - re-issued to employee in Check 7168
7122	andros - Andersen Ross Productions	10/05/2017	150.00	HHC/Event Deposit Refund
7123	bresha - Shanti Breznau	10/05/2017	5,083.75	IDEA Space/Program - Subcontracts
7124	casnet - Cascade Networks, Inc.	10/05/2017	245.72	Telecom - HHC - September
7125	chaell - Chan	10/05/2017	26.92	Travel
7126	frillt - Friends of Little Saigon	10/05/2017	7,142.85	Littsaig/HSD Subcontract
7127	hartfo - The Hartford	10/05/2017	671.51	Payroll Benefits - Life Insurance
7128	huynan - Huynh	10/05/2017	71.92	Travel
7129	icda - Interim Community Development Assoc.	10/05/2017	50.00	IDEA Space/Program - Subcontracts
7130	idvs1co - IDVS 1 Commercial	10/05/2017	250.00	Employee Parking
7131	idvs2lib - IDVS2 Library/Parking	10/05/2017	125.00	Employee Parking
7132	intpark - Interim Parking Services	10/05/2017	971.00	Employee Parking
7133	kaifou - of Washington Options Inc	10/05/2017	15,185.08	Payroll Benefits - Medical
7134	leejam - Lee	10/05/2017	116.07	IDEA Space/Direct Fund Raising Expenses
7135	meetin - MeetingOne	10/05/2017	12.20	Telecom - Conference Call
7136	navben - Navia Benefit Solutions	10/05/2017	50.00	Payroll Benefits
7137	offdep - Office Depot	10/05/2017	184.66	Office Supplies
7138	visser - Vision Service Plan	10/05/2017	194.80	Payroll Benefits - Vision
7139	wasden - Delta Dental of Washington	10/05/2017	1,274.85	Payroll Benefits - Dental
7140	woocom - Woodburn Company	10/05/2017	510.16	Office Supplies
7141	woover - Wood	10/05/2017	255.41	Travel & Telecom - YTD cell phone
7142	verwir - Verizon Wireless	10/05/2017	1,466.28	Telecom - cell phones
7143	cenlin - CenturyLink	10/12/2017	111.16	Telecom - fax
7144	cheken - Che	10/12/2017	51.36	Travel
7145	cldbta - Chinatown ID BIA	10/12/2017	18,333.00	IDEA Space/Program - Subcontracts
7146	finnel - Finney Neill & Co. P.S.	10/12/2017	5,705.00	Audit Fees
7147	kaifou - of Washington Options Inc	10/12/2017	893.24	COBRA
7148	leghou - Legacy House	10/12/2017	339.60	Council Expenses
7149	net2ph - Net2Phone Inc.	10/12/2017	720.95	Telecom - office phones
7150	omumik - Omura	10/12/2017	78.37	Council Expenses
7151	phiins - Philadelphia Insurance Companies	10/12/2017	930.67	Insurance
7152	searub - Seattle Rubbish Removal	10/12/2017	461.54	Capitilized Rehab Expenditures - Office Move
7153	thecomm - The Commerce Bank of WA	10/12/2017	20,000.00	Line of Credit Payment - \$65K balance
7154	ethbus - Ethnic Business Coalition	10/13/2017	8,400.00	EBC/Program - Subcontracts
7155	ethbus - Ethnic Business Coalition	10/13/2017	8,400.00	EBC/Program - Subcontracts
7156	casnet - Cascade Networks, Inc.	10/19/2017	491.44	Telecom - HHC - October
7157	domlis - Domain Listing LLC	10/19/2017	228.00	Computer Licenses
7158	houdep - Housing Development Consortium	10/19/2017	500.00	Dues & Subscriptions -quarterly
7159	scidpda - SCIDpda	10/19/2017	43,031.00	Ncentres 2017 Mid-year Surplus Cash Distribution to 1st Security Acct
7160	tecave - Techie Avenger Inc	10/19/2017	2,816.83	Computer - Maintenance
7161	thecopy - The Copy Company/TCC Printing & Imaging	10/19/2017	167.73	Office Supplies
7162	winmai - Winkler-Chin	10/19/2017	54.81	Travel

7163	woocom - Woodburn Company	10/19/2017	801.20	Telecom - HHC - quarterly
7164	cenlin - CenturyLink	10/26/2017	241.42	Telecom - old account; Janet researching cancellation
7165	chaell - Chan	10/26/2017	31.09	Office Supplies & Travel
7166	conchr - Connolly	10/26/2017	200.00	Certification Specialist Fees
7167	dansok - Sokha Danh	10/26/2017	300.00	IDEA Space/Program - Subcontracts
7168	dinqa - Dinh	10/26/2017	0.01	Employee Payroll Shortage
7169	keybankc - KeyBank	10/26/2017	2,236.64	Office Supplies, Travel, Bank Fees, Computer Hardware & Training
7170	lalale - Alexis Lair	10/26/2017	50.00	IDEA Space/Program - Supplies
7171	leghou - Legacy House	10/26/2017	105.46	Council Expenses
7172	insneo - LNS Neon Sign LLC	10/26/2017	2,603.00	IDEA Space/Program - Professional Fees & Consulting
7173	momo - Sachi Momo Ltd	10/26/2017	177.50	IDEA Space/Program - Supplies
7174	offdep - Office Depot	10/26/2017	380.46	Office Supplies
7175	paccor - Pacific Corporate Investment CO LLC	10/26/2017	300.00	IDEA Space/Program - Professional Fees & Consulting
7176	pitbow - Pitney Bowes Inc.	10/26/2017	152.02	Postage
7177	purgat - Purple Gate Design	10/26/2017	500.00	IDEA Space/Program - Subcontracts
7178	purpow - Purchase Power	10/26/2017	362.21	Postage
7179	sagarc - SAGE Architectural Alliance	10/26/2017	2,770.00	Professional Fees & Consulting - AI PACE North Lot
100317	scidpda - SCIDpda	10/03/2017	350.00	IDEA Space/Rent - Safety Coordinator
100317	scidpda - SCIDpda	10/03/2017	750.00	IDEA Space/Rent - Department
101917	citsearc - City of Seattle	10/19/2017	553.76	B&O Tax
102617	stwab&o - Department of Revenue	10/26/2017	854.93	B&O Tax
10122017	qquest - Qquest Payroll Services	10/12/2017	118,009.55	Payroll
10122017	qquest - Qquest Payroll Services	10/12/2017	122,537.29	Payroll
Total pdaop - General Checking			400,019.41	
			2,083,767.77	

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.*

November 2017 Items

Local Initiatives Support Corporation (LISC) – LISC is national community development intermediary; funds to support the Little Saigon Landmark project. Total allocated \$52,000; \$22,500 to Friends of Little Saigon, and remainder to SCIDpda for staff time. Grant not executed yet, to be used in 2018.

Enterprise Community Partners – Enterprise is a national community development intermediary; funds to support the development of the North Lot project. Total allocated \$50,000; \$10,000 for consultant services (legal, development), and remainder to SCIDpda for staff time. Grant not executed yet, to be used in 2018.

SCIDPDA MONTHLY MANAGEMENT REPORT

November 2017

Property Management

Commercial Vacancy as of 10/31/2017

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%	0
Bush Hotel	28,178	0	0.00%	2094
Jackson	4,918	806	16.39%	0
Portfolio Total	145,623	806	16.39%	2094

Leasing Activity and Property Notes:

We elected not to renew a lease in the Jackson storefront. This is consistent with our strategy to work to bring on tenants that, in our view, help better promote the neighborhood. We have interested parties looking at the space and hope to have a new lease signed soon.

We have a tenant moving out of a space in November at IDVSII, It was a short term lease for a city council candidate but we have interest by another tenant so expect to get it leased quickly. We are focusing on these two vacancies as well as looking forward to the lease renewals in 2018.

Residential Vacancy as of 10/31/2017

	Oct 2017	YTD	2017 Budget
PDA-Owned Properties			
Bush Residential	0.41%	1.12%	3.00%
Domingo Viernes Apartments	0.00%	0.11%	.50%
New Central Apartments	0.00%	1.57%	1.00%
PDA-Managed Properties			
Eastern Hotel	0.56%	1.40%	2.00%
Nihonmachi Terrace	3.29%	4.63%	3.00%
NP Hotel	1.61%	0.40%	3.00%
Jackson Apartments	0.00%	0.68%	1.00%

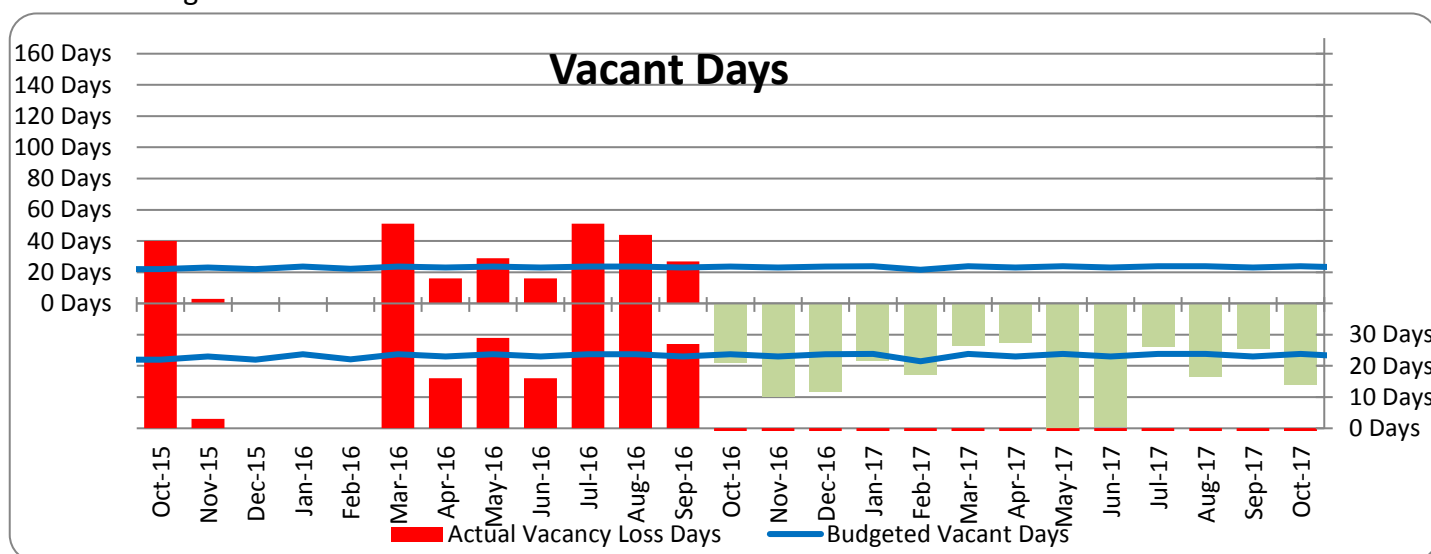
As previously reported, we have been selected to be the property manager for the Louisa Hotel rehab project. Building is slated to begin this month and is expected to be ready for occupancy in 18 months.

Senior Services

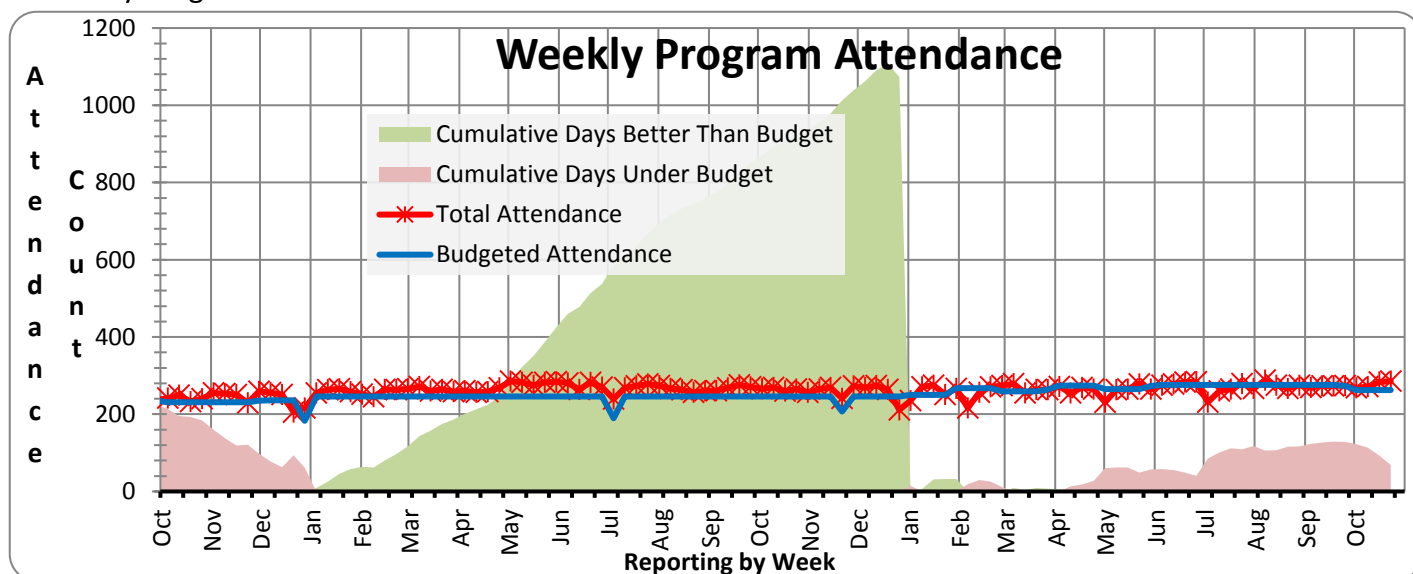
233 days were budgeted for Vacancy Loss through October 2017, with an actual vacancy loss of <458> days making the net vacancy number less than budget through September by 691 days. There have actually been 22 individuals move out of Legacy House through October, which is more than expected. The vacancy loss continues to be a net negative because of quick turn over time to bring on new residents and the 3 rooms occupied by couples.

ADS attendance numbers are not quite reaching budgeted expectations but revenue for ADS is better than budget through October. Earlier in the year, bad weather contributed to lower attendance. Attendance has also been affected by the number of people moving out of assisted living where staff has had to focus on the paperwork to move out/in residents and assessments required. This has taken focus away from getting new ADS clients. However, staff have worked to get clients into a higher acuity which results in higher revenue per client. As a result the budget attendance variance through October is a 69 days below budget but the actual revenue for ADS is positive.

Assisted Living



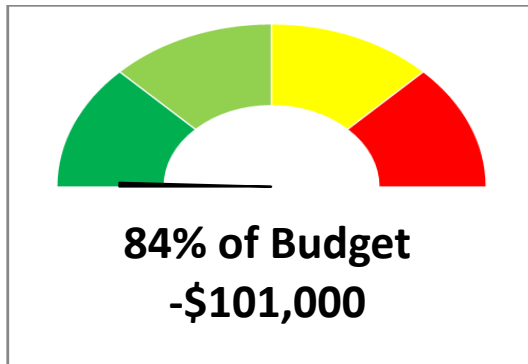
Adult Day Program



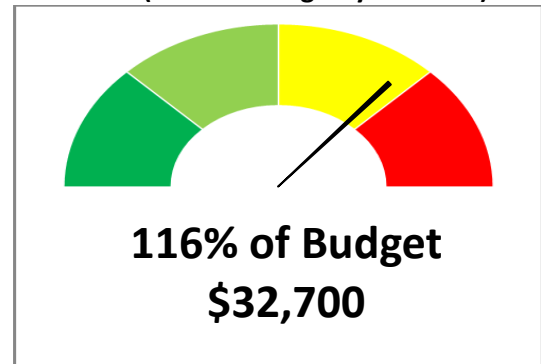
Payroll

Payroll and Benefits Expense actual to budget through October 2017 total \$80.4K under budget, including Properties. The amounts are below budget due to delayed hiring of open positions and budgeted salary increases which were allocated in August. In July, we received an L&I refund for \$22K that was budgeted at \$30K.

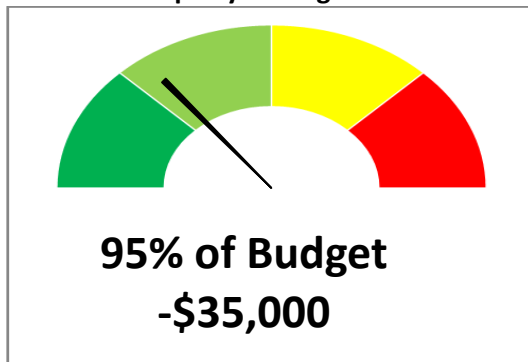
Admin



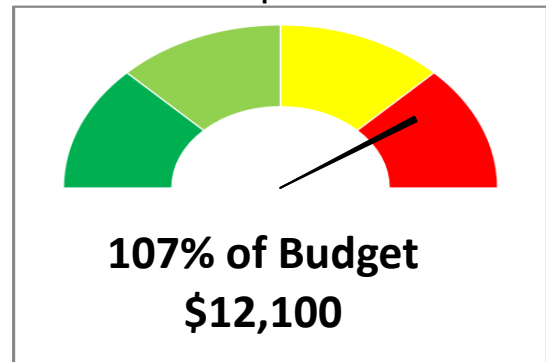
IDEA (Includes Hing Hay Coworks)



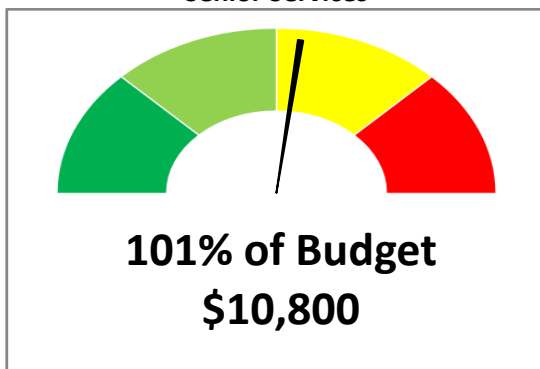
Property Management



Properties



Senior Services



Hing Hay CoWorks Dashboard October 2017

Neyt Month
Eypectation

	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Oct Budget	Var	YTD Oct	YTD Avg Budget	Var	Nov 2017 Budget
Count of Members (End of Month)	23	25	29	27	28	31	(3)	28	31	(3)	32
# at Each Membership Level *											
Day Pass - \$30	2	1	3	3	3	6	(3)	3	6	(3)	7
12 FlexHours - \$55	1	1	1	0	0	6	(6)	0	6	(6)	6
24 FlexHours - \$95	1	1	1	1	1	2	(1)	1	2	(1)	2
7 FlexDays \$125 -->> 10 FlexDays \$125	10	8	13	10	12	7	5	12	7	5	7
14 FlexDays \$235 -->> 15 FlexDays \$175	0	3	0	1	0	3	(3)	0	3	(3)	3
Full Wkday \$345 -->> Full In Flex \$300	1	1	1	1	1	1	0	1	1	0	1
Full In \$445 -->> Full-In Fixed \$350	5	7	7	8	8	3	5	8	3	5	3
Office Suite - \$600	3	3	3	3	3	3	0	3	3	0	3
* New Rates in Bold											
# of Events	3	1	0	0	0	N/A		9	N/A		N/A
Total # of Event Attendees	78	312	0	0	0	N/A		494	N/A		N/A
Conversions	1	0	0	0	0	N/A		9	N/A		N/A
Revenues											
Membership Revenue	\$6,316	\$6,307	\$6,724	\$6,735	\$6,574	\$5,956	\$618	\$58,433	\$55,301	\$3,132	\$5,983
Other Income	\$1,375	\$599	\$352	(\$812)	\$636	\$125	\$511	\$2,920	\$1,250	\$1,670	\$125
Events	\$170	\$170	\$0	\$0	\$590	\$625	(\$35)	\$1,440	\$6,250	(\$4,810)	\$625
Sponsorships/Grants/Donations	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$7,500	\$2,500	\$0
Revenues	\$17,861	\$7,076	\$7,076	\$5,923	\$7,800	\$6,706	\$1,094	\$72,793	\$70,301	\$2,492	\$6,733
Avg Rev per Membership	\$812	\$295	\$262	\$212	\$284	\$231	\$52	\$355	\$320	\$36	\$214

Notes

October Recap

- * Arts& Crafts Fair Nov 25 preparation: vendor countown, co-sponsorship meetings, finalize layout
- * Member recruitment activity: 3 Calls, 11 Walk-ins, 11 Emails, 3 Trial Day, 1 Booking
- * Prepare and present 2018 budget draft
- * Applied for student intern to assist with business resrouce program
- * Post-fundraiser support for Joseph G.

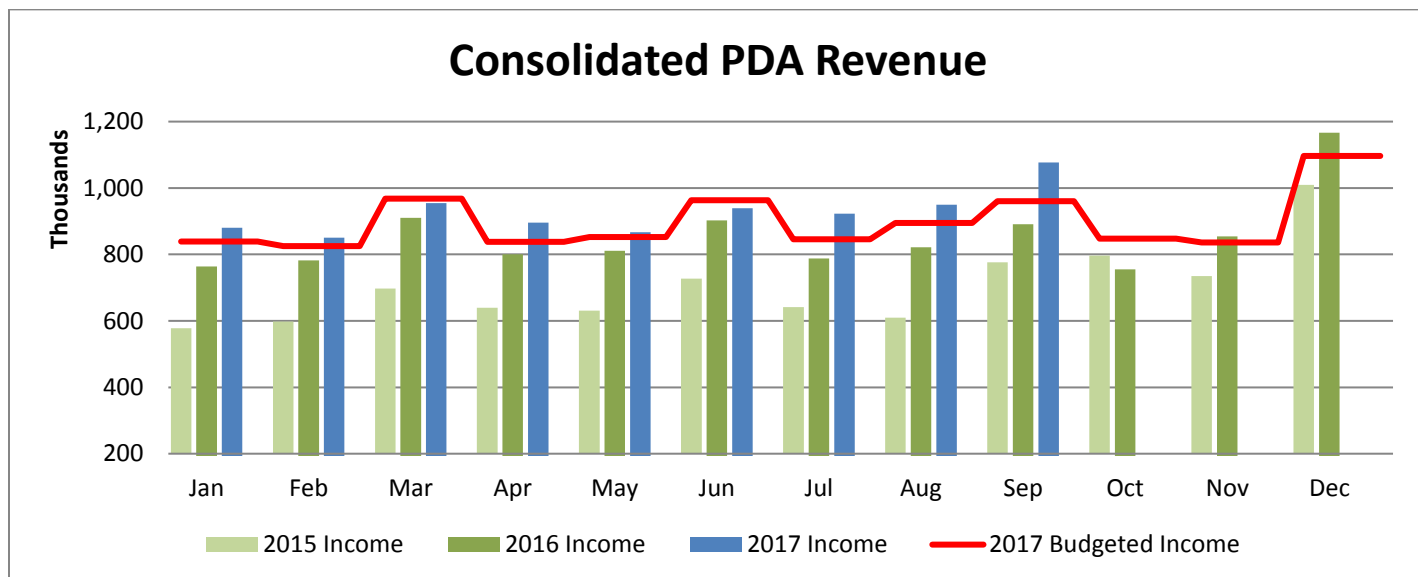
November Focus

- * Work on member wall
- * Arts & Crafts Fair Nov 25: continue promotions, gather vendor donations, create TY letters for vendors
- * Work on brochure translation for neighborhood
- * Attended networking event with GSBA
- * Researching potential partnerships with other business entities

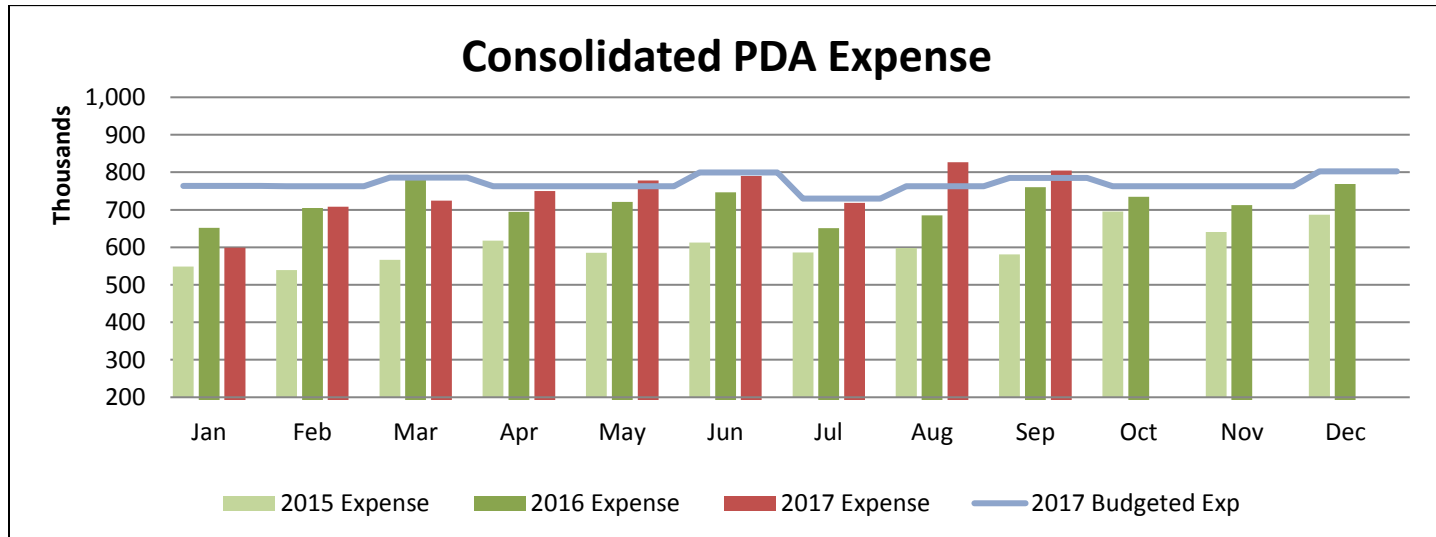
Q4 Expectations

- * Drive traffic to Arts & Crafts Fair
- * Update coworking sites with current information
- * Possible Holiday or New Year Promo

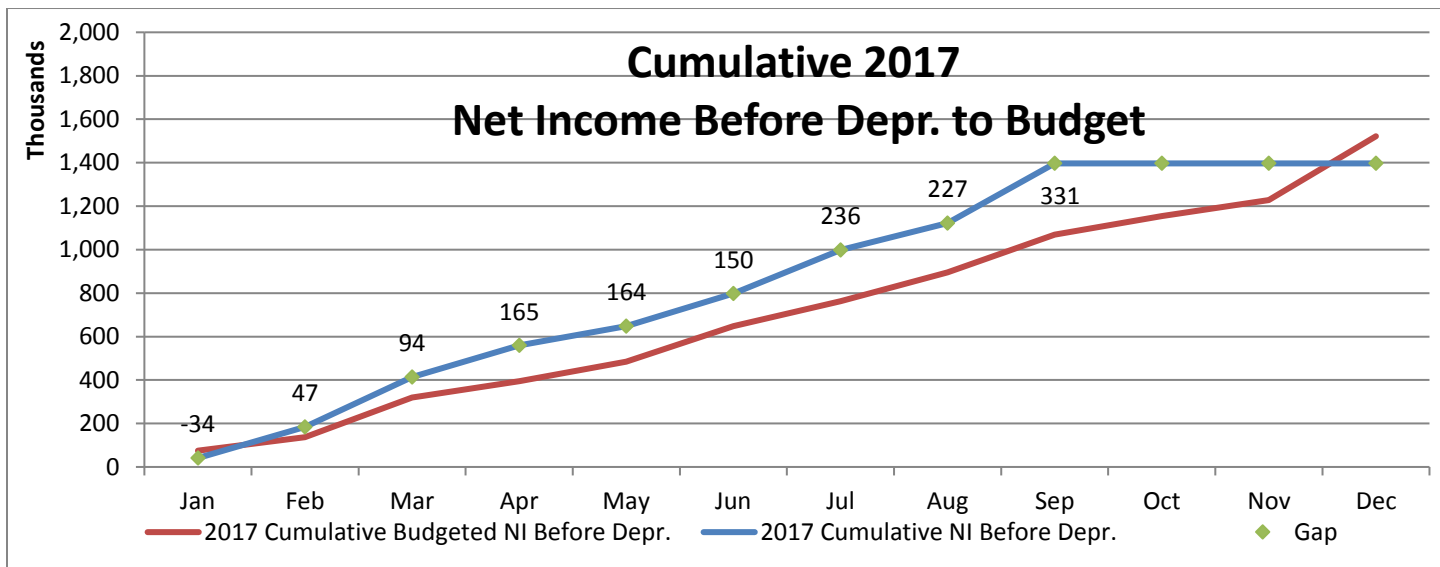
CONSOLIDATED PDA - 3rd Quarter 2017 Financial Summary



Revenues for the 3rd quarter of 2017 were approximately \$172K over budget when consolidated together. Vacancy Loss on our properties are higher than budget but offset by higher rent revenues. Concessions and bad debt are higher than budgeted for our properties but Senior Services rent revenue is greater than budget making the net rent income greater than budget by \$94K. Other Income is greater than budget due to money received by Inland Development and IntraCorp. Fundraising revenues are below budget due to CMP's lower attendance and budgeting related to receipt of grant and fundraising revenues.

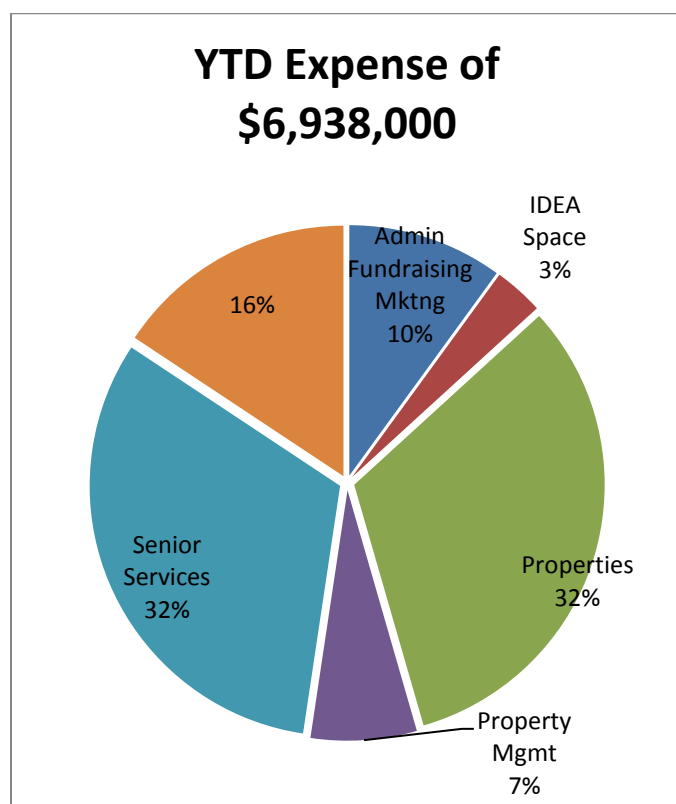
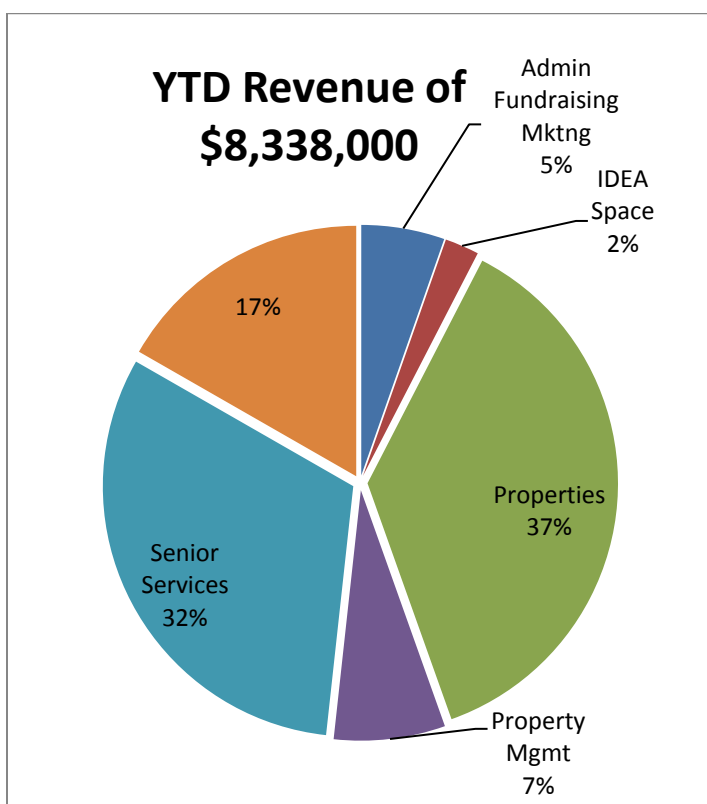


Expenses for the 2nd quarter of 2017 were under budget for the entire organization by approximately \$159K. The biggest factor in the positive variance is Salaries, Wages and Benefits Expense. We budgeted for salary increases that were allocated beginning July 2017 and also delayed hiring of some open positions. Benefit increases for 2017 were less than budgeted and some employees have opted out of our insurance program even though we pay 100% of the medical benefit to the employee. Management Fee is higher than budget due to increased revenue. Maintenance costs are below budget through September. Insurance is under budget by \$17K due to credits received from previous years. Debt Service is below budget by approximately \$63K due to refunding of bonds and refinancing of debt. Other Expenses include items that may be funded through replacement reserves.



As a result, our NOI before Depreciation was \$327K better than budget through September 30, 2017.

Visual Breakout by Department of Year through September Revenue and Expenses



PDA Reporting Comparison Income Statement

Book = Accrual ; Tree = .fc_is_report_ne

Active Entity=Yes; PDA Reporting=Admin/Fundraising/Mktng,IDEA Space,Other (HH & Legal Holdings),Properties,Property Mgmt,Senior Services;

	Year to Date - 3rd Quarter 2017																				
	Admin/Fundraising/Mktng			IDEA Space			Properties			Property Mgmt			Senior Services			Other (HH/Master/Qalib/Fund/Condo)			Total SCIDpda		
	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Total SCIDpda	Total Budget	Variance Fav (Unfav)
REVENUE																					
RENT INCOME																					
Rent	0	0	0	0	0	0	2,911,051	2,817,504	93,547	0	0	0	1,730,734	1,632,490	98,244	1,237,336	1,238,805	(1,469)	5,879,120	5,688,799	190,321
Vacancies	0	0	0	0	0	0	(27,140)	(4,923)	(22,217)	0	0	0	(16,674)	(15,878)	(796)	0	0	0	(43,814)	(20,801)	(23,013)
Concessions and Bad Debt	0	0	0	0	0	0	(72,256)	0	(72,256)	0	0	0	425	0	425	(3,796)	(2,154)	(1,642)	(75,627)	(2,154)	(73,473)
NET RENT INCOME	0	0	0	0	0	0	2,811,656	2,812,581	(925)	0	0	0	1,714,485	1,616,612	97,873	1,233,539	1,236,651	(3,112)	5,759,679	5,665,844	93,835
TOTAL NET INC/LOSS FROM RELATED PROP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL REIMBURSABLE EXPENSE INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL OTHER RENTAL INCOME	0	0	0	0	0	0	143,598	151,344	(7,746)	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL SERVICE INCOME	213,626	197,892	15,734	0	0	0	10,615	10,638	(23)	598,874	607,671	(8,797)	893,141	869,816	23,325	0	0	0	1,716,255	1,686,017	30,238
TOTAL OTHER INCOME	61,350	0	61,350	32,071	7,497	24,574	15,205	12,757	2,448	0	0	0	679	642	37	2,284	1,125	1,159	111,588	22,021	89,567
TOTAL INTEREST INCOME	104,896	112,426	(7,530)	0	0	0	101,812	98,735	3,077	0	0	0	152	153	(1)	147,932	147,846	86	354,792	359,159	(4,368)
Grants	0	363,768	(363,768)	318,121	0	318,121	0	0	0	0	0	0	3,356	0	3,356	10,000	0	10,000	331,478	363,768	(32,290)
LESS Grant Program Expense	(176)	(378)	202	(184,996)	(151,269)	(33,727)	0	0	0	0	0	0	(412)	(567)	155	0	0	0	(185,584)	(152,214)	(33,370)
LESS Grant Capital Projects	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Fundraising	68,347	(308,768)	377,115	18,645	326,268	(307,623)	0	0	0	0	0	0	18,974	45,033	(26,059)	0	7,500	(7,500)	105,966	70,033	35,933
TOTAL FUNDRAISING INCOME	68,171	54,622	13,549	151,771	174,999	(23,228)	0	0	0	0	0	0	21,918	44,466	(22,548)	10,000	7,500	2,500	251,859	281,587	(29,728)
TOTAL REVENUE	448,042	364,940	83,102	183,841	182,496	1,345	3,082,886	3,086,055	(3,169)	598,874	607,671	(8,797)	2,630,374	2,531,689	98,685	1,393,754	1,393,122	633	8,337,772	8,165,972	171,799
EXPENSES																					
ADMINISTRATIVE																					
Professional Fees & Consulting	29,259	54,902	25,643	588	1,809	1,221	54,423	30,827	(23,596)	0	0	0	0	0	0	11,938	11,133	(805)	96,208	98,671	2,463
Rent Expense	20,583	20,583	0	8,850	6,750	(2,100)	597,000	597,006	6	0	0	0	176,445	176,733	288	615,213	614,673	(540)	1,418,091	1,415,745	(2,346)
Salaries, Wages, & Training	463,080	585,524	122,444	197,914	155,880	(42,034)	147,610	140,247	(7,363)	430,155	476,097	45,942	1,278,964	1,272,330	(6,634)	31,965	26,074	(5,891)	2,549,688	2,656,152	106,464
Other Admin Expenses	72,309	65,404	(6,905)	6,426	6,340	(86)	26,301	26,980	679	7,479	8,452	973	47,967	50,535	2,568	12,253	11,316	(937)	172,735	169,027	(3,708)
TOTAL ADMINISTRATIVE	585,231	726,413	141,182	213,778	170,779	(42,999)	825,335	795,060	(30,275)	437,634	484,549	46,915	1,503,375	1,499,598	(3,777)	671,369	663,196	(8,173)	4,236,723	4,339,595	102,872
TOTAL MANAGEMENT FEE	4,836	5,958	1,122	3,405	2,817	(588)	229,250	221,499	(7,751)	36,704	36,459	(245)	158,813	151,425	(7,388)	7,448	8,298	850	440,456	426,456	(14,000)
TOTAL MAINTENANCE	11,549	11,898	349	95	0	(95)	242,221	277,431	35,209	0	0	0	104,588	87,891	(16,697)	5,075	5,193	118	363,527	382,413	18,885
TOTAL UTILITIES	15,540	16,641	1,101	0	0	0	316,241	303,381	(12,860)	0	0	0	127,559	130,266	2,707	13,860	14,544	684	473,200	464,832	(8,368)
TOTAL TAXES	641	402	(239)	462	33	(429)	17,604	21,390	3,786	0	612	612	2,106	2,151	45	462	729	267	21,274	25,317	4,043
TOTAL INSURANCE	16,946	17,847	901	0	0	0	51,736	71,481	19,745	0	0	0	36,020	40,662	4,642	13,425	5,274	(8,151)	118,126	135,264	17,138
TOTAL PROGRAM EXPENSES	2,210	15,000	12,790	4,660	2,247	(2,413)	0	0	0	0	0	0	280,830	272,601	(8,229)	0	0	0	287,700	289,848	2,148
TOTAL OPERATING EXPENSES	636,952	794,159	157,207	222,400	175,876	(46,524)	1,682,386	1,690,242	7,855	474,338	521,620	47,282	2,213,290	2,184,594	(28,696)	711,639	697,234	(14,405)	5,941,006	6,063,725	122,719
NOI BEFORE DEBT SERVICE & GROUND LEASE	(188,911)	(429,219)	(74,104)	(38,558)	6,620	(45,178)	1,400,499	1,395,813	4,686	124,536	86,051	38,485	417,084	347,095	69,989	682,115	695,888	15,038	2,396,766	2,102,248	49,080
TOTAL DEBT SERVICE & GROUND LEASE	57,990	41,686	(16,305)	0	0	0	512,872	618,174	105,302	0	0	0	0	0	0	376,476	350,918	(25,558)	947,338	1,010,777	63,439
NOI AFTER DEBT SERVICE & GROUND LEASE	(246,901)	(470,905)	224,004	(38,558)	6,620	(45,178)	887,627	777,639	109,988	124,536	86,051	38,485	417,084	347,095	69,989	305,639	344,970	(39,331)	1,449,427	1,091,470	357,957
TOTAL OTHER EXPENSES	0	0	0	0	0	0	46,338	22,509	(23,829)	0	0	0	3,319	0	(3,319)	0	0	0	49,658	22,509	(27,149)
NET INCOME BEFORE DEPR & AMORT	(246,901)	(470,905)	224,004	(38,558)	6,620	(45,178)	841,289	755,130	86,158	124,536	86,051	38,485	413,765	347,095	66,670	305,639	344,970	(39,331)	1,399,770	1,068,961	330,809
TOTAL DEPRECIATION & AMORTIZATION	1,017	1,017	(0)	0	0	0	782,337	786,465	4,128	0	0	0	63,416	62,505	(911)	284,527	284,526	(1)	1,131,297	1,134,513	3,216
NET INCOME	(247,918)	(471,922)	224,004	(38,558)	6,620	(45,178)	58,952	(31,335)	90,287	124,536	86,051	38,485	350,349	284,590	65,759	21,113	60,444	(39,331)	268,473	(65,552)	334,025

SCIDpda Consolidated Balance Sheet (With Period Change)

Period = Jan 2017-Sep 2017

Book = Accrual ; Tree = .fc_bs

PDA Reporting=Admin/Fundraising/Mktng,IDEA Space,Other (HH & Legal Holdings),
Properties,Property Mgmt,Senior Services;

	Balance Current Period	Beginning Balance	Net Change
ASSETS			
CURRENT ASSETS			
CASH & CASH EQUIVALENTS			
Unrestricted Funds	2,459,694	2,362,462	97,232
Restricted Funds	2,681,196	2,626,410	54,786
Bond Funds	3,253,974	3,423,244	-169,270
TOTAL CASH & CASH EQUIVALENTS	8,394,863	8,412,116	-17,253
ACCOUNTS RECEIVABLE			
Accounts Receivable - Net	2,470,687	2,686,400	-215,713
TOTAL ACCOUNTS RECEIVABLE	2,470,687	2,686,400	-215,713
OTHER RECEIVABLES			
Note Receivable	7,293,613	7,550,430	-256,817
Other Receivables	114,550	104,635	9,914
TOTAL OTHER RECEIVABLES	7,408,163	7,655,066	-246,903
DEPOSITS & PREPAIDS			
Prepaid Insurance	41,284	17,736	23,548
Prepaid Expenses & Deposits	29,582	51,819	-22,237
TOTAL DEPOSITS & PREPAIDS	70,866	69,555	1,310
TOTAL CURRENT ASSETS	18,344,579	18,823,137	-478,558
LONG-TERM ASSETS			
PROPERTY			
Property - Net Accum. Depreciation	39,895,588	40,983,964	-1,088,376
TOTAL PROPERTY	39,895,588	40,983,964	-1,088,376
FIXED ASSETS			
Furniture Fixtures & Equipment - Net Accum. Depreciation	371,065	416,557	-45,491
TOTAL FIXED ASSETS	371,065	416,557	-45,491
TOTAL LONG-TERM ASSETS	40,266,653	41,400,521	-1,133,868
OTHER ASSETS			
OTHER ASSETS			
Other Receivables	4,272,711	4,338,134	-65,422
Investment in Other Entities	8,928,109	8,950,192	-22,083

Balance Sheet (With Period Change)

Period = Jan 2017-Sep 2017

Book = Accrual ; Tree = .fc_bs

PDA Reporting=Admin/Fundraising/Mktng,IDEA Space,Other (HH & Legal Holdings),
Properties,Property Mgmt,Senior Services;

	Balance Current Period	Beginning Balance	Net Change
Development Projects	356,397	0	356,397
TOTAL OTHER ASSETS	13,557,218	13,288,326	268,892
TOTAL OTHER ASSETS	13,557,218	13,288,326	268,892
TOTAL ASSETS	72,168,450	73,511,984	-1,343,534
LIABILITIES & CAPITAL			
LIABILITIES			
CURRENT LIABILITIES			
PAYABLES & OBLIGATIONS			
Accounts Payable	228,959	457,659	-228,700
Prepaid Rent	121,756	31,014	90,742
Current Portion Due of Mortgages & Other Obligations	7,182,800	6,561,833	620,967
Taxes & Benefits Payable	-3,088	-487	-2,601
Line of Credit	85,000	265,000	-180,000
TOTAL PAYABLES & OBLIGATIONS	7,615,427	7,315,019	300,408
ACCRUED EXPENSES			
Accrued Expenses	1,772,558	1,865,770	-93,211
TOTAL ACCRUED EXPENSES	1,772,558	1,865,770	-93,211
TOTAL CURRENT LIABILITIES	9,387,985	9,180,788	207,197
LONG-TERM LIABILITIES			
MORTGAGES & OTHER OBLIGATIONS			
Loan Payable	32,224,028	30,125,313	2,098,715
Bonds Payable - Net	916,556	4,816,059	-3,899,503
TOTAL MORTGAGES & OTHER OBLIGATIONS	33,140,584	34,941,373	-1,800,788
TOTAL LONG-TERM LIABILITIES	33,140,584	34,941,373	-1,800,788
OTHER LIABILITIES			
Security Deposit Liability	144,111	130,669	13,442
Deferred Developer Fee	0	41,946	-41,946
Other Liabilities	119,453	112,768	6,686
Deferred Rent Payable	1,774,760	1,774,760	0
TOTAL OTHER LIABILITIES	2,038,324	2,060,143	-21,818

Balance Sheet (With Period Change)

Period = Jan 2017-Sep 2017

Book = Accrual ; Tree = .fc_bs

PDA Reporting=Admin/Fundraising/Mktng,IDEA Space,Other (HH & Legal Holdings),
Properties,Property Mgmt,Senior Services;

	Balance Current Period	Beginning Balance	Net Change
TOTAL LIABILITIES	44,566,894	46,182,303	-1,615,410
CAPITAL			
Retained Earnings	27,601,557	27,329,681	271,876
TOTAL CAPITAL	27,601,557	27,329,681	271,876
TOTAL LIABILITIES & CAPITAL	72,168,450	73,511,984	-1,343,534

SCIDpda Staff Reports – November 2017

Senior Services

Emiko Mizuki

Assisted Living

- One (1) unit turnover in October resulting in 10 vacancy days
- We continue to advertise for a Certified Nursing Assistant (CNA) and/or Home Care Aid (HCA) for the weekend graveyard shifts to replace staff who have terminated their employment.

Adult Day Services

- Nikkei Concerns has expanded their transportation routes to the East side, South side and now the North side, handling the majority of rides for our ADS program. Nikkei Concerns replaces Transia providing a more reliable efficient and customer service based relationship.

Additional Information

- Continue to work with ICHS on due diligence and current discussions include construction plans to reconfigure the nursing/wellness areas.
- Interim CDA will be providing holiday gifts for the LH Assisted Living residents again this year as part of their annual Holiday Gift Drive.
- An opening reception for “What We Treasure: Stories of Yesler Terrace” included photos of our clients and residents on display at the SOIL gallery through October 26th, 2017

Real Estate Development

Mike Omura

SCIDpda Direct Involvement

Pacific Medical North Lot - The EDG Meeting was held on October 10th and it was successful with some minor comments on the design and massing. A Beacon Hill Community Council meeting was held on October 4th and it was well received by the BHCC. We continue to meet with the architects for the overall development as well as the internal development of AiPACE. The current design contemplates a building that is comprised of AiPACE (23,000 sq. ft.), 95 affordable family units, 41 senior units and 9,500 sq. ft. of childcare. Currently it is planned that we will develop and own the building and then condominiumize the AiPACE portion of the building. The MUP is to be submitted before the Thanksgiving holiday and there will be a pause to the schedule as PHPDA selects a developer for the market rate housing.



Landmark Project, 12th & Jackson Little Saigon - We are stepping away from this site since Forterra and the seller cannot come to terms.

Renovation of the Louisa Hotel - It sounds like the private investor is on board and closing documents will be signed by the end by end of November after a lot of back and forth to say the least. Construction is anticipated to start in January.

Intracorp Development, Acme Poultry Site - We have an MOU with Intracorp to provide community engagement and design advisory services. A third briefing to ISRD took place on 7/11 with no major comments by the Board. Intracorp had an EDG meeting with the Southeast DRB on July 25th just before the Council voted for the MHA on July 31st. From what I understand about vesting this project is vested under regulations prior to MHA so the project is not subject to the MHA requirements. Intracorp has committed to providing 62 “affordable” units per the MFTE (22 studio units at 65% AMI, 35 1 bdrm units at 75% AMI and 6 2 bdrm units at 85% AMI). Intracorp presented their fourth ISRD Briefing on 10/24 and there was very little discussion by the ISRD Board

Other Projects in the Neighborhood

Inland Development, 10th & Jackson - The project is coming out of the ground. Construction is slated to be complete by 2nd Quarter of 2018

Future Projects/Opportunities

SCIDpda Direct Involvement

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. The seismic repair work has begun and it is anticipated that construction will be complete in May

Other Projects in the Neighborhood

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.

Interim – Interim has purchased a 12,000 SF parcel on King Street between 10th and 12th (Acme Poultry parking site) and plans to develop affordable housing.

Linc's Tackle Site – Plymouth Housing will be developing a mixed use project on this site. One concern expressed by some community members is that the majority of the commercial space will be for Plymouth Housing Maintenance.

Asian Plaza – The project has been approved with conditions by the Director of SDCI since the Board was split on this.

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. There has not been any news about what the status of the project is at this time.

DA-LI Development – The developers and their design team will present the project at the third briefing for ISRD on 9/12. The ISRD meeting had some protest by CID Coalition opposing the development. We think this would be a great way to provide affordable home ownership opportunity for our community.



Site on Main and Maynard – Hotel Concepts has purchase the site on the SE corner of Maynard and Main and plans to develop a residential high rise. They are the same developers as the 8th & Lane hotel across from Legacy House that had caused controversy in the CID

Development Activity on the Periphery of CID

“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.

Westcoast 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.

IDEA Space

Jamie Lee

Hing Hay Coworks/Business Resources— We are hosting a workshop next month for businesses in Little Saigon about pre-leasing and understanding what businesses need leading up to a lease. This is a follow-up to a meeting held in October where we updated businesses on the development projects in Little Saigon. We are reaching out to let them know of resources that are available to them – especially as they face potential or imminent displacement. We are also gearing up for our semi-annual AAPI Arts and Crafts Fair on November 25, which is Small Business Saturday. There will also be other events happening in the neighborhood through the CIDBIA, EBC, and Wing Luke. See attached flier.

Public Space— Our Little Saigon parklet project hit a roadblock. Long story short, we have moved on from the concept and we are working on a decorative sign for Little Saigon. This is not ideal, but sometimes the result of community work. We are working on installation details for the Tai Tung sign and hope to have that installed soon. Our Nihonmachi Alley activation project is working on lighting concepts for the alley – once those are decided on, we will move toward installation.

Sustainability and Preservation—We have recently submitted a grant to the EPA to do an area wide assessment of brownfields (contaminated sites) in the neighborhood. We continue to work with property owners on a few capital improvement projects to buildings.

We have completed the IDEA Space and Hing Hay Coworks budgets, which you will hear more about at the next meeting. The end of the year comes with grant reports and invoicing all of our contracts, so we will be busy wrapping those projects up. With the work slowing down, we are able to concentrate on getting things in place before we ramp up for next year!

Development & Communications

Joseph Guanlao

SCIDpda's End of Year Ask giving-drive will begin after Thanksgiving weekend. The focus will be framed as a giving ask for Legacy House.

2018 SCIDpda Annual Fundraiser: Pacific Tower on Friday, October 19, 2018 has been confirmed for next year's fundraiser. Auctioneer Laura Michalek will also return.

Will be looking into streamlining the process of producing donation acknowledgements (for fundraisers and year-round donations) in a much more expedient and cost-effective method, perhaps switching to email as the distribution method.

Executive Director's Report

Maiko Winkler-Chin

City Budget Process – our budget asks did not make it through intact, and we are considering how to move the work forward. Some ideas include reviving for a City supplemental budget or asking the state to consider funding projects in their budget.

Kudos to staff for their work on the annual budget. It's long, it's tedious, but we're almost done.

CHINATOWN-I.D.

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11A.M. - 5P.M.

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SCIDpda

Resolution 17-11-21-__

**RESOLUTIONS OF THE COUNCILS OF
SEATTLE CHINATOWN-INTERNATIONAL
DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY**

Regarding Restructure of Bush Hotel Financing

At a meeting of the Council of Seattle Chinatown-International District Preservation and Development Authority, a Washington public authority ("SCIDPDA") on November 21, 2017, at which a quorum was present and acted throughout, the Council adopted the following resolutions:

BACKGROUND

WHEREAS, SCIDPDA previously concluded the unwind of certain new markets tax credits and historic rehabilitation tax credits financing (collectively, the "Bush Hotel Financing") related to the rehabilitation of a building located on certain real property located at 409 Maynard Avenue S., Seattle, Washington known as the Bush Hotel (the "Bush Hotel Unwind") owned by SCIDPDA Bush Hotel QALICB, LLC ("Project Borrower");

WHEREAS, as a result of the Bush Hotel Unwind, SCIDPDA became the sole member of Renaissance Finance VII Investment Fund, LLC, a Delaware limited liability company ("Investment Fund"). The Investment Fund is the sole member of SCIDPDA Bush Hotel Master Tenant, LLC, a Washington limited liability company ("Master Tenant"), and Master Tenant, together with SCIDPDA Bush Hotel Manager, Inc., a Washington corporation ("Manager") are members of Project Borrower. Chinatown International District Preservation and Development Association ("CIDPDA") is the sole shareholder of Manager;

WHEREAS, SCIDPDA is borrower of a loan in the original principal amount of \$2,000,000.00 ("Commerce Loan") from the Commerce Bank of Washington (the "Bank"). SCIDPDA lent the proceeds of the Commerce Loan to the Investment Fund as part of the Bush Hotel Financing ("SCIDPDA Leverage Loan"), and pledged its interest in the SCIDPDA Leverage Loan as collateral for the Commerce Loan;

WHEREAS, in addition to the SCIDPDA Loan and in connection with the original Bush Hotel Financing, the Investment Fund is borrower of a loan in the original amount of \$1,667,000 ("108 Loan") from the City of Seattle ("City");

WHEREAS, after the Bush Hotel Unwind, the Investment Fund became holder of two promissory notes made by Project Borrower initially in favor of Renaissance Finance VII, LLC, a Delaware limited liability company: (i) a promissory note in the original principal amount of \$1,667,000 ("Note A"), and (ii) a promissory note in the original principal amount of \$2,750,000 ("Note B");

WHEREAS, concurrently with the Bush Hotel Unwind, the Investment Fund collaterally assigned (i) Note A to the City as substitution collateral for the 108 Loan, and (ii) Note B to Commerce Bank (by and through SCIDPDA) as substitution collateral for the Commerce Loan;

WHEREAS, SCIDPDA desires to dissolve the Investment Fund and Master Tenant and to become a direct member of the Project Borrower. In connection therewith, SCIDPDA intends to: (i) repay the Commerce Loan in full, (ii) to cause Investment Fund to assign the Note A in full to the City in satisfaction of its obligations under the 108 Loan, and (iii) to cause Project Borrower to become a substitute obligor under the 108 Loan (collectively, the “Restructure Objectives”);

WHEREAS, Project Borrower has obtained a commitment from the Bank to lend Project Borrower an amount equal to Two Million Seven Hundred Fifty Thousand and No/100 Dollars (\$2,750,000.00) (the “Refinancing Loan”) for the purpose of refinancing Project Borrower’s indebtedness under the Note B;

WHEREAS, to achieve the Restructure Objectives, SCIDPDA, on its own behalf, on behalf of the Investment Fund, and as a constituent member of Project Borrower, desires to take the following steps (collectively, the “Financing Steps”):

- a) to cause and authorize Project Borrower to borrow the Refinancing Loan from the Bank, and to encumber the Property with a first lien mortgage or deed of trust for the benefit of the Bank as collateral for the Refinancing Loan;
- b) to assign all of Investment Fund’s right, title, and interest in Note A to the City in satisfaction of its obligations under the 108 Loan, and in connection therewith, to cause and authorize the substitution of the Investment Fund with Project Borrower as the current obligor under the 108 Loan;
- c) to cause and authorize Project Borrower to encumber the Property with a subordinate lien mortgage or deed of trust for the benefit of the City as collateral for the 108 Loan;
- d) if so required by the City of Seattle and/ or the Bank, to guarantee Project Borrower’s obligations under the 108 Loan and the Refinancing Loan;
- e) to pay off the Commerce Loan in full using the Note B payoff proceeds, and to contribute the remaining Note B payoff proceeds as equity contribution to Project Borrower solely to enable Project Borrower to reduce its indebtedness under the Refinancing Loan to \$1,000,000; and
- f) to terminate and dissolve the Investment Fund and Master Tenant, and to become a direct member of Project Borrower

RESOLUTIONS

NOW, THEREFORE BE IT

RESOLVED, that the Council hereby affirms SCIDPDA’s commitment to achieve the Restructure Objectives and hereby authorizes SCIDPDA to undertake and complete Financing Steps; and be it further

RESOLVED, that SCIDPDA, on its own behalf and as a constituent member of Project Borrower, is hereby authorized and empowered to do all things, and to execute, deliver and perform its obligations under any and all agreements, documents, certificates, borrowing resolutions, and authorizations which may be necessary, convenient or advisable to accomplish the Restructure Objectives and all of the Financing Steps (collectively, the “Financing Documents”) and to retain, authorize, and instruct their attorneys and other consultants in regard to the foregoing; and be it further

RESOLVED, that the Council of SCIDPDA hereby authorizes, empowers, and directs each Authorized Officer, on behalf of SCIDPDA in its individual capacity and as a constituent member of Project Borrower, to do and perform, or cause to be done and performed, and to negotiate, execute, and deliver, or cause to be negotiated, executed, and delivered, in the name and on behalf of SCIDPDA, the Financing Documents, and to take any and all acts necessary to effectuate and implement the Financing Steps, and be it further

RESOLVED, that the Executive Director or Deputy Director (each, and “Authorized Officer”), each without the other, be and hereby is, authorized, empowered, and directed, in the name and on behalf of SCIDPDA, as they, or any of them, may deem necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions is hereby approved, ratified, and confirmed, and be it further

RESOLVED, that any actions to date of the Authorized Officer in name and on behalf of SCIDPDA in respect to the fulfillment of the intent of these resolutions, including without limitation the execution and delivery of any agreements, instruments and documents and the payment of any fees, expenses and taxes, in name and on behalf of SCIDPDA or otherwise, are hereby approved, ratified and confirmed in all respects.

(Signature on following page)

CERTIFICATION

I, _____, Secretary of the Council of Seattle Chinatown International District Preservation and Development Authority, hereby certify that the foregoing resolutions were duly adopted at a meeting of the Council of Seattle Chinatown International District Preservation and Development Authority, held on November 21, 2017, at which a quorum was present, by a majority of the members of the Council.

Name:

Title:

Resolution 17-11-21-__

**RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT
PRESERVATION AND DEVELOPMENT AUTHORITY**

We, the Governing body of the Seattle Chinatown International District Preservation and Development Authority ("SCIDpda"), authorize and approve the renewal of the line of credit between The Commerce Bank of Washington and SCIDpda in an amount up to \$500,000. The purpose of the credit line is to provide financing to bridge the timing gap between grants and contract payments received by borrower.

Further, we authorize the Executive Director and/or the Deputy Director to sign loan documents with respect to the above on behalf of the agency.

Board Chair

Date

Board Secretary

Date