



BOARD MEETING AGENDA

Tuesday, August 20 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	Action/ Approval	2. Consent Agenda <ul style="list-style-type: none"> • Approve July 2019 Meeting Minutes • Approve July 2019 Expenditure Report • Accept August Concurrence Requests • Accept August Management Report 3. Resolution –May Wu election to SCIDpda Board
5:45	Discussion	4. Staff Briefing <ul style="list-style-type: none"> • North Lot Updates –Mike Omura and Michael Itti • Census 2020 – Jamie Lee and Michael Itti • Mayor's Housing Agenda – Maiko Winkler-Chin • CIDpda Board – Jamie Lee • Calendaring – Dec Board, Sept. RED; Retreat - 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"> • Board Members • Set 2020 Retreat Dates • Fundraising Committee – Jerilyn Young • Finance Committee – Wayne Lau (if needed) • Real Estate Development – Jared Jonson • Other board business
7:30	Adjourn	Adjourn – Jared Jonson

Upcoming Dates:

Aug 23, 3-5 pm - SCIDpda @ Flatstick Pub

TBD - RED Committee, Mike lead

Sept. 4 - Exec Committee, Maiko lead

Sept. 13 - Finance Committee, Vern lead

Sept. 17 - SCIDpda Board

October 4th – 2019 SCIDpda Annual Fundraiser, Joseph lead

SCIDpda Board Meeting Minutes
July 16, 2019
409 Maynard Ave S, Plaza Level Conference Room
Seattle, WA 98104

Board Present: Jared Jonson, Casey Huang, Wayne Lau, Lanzi Li, Phillip Sit, Jen Reyes, Scott Yasui, David Della

Staff Present: Maiko Winkler-Chin, Vern Wood, Mike Omura, Julie Neilson, Jody Fuentes, Janet Smith, Jamie Lee, Joseph Guanlao

Guests Present: Tom Neill, Steven Judd, May Wu

1. Call to Order

The meeting was called to order by Jared Jonson, Board Chair, at 5:40 p.m.

2. Presentation

Tom Neill and Steven Judd from Finney, Neill & Company presented the SCIDpda's financial statements and audit for 2018. They explained the audit was finished earlier this year, as past audits have been presented to the board in October. Vern explained that Jody had done a lot of work to get the audit completed earlier this year.

3. Board Action & Approval

Executive Session

The board went into executive session at 6:05 for ten minutes to review the performance of a public employee.

Accept 2019 Audit

Resolution 19-07-16_01: We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, accept the 2019 Audit Report as presented.

Moved: Jen Reyes

Seconded: David Della

Board approved unanimously

Consent Agenda

Resolution 19-07-16_02: We, the Board of the Seattle Chinatown International District Preservation and Development Authority, via consent agenda:

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

Moved: Jen Reyes

Seconded: Wayne Lau

Board approved unanimously

4. Staff Briefing

2019 SCIDpda Annual Fundraiser

Jamie and Joseph requested the board's help in obtaining auction items for the fundraiser on October 4, and to continue their cultivation of guests and donors for the event; the ticket link for the fundraiser had gone live that week, and staff planned to meet with auctioneer Laura Michalek in July.

NeighborWorks

Jamie explained the possibility of SCIDpda joining NeighborWorks to obtain funding, technical assistance, and training. The only organizations in Seattle that are currently part of NeighborWorks are Homesite and Low Income Housing Institute. SCIDpda would apply thru CIDPDA. As part of the application to be members of Neighborworks America, SCIDpda is required to submit a resolution from the board.

Resolution 19-07-16-03We, the Seattle Chinatown International District Preservation and Development Authority Board, in submitting an application for membership to the NeighborWorks America Network, understand the following:

- The Board shall reflect and maintain a partnership among resident leaders, the private business community and public officials, in which at least one-third of the Board members are low-income residents or low-income resident representatives of SCIDpda's service area as defined by NeighborWorks. These board members can be:
 - residents of the Chinatown International District;
 - low-income residents within the SCIDpda service area; or
 - individuals who are elected or appointed to represent residents of low-income communities within SCIDpda's service area.
- To subscribe to a mission that is compatible with that of NeighborWorks America and to develop, manage and maintain programs and services within a service area that are, at all times, in keeping with this mission.
- To maintain exemption from federal income tax under section 501(c)(3) of the Internal Revenue code and to conduct all activities so as not to jeopardize that status; to remain an independent, nonprofit corporation not controlled by any other organization and to remain in good standing under applicable laws and regulations of the state where originally chartered.
- To establish and maintain a financial management system that complies with generally accepted accounting principles, enable the organization to prepare financial statements in accordance with Generally Accepted Accounting Principles and takes into account adequate internal control systems.
- To adopt, through the board of directors, a conflict of interest policy, including without limitation its directors, officers and staff that, at a minimum meets the parameters set forth by NeighborWorks and to remain in compliance with this policy.

- To submit an unmodified consolidated annual audit by a certified public accountant conducted pursuant to NeighborWorks America requirements as outlined in the Guidance for the Conduct of Audits.
- To submit reports to NeighborWorks America in the form, detail and timeframes required by NeighborWorks America and to comply with reasonable changes in reporting requirements over time.
- To participate and cooperate fully in regularly scheduled on- and off-site program reviews (including any subsidiaries or related organizations referred to as sub-recipients) conducted by NeighborWorks America or its designee and to develop and implement a Corrective Action Plan satisfactory to NeighborWorks America to remedy any significant deficiencies identified in the review, as may be needed
- To contribute to raising the visibility of the work and impact of the NeighborWorks network by clearly and consistently conveying membership in the NeighborWorks network through use of the “NeighborWorks Chartered Member” logo, and through descriptive language and text. At a minimum, the NeighborWorks Chartered Member logo will be placed on the following items: stationery of the NeighborWorks organization; all business cards; Web site home page; newsletter, whether printed or electronic; signage at the organization’s headquarters office; annual report; and informational brochures.
- On these items above, only the NeighborWorks organization’s own logo may be larger than the NeighborWorks Chartered Member logo. If the applicant organization is chartered, NeighborWorks America will grant the NeighborWorks organization a revocable license to use the NeighborWorks service mark in accordance with the guidelines and graphic standards prescribed by NeighborWorks America.
- To comply with the terms of NeighborWorks America agreements governing the relationship between NeighborWorks America, including related corporations in the NeighborWorks system, and members of the NeighborWorks network.

Moved: David Della

Seconded: Miye Moriguchi

Board approved unanimously

North Lot

Maiko presented the current plan and term sheet for the purchase of North Lot, and updated the board on current terms that have changed or evolved since the June discussion.

5. Board business

Executive Committee

Jared explained the executive committee met in the previous week; the strategic planning process will begin in the spring of 2020 to give the organization new direction for years 2021 to 2026.

Potential Board Members

Maiko explained Michael itti would be departing from the board; Lanzi, Phillip, Casey have confirmed they would return after the end of their current term. The board discussed the resumes and interest from potential board members Elliott Sun and May Wu. Casey discussed May Wu, who had met with Wayne, Lanzi and Casey: May’s family lived in the ID, lived in the Kon Yick building in her early years, and she came

back to the neighborhood often as her Uncle also owned a restaurant. Jared explained May's CPA and finance background is an area the board hoped to fill.

SCIDpda Bash

Joseph presented a post- event debrief on the SCIDpda Bash, and noted the event was a low-cost and low-barrier to entry experiential marketing event for SCIDpda's donor cultivation.

7. Adjourn

The meeting was adjourned by Jared Jonson, Board Chair, at 7:31 p.m.

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

Expenditure Certification Memorandum

DATE: 8/1/2019
TO: Board of Directors
FROM: Vern Wood, Deputy Director
RE: July 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	1451	to	1465	\$	47,296.68
ACH Transfers	General Checking		eft		\$	8,574.96
				Bush Hotel Commercial	\$	55,871.64
Computer Run Checks	General Checking	1625	to	1635	\$	28,184.57
				Bush Hotel Condo	\$	28,184.57
Computer Run Checks	General Checking	183	to	183	\$	3,640.00
ACH Transfers	General Checking		eft		\$	18,643.85
				Bush Hotel QalicB	\$	22,283.85
Computer Run Checks	General Checking	576	to	590	\$	24,988.22
ACH Transfers	General Checking		eft		\$	20,032.78
				Bush Hotel Residential	\$	45,021.00
Computer Run Checks	General Checking	135	to	141	\$	1,154.24
ACH Transfers	General Checking		eft		\$	35,407.70
				CIDpda	\$	36,561.94
Computer Run Checks	General Checking	3282	to	3302	\$	63,193.19
ACH Transfers	General Checking		eft		\$	2,370.37
				DVA	\$	65,563.56
ACH Transfers	General Checking		eft		\$	247.53
				Hinghay	\$	247.53
Computer Run Checks	General Checking	302	to	318	\$	51,594.53
				IDVS1 Commercial	\$	51,594.53
Computer Run Checks	General Checking KeyBank	1418	to	1420	\$	4,555.62
ACH Transfers	General Checking		eft		\$	38.50
Computer Run Checks	General Checking TCB	104		110	\$	34,594.39
				IDVS2 Condo	\$	39,188.51

Computer Run Checks	General Checking	189	to	196	\$	26,239.69
ACH Transfers	General Checking		eft		\$	136.64
ACH Transfers	Capital Reserve		eft		\$	5,945.40
ACH Transfers	Bond Revenue		eft		\$	35,000.00
IDVS2 Library & Parking					\$	67,321.73
Computer Run Checks	General Checking	291	to	303	\$	11,642.36
ACH Transfers	General Checking		eft		\$	1,041.75
IDVS2 Commercial					\$	12,684.11
Computer Run Checks	General Checking	560	to	576	\$	34,926.67
New Central Commercial					\$	34,926.67
Computer Run Checks	General Checking	192	to	196	\$	14,188.00
ACH Transfers	General Checking		eft		\$	20,680.40
New Central Hotel					\$	34,868.40
Computer Run Checks	General Checking	106	to	110	\$	41,706.20
New Central Master Tenant					\$	41,706.20
Computer Run Checks	General Checking	669	to	691	\$	35,000.25
ACH Transfers	General Checking		eft		\$	382.00
New Central Residential					\$	35,382.25
Computer Run Checks	General Checking	659	to	716	\$	106,452.86
ACH Transfers	General Checking		eft		\$	11,565.82
Payroll	General Checking	07/03/19 & 07/17/19			\$	154,303.08
ACH Transfers	Construction		eft		\$	294,250.66
SCIDpda					\$	566,572.42
					\$	1,137,978.91

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,lhwelln,littsaig,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,nutri,pdacmnty,pdadev,pdamaint,pdaprop,scid,design19 AND mm/yy=07/2019-07/2019 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
bhcommop - General Checking				
1451	jondon - Jon-Don	7/11/2019	35.33	Janitorial - Supplies
1452	pdamaint - SCIDpda Maintenance Dept	7/11/2019	3,883.75	WOs
1453	smeinc - SME Inc of Seattle	7/11/2019	533.18	Maintenance - Other Vendors
1454	verwir - Verizon Wireless	7/11/2019	14.75	Telecom
1455	welfar - Wells Fargo	7/11/2019	26.85	Telecom
1456	welfar - Wells Fargo	7/11/2019	298.79	Supplies
1457	bushqali - SCIDpda Bush Hotel QALICB LLC	7/17/2019	0.00	Void
1458	cedgro - Cedar Grove Organics Recycling	7/17/2019	124.80	Garbage/Waste Removal
1459	cenlin - CenturyLink	7/17/2019	55.50	Telecom
1460	eltsys - ELTEC Systems, LLC	7/17/2019	325.49	Elevator - Contract
1461	repser - Republic Services	7/17/2019	1,819.90	Garbage/Waste Removal
1462	wasman - Waste Management of Seattle	7/17/2019	2,996.84	Garbage/Waste Removal
1463	bushqali - SCIDpda Bush Hotel QALICB LLC	7/1/2019	3,500.00	Rent (additional)
1464	bushqali - SCIDpda Bush Hotel QALICB LLC	7/1/2019	32,250.00	Rent (short)
1465	finnei - Finney Neill & Co. P.S.	7/31/2019	1,431.50	Audit Fees
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	7/11/2019	8,574.96	Condo Billing
Total bhcommop - General Checking			55,871.64	
bhcondop - General Checking				
1625	ipfscorp - IPFS Corporation	6/20/2019	0.00	Void
1627	cenlin - CenturyLink	7/11/2019	112.94	Access Control Systems
1628	pugsou - Puget Sound Energy	7/11/2019	1,446.89	Natural Gas
1629	seacitli - Seattle City Light	7/11/2019	2,289.69	Electricity
1630	ipfscorp - IPFS Corporation	7/12/2019	3,481.12	Insurance installment
1631	citseacu - City of Seattle-Combined Utilities	7/17/2019	9,755.84	Garbage/Waste Removal & Water/Sewer
1632	cordes - Core Design, Inc.	7/17/2019	1,363.30	Capitalized Rehab Expenditures - Parks Dept. Condo
1633	ipfscorp - IPFS Corporation	7/18/2019	3,481.12	Insurance installment
1634	tcms - TCMS of Seattle	7/25/2019	4,012.96	HVAC/Boiler Maint - Contract
1635	seacitli - Seattle City Light	7/31/2019	2,240.71	Electricity
Total bhcondop - General Checking			28,184.57	
bhqalop - General Checking				
183	finnei - Finney Neill & Co. P.S.	7/31/2019	3,640.00	Audit Fees
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/15/2019	10,834.23	Loan Payment - Monthly
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	7/15/2019	2,709.62	Replacement Reserve Deposit - Quarterly
ACH	thecomm - The Commerce Bank of WA	7/31/2019	5,100.00	Loan Payment - Monthly
Total bhqalop - General Checking			22,283.85	
bhresope - General Checking				
576	pdamaint - SCIDpda Maintenance Dept	7/11/2019	1,421.00	WOs
577	scidpda - SCIDpda	7/11/2019	18,856.62	ID Billing
578	smeinc - SME Inc of Seattle	7/11/2019	533.17	Maintenance - Other Vendors
579	verwir - Verizon Wireless	7/11/2019	86.58	Telecom
580	welfar - Wells Fargo	7/11/2019	184.11	Telecom
581	welfar - Wells Fargo	7/11/2019	88.98	Supplies
582	seacitli - Seattle City Light	7/17/2019	152.50	Electricity
583	seacitli - Seattle City Light	7/17/2019	308.09	Electricity
584	seacitli - Seattle City Light	7/17/2019	54.24	Electricity

		Check	Total	
Check#	Vendor	Date	Check	Note
585	cenlin - CenturyLink	7/31/2019	60.31	Telecom
586	citseacu - City of Seattle-Combined Utilities	7/31/2019	80.47	Water/Sewer
587	eltsys - ELTEC Systems, LLC	7/31/2019	1,215.22	Elevator - Contract
588	mckser - McKinstry Service	7/31/2019	747.57	Plumbing
589	pmjans - Phnouk	7/31/2019	930.00	UTO - Other Vendors
590	sprague - Sprague	7/31/2019	269.36	Pest Control
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	7/11/2019	11,554.43	Condo Billing
ACH	bushot - Bush Hotel Limited Partnership	7/15/2019	3,343.35	Replacement Reserve Deposit - Monthly
ACH	bushot2 - Bush Hotel Limited Partnership	7/15/2019	1,071.00	Operating Reserve Deposit - Monthly
ACH	thecomm - The Commerce Bank of WA	7/31/2019	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			45,021.00	
cidpdao3 - General Checking				
135	blackb - Blackbaud, Inc	7/11/2019	27.53	Computer Software/Hardware/Licenses
136	scidpda - SCIDpda	7/11/2019	69.57	ID Billing
137	welfar - Wells Fargo	7/11/2019	94.29	Program - Supplies & Postage
138	keybankc - KeyBank	7/17/2019	54.01	Direct Fund Raising Expenses & Advertising/Marketing
139	welfar - Wells Fargo	7/17/2019	10.00	Licenses
140	blackb - Blackbaud, Inc	7/24/2019	898.84	Computer Software/Hardware/Licenses
141	scidpda - SCIDpda	7/24/2019	0.00	Void
ACH	scidpda - SCIDpda	7/25/2019	35,407.70	Q2 Donation Distribution
Total cidpdao3 - General Checking			36,561.94	
cobocap1 - Comm Bond Revenue				
ACH	idvs2lib - IDVS2 Library/Parking	7/12/2019	35,000.00	Transfer for Operating Expenses
Total cobocap1 - Comm Bond Revenue			35,000.00	
cobocapt - Comm Capital Reserve				
ACH	idvs2lib - IDVS2 Library/Parking	7/1/2019	5,945.40	Replacement Reserve Draw to fund chain link fence
Total cobocapt - Comm Capital Reserve			5,945.40	
condo2op - General Checking				
1418	ipfscorp - IPFS Corporation	6/20/2019	0.00	Void
1419	ipfscorp - IPFS Corporation	7/12/2019	4,555.62	Prepaid Insurance/WAB-180632
1420	ipfscorp - IPFS Corporation	7/18/2019	0.00	Void
ACH	keybank - Key Bank	7/19/2019	38.50	Bank Fees/Charges
Total condo2op - General Checking			4,594.12	
dvaop - General Checking				
3282	idvs2lib - IDVS2 Library/Parking	7/1/2019	17,609.99	Loan Payment - Monthly
3287	guasec - Guardian Security Systems, Inc	7/11/2019	650.00	Fire Systems/Sprinkler - Service Call
3288	pdamaint - SCIDpda Maintenance Dept	7/11/2019	2,904.00	WOs
3289	scidpda - SCIDpda	7/11/2019	16,472.21	ID Billing
3290	seacitli - Seattle City Light	7/11/2019	38.88	Electricity
3291	searub - Seattle Rubbish Removal	7/11/2019	330.07	Garbage/Waste Removal
3292	t0001721 - Chen	7/11/2019	860.00	Move Out Refund
3293	tunjen - Tung	7/11/2019	63.71	Tenant Retention
3294	verwir - Verizon Wireless	7/11/2019	59.24	Telecom
3295	wavbro - Wave Broadband	7/11/2019	50.83	Telecom 06/2019
3296	welfar - Wells Fargo	7/11/2019	109.32	Telecom
3297	eltsys - ELTEC Systems, LLC	7/17/2019	639.78	Elevator - Contract
3298	idvs2con - IDVS2 Condo Association	7/17/2019	22,480.78	Condo Billing
3299	thepar - The Part Works, Inc.	7/17/2019	47.03	Supplies
3300	hdsupp - HD Supply Facilities Maintenance, LTD	7/24/2019	156.52	Janitorial - Supplies
3301	pmjans - Phnouk	7/31/2019	670.00	UTO - Other Vendors

		Check	Total	
Check#	Vendor	Date	Check	Note
3302	wavbro - Wave Broadband	7/31/2019	50.83	Telecom 07/2019
ACH	idvsfh - IDVS 2 Family Housing LLC	7/15/2019	2,370.37	Replacement Reserve Deposit - Monthly
Total dvaop - General Checking			65,563.56	
hingop2 - General Checking				
ACH	paypal - PayPal	7/8/2019	247.53	Bank Fees/Charges
Total hingop2 - General Checking			247.53	
idvs2op4 - General Checking				
291	cenlin - CenturyLink	7/11/2019	282.90	Telecom
292	guasec - Guardian Security Systems, Inc	7/11/2019	421.15	Fire Systems/Sprinkler - Service Call
293	pdamaint - SCIDpda Maintenance Dept	7/11/2019	1,022.00	WOs
294	scidpda - SCIDpda	7/11/2019	1,081.24	ID Billing
295	thepar - The Part Works, Inc.	7/11/2019	76.79	Supplies
296	verwir - Verizon Wireless	7/11/2019	3.16	Telecom
297	welfar - Wells Fargo	7/11/2019	7.66	Telecom
298	idvs2con - IDVS2 Condo Association	7/17/2019	3,973.89	Condo Billing
299	wasman - Waste Management of Seattle	7/17/2019	1,751.54	Garbage/Waste Removal 06/2019
300	repser - Republic Services	7/24/2019	863.28	Garbage/Waste Removal
301	wasman - Waste Management of Seattle	7/24/2019	1,909.64	Garbage/Waste Removal 05/2019
302	cenlin - CenturyLink	7/31/2019	227.97	Telecom
303	wasman - Waste Management of Seattle	7/31/2019	21.14	Garbage/Waste Removal 07/2019
ACH	idvs2com - IDVS 2 Commercial	7/15/2019	1,041.75	Replacement Reserve Deposit - Quarterly
Total idvs2op4 - General Checking			12,684.11	
nccomop2 - General Checking				
560	buihar - Builders' Hardware & Supply Co	7/11/2019	346.82	Locks/Keys
561	pdamaint - SCIDpda Maintenance Dept	7/11/2019	3,947.20	WOs
562	scidpda - SCIDpda	7/11/2019	1,070.29	ID Billing
563	verwir - Verizon Wireless	7/11/2019	10.65	Telecom
564	welfar - Wells Fargo	7/11/2019	26.85	Telecom
565	citsea - City of Seattle	7/17/2019	261.36	Property Tax - 2nd semi-annual
566	eltsys - ELTEC Systems, LLC	7/17/2019	261.72	Elevator - Contract
567	wasman - Waste Management of Seattle	7/17/2019	29.60	Garbage/Waste Removal
568	citseacu - City of Seattle-Combined Utilities	7/24/2019	2,632.42	Water/Sewer
569	tcms - TCMS of Seattle	7/25/2019	670.55	HVAC/Boiler Maint - Contract
570	newcenmt - New Central Hotel Master Tenant LLC	7/1/2019	1,046.78	Insurance - Earthquake #7 of 12
571	newcenmt - New Central Hotel Master Tenant LLC	7/1/2019	974.70	Insurance - Property #1 of 12
572	newcenmt - New Central Hotel Master Tenant LLC	7/1/2019	974.70	Insurance - Property #2 of 12
573	newcenmt - New Central Hotel Master Tenant LLC	7/1/2019	974.70	Insurance - Property #3 of 12
574	newcenmt - New Central Hotel Master Tenant LLC	7/1/2019	19,870.83	Rent
575	finnei - Finney Neill & Co. P.S.	7/31/2019	1,090.00	Audit Fees
576	seaciti - Seattle City Light	7/31/2019	737.50	Electricity
Total nccomop2 - General Checking			34,926.67	
nchotop - General Checking				
192	ipfscorp - IPFS Corporation	6/20/2019	0.00	Void
193	easwes - East-West Investment Co.	7/11/2019	5,708.34	Ground Lease Expense
194	ipfscorp - IPFS Corporation	7/12/2019	1,777.33	Insurance
195	ipfscorp - IPFS Corporation	7/18/2019	1,777.33	Insurance
196	finnei - Finney Neill & Co. P.S.	7/31/2019	4,925.00	Audit Fees
ACH	welfar - Wells Fargo	7/10/2019	19,549.92	Loan Payment - Monthly
ACH	newcenth - New Central Hotel LLC	7/15/2019	1,130.48	Replacement Reserve Deposit - Monthly
Total nchotop - General Checking			34,868.40	

		Check	Total	
Check#	Vendor	Date	Check	Note
ncmaster - General Checking				
106	newcenth - New Central Hotel LLC	7/1/2019	1,744.64	Insurance - Earthquake #7 of 12
107	newcenth - New Central Hotel LLC	7/1/2019	1,820.52	Insurance - Property #1 of 12
108	newcenth - New Central Hotel LLC	7/1/2019	1,820.52	Insurance - Property #2 of 12
109	newcenth - New Central Hotel LLC	7/1/2019	1,820.52	Insurance - Property #3 of 12
110	newcenth - New Central Hotel LLC	7/1/2019	34,500.00	Rent
Total ncmaster - General Checking			41,706.20	
ncresop - General Checking				
669	cenlin - CenturyLink	7/11/2019	57.41	Telecom
670	orcinf - Orca Information Inc	7/11/2019	168.00	Credit Screening Fee
671	pugsou - Puget Sound Energy	7/11/2019	332.64	Natural Gas
672	scidpda - SCIDpda	7/11/2019	9,236.26	ID Billing
673	shewil - Sherwin-Williams Co.	7/11/2019	386.78	Supplies
674	tunjen - Tung	7/11/2019	24.66	Tenant Retention
675	verwir - Verizon Wireless	7/11/2019	79.14	Telecom
676	welfar - Wells Fargo	7/11/2019	55.62	Telecom
677	welfar - Wells Fargo	7/11/2019	85.86	Access Control Systems
678	wesext - Western Exterminator Company	7/11/2019	385.35	Pest Control
679	citsea - City of Seattle	7/17/2019	213.84	Property Tax - 2nd semi-annual
680	eltsys - ELTEC Systems, LLC	7/17/2019	261.72	Elevator - Contract
681	wesext - Western Exterminator Company	7/17/2019	110.10	Pest Control
682	citseacu - City of Seattle-Combined Utilities	7/24/2019	2,698.81	Garbage/Waste Removal
683	hdsupp - HD Supply Facilities Maintenance, LTD	7/24/2019	94.56	Janitorial - Supplies
684	tcms - TCMS of Seattle	7/25/2019	726.43	HVAC/Boiler Maint - Contract
685	wesext - Western Exterminator Company	7/25/2019	275.25	Pest Control
686	newcenmt - New Central Hotel Master Tenant LLC	7/1/2019	697.86	Insurance - Earthquake #7 of 12
687	newcenmt - New Central Hotel Master Tenant LLC	7/1/2019	845.82	Insurance - Property #1 of 12
688	newcenmt - New Central Hotel Master Tenant LLC	7/1/2019	845.82	Insurance - Property #2 of 12
689	newcenmt - New Central Hotel Master Tenant LLC	7/1/2019	845.82	Insurance - Property #3 of 12
690	newcenmt - New Central Hotel Master Tenant LLC	7/1/2019	16,012.50	Rent
691	pmjans - Phnouk	7/31/2019	560.00	UTO - Other Vendors
ACH	newcentr - SCIDPDA New Central Apartments, Inc	7/15/2019	382.00	Replacement Reserve Deposit - Monthly
Total ncresop - General Checking			35,382.25	
pdabhcon - Construction				
ACH	bigvil - Big Village LLLP	7/1/2019	294,250.66	Predevelopment Loan Draw #1
Total pdabhcon - Construction			294,250.66	
pdaopacc - General Checking				
659	bushcomm - SCIDpda Bush Hotel Commercial	7/11/2019	11,001.58	Rent
660	finnei - Finney Neill & Co. P.S.	7/11/2019	12,470.00	Audit Fees
661	govchr - Christopher George Govella	7/11/2019	275.00	Advertising/Marketing
662	hartfo - The Hartford	7/11/2019	746.23	Payroll Benefits - Life Insurance
663	ichs - International Community Health Services	7/11/2019	250.00	HHC/Event Deposit Refund
664	idvs2lib - IDVS2 Library/Parking	7/11/2019	290.00	Employee Parking
665	kaifou - of Washington Options Inc	7/11/2019	17,868.39	Payroll Benefits - Medical Insurance
666	laupau - Laughlin	7/11/2019	75.00	Advertising /Marketing
667	meetin - MeetingOne	7/11/2019	31.99	Telecom
668	merron - Ronald Meriales	7/11/2019	250.00	Advertising/Marketing
669	navben - Navia Benefit Solutions	7/11/2019	742.00	Payroll Benefits
670	phiins - Philadelphia Insurance Companies	7/11/2019	868.34	Insurance
671	seacitli - Seattle City Light	7/11/2019	160.48	HHC/Electricity 06/2019
672	spalig - SparkLab Lighting Design, LLC	7/11/2019	3,440.00	CI/Program - Subcontracts
673	verwir - Verizon Wireless	7/11/2019	758.27	Telecom

		Check	Total	
Check#	Vendor	Date	Check	Note
674	visser - Vision Service Plan	7/11/2019	236.91	Payroll Benefits - Vision Insurance
675	vuojen - Jennifer Vuong	7/11/2019	500.00	CI/Program - Subcontracts
676	wasden - Delta Dental of Washington	7/11/2019	1,619.20	Payroll Benefits - Dental Insurance
677	wavbro - Wave Broadband	7/11/2019	132.45	Telecom
678	welfar - Wells Fargo	7/11/2019	335.04	Office Supplies/Equipment
679	winluk - Wing Luke Asian Museum	7/11/2019	4,850.00	CI/Program - Subcontracts
680	zerplu - zero plus	7/11/2019	2,000.00	CI/Program - Subcontracts
681	casnet - Cascade Networks, Inc.	7/17/2019	245.72	Office Supplies/Equipment
682	cenlin - CenturyLink	7/17/2019	119.41	Telecom
683	chiarc - Chihara Architect	7/17/2019	550.00	pdadev/Professional Fees
684	delage - De Lage Landen Financial Services	7/17/2019	731.64	Copier Lease/Maintenance
685	ids2lib - IDVS2 Library/Parking	7/17/2019	420.00	Employee Parking
686	net2ph - Net2Phone Inc.	7/17/2019	660.54	Telecom
687	offdep - Office Depot	7/17/2019	46.77	Office Supplies/Equipment
688	omumik - Omura	7/17/2019	173.49	Telecomm & Employee Meals
689	tecave - Techie Avenger Inc	7/17/2019	2,181.16	Computer - Maintenance
690	uspost - US Postal Service	7/17/2019	206.00	Postage
691	webtho - Weber Thompson	7/17/2019	0.00	Void
692	welfar - Wells Fargo	7/17/2019	77.76	Travel - Local & Employee Meals
693	welfar - Wells Fargo	7/17/2019	896.90	Computer Software, Staff Appreciation & Office Supplies
694	webtho - Weber Thompson	7/18/2019	7,367.57	Development Project - North Lot Housing
695	intpark - Interim Parking Services	7/24/2019	904.00	Employee Parking 07/2019
696	intpark - Interim Parking Services	7/24/2019	904.00	Employee Parking 05/2019
697	intpark - Interim Parking Services	7/24/2019	904.00	Employee Parking 06/2019
698	pitbow - Pitney Bowes Inc.	7/24/2019	356.25	Postage
699	zerplu - zero plus	7/24/2019	240.31	CI/Program - Subcontracts
700	bushcomm - SCIDpda Bush Hotel Commercial	7/25/2019	3,000.00	Cash Flow Loan
701	aguald - Alda Andara Agustiano	7/31/2019	500.00	CIDBlock/Program Expenses
702	aspcn - Aspect Consulting, LLC	7/31/2019	11,478.75	CI/Program - Professional Fees
703	delage - De Lage Landen Financial Services	7/31/2019	1,504.91	Copier Lease/Maintenance
704	deodan - Danilo Deocampo Jr.	7/31/2019	1,250.00	CIDBlock/Program Expenses
705	dradro - Drag & Drop Creative	7/31/2019	3,275.50	CIDBlock/Program Expenses
706	houdep - Housing Development Consortium	7/31/2019	525.00	Dues
707	offdep - Office Depot	7/31/2019	73.98	Office Supplies/Equipment
708	perron - Ronald J. Permejo	7/31/2019	300.00	CIDBlock/Program Expenses
709	quigeo - George Fronda Quibuyen	7/31/2019	1,250.00	CIDBlock/Program Expenses
710	ricusa - Ricoh USA, Inc	7/31/2019	413.41	Copier Lease/Maintenance
711	schang - Angel Joy Mercado Schwahn	7/31/2019	800.00	CIDBlock/Program Expenses
712	seacitli - Seattle City Light	7/31/2019	152.46	HHC/Electricity 07/2019
713	tanlil - Li Ling Tan	7/31/2019	350.00	CI/Program - Subcontracts
714	vuojen - Jennifer Vuong	7/31/2019	500.00	CI/Program - Subcontracts
715	wavbro - Wave Broadband	7/31/2019	132.45	Telecom
716	zerplu - zero plus	7/31/2019	5,060.00	pdadev/Professional Fees
ACH	qqest - Qqest Payroll Services	7/3/2019	76,469.28	Payroll
ACH	cbiz - CBIZ	7/16/2019	7,266.80	L&I Q2 2019
ACH	citsearc - City of Seattle	7/17/2019	349.70	B&O Tax
ACH	stwab&o - Department of Revenue	7/25/2019	241.82	B&O Tax
ACH	pdamaint - SCIDpda Maintenance Dept	7/11/2019	1,520.00	WOs
ACH	scidpda - SCIDpda	7/15/2019	2,187.50	LH Replacement Reserve Deposit - Monthly
ACH	qqest - Qqest Payroll Services	7/17/2019	77,833.80	Payroll
Total pdaopacc - General Checking			272,321.76	

		Check	Total	
Check#	Vendor	Date	Check	Note
vs10p - General Checking				
302	cenlin - CenturyLink	7/11/2019	82.98	Telecom
303	eltsys - ELTEC Systems, LLC	7/11/2019	5,226.20	Elevator - Service Calls
304	pdamaint - SCIDpda Maintenance Dept	7/11/2019	1,298.00	WOs
305	pugsou - Puget Sound Energy	7/11/2019	950.73	Natural Gas
306	scidpda - SCIDpda	7/11/2019	5,691.03	ID Billing
307	seacitli - Seattle City Light	7/11/2019	15,740.95	Electricity
308	thepar - The Part Works, Inc.	7/11/2019	76.80	Supplies
309	verwir - Verizon Wireless	7/11/2019	46.14	Telecom
310	welfar - Wells Fargo	7/11/2019	15.34	Telecom
311	citseacu - City of Seattle-Combined Utilities	7/17/2019	11,905.01	Water/Sewer
312	eltsys - ELTEC Systems, LLC	7/17/2019	433.30	Elevator - Contract
313	repser - Republic Services	7/17/2019	0.00	Void
314	wasman - Waste Management of Seattle	7/17/2019	1,195.89	Garbage/Waste Removal 1
315	wasman - Waste Management of Seattle	7/17/2019	2,502.30	Garbage/Waste Removal 2
316	repser - Republic Services	7/18/2019	1,356.84	Garbage/Waste Removal
317	mckser - McKinstry Service	7/24/2019	4,441.00	Fire Systems/Sprinklers - Contract
318	citsea - City of Seattle	7/31/2019	632.02	Property Tax - 2nd semi-annual
Total vs10p - General Checking			51,594.53	
vs2conop - General Checking				
104	idvs2com - IDVS 2 Commercial	6/27/2019	3,282.15	Maintenance - Other Vendors paid by 2com in error
105	pugsou - Puget Sound Energy	7/11/2019	1,405.21	Natural Gas
106	seacitli - Seattle City Light	7/11/2019	2,727.82	Electricity
107	citseacu - City of Seattle-Combined Utilities	7/17/2019	17,428.36	Garbage/Waste Removal & Water/Sewer
108	ipfscorp - IPFS Corporation	7/18/2019	4,555.62	Insurance
109	idvs2con - IDVS2 Condo Association	7/26/2019	4,800.00	Transfer to KeyBank Operating Account
110	cenlin - CenturyLink	7/31/2019	395.23	Telecom
Total vs2conop - General Checking			34,594.39	
vs2lpop - General Checking				
189	usbank - US Bank/TFM/97298300/Patty Schrandt	7/1/2019	14,378.13	Loan Payment - Monthly
190	pdamaint - SCIDpda Maintenance Dept	7/11/2019	168.00	WOs
191	scidpda - SCIDpda	7/11/2019	8,523.96	ID Billing
192	verwir - Verizon Wireless	7/11/2019	11.57	Telecom
193	welfar - Wells Fargo	7/11/2019	58.54	Telecom
194	welfar - Wells Fargo	7/11/2019	254.86	Supplies & Access Control Systems
195	eltsys - ELTEC Systems, LLC	7/17/2019	293.22	Elevator - Contract
196	idvs2con - IDVS2 Condo Association	7/17/2019	2,551.41	Condo Billing
ACH	citseafa - City of Seattle Finance & Admin Svcs	7/15/2019	136.64	B&O Tax
Total vs2lpop - General Checking			26,376.33	
			1,137,978.91	

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.*

August 2019 Items

Community Initiatives, Jamie Lee lead

2020 Census Activities - \$35,000 from Seattle Foundation

Funding to:

- Form and chair CID Complete Count Committee
- Support outreach in residential buildings and businesses
- Offer language support to organizations in the neighborhood
- Provide information in ethnic media
- Host neighborhood events during Census response time
- Distribute fliers and information to neighborhood groups about Census

More details during staff briefing section of meeting agenda

SCIDpda Staff Reports – August 2019

Community Initiatives

Jamie Lee

Hing Hay Coworks/Business Resources

Things have been busy at HHC, with 44 memberships this month. Summer tends to be a little busier for our coworking space and we are pleased with the flow.

Our workshop on selecting and working with contractors went well – we were able to host it at Joyale restaurant and businesses were able to talk in depth with business owners that had just previously opened a restaurant and/or have opened several. Attendees walked away with resources and handouts to use in the future.

Public Space

The **Maynard Alley** outreach meeting went well during JamFest on July 19 (in the rain!). ZeroPlus, the architecture firm we hired, is working on collating all the feedback and will report out soon.

We are moving forward in selecting locations for the red pedestrian lights, as recommended by the **CID Lighting Study**. We think, through funding from OED, we will be able to install about three lights. Additionally, we are moving forward with our Lights On! Campaign, which will encourage businesses to keep their lights on into the evening, to improve lighting on the street.

Preservation/Planning

Our consultants for **Integrated Planning Grant with the State Department of Ecology** have completed the work plan for Phase II for Goodwill. We are currently working with Goodwill to do some on site testing.

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.

Census 2020

We are hosting a kickoff CID Complete Count Committee meeting on August 15. From there, we will likely host a larger, more public kickoff to alert the community of the resources that we will have during this Census time. We have also applied with ACRS to Washington States Office of Financial Management for additional funding to support the Census work.

UPCOMING EVENTS - *indicates SCIDpda organized event

Happy Hour Food Walks – September 19

Hai! Japantown – August 17

Night Market – September 14

***Mid-Autumn Moon Festival @ Donnie Chin International Children's Park – Sept 13**

***SCIDpda Annual Fundraiser – October 4**

Executive Director

Maiko Winkler-Chin

August is typically a month of semi-quiet (except for the Real Estate Team, who's full on into proposal-mode for public funders). Time for a bit of rest before September starts up quickly, and the hectic busyness of budget, year-end, looking ahead to next year, and our annual fundraiser happens. It's also personally the start of the school year.

Updates from July Report

- Stadium District Comprehensive Plan Amendment was not docketed, which means the proposal is stalled or dead at this point.
- OH Director is....still unknown at this time.

Things that are Top of Mind & Taking Time

- **Getting My Invites out for Fall Fundraiser** – Jamie Lee has crafted hers, it's now up to me to do my inviting I plan to do mine twice at least – once at the end of this week or early next week, once the week after Labor Day. How about you? 😊
- **North Lot** – lots of meetings, numbers, thinking through. I attended the grand opening of Mercy Magnusson earlier this month, which has similarities to this project. It was a truly a Grand Opening, it took 4 years to build, it was major. I'm glad this is not a historic rehabilitation.

Things top of Mind

- **Gearing up for budget** Janet Smith has the organizational budget schedule out. Budget at the PDA takes about 5 months. It is, for me, the time to get out of the day-to-day and think ahead as to what we want to do in 2020 (and through 2022 as we are extending our budgets to a 3 year plan ahead). It's the time when we look to the strategic plans, be accountable to each other for promises made during last year's budget.
- **Strategic Planning** – as discussed earlier, our plan runs out in 2020. I had a call with Wendy Watanabe, and we've discussed her working with the Exec Committee (unless the board would like otherwise) on strategic planning thinking. Because of our discussion, she's thinking it may be worth looking ahead and carving out a 5 year chunk to reach that 2040ish goal. She'll have questions for Exec, and we will have a budget number for strategic planning work in the 2020 budget.

Out and About

- THANK YOU Jana Zisette for interning with us – she attends Gonzaga University, but grew up in Seattle. She is our first trial of the Paul Mar Intern. More details to follow.
- I'm on a Lunch + Learn Panel for Futurewise with Transportation Choices Coalition to discuss Sound Transit - Wednesday, 8/21 from 12 – 2 at King Street Station
- Please join staff at Flatstick Pub for mini-golf, pool, and other games – Friday 8/23 from 3- 5
- Directors – Vern, Mike, Jamie and I - are meeting off-site on September 6th
- I will be out of office from 8/29 – 9/3, heading to Manzanita

Upcoming SCIDpda Board Meeting Agenda

Please let me know if you'd like to have a topic on the agenda

September

- Hoping that the board will authorize me to sign the North Lot PSA
- FUNDRAISER – our last meeting before our party
- Boardmember Miye Moriguchi has requested time to discuss Uwajimaya remodel plans
- FYI - Jared Jonson will be out of town

December – potential date shift to 12/17

- 2020 SCIDpda budget presentation and potential adoption
- 2020 Board Officers election

Real Estate Development

Mike Omura

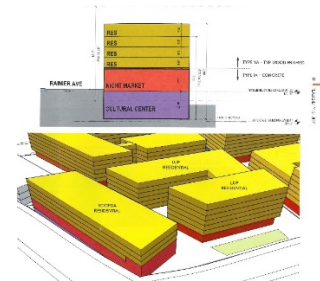
SCIDpda Direct Involvement

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. ***The Purchase & Sale Agreement (PSA) for the site will be executed shortly, RED team is working to submit for Combined Funders Application in September.***



North Lot

Goodwill Site - SCIDpda entered into a MOU with Goodwill, Lake Union Partners, and Capitol Hill Housing to create to conduct a feasibility analysis of the 8 acre site. The site program includes a new flagship store for Goodwill and relocation of the warehousing and fleet, SCIDpda and CHH will develop affordable housing and community facilities.



Goodwill



SHA King County Records Site

SHA King County Records Site - ***Schematic design has been complete and Marpac is currently updating the estimates to be complete by 8/23, concurrently Design Development is proceeding.***

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



Intracorp Acme Poultry

Hing Hay Park Restroom at Bush Hotel - SPR presented the project to ISRD on 7/9/2019 and there were no significant issues. We are still drafting an amendment to the condo agreement at the Bush to add the City to the agreement.

JCCCW Phase 1 Breezeway - Construction has started on the project & should be complete by early December 2019.

LS Gathering Cultural Space & FLS Office TI - Design has started and a contractor has been selected.

Future Projects/Opportunities

SCIDpda Direct Involvement

URM/Historic Core Renovation - 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.



206 - 5th Ave. S



Uncle Bob's Place

Uncle Bob's Place - 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. ***Because of the bond cap issues the project is on hold to start construction for several months. *****

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.



Rising Sun Produce Site

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.



Plymouth at Linc's Tackle

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 - *A representative for the Owner and the architects presented a revised program and massing for the project. The project is now proposed as a market rate rental apartments approximately 120 to 150 units with about 5,500 sq. ft. of retail on the ground level. The development team is seeking input from the community and will present to ISRD in the fall. Board will discuss under board business section of agenda.*

CURRENT DESIGN

RESPONSE TO BOARD COMMENTS

- 140,881 SF & 13 Stories
- 5,500 SF of Retail
- Changed entire building use from mixed to apartment
- Building has been modified to reduce overall perceived scale
- Corner has been opened up to create a small entry plaza
- Green spaces are located on the podium and the roof deck
- Window patterning has been modified to reduce the apparent scale of the massing and to alternate other portions of the building
- Windows were modified to reduce the amount of glass used to prevent heat from having an office building appearance



Not a Hotel - 8th Ave. S.

DA-LI Development - Under construction with completion slated for late 2020.

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.

Bush Garden 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.



Bush Garden - Jasmine

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.

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

Pang Warehouse Site - Plus Investments 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.

Board Meetings & Events for Consideration	Events
August	
RED Committee – 8/5 Exec Committee - 8/7 Finance Committee - 8/16 Board - 8/20	SCIDpda @ Flatstick Pub – 8/23 3-5 pm
September	
RED Committee – TBD Exec Committee - 9/4 Finance Committee - 9/13 Board - 9/17	Mid-Autumn Moon Festival – 9/13 @ Children’s Park
October	
Exec Committee - 10/2 SCIDpda Fall Fundraiser – 10/4 @ Pacific Tower RED Committee – 10/7 Finance Committee - 10/11 Board - 10/15	SCIDpda Fall Fundraiser – 10/4 @ Pacific Tower
November	
RED Committee – 11/4 Exec Committee -11/6 Finance Committee - 11/15 Board - 11/19	AAP1 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 or 12/17? Holiday Party – TBD	SCIDpda Holiday Party - TBD
January 2020!	
RED Committee – 1/6 Exec Committee -1/8 Finance Committee - 1/17 Board - 1/21	

SCIDpda Consolidated Balance Sheet (With Period Change)

8/13/2019 7:10 AM

Period = Jan 2019-Jun 2019

Book = Accrual ; Tree = .fc_bs

PDA Reporting=Community Initiatives,Hinghay,Other Legal Holdings,PDA Admin,
Properties,Property Mgmt/Maint,Senior Services;

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
<i>CURRENT ASSETS</i>			
CASH & CASH EQUIVALENTS			
Unrestricted Funds	2,628,013	3,597,143	-969,130
Restricted Funds	5,564,393	3,098,093	2,466,301
Bond Funds	2,361,876	2,056,822	305,054
 TOTAL CASH & CASH EQUIVALENTS	 10,554,282	 8,752,058	 1,802,224
ACCOUNTS RECEIVABLE			
Accounts Receivable - Net	2,271,968	2,616,599	-344,631
TOTAL ACCOUNTS RECEIVABLE	2,271,968	2,616,599	-344,631
OTHER RECEIVABLES			
Note Receivable	786,602	926,752	-140,150
Other Receivables	34,858	71,588	-36,731
 TOTAL OTHER RECEIVABLES	 821,460	 998,340	 -176,881
DEPOSITS & PREPAIDS			
Prepaid Insurance	54,503	20,079	34,424
Prepaid Expenses & Deposits	45,648	46,075	-426
 TOTAL DEPOSITS & PREPAIDS	 100,151	 66,154	 33,997
 <i>TOTAL CURRENT ASSETS</i>	 <i>13,747,861</i>	 <i>12,433,151</i>	 <i>1,314,710</i>
<i>LONG-TERM ASSETS</i>			
PROPERTY			
Property - Net Accum. Depreciation	37,828,367	38,583,171	-754,804
TOTAL PROPERTY	37,828,367	38,583,171	-754,804
FIXED ASSETS			
Furniture Fixtures & Equipment - Net Accum. Depreciation	191,265	290,706	-99,442
TOTAL FIXED ASSETS	191,265	290,706	-99,442
 <i>TOTAL LONG-TERM ASSETS</i>	 <i>38,019,632</i>	 <i>38,873,877</i>	 <i>-854,245</i>
<i>OTHER ASSETS</i>			
OTHER ASSETS			
Other Receivables	1,999,643	2,151,621	-151,978
Investment in Other Entities	6,049,118	5,999,118	50,000
Development Projects	141,129	65,474	75,655
Development Project-JCCCW Breezeway	772	18,695	-17,923
 TOTAL OTHER ASSETS	 8,190,662	 8,234,907	 -44,245

Balance Sheet (With Period Change)

Period = Jan 2019-Jun 2019

8/13/2019 7:10 AM

Book = Accrual ; Tree = .fc_bs

PDA Reporting=Community Initiatives,Hinghay,Other Legal Holdings,PDA Admin,
Properties,Property Mgmt/Maint,Senior Services;

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL OTHER ASSETS	8,190,662	8,234,907	-44,245
TOTAL ASSETS	59,958,155	59,541,936	416,219
LIABILITIES & CAPITAL			
LIABILITIES			
CURRENT LIABILITIES			
PAYABLES & OBLIGATIONS			
Accounts Payable	334,042	499,379	-165,337
Prepaid Rent	130,781	89,711	41,069
Current Portion Due of Mortgages & Other Obligations	1,282,357	1,377,075	-94,718
Taxes & Benefits Payable	9,623	5,234	4,389
TOTAL PAYABLES & OBLIGATIONS	1,756,803	1,971,400	-214,596
ACCRUED EXPENSES			
Accrued Expenses	1,469,706	1,662,864	-193,158
TOTAL ACCRUED EXPENSES	1,469,706	1,662,864	-193,158
TOTAL CURRENT LIABILITIES	3,226,509	3,634,263	-407,754
LONG-TERM LIABILITIES			
MORTGAGES & OTHER OBLIGATIONS			
Loan Payable	28,352,125	28,872,143	-520,019
Bonds Payable - Net	373,019	388,632	-15,613
TOTAL MORTGAGES & OTHER OBLIGATIONS	28,725,144	29,260,775	-535,631
TOTAL LONG-TERM LIABILITIES	28,725,144	29,260,775	-535,631
OTHER LIABILITIES			
Security Deposit Liability	153,883	150,648	3,236
Other Liabilities	198,141	193,908	4,233
Deferred Rent Payable	1,754,238	1,754,238	0
TOTAL OTHER LIABILITIES	2,106,262	2,098,793	7,469
TOTAL LIABILITIES	34,057,915	34,993,832	-935,917
CAPITAL			
Retained Earnings	25,900,240	24,548,104	1,352,136
TOTAL CAPITAL	25,900,240	24,548,104	1,352,136
TOTAL LIABILITIES & CAPITAL	59,958,155	59,541,936	416,219

PDA Reporting Comparison Income Statement

Book = Accrual ; Tree = .fc_is_report_ne

PDA Reporting=Community Initiatives,Hinghay,Other Legal Holdings,PDA Admin,Properties,Property Mgmt/Maint,Senior Services;

REVENUE

RENT INCOME
Rent
Vacancies
Concessions and Bad Debt
NET RENT INCOME
TOTAL REIMBURSABLE EXPENSE INCOME
TOTAL OTHER RENTAL INCOME
TOTAL SERVICE INCOME
TOTAL OTHER INCOME
TOTAL INTEREST INCOME
Grants
LESS Grant Program Expense
Other Fundraising
TOTAL FUNDRAISING INCOME
TOTAL REVENUE

EXPENSES

ADMINISTRATIVE
Professional Fees & Consulting
Rent Expense
Salaries
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

2nd Quarter 2019									Year to Date								
Community Initiatives HHC	Legal Holdings Master/QalicB Hotel/Condo	Properties	Property Mgmt	Senior Services	PDA Admin Fundraising Development	Total SCIDpda	Total Budget	Variance Fav (Unfav)	Community Initiatives HHC	Legal Holdings Master/QalicB Hotel/Condo	Properties	Property Mgmt	Senior Services	PDA Admin Fundraising Development	Total SCIDpda	Total Budget	Variance Fav (Unfav)
32,138	318,400	1,184,898	0	0	0	1,535,436	1,495,756	39,680	60,281	626,300	2,257,705	0	409,356	0	3,353,642	3,304,546	49,096
0	0	(5,635)	0	0	0	(5,635)	(7,086)	1,451	0	0	(7,238)	0	(3,950)	0	(11,188)	(21,422)	10,234
0	(929)	(10,258)	0	0	0	(11,187)	(213)	(10,974)	0	(2,227)	(16,428)	0	40	0	(18,615)	(1,486)	(17,129)
32,138	317,471	1,169,005	0	0	0	1,518,614	1,488,457	30,157	60,281	624,073	2,234,039	0	405,446	0	3,323,839	3,281,638	42,201
0	0	19	0	0	0	19	0	19	0	0	19	0	0	0	19	0	19
0	0	54,650	0	0	0	54,650	52,206	2,444	0	0	107,972	0	0	0	107,972	106,662	1,310
0	0	6,805	311,713	0	27,673	346,191	310,741	35,450	0	0	10,907	586,676	161,044	87,334	845,962	802,115	43,847
1,451	0	7,513	0	0	8,010	16,975	18,054	(1,079)	13,286	0	16,088	0	559	32,774	62,707	36,387	26,320
0	314	37,502	0	0	22,478	60,295	50,538	9,757	0	614	71,372	0	26	44,969	116,981	101,101	15,880
122,209	0	0	0	0	1,190	123,399	167,528	(44,129)	194,422	0	0	0	802	1,190	196,414	335,858	(139,444)
(74,737)	0	0	0	0	0	(74,737)	(136,245)	61,508	(87,623)	0	0	0	(64)	0	(87,687)	(272,554)	184,867
3,600	0	0	0	0	28,456	32,056	32,832	(776)	13,600	0	0	0	8,074	29,788	51,462	73,738	(22,276)
51,072	0	0	0	0	29,646	80,718	64,115	16,603	120,399	0	0	0	8,813	30,978	160,190	137,042	23,148
84,661	317,786	1,275,475	311,713	0	87,808	2,077,442	1,984,111	93,331	193,967	624,688	2,440,397	586,676	575,887	196,055	4,617,670	4,464,945	152,725
5,308	3,579	22,386	30	0	23,450	54,753	63,762	9,009	6,764	7,222	34,925	30	0	61,704	110,644	127,524	16,880
13,302	103,500	214,900	2,205	0	7,935	341,842	338,703	(3,139)	26,316	207,000	419,300	4,410	39,273	15,792	712,091	716,680	4,589
95,499	0	73,462	222,437	0	186,018	577,416	615,856	38,440	186,686	0	131,908	422,926	362,309	436,078	1,539,907	1,577,707	37,800
5,638	69	7,727	9,077	0	31,792	54,304	54,202	(102)	11,303	167	18,892	12,632	10,393	55,535	108,922	117,244	8,322
119,747	107,148	318,475	233,749	0	249,195	1,028,315	1,072,523	44,208	231,068	214,389	605,025	439,999	411,975	569,108	2,471,564	2,539,155	67,591
2,270	0	95,482	18,703	0	710	117,165	105,708	(11,457)	4,708	0	174,640	35,201	34,661	2,351	251,560	246,077	(5,483)
4,002	0	122,590	1,335	0	5,038	132,965	108,086	(24,879)	8,272	0	223,822	1,383	33,529	10,035	277,041	234,203	(42,838)
4,965	0	89,235	0	0	5,077	99,277	115,125	15,848	10,944	0	193,426	0	31,847	10,153	246,370	262,097	15,727
275	0	8,156	0	0	477	8,907	7,325	(1,582)	363	0	14,691	0	499	649	16,202	15,148	(1,054)
537	0	27,003	40	0	4,506	32,086	28,131	(3,955)	1,034	0	58,458	40	5,512	9,473	74,517	61,772	(12,745)
3,594	0	0	0	0	1,493	5,087	2,876	(2,211)	2,191	0	0	0	65,966	2,475	70,632	71,220	588
135,391	107,148	660,941	253,827	0	266,496	1,423,802	1,439,774	15,972	258,580	214,389	1,270,061	476,623	583,989	604,245	3,407,887	3,429,672	21,785
(50,730)	210,638	614,534	57,886	0	(178,688)	653,640	544,337	109,303	(64,613)	410,299	1,170,336	110,054	(8,102)	(408,190)	1,209,783	1,035,273	174,510
0	68,122	110,745	0	0	0	178,867	180,054	1,187	0	135,882	223,558	0	0	0	359,440	360,108	668
(50,730)	142,516	503,789	57,886	0	(178,688)	474,773	364,283	110,490	(64,613)	274,417	946,778	110,054	(8,102)	(408,190)	850,343	675,165	175,178
0	750	(6,230)	0	0	72	(5,408)	(13,179)	(7,771)	0	1,500	(1,263,167)	3,057	0	(28,901)	(1,287,510)	(1,271,816)	15,694
(50,730)	141,766	510,018	57,886	0	(178,760)	480,181	377,462	102,719	(64,613)	272,917	2,209,945	106,996	(8,102)	(379,290)	2,137,853	1,946,981	190,872
11,122	85,937	270,491	0	0	30,260	397,809	368,331	(29,478)	22,243	171,698	540,753	0	11,876	39,148	785,717	748,538	(37,179)
(61,851)	55,829	239,528	57,886	0	(209,020)	82,371	9,131	73,240	(86,856)	101,219	1,669,192	106,996	(19,978)	(418,438)	1,352,136	1,198,443	153,693

PDA Reporting Comparison Income Statement

Book = Accrual ; Tree = .fc_is_report_ne

PDA Reporting=Community Initiatives,Hinghay,Other Legal Holdings,PDA Admin,Properties,Property Mgmt/Maint,Senior Services;

	Year to Date - 2nd Quarter 2019																				
	Cmnty Initiatives/HCC			Legal Holdings Master/QualicB/Hotel/Condo			Properties			Property Mgmt			Senior Services			Admin/Fundraising/Mktng			Total SCIDpda		
	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Total SCIDpda	Total Budget	Variance Fav (Unfav)
REVENUE																					
RENT INCOME																					
Rent	60,281	44,382	15,899	626,300	615,804	10,496	2,257,705	2,235,004	22,701	0	0	0	409,356	409,356	0	0	0	0	3,353,642	3,304,546	49,096
Vacancies	0	0	0	0	0	0	(7,238)	(17,472)	10,234	0	0	0	(3,950)	(3,950)	0	0	0	0	(11,188)	(21,422)	10,234
Concessions and Bad Debt	0	0	0	(2,227)	0	(2,227)	(16,428)	(1,526)	(14,902)	0	0	0	40	40	0	0	0	0	(18,615)	(1,486)	(17,129)
NET RENT INCOME	60,281	44,382	15,899	624,073	615,804	8,269	2,234,039	2,216,006	18,033	0	0	0	405,446	405,446	0	0	0	0	3,323,839	3,281,638	42,201
TOTAL REIMBURSABLE EXPENSE INCOME	0	0	0	0	0	0	19	0	19	0	0	0	0	0	0	0	0	0	19	0	19
TOTAL OTHER RENTAL INCOME	0	0	0	0	0	0	107,972	106,662	1,310	0	0	0	0	0	0	0	0	0	107,972	106,662	1,310
TOTAL SERVICE INCOME	0	0	0	0	0	0	10,907	8,958	1,949	586,676	548,695	37,981	161,044	161,045	(1)	87,334	83,417	3,917	845,962	802,115	43,847
TOTAL OTHER INCOME	13,286	7,376	5,910	0	0	0	16,088	13,752	2,336	0	0	0	559	559	0	32,774	14,700	18,074	62,707	36,387	26,320
TOTAL INTEREST INCOME	0	0	0	614	492	122	71,372	66,582	4,790	0	0	0	26	25	0	44,969	34,002	10,967	116,981	101,101	15,880
Grants	194,422	335,056	(140,634)	0	0	0	0	0	0	0	0	0	802	802	0	1,190	0	1,190	196,414	335,858	(139,444)
LESS Grant Program Expense	(87,623)	(272,490)	184,867	0	0	0	0	0	0	0	0	0	(64)	(64)	0	0	0	0	(87,687)	(272,554)	184,867
Other Fundraising	13,600	60,664	(47,064)	0	0	0	0	0	0	0	0	0	8,074	8,074	0	29,788	5,000	24,788	51,462	73,738	(22,276)
TOTAL FUNDRAISING INCOME	120,399	123,230	(2,831)	0	0	0	0	0	0	0	0	0	8,813	8,812	1	30,978	5,000	25,978	160,190	137,042	23,148
TOTAL REVENUE	193,967	174,988	18,979	624,688	616,296	8,392	2,440,397	2,411,960	28,437	586,676	548,695	37,981	575,887	575,887	0	196,055	137,119	58,936	4,617,670	4,464,945	152,725
EXPENSES																					
ADMINISTRATIVE																					
Professional Fees & Consulting	6,764	2,124	(4,640)	7,222	7,272	50	34,925	34,146	(779)	30	0	(30)	0	0	0	61,704	83,982	22,278	110,644	127,524	16,880
Rent Expense	26,316	25,728	(588)	207,000	207,000	0	419,300	424,554	5,254	4,410	4,410	0	39,273	39,274	1	15,792	15,714	(78)	712,091	716,680	4,589
Salaries	186,686	182,295	(4,391)	0	0	0	131,908	131,692	(216)	422,926	450,288	27,362	362,309	362,308	(1)	436,078	451,124	15,046	1,539,907	1,577,707	37,800
Other Admin Expenses	11,303	15,042	3,739	167	152	(15)	18,892	21,262	2,370	12,632	9,864	(2,768)	10,393	10,394	1	55,535	60,530	4,995	108,922	117,244	8,322
TOTAL ADMINISTRATIVE	231,068	225,189	(5,879)	214,389	214,424	35	605,025	611,654	6,629	439,999	464,562	24,563	411,975	411,976	1	569,108	611,350	42,242	2,471,564	2,539,155	67,591
TOTAL MANAGEMENT FEE	4,708	3,138	(1,570)	0	0	0	174,640	173,106	(1,534)	35,201	33,972	(1,229)	34,661	34,661	0	2,351	1,200	(1,151)	251,560	246,077	(5,483)
TOTAL MAINTENANCE	8,272	9,360	1,088	0	0	0	223,822	163,338	(60,484)	1,383	17,624	16,241	33,529	33,531	2	10,035	10,350	315	277,041	234,203	(42,838)
TOTAL UTILITIES	10,944	10,002	(942)	0	(12)	(12)	193,426	210,108	16,682	0	0	0	31,847	31,847	0	10,153	10,152	(1)	246,370	262,097	15,727
TOTAL TAXES	363	294	(69)	0	0	0	14,691	13,996	(695)	0	0	0	499	498	(1)	649	360	(289)	16,202	15,148	(1,054)
TOTAL INSURANCE	1,034	996	(38)	0	6	6	58,458	46,260	(12,198)	40	0	(40)	5,512	5,510	(2)	9,473	9,000	(473)	74,517	61,772	(12,745)
TOTAL PROGRAM EXPENSES	2,191	2,752	561	0	0	0	0	0	0	0	0	0	65,966	65,968	2	2,475	2,500	25	70,632	71,220	588
TOTAL OPERATING EXPENSES	258,580	251,731	(6,849)	214,389	214,418	29	1,270,061	1,218,462	(51,599)	476,623	516,158	39,535	583,989	583,991	2	604,245	644,912	40,667	3,407,887	3,429,672	21,785
NOI BEFORE DEBT SERVICE & GROUND LEASE	(64,613)	(76,743)	12,130	410,299	401,878	8,421	1,170,336	1,193,498	(23,162)	110,054	32,537	77,517	(8,102)	(8,104)	2	(408,190)	(507,793)	99,603	1,209,783	1,035,273	174,510
TOTAL DEBT SERVICE & GROUND LEASE	0	0	0	135,882	133,482	(2,400)	223,558	226,626	3,068	0	0	0	0	0	0	0	0	0	359,440	360,108	668
NOI AFTER DEBT SERVICE & GROUND LEASE	(64,613)	(76,743)	12,130	274,417	268,396	6,021	946,778	966,872	(20,094)	110,054	32,537	77,517	(8,102)	(8,104)	2	(408,190)	(507,793)	99,603	850,343	675,165	175,178
TOTAL OTHER EXPENSES	0	0	0	1,500	1,500	0	(1,263,167)	(1,273,316)	(10,149)	3,057	0	(3,057)	0	0	0	(28,901)	0	28,901	(1,287,510)	(1,271,816)	15,694
NET INCOME BEFORE DEPR & AMORT	(64,613)	(76,743)	12,130	272,917	266,896	6,021	2,209,945	2,240,188	(30,243)	106,996	32,537	74,459	(8,102)	(8,104)	2	(379,290)	(507,793)	128,503	2,137,853	1,946,981	190,872
TOTAL DEPRECIATION & AMORTIZATION	22,243	21,912	(331)	171,698	174,402	2,704	540,753	522,570	(18,183)	0	0	0	11,876	11,876	0	39,148	17,778	(21,370)	785,717	748,538	(37,179)
NET INCOME	(86,856)	(98,655)	11,799	101,219	92,494	8,725	1,669,192	1,717,618	(48,426)	106,996	32,537	74,459	(19,978)	(19,980)	2	(418,438)	(525,571)	107,133	1,352,136	1,198,443	153,693

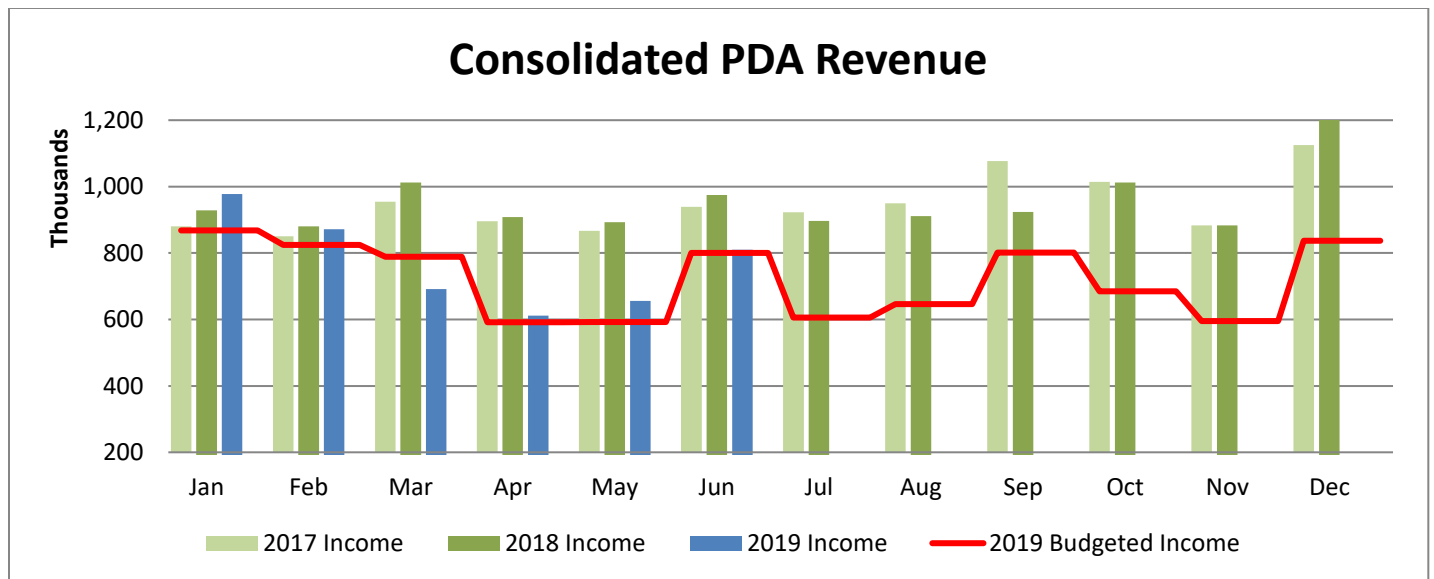
PDA Reporting Comparison Cash Flow Statement

Book = Accrual ; Tree = .fc_is_report_ne

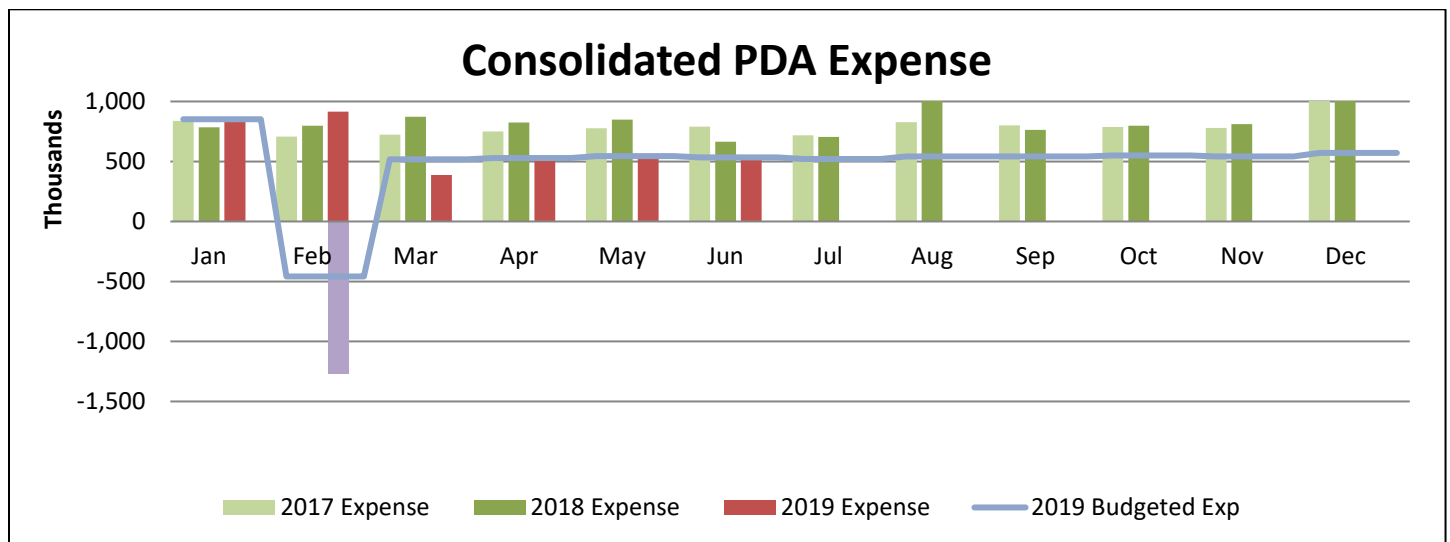
PDA Reporting=Community Initiatives,Hinghay,Other Legal Holdings,PDA Admin,Properties,Property Mgmt/Maint,Senior Services;

Year to Date - 2nd Quarter 2019								
Community Initiatives HHC	Legal Holdings Master/Qualicb Hotel/Condo	Properties	Property Mgmt	Senior Services	PDA Admin Fundraising Development	Total SCIDpda	Total Budget	Variance Fav (Unfav)
REVENUE								
RENT INCOME								
Rent	60,281	626,300	2,257,705	0	409,356	0	3,353,642	3,304,546 49,096
Vacancies	0	0	(7,238)	0	(3,950)	0	(11,188)	(21,422) 10,234
Concessions and Bad Debt	0	(2,227)	(16,428)	0	40	0	(18,615)	(1,486) (17,129)
NET RENT INCOME	60,281	624,073	2,234,039	0	405,446	0	3,323,839	3,281,638 42,201
TOTAL REIMBURSABLE EXPENSE INCOME	0	0	19	0	0	0	19	0 19
TOTAL OTHER RENTAL INCOME	0	0	107,972	0	0	0	107,972	106,662 1,310
TOTAL SERVICE INCOME	0	0	10,907	586,676	161,044	87,334	845,962	802,115 43,847
TOTAL OTHER INCOME	13,286	0	16,088	0	559	32,774	62,707	36,387 26,320
TOTAL INTEREST INCOME	0	614	71,372	0	26	44,969	116,981	101,101 15,880
Grants	194,422	0	0	0	802	1,190	196,414	335,858 (139,444)
LESS Grant Program Expense	(87,623)	0	0	0	(64)	0	(87,687)	(272,554) 184,867
Other Fundraising	13,600	0	0	0	8,074	29,788	51,462	73,738 (22,276)
TOTAL FUNDRAISING INCOME	120,399	0	0	0	8,813	30,978	160,190	137,042 23,148
TOTAL REVENUE	193,967	624,688	2,440,397	586,676	575,887	196,055	4,617,670	4,464,945 152,725
EXPENSES								
ADMINISTRATIVE								
Professional Fees & Consulting	6,764	7,222	34,925	30	0	61,704	110,644	127,524 16,880
Rent Expense	26,316	207,000	419,300	4,410	39,273	15,792	712,091	716,680 4,589
Salaries	186,686	0	131,908	422,926	362,309	436,078	1,539,907	1,577,707 37,800
Other Admin Expenses	11,303	167	18,892	12,632	10,393	55,535	108,922	117,244 8,322
TOTAL ADMINISTRATIVE	231,068	214,389	605,025	439,999	411,975	569,108	2,471,564	2,539,155 67,591
TOTAL MANAGEMENT FEE	4,708	0	174,640	35,201	34,661	2,351	251,560	246,077 (5,483)
TOTAL MAINTENANCE	8,272	0	223,822	1,383	33,529	10,035	277,041	234,203 (42,838)
TOTAL UTILITIES	10,944	0	193,426	0	31,847	10,153	246,370	262,097 15,727
TOTAL TAXES	363	0	14,691	0	499	649	16,202	15,148 (1,054)
TOTAL INSURANCE	1,034	0	58,458	40	5,512	9,473	74,517	61,772 (12,745)
TOTAL PROGRAM EXPENSES	2,191	0	0	0	65,966	2,475	70,632	71,220 588
TOTAL OPERATING EXPENSES	258,580	214,389	1,270,061	476,623	583,989	604,245	3,407,887	3,429,672 21,785
NOI BEFORE DEBT SERVICE & GROUND LEASE	(64,613)	410,299	1,170,336	110,054	(8,102)	(408,190)	1,209,783	1,035,273 174,510
TOTAL DEBT SERVICE & GROUND LEASE	0	135,882	223,558	0	0	0	359,440	360,108 668
NOI AFTER DEBT SERVICE & GROUND LEASE	(64,613)	274,417	946,778	110,054	(8,102)	(408,190)	850,343	675,165 175,178
TOTAL OTHER EXPENSES	0	1,500	(1,263,167)	3,057	0	(28,901)	(1,287,510)	(1,271,816) 15,694
NET INCOME BEFORE DEPR & AMORT	(64,613)	272,917	2,209,945	106,996	(8,102)	(379,290)	2,137,853	1,946,981 190,872
TOTAL DEPRECIATION & AMORTIZATION	22,243	171,698	540,753	0	11,876	39,148	785,717	748,538 (37,179)
NET INCOME	(86,856)	101,219	1,669,192	106,996	(19,978)	(418,438)	1,352,136	1,198,443 153,693
CASH FLOWS FROM INVESTING ACTIVITIES								
Operating Reserve Deposits			(13,345)				(13,345)	
Operating Reserve Draws			3,631				3,631	
Replacement Reserve Deposits		(12,202)	(1,324,955)			(13,125)	(1,350,282)	
Replacement Reserve Draws			34,820		2,297		37,117	
Deposits to other reserves			(29,348)				(29,348)	
Fixed asset purchases	(7,487)	(14,092)	(22,962)				(44,541)	
Development costs						(93,302)	(93,302)	
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	(7,487)	(26,294)	(1,352,159)	0	2,297	(106,427)	(1,490,070)	
CASH FLOWS FROM FINANCING ACTIVITIES								
Loan proceeds						29,911	29,911	
Principal payments on notes payable		(107,336)	(260,091)				(367,427)	
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	0	(107,336)	(260,091)	0	0	29,911	(337,516)	
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(72,100)	139,287	597,695	106,996	(5,805)	(455,806)	310,267	

SCIDpda CONSOLIDATED – Q2 2019 Financial Summary

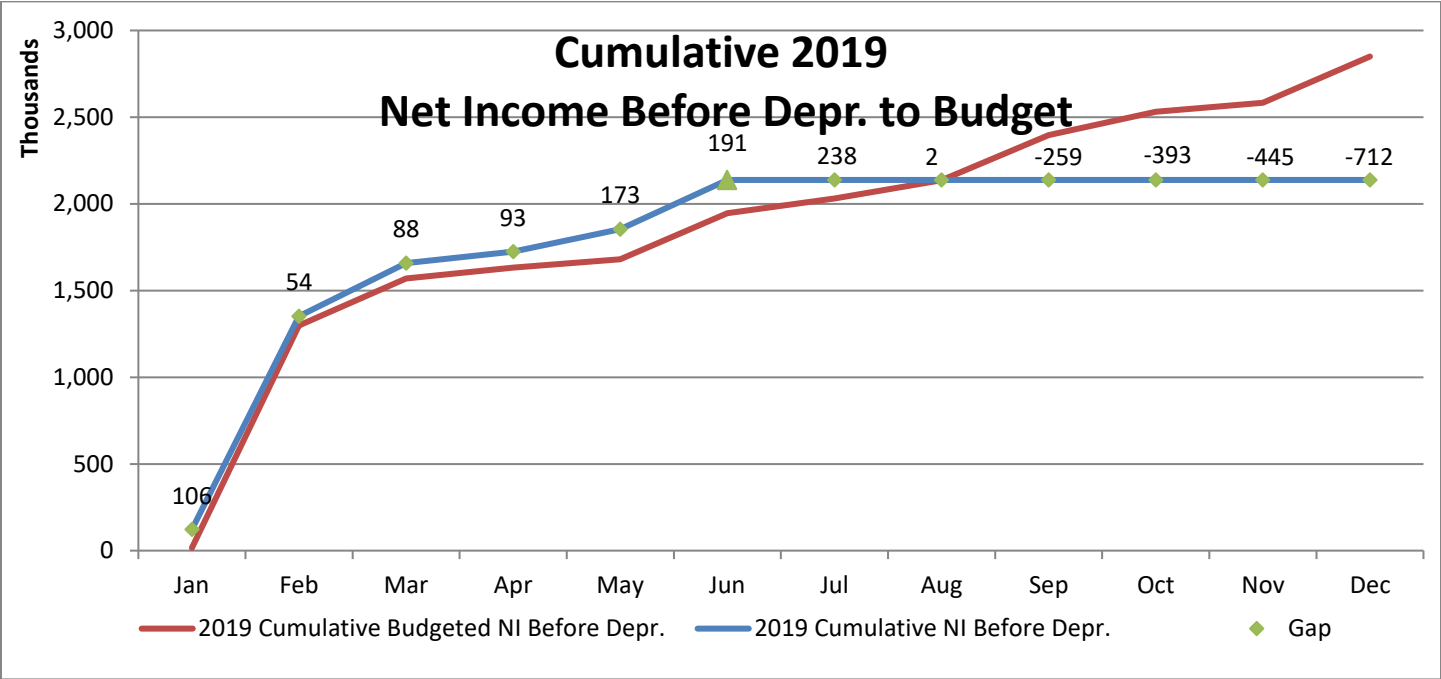


Revenues through Q2 2019 were approximately \$153K greater than budget for the entire organization. Revenues for Community Initiatives is greater than budget due to higher memberships at HHC. Revenues on our properties are higher than budget due to less vacancies than budgeted, partially offset by rent concessions. Property Management service income is higher due to adding Louisa Hotel and to billing of past work orders for commercial tenants, the latter offsetting some of the additional maintenance expense noted below. Admin has the largest variances with Developer Fee Income \$18K higher than budget (which is offset by expenses for the JCCCW project) and Fundraising Income \$26K higher than budget; these variances are due to timing differences between revenues received versus budgeted and are expected to narrow over the year. Interest Income is higher than budget by \$16K due to more money invested at higher rates than anticipated.



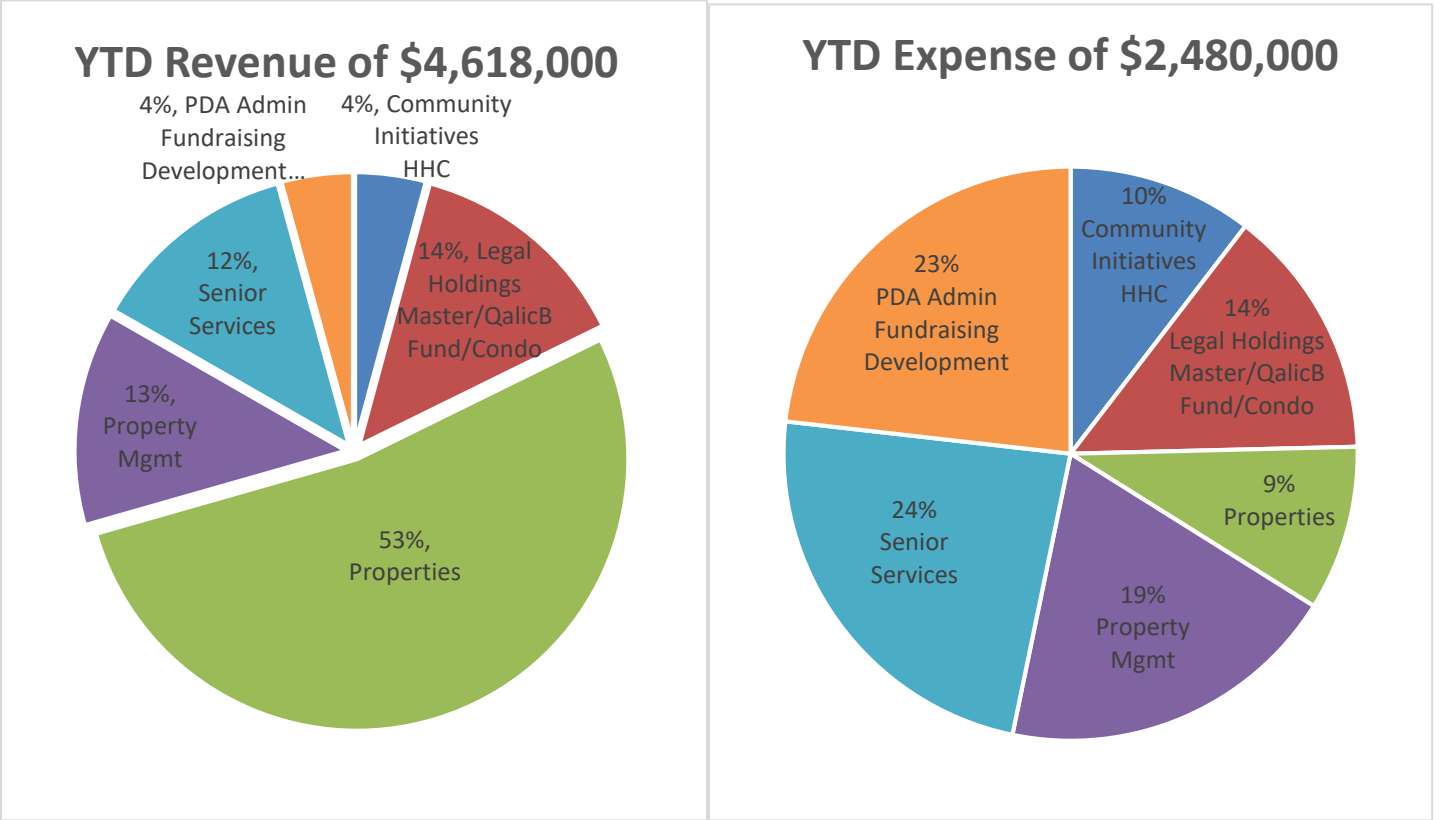
Expenses through Q2 2019 were approximately \$38K under budget for the entire organization. Operating Expenses are under budget by \$22K. Admin expenses were \$66K under budget mainly due to Professional Fees, Admin and Property Management Salaries, and other office expenses. Professional Fees are under budget due to consulting and legal services which were budgeted and are expected, but likely will be less than budget for the year. Maintenance expense was over budget by \$43K due in large part to commercial NNN recovery; this is currently being reconciled for 2018 and

adjustments will be made going forward. Utilities expense was under budget by \$16K but this gap is expected to narrow as seasonality trends spread out over the year. Insurance was over budget by \$13K due to under billed NNN charges that will be billed in future months. Other expenses are positive to budget by \$16K due to extraordinary items (Senior Services Gain) offset by under budgeted reserve recoveries.



As a result, our NOI before Depreciation was \$2,138K which was \$191K better than budget through June 30, 2019.

Visual Breakout by Department of Year through June Revenue and Expenses



Resolution 19-08-20-01

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 July 2019 Meeting Minutes
- Approve July 2019 Expenditure Report
- Accept August 2019 Concurrence Requests
- Accept August 2019 Management Report

Board President

Date

Board Secretary

Date