



BOARD MEETING AGENDA

Tuesday, April 17, 2018

5:30 – 7:30 p.m.

Legacy House

803 S Lane St

Seattle, WA 98104

5:30	Action	1. Call to Order – Jared Jonson
5:35	Action/ Approval (10 min.)	2. Consent Agenda <ul style="list-style-type: none"> • Approve February and March 2018 Meeting Minutes • Accept the February and March 2018 Expenditure Report • Accept April Concurrence Request • Accept April Staff Reports 3. Resolution – HDC Charity 4. Resolution – Affirming Wayne and Nelson re-election
5:45	Discussion (15 min)	5. Staff Briefing – Jamie Lee <ul style="list-style-type: none"> • IDEA Space Name Change
6:00	Presentation (30 min)	6. Gaard Development – Greg Gorder, Gaard Development
6:30	Discussion (20 min)	7. Staff Briefing – Mike Omura <ul style="list-style-type: none"> • Transfer of Development Rights • Building B RFP
6:50	Discussion (40 min)	8. Board Business <ul style="list-style-type: none"> • Retreat Follow-up – Jared Jonson • Budget Asks – Michael Itti • Fundraising update – Jamie/Joseph
7:30	Adjourn	9. Adjourn – Jared Jonson

Upcoming Meetings and Events:

April 28 – CID Spring Clean

May 2 – Executive Committee Meeting, 12 noon; Maiko lead

May 13 – Finance Committee Meeting, 1 pm; Vern lead

May 15 – Board Meeting; Maiko lead

October 19th – 2018 SCIDpda Fall Fundraiser, Joseph lead

****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 18-04-17-01

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 February and March 2018 Meeting Minutes
- Accept the February and March 2018 Expenditure Report
- Accept April Concurrence Request
- Accept April Staff Reports

Board President

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

February 20, 2018

803 S Lane St

Seattle, WA 98104

Board Present: Jared Jonson, Michael Itti, Jerilyn Young, David Della, Lanzi Li, Wayne Lau, Casey Huang, Jen Reyes, Phillip Sit

Staff Present: Vern Wood, Mike Omura, Janet Smith, Jamie Lee, Joseph Guanlao, Rachtha Danh

Guests: Mindy Au

1. Call to Order

The meeting was called to order by Jared Jonson, Board Chair, at 5:35 p.m.

Board Action and Approval

2. Consent Agenda

Resolution 18-02-20_01: We, the Board of the Seattle Chinatown International District Preservation and Development Authority, via consent agenda:

- Approve the January 2017 Meeting Minutes
- Approve the January 2017 Expenditure Report
- Approve February Concurrence Requests
- Accept February Staff Reports

Moved: David Della

Seconded: Jen Reyes

Board approved unanimously

3. 2018 Meeting Schedule

Vern explained passing the resolution on the meeting dates and posting the dates to the website keeps the organization compliant with the Public Meetings Act.

Resolution 18-02-20_02:

We, the Board of the Seattle Chinatown International District Preservation and Development Authority, approve the following 2018 meeting schedule:

Board Meetings

Unless otherwise noted, all meetings begin at 5:30 and are held at Legacy House, 803 S Lane St., Seattle, WA 98104

January 16	July 17
February 20	August 21
March 17** <u>Hing Hay Coworks</u> , time TBD	September 18
April 17	October 16
May 15	November 20
June 12	December 11

Executive Committee

Unless otherwise noted, all meetings begin at noon and are held at SCIDpda Main Offices, 409 Maynard Ave. S, Suite P-2, Seattle WA 98104

January 3	July 5
February 7	August 1
March 7	September 5
April 4	October 3
May 2	November 7
June 6	December 5

Finance Committee

Unless otherwise noted, all meetings begin at 1 pm and are held at SCIDpda Main Offices, 409 Maynard Ave. S, Suite P-2, Seattle WA 98104

January 11	July 13
February 16	August 17
March 16	September 14
April 13	October 12
May 11	November 16
June 15	December 7 (starts at noon)

Moved: Jerilyn Young

Seconded: David Della

Board approved unanimously

4. Rules and Regulations Amendment

Vern explained that Maiko worked on the update of the rules and regulations, and that she had sent the document out to get feedback from the board. The board packet included a version of the redlined document to show the changes made. Michael Itti confirmed that the comments he offered on the document were addressed.

Resolution 18-02-20-03: We, the Seattle Chinatown International District Preservation and Development Authority Board approve the amendments to the SCIDpda Rules and Regulations.

Moved: David

Seconded: Michael

Board approved unanimously

5. SHA Development Request

Mike passed out a map of the neighborhood, explaining that it was a map requested by Lanzi. He explained the resolution would authorize staff to respond to an RFP in March for the SHA property that was the former site for King County Records; 44,000 sq. ft. parcel of land; projected to be affordable housing. Mike explained the charter states the board needs to approve projects outside of the International District boundaries. The board discussed the size and scope of the project: Jared stated he is siloed from the project at his office at SHA, but he knows from discussions with PDA staff that the RFP calls for 50 family units, is near Bailey Gatzert and the CID's Little Saigon neighborhood, and is part of the Yesler Terrace Development; a requirement of the RFP is space on the ground floor for a service provider for youth services or child care.

Resolution 18-02-20-04: We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors approves staff to work on a project that Seattle Housing Authority will be issuing for response request in 2018 for the King County Records site, located near the intersection of Yesler Ave. and 12th Ave. This real estate development includes affordable housing.

The Board authorizes this work as the project will further the purpose of the Authority, specifically:

- Expand the residential community, especially for low income people, through the provision of affordable housing.

SCIDpda may work outside of the Chinatown International District as its Charter, the state statute authorizing cities to form public development authorities, and the City of Seattle ordinance creating public development authorities all permit the SCIDpda to function within the boundaries of the City of Seattle.

Moved: Wayne Lau

Seconded: David Della

Board approved unanimously

6. Staff Briefings

Real Estate

Vern explained that Mike had to leave the meeting early, so she requested that he give his oral staff report before he left.

Mike passed another out map, also requested by Lanzi. On the map he pointed out International Apartments, which just came on to the market: 53 studio units and 1 bedroom apartment for \$7.2M; brick building built in 1910, the building is one of the historic buildings of the CID, and is an unreinforced masonry building. Mike said he and Julie planned to tour the building. Board and staff discussed how the PDA could keep rents affordable if it was purchased.

Board Forms

Vern explained that Maiko included a memo in the board packet requesting that board members look over the forms and complete them at the upcoming board retreat; Vern explained that Maiko had a question about whether or not to include an emergency form for the board, and whether there needed to be an additional statement of conflict of interest form in addition to the city's Statement of Economic Interest Form. The board discussed that the emergency contact form did not seem necessary. The board discussed if there was a need for the Statement of Economic Interest Form: Vern explained the Statement of Economic Interest Form is a requirement for PDA boards, and that there is not a legal requirement for the proposed conflict of interest forms.

Transition Committee status

Vern explained the assumption agreement has been signed, and now a series of additional agreements have to be drafted with the PDA's attorney that will be put forth to the board. This includes a memorandum of understanding outlining steps, processes, and timelines.

There was confusion amongst the board about the March board retreat and board meeting — Joseph needs to cancel the calendar date for the March board meeting, as the March board meeting will immediately precede the board retreat on the same day, March 20.

Annual Fundraiser

Joseph and Jamie presented the materials for sponsorship acquisition to the board, including the Sponsorship Levels and Benefits Form. Jen suggested updating the sponsorship levels this year, and there be a discounted rate if the sponsorship commitment is made by a certain date so that smaller donors can still patronize previously offered rates. Phil offered to join the SCIDpda Board Fundraising Committee. Lanzi suggested SCIDpda registering with Amazon Smile.

Other Business

David talked to the mayor's office, and they are gathering information in March. Jared suggested the board have discussions around the organization's budget asks at the retreat.

7. Board Business

Retreat

Jared explained the board retreat would occur on March 17; there is a discussion about who will facilitate the event, and Maiko has reached out to Paul Mar and Barry Mar; Paul is unavailable, but Barry is able to; Jared also reached out to Rita Brogan, who was formerly the chair of the SCIDpda Council; Jared explained Rita would be willing to facilitate a portion of the retreat, and would also be willing to host something for donor cultivation.

Jared listed the topics that have been discussed as being part of the retreat agenda, including: board members getting to know each other better; how does the organization get better credit for the work the organization does in the neighborhood via communications; discussing some of the tensions around development in the neighborhood, getting to know the actors and issues in the neighborhood; fundraising work, perhaps a brainstorming of potential donors to target. Jen asked if SCIDpda could do a donor cultivation event, and Jared confirmed it is something we've done in the past, and could do again, mentioning the 10-year anniversary of IDEA Space and the work of that department as a possible thing to highlight during donor cultivation; Lanzi's previous suggestion of touring the neighborhood is also possible.

David asked if SCIDpda references the strategic plan during the retreat. Jared explained it was heavily discussed in-depth 2016, and it would be good to do it again. Mindy suggested the strategic plan, rather than a separate topic, be used as a framework for all the discussions during the retreat, informs how we communicate, why we ask for donations, how we look at tensions in development. Jared explained Barry was instrumental in facilitating the strategic plan process, and affirmed there were callbacks to the strategic plan during the budget meetings. Jared said he would get a draft agenda out for the retreat.

Real Estate Committee

Casey explained the Real Estate Committee had a meeting with staff, where they went over the major development projects, including the North Lot, the Goodwill site, URM and renovations in the historic core, and the King County Records site. She explained there was discussion of an angel investor interested in the upgrade renovation of old

buildings in the neighborhood. She explained there was a discussion during the committee meeting of why SCIDpda was reached out to by SHA to submit a response to the RFP for the King County Records site, and during the meeting it was discussed that SCIDpda's reputation as a very capable non-profit, relationships, and experience with immigrant and POC communities may have been factors. Casey gave kudos to staff for juggling all these different projects.

8. Adjourn

The meeting was adjourned by Jared Jonson, Board Chair, at 6:34 PM

SCIDpda Board Meeting Minutes

March 17, 2018
409b Maynard Ave S
Seattle, WA 98104

Board Present: Jen Reyes, Scott Yasui, Casey Huang, Aileen Balahadia, Hared Jonson, Jerilyn Young, David Della, Phillip Sit (phone), Kevin Huynh (phone), Wayne Lau, Nelson Young, Lanzi Li

Staff Present: Maiko Winkler-Chin, Vern Wood, Mike Omura, Joseph Guanlao, Rachtha Danh

Guests: Mindy Au, Barry Mar

1. Call to Order

The meeting was called to order by Jared Jonson, Board Chair, at 10:06 a.m.

Board Action and Approval

2. Incentive Compensation Plan (2018)

Vern explained the PDA had a cash flow that exceeded projections, which came from an overall increase in revenue from fundraising, grants, and a release on operating funds; the Incentive Compensation plan was formed and framed around goals stated in the strategic plan, with the plan of distributing money in June and December.

David asked if the compensation plan was tied to individual performance, and Vern explained it was based on performance tied to the organization, and accomplishments on a global scale; compensation is also based on the length of the employee's employment with the PDA. The board discussed if and how an organizational policy could be put in place in the future, with the suggestion of it becoming part of a financial policy rather than an HR policy. Scott affirmed that the PDA had a good year in 2018.

Resolution 18-03-17_01: Seattle Chinatown International District Preservation and Development Authority (SCIDpda), a Washington public authority (Authority), currently employs 85 full and part-time individuals.

The SCIDpda Board has long recognized and valued the SCIDpda skilled and committed staff. The Board desires to reward positive performance of the staff by providing an incentive to all permanent staff for meeting and/or exceeding the specified Authority goals.

The Board values tenured staff and wishes to recognize staff for their years of service to the Authority acknowledging that there were several years where staff did not receive any pay increases due to the Authority's difficult funding years.

The Board established a strategic plan for the years 2017-2020. The Board wishes to offer incentive compensation for meeting goals outlined in the strategic plan.

The Board wishes to provide incentive compensation to all permanent employees of record as of the award date and who remain employed as of the distribution date. Amounts will be prorated for part-time employees and employees who were employed for a portion of the award period.

For 2018, award dates will be June 30, 2018 and December 31, 2018. Distribution dates will be July 31, 2018 and January 31, 2019, respectively.

For 2018, the Board wishes to provide incentive compensation if the following goals are met:

- Organization Financially Sustainable
 - Payoff Credit Line
 - Refinance Bush Hotel Commercial Loans
- Buildings Financially Sustainable
 - Commercial Vacancy below 10%
 - Assisted Living Vacancy below budget
- More Housing Units/Options
 - Senior Services transition to ICHS
- More Positive Businesses
 - Recruit desirable businesses to vacant spaces
 - Assist businesses in technical assistance around issues such as financials, marketing, regulatory laws, etc.
- More Housing Units/Options Stronger Community Relations
 - Support neighborhood wide efforts in public safety
 - Support property owners in building improvements

The amount of award will be determined by recommendation of the Deputy Director to the Finance Committee who will review performance against goals and available cash for award payment.

Moved: David Della

Seconded: Lanzi Li

Board approved unanimously

3. Edge Developers Consultant Contract

Mike explained the progress of the PDA's involvement in the development of affordable housing at the North Lot, and the complexities of the inclusion of market rate housing, of which the Speaker of the House is pushing to be facilitated by a non-profit, preferably a public development corporation.

The PDA has been working with Edge Development, namely for their experience in working on a PACE program, working on public land to make affordable housing, and the experience and connections of Edge Development's principals Joel Ing and Don Mar working in the CID community. Don Mar is also connected to Kinon.

Mike explained the complexities of the development. There are two main buildings on the development site; the first building is an affordable housing building that also includes a PACE program and a childcare facility managed by El Centro de La Raza, the second building is a building that will have to a separate investor and/or developer.

The PDA's attorney suggested this contract gets approval from the board due to the consultation fees exceeding the \$50,000 maximum, as per the PDA's policies and procedures.

Maiko read the resolution to the board, and explained it is a sole source contract, and that staff believes Edge is uniquely qualified to serve in this role, as there is only one other PACE project on a publically owned site; it is a rare case. The board discussed the sole source contract.

Maiko amended the resolution to include the following language: "The board authorizes staff to enter into an agreement to cover feasibility study of development with expectation of issuing an RFQ for a subsequent phase."

Resolution 18-03-17_02: We, the Governing Body of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda), authorize staff to enter into an Agreement for

Developer Consultation Services with Edge Developers for the Pacific Hospital PDA North Lot Development, which creates new affordable housing, a PACE facility, and an early education learning center.

In accordance with the SCIDpda Policies and Procedures (January 2018), section (4)(c)(i) Procurement by Non-Competitive Sole Source Contracts, Edge Developers is uniquely qualified for this work for the following reasons:

- An Edge Principal has recently experience developing a mixed-use project with affordable housing and a PACE program on publicly owned land
- Edge recent experience on a development involving public funding on a “non-fee-simple” site, which is extremely unusual.
- Edge has extensive, recent, relevant experience, skills and capacity in affordable housing development which the SCIDpda does not have as we have not done a project of this size and complexity in over 10 years. Edge would assist us in meeting requirements by the range of funders - investors, banks, public and private funders.
- SCIDpda partners in AiPACE - International Community Health Services and Kin On – are known to Edge Developers. The principals of Edge know AiPACE members, their organizational backgrounds, histories, cultures, and the unique issues and considerations of working in our community. Edge is culturally competent. Don Mar has been a Board member of Kin-On and is familiar with that organization.
- Joel Ing, one of the Edge principals, sits on the state Policy Advisory Team and Affordable Housing Advisory Board, and thus can keep us informed on the changing nature of affordable housing development finance.
- Edge is a registered City of Seattle Minority Business Enterprise. Edge’s offices are in the CID boundary, and thus a local business.

In addition, the SCIDpda needed to engage someone quickly due to the pace of the project and the requirements of the PHPDA process that the SCIDpda must also track, making a procurement process unlikely to generate comparable providers but also not feasible.

The board authorizes staff to enter into an agreement to cover feasibility study of development with expectation of issuing an RFQ for subsequent phase.

Moved: Jen Reyes

Seconded: David Della

Board approved unanimously

4. International Apartments LOI

Mike explained the LOI prepared for the International Apartments, and that the Real Estate Committee verified the PDA should try to acquire the building, as it meets the organization’s mission of maintaining affordable housing in the neighborhood. The LOI was due on the previous Thursday, and staff toured the building and had discussions with OH and Enterprise for acquisition funds. There are other offers on the building, and the PDA would find out in a week where they stood.

The board asked about the condition of the building, and Mike explained the International Apartments has not yet received a seismic update; a property magnitude loss study and capital needs assessment would also need to take place for funders as well.

Maiko explained a goal of the purchase of International Buildings would be to manage the property, and she explained that the CID needs more 30% AMI units. Mike explained that if a private developer acquires the building, those people would likely have to move out due to increases in rent rates.

Resolution 18-03-17_03: We, the Governing Body of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda), authorize staff to enter into a Purchase and Sale agreement for the purchase of the International Apartments currently owned by International Apartments LLC (Abie Label & Associates) located at 315 Maynard Avenue S. upon acceptance of a non-binding Letter of Intent (LOI) submitted to the Owner's agent on March 15, 2018.

The Board also authorizes SCIDpda staff to move forward in all due diligence activities as deemed necessary and appropriate upon acceptance of the LOI.

The Board authorizes this work as the project will further the mission of the SCIDpda **to preserve, promote and develop the Chinatown International District (CID) as a vibrant community and unique ethnic neighborhood**, specifically to preserve an existing historically contributing building providing affordable housing for the residents of the CID:

Moved: Lanzi Li

Seconded: Wayne Lau

Board approved unanimously

8. Adjourn

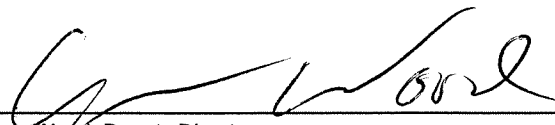
The meeting was adjourned by Jared Jonson, Board Chair, at 11:22 AM

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

Expenditure Certification Memorandum

DATE: 02/28/2018
TO: Board of Directors
FROM: Vern Wood, Deputy Director
RE: February 2018 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	1206	to	1215	\$	8,648.62
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	45,452.38
					Bush Hotel Commercial	\$	54,101.00
Accounts Payable	Computer Run Checks	General Checking	1522	to	1525	\$	28,231.93
					Bush Hotel Condo	\$	28,231.93
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	15,759.68
					Bush Hotel Fund	\$	15,759.68
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	32,208.33
					Bush Hotel Master Tenant	\$	32,208.33
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	22,811.12
					Bush Hotel QalicB	\$	22,811.12
Accounts Payable	Computer Run Checks	General Checking	127	to	152	\$	40,309.16
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	26,595.43
					Bush Hotel Residential	\$	66,904.59
Accounts Payable	Computer Run Checks	General Checking	987	to	994	\$	36,878.80
					CIDpda	\$	36,878.80
Accounts Payable	Computer Run Checks	General Checking	1284	to	1291	\$	24,215.92
					IDVS2 Condo	\$	24,215.92
Accounts Payable	Computer Run Checks	General Checking	2971	to	2984	\$	54,033.25
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	2,858.49
					DVA	\$	56,891.74
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	15,661.80
					Hinghay	\$	15,661.80

Accounts Payable	Computer Run Checks	General Checking	2906	to	2920	\$	77,934.01
ACH Transfers	Cash Mgmt/Investments	Bond Revenue		eft		\$	130,000.00
						IDVS1 Commercial	\$ 207,934.01
Accounts Payable	Computer Run Checks	General Checking	674	to	677	\$	24,523.74
ACH Transfers	Cash Mgmt/Investments	Bond Revenue		eft		\$	90,000.00
						IDVS2 Library & Parking	\$ 114,523.74
Accounts Payable	Computer Run Checks	General Checking	101	to	107	\$	8,204.69
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	7,851.79
						IDVS2 Commercial	\$ 16,056.48
Accounts Payable	Computer Run Checks	General Checking	9867	to	9926	\$	110,377.69
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	160,000.00
						Legacy House	\$ 270,377.69
Accounts Payable	Computer Run Checks	General Checking	346	to	353	\$	3,398.34
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	21,779.74
						New Central Commercial	\$ 25,178.08
Accounts Payable	Computer Run Checks	General Checking	146	to	148	\$	8,086.72
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	20,647.48
						New Central Hotel	\$ 28,734.20
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	38,125.61
						New Central Master Tenant	\$ 38,125.61
Accounts Payable	Computer Run Checks	General Checking	407	to	415	\$	4,618.87
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	17,790.54
						New Central Residential	\$ 22,409.41
Accounts Payable	Computer Run Checks	General Checking	114	to	120	\$	10,921.88
						Nutrition Services	\$ 10,921.88
Accounts Payable	Computer Run Checks	General Checking	7303	to	7328	\$	69,512.48
Payroll	Automatic Withdrawal	General Checking	02/01/18 & 02/15/18			\$	252,103.90
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	172.02
Accounts Payable	Computer Run Checks	Construction	106	to	106	\$	20,000.00
ACH Transfers	Cash Mgmt/Investments	Construction		eft		\$	5,000.00
						SCIDpda	\$ 346,788.40
						\$	1,434,714.41

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 _____ 2018.

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,lhweltn,littsaig,ncntcom,ncntres,nchotel,ncmanagr,ncmaster,nutri,panaland,pdaccmty,pdadedv,pdamaint,pdaprop,scid AND mm/yy=02/2018-02/2018 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	
bhcommop - General Checking				
1206	seacitli - Seattle City Light	02/01/2018	150.72	Electricity
1207	pdamaint - SCIDpda Maintenance Dept	02/08/2018	2,326.25	WOs
1208	verwir - Verizon Wireless	02/08/2018	8.29	Telecom
1209	cenlin - CenturyLink	02/15/2018	48.51	Telecom
1210	eltsys - ELTEC Systems, LLC	02/15/2018	310.58	Elevator - Contract
1211	pdamaint - SCIDpda Maintenance Dept	02/15/2018	425.00	WOs
1212	repser - Republic Services	02/15/2018	1,087.06	Garbage/Waste Removal - Jan 2018
1213	repser - Republic Services	02/15/2018	1,042.02	Garbage/Waste Removal - Dec 2017
1214	scidpda - SCIDpda	02/15/2018	329.43	Fire Systems - Service Call & WO related to Craft 3 move-in
1215	wasman - Waste Management of Seattle	02/15/2018	2,920.76	Garbage/Waste Removal
ACH	bushmast - SCIDpda Bush Hotel Master Tenant LLC	02/01/2018	32,250.00	Rent
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	02/14/2018	13,202.38	Condo Billing
Total bhcommop - General Checking			54,101.00	
bhcondop - General Checking				
1522	seacitli - Seattle City Light	02/01/2018	2,589.34	Electricity
1523	ipfscorp - IPFS Corporation	02/15/2018	3,288.99	Insurance Payment - #10 of 10
1524	pugsou - Puget Sound Energy	02/15/2018	3,731.40	Natural Gas
1525	citseacu - City of Seattle-Combined Utilities	02/22/2018	18,622.20	Garbage/Waste Removal/Water/Sewer
Total bhcondop - General Checking			28,231.93	
bhfundop - Operating Account				
ACH	scidpda - SCIDpda	02/12/2018	5,790.68	Loan B Interest - Monthly
ACH	bannymel - The Bank of New York Mellon Trust Co.	02/15/2018	9,969.00	Loan A Payment - Monthly
Total bhfundop - Operating Account			15,759.68	
bhmastop - General Checking				
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	02/01/2018	32,208.33	Rent
Total bhmastop - General Checking			32,208.33	
bhqalop - General Checking				
ACH	renfin - Renaissance Finance VII Invest. Fund LLC	02/08/2018	10,245.06	Loan B Interest - Monthly
ACH	renfin - Renaissance Finance VII Invest. Fund LLC	02/15/2018	12,566.06	Loan A Payment - Monthly
Total bhqalop - General Checking			22,811.12	
bhresope - General Checking				
127	cenlin - CenturyLink	02/01/2018	55.72	Telecom
128	citseacu - City of Seattle-Combined Utilities	02/01/2018	70.40	Water/Sewer
129	moco - Moco, Inc.	02/01/2018	190.00	Credit Screening Fee
130	scidpda - SCIDpda	02/01/2018	534.95	2017 WO Reconciliation
131	tcms - TCMS of Seattle	02/01/2018	1,979.60	Elevator - Service Calls
132	aldpes - Alderwood Pest Control, Inc.	02/08/2018	1,127.50	Pest Control
133	busimp - Business Impact NW	02/08/2018	1,604.68	Loan Payment - Monthly
134	danpal - Daniel's Painting LLC	02/08/2018	16,000.00	Capitalized Rehab Expenditures - Corridor Renovations
135	pdamaint - SCIDpda Maintenance Dept	02/08/2018	649.30	WOs
136	pmjans - Phnook	02/08/2018	460.00	UTO - Outside Vendors
137	seacitli - Seattle City Light	02/08/2018	118.45	Electricity
138	seacitli - Seattle City Light	02/08/2018	346.49	Electricity
139	seacitli - Seattle City Light	02/08/2018	943.89	Electricity
140	seacitli - Seattle City Light	02/08/2018	10.78	Electricity
141	seacitli - Seattle City Light	02/08/2018	105.80	Electricity
142	searub - Seattle Rubbish Removal	02/08/2018	172.49	Garbage/Waste Removal
143	sprague - Sprague	02/08/2018	269.36	Pest Control
144	verwir - Verizon Wireless	02/08/2018	80.54	Telecom
145	eltsys - ELTEC Systems, LLC	02/15/2018	1,159.56	Elevator - Contract
146	finnei - Finney Neill & Co. P.S.	02/15/2018	1,265.00	Audit Fees
147	lowes - Lowe's	02/15/2018	68.54	Supplies
148	scidpda - SCIDpda	02/15/2018	11,604.85	ID Billing
149	t0002174 - Qiu	02/15/2018	425.52	Move out refund
150	moco - Moco, Inc.	02/22/2018	190.00	Credit Screening Fee
151	searub - Seattle Rubbish Removal	02/22/2018	446.74	Garbage/Waste Removal
152	t0002919 - Liu	02/22/2018	429.00	Move out refund
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	02/14/2018	18,214.46	Condo Billing
ACH	bushot - Bush Hotel Limited Partnership	02/15/2018	3,245.97	Replacement Reserve Payment - Monthly
ACH	bushot2 - Bush Hotel Limited Partnership	02/15/2018	1,071.00	Operating Reserve Payment - Monthly
ACH	thecomm - The Commerce Bank of WA	02/27/2018	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			66,904.59	

Check#	Vendor	Check Date	Total Check	
cldpdaop - General Checking				
987	leghou - Legacy House	02/01/2018	8,490.00	Q4 Donation Distribution
988	nutser - SCIDpda Congregate Meal Program	02/01/2018	5,573.45	Q4 Donation Distribution
989	scidpda - SCIDpda	02/01/2018	22,049.81	Q4 Donation Distribution
990	cldpda - CIDpda 501c(3)	02/08/2018	500.00	Fund new Wells Fargo General Checking Account
991	idvs2lib - IDVS2 Library/Parking	02/08/2018	57.00	2018 City Business License
992	alpgra - Alphagraphics Seattle	02/15/2018	95.80	Direct Fund Raising Expense
993	scidpda - SCIDpda	02/15/2018	85.21	ID Billing
994	blackb - Blackbaud, Inc	02/22/2018	27.53	Computer Licenses
Total cldpdaop - General Checking			36,878.80	
cobocap1 - Comm Bond Revenue				
ACH	idvs2lib - IDVS2 Library/Parking	02/15/2018	90,000.00	Transfer to General Checking for operating expenses
Total cobocap1 - Comm Bond Revenue			90,000.00	
condo2op - General Checking				
1284	cenlin - CenturyLink	02/01/2018	375.60	Telecom
1285	pdamaint - SCIDpda Maintenance Dept	02/08/2018	1,070.16	WOs
1286	pugsou - Puget Sound Energy	02/08/2018	3,205.74	Natural Gas
1287	seacitli - Seattle City Light	02/08/2018	2,760.02	Electricity
1288	seacitli - Seattle City Light	02/08/2018	293.94	Electricity
1289	ipfscorp - IPFS Corporation	02/15/2018	4,290.20	Insurance Payment - #10 of 10
1290	citseacu - City of Seattle-Combined Utilities	02/22/2018	11,880.05	Garbage/Waste Removal/Water/Sewer
1291	guasec - Guardian Security Systems, Inc	02/22/2018	340.21	Fire Systems/Sprinkler - Service Calls
Total condo2op - General Checking			24,215.92	
dvaop - General Checking				
2971	idvs2lib - IDVS2 Library/Parking	02/01/2018	17,612.92	Loan Payment - Monthly
2972	pmjans - Phnook	02/01/2018	595.00	UTO - Outside Vendors
2973	searub - Seattle Rubbish Removal	02/01/2018	1,117.87	Garbage/Waste Removal
2974	hdsupp - HD Supply Facilities Maintenance, LTD	02/08/2018	56.13	Office Supplies
2975	pdamaint - SCIDpda Maintenance Dept	02/08/2018	819.90	WOs
2976	verwir - Verizon Wireless	02/08/2018	71.91	Telecom
2977	wavbro - Wave Broadband	02/08/2018	42.05	Telecom
2978	eltsys - ELTEC Systems, LLC	02/15/2018	610.47	Elevator - Contract
2979	scidpda - SCIDpda	02/15/2018	11,923.95	ID Billing
2980	seacitli - Seattle City Light	02/15/2018	21.18	Electricity
2981	guasec - Guardian Security Systems, Inc	02/22/2018	212.64	Access Control Systems
2982	hdsupp - HD Supply Facilities Maintenance, LTD	02/22/2018	268.50	Supplies
2983	idvs2con - IDVS2 Condo Association	02/22/2018	20,642.73	Condo Billing
2984	moco - Moco, Inc.	02/22/2018	38.00	Credit Screening Fee
ACH	idvsfh - IDVS 2 Family Housing LLC	02/15/2018	2,301.33	Replacement Reserve Payment - Monthly
ACH	idvsfh2 - IDVS 2 Family Housing LLC	02/15/2018	557.16	Operating Reserve Payment - Monthly
Total dvaop - General Checking			56,891.74	
hingop - General Checking				
400349	hinghay - Hinghay CoWorks	02/05/2018	15,661.80	Close KeyBank to Wells Fargo
Total hingop - General Checking			15,661.80	
idvs1op - General Checking				
2906	scidpda - SCIDpda	02/01/2018	581.85	2017 Property Management Fee Reconciliation
2907	cenlin - CenturyLink	02/08/2018	127.14	Telecom
2908	pdamaint - SCIDpda Maintenance Dept	02/08/2018	772.50	WOs
2909	pugsou - Puget Sound Energy	02/08/2018	4,619.07	Natural Gas
2910	seacitli - Seattle City Light	02/08/2018	15,732.75	Electricity
2911	tcms - TCMS of Seattle	02/08/2018	30,779.82	HVAC/Boiler Maint - Contract
2912	verwir - Verizon Wireless	02/08/2018	12.90	Telecom
2913	eltsys - ELTEC Systems, LLC	02/15/2018	413.45	Elevator - Contract
2914	ipfscorp - IPFS Corporation	02/15/2018	3,553.97	Insurance Payment - #10 of 10
2915	scidpda - SCIDpda	02/15/2018	7,488.62	ID Billing
2916	wasman - Waste Management of Seattle	02/15/2018	1,991.14	Garbage/Waste Removal
2917	citseacu - City of Seattle-Combined Utilities	02/22/2018	69.36	Water/Sewer
2918	citseacu - City of Seattle-Combined Utilities	02/22/2018	9,384.43	Water/Sewer
2919	mckser - McKinstry Service	02/22/2018	1,501.76	Fire Systems - Contract
2920	repser - Republic Services	02/22/2018	905.25	Garbage/Waste Removal
Total idvs1op - General Checking			77,934.01	
idvs2cns - General Checking				
674	usbank - US Bank/TFM/97298300/Patty Schrandt	02/01/2018	14,773.96	Loan Layment - Monthly
675	eltsys - ELTEC Systems, LLC	02/15/2018	279.79	Elevator - Contract
676	scidpda - SCIDpda	02/15/2018	7,385.79	ID Billing
677	idvs2con - IDVS2 Condo Association	02/22/2018	2,084.20	Condo Billing
Total idvs2cns - General Checking			24,523.74	

Check#	Vendor	Check Date	Total Check	
Idvs2op3 - General Checking				
ACH	idvs2com - IDVS 2 Commercial	02/02/2018	7,851.79	Close TCB Account to Heritage Bank
Total Idvs2op3 - General Checking			7,851.79	
Idvs2op4 - General Checking				
101	cenlin - CenturyLink	02/08/2018	257.90	Telecom
102	pdamaint - SCIDpda Maintenance Dept	02/08/2018	1,083.75	WOs
103	verwir - Verizon Wireless	02/08/2018	13.82	Telecom
104	repser - Republic Services	02/15/2018	390.76	Garbage/Waste Removal
105	scidpda - SCIDpda	02/15/2018	491.73	ID Billing
106	wasman - Waste Management of Seattle	02/15/2018	2,274.72	Garbage/Waste Removal
107	idvs2con - IDVS2 Condo Association	02/22/2018	3,692.01	Condo Billing
Total Idvs2op4 - General Checking			8,204.69	
Idvsreve - Revenue Account-Trust				
ACH	idvs1co - IDVS 1 Commercial	02/08/2018	130,000.00	Transfer to General Checking for operating expenses
Total Idvsreve - Revenue Account-Trust			130,000.00	
legacyop - General Checking				
9867	citpro - City Produce Company	02/01/2018	1,750.83	Program - Food Cost
9868	fooser - Food Services of America	02/01/2018	2,949.34	Program - Food Cost & Supplies
9869	idvs1co - IDVS 1 Commercial	02/01/2018	130.00	Travel - Local
9870	kinco - King County Finance	02/01/2018	3,236.50	Program - Delivery & Travel - Oct/Nov 2017
9871	kinori - King's Oriental Foods, Inc	02/01/2018	375.50	Program - Food Cost & Supplies
9872	leghou - Legacy House	02/01/2018	4,375.00	Replacement Reserve Payment - Jan/Feb 2018
9873	moco - Moco, Inc.	02/01/2018	76.00	Credit Screening Fee
9874	neopos - Neopost	02/01/2018	148.61	Postage
9875	neopos2 - Neopost USA, Inc	02/01/2018	37.79	Postage
9876	netser - Network Services Company	02/01/2018	603.79	Program - Supplies
9877	petqua - Petschl's Quality Meats Inc	02/01/2018	524.55	Program - Food Cost
9878	pmjans - Phnook	02/01/2018	235.00	UTO - Outside Vendors
9879	sprfar - Springbrook Farms	02/01/2018	345.22	Program - Food Cost
9880	syssea - SYSCO Seattle Inc	02/01/2018	976.06	Program - Food Cost & Supplies
9881	depsoc - DSHS	02/08/2018	748.22	Refund DSHS Overpayment
9882	hartfo - The Hartford	02/08/2018	640.10	Payroll Benefits - Life Insurance
9883	kaifou - of Washington Options Inc	02/08/2018	17,655.19	Payroll Benefits - Medical
9884	leaage - LeadingAge Washington	02/08/2018	291.15	Dues & Subscriptions - monthly
9885	pdamaint - SCIDpda Maintenance Dept	02/08/2018	3,741.50	WOs
9886	rellea - Relias Learning LLC	02/08/2018	753.48	Training & Education
9887	shuaju - Shuang	02/08/2018	70.00	Program - Health/Medical
9888	sprague - Sprague	02/08/2018	125.95	Pest Control
9889	sprfar - Springbrook Farms	02/08/2018	172.61	Program - Food Cost
9890	verwir - Verizon Wireless	02/08/2018	181.43	Telecom
9891	wasden - Delta Dental of Washington	02/08/2018	1,971.05	Payroll Benefits - Dental
9892	yarsys - Yardi Systems, Inc.	02/08/2018	896.96	Licenses/Permits
9893	bobjoh - Bob Johnson's Pharmacy	02/15/2018	239.39	Program - Supplies
9894	chasan - Chang	02/15/2018	108.54	Program - Supplies
9895	chukit - Chu	02/15/2018	140.15	Direct Fund Raising Expense
9896	danpal - Daniel's Painting LLC	02/15/2018	825.75	UTO - Outside Vendors
9897	delage - De Lage Landen Financial Services	02/15/2018	666.01	Copier Lease/Maintenance
9898	eltsys - ELTEC Systems, LLC	02/15/2018	829.76	Elevator - Contract
9899	idvs1co - IDVS 1 Commercial	02/15/2018	36,495.07	Rent
9900	Infreh - Infinity Rehab	02/15/2018	1,894.90	Program - Temporary Staffing
9901	ipfscorp - IPFS Corporation	02/15/2018	1,381.59	Insurance Payment - #10 of 10
9902	kinco - King County Finance	02/15/2018	1,592.00	Program - Delivery & Travel - Dec 2017
9903	kinori - King's Oriental Foods, Inc	02/15/2018	352.50	Program - Food Cost & Supplies
9904	netser - Network Services Company	02/15/2018	1,010.19	Program - Supplies
9905	offdeplh - Office Depot	02/15/2018	127.04	Office Supplies
9906	pmjans - Phnook	02/15/2018	470.00	UTO - Outside Vendors
9907	sprfar - Springbrook Farms	02/15/2018	165.94	Program - Food Cost
9908	steric - Stericycle, Inc.	02/15/2018	11.78	Program - Supplies
9909	wasman - Waste Management of Seattle	02/15/2018	1,155.85	Garbage/Waste Removal
9910	wavbro - Wave Broadband	02/15/2018	199.84	Telecom
9911	90001217 - Chang	02/15/2018	76.01	Move out refund
9912	allstre - Allstream	02/22/2018	672.26	Telecom
9913	citpro - City Produce Company	02/22/2018	797.70	Program - Food Cost
9914	cscser - CSC Service Works, Inc.	02/22/2018	101.29	Program - Supplies
9915	fooser - Food Services of America	02/22/2018	3,555.96	Program - Food Cost
9916	kelnor - Kelro Northwest	02/22/2018	9,038.00	Program - Transportation
9917	kinori - King's Oriental Foods, Inc	02/22/2018	438.50	Program - Food Cost
9918	netser - Network Services Company	02/22/2018	448.25	Program - Supplies
9919	nurcal - Onetrac Wireless Messaging Inc.	02/22/2018	257.63	Program - Supplies

Check#	Vendor	Check Date	Total Check	
9920	petcasof - Petty Cash - Office	02/22/2018	317.67	Training & Education/Staff Appreciation/Supplies
9921	petqua - Petschl's Quality Meats Inc	02/22/2018	543.35	Program - Food Cost
9922	pmjans - Phnook	02/22/2018	235.00	UTO - Outside Vendors
9923	powcle - PowerClean	02/22/2018	660.60	R&M - Other
9924	sprfar - Springbrook Farms	02/22/2018	165.94	Program - Food Cost
9925	syssea - SYSCO Seattle Inc	02/22/2018	1,494.44	Program - Food Cost & Supplies
9926	yarsys - Yardi Systems, Inc.	02/22/2018	896.96	Licenses/Permits
ACH	scidpda - SCIDpda	02/09/2018	100,000.00	Transfer for Payroll Expense
ACH	scidpda - SCIDpda	02/22/2018	60,000.00	Transfer for Payroll Expense
Total legacyop - General Checking			270,377.69	
nccomop2 - General Checking				
346	seacitli - Seattle City Light	02/01/2018	795.18	Electricity
347	pdamaint - SCIDpda Maintenance Dept	02/08/2018	1,662.50	WOs
348	verwir - Verizon Wireless	02/08/2018	6.45	Telecom
349	eltsys - ELTEC Systems, LLC	02/15/2018	249.73	Elevator - Contract
350	lowes - Lowe's	02/15/2018	78.92	Supplies
351	pdamaint - SCIDpda Maintenance Dept	02/15/2018	87.50	WOs
352	scidpda - SCIDpda	02/15/2018	491.06	ID Billing
353	wasman - Waste Management of Seattle	02/15/2018	27.00	Garbage/Waste Removal
ACH	newcenmt - New Central Hotel Master Tenant LLC	02/20/2018	2,575.57	EQ Insurance #1&2 of 12 + Property/Umbrella Insurance #10 of 12
ACH	newcenmt - New Central Hotel Master Tenant LLC	02/20/2018	19,204.17	Rent
Total nccomop2 - General Checking			25,178.08	
nchotop - General Checking				
146	ipfscorp - IPFS Corporation	02/08/2018	1,079.62	EQ Insurance #2
147	proins - Propel Insurance	02/08/2018	5,372.32	EQ Insurance Down Payment + #1
148	ipfscorp - IPFS Corporation	02/15/2018	1,634.78	Property/Umbrella Insurance #10 of 10
ACH	welfar - Wells Fargo	02/06/2018	19,549.92	Loan Payment - Monthly
ACH	newcenth - New Central Hotel LLC	02/15/2018	1,097.56	Replacement Reserve Payment - Monthly
Total nchotop - General Checking			28,734.20	
ncmaster - General Checking				
ACH	newcenth - New Central Hotel LLC	02/01/2018	1,597.85	Property/Umbrella Insurance - #10 of 12
ACH	newcenth - New Central Hotel LLC	02/20/2018	33,833.00	Rent
ACH	newcenth - New Central Hotel LLC	02/20/2018	2,694.76	EQ Insurance #1&2 of 12
Total ncmaster - General Checking			38,125.61	
ncresop - General Checking				
407	pmjans - Phnook	02/01/2018	945.00	UTO - Outside Vendors
408	cenlin - CenturyLink	02/08/2018	54.16	Telecom
409	pugsou - Puget Sound Energy	02/08/2018	762.32	Natural Gas
410	verwir - Verizon Wireless	02/08/2018	36.26	Telecom
411	eltsys - ELTEC Systems, LLC	02/15/2018	249.73	Elevator - Contract
412	finnei - Finney Neill & Co. P.S.	02/15/2018	775.25	Audit Fees
413	scidpda - SCIDpda	02/15/2018	1,442.95	ID Billing
414	citseacu - City of Seattle-Combined Utilities	02/22/2018	239.20	Water/Sewer
415	moco - Moco, Inc.	02/22/2018	114.00	Credit Screening Fee
ACH	newcenmt - New Central Hotel Master Tenant LLC	02/20/2018	1,717.04	EQ Insurance #1&2 of 12 + Property/Umbrella Insurance #10 of 12
ACH	newcenmt - New Central Hotel Master Tenant LLC	02/20/2018	15,712.50	Rent
ACH	newcentr - SCIDPDA New Central Apartments, Inc	02/15/2018	361.00	Replacement Reserve Payment - Monthly
Total ncresop - General Checking			22,409.41	
nutriop3 - General Checking				
114	bushcomm - SCIDpda Bush Hotel Commercial	02/08/2018	4,699.08	Rent
115	hartfo - The Hartford	02/08/2018	20.13	Payroll Benefits - Life Insurance
116	kaifou - of Washington Options Inc	02/08/2018	306.27	Payroll Benefits - Medical
117	merpar - Merchants Parking Assoc.	02/08/2018	545.00	Program - Transportation
118	wasden - Delta Dental of Washington	02/08/2018	78.70	Payroll Benefits - Dental
119	leghou - Legacy House	02/15/2018	5,211.20	LH Meals
120	kinori - King's Oriental Foods, Inc	02/22/2018	61.50	Program - Food Cost
Total nutriop3 - General Checking			10,921.88	
pdabhcon - Construction				
106	scidpda - SCIDpda	02/08/2018	20,000.00	Fund new Wells Fargo General Checking Account
ACH	thecomm - The Commerce Bank of WA	02/28/2018	5,000.00	Loan Payment - Monthly
Total pdabhcon - Construction			25,000.00	
pdaop - General Checking				
7303	dahjac - Dahl	02/01/2018	17.66	COBRA Receivable
7304	idvs1co - IDVS 1 Commercial	02/01/2018	390.00	Employee Parking
7305	idvs2lib - IDVS2 Library/Parking	02/01/2018	130.00	Employee Parking
7306	lgross - I.L. Gross Structural Engineers	02/01/2018	407.50	IDEA Space/Program - Subcontracts
7307	pitbow - Pitney Bowes Inc.	02/01/2018	152.02	Postage
7308	ricusa - Ricoh USA, Inc	02/01/2018	462.42	Copier Lease/Maintenance
7309	wavbro - Wave Broadband	02/01/2018	132.45	Telecom

Check#	Vendor	Check Date	Total Check	
7310	hartfo - The Hartford	02/08/2018	826.55	Payroll Benefits - Life Insurance
7311	intpark - Interim Parking Services	02/08/2018	1,030.00	Employee Parking
7312	kaifou - of Washington Options Inc	02/08/2018	17,102.68	Payroll Benefits - Medical
7313	meetin - MeetingOne	02/08/2018	30.73	Telecom
7314	navben - Navia Benefit Solutions	02/08/2018	704.00	Payroll Benefits
7315	verwir - Verizon Wireless	02/08/2018	1,152.74	Telecom
7316	wasden - Delta Dental of Washington	02/08/2018	2,507.85	Payroll Benefits - Dental
7317	casnet - Cascade Networks, Inc.	02/15/2018	245.72	Telecom
7318	cenlin - CenturyLink	02/15/2018	111.72	Telecom
7319	ethbus - Ethnic Business Coalition	02/15/2018	26,400.00	EBC/Program - Subcontracts
7320	net2ph - Net2Phone Inc.	02/15/2018	723.62	Telecom
7321	offdep - Office Depot	02/15/2018	56.15	Office Supplies
7322	onemed - One Media Venture LLC	02/15/2018	290.00	Marketing Expense
7323	paclaw - Pacifica Law Group	02/15/2018	1,008.00	Legal - Administrative
7324	phiins - Philadelphia Insurance Companies	02/15/2018	930.67	Management Liability Insurance #9 of 9
7325	seachit - Seattle Chinese Times	02/15/2018	0.00	Void (Duplicate)
7326	tecave - Techle Avenger Inc	02/15/2018	2,413.79	Computer - Maintenance
7327	bushcomm - SCIDpda Bush Hotel Commercial	02/15/2018	11,925.20	Rent
7328	secima - Security Imaging Corporation	02/22/2018	71.01	Office Supplies
ACH	stwab&o - Department of Revenue	02/27/2018	172.02	B&O Tax
ACH	qqest - Qqest Payroll Services	02/01/2018	121,164.91	Payroll
ACH	qqest - Qqest Payroll Services	02/15/2018	130,938.99	Payroll
Total pdaop - General Checking			321,788.40	
			1,444,125.92	

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

Expenditure Certification Memorandum

DATE: 04/02/2018
 TO: Board of Directors
 FROM: Vern Wood, Deputy Director
 RE: March 2018 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	1216	to	1230	\$	20,157.83
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	45,801.09
						Bush Hotel Commercial	\$ 65,958.92
Accounts Payable	Computer Run Checks	General Checking	1526	to	1532	\$	36,203.90
						Bush Hotel Condo	\$ 36,203.90
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	16,698.76
						Bush Hotel Fund	\$ 16,698.76
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	32,208.33
						Bush Hotel Master Tenant	\$ 32,208.33
Accounts Payable	Computer Run Checks	General Checking	166	to	168	\$	103,000.00
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	24,406.96
ACH Transfers	Cash Mgmt/Investments	Operating Reserve		eft		\$	83,268.00
						Bush Hotel QalicB	\$ 210,674.96
Accounts Payable	Computer Run Checks	General Checking	153	to	183	\$	46,840.39
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	27,468.65
						Bush Hotel Residential	\$ 74,309.04
Accounts Payable	Computer Run Checks	General Checking	995	to	999	\$	5,284.58
						CIDpda	\$ 5,284.58
Accounts Payable	Computer Run Checks	General Checking	1292	to	1300	\$	25,686.96
						IDVS2 Condo	\$ 25,686.96
Accounts Payable	Computer Run Checks	General Checking	2985	to	3003	\$	53,575.44
ACH Transfers	Cash Mgmt/Investments	General Checking		eft		\$	2,858.49
						DVA	\$ 56,433.93

Accounts Payable	Computer Run Checks	General Checking	2921	to	2934	\$	41,511.59
						IDVS1 Commercial	\$ 41,511.59
Accounts Payable	Computer Run Checks	General Checking	678	to	684	\$	13,641.79
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	72.20
						IDVS2 Library & Parking	\$ 13,713.99
Accounts Payable	Computer Run Checks	General Checking	108	to	118	\$	8,688.51
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	4,812.34
						IDVS2 Commercial	\$ 13,500.85
Accounts Payable	Computer Run Checks	General Checking	9927	to	9995	\$	106,380.32
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	180,000.00
						Legacy House	\$ 286,380.32
Accounts Payable	Computer Run Checks	General Checking	354	to	367	\$	10,807.40
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	20,971.31
						New Central Commercial	\$ 31,778.71
Accounts Payable	Computer Run Checks	General Checking	149	to	151	\$	9,007.61
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	20,647.48
						New Central Hotel	\$ 29,655.09
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	36,778.22
						New Central Master Tenant	\$ 36,778.22
Accounts Payable	Computer Run Checks	General Checking	416	to	434	\$	16,330.51
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	17,250.77
						New Central Residential	\$ 33,581.28
Accounts Payable	Computer Run Checks	General Checking	121	to	130	\$	18,017.23
						Nutrition Services	\$ 18,017.23
Accounts Payable	Computer Run Checks	General Checking	7329	to	7373	\$	110,585.90
Payroll	Automatic Withdrawal	General Checking	3/1, 3/15 & 3/29/18			\$	408,815.12
ACH Transfers	Cash Mgmt/Investments	General Checking			eft	\$	205.11
ACH Transfers	Cash Mgmt/Investments	Construction			eft	\$	6,108.74
						SCIDpda	\$ 525,714.87
						\$	1,554,091.53

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 _____, 2018.

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,lhweltn,lhwsalg,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,nutri,panaland,pdacmnty,pdadev,pdamaint,pdaprop,scid AND mm/yy=03/2018-03/2018 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	
bhcommop - General Checking				
1216	buihar - Builders' Hardware & Supply Co	03/01/2018	196.15	Locks & Keys
1217	keybankc - KeyBank	03/01/2018	162.78	Supplies & Access Control Systems
1218	seacitli - Seattle City Light	03/01/2018	138.24	Electricity
1219	tcms - TCMS of Seattle	03/01/2018	2,114.17	Fire Systems/Sprinkler - Service Calls
1220	scidpda - SCIDpda	03/01/2018	10,000.00	Due to/from reduction
1221	pdamaint - SCIDpda Maintenance Dept	03/08/2018	2,493.75	WOs
1222	seadptra - Seattle Dept of Transportation	03/08/2018	378.10	Elevator - Contract
1223	verwir - Verizon Wireless	03/08/2018	8.29	Telecom
1224	cedgro - Cedar Grove Organics Recycling	03/15/2018	120.00	Garbage/Waste Removal
1225	cenlin - CenturyLink	03/15/2018	48.51	Telecom
1226	eltsys - ELTEC Systems, LLC	03/15/2018	310.58	Elevator - Contract
1227	repser - Republic Services	03/15/2018	1,070.72	Garbage/Waste Removal
1228	wasman - Waste Management of Seattle	03/15/2018	2,864.01	Garbage/Waste Removal
1229	buihar - Builders' Hardware & Supply Co	03/29/2018	232.53	Locks & Keys
1230	nutser - SCIDpda Congregate Meal Program	03/29/2018	20.00	Room Rental Income paid to bhcomm in error
31918	bushmast - SCIDpda Bush Hotel Master Tenant LLC	03/19/2018	32,250.00	Rent
3152018	bushcond - SCIDPDA Bush Hotel Condo Association	03/15/2018	13,431.09	Condo Billing
3262018	bushlhc - SCIDpda Bush Residential LLC	03/26/2018	120.00	01/2018 Garbage/Waste Removal paid by bhres in error
Total bhcommop - General Checking			65,958.92	
bhcondop - General Checking				
1526	seacitli - Seattle City Light	03/08/2018	2,267.17	Electricity
1527	pugsou - Puget Sound Energy	03/15/2018	4,155.71	Natural Gas
1528	citseacu - City of Seattle-Combined Utilities	03/22/2018	17,812.82	Water/Sewer & Garbage/Waste Removal
1529	tcms - TCMS of Seattle	03/22/2018	7,492.48	HVAC/Boiler Maint - Contract - 01/2018 & 02/2018
1530	cenlin - CenturyLink	03/29/2018	254.24	Access Control Systems
1531	citseabi - City of Seattle - BIA TAX	03/29/2018	475.20	BIA Tax+E228
1532	tcms - TCMS of Seattle	03/29/2018	3,746.28	HVAC/Boiler Maint - Contract - 03/2018
Total bhcondop - General Checking			36,203.90	
bhfundop - Operating Account				
ACH	scidpda - SCIDpda	03/12/2018	6,411.11	Loan B Interest - Monthly
ACH	bannymel - The Bank of New York Mellon Trust Co.	03/15/2018	10,287.65	Loan A Payment - Monthly
Total bhfundop - Operating Account			16,698.76	
bhmastop - General Checking				
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	03/19/2018	32,208.33	Rent
Total bhmastop - General Checking			32,208.33	
bhqalop - General Checking				
166	bannymel - The Bank of New York Mellon Trust Co.	03/08/2018	3,000.00	Asset Management Fee - Annual
167	scidpda - SCIDpda	03/22/2018	50,000.00	Note Payable reduction
168	scidpda - SCIDpda	03/29/2018	50,000.00	Note Payable reduction
ACH	renfin - Renaissance Finance VII Invest. Fund LLC	03/08/2018	11,342.75	Loan B Interest Payment - Monthly
ACH	renfin - Renaissance Finance VII Invest. Fund LLC	03/15/2018	13,064.21	Loan A Payment - Monthly
Total bhqalop - General Checking			127,406.96	
bhqalor - Operating Reserve				
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	03/21/2018	83,268.00	Close Operating Reserve account to Replacement Reserve account
Total bhqalor - Operating Reserve			83,268.00	
bhresope - General Checking				
153	aldpes - Alderwood Pest Control, Inc.	03/01/2018	610.50	Pest Control
154	cenlin - CenturyLink	03/01/2018	55.72	Telecom
155	danpal - Daniel's Painting LLC	03/01/2018	11,000.00	Capitalized Rehab Expenses - Corridor Renovations
156	keybankc - KeyBank	03/01/2018	422.40	Supplies, Telcom & Access Control Systems
157	paclam - Pacific Lamp & Supply Company	03/01/2018	2,083.77	Supplies
158	scgele - SCG Electric, Inc.	03/01/2018	5,141.00	Capitalized Rehab Expenses - Corridor Renovations
159	busimp - Business Impact NW	03/08/2018	1,604.68	Loan Payment - Monthly
160	cedgro - Cedar Grove Organics Recycling	03/08/2018	120.00	Garbage/Waste Removal
161	pdamaint - SCIDpda Maintenance Dept	03/08/2018	2,340.00	WOs
162	scidpda - SCIDpda	03/08/2018	13,630.38	ID Billing
163	seacitli - Seattle City Light	03/08/2018	290.71	Electricity
164	seacitli - Seattle City Light	03/08/2018	101.59	Electricity

165	seacitli - Seattle City Light	03/08/2018	854.21	Electricity
166	seacitli - Seattle City Light	03/08/2018	22.67	Electricity
167	seacitli - Seattle City Light	03/08/2018	93.72	Electricity
168	seacitli - Seattle City Light	03/08/2018	5.44	Electricity
169	sprague - Sprague	03/08/2018	269.36	Pest Control - 02/2018 #1 of 2/month
170	verwir - Verizon Wireless	03/08/2018	80.54	Telecom
171	eltsys - ELTEC Systems, LLC	03/15/2018	1,159.56	Elevator - Contract
172	finnei - Finney Neill & Co. P.S.	03/15/2018	1,620.00	Audit Fee
173	lowes - Lowe's	03/15/2018	746.89	Appliances & Supplies
174	sprague - Sprague	03/15/2018	269.36	Pest Control - 02/2018 #2 of 2/month
175	cenlin - CenturyLink	03/22/2018	55.72	Telecom
176	citseacu - City of Seattle-Combined Utilities	03/22/2018	57.20	Water/Sewer
177	keybankc - KeyBank	03/22/2018	128.65	Pest Control, Small Tools & Equipment, & Supplies
178	moco - Moco, Inc.	03/22/2018	76.00	Credit Screening Fee
179	saipai - Sais Painting Company	03/22/2018	687.50	UTO - Other Vendors
180	pmjans - Phnouk	03/29/2018	515.00	UTO - Other Vendors
181	ruichun - Li	03/29/2018	175.29	Tenant Retention
182	sprague - Sprague	03/29/2018	269.36	Pest Control - 03/2018 #1 of 2/month
183	tcms - TCMS of Seattle	03/29/2018	2,353.17	HVAC/Boiler Maint - Contract
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	03/15/2018	19,087.68	Condo Billing
ACH	bushot - Bush Hotel Limited Partnership	03/15/2018	3,245.97	Replacement Reserve Payment - Monthly
ACH	bushot2 - Bush Hotel Limited Partnership	03/15/2018	1,071.00	Operating Reserve Payment - Monthly
ACH	thecomm - The Commerce Bank of WA	03/27/2018	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			74,309.04	
cidpdaop - General Checking				
995	keybankc - KeyBank	03/01/2018	88.20	Direct Fund Raising Expense - 02/2018
996	scidpda - SCIDpda	03/01/2018	5,000.00	Donation Distribution
997	scidpda - SCIDpda	03/08/2018	80.65	ID Billing
998	blackb - Blackbaud, Inc	03/22/2018	27.53	Computer Licenses
999	keybankc - KeyBank	03/22/2018	88.20	Direct Fund Raising Expense - 03/2018
Total cidpdaop - General Checking			5,284.58	
condo2op - General Checking				
1292	cenlin - CenturyLink	03/01/2018	362.25	Telecom - 02/2018
1293	pdamaint - SCIDpda Maintenance Dept	03/08/2018	968.24	WOs
1294	seacitli - Seattle City Light	03/08/2018	2,574.28	Electricity
1295	seacitli - Seattle City Light	03/08/2018	256.06	Electricity
1296	pugsou - Puget Sound Energy	03/15/2018	3,580.59	Natural Gas
1297	citseacu - City of Seattle-Combined Utilities	03/22/2018	11,623.04	Water/Sewer & Garbage/Waste Removal
1298	tcms - TCMS of Seattle	03/22/2018	3,973.50	HVAC/Boiler Maint - Contract - 01/2018 & 02/2018
1299	cenlin - CenturyLink	03/29/2018	362.25	Telecom - 03/2018
1300	tcms - TCMS of Seattle	03/29/2018	1,986.75	HVAC/Boiler Maint - Contract - 03/2018
Total condo2op - General Checking			25,686.96	
dvaop - General Checking				
2985	idvs2lib - IDVS2 Library/Parking	02/22/2018	0.00	Void
2986	keybankc - KeyBank	03/01/2018	267.64	Training & Education
2987	wavbro - Wave Broadband	03/01/2018	42.05	Telecom - 02/2018
2988	hdsupp - HD Supply Facilities Maintenance, LTD	03/08/2018	518.31	Supplies
2989	pdamaint - SCIDpda Maintenance Dept	03/08/2018	1,755.95	WOs
2990	scidpda - SCIDpda	03/08/2018	12,746.81	ID Billing
2991	verwir - Verizon Wireless	03/08/2018	71.91	Telecom
2992	t0001202 - Li	03/08/2018	435.00	Security Deposit Refund
2993	depcom - Dept of Commerce	03/15/2018	14,423.00	Loan Payment - Quarterly
2994	eltsys - ELTEC Systems, LLC	03/15/2018	610.47	Elevator - Contract
2995	hdsupp - HD Supply Facilities Maintenance, LTD	03/15/2018	14.49	Supplies
2996	sprague - Sprague	03/15/2018	614.22	Pest Control
2997	idvs2con - IDVS2 Condo Association	03/22/2018	20,368.31	Condo Billing
2998	keybankc - KeyBank	03/22/2018	51.64	Pest Control, Small Tools & Equipment, & Supplies
2999	seacitli - Seattle City Light	03/22/2018	16.37	Electricity
3000	entcon - Entrance Controls, Inc.	03/29/2018	264.24	Access Control Systems
3001	paclam - Pacific Lamp & Supply Company	03/29/2018	497.98	Supplies
3002	saipai - Sais Painting Company	03/29/2018	835.00	UTO - Other Vendors
3003	wavbro - Wave Broadband	03/29/2018	42.05	Telecom - 03/2018
ACH	idvsfh - IDVS 2 Family Housing LLC	03/15/2018	2,301.33	Replacement Reserve Payment - Monthly
ACH	idvsfh2 - IDVS 2 Family Housing LLC	03/15/2018	557.16	Operating Reserve Payment - Monthly
Total dvaop - General Checking			56,433.93	

idvs1op - General Checking

2921	cenlin - CenturyLink	03/08/2018	127.14	Telecom
2922	pdamaint - SCIDpda Maintenance Dept	03/08/2018	475.00	WOs
2923	scidpda - SCIDpda	03/08/2018	7,798.47	ID Billing
2924	seacitli - Seattle City Light	03/08/2018	14,919.33	Electricity
2925	verwir - Verizon Wireless	03/08/2018	12.90	Telecom
2926	eltsys - ELTEC Systems, LLC	03/15/2018	413.45	Elevator - Contract
2927	lowes - Lowe's	03/15/2018	5.86	Supplies
2928	pugsou - Puget Sound Energy	03/15/2018	4,790.31	Natural Gas
2929	repser - Republic Services	03/15/2018	928.33	Garbage/Waste Removal
2930	searub - Seattle Rubbish Removal	03/15/2018	256.41	Garbage/Waste Removal
2931	wasman - Waste Management of Seattle	03/15/2018	1,945.74	Garbage/Waste Removal
2932	citseacu - City of Seattle-Combined Utilities	03/22/2018	63.68	Water/Sewer
2933	citseacu - City of Seattle-Combined Utilities	03/22/2018	8,774.97	Water/Sewer
2934	denlou - Denise Louie Education Center	03/29/2018	1,000.00	Tenant Retention

Total idvs1op - General Checking 41,511.59

idvs2cns - General Checking

678	usbank - US Bank/TFM/97298300/Patty Schrandt	02/22/2018	0.00	Void
679	idvs2lib - IDVS2 Library/Parking	03/08/2018	3,585.00	Event Parking Income recv'd as cash & paid to Revenue Account
680	pdamaint - SCIDpda Maintenance Dept	03/08/2018	189.00	WOs
681	scidpda - SCIDpda	03/08/2018	6,922.51	ID Billing
682	eltsys - ELTEC Systems, LLC	03/15/2018	279.79	Elevator - Contract
683	idvs2con - IDVS2 Condo Association	03/22/2018	2,049.59	Condo Billing
684	idvs2lib - IDVS2 Library/Parking	03/22/2018	615.90	Event Parking Income recv'd as cash & paid to Revenue Account
ACH	citseafa - City of Seattle Finance & Admin Svcs	03/09/2018	72.20	Business License

Total idvs2cns - General Checking 13,713.99

idvs2op4 - General Checking

108	buihar - Builders' Hardware & Supply Co	03/01/2018	205.18	Locks & Keys
109	keybank - KeyBank	03/01/2018	8.88	Supplies
110	sprague - Sprague	03/01/2018	366.40	Pest Control
111	cenlin - CenturyLink	03/08/2018	257.90	Telecom
112	pdamaint - SCIDpda Maintenance Dept	03/08/2018	134.00	WOs
113	scidpda - SCIDpda	03/08/2018	1,227.70	ID Billing
114	verwir - Verizon Wireless	03/08/2018	13.82	Telecom
115	repser - Republic Services	03/15/2018	392.10	Garbage/Waste Removal
116	wasman - Waste Management of Seattle	03/15/2018	2,274.72	Garbage/Waste Removal
117	idvs2con - IDVS2 Condo Association	03/22/2018	3,604.23	Condo Billing
118	cenlin - CenturyLink	03/29/2018	203.58	Telecom
ACH	herban - Heritage Bank	03/20/2018	4,812.34	Loan Payment - Monthly

Total idvs2op4 - General Checking 13,500.85

legacyop - General Checking

9652	tefgeb - Teferi	03/26/2018	-70.00	Lost Check voided & re-issued in Check 9995
9802	wavbro - Wave Broadband	03/07/2018	-199.84	Void, correct payable amount & re-issue in Check 9955
9927	chajla - Chan	03/01/2018	70.00	Training & Education
9928	cldpda - CIDpda 501c(3)	03/01/2018	53.84	Direct Fund Raising Expense
9929	cltpro - City Produce Company	03/01/2018	295.63	Program - Food Cost
9930	danpai - Daniel's Painting LLC	03/01/2018	275.25	UTO - Other Vendors
9931	fooser - Food Services of America	03/01/2018	1,897.86	Program - Food Cost & Supplies
9932	hartfo - The Hartford	03/01/2018	597.42	Payroll Benefits - Life Insurance
9933	hdsupp - HD Supply Facilities Maintenance, LTD	03/01/2018	76.44	Supplies
9934	idvs1co - IDVS 1 Commercial	03/01/2018	130.00	Employee Parking
9935	kaifou - of Washington Options Inc	03/01/2018	18,115.72	Payroll Benefits - Medical
9936	keinor - Keiro Northwest	03/01/2018	750.00	Travel - Activities
9937	keybank - KeyBank	03/01/2018	1,837.58	Supplies, Training & Education, & Staff Appreciation
9938	leaage - LeadingAge Washington	03/01/2018	477.59	Dues & Subscriptions
9939	paclam - Pacific Lamp & Supply Company	03/01/2018	135.11	Supplies
9940	petqua - Petschl's Quality Meats Inc	03/01/2018	253.45	Program - Food Cost
9941	sprfar - Springbrook Farms	03/01/2018	165.94	Program - Food Cost
9942	syssea - SYSCO Seattle Inc	03/01/2018	719.98	Program - Food Cost & Supplies
9943	wasden - Delta Dental of Washington	03/01/2018	1,710.05	Payroll Benefits - Dental
9944	chukit - Chu	03/08/2018	131.77	Program - Supplies
9945	cldpda - CIDpda 501c(3)	03/08/2018	155.65	Direct Fund Raising Expense
9946	cltpro - City Produce Company	03/08/2018	326.76	Program - Food Cost
9947	dirsup - Direct Supply Equipment	03/08/2018	155.30	Supplies
9948	fooser - Food Services of America	03/08/2018	2,026.75	Program - Food Cost
9949	pdamaint - SCIDpda Maintenance Dept	03/08/2018	3,246.75	WOs
9950	petqua - Petschl's Quality Meats Inc	03/08/2018	270.25	Program - Food Cost

9951	seadptra - Seattle Dept of Transportation	03/08/2018	140.00	Elevator - Contract
9952	sprfar - Springbrook Farms	03/08/2018	165.94	Program - Food Cost
9953	syssea - SYSCO Seattle Inc	03/08/2018	503.28	Program - Food Cost
9954	verwir - Verizon Wireless	03/08/2018	181.43	Telecom
9955	wavbro - Wave Broadband	03/08/2018	420.58	Telecom
9956	90001710 - Chan	03/15/2018	12.00	Tenant Move-out Refund
9957	bobjoh - Bob Johnson's Pharmacy	03/15/2018	54.43	Program - Supplies
9958	copinw - Copiers Northwest, Inc	03/15/2018	196.77	Copier Lease/Maintenance
9959	cuiwu - Wu	03/15/2018	70.00	Training & Education
9960	delage - De Lage Landen Financial Services	03/15/2018	717.35	Copier Lease/Maintenance
9961	eltsys - ELTEC Systems, LLC	03/15/2018	829.76	Elevator - Contract
9962	idvs1co - IDVS 1 Commercial	03/15/2018	36,495.07	Rent
9963	infreh - Infinity Rehab	03/15/2018	2,087.40	Program - Temporary Staffing
9964	kinori - King's Oriental Foods, Inc	03/15/2018	393.00	Program - Food Cost & Supplies
9965	lamcar - Carrie Lam	03/15/2018	110.00	Training & Education
9966	leaage - LeadingAge Washington	03/15/2018	477.59	Licenses
9967	leaage - LeadingAge Washington	03/15/2018	291.15	Dues & Subscriptions
9968	offdeplh - Office Depot	03/15/2018	61.06	Office Supplies
9969	sprague - Sprague	03/15/2018	610.39	Pest Control
9970	sprfar - Springbrook Farms	03/15/2018	163.38	Program - Food Cost
9971	wasman - Waste Management of Seattle	03/15/2018	1,155.85	Garbage/Waste Removal
9972	leghou - Legacy House	03/15/2018	2,187.50	Replacement Reserve Payment - Monthly
9973	allstre - Allstream	03/22/2018	675.06	Telecom
9974	chasan - Chang	03/22/2018	62.90	Travel - Local
9975	dinhae - Ding	03/22/2018	237.49	Program - Supplies & Travel - Local
9976	hdsupp - HD Supply Facilities Maintenance, LTD	03/22/2018	471.13	Supplies
9977	keybankc - KeyBank	03/22/2018	1,629.72	Postage, Supplies, & Training & Education
9978	kincoy - King County Finance	03/22/2018	1,906.00	Program - Delivery & Transportation
9979	netser - Network Services Company	03/22/2018	771.22	Program - Supplies
9980	roycup - Royal Cup Coffee	03/22/2018	206.80	Program - Food Cost
9981	sou gla - Southeast Glass, Inc	03/22/2018	853.28	Reserve Funded Goods & Services
9982	steric - Stericycle, Inc.	03/22/2018	11.78	Program - Supplies
9983	yarsys - Yardl Systems, Inc.	03/22/2018	896.96	Licenses
9984	cltpro - City Produce Company	03/29/2018	1,095.15	Program - Food Cost
9985	fooser - Food Services of America	03/29/2018	5,271.19	Program - Food Cost
9986	hdsupp - HD Supply Facilities Maintenance, LTD	03/29/2018	165.13	Supplies
9987	keinor - Keiro Northwest	03/29/2018	6,949.00	Program - Transportation
9988	kinori - King's Oriental Foods, Inc	03/29/2018	475.00	Program - Food Cost
9989	nurcal - Onetrac Wireless Messaging Inc.	03/29/2018	96.06	Program - Supplies
9990	offdeplh - Office Depot	03/29/2018	57.37	Office Supplies
9991	petqua - Petschl's Quality Meats Inc	03/29/2018	738.20	Program - Food Cost
9992	pmjans - Phnouk	03/29/2018	470.00	UTO - Outside Vendors
9993	sprfar - Springbrook Farms	03/29/2018	326.76	Program - Food Cost
9994	syssea - SYSCO Seattle Inc	03/29/2018	2,014.94	Program - Food Cost & Supplies
9995	tefgeb - Teferi	03/29/2018	70.00	Training & Education
ACH	scidpda - SCIDpda	03/08/2018	50,000.00	Payroll
ACH	scidpda - SCIDpda	03/14/2018	50,000.00	Payroll
ACH	scidpda - SCIDpda	03/22/2018	80,000.00	Payroll
Total legacyop - General Checking			286,380.32	
nccomop2 - General Checking				
354	citseacu - City of Seattle-Combined Utilities	03/01/2018	2,261.14	Water/Sewer - 02/2018
355	keybankc - KeyBank	03/01/2018	55.04	Telecom
356	seacitli - Seattle City Light	03/01/2018	705.78	Electricity
357	pdamaint - SCIDpda Maintenance Dept	03/08/2018	1,928.00	WOs
358	scidpda - SCIDpda	03/08/2018	896.44	ID Billing
359	verwir - Verizon Wireless	03/08/2018	6.45	Telecom
360	eltsys - ELTEC Systems, LLC	03/15/2018	249.73	Elevator - Contract
361	guasec - Guardian Security Systems, Inc	03/15/2018	170.10	Fire Systems/Sprinkler - Service Calls
362	wasman - Waste Management of Seattle	03/15/2018	27.00	Garbage/Waste Removal
363	citseacu - City of Seattle-Combined Utilities	03/22/2018	2,130.44	Water/Sewer - 03/2018
364	sprague - Sprague	03/22/2018	181.67	Pest Control
365	tcms - TCMS of Seattle	03/22/2018	1,289.50	HVAC/Boiler Maint - Contract - 01/2018 & 02/2018
366	citseabi - City of Seattle - BIA TAX	03/29/2018	261.36	BIA Tax
367	tcms - TCMS of Seattle	03/29/2018	644.75	HVAC/Boiler Maint - Contract - 03/2018
ACH	newcenmt - New Central Hotel Master Tenant LLC	03/19/2018	1,767.14	Insurance Installment Payment
ACH	newcenmt - New Central Hotel Master Tenant LLC	03/19/2018	19,204.17	Rent
Total nccomop2 - General Checking			31,778.71	

nchotop - General Checking

149	easwes - East-West Investment Co.	03/15/2018	3,926.81	Ground Lease Expense - 02/2018
150	ipfscorp - IPFS Corporation	03/15/2018	1,079.62	Insurance Installment Payment
151	easwes - East-West Investment Co.	03/22/2018	4,001.18	Ground Lease Expense - 01/2018
ACH	welfar - Wells Fargo	03/07/2018	19,549.92	Loan Payment - Monthly
ACH	newcenth - New Central Hotel LLC	03/15/2018	1,097.56	Replacement Reserve Payment - Monthly

Total nchotop - General Checking **29,655.09**

ncmaster - General Checking

ACH	newcenth - New Central Hotel LLC	03/19/2018	2,945.23	Insurance Installment Payment
ACH	newcenth - New Central Hotel LLC	03/19/2018	33,833.00	Rent
ACH	newcenth - New Central Hotel LLC	03/31/2018	-0.01	Insurance Installment Payment adjustment

Total ncmaster - General Checking **36,778.22**

ncresop - General Checking

416	citseacu - City of Seattle-Combined Utilities	03/01/2018	2,348.15	Water/Sewer & Garbage/Waste Removal
417	keybankc - KeyBank	03/01/2018	140.40	Supplies/Training & Education
418	sprague - Sprague	03/01/2018	243.93	Pest Control
419	cenlin - CenturyLink	03/08/2018	54.16	Telecom
420	hdsupp - HD Supply Facilities Maintenance, LTD	03/08/2018	425.67	Supplies
421	scidpda - SCIDpda	03/08/2018	5,128.91	ID Billing
422	verwir - Verizon Wireless	03/08/2018	36.26	Telecom
423	eltsys - ELTEC Systems, LLC	03/15/2018	249.73	Elevator - Contract
424	finnei - Finney Neill & Co. P.S.	03/15/2018	1,725.25	Audit Fee
425	guasec - Guardian Security Systems, Inc	03/15/2018	170.11	Fire Systems/Sprinkler - Service Calls
426	pugsou - Puget Sound Energy	03/15/2018	817.26	Natural Gas
427	citseacu - City of Seattle-Combined Utilities	03/22/2018	2,232.26	Water/Sewer & Garbage/Waste Removal
428	keybankc - KeyBank	03/22/2018	10.63	Pest Control
429	tcms - TCMS of Seattle	03/22/2018	1,396.94	HVAC/Boiler Maint - Contract - 01/2018 & 02/2018
430	cenlin - CenturyLink	03/29/2018	54.16	Telecom
431	citseabi - City of Seattle - BIA TAX	03/29/2018	323.88	BIA Tax
432	paclam - Pacific Lamp & Supply Company	03/29/2018	30.41	Supplies
433	sprague - Sprague	03/29/2018	243.93	Pest Control
434	tcms - TCMS of Seattle	03/29/2018	698.47	HVAC/Boiler Maint - Contract - 03/2018
ACH	newcenmt - New Central Hotel Master Tenant LLC	03/19/2018	15,712.50	Rent
ACH	newcenmt - New Central Hotel Master Tenant LLC	03/20/2018	1,177.27	Insurance Installment Payment
ACH	newcentr - SCIDPDA New Central Apartments, Inc	03/15/2018	361.00	Replacement Reserve Payment - Monthly

Total ncresop - General Checking **33,581.28**

nutriop3 - General Checking

121	hartfo - The Hartford	03/01/2018	19.76	Payroll Benefits - Life Insurance
122	kaifou - of Washington Options Inc	03/01/2018	306.27	Payroll Benefits - Medical
123	keybankc - KeyBank	03/01/2018	47.33	Supplies
124	wasden - Delta Dental of Washington	03/01/2018	78.70	Payroll Benefits - Dental
125	leghou - Legacy House	03/08/2018	5,289.35	LH Meals
126	dirsup - Direct Supply Equipment	03/22/2018	1,928.95	Reserve Funded Goods & Services
127	leghou - Legacy House	03/22/2018	2,552.32	LH Meals
128	merpar - Merchants Parking Assoc.	03/22/2018	545.00	Program - Transportation
129	scidpda - SCIDpda	03/22/2018	7,200.00	EBC Grant Payment recv'd with HSD Payment
130	netser - Network Services Company	03/29/2018	49.55	Program - Supplies

Total nutriop3 - General Checking **18,017.23**

pdabhcon - Construction

ACH	thecomm - The Commerce Bank of WA	03/29/2018	1,108.74	LOC - Final Payment on outstanding interest charges
ACH	thecomm - The Commerce Bank of WA	03/21/2018	5,000.00	Loan Payment - Monthly

Total pdabhcon - Construction **6,108.74**

pdaop - General Checking

7329	cldpda - CIDpda 501c(3)	03/01/2018	20.00	Donation Distribution
7330	frilit - Friends of Little Saigon	03/01/2018	2,500.00	Littsaig/Program - Subcontracts
7331	hartfo - The Hartford	03/01/2018	719.05	Payroll Benefits - Life Insurance
7332	idvs1co - IDVS 1 Commercial	03/01/2018	390.00	Employee Parking
7333	idvs2lib - IDVS2 Library/Parking	03/01/2018	130.00	Employee Parking
7334	intpark - Interim Parking Services	03/01/2018	1,070.00	Employee Parking
7335	kaifou - of Washington Options Inc	03/01/2018	18,484.35	Payroll Benefits - Medical
7336	keybankc - KeyBank	03/01/2018	3,122.89	Computer Software, Travel & Office Supplies
7337	offdep - Office Depot	03/01/2018	242.82	Office Supplies
7338	ricusa - Ricoh USA, Inc	03/01/2018	512.31	Copier Lease/Maintenance
7339	seachit - Seattle Chinese Times	03/16/2018	0.00	Void
7340	visser - Vision Service Plan	03/01/2018	287.18	Payroll Benefits - Vision
7341	wasden - Delta Dental of Washington	03/01/2018	1,943.55	Payroll Benefits - Dental

7342	wavbro - Wave Broadband	03/01/2018	132.45	Telecom
7343	dencai - Deng	03/08/2018	79.47	Payroll Benefits - Vision - deducted in error
7344	houdep - Housing Development Consortium	03/08/2018	1,500.00	Community Outreach - HDC Annual Celebration
7345	meetin - MeetingOne	03/08/2018	17.53	Telecom
7346	navben - Navia Benefit Solutions	03/08/2018	50.00	Payroll Benefits
7347	verwir - Verizon Wireless	03/08/2018	659.67	Telecom
7348	visser - Vision Service Plan	03/08/2018	97.13	Payroll Benefits - Vision
7349	actdes - Action Design LLC, DBA International Sig	03/15/2018	10,325.00	IDEA Space/Program - Subcontracts
7350	bushcomm - SCIDpda Bush Hotel Commercial	03/15/2018	21,415.60	Rent
7351	casnet - Cascade Networks, Inc.	03/15/2018	245.72	Telecom
7352	cenlin - CenturyLink	03/15/2018	111.72	Telecom
7353	dencai - Deng	03/15/2018	26.49	Payroll Benefits - Vision - deducted in error
7354	ethbus - Ethnic Business Coalition	03/15/2018	7,200.00	EBC/Program - Subcontracts
7355	net2ph - Net2Phone Inc.	03/15/2018	666.94	Telecom
7356	nguvie - Nguoi Viet Tay Bac	03/15/2018	240.00	IDEA Space/Advertising & Marketing
7357	pltbowgf - Pitney Bowes Global Financial Services	03/15/2018	128.84	Postage
7358	bresha - Shanti Breznau	03/22/2018	9,720.00	IDEA Space/Program - Professional Fees & Consulting
7359	keybankc - KeyBank	03/22/2018	1,078.26	Office Supplies, Computer Software, Travel & Supplies
7360	leghou - Legacy House	03/22/2018	0.00	Void
7361	offdep - Office Depot	03/22/2018	69.68	Office Supplies
7362	paclaw - Pacifica Law Group	03/22/2018	6,052.00	Legal - Admin - majority of which for LH Assumption Agreement
7363	purpow - Purchase Power	03/22/2018	320.99	Postage
7364	sercen - Servpro of Central Seattle, Seattle NE	03/22/2018	655.10	HHC/Janitorial
7365	tecave - Techle Avenger Inc	03/22/2018	2,573.39	Computer - Maintenance
7366	leghou - Legacy House	03/22/2018	247.33	Council Expenses
7367	bokcon - Bokeh Consulting	03/29/2018	450.00	HHC/Security Deposit Refund
7368	cidbia - Chinatown ID BIA	03/29/2018	15,000.00	IDEA Space/Program - Subcontracts
7369	fuejod - Fuentes	03/29/2018	87.07	Staff Appreciation
7370	seachi - Seattle Chinese Post, Inc	03/29/2018	500.00	IDEA Space/Program Expenses
7371	vuojen - Jennifer Vuong	03/29/2018	1,300.00	IDEA Space/Program - Subcontracts
7372	wavbro - Wave Broadband	03/29/2018	132.45	Telecom
7373	woocom - Woodburn Company	03/29/2018	80.92	HHC/Office Supplies
ACH	stwab&o - Department of Revenue	03/23/2018	205.11	B&O Tax
ACH	qqest - Qqest Payroll Services	03/01/2018	127,297.26	Payroll
ACH	qqest - Qqest Payroll Services	03/15/2018	130,295.52	Payroll
ACH	qqest - Qqest Payroll Services	03/29/2018	151,222.34	Payroll
Total pdaop - General Checking			519,606.13	
			1,554,091.53	

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.*

April 2018 Items

Leases – Louise Mok/Julie Neilson staff leads

Jackson Building – *Initial Lease on #668 (fka Gold & Silver Traders)*

- Liberty Tattoo, #668 - 04/07/2018 – 03/31/2023, monthly rent \$1350.00 plus NNN

Contracts– Michael Omura, staff lead

Domingo Viernes Apartments (DVA)

- Commercial interiors contract to replace tiles at lobby - \$12,188

SCIDPDA MONTHLY MANAGEMENT REPORT

April 2018

Property Management

Commercial Vacancy as of 3/31/2018

Property	Total Sq Ft	Vacant sf	Percent Vacant	Notice To Vacate	Month to Month
IDVS 1	86,039	0	0.00%	0	0
IDVS II	5,899	0	0.00%	0	0
New Central	21,288	0	0.00%	2	1
Bush Hotel	28,178	1603	5.69%	1	0
Jackson	4,918	806	16.39%	0	0
Portfolio Total	146,322	2409	1.47%	3	1

Leasing Activity and Property Notes:

Jackson's owners chose Liberty Tattoo as the tenant for #668. We are signing that 5-year lease by April 10th so they can begin doing extensive remodel work on the space.

The travel agency moved out of New Central but their lease does not expire until August and they continue to pay rent while we find a tenant to replace them, so it technically doesn't qualify as vacant. Mak Fai Kung Fu gave notice 2/12/18 that they will be retiring and will vacate 3/31/18. We're using strong leasing activities for all spaces.

We have three prospects for the Travel Agency vacancy at Bush. We anticipate lease signing in early April if all goes smoothly with the applicant we choose.

Residential Vacancy as of 3/31/2018

	Mar 2018	YTD	2018 Budget
PDA-Owned Properties			
Bush Residential	1.05%	1.56%	2.00%
Domingo Viernes Apartments	0.07%	1.07%	2.00%
New Central Apartments	0%	1.51%	2.00%
PDA-Managed Properties			
Eastern Hotel	0%	1.86%	2.00%
Nihonmachi Terrace	0%	1.52%	4.00%
NP Hotel	1.67%	2.13%	2.00%
Jackson Apartments	0.00%	0.00%	1.50%

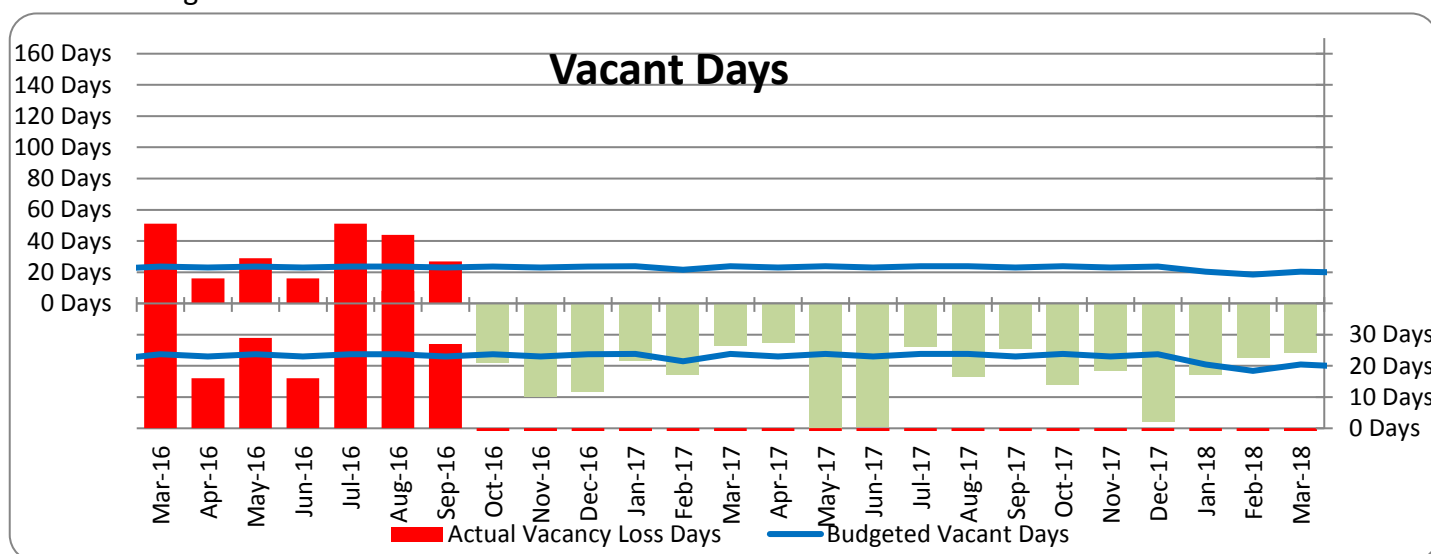
Vacancies were slightly higher than anticipated this month largely due to having a REAC inspection at Jackson February 27th where maintenance personnel were pulled off non-critical work to assist with preparation. REACs are critical for scoring as it potentially impacts HUD funding for the property, so they're considered an "all hands on deck" situation. We've already seen the vacancy days and rates returning below projected levels so we're looking great.

Senior Services

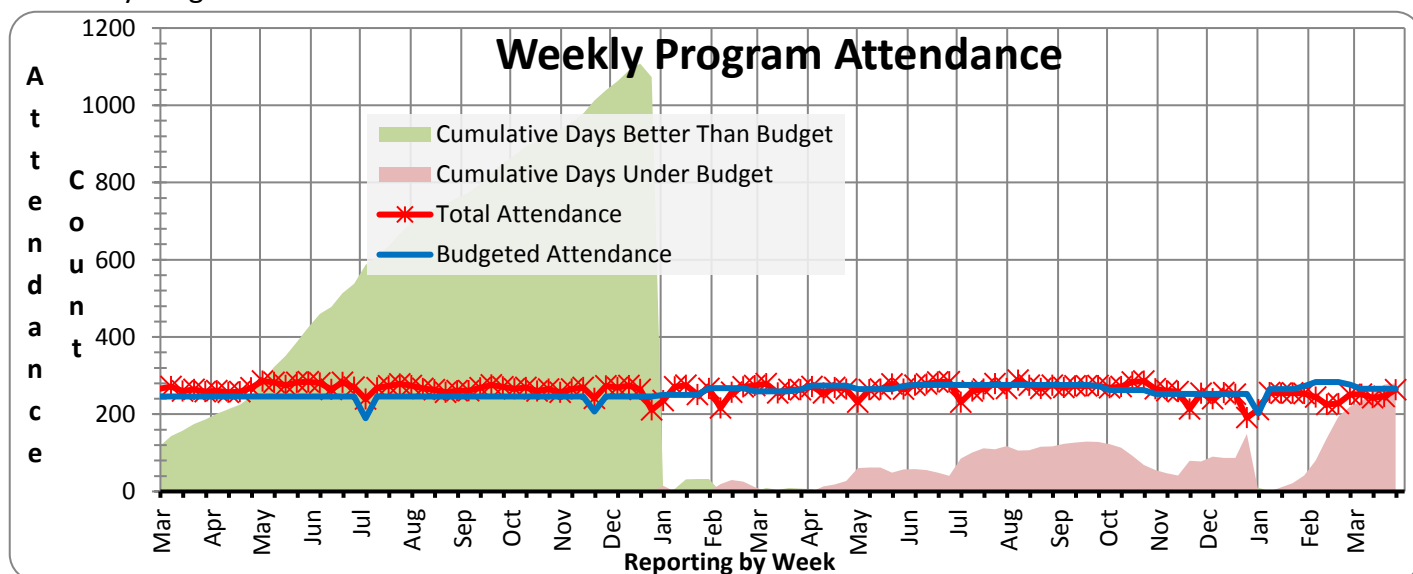
The positive variance for Assisted Living continues into March. Vacancy loss through March was budgeted at 59 days, with an actual vacancy loss of <113> days making the net vacancy number less than budget through March by 172 days. The vacancy loss continues to be a net negative because of quick turn over time to bring on new residents. 3 rooms continue to be occupied by couples. The State Legislature also approved Bridge Funding for Assisted Living facilities that have a large percentage of Medicaid residents. This funding, if approved by the governor, is estimated to be approximately \$58K for 2018.

ADS attendance is below budget through March by 280 days, and revenue for the ADS program is below budget. Attendance has been affected by DSHS not allowing some Assisted Living residents to continue in the ADS program. Also, the flu season hit particularly hard causing cancellations. Staff continue to work to bring on new clients and to get clients into a higher acuity, which results in higher revenue per client.

Assisted Living



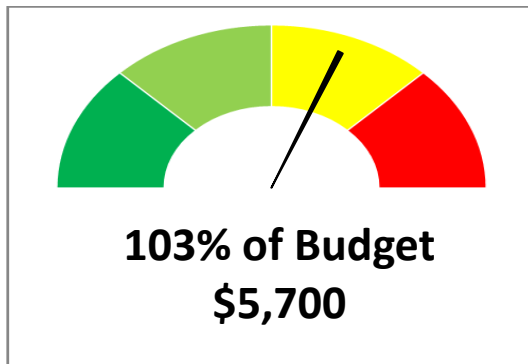
Adult Day Program



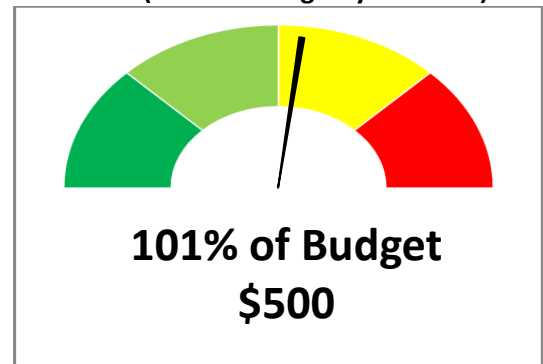
Payroll

Payroll and Benefits Expense actual to budget through March 2018 total \$20K over budget. Senior Services has had large amounts of overtime while covering for staff that is on PTO and FMLA.

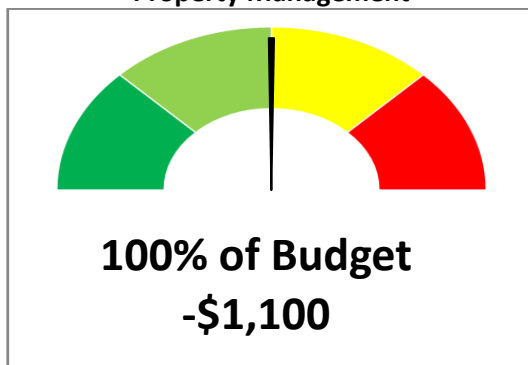
Admin



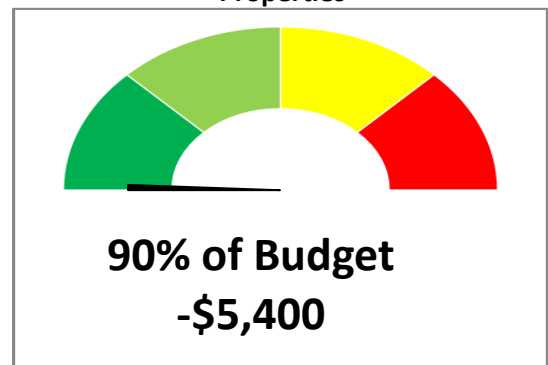
IDEA (Includes Hing Hay Coworks)



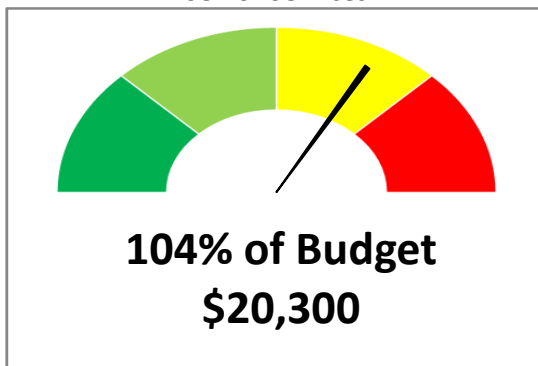
Property Management



Properties



Senior Services



Legacy House/Senior Services

Emiko Mizuki

Assisted Living

- Three (3) unit turnovers in March totaling 30 vacancy days, with one out of the facility (rehab)
- Nine (9) units have turned over since January creating a backlog of paperwork and staff time
- The influx of new residents have also increased workloads in all areas including intakes, nursing, personal care, housekeeping and dietary requirements
- Staff coverage remains a challenge as openings for a CNA or Home Care Aide continue for the weekend and graveyard shifts
- Currently reviewing temp agency agreements to provide some relief and coverage for AL staff

Adult Day Services

- DSHS had discharged 5 ADH clients but we were able to re-enroll 3 and 2 are pending a Fair Hearing. This is a result of new stricter requirements for ADH and combo clients that are affecting all ADS programs in the City of Seattle (not just Legacy House)
- Six new ADH clients have been enrolled through increased Intake & Marketing efforts
- Advertisement for a ADS Case Manager has been posted to replace a staff member converting to on-call status
- The Seniors and LH residents enjoyed a field trip to Southcenter Mall and transportation was provided by Keiro NW

Additional Information

- Meetings continue to be scheduled with ICHS Managers and Legacy House in anticipation of the transitions in 2018.
- The Construction Review application has been approved to begin the renovations of the Wellness/Nursing area. Timeline is contingent on scheduling and obtainment of permits

Real Estate Development

Michael Omura

SCIDpda Direct Involvement

Pacific Medical North Lot

The MUP documents were submitted just before Thanksgiving and SDCI has reviewed the documents for completeness. The 100% Schematic Design was submitted on 11/28/17. The current design contemplates a building(s) that are comprised of AiPACE (23,000 sq. ft.), 95 affordable family units, 41 senior units and 9,500 sq. ft. of childcare and 169 market rate units. Currently it is planned that we will develop and own the building and then condominiumize the AiPACE portion of the building. **Staff and**

development consultant met with Speaker Chopp on 3/22 to present to him what we felt was the funding need for the project and he was not surprised and was supportive of SCIDpda moving forward with the project.**



Goodwill Site

The SCIDpda has entered into a MOU with Goodwill, Lake Union Partners, and Capitol Hill Housing to create a feasibility analysis of the nearly 8 acre site. The program for the site will include a new flagship store for Goodwill and relocation of the warehousing and fleet parking, SCIDpda and CHH will develop affordable housing and community facilities. Early scenarios contemplate about 400 affordable housing units that SCIDpda would split with CHH. The feasibility of the affordable housing depends on whether the City would be willing to land swap the Charles Street site for the affordable units.

Feasibility study is now underway and should be completed by mid July**

Renovation of the Louisa Hotel

Construction began in December with the removal of hazardous materials. It is anticipated that the project will be completed by mid-2019.

Intracorp Development – Acme Poultry Site

Intracorp has completed 4 briefings to the ISRD and we anticipate submittal of the preliminary C of A shortly. 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). Commercial will be comprised of small spaces primarily along Jackson and along a pedestrian connection between Jackson and King. A 5th Briefing to ISRD was held on 2/13/18 and there were no major issues by the Board.



Inland Development – 10th & Jackson

Construction is well underway and vertical support structures of the 1st floor are now being formed and poured. Construction is slated to be complete by 3rd 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

URM/Historic Core Renovation

The investor that has been brought on board for the Louisa Hotel is interested in raising funds to renovate existing underutilized and vacant upper levels of many of our historic buildings in the core of the CID. SCIDpda has begun to strategize with the investor on reaching out to the owners of the buildings, the City and community leaders. At the RED Committee meeting on 2/7/18 the Committee members felt comfortable with the investor presenting their vision to the full Board. This will be on the April Board agenda.

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.

Four Seas

Interim and Edge Development has submitted to Office of Housing for plans to develop the ¼ block site of the Four Seas Restaurant for a mixed use development with affordable housing and commercial

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 with 105 studio units. One concern expressed by some community members is that the majority of the commercial space will be for Plymouth Housing Maintenance. Anticipated construction by fall 2018 and completion by 2020

Jackson Steps (formerly Asian Plaza)

The project has been approved with conditions by the Director of SDCI since the Board was split on this. The entire project is now on the market for sale to potential developers.

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 presented the project at the fifth briefing for ISRD on 1/9/2018. The ISRD generally agreed with the massing concept and it is likely that the developers will submit for Preliminary C of A in the next month. There were some ISRD Board direction about the corner of 5th & Main.

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

Site on 5th and Washington

Toyoko Inn has purchased the ¼ block site directly north of the Da-Li development. The purchase price quoted in the DJC was over \$10M.

International Apartments

We were not successful in buying this property. Initial word on the street is that the purchase price was over \$7.5M with a likely due diligence and closing period of less than 60 days**

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.

Community Initiatives

Jamie Lee

Hing Hay Coworks/Business Resources

We have 29 memberships in Hing Hay Coworks this month, which is four off from our target, but have seen a bit of “other income” come in that makes our income over budget for the month and YTD. Some of the “other income” includes additional folks using our mail service, extra printing, and other extra amenities that we offer at HHC. Because of an incident that happened here a few weeks ago (will discuss below), we have removed the front room at HHC for better visibility of the front door from our front desk. We have moved couches to the front and rearranged the space a little bit – and are now able to offer four more desks. We just put the desks up this week and they are already being used! We incurred an unforeseen cost for this, but have gained four extra spaces, a more welcoming environment, and a safer working environment for our employees and coworkers.

We are continuing to outreach to businesses to help them claim and improve their Yelp pages. At the end of the month, through a partnership with OED, we will be hosting a workshop for commercial tenants on the potential construction and design costs for tenant improvements.

Public Space

Lots of things happening for Hing Hay Park this month - the sign committee is working with George Lee for a decorative sign for the park. We had the Hing Hay Park opening celebration on March 24 – snow and rain stayed away and we had a chilly but sunny day. The murals in Nihomachi Alley are getting installed this month (finally!). We are also in the beginning stages of working with a lighting consultant to assess the lighting study and will be conducting neighborhood walks over the next few weeks so that the consultant can hear from community about their lighting concerns. Lastly, the Little Saigon drum (which is an important cultural artifact of SE Asia) was installed a few months back – it is on top of Sup Shop.

Incident in Hing Hay Park

As many of you may have heard, there was an incident the morning of Thursday, March 8 in Hing Hay Park. A man was stabbed in the steps underneath the overhang at HHC. Some of our members that sit along the window saw the injured individual and the suspect was making his way across the park. The victim and his friend (who was also a victim) were brought into HHC and one of our members performed first aid on him until medics arrived. No individuals inside Hing Hay Coworks or the Bush Hotel were harmed and the suspect was arrested just minutes later in front of Four Seas. Needless to say, it was a traumatic morning at HHC. This has caused us to think about the safety of our employees, our coworkers, and safety and emergency procedures to take into account. In addition to the removal of the front room that gives us better sightline to the door, we have also met with the International District Emergency Center and the Seattle Police Department on various safety precautions.

Upcoming events:

CID Spring Clean – April 28 – as always, we welcome the board’s support during the registration in the morning. We also welcome you to sign up for a project and volunteer for a project (you can do both!)

Development & Communications

Joseph Guanlao

Fundraising

GiveBIG

Our campaign for GiveBIG will begin on April 26, two weeks out from the actual day of giving on May 9. We will need the board's assistance in amplifying our message by sharing and forwarding the social media and email content sent out from SCIDpda.

For our GiveBIG campaign this year, SCIDpda has engaged community partners, collaborators, and stakeholders within the orbit of the organization to speak upon their interactions and relationships with the neighborhood. Please keep an eye out for that content, and please share and forward to help us get the word out.

GiveBIG 2018 is Wednesday, May 9 from midnight to midnight PST. Donors will have the ability to schedule an online donation starting on April 26. (But the donation will not be processed until May 9).

SCIDpda's donation page is located at givebigseattle.org/scidpda

2018 SCIDpda Annual Fundraiser

The sponsorship deadline for Early Bird rates is May 31, 2018. Several pledges have come in, and we remind staff and board to continue their follow-ups with their sponsorship assignments to give them enough time to decide before sponsorship rates increase in June.

Communications

We have students from a documentary photography class at Seattle University giving their time to the PDA in the form of service hours (support for the CID Spring Clean) and photography coverage, which moreover will be useful for the update of our organization's website and print materials.

Executive Director

Maiko Winkler-Chin

The SCIDpda Rules and Regulations have been updated and approved by the City, and it is all official! Next items on the To-Do list include:

- Employee Handbook - Jared Jonson, Mindy Au, and Michael Itti reviewed our draft and came up with a list of additions for our handbook. Once those are complete, the document will come before the Board for approval.
- Public Disclosure Policy - I will be responsible for drafting the procedures for this policy and hope to get this done for Board approval later this year.

We still await Mayor Durkan appointing Mindy Au and Miye Moriguchi to our board. I have been told that this slowness is not a reflection of the candidates, but of the slowness of the process. The board still have two vacancies it can choose to appoint if desired.

Funding Requests -

Seattle Office of Housing Notification of Intent to Apply - We submitted 2 projects for the 2018 - 2020 City Intent to Apply. This Intent allows the City to get a sense of what people will be requesting in funding in upcoming years for planning purposes. We submitted Intents for PHPDA North Lot and for Goodwill.

State Department of Ecology - Because of a conversation we had last September with the DOE (Michelle Connor at Forterra set it up for us), we were informed of DOE's 2019-2020 Funding Request round. We applied in 2 different areas:

- **Integrated Planning Grant** - a \$200,000 request (we believe that is the maximum request) for the CID area. We specifically called out Goodwill and Charles Street for potential uses, but the funds can be used in our general planning area. The funds can be used very broadly - for traditional planning purposes, or for environmental testing and preparation. It would have been useful when we were looking at the 12th and Jackson site to have these funds because we could have used these funds to do environmental work. Our projects, which almost always include some level of environmental clean up, was of high interest. The state legislature put aside \$1m for these IPGs for potential affordable housing development, and only two entities apparently requested it. Entities must be governmental.
- **Environmental Clean Up** - we requested \$4m to be held for us for a future project, potentially determined through the IPG. We put that number in because I had heard a similar number for Goodwill, and rounded up. I am unclear of how this source would come into play.

Thanks to Mary Kate Ryan of IDEA Space for getting this submission in for us. I misunderstood the nature of the submission and thought it would be relatively easy. We had to enter in much more thru an acronym-filled website that was not going to work for me.

Opportunity Zones - For those of you who have never read or watched the Hunger Games, you may not understand some of my references. Oftentimes, I feel like certain processes are like the Hunger Games, where areas (called districts) are pitted against each other in a winner-take-all (loser gets nothing) process. The Opportunity Zone process is one of these.

The Opportunity Zone is a program created by the Trump Administration to encourage investment in low income communities. Investors who are looking to gain benefits against capital gains tax can invest in Opportunity Funds, providing equity (not grants) for projects in selected areas called Opportunity Zones.

Opportunity Zones are low income census tracts or neighboring tracts designated by State Governors. Washington was eligible to designate 139 tracts, which were parceled out to various entities - tribal entities were allowed 29 total; counties were allocated a specific number (King County was given 5 outright, Wayne Lau's office is located in the only one in the city limits); 31 was put in a competitive pool for other governmental entities (PDAs were not considered an eligible applicant), and the State held 10 for their use. All of the CID in its various census tracts were included in either Seattle Housing Authority's or City of Seattle Office of Economic Development applications.

The oddest bit of this program, though, is that the federal rules have not been written yet. We scurried around for a week asking for letters of support to meet a very short deadline, and yet are not sure what we are applying for. At this time, the Governor has convened a selection panel to review these requests. Michael Itti is on the selection committee and must recuse himself from discussions regarding our neighborhood.

If our neighborhoods are selected, and if we hear of any more information - we will let you know. Thanks to An Huynh and Mary Kate Ryan for their assistance in getting this done.

Communities of Opportunity - We did not receive this grant, and Jamie is requesting a follow up meeting to better learn why. Initial information looks like we are too established.

Out in Public - It's been busy -

- Greater Seattle Chamber of Commerce luncheon in March, "Keeping up with Seattle's Commercial Real Estate" - on a panel with real estate names I have only heard of. I am not sure how I ended up on this panel.
- Sightline Institute invited me to go to Arizona with them to meet with Uber and test drive self-driving cars. I am not sure why they wanted me to attend, other than their head and I were on HALA together. I did not accept as I was headed to Vegas on a personal trip; it was cancelled the day before as Uber's self driving technology killed a pedestrian.
- Asian Real Estate Association of America (AREAA)'s Global and Luxury Summit's Affordable Housing: Facing the Challenge panel - there was a supply panel with Joel Ing with Edge Developers and Margaret Morales of Sightline Institute, and I was on the financing panel with people from Fannie Mae and Freddie Mac. AREAA are strong proponents of the Fair Housing Act. I had first met AREAA due to their national relationship with the National Coalition for APA Community Development, of which I sit on the board. Several years ago, AREAA and CAPACD hosted a listening tour with the HUD Undersecretary of Fair Housing in our community. I never expected a Realtor to mention the benefits of Fair Housing, the need for more affordable housing, the negative impact of tax changes on the LIHTC, and the obligation of developers to relocate displaced residents. Wow.
- Councilmember Teresa Mosqueda's committee is holding in committee a discussion, "How Public Development Authorities Can Partner with City to Develop Affordable Housing on Public Lands" in May. I'm on the panel, along with Chris Persons of CHH.

SCIDpda Consolidated Balance Sheet (With Period Change)

Period = Jan 2017-Dec 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	2,796,182	2,362,462	433,720
Restricted Funds	2,935,359	2,626,410	308,949
Bond Funds	2,401,178	3,423,244	-1,022,066
TOTAL CASH & CASH EQUIVALENTS	8,132,718	8,412,116	-279,398
ACCOUNTS RECEIVABLE			
Accounts Receivable - Net	2,283,552	2,686,400	-402,848
TOTAL ACCOUNTS RECEIVABLE	2,283,552	2,686,400	-402,848
OTHER RECEIVABLES			
Note Receivable	6,114,120	7,550,430	-1,436,310
Other Receivables	20,707	104,635	-83,929
TOTAL OTHER RECEIVABLES	6,134,826	7,655,066	-1,520,239
DEPOSITS & PREPAIDS			
Prepaid Insurance	32,373	17,736	14,637
Prepaid Expenses & Deposits	46,825	51,819	-4,994
TOTAL DEPOSITS & PREPAIDS	79,198	69,555	9,643
TOTAL CURRENT ASSETS	16,630,295	18,823,137	-2,192,843
LONG-TERM ASSETS			
PROPERTY			
Property - Net Accum. Depreciation	39,915,369	40,983,964	-1,068,595
TOTAL PROPERTY	39,915,369	40,983,964	-1,068,595
FIXED ASSETS			
Furniture Fixtures & Equipment - Net Accum. Depreciation	351,362	416,557	-65,194
TOTAL FIXED ASSETS	351,362	416,557	-65,194
TOTAL LONG-TERM ASSETS	40,266,731	41,400,521	-1,133,790
OTHER ASSETS			
OTHER ASSETS			
Other Receivables	4,142,865	4,338,134	-195,268
Investment in Other Entities	9,029,981	8,950,192	79,789

Balance Sheet (With Period Change)

Period = Jan 2017-Dec 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	31,416	0	31,416
TOTAL OTHER ASSETS	13,204,262	13,288,326	-84,064
TOTAL OTHER ASSETS	13,204,262	13,288,326	-84,064
TOTAL ASSETS	70,101,288	73,511,984	-3,410,696
LIABILITIES & CAPITAL			
LIABILITIES			
CURRENT LIABILITIES			
PAYABLES & OBLIGATIONS			
Accounts Payable	322,478	457,659	-135,181
Prepaid Rent	24,038	31,014	-6,976
Current Portion Due of Mortgages & Other Obligations	6,488,456	6,561,833	-73,377
Taxes & Benefits Payable	21,904	-487	22,391
Line of Credit	25,000	265,000	-240,000
TOTAL PAYABLES & OBLIGATIONS	6,881,876	7,315,019	-433,143
ACCRUED EXPENSES			
Accrued Expenses	1,693,259	1,865,770	-172,511
TOTAL ACCRUED EXPENSES	1,693,259	1,865,770	-172,511
TOTAL CURRENT LIABILITIES	8,575,135	9,180,788	-605,653
LONG-TERM LIABILITIES			
MORTGAGES & OTHER OBLIGATIONS			
Loan Payable	31,077,170	30,125,313	951,857
Bonds Payable - Net	886,548	4,816,059	-3,929,512
TOTAL MORTGAGES & OTHER OBLIGATIONS	31,963,718	34,941,373	-2,977,655
TOTAL LONG-TERM LIABILITIES	31,963,718	34,941,373	-2,977,655
OTHER LIABILITIES			
Security Deposit Liability	145,920	130,669	15,252
Deferred Developer Fee	0	41,946	-41,946
Other Liabilities	64,850	112,768	-47,918
Deferred Rent Payable	1,777,047	1,774,760	2,287
TOTAL OTHER LIABILITIES	1,987,818	2,060,143	-72,325

Balance Sheet (With Period Change)

Period = Jan 2017-Dec 2017

Book = Accrual ; Tree = .fc_bs

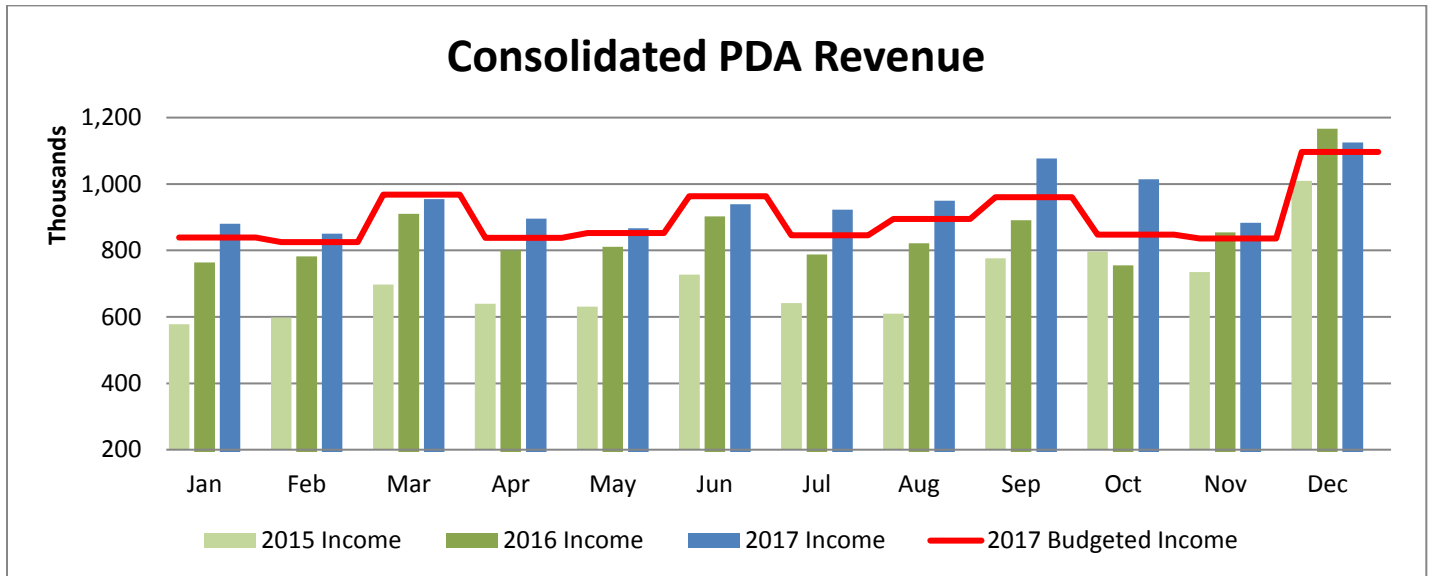
PDA Reporting=Admin/Fundraising/Mktng,IDEA Space,Other (HH & Legal Holdings),
Properties,Property Mgmt,Senior Services;

	Balance Current Period	Beginning Balance	Net Change
TOTAL LIABILITIES	42,526,670	46,182,303	-3,655,633
CAPITAL			
Retained Earnings	27,574,618	27,329,681	244,937
TOTAL CAPITAL	27,574,618	27,329,681	244,937
TOTAL LIABILITIES & CAPITAL	70,101,288	73,511,984	-3,410,696

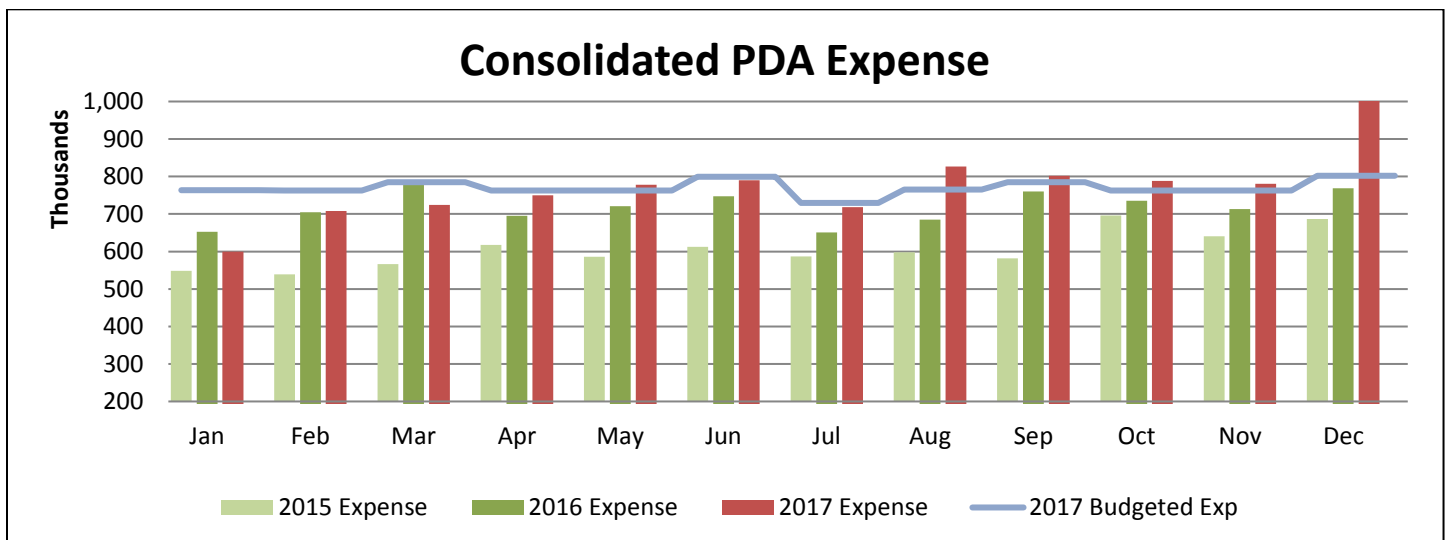
PDA Reporting Comparative 2017 Actuals to 2017 Original Cash Flow Budget

	PDA Admin	IDEA Space	HHC	Properties	Property Mgmt/Maint	Senior Services	Other Legal Holdings	Total
	2017	2017	2017	2017	2017	2017	2017	2017
CASH RECEIPTS/REQUIREMENTS								
CASH PAYMENTS TO NON OPERATING/RESERVE ACCTS AND CAPITAL ACCOUNTS								
Operating Reserve Account #1				(19,560)		123,641		104,081
Replacement Reserve Account #1				(66,582)		(26,250)	(21,103)	(113,935)
Bond Accounts				(88,151)				(88,151)
Bond Revenue Account				778,100				778,100
Bond Refunding Release of Reserves				290,097				290,097
Hing Hay Coworks Cash Based Income (Expense)								-
Capital Activity	(353,659)			(74,665)		(9,520)	(20,000)	(457,844)
Capital Payments From Reserves				65,993		9,520	20,000	95,513
TOTAL PAYMENTS TO RESERVE ACCTS	(353,659)	-	-	885,232		97,391	(21,103)	607,861
PRINCIPAL PAYMENTS - TO DEBT SERVICE								
Loan Payable	(26,587)			(1,200,720)				(1,227,307)
Line of Credit	(240,000)							(240,000)
Note Payable				(452,748)			34,593	(418,155)
Bonds Payable								-
Deposits with Other Entities								-
TOTAL PRINCIPAL PAYMENTS	(266,587)	-	-	(1,653,468)	-	-	34,593	(1,885,462)
Required Cash Payments	(620,246)	-	-	(768,236)	-	97,391	13,490	(1,277,601)
CASH RECEIPTS								
Note Receivable (Issued)								-
Other Receivables - Long Term				90,000			46,335	136,335
Expected Cash Receipts	-	-	-	90,000	-	-	46,335	136,335
Total Cash Adjustments	(620,246)	-	-	(678,236)	-	97,391	59,825	(1,141,266)
Non Cash/Other Items								
Due to/from/transfer related property								-
Accrued Interest								
Deferred Rent Payable								
Other Non Cash								-
Depreciation and Amortization	33,182		-	1,023,323		90,348	379,369	1,526,222
TOTAL NON CASH ITEMS ADDED BACK	33,182	-	-	1,023,323	-	90,348	379,369	1,526,222
TOTAL ADJUSTEMENTS FOR CASH FLOW CALC	(587,064)	-	-	345,087	-	187,739	439,194	384,956
CASH FLOW 2017	(915,945)	(1,912)	-	346,027	147,515	640,846	413,362	629,893
CASH FLOW Budgeted 2017								248,369
CASH FLOW SURPLUS								381,524

CONSOLIDATED PDA - Year End 2017 Financial Summary

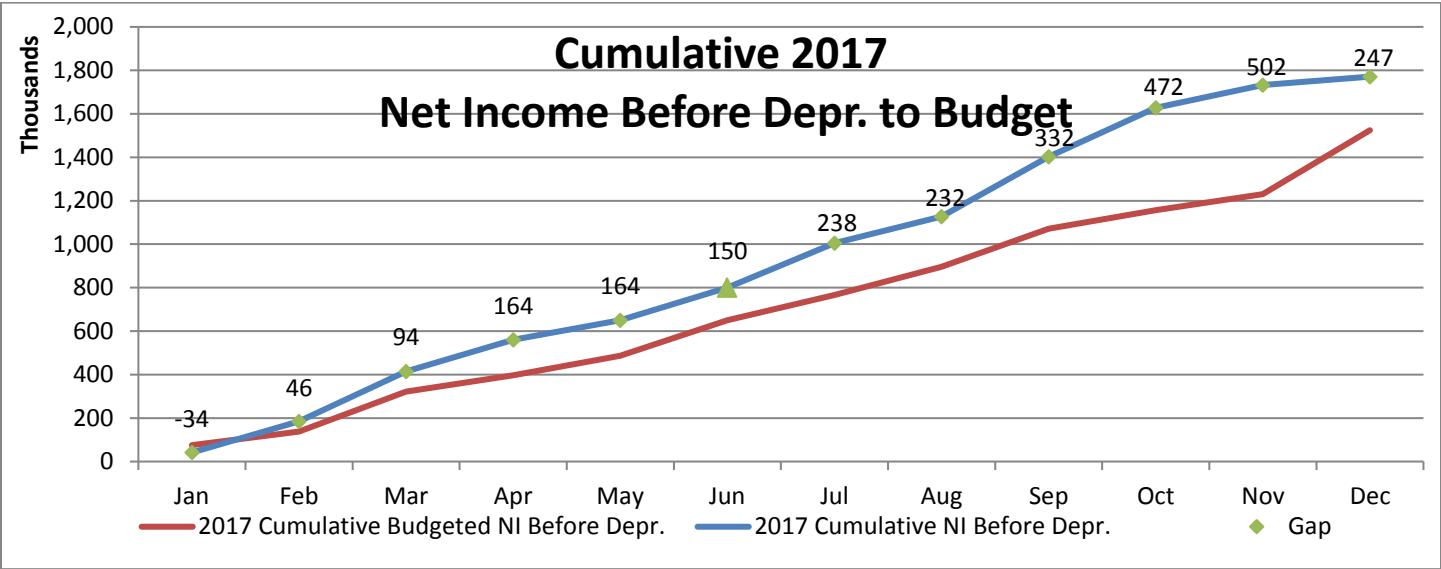


Revenues for 2017 were approximately \$365K over budget when consolidated together. Vacancy Loss on our properties are higher than budget but offset by higher rent revenues. Concessions and bad debt are higher than budgeted for our properties but Senior Services rent revenue is greater than budget making the net rent income greater than budget by \$201K. While ADS attendance was below budget, revenue was greater than budget due to higher acuity clients. Interest Income is greater than budget due to the refunding of our bonds. Other Income is greater than budget due to money received by Inland Development and IntraCorp. Fundraising revenues are greater than budget due to more successful fundraising than budgeted.



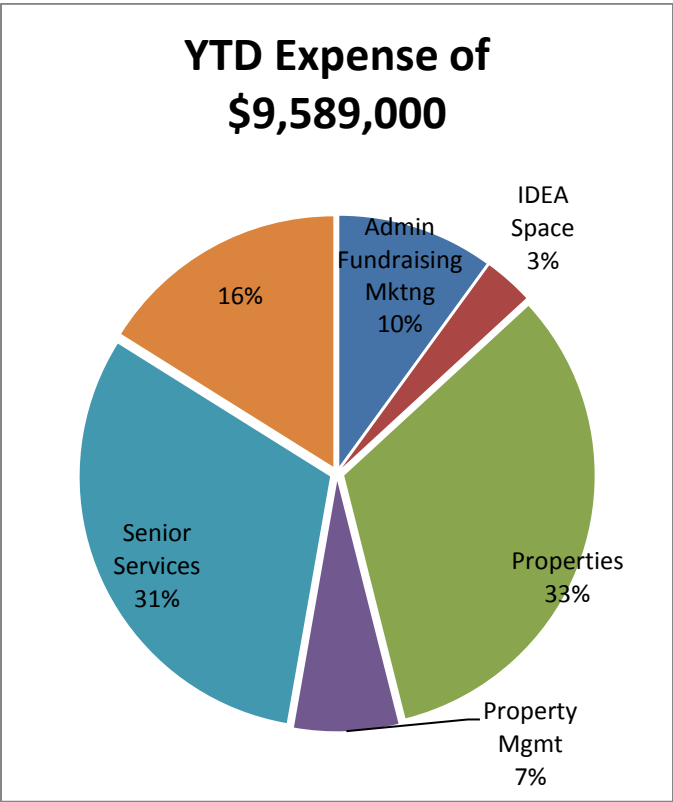
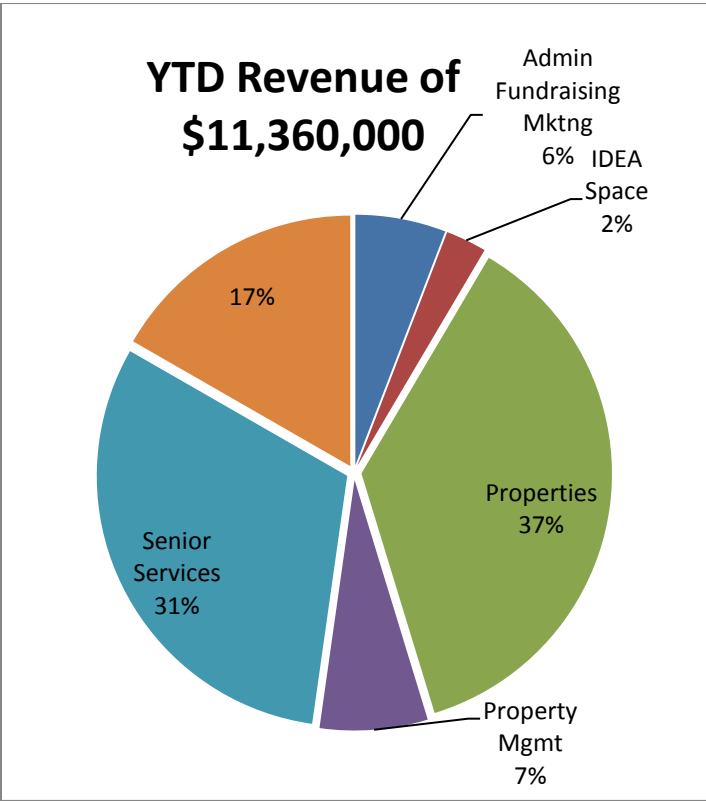
Expenses for 2017 were over budget for the entire organization by approximately \$118K. Operating expenses are better than budget by \$60K. The biggest factor in the positive operating expense variance is Salaries, Wages and Benefits Expense. We budgeted for salary increases that were allocated beginning 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 premium of the employee. Management Fee is over budget because revenues are greater than budget. Maintenance costs are below budget while Utilities and Taxes are greater than budget. Insurance is under budget by \$15K due to credits received from previous years. Debt Service is

over budget due to the payment to Kiewit of \$778K to retire the debt early – of which, \$251K was interest. If not for the Kiewit payment, debt service would be lower than budget by approximately \$97K 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 \$247K better than budget through December 31, 2017.

Visual Breakout by Department of Year through September Revenue and Expenses



PDA Reporting Comparison Income Statement

Book = Accrual ; Tree = .fc_is_report_ne

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

4th Quarter 2017									Year to Date									
Admin Fundraising Mktng	IDEA Space	Properties	Property Mgmt	Senior Services	Other (HH/Master/ QalicB/Fund/ Condo)	Total SCIDpda	Total Budget	Variance Fav (Unfav)	Admin Fundraising Mktng	IDEA Space	Properties	Property Mgmt	Senior Services	Other (HH/Master/ QalicB/Fund/ Condo)	Total SCIDpda	Total Budget	Variance Fav (Unfav)	
0	0	987,855	0	594,179	417,935	1,999,969	1,903,901	96,068	0	0	3,898,906	0	2,324,912	1,655,271	7,879,089	7,592,700	286,389	
0	0	(1,485)	0	(3,107)	0	(4,593)	(6,985)	2,392	0	0	(28,625)	0	(19,781)	0	(48,406)	(27,786)	(20,620)	
0	0	8,900	0	0	(1,171)	7,728	(717)	8,445	0	0	(63,356)	0	425	(4,968)	(67,899)	(2,871)	(65,028)	
0	0	995,269	0	591,071	416,764	2,003,104	1,896,199	106,905	0	0	3,806,925	0	2,305,556	1,650,303	7,762,784	7,562,043	200,741	
41,748	0	0	0	0	36,374	78,122	0	78,122	41,748	0	0	0	0	36,374	78,122	0	78,122	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	58,698	0	0	0	58,698	50,444	8,254	0	0	202,296	0	0	0	202,296	201,788	508	
76,544	0	3,840	191,717	292,123	0	564,224	545,384	18,840	290,170	0	14,455	790,591	1,185,263	0	2,280,479	2,231,401	49,078	
7,000	8,828	5,988	0	1,077	1,416	24,309	82,872	(58,563)	68,350	40,898	21,194	0	1,756	3,700	135,897	104,893	31,004	
21,111	0	32,789	0	55	48,986	102,941	59,458	43,483	126,007	0	134,600	0	207	196,918	457,732	467,556	(9,824)	
51,927	117,815	0	0	(3,356)	(10,000)	156,386	121,258	35,128	51,927	435,936	0	0	0	0	487,864	485,026	2,838	
0	(53,906)	0	0	(460)	0	(54,366)	(50,727)	(3,639)	(176)	(238,901)	0	0	(873)	0	(239,950)	(202,941)	(37,009)	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17,706	43,629	0	0	17,366	10,000	88,701	75,009	13,692	86,053	62,274	0	0	36,339	10,000	194,666	145,042	49,624	
69,633	107,538	0	0	13,549	0	190,721	145,540	45,181	137,804	259,309	0	0	35,467	10,000	442,580	427,127	15,453	
216,037	116,366	1,096,584	191,717	897,875	503,540	3,022,119	2,779,897	242,221	664,079	300,207	4,179,470	790,591	3,528,249	1,897,295	11,359,890	10,994,808	365,082	
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
12,672	948	11,811	0	0	33,938	59,369	41,557	(17,812)	41,931	1,535	66,235	0	0	45,877	155,577	140,228	(15,349)	
8,397	3,300	137,121	0	58,910	269,327	477,055	474,190	(2,865)	28,980	12,150	734,121	0	235,355	884,540	1,895,146	1,889,935	(5,211)	
171,116	67,992	47,948	158,967	447,200	11,092	904,316	896,381	(7,935)	634,196	265,906	195,558	589,122	1,726,164	43,057	3,454,004	3,552,533	98,529	
26,181	82	7,308	2,033	16,452	3,486	55,543	55,813	270	98,490	6,508	33,609	9,513	64,419	12,336	224,874	222,698	(2,176)	
218,366	72,321	204,189	161,000	522,563	317,844	1,496,283	1,467,941	(28,342)	803,597	286,099	1,029,523	598,635	2,025,938	985,810	5,729,602	5,805,394	75,792	
3,680	3,542	79,910	10,199	55,227	3,242	155,800	142,156	(13,644)	8,516	6,947	309,160	46,903	214,039	10,691	596,256	568,612	(27,644)	
2,375	0	77,671	0	26,021	1,256	107,323	127,077	19,754	13,924	95	319,892	0	130,609	6,331	470,850	509,490	38,640	
3,594	0	107,556	0	42,498	4,620	158,268	154,925	(3,343)	19,134	0	423,797	0	170,057	18,480	631,468	619,757	(11,711)	
7,625	318	9,565	(2,462)	702	8	15,756	8,440	(7,316)	8,265	780	27,169	(2,462)	2,808	470	37,031	33,757	(3,274)	
5,142	0	25,205	0	9,817	6,895	47,059	45,078	(1,981)	22,088	0	76,941	0	45,837	20,319	165,185	180,342	15,157	
16,813	3,538	0	0	104,964	0	125,314	96,625	(28,689)	19,022	8,198	0	0	385,794	0	413,014	386,473	(26,541)	
257,594	79,720	504,096	168,738	761,792	333,865	2,105,804	2,042,242	(63,561)	894,546	302,119	2,186,482	643,076	2,975,082	1,042,101	8,043,406	8,103,825	60,419	
(41,557)	36,646	592,488	22,979	136,083	169,676	916,315	737,655	178,660	(230,467)	(1,912)	1,992,987	147,515	553,167	855,194	3,316,484	2,890,983	304,663	
7,241	0	410,388	0	0	125,181	542,811	276,671	(266,140)	65,232	0	923,260	0	0	501,657	1,490,149	1,336,387	(153,762)	
(48,798)	36,646	182,100	22,979	136,083	44,494	373,504	460,984	(87,480)	(295,699)	(1,912)	1,069,727	147,515	553,167	353,537	1,826,334	1,554,596	271,738	
0	0	(874)	0	6,393	0	5,518	7,497	1,979	0	0	45,464	0	9,712	0	55,176	30,006	(25,170)	
(48,798)	36,646	182,974	22,979	129,690	44,494	367,985	453,487	(85,501)	(295,699)	(1,912)	1,024,263	147,515	543,455	353,537	1,771,158	1,524,590	246,568	
32,165	0	249,612	0	26,931	94,842	403,551	378,173	(25,378)	33,182	0	1,023,323	0	90,348	379,369	1,526,222	1,512,686	(13,536)	
(80,963)	36,646	(66,638)	22,979	102,759	(50,348)	(35,565)	75,314	(110,879)	(328,881)	(1,912)	940	147,515	453,108	(25,832)	244,937	11,904	233,033	

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;

REVENUE

RENT INCOME

Rent
Vacancies
Concessions and Bad Debt

NET RENT INCOME

TOTAL NET INC/LOSS FROM RELATED PROP

TOTAL REIMBURSABLE EXPENSE INCOME

TOTAL OTHER RENTAL INCOME

TOTAL SERVICE INCOME

TOTAL OTHER INCOME

TOTAL INTEREST INCOME

Grants
LESS Grant Program Expense
LESS Grant Capital Projects
Other Fundraising

TOTAL FUNDRAISING INCOME

TOTAL REVENUE

EXPENSES

ADMINISTRATIVE

Professional Fees & Consulting
Rent Expense
Salaries, Wages, & Training
Other Admin Expenses

TOTAL ADMINISTRATIVE

TOTAL MANAGEMENT FEE

TOTAL MAINTENANCE

TOTAL UTILITIES

TOTAL TAXES

TOTAL INSURANCE

TOTAL PROGRAM EXPENSES

TOTAL OPERATING EXPENSES

NOI BEFORE DEBT SERVICE & GROUND LEASE

TOTAL DEBT SERVICE & GROUND LEASE

NOI AFTER DEBT SERVICE & GROUND LEASE

TOTAL OTHER EXPENSES

NET INCOME BEFORE DEPR & AMORT

TOTAL DEPRECIATION & AMORTIZATION

NET INCOME

Year to Date - 4th 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)
0	0	0	0	0	0	3,898,906	3,756,646	142,260	0	0	0	2,324,912	2,182,034	142,878	1,655,271	1,654,020	1,251	7,879,089	7,592,700	286,389
0	0	0	0	0	0	(28,625)	(6,565)	(22,060)	0	0	0	(19,781)	(21,221)	1,440	0	0	0	(48,406)	(27,786)	(20,620)
0	0	0	0	0	0	(63,356)	0	(63,356)	0	0	0	425	0	425	(4,968)	(2,871)	(2,097)	(67,899)	(2,871)	(65,028)
0	0	0	0	0	0	3,806,925	3,750,081	56,844	0	0	0	2,305,556	2,160,813	144,743	1,650,303	1,651,149	(846)	7,762,784	7,562,043	200,741
41,748	0	41,748	0	0	0	0	0	0	0	0	0	0	0	0	36,374	0	36,374	78,122	0	78,122
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	202,296	201,788	508	0	0	0	0	0	0	0	0	0	202,296	201,788	508
290,170	263,863	26,307	0	0	0	14,455	14,184	271	790,591	810,230	(19,639)	1,185,263	1,143,124	42,139	0	0	0	2,280,479	2,231,401	49,078
68,350	75,548	(7,198)	40,898	10,000	30,898	21,194	16,995	4,199	0	0	0	1,756	850	906	3,700	1,500	2,200	135,899	104,893	31,004
126,007	138,916	(12,909)	0	0	0	134,600	131,637	2,963	0	0	0	207	200	7	196,918	196,804	114	457,732	467,556	(9,824)
51,927	485,026	(433,099)	435,936	0	435,936	0	0	0	0	0	0	0	0	0	0	0	0	487,864	485,026	2,838
(176)	(500)	324	(238,901)	(201,691)	(37,210)	0	0	0	0	0	0	(873)	(750)	(123)	0	0	0	(239,950)	(202,941)	(37,009)
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
86,053	(360,026)	446,079	62,274	435,026	(372,752)	0	0	0	0	0	0	36,339	60,042	(23,703)	10,000	10,000	0	194,666	145,042	49,624
137,804	124,500	13,304	259,309	233,335	25,974	0	0	0	0	0	0	35,467	59,292	(23,825)	10,000	10,000	0	442,580	427,127	15,453
664,079	602,827	61,252	300,207	243,335	56,872	4,179,470	4,114,685	64,785	790,591	810,230	(19,639)	3,528,249	3,364,279	163,970	1,897,295	1,859,453	37,842	11,359,890	10,994,808	365,082
						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41,931	81,550	39,619	1,535	2,409	874	66,235	41,439	(24,796)	0	0	0	0	0	0	45,877	14,830	(31,047)	155,577	140,228	(15,349)
28,980	27,444	(1,536)	12,150	9,000	(3,150)	734,121	734,125	4	0	0	0	235,355	235,640	285	884,540	883,726	(814)	1,895,146	1,889,935	(5,211)
634,196	780,784	146,588	265,906	208,052	(57,854)	195,558	186,988	(8,570)	589,122	637,915	48,793	1,726,164	1,703,990	(22,174)	43,057	34,804	(8,253)	3,454,004	3,552,533	98,529
98,490	86,546	(11,944)	6,508	8,611	2,103	33,609	35,933	2,324	9,513	11,179	1,666	64,419	67,584	3,165	12,336	12,845	509	224,874	222,698	(2,176)
803,597	976,324	172,727	286,099	228,072	(58,027)	1,029,523	998,485	(31,038)	598,635	649,094	50,459	2,025,938	2,007,214	(18,724)	985,810	946,205	(39,605)	5,729,602	5,805,394	75,792
8,516	7,941	(575)	6,947	3,760	(3,187)	309,160	295,335	(13,825)	46,903	48,614	1,711	214,039	201,902	(12,137)	10,691	11,060	369	596,256	568,612	(27,644)
13,924	15,860	1,936	95	0	(95)	319,892	369,501	49,609	0	0	0	130,609	117,194	(13,415)	6,331	6,935	604	470,850	509,490	38,640
19,134	22,188	3,054	0	0	0	423,797	404,479	(19,318)	0	0	0	170,057	173,686	3,629	18,480	19,404	924	631,468	619,757	(11,711)
8,265	534	(7,731)	780	42	(738)	27,169	28,527	1,358	(2,462)	814	3,276	2,808	2,865	57	470	975	505	37,031	33,757	(3,274)
22,088	23,797	1,709	0	0	0	76,941	95,309	18,368	0	0	0	45,837	54,205	8,368	20,319	7,031	(13,288)	165,185	180,342	15,157
19,022	20,000	978	8,198	3,000	(5,198)	0	0	0	0	0	0	385,794	363,473	(22,321)	0	0	0	413,014	386,473	(26,541)
894,546	1,066,644	172,098	302,119	234,874	(67,245)	2,186,482	2,191,636	5,154	643,076	698,522	55,446	2,975,082	2,920,539	(54,543)	1,042,101	991,610	(50,491)	8,043,406	8,103,825	60,419
(230,467)	(463,817)	(110,846)	(1,912)	8,461	(10,373)	1,992,987	1,923,049	69,938	147,515	111,708	35,807	553,167	443,740	109,427	855,194	867,843	88,333	3,316,484	2,890,983	304,663
65,232	44,595	(20,637)	0	0	0	923,260	824,217	(99,044)	0	0	0	0	0	0	501,657	467,576	(34,081)	1,490,149	1,336,387	(153,762)
(295,699)	(508,412)	212,713	(1,912)	8,461	(10,373)	1,069,727	1,098,832	(29,105)	147,515	111,708	35,807	553,167	443,740	109,427	353,537	400,267	(46,730)	1,826,334	1,554,596	271,738
0	0	0	0	0	0	45,464	30,006	(15,458)	0	0	0	9,712	0	(9,712)	0	0	0	55,176	30,006	(25,170)
(295,699)	(508,412)	212,713	(1,912)	8,461	(10,373)	1,024,263	1,068,826	(44,563)	147,515	111,708	35,807	543,455	443,740	99,715	353,537	400,267	(46,730)	1,771,158	1,524,590	246,568
33,182	1,357	(31,825)	0	0	0	1,023,323	1,048,629	25,306	0	0	0	90,348	83,331	(7,017)	379,369	379,369	0	1,526,222	1,512,686	(13,536)
(328,881)	(509,769)	180,888	(1,912)	8,461	(10,373)	940	20,197	(19,257)	147,515	111,708	35,807	453,108	360,409	92,699	(25,832)	20,898	(46,730)	244,937	11,904	233,033

Resolution 18-04-17-0_

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

Pertaining to participation in charitable campaigns

We, the Seattle Chinatown International District Preservation and Development Authority (SCIDpda) Board of Directors, authorize the Executive Director to submit materials necessary to participate in the 2019 Charity Federation of the Housing Development Consortium of Seattle-King County (HDC), which will submit applications to Fall 2018 charitable campaigns, including, but not limited to:

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

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

The SCIDpda reaffirms its nondiscrimination policy as follows:

In carrying out its activities including membership, 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.

Board President

Date

Board Secretary

Date

Resolution 18-04-17-0_

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

We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, affirm the re-election of the following individuals to the Board for an initial 3 year term through December 31, 2020:

Wayne Lau
Nelson Yong

Board President

Date

Board Secretary

Date