



BOARD MEETING AGENDA

Tuesday, June 18, 2019

5:30 – 7:30 p.m.

SCIDpda Main Offices
409 Maynard Ave. S. #P2
Seattle, WA 98104

5:30	Action	1. Call to Order – Jared Jonson
5:35	Presentation	2. Stadium District Seattle Comprehensive Plan amendment – Joel Ing, Washington State Public Stadium Authority & Paul Mar, Public Facilities District board members
6:10	Action/ Approval	3. Consent Agenda <ul style="list-style-type: none"> • Approve May 2019 Meeting Minutes • Approve May 2019 Expenditure Report • Accept June Concurrence Requests • Accept June Management Report
6:20	Discussion	4. Staff Briefing <ul style="list-style-type: none"> • Fall Fundraiser & SCIDpda Summer Bash – Jamie & Joseph • North Lot – Maiko Winkler-Chin • Other items (if requested)
6:45	Discussion	5. Board Business <ul style="list-style-type: none"> • Executive Committee – Jared Jonson <ul style="list-style-type: none"> • Potential Board Members • Finance Committee – Wayne Lau <ul style="list-style-type: none"> • New KPIs for Board Meetings; other reports • Real Estate Development <ul style="list-style-type: none"> • Vibrant Cities' presentation – thoughts and next steps • Other board business
7:30	Adjourn	Adjourn – Jared Jonson

Upcoming Dates:

June 28th – SCIDpda Summer Bash @ Dynasty Room, Jamie Lee lead

July 1st - Real Estate Committee

July 3rd – Executive Committee

July 12th - Finance Committee

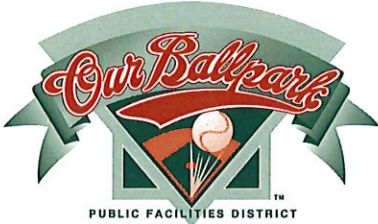
July 16th – SCIDpda Board

October 4th – 2019 SCIDpda Annual 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.*



June 3, 2019

Dear Community Stakeholder:

On behalf of the Washington State Public Stadium Authority (PSA) and the Washington State Major League Baseball Stadium Public Facilities District (PFD) we are pleased to share with you our proposal to amend the Seattle Comprehensive Plan to create a formal Stadium District.

Nearly ten years ago, the PSA and the PFD started a community dialogue about the future of our two major sports stadiums and event/entertainment venues and the relationship of this area with adjacent neighborhoods. In 2012 we created a Stadium District Concept Plan which was shared broadly and led to City-directed studies and recommendations for the area. Over the years, the area included in the proposed Stadium District has continued to evolve.

And today, we have an opportunity to work together to create here a new, unique destination neighborhood. As you know, there is literally no other place like it. The area is home to two major sports stadiums and an event center; adjacent to culturally rich, historic neighborhoods; lies next to downtown; is in a growing transportation hub; serves as the southern anchor to our recently reimagined waterfront; and stands at the gateway to the Duwamish industrial lands. Yet, a significant portion of the area still holds unrealized potential.

Building on ideas from cities around the country, but incorporating Seattle's unique values and diversity of culture, we can create a strong sense of place with a vibrant mix of retail; open space; housing, with a workforce emphasis; safe, pedestrian friendly streets for residents, tourists and sports fans; entertainment venues; with room to expand small, new-concept industrial businesses that provide family wage job opportunities for those who have not yet benefited from Seattle's economic boom.

Over the past decade, the Stadium District neighborhoods have seen incredible changes:

- The new Highway 99 tunnel is open and the Viaduct is coming down. As a result, the roughly 4 acre WOSCA property in the northwest portion of the Stadium Overlay area will likely no longer be needed by WSDOT for the Viaduct project in the relatively near future, making it available for redevelopment.
- The Waterfront is undergoing a metamorphosis to a new preeminent public space leading right to the doorstep of Century Link Field, and the Port is moving forward with plans to use portions of Terminal 46 for berthing cruise ships.
- Light rail has greatly expanded and Sound Transit has ambitious plans and funding for continuing to do so, including adjacent to the Stadiums.
- Seattle housing prices have spiked upwards, doubling since 2012.
- Half of Seattle's population is now 35 years of age or younger, with many among this younger generation demonstrating their willingness to make more varied housing choices than older residents.

- New, proximate, residential and mixed use development has been constructed in Pioneer Square adjacent to CenturyLink Field, e.g., the NOLO apartments, Stadium Place condos, Gridiron Condos; two 240-foot tall, mixed-use developments, including residential, office, and hotel uses; and two new towers in planning.
- Almost no industrial uses remain in the existing Stadium Overlay area and what remains consists of small, new-concept industry or warehouse space. Much of the southern portion of the proposed Stadium District has already transformed to artisanal, retail, hospitality and service uses.

Recently, the PSA and PFD engaged a consultant to meet with dozens of public and private stakeholders to gauge their current interests and concerns about the establishment of a Stadium District. We have listened, and we believe that our proposal speaks to what we've heard, and would allow our community to capitalize on near-term opportunities that will produce a lifetime of public and private benefits.

Our proposal was submitted to the Seattle City Council as of May 15. If you'd like to review our Comprehensive Plan amendment proposal, go to www.stadiumdistrict.org. We welcome your comments and questions, as well. Please email them to: comments@stadiumdistrict.org.

Sincerely,

Washington State Major League Baseball
Stadium Public Facilities District (PFD)



Charley Royer
PFD Board Member

Washington State Public Stadium Authority (PSA)



Fred Mendoza
PSA Board Chair

Resolution 19-06-18-01

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 May 2019 Meeting Minutes
- Approve May 2019 Expenditure Report
- Accept June 2019 Concurrence Requests
- Accept June 2019 Management Report

Board President

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

May 21, 2019

SCIDpda Main Offices - 409 Maynard Ave. S., #P2; Seattle, WA 98104

Board Present:

- ✓ Jared Jonson
- ✓ Casey Huang
- ✓ Mindy Au
- ✓ Michael Itti
- ☐ Wayne Lau

- ☐ Aileen Balahadia
- ✓ David Della
- ☐ Jennifer Reyes
- ☐ Jerilyn Young

- ☐ Lanzi Li
- ✓ Miye Moriguchi
- ✓ Phillip Sit
- ✓ Scott Yasui

Staff Present: Maiko Winkler-Chin, Vern Wood, Jamie Lee, Michael Omura, Janet Smith, Jody Fuentes

Guests Present: Carrie Avila-Mooney, Marie Olson, Dave Baggot, Zack Ambrose, Leda Chahiim

1. Call to Order

Jared Jonson, Board President, called the meeting to order at **5:35 PM**, quorum was met (**8 members**)

2. Discussion: Sound Transit 2

Carrie Avila-Mooney, Marie Olson, Dave Baggot, Zack Ambrose of Sound Transit attended to do a presentation on Sound Transit 2.

Board Action & Approval

3. Resolution 19-05-21-01, CONSENT AGENDA:

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

- Approve April 2019 Meeting Minutes
- Approve April 2019 Expenditure Report
- Accept May 2019 Concurrence Requests
- Accept May 2019 Management Report

Moved: Michael Itti

Seconded: David Della

Board approved: 7 ayes, 1 abstention

4. Resolution 19-05-21-02, 457B Plan Amendment

We, the Governing body of the Seattle Chinatown International District Preservation and Development Authority ("SCIDpda"), authorize and approve the amendment of the SCIDpda 457 Deferred Compensation Plan (Plan) to allow for Discretionary Employer Contributions to the Plan. The Authority may, in its absolute discretion, make an Employer Contribution to the Plan and may determine, in its absolute discretion, how any such Employer Contribution shall be allocated among Plan Participants. The Discretionary Employer Contribution may be a matching or non-matching contribution. Further, we authorize the Deputy Director to sign the Plan amendment documents with respect to the foregoing on behalf of the agency.

Moved: David Della
Seconded: Mindy Au
Board approved unanimously

5. Staff Briefing

Staff briefed the board on the following areas:

a. Public Safety

Jamie presented on the history of SCIDpda and neighborhood involvement in public safety around the neighborhood. After Donnie Chin's murder, Mayor's Public Safety Taskforce (18 community members, 2 city members) was formed to address public safety issues. From that, 3 positions were funded: Public Safety Coordinator (Sonny Nguyen), Strategic Advisor in DON (Jennifer Chao), and Community Engagement and Outreach Specialist (vacant). Also, the Public Safety Council was formed. The 3 positions report to the Public Safety Council. The Council is tasked with completing the items outlined by the Taskforce: 1) Homelessness/Houselessness; 2) Nightlife Activation; 3) Police-Community Relations. 2019 priorities include: 1) relaying strategies with public; 2) police recruitment; 3) illegal business activity; 4) bathroom off HHP; 5) track homeless outreach program. The public safety survey will go to SU who will then provide recommendations.

b. 2019 Fall Fundraiser Updates

The fundraiser is on October 4th at the Pacific Tower. \$29,100 for sponsorship has been raised, to date. The Early Bird Rate ends May 31st. Next month, talking auction items will be discussed.

c. Potential Property Management Contract

Kawabe House has requested a proposal for property management services. 35% vacancy of the 157 units. Currently on HUD hold. SCIDpda submitted a proposal, looking at a 6% management fee. Steven Judd, our auditor, has facilitated the prospect. Some units have been vacant for 4 years. There are limited resident services on site. Questions from the board: Is the entire building regulated for senior uses, or just the HUD units? What's the history and why is this building in such need? Board wants to make sure we do our due diligence.

6. Executive Session

The board went into executive session at 6:45 PM for ten minutes 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. Executive session ended at 6:55 PM.

7. Board Business

Commercial Affordability

The board discussed commercial affordability. Triple net lease is SCIDpda policy for our commercial tenants. Updates to Yardi are catching errors in triple net expenses, so tenants may see an increase in rents. Questions to answer: Should SCIDpda be including reserve payments in triple net

calculations? What should our policy be, moving forward? More generally, what is SCIDpda's role in ensuring commercial affordability in the district? What does commercial affordability mean?

According to property management, SCIDpda rents are lower on average, but at about \$9.70 our triple net expenses are higher on average. New charges will go into effect June 1, if it hasn't already happened for the tenant. Scott suggested gathering general numbers in the area by talking to brokers with property management arms. Michael suggested comparing with comparable organizations like Pike Place Market.

Board Recruitment

Two seats have opened on the board. The board would benefit from someone with the following experience: finance, commercial real estate, resident, property management experience, and someone from Little Saigon.

Summer Bash

The SCIDpda's upcoming community and donor engagement event will be at Dynasty Room on June 28th.

Bobby Lee

There will be a party at HHC on June 13 to welcome Bobby Lee, the new executive director from OED.

Fundraising Committee

Jared and Mindy stated they would join the board fundraising committee.

Real Estate Committee

The real estate committee is establishing a standing meeting.

8. Adjourn

Jared Jonson adjourned the meeting at **7:23** pm.

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

Expenditure Certification Memorandum

DATE: 5/31/2019
TO: Board of Directors
FROM: Vern Wood, Deputy Director
RE: May 2019 Expenditure Certification

I, Vern Wood, do hereby certify that the materials have been furnished, the services rendered or the labor performed herein; 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

Computer Run Checks	General Checking	1420	to	1434	\$	25,469.13
ACH Transfers	General Checking		eft		\$	44,068.86
				Bush Hotel Commercial	\$	69,537.99
Computer Run Checks	General Checking	1614	to	1621	\$	24,016.43
				Bush Hotel Condo	\$	24,016.43
Computer Run Checks	General Checking	182	to	182	\$	7,976.40
ACH Transfers	General Checking		eft		\$	16,192.49
				Bush Hotel QalicB	\$	24,168.89
Computer Run Checks	General Checking	528	to	552	\$	27,720.55
ACH Transfers	General Checking		eft		\$	19,607.11
				Bush Hotel Residential	\$	47,327.66
Computer Run Checks	General Checking	122	to	130	\$	19,294.28
				CIDpda	\$	19,294.28
Computer Run Checks	General Checking	3245	to	3266	\$	69,681.68
ACH Transfers	General Checking		eft		\$	2,370.37
				DVA	\$	72,052.05
ACH Transfers	General Checking		eft		\$	280.67
				Hinghay	\$	280.67
Computer Run Checks	General Checking	257	to	277	\$	93,510.63
ACH Transfers	General Checking		eft		\$	25.00
ACH Transfers	Bond Revenue		eft		\$	120,000.00
				IDVS1 Commercial	\$	213,535.63
Computer Run Checks	General Checking	1403	to	1412	\$	62,848.64
ACH Transfers	General Checking		eft		\$	32.00
				IDVS2 Condo	\$	62,880.64

Computer Run Checks	General Checking	169	to	177	\$	34,351.10
ACH Transfers	General Checking		eft		\$	140.20
ACH Transfers	Bond Revenue		eft		\$	50,000.00
					IDVS2 Library & Parking	\$ 84,491.30
Computer Run Checks	General Checking	264	to	277	\$	13,989.65
ACH Transfers	General Checking		eft		\$	4,812.34
					IDVS2 Commercial	\$ 18,801.99
Computer Run Checks	General Checking	748	to	748	\$	145.00
ACH Transfers	General Checking		eft		\$	2,874.70
					Legacy House	\$ 3,019.70
Computer Run Checks	General Checking	527	to	544	\$	12,374.73
ACH Transfers	General Checking		eft		\$	22,088.31
					New Central Commercial	\$ 34,463.04
Computer Run Checks	General Checking	189	to	189	\$	4,072.95
ACH Transfers	General Checking		eft		\$	20,680.40
					New Central Hotel	\$ 24,753.35
ACH Transfers	General Checking		eft		\$	36,244.64
					New Central Master Tenant	\$ 36,244.64
Computer Run Checks	General Checking	633	to	648	\$	10,194.58
ACH Transfers	General Checking		eft		\$	22,370.76
					New Central Residential	\$ 32,565.34
Computer Run Checks	General Checking	550	to	617	\$	115,525.73
ACH Transfers	General Checking		eft		\$	2,887.89
Payroll	General Checking		04/11/19 and 04/25/19		\$	142,961.13
					SCIDpda	\$ 261,374.75
						\$ 1,028,808.35

The above vouchers and electronic fund transfers are hereby approved by a majority of all members of the SCIDpda Board and signed by me in open session in authentication of their approval on this _____ day of _____ 2019.

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,loumural,ncentcom,ncentres,nchotel,ncmmanagr,ncmaster,nutri,pdacmmty,pdadev,pdamaint,pdaprop,scid,design19 AND mm/yy=05/2019-05/2019 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
bhcommop - General Checking				
1420	keybankc - KeyBank	5/1/2019	44.04	Tenant Retention
1421	cheken - Che	5/8/2019	32.83	Janitorial - Supplies
1422	pdamaint - SCIDpda Maintenance Dept	5/8/2019	4,867.50	WOs
1423	verwir - Verizon Wireless	5/8/2019	11.13	Telecom
1424	cedgro - Cedar Grove Organics Recycling	5/16/2019	124.80	Garbage/Waste Removal
1425	cenlin - CenturyLink	5/16/2019	54.84	Telecom
1426	eltsys - ELTEC Systems, LLC	5/16/2019	325.49	Elevator - Contract
1427	pdamaint - SCIDpda Maintenance Dept	5/16/2019	680.00	WOs
1428	repser - Republic Services	5/16/2019	1,814.67	Garbage/Waste Removal
1429	wasman - Waste Management of Seattle	5/16/2019	3,008.84	Garbage/Waste Removal
1430	welfar - Wells Fargo	5/22/2019	0.00	Void
1431	welfar - Wells Fargo	5/22/2019	11.82	Training/Education & Janitorial - Supplies
1432	buihar - Builders' Hardware & Supply Co	5/23/2019	321.76	Locks/Keys
1433	hdsupp - HD Supply Facilities Maintenance, LTD	5/23/2019	79.77	Janitorial - Supplies
1434	guasec - Guardian Security Systems, Inc	5/29/2019	14,091.64	Access Control Systems - security badge door entry system
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	5/14/2019	35,750.00	Rent
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	5/16/2019	8,318.86	Condo Billing
Total bhcommop - General Checking			69,537.99	
bhcondop - General Checking				
1614	seacitli - Seattle City Light	5/1/2019	2,250.28	Electricity
1615	tcms - TCMS of Seattle	5/1/2019	4,012.96	HVAC/Boiler Maint - Contract (04/2019)
1616	cenlin - CenturyLink	5/8/2019	112.92	Telecom
1617	pugsou - Puget Sound Energy	5/8/2019	2,262.46	Natural Gas
1618	citseacu - City of Seattle-Combined Utilities	5/16/2019	8,474.57	Water/Sewer
1619	kantay - Kantor Taylor PC	5/23/2019	714.00	Capitalized Rehab Expenditures re: Parks Dept. Condo Unit
1620	seacitli - Seattle City Light	5/29/2019	2,176.28	Electricity
1621	tcms - TCMS of Seattle	5/29/2019	4,012.96	HVAC/Boiler Maint - Contract (05/2019)
Total bhcondop - General Checking			24,016.43	
bhqalop - General Checking				
182	proins - Propel Insurance	5/23/2019	7,976.40	Insurance - 5/1/19-20 Policy downpayment + 1 of 11
ACH	bannymel - The Bank of New York Mellon Trust Co.	5/15/2019	11,092.49	Loan Payment - Monthly
ACH	thecomm - The Commerce Bank of WA	5/31/2019	5,100.00	Loan Payment - Monthly
Total bhqalop - General Checking			24,168.89	
bhresope - General Checking				
528	pmjans - Phnoux	5/1/2019	465.00	UTO - Other Vendors
529	buihar - Builders' Hardware & Supply Co	5/8/2019	127.59	Locks/Keys
530	busimp - Business Impact NW	5/8/2019	1,604.68	Loan Payment - Monthly
531	danpai - Daniel's Painting LLC	5/8/2019	2,900.00	Maintenance - Other Vendors
532	hdsupp - HD Supply Facilities Maintenance, LTD	5/8/2019	209.23	Supplies
533	paclam - Pacific Lamp & Supply Company	5/8/2019	92.48	Supplies
534	pdamaint - SCIDpda Maintenance Dept	5/8/2019	3,126.60	WOs
535	seacitli - Seattle City Light	5/8/2019	1,377.68	Electricity
536	shewil - Sherwin-Williams Co.	5/8/2019	74.56	Supplies
537	sprague - Sprague	5/8/2019	269.36	Pest Control
538	verwir - Verizon Wireless	5/8/2019	85.18	Telecom
539	eltsys - ELTEC Systems, LLC	5/16/2019	1,215.22	Elevator - Contract
540	lowes - Lowe's	5/16/2019	30.33	Supplies
541	scidpda - SCIDpda	5/16/2019	12,984.10	ID Billing
542	sprague - Sprague	5/16/2019	269.36	Pest Control
543	welfar - Wells Fargo	5/22/2019	0.00	Void

SCID Check Summary

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidblock,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,legaads,legacy,lhfoods,lhhouse,lhmarket,lhopera,lhwelln,littsaig,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,nutri,pdacmmty,pdadedv,pdamaint,pdaprop,scid,design19 AND mm/yy=05/2019-05/2019 AND All Checks=Yes

544	welfar - Wells Fargo	5/22/2019	20.20	Janitorial - Supplies
545	hdsupp - HD Supply Facilities Maintenance, LTD	5/23/2019	17.43	Supplies
546	t0002021 - Dong	5/23/2019	470.00	Move Out Security Deposit Refund
547	cenlin - CenturyLink	5/29/2019	59.65	Telecom
548	citseaci - City of Seattle	5/29/2019	956.90	Licenses/Permits
549	citseacu - City of Seattle-Combined Utilities	5/29/2019	77.10	Electricity
550	pmjans - Phnook	5/29/2019	470.00	UTO - Other Vendors
551	saipai - Sais Painting Company	5/29/2019	797.50	UTO - Other Vendors
552	seacitli - Seattle City Light	5/29/2019	20.40	Electricity
ACH	bushot - Bush Hotel Limited Partnership	5/15/2019	3,343.35	Replacement Reserve Deposit - Monthly
ACH	bushot2 - Bush Hotel Limited Partnership	5/15/2019	1,071.00	Operating Reserve Deposit - Monthly
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	5/16/2019	11,128.76	Condo Billing
ACH	thecomm - The Commerce Bank of WA	5/31/2019	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			47,327.66	
cidpdao3 - General Checking				
122	keybank - KeyBank	5/1/2019	77.64	Direct Fund Raising Expenses & Computer Software
123	scidpda - SCIDpda	5/1/2019	18,128.79	Q1 Donation Distribution
124	blackb - Blackbaud, Inc	5/16/2019	27.53	Computer Software
125	gregiv - Greater Giving	5/16/2019	434.90	Direct Fund Raising Expenses
126	jbdmar - JB Design + Marketing	5/16/2019	329.00	Direct Fund Raising Expenses
127	scidpda - SCIDpda	5/16/2019	164.87	ID Billing
128	welfar - Wells Fargo	5/22/2019	0.00	Void
129	welfar - Wells Fargo	5/22/2019	55.05	Direct Fund Raising Expenses
130	keybank - KeyBank	5/29/2019	76.50	Direct Fund Raising Expenses & Bank Fees
Total cidpdao3 - General Checking			19,294.28	
cobocap1 - Comm Bond Revenue				
ACH	idvs2lib - IDVS2 Library/Parking	5/16/2019	50,000.00	Transfer for Operating Expenses
Total cobocap1 - Comm Bond Revenue			50,000.00	
condo2op - General Checking				
1403	cenlin - CenturyLink	5/1/2019	375.41	Telecom
1404	tcms - TCMS of Seattle	5/1/2019	2,064.34	HVAC/Boiler Maint - Contract
1405	pdamaint - SCIDpda Maintenance Dept	5/8/2019	1,810.00	WOs
1406	pugsou - Puget Sound Energy	5/8/2019	2,022.54	Natural Gas
1407	seacitli - Seattle City Light	5/8/2019	2,867.37	Electricity
1408	smeinc - SME Inc of Seattle	5/8/2019	17,219.64	Maintenance - Other Vendors - security lighting
1409	citseacu - City of Seattle-Combined Utilities	5/23/2019	14,466.44	Water/Sewer
1410	proins - Propel Insurance	5/23/2019	10,439.71	Insurance - 5/1/19-20 Policy downpayment + 1 of 11
1411	idvs2con - IDVS2 Condo Association	5/23/2019	11,193.36	Fund new TCB General Checking Account
1412	cenlin - CenturyLink	5/29/2019	389.83	Telecom
ACH	keybank - Key Bank	5/14/2019	32.00	Bank Fees
Total condo2op - General Checking			62,880.64	
dvaop - General Checking				
3245	thepar - The Part Works, Inc.	5/1/2019	447.95	Supplies
3246	wavbro - Wave Broadband	5/1/2019	50.83	Telecom
3247	hdsupp - HD Supply Facilities Maintenance, LTD	5/8/2019	20.97	Supplies
3248	idvs2lib - IDVS2 Library/Parking	5/8/2019	17,609.99	Loan Payment - Monthly
3249	paclam - Pacific Lamp & Supply Company	5/8/2019	94.00	Supplies
3250	thepar - The Part Works, Inc.	5/8/2019	472.88	Supplies
3251	verwir - Verizon Wireless	5/8/2019	59.23	Telecom
3252	eltsys - ELTEC Systems, LLC	5/16/2019	639.78	Elevator - Contract
3253	idvs2con - IDVS2 Condo Association	5/16/2019	30,462.42	Condo Billing
3254	pdamaint - SCIDpda Maintenance Dept	5/16/2019	2,709.60	WOs

SCID Check Summary

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidblock,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,legaads,legacy,lhfoods,lhhouse,lhmarket,lhopera,lhwelln,littsaig,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,nutri,pdacmnty,pdadedev,pdamaint,pdaprop,scid,design19 AND mm/yy=05/2019-05/2019 AND All Checks=Yes

3255	rthood - R&T Hood and Duct Services. Inc	5/16/2019	653.82	Fire Systems/Sprinklers - Service Calls
3256	saipai - Sais Painting Company	5/16/2019	880.00	UTO - Other Vendors
3257	scidpda - SCIDpda	5/16/2019	13,848.74	ID Billing
3258	seacitli - Seattle City Light	5/16/2019	26.81	Electricity
3259	welfar - Wells Fargo	5/22/2019	0.00	Void
3260	welfar - Wells Fargo	5/22/2019	299.73	Supplies
3261	welfar - Wells Fargo	5/22/2019	11.99	Janitorial - Supplies
3262	hdsupp - HD Supply Facilities Maintenance, LTD	5/23/2019	652.64	Supplies
3263	seacitli - Seattle City Light	5/23/2019	5.02	Electricity
3264	watsec - Watson Security	5/23/2019	144.45	Locks/Keys
3265	pmjans - Phnook	5/29/2019	540.00	Janitorial - Contract
3266	wavbro - Wave Broadband	5/29/2019	50.83	Telecom
ACH	idvsfth - IDVS 2 Family Housing LLC	5/15/2019	2,370.37	Replacement Reserve Deposit - Monthly
Total dvaop - General Checking			72,052.05	

hingop2 - General Checking

ACH	paypal - PayPal	5/9/2019	280.67	Bank Fees
Total hingop2 - General Checking			280.67	

idvs2op4 - General Checking

264	cenlin - CenturyLink	5/1/2019	215.69	Telecom
265	cenlin - CenturyLink	5/8/2019	55.18	Telecom
266	pdamaint - SCIDpda Maintenance Dept	5/8/2019	1,120.00	WOs
267	verwir - Verizon Wireless	5/8/2019	2.39	Telecom
268	idvs2con - IDVS2 Condo Association	5/16/2019	4,327.97	Condo Billing
269	scidpda - SCIDpda	5/16/2019	786.95	ID Billing
270	sprague - Sprague	5/16/2019	68.70	Pest Control
271	wasman - Waste Management of Seattle	5/16/2019	2,698.27	Garbage/Waste Removal
272	welfar - Wells Fargo	5/22/2019	0.00	Void
273	welfar - Wells Fargo	5/22/2019	119.00	Garbage/Waste Removal
274	welfar - Wells Fargo	5/22/2019	3.39	Training/Education & Janitorial - Supplies
275	hdsupp - HD Supply Facilities Maintenance, LTD	5/23/2019	79.77	Supplies
276	repser - Republic Services	5/23/2019	1,230.19	Garbage/Waste Removal
277	smeinc - SME Inc of Seattle	5/23/2019	3,282.15	Reserve Funded Goods/Services - exterior lighting
ACH	herban - Heritage Bank	5/20/2019	4,812.34	Loan Payment - Monthly
Total idvs2op4 - General Checking			18,801.99	

idvsreve - Revenue Account-Trust

ACH	idvs1co - IDVS 1 Commercial	5/16/2019	120,000.00	Transfer for Operating Expenses
Total idvsreve - Revenue Account-Trust			120,000.00	

legopacc - General Checking

748	idvs1co - IDVS 1 Commercial	5/8/2019	145.00	Employee Parking (02/2019)
ACH	scidpda - SCIDpda	5/23/2019	2,874.70	CI/Dept. of Ecology Grant via ACH to LH in error
Total legopacc - General Checking			3,019.70	

nccomop2 - General Checking

527	jondon - Jon-Don	5/1/2019	624.96	Small Tools/Equipment
528	keybankc - KeyBank	5/1/2019	24.75	Supplies
529	seacitli - Seattle City Light	5/1/2019	797.56	Electricity
530	tcms - TCMS of Seattle	5/1/2019	670.55	HVAC/Boiler Maint - Contract
531	cheken - Che	5/8/2019	32.83	Janitorial - Supplies
532	pdamaint - SCIDpda Maintenance Dept	5/8/2019	3,148.00	WOs
533	verwir - Verizon Wireless	5/8/2019	8.03	Telecom
534	eltsys - ELTEC Systems, LLC	5/16/2019	261.72	Elevator - Contract
535	welfar - Wells Fargo	5/22/2019	0.00	Void

SCID Check Summary

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidblock,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,legaads,legacy,lhfoods,lhhouse,lhmarket,lhopera,lhwelln,littsaig,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,nutri,pdacmmty,pdadev,pdamaint,pdaprop,scid,design19 AND mm/yy=05/2019-05/2019 AND All Checks=Yes

536	welfar - Wells Fargo	5/22/2019	334.71	Small Tools/Equipment
537	welfar - Wells Fargo	5/22/2019	11.82	Training/Education
538	citseacu - City of Seattle-Combined Utilities	5/23/2019	2,508.34	Water/Sewer
539	hdsupp - HD Supply Facilities Maintenance, LTD	5/23/2019	17.43	Supplies
540	t0001735 - Community Alliance for Global Justice	5/23/2019	2,321.00	Security Deposit - Refund
541	googra - Goodbye Graffiti Seattle	5/29/2019	236.16	Maintenance - Other Vendors
542	seacitli - Seattle City Light	5/29/2019	676.72	Electricity
543	tcms - TCMS of Seattle	5/29/2019	670.55	HVAC/Boiler Maint - Contract
544	wasman - Waste Management of Seattle	5/29/2019	29.60	Garbage/Waste Removal
ACH	newcenmt - New Central Hotel Master Tenant LLC	5/14/2019	1,046.78	Insurance - 12 of 12
ACH	newcenmt - New Central Hotel Master Tenant LLC	5/14/2019	19,870.83	Rent
ACH	scidpda - SCIDpda	5/17/2019	1,170.70	ID Billing
Total nccomop2 - General Checking			34,463.04	
nchotop - General Checking				
189	proins - Propel Insurance	5/23/2019	4,072.95	Insurance - 5/1/19-20 Policy downpayment + 1 of 11
ACH	welfar - Wells Fargo	5/10/2019	19,549.92	Loan Payment - Monthly
ACH	newcenth - New Central Hotel LLC	5/15/2019	1,130.48	Replacement Reserve Deposit - Monthly
Total nchotop - General Checking			24,753.35	
ncmaster - General Checking				
ACH	newcenth - New Central Hotel LLC	5/14/2019	1,744.64	Insurance - 12 of 12
ACH	newcenth - New Central Hotel LLC	5/14/2019	34,500.00	Rent
Total ncmaster - General Checking			36,244.64	
ncresop - General Checking				
633	seacitli - Seattle City Light	5/1/2019	2,488.91	Electricity
634	tcms - TCMS of Seattle	5/1/2019	726.43	HVAC/Boiler Maint - Contract
635	cenlin - CenturyLink	5/8/2019	55.00	Telecom
636	pacsup - Pacific Supply	5/8/2019	286.22	Appliances
637	verwir - Verizon Wireless	5/8/2019	68.98	Telecom
638	eltsys - ELTEC Systems, LLC	5/16/2019	261.72	Elevator - Contract
639	hdsupp - HD Supply Facilities Maintenance, LTD	5/16/2019	59.58	Janitorial - Supplies
640	pugsou - Puget Sound Energy	5/16/2019	545.69	Natural Gas
641	welfar - Wells Fargo	5/22/2019	0.00	Void
642	welfar - Wells Fargo	5/22/2019	6.10	Janitorial - Supplies
643	citseacu - City of Seattle-Combined Utilities	5/23/2019	2,588.76	Garbage/Waste Removal & Water/Sewer
644	hdsupp - HD Supply Facilities Maintenance, LTD	5/23/2019	17.43	Supplies
645	paclam - Pacific Lamp & Supply Company	5/23/2019	439.84	Supplies
646	seacitli - Seattle City Light	5/29/2019	1,648.24	Electricity
647	tcms - TCMS of Seattle	5/29/2019	726.43	HVAC/Boiler Maint - Contract
648	wesext - Western Exterminator Company	5/29/2019	275.25	Pest Control
ACH	newcenmt - New Central Hotel Master Tenant LLC	5/14/2019	697.86	Insurance - 12 of 12
ACH	newcenmt - New Central Hotel Master Tenant LLC	5/14/2019	16,012.50	Rent
ACH	newcentr - SCIDPDA New Central Apartments, Inc	5/15/2019	422.68	Replacement Reserve Deposit - Monthly
ACH	scidpda - SCIDpda	5/17/2019	5,237.72	ID Billing
Total ncresop - General Checking			32,565.34	
pdaopacc - General Checking				
550	deplc - Notary Public Program	5/1/2019	60.00	Licenses/Permits/Application
551	dixrui - Dixon	5/1/2019	9.75	Office Supplies/Equipment
552	edgdev - EDGE DEVELOPERS LLC	5/1/2019	1,500.00	Development Project - North Lot Housing
553	huyanh - Huynh	5/1/2019	95.00	Licenses/Permits
554	idvs1co - IDVS 1 Commercial	5/1/2019	145.00	Employee Parking
555	idvs2lib - IDVS2 Library/Parking	5/1/2019	145.00	Employee Parking
556	keybankc - KeyBank	5/1/2019	4,039.70	Community Outreach & Office Supplies/Equipment

SCID Check Summary

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidblock,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,legaads,legacy,lhfoods,lhhouse,lhmarket,lhopera,lhwelln,littsaig,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,nutri,pdacmnty,pdadev,pdamaint,pdaprop,scid,design19 AND mm/yy=05/2019-05/2019 AND All Checks=Yes

557	loccon - Locken Consulting LLC	5/1/2019	1,710.00	Professional Fees/Consulting
558	phalie - Lien Pham	5/1/2019	1,610.00	CI/Program - Professional Fees/Consulting
559	proins - Propel Insurance	5/1/2019	80.00	Insurance - Other
560	ricusa - Ricoh USA, Inc	5/1/2019	371.66	Copier Lease/Maintenance
561	sanart - Sanctuary Art Center	5/1/2019	1,514.50	CI/Program - Supplies
562	tanlil - Li Ling Tan	5/1/2019	250.00	CI/Program - Subcontracts
563	wavbro - Wave Broadband	5/1/2019	132.45	Telecom
564	finnei - Finney Neill & Co. P.S.	5/8/2019	4,370.00	Audit Fees
565	fusamu - Samuel Fu	5/8/2019	350.00	CI/Advertising/Marketing
566	hartfo - The Hartford	5/8/2019	742.51	Payroll Benefits - Life Insurance
567	idvs1co - IDVS 1 Commercial	5/8/2019	435.00	Employee Parking
568	infris - Inflection Risk Solutions, LLC DBA GoodHire	5/8/2019	30.00	Credit Screening Fee
569	kaifou - of Washington Options Inc	5/8/2019	17,367.46	Payroll Benefits - Medical Insurance
570	meetin - MeetingOne	5/8/2019	44.00	Telecom
571	navben - Navia Benefit Solutions	5/8/2019	51.10	Payroll Benefits
572	neopos - Neopost	5/8/2019	28.34	Postage
573	net2ph - Net2Phone Inc.	5/8/2019	658.20	Telecom
574	newcentc - SCIDPDA New Central Commercial, Inc	5/8/2019	1,470.00	pdamaint/Rent (04/2019 - 05/2019)
575	phiins - Philadelphia Insurance Companies	5/8/2019	6,737.00	Insurance - Professional Liability paid in full
576	proins - Propel Insurance	5/8/2019	2,604.00	Insurance - Management Liability 25% down payment
577	seacitli - Seattle City Light	5/8/2019	69.21	Electricity
578	verwir - Verizon Wireless	5/8/2019	501.94	Telecom
579	visser - Vision Service Plan	5/8/2019	228.71	Payroll Benefits - Vision Insurance
580	wasden - Delta Dental of Washington	5/8/2019	1,720.40	Payroll Benefits - Dental Insurance
581	aspcn - Aspect Consulting, LLC	5/16/2019	2,799.75	Professional Fees & Consulting
582	casnet - Cascade Networks, Inc.	5/16/2019	245.72	Telecom
583	cenlin - CenturyLink	5/16/2019	118.75	Telecom
584	delage - De Lage Landen Financial Services	5/16/2019	732.83	Copier Lease/Maintenance
585	gommar - Mario Gomez	5/16/2019	1,000.00	CI/Program - Supplies
586	loccon - Locken Consulting LLC	5/16/2019	1,710.00	Professional Fees/Consulting
587	offdep - Office Depot	5/16/2019	69.85	Office Supplies/Equipment
588	spalig - SparkLab Lighting Design, LLC	5/16/2019	1,615.00	CI/Program - Subcontracts
589	webtho - Weber Thompson	5/16/2019	14,109.19	Development Project - North Lot Housing
590	zerplu - zero plus	5/16/2019	2,000.00	CI/ Program - Subcontracts
591	welfar - Wells Fargo	5/22/2019	0.00	Void
592	welfar - Wells Fargo	5/22/2019	399.46	Council Expenses, Program - Supplies & Dues/Subscriptions
593	welfar - Wells Fargo	5/22/2019	0.00	Void
594	welfar - Wells Fargo	5/22/2019	926.52	Travel, Program - Supplies & Employee Meals
595	welfar - Wells Fargo	5/22/2019	11.00	Telecom
596	welfar - Wells Fargo	5/22/2019	618.80	Staff Appreciation & Training/Education
597	welfar - Wells Fargo	5/22/2019	3,011.45	Staff Appreciation, Office Supplies/Equipment & Access Control Systems
598	welfar - Wells Fargo	5/22/2019	3,234.31	Office Supplies/Equipment
599	buihar - Builders' Hardware & Supply Co	5/23/2019	137.16	Locks/Keys
600	copinw - Copiers Northwest, Inc	5/23/2019	212.59	Copier Lease/Maintenance
601	dva - Domingo Viernes Apartments	5/23/2019	7,831.00	WO refund
602	govchr - Christopher George Govella	5/23/2019	125.00	Advertising/Marketing
603	loccon - Locken Consulting LLC	5/23/2019	1,710.00	Professional Fees/Consulting
604	malpet - Peter Malarkey Painting Conversation Inc	5/23/2019	1,486.35	loumural/Program - Subcontracts
605	parjos - Park	5/23/2019	1,129.46	Travel
606	proins - Propel Insurance	5/23/2019	5.16	Development Project - North Lot Housing
607	tecave - Techie Avenger Inc	5/23/2019	2,518.39	Computer - Maintenance
608	thepar - The Part Works, Inc.	5/23/2019	122.16	LH expense
609	watsec - Watson Security	5/23/2019	1,377.84	LH expense
610	aspcn - Aspect Consulting, LLC	5/29/2019	9,365.00	CI/Program - Professional Fees & Consulting
611	colint - Colliers International Valuation & Advisory Services	5/29/2019	4,500.00	Development Project - North Lot Housing - \$125K posted thru 05/2019
612	intfor - Interior Form Tops Inc	5/29/2019	1,245.23	LH expense

SCID Check Summary

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidblock,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,legaads,legacy,lhfoods,lhhouse,lhmarket,lhopera,lhwelln,littsaig,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,nutri,pdacmnty,pdadev,pdamaint,pdaprop,scid,design19 AND mm/yy=05/2019-05/2019 AND All Checks=Yes

	613	keybankc - KeyBank	5/29/2019	1,263.38	Computer Software/Hardware & Office Supplies Equipment
	614	neopos2 - Neopost USA, Inc	5/29/2019	27.53	Postage
	615	ricusa - Ricoh USA, Inc	5/29/2019	413.47	Copier Lease/Maintenance
	616	tanlil - Li Ling Tan	5/29/2019	250.00	CI/Program - Subcontracts
	617	wavbro - Wave Broadband	5/29/2019	132.45	Telecom
ACH		stwab&o - Department of Revenue	5/28/2019	291.89	B&O Tax
ACH		qquest - Qquest Payroll Services	5/9/2019	70,236.30	Payroll
ACH		pdamaint - SCIDpda Maintenance Dept	5/10/2019	2,596.00	WOs
ACH		qquest - Qquest Payroll Services	5/23/2019	72,724.83	Payroll
Total pdaopacc - General Checking				261,374.75	

vs1op - General Checking

	257	tcms - TCMS of Seattle	5/1/2019	10,567.76	HVAC/Boiler Maint - Contract (04/2019)
	258	cenlin - CenturyLink	5/8/2019	72.98	Telecom
	259	pdamaint - SCIDpda Maintenance Dept	5/8/2019	2,160.25	WOs
	260	pugsou - Puget Sound Energy	5/8/2019	1,242.98	Natural Gas
	261	seacitli - Seattle City Light	5/8/2019	14,485.71	Electricity
	262	verwir - Verizon Wireless	5/8/2019	34.81	Telecom
	263	eltsys - ELTEC Systems, LLC	5/16/2019	433.30	Elevator - Contract
	264	repser - Republic Services	5/16/2019	1,542.38	Garbage/Waste Removal
	265	scidpda - SCIDpda	5/16/2019	19,699.09	ID Billing
	266	wasman - Waste Management of Seattle	5/16/2019	2,502.30	Garbage/Waste Removal
	267	welfar - Wells Fargo	5/22/2019	0.00	Void
	268	welfar - Wells Fargo	5/22/2019	6.75	Training/Education & Janitorial - Supplies
	269	buihar - Builders' Hardware & Supply Co	5/23/2019	32.66	Locks/Keys
	270	hdsupp - HD Supply Facilities Maintenance, LTD	5/23/2019	105.93	Janitorial - Supplies
	271	paclam - Pacific Lamp & Supply Company	5/23/2019	60.82	Supplies
	272	proins - Propel Insurance	5/23/2019	26,807.37	Insurance - 5/1/19-20 Policy paid in full
	273	saipai - Sais Painting Company	5/23/2019	467.50	UTO - Other Vendors
	274	scidpda - SCIDpda	5/23/2019	2,228.63	5/1/18-19 LH Insurance Policy refund
	275	thepar - The Part Works, Inc.	5/23/2019	166.85	Supplies
	276	sou gla - Southeast Glass, Inc	5/29/2019	324.80	Maintenance - Other Vendors
	277	tcms - TCMS of Seattle	5/29/2019	10,567.76	HVAC/Boiler Maint - Contract (05/2019)
ACH		idvs1co - IDVS 1 Commercial	5/1/2019	25.00	Reconcile Security Deposit Balance
Total vs1op - General Checking				93,535.63	

vs2lpop - General Checking

	169	alpfen - Alpine Fence Co.	5/1/2019	5,945.40	Reserve Funded Goods/Services - chain link fence around stairwell
	170	keybankc - KeyBank	5/1/2019	698.50	Maintenance - Other Vendors
	171	usbank - US Bank/TFM/97298300/Patty Schrandt	5/8/2019	14,000.13	Loan Payment - Monthly
	172	verwir - Verizon Wireless	5/8/2019	11.06	Telecom
	173	eltsys - ELTEC Systems, LLC	5/16/2019	293.22	Elevator - Contract
	174	idvs2con - IDVS2 Condo Association	5/16/2019	6,262.79	Condo Billing
	175	scidpda - SCIDpda	5/16/2019	7,119.74	ID Billing
	176	welfar - Wells Fargo	5/22/2019	0.00	Void
	177	welfar - Wells Fargo	5/22/2019	20.26	Training/Education & Janitorial - Supplies
ACH		citseafa - City of Seattle Finance & Admin Svcs	5/20/2019	140.20	B&O Taxes
Total vs2lpop - General Checking				34,491.30	

1,028,808.35

Concurrence Requests:

Staff are required to seek concurrence for items that:

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

June 2019 Items

Community Initiatives, Jamie Lee lead

City of Seattle Office of Economic Development Only in Seattle program contract - \$150,000 for 2019 year. Grant breakout:

SCIDpda –

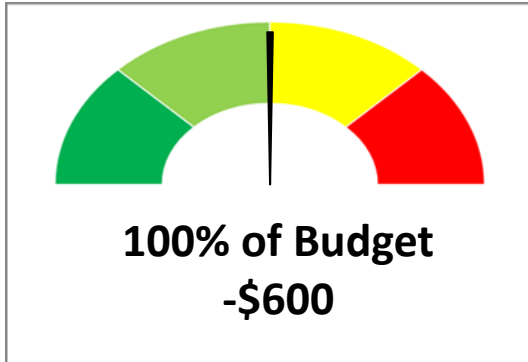
- Business Development Consultant - \$64,500
- Business Outreach - \$5000
- Staffing –contract management, Hing Hay Park sign, establishing economic development committee, Maynard Alley feasibility work- \$49,000
- Supplies, etc. - \$3,000

Subgrant to Wing Luke/Friends of Little Saigon for cultural asset mapping - \$28,500

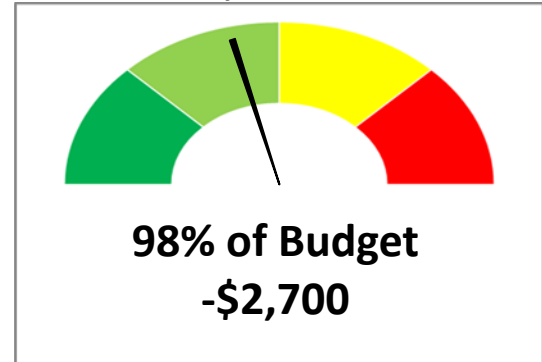
Payroll

Payroll expenses through May total \$16.4K under budget, mainly due to Property Management new hires for the Louisa Hotel and Maintenance that were budgeted for May but were not hired until June.

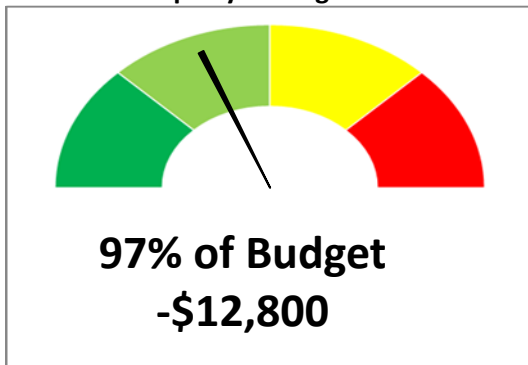
Admin



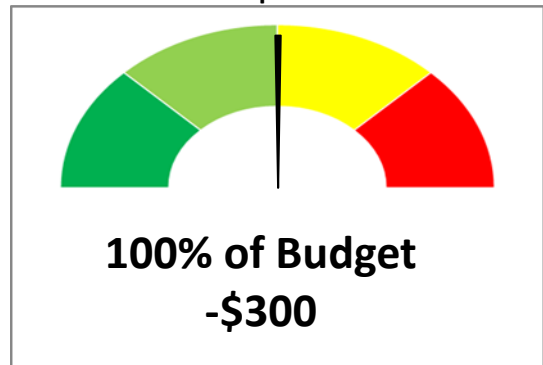
Community Initiatives/HHC



Property Management



Properties



SCIDpda Staff Reports – June 2019

Community Initiatives

Jamie Lee

Hing Hay Coworks/Business Resources

Things have been busy at HHC, with 40 memberships this month. The space continues to be busy as we head into the summer. By the time we have this board meeting, we will have hosted the Asian Pacific Directors Coalition API Directors Meet & Greet. I am going to predict it went very well!

It is now public, we are proud to say that Phnom Penh will be going in to the Thai Binh Apartments (on 10th and Jackson). We've been working on this for quite some time and were able to secure some gap financing through OED to make this happen. Very exciting!

Public Space

SCIDpda and the Friends of Little Saigon (FLS) are supporting the outreach and engagement for the **Little Saigon Park**. The committee has one final public meeting before finalizing the design for the park.

The **Maynard Alley** committee has hired ZeroPlus Designs for conceptual designs in Maynard Alley. ZeroPlus is a local firm in Little Saigon – they are meeting with a variety of stakeholders to gather information for the alley. We are prepping for an outreach meeting and activation of Maynard Alley on July 19 during JamFest.

We also received a grant from Historic South Downtown to support implementing recommendations of the **lighting study**. We are moving forward in hiring interns for our Lights On! Campaign – these interns will work with us for three months doing business outreach. We are working with the Parks Department to implement lighting improvements at Kobe Terrace Park, which will light the pedestrian pathway more generously.

Preservation/Planning

Our consultants for **Integrated Planning Grant with the State Department of Ecology** conducted a site walk of the 8 acre site with staff from SCIDpda, Goodwill, Capitol Hill Housing, and Lake Union Partners.

Our CDFI Collaborative through **JP Morgan Chase's ProNeighborhoods Program** to explore financing options for rehabilitation of URM buildings in the neighborhood is underway. We have begun looking at specific buildings, construction numbers, and specifics on what retrofits have been done.

EVENTS

Upcoming- *indicates SCIDpda organized event

Happy Hour Food Walks – 5/16, 6/20, 7/18, 8/15, 9/19

***SCIDpda Bash – June 28, Dynasty Room, 5pm** – We are revisiting our successful party from last year (at the Pho Bac boat) and this year hosting at the Dynasty Room. Neighborhood

tour to precede the party and we are looking into a panel discussion during the event.
bit.ly/SCIDpdaSummer2019

DragonFest – June 29

***Jamfest – July 18** – Partnership with the Wing Luke Museum. In addition to activation of Canton Alley, we will also be activating Maynard Alley

Hai! Japantown – August 17

CID Block Party – August 30

Night Market – September 14

***Mid-Autumn Moon Festival @ Donnie Chin International Children's Park – TBD**

***SCIDpda Annual Fundraiser – October 4**

Executive Director

Maiko Winkler-Chin

Things that are taking time:

- OH Search – we just had our first meeting of the committee. By our July meeting, the committee's work should be complete. We have weekly meetings of a few hours' each, and this process is going very quickly.
- **North Lot** – we are still negotiating the Terms of the Purchase and Sale. I anticipate having a document ready by this board meeting for review and discussion, and entering into something later this summer.

Things that are Top of Mind

- **Sound Transit 3** - what a ST board meeting. There were 44+ public comments (still allowed 2 minutes per comment). The meeting was held after the Federal Transportation Safety Board blamed Sound Transit primarily for the Amtrak derailment that occurred 2 years ago. Besides discussing alignments for the West Seattle AND Ballard Link Extensions, the board had to make decisions of whether the maintenance facility down south was going to wipe out Dick's. The meeting went for 4 hours; I left at the end of the 3rd hour because I could not track what was happening.

The Board voted on the motion to select a preferred alternative, and other alternatives to be studied in the EIS. There were several recommended amendments and substitutions, and substitutions to the substitutions.

We got what we wanted - the final motion included language where the board directed staff to ensure that alignments considered in Midtown and SODO align with the various alternatives identified in the C-ID, and if any preclude those alternatives. The board did not identify a preferred alternative in this neighborhood. Mayor Durkan, King County CM McDermott, and Executive Constantine demonstrated some fine leadership, and the motion met our needs because of their work. The board split on its vote – 12 yeas, 5 nays.

We have a bit before the draft EIS comes out at the end of 2020. Our stakeholder group is strategizing on what are next steps, understanding what's in the administration budget for next year to support work, what the administration is thinking, and what we need from the budget to support community during this next process.

- **Public Records Officer** – we are adding this responsibility to Jamie. She will have to watch videos to be trained. Thanks Jamie for taking one for the team.
- **CIDpda Board** –this is our 501©3 organization established during the development of IDVS 1 for fundraising purposes – some funders only give funds to 501©3s, others refuse to fund municipal corporations. I've asked Jamie Lee to look into growing a board for the organization, with minimal overlap with our pda board. You may hear her talking about this, but there'll be more to come later as we think this through.
- **Board sustainability and stability** – How do we best use you all? How do we make you all feel that you gain something from our work and your time with us, and how to add to your ranks in a way that helps us grow? Please consider this as the board examines new board members.
- How to **operationally strengthen** in ways that move us forward, especially in the areas of property management with our real estate work picking up, so we need that focus on growth, sustainability, and organizational growth to build our bench and be ready for opportunities.

Out and about:

- Commercial District Public Safety Forum - held on May 14th. This meeting, coordinated by the city's BIAs and the DSA, was... I do not know. There were a lot of City people there, but little seemed to move forward from the last meeting that happened in SODO several months ago. I do not know where this is going, but the group is planning to schedule another meeting in October 2019 in Pioneer Square.
- Former SCIDpda Executive Director Sue Taoka has formally retired from Craft3. She is, of course, still active in the community in a variety of roles.
- Dylan Ordonez with Desimone Consulting Group came by for a meeting with Aaron Toso of Amazon's External Relations group for a nice meeting.
- Kenny Pittman, our main contact at the City's Office of Intergovernmental Relations is retiring. We will miss him because he has been a great resource for those PDA questions that pop up from time to time.
- The Louisa Hotel grand opening is scheduled for next week, with a public grand opening the last weekend in June. Our work continues through property management.
- The National Coalition for APA Community Development will host its bi-annual convention here in September 2020. We will be part of the hosting committee. No details as of yet. I will be off that board at the end of this year, and then I will only be on two boards (I think) –Seattle U's Youth Initiative and Yesler Community Collaborative

Note: I will be flying in from Boise right before our meeting! Should land at 4, should be in office by 5...

Real Estate Development

Mike Omura

Bold text with ** following indicates new information about the project.

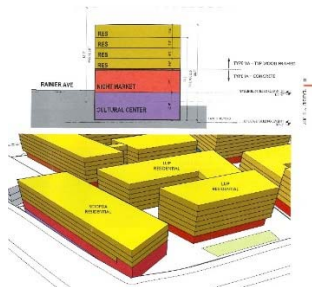
SCIDpda Direct Involvement

Pacific Medical North Lot - The current design contemplates a building(s) that are comprised of AiPACE (23,000 sq. ft.), 264 affordable family units, 41 senior units and 9,500 sq. ft. of childcare.

Currently it is planned that we will develop and own the building and then condominiumize the AiPACE portion of the building. ***We are currently in the negotiation process with the land acquisition since PHPDA had changed from a long term lease to sale of the land.*****



#



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.

SHA King County Records Site - ***We are moving forward with adding one story to the project and increasing the unit count to 192, EDG documents to be submitted the week of June 17*****



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. ***Tenants will start moving in on June 16*****





Intracorp Development Acme Poultry Site - Demolition has begun on the project and construction is anticipated to be complete by 2Q of 2021

Hing Hay Park Restroom at Bush Hotel - Parks is starting community outreach process for the public restroom at the Plaza level of Bush Hotel as part of our Settlement Agreement with SPR. We are putting together a condo agreement for SPR as another member of the Bush condo but this has not been executed to date

JCCCW Phase 1 Breezeway - The Nikkei Heritage Association of Washington (NHAW) that owns and operates the buildings located between Rainier and 16th on Weller St has engage the SCIDpda to act as owners representatives and project manager for a small renovation of the connection between the two main buildings.

Little Saigon Gathering Cultural Space & Friends of Little Saigon Office TI - SCIDpda will be acting as owner rep and project manager for the design and construction of tenant improvements to the Mar building for FLS. Procurement for architect and contractor is underway.

Future Projects/Opportunities

SCIDpda Direct Involvement

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. A group led by Peter Nitze has been meeting to identify issues surrounding displacement, permit processing, technical solutions, and funding sources for URM's. We have been participating along with folks from the City.

Other Projects in the Neighborhood

206 5th Avenue S. - An 8 story 62 unit mixed use condo project is being proposed by Edge Developers and was presented at the October SCIDpda Board meeting. This project was presented to ISRD in March and there was some push back from the CID Coalition which opposed the project because it further erodes affordability and accelerates displacement in the CID.





Uncle Bob's Place - Interim and Edge Development has submitted to Office of Housing for plans to develop the $\frac{1}{4}$ block site of the Four Seas Restaurant for a mixed use development with affordable housing and commercial.

Rising Sun Produce Site (1712 S. King St.) - King Property Holdings is planning a 125 unit mixed use project with a proposal for 10 units to be affordable and approximately 4,200 sq. ft. of commercial. The project is planned to be 8 stories above grade with 2 levels below grade for 76 stalls.**



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. Construction has started and completion is slated for mid-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. No sale of the project/property to date.

Hotel on 8th Ave. S - The developers and architects presented a briefing to the ISRD on September 11th with a proposal that added two stories to the previous proposal and retail spaces along 8th Ave. The ISRD took no action but recommended the applicant obtain written direction from SDOT for their preference for vehicular access off Lane Street.

DA-LI Development - The developers and their design team will presented the project at the fifth briefing for ISRD on 4/24/18. The ISRD generally agreed with the massing concept however there were concerns raised about the retail space on the corner of 5th & Main. Construction has started and it is anticipated that it will complete by late 2020. A ground breaking was held last month and there was a protest by some groups from the CID.

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.

5th & Jackson - Tomio Moriguchi and his design team presented the to the ISRD a briefing of the potential development of the existing parking lot at the corner of 5th & Jackson, a 24 story, 200 unit apartment with a 150 unit hotel and below grade parking. At the ISRD briefing on 5/8 there were many concerns raised about the street frontage of the project as well as the internal courtyard and the retail space that is below grade.

Bush Garden Site - Staff has met with Vibrant Cities the owner of the Bush Garden building and the parcel south of that building to discuss issues related to the development of that site not only as a CDC in the neighborhood but as the owners of the building adjacent to the site. The project had the second briefing to ISRD on May 28th and there were a large number of supporters for the project as well as opponents. There are several articles written about this briefing.



The Ad Hoc RED Committee also got a briefing from Vibrant Cities on June 10th.**

LIHI Project on Jackson - Construction is underway for 69 unit 6 story mixed use building.

Pang Warehouse Site - Met with Plus Investments who has purchased the Pang Warehouse site and plans to develop residential condos. They were seeking advice and gaging the community reaction to such a development. There are no concepts at this time.

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.

2019 SCIDpda Calendar

As of 6/12/2019

Board Meetings & Events for Consideration	Events
June	
Exec Committee - 6/5 Finance Committee - 6/14 Board - 6/18 Fundraising Committee – 6/26 SCIDpda Summer Bash – 6/28 @ Dynasty Room	SCIDpda Summer Bash – 6/28 @ Dynasty Room
July	
Real Estate Development Committee – 7/1 Exec Committee - 7/3 Finance Committee - 7/12 Board - 7/16 Fundraising Committee – 7/24	Jamfest – 7/18
August	
RED Committee – 8/5 Exec Committee - 8/7 Finance Committee - 8/16 Board - 8/20 Fundraising Committee – 8/28	
September	
RED Committee – TBD Exec Committee - 9/4 Finance Committee - 9/13 Board - 9/17 Fundraising Committee – 9/25	Mid-Autumn Moon Festival – 9/13 @ Children's Park
October	
RED Committee – 10/7 Exec Committee - 10/2 SCIDpda Fall Fundraiser – 10/4 @ Pacific Tower Finance Committee - 10/11 Board - 10/15 Fundraising Committee – 10/23	SCIDpda Fall Fundraiser – 10/4 @ Pacific Tower
November	
RED Committee – 11/4 Exec Committee -11/6 Finance Committee - 11/15 Board - 11/19 Fundraising Committee – 10/27	AAPJ Arts and Crafts Fair – 11/30 @ Hing Hay Coworks
December	
RED Committee – 12/2 Exec Committee - 12/4 Finance Committee - 12/6 (starts at noon) Board - 12/10 Holiday Party – TBD	

Exec – noon at SCIDpda offices or via conference call 800.832.0736; room number 6100677

Finance – 1 pm at SCIDpda offices or via conference call 800.832.0736; room number 6100677

RED – 5 pm at SCIDpda offices

Board – 530 pm at P2 Conference Room

Fundraising – 4 pm at Hing Hay Coworks or via conference call 800.832.0736; room number 6100677