

**BOARD MEETING AGENDA**

Tuesday, June 16, 2020

5:30 – 6:45 p.m.

**In person:**

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

**Virtual:**

<https://zoom.us/j/359459577>  
(669) 900.6833, 359459577#  
(346) 248.7799, 359459577#

5:30	Action	1. Call to Order – Mindy Au Agenda Approval  Public Comment – <i>public may sign up to address the board for up to 2 minutes on matters on this agenda</i>
5:40	Action / Approval	2. Consent Agenda <ul style="list-style-type: none"> <li>• Approve May 2020 Meeting Minutes</li> <li>• Approve May 2020 Expenditure Report</li> <li>• Accept June 2020 Concurrence Request</li> <li>• Accept June 2020 Management Report</li> </ul> 3. Resolution to Approve Participation in 2021 HDC Charity Federation – Joseph Guanlao 4. Resolution to Authorize Predevelopment Loan for North Lot Project – Vern Wood 5. Resolution to Approve Community Initiatives Committee Charter – Jamie Lee
6:00	Discussion	6. Board Business <ul style="list-style-type: none"> <li>• Committee Reports (if any)</li> </ul>
6:10	Discussion	7. Board / Staff Discussion <ul style="list-style-type: none"> <li>• 2020 Fundraiser – Joseph Guanlao</li> <li>• Oral Board Reports - Directors</li> <li>• General Discussion and Check-in</li> </ul>
6:45	Action	8. Adjourn – Mindy Au

**Upcoming Dates:**

7/1 – Real Estate Committee, 5 pm  
7/8 – Executive Committee, 12 pm  
7/9 – Community Initiatives Committee, 4 pm  
7/17 – Finance Committee, 1 pm  
7/21 – SCIDpda Board, 5:30 pm

TBD – Donor Appreciation Event (postponed)  
TBD - Mahjong Night (postponed)  
TBD – SCIDpda Summer Bash (postponed)

8/29 – Spring Clean (new name TBD)  
**10/2 – SCIDpda Fundraiser**

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

- |  |   |
|--|---|
| <input type="checkbox"/> Lease or purchase of real estate if there's a likelihood that disclosure would increase the price | <input type="checkbox"/> Consideration of the minimum offering price for sale or lease of real estate if there's a likelihood that disclosure would decrease the price. |
| <input type="checkbox"/> Negotiations on the performance of a publicly bid contract  | <input type="checkbox"/> Complaints or charges brought against a public officer or employee   |
| <input type="checkbox"/> Qualifications of an application for public employment  | <input type="checkbox"/> Performance of a public employee   |
| <input type="checkbox"/> Agency enforcement actions (requires legal counsel present)                                       | <input type="checkbox"/> Current or potential litigation (requires legal counsel present)   |
| <input type="checkbox"/> Legal risks of current or proposed action (requires presence of legal counsel)                    |   |

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

## **Resolution 20-06-16-01**

### **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 2020 Meeting Minutes
- Approve May 2020 Expenditure Report
- Accept June 2020 Concurrence Request
- Accept June 2020 Management Report

\_\_\_\_\_  
Board President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Secretary

\_\_\_\_\_  
Date

## **SCIDpda Board Meeting Minutes**

May 19, 2020

In person:

409 Maynard Avenue South – Plaza Level Conference Room  
Seattle, WA 98104

Virtual:

<https://zoom.us/j/359459577>  
(669) 900.6833, 359459577#  
(346) 248.7799, 359459577#

The May 2020 SCIDpda board meeting was hosted virtually via a Zoom conference room. All attendees attended virtually, with exception to the staff members who attended in-person where the virtual call was hosted.

**Board Present (All via Phone Conference Call-in):** Jen Reyes, Miye Moriguchi, Tiernan Martin, Wayne Lau, Elliot Sun, Mindy Au, Jerilyn Young, Casey Huang, Scott Yasui, David Della, Miye Moriguchi

**Staff Present:** Maiko Winkler-Chin (in-person), Vern Wood (in-person), Jamie Lee, Mike Omura, Jared Jonson (in-person), Janet Smith, Joseph Guanlao, Jody McCorkle (in-person), Julie Yuan

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### **1. Call to Order**

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

Public Comment – public may sign up to address the board for up to 2 minutes on matters on this agenda. There was no public comment made.

### **1. Board Action & Approval**

#### **Consent Agenda**

**Resolution 20-05-19-01:** We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, via consent agenda:

- Approve April 2020 Meeting Minutes
- Approve April 2020 Expenditure Report
- Accept May 2020 Concurrence Request
- Accept May 2020 Management Report

**Moved:** Wayne Lau

**Seconded:** Elliot Sun

Board approved unanimously

### **Incentive Compensation Plan 2020**

Vern explained she did not know if bonuses would be given out this year, but the organization should be prepared with an incentive plan to give out incentive payments. The incentive plan was created by Vern and the finance committee.

Mindy asked: Are any goals going to be adjusted post-COVID-19.

Vern explained the goals were created with the COVID-19 situation in mind.

**Resolution 20-05-19-02:** We the Governing body of the SCIDpda, authorize and approve the Incentive Compensation Plan (Plan) for 2020 as outlined above. Further, we authorize the Deputy Director and the Finance Committee of the Board to make recommendations on the amount of award to be granted as of the award date listed in the Plan.

Seattle Chinatown International District Preservation and Development Authority (SCIDpda), a Washington public authority (Authority), currently employs approximately 43 full and part-time individuals. The SCIDpda Board (Board) has long recognized and valued the SCIDpda skilled and committed staff. An employee must be a permanent employee who works full or part-time and has worked for SCIDpda over six (6) months in order to be eligible to participate in this Incentive Plan.

The Board established a strategic plan for the years 2017-2020. A goal of the strategic plan is to improve employee benefits. To that end, the Board is authorizing SCIDpda to make a contribution on behalf of each eligible employee to the Authority's 401a plan. The amount contributed per eligible employee will be maximum of 4% of the employee's salary/wages. Vesting of the SCIDpda contribution will be over a 5 five (5) year period. The award date will be December 31, 2020 to employees who are employed as of that date. The amount will be funded into the 401a plan by March 31, 2021.

Additionally, the Board desires to reward positive performance of the staff by providing an incentive to permanent staff for meeting and/or exceeding the specified Authority goals outlined in the strategic plan. The Board wishes to provide incentive compensation to all permanent eligible employees as of the award date.

For 2020, the award date will be December 31, 2020. The Board wishes to provide incentive compensation if the following goals are met:

- **More Housing Units/Options**
  - Move forward with construction for the Yesler Family Housing Project (156 units) and the permit submittal for the North Lot Project (160 units).
- **CID Properties Better Serve the Community**
  - Complete work with property owners on URM work begun in 2019.
- **More positive businesses**
  - Create commercial leasing standards in line with SCIDpda Mission & Values.
  - Create Commercial Property Management policies, protocols, and procedures with clear guidance on lease renewal and marketing vacant spaces. Implement before end of 2020.
  - Educate small businesses on incoming developments in the CID.
  - Provide direct technical assistance to at least 3-5 businesses on accessing assistance for impacts of COVID-19.
  - Community Initiatives and Property Operations work collaboratively to addressing positive businesses in vacant spaces (specifically in Bush Hotel, Jackson Apartments, IDVS I, and the Louisa Hotel).
- **Stronger Community Connections**
  - Community Initiatives and Property Management work collaboratively to address COVID-19 impacts – specifically food insecurity, wellness checks and school access.
  - Community Initiatives and Property Operations work towards completing phase 1 of disaster preparedness plan (R3).
  - Further implement recommendations of the CID Neighborhood lighting study and alley projects (as much as is possible post COVID 19).
  - Chair the CID Complete Count Committee and assist residents for the 2020 Census.
- **PDA Buildings Financially Sustainable**
  - Mitigate budget impact to COVID-19 crisis:
    - Evaluate debt refinancing or deferral.
    - Work with other PDA entities to get City aid.
  - NNN reconciliation transferred from Accounting to Property Management. Smooth handoff with accurate and timely billings.
- **PDA's Organization Sustainability Strengthened**

- Review and evaluate current Key Performance Indicators for Property Operations (Residential, Commercial and Maintenance) for value provided.
- Identify new KPIs or evolve current KPIs to achieve meaningful buy-in and measurable progress.
- Hire Director of Property Operations and evaluate the addition and timing of other Senior Property Management Staff.
- Implement Annual Performance Reviews for all Property Operations staff.
- Compare compensation targets with agencies reporting on Archbright survey. Evaluate progress towards meeting compensation equity.
- Network optimization: server and email efficiencies, new conferencing capabilities, security training.
- Execute 45<sup>th</sup> year fundraiser – determine best format in light of covid-19 impact.
- Continue to seek grant funding to support the organization.

The amount of award will be allocated based on a percentage of each employee's salary/wages. A maximum of 6% of the employee's salary/wages may be distributed as incentive compensation to each employee.

The amount of the contribution to the 401a retirement plan and the incentive award for 2020 will be determined by recommendation of the Deputy Director to the Finance Committee who will review performance against goals and available cash for award payment.

We the Governing body of the SCIDpda, authorize and approve the Incentive Compensation Plan (Plan) for 2020 as outlined above. Further, we authorize the Deputy Director and the Finance Committee of the Board to make recommendations on the amount of award to be granted as of the award date listed in the Plan.

**Moved:** Wayne Lau

**Seconded:** Casey Huang

Board approved 8, opposed 0, abstained 1

### **3. Staff Briefing**

#### **COVID-19 Updates**

Vern explained she and Maiko had a meeting with the city. Vern and Maiko asked the city to free up restrictions on our funds. SCIDpda is not expecting financial support from the city but the organization is asking for lower interest rates on SCIDpda's loans. The PDA requested a deferral from the city. The organization is also working with banks to see if we can refinance some loans. We would use some of these funds to work with our commercial properties/tenants.

Jared explained a resident in one of our buildings was confirmed to have contracted COVID-19. We ordered a complete sanitization and helped the resident stay quarantined at home for 14 days. The resident is now fine and tested negative.

SCIDpda continues to meet the food security needs of our residents. The organization has delivered 2100 bags of groceries and meals. 25,000 clothed masks have been donated and distributed to residents and commercial tenants. All students in our buildings have laptops from the Seattle Public Schools, except for six students. We are working on providing Wi-Fi for students in our buildings. In-unit maintenance work is done on a case by case basis. Rent rolls on the residential side look really good for SCIDpda's buildings, not so much on our managed properties. It is expected that 7 of our vacant units will be filled by the end of June. Rent rolls on the commercial side have been challenging. Between now to the end of the month, Jared and Vern will work on contacting commercial tenants and work with them to see what their needs are. SCIDpda is thinking about how commercial retail should look like post COVID-19. We are focusing on establishing our expectations for our maintenance staff, and how we could improve our maintenance work. We are hiring a new Housing Operations Manager, Marc Le. He has a lot of experience working with tenants with challenging needs. Jared will be on paternity leave this summer

Jamie explained the CID Small Business Relief Fund is still giving out checks for the Small Business Relief Fund, and is are currently on round two. Kudos to the accounting department for helping with that. There will be enough funds for a third round.. SCIDpda has been working with restaurants in the CID to provide meals for residents. We are paying restaurants to cook meals for residents. This operation is funded by a donation from the Bank of America and Asians at Amazon. The PDA has distributed face masks to retail stores in the CID and we will work on distributing them to restaurants in the CID. Hing Hay Coworks will open in phase 2. HHC will be rearranged to make sure people can be spread apart. We will reach out to see which members would like to come in. Front doors will be locked and only members are allowed in. No meetings are allowed. The Arts and Crafts Fair is now open. On the first day over 150 orders were made.

Jared explained we've roughly paid out an extra \$5000 a month in payroll due to hazard pay. There will be a second part with a pooled fund.

Maiko explained that we will not demand people to come back to work in the office during Phase 2. Our front doors will be opened during phase 2, and it has been opened during the stay at home order. Food orders will probably still be happening during Phase 2.

Michael explained our Yesler project has been approved for the exemption. We chose not to use that exemption for our North Lot project.

#### **4. Board Business**

##### **Fundraising / Community Initiatives**

Jeri explained we would require at least 3 board members on this committee. Jamie explains the resolution for the committee would be moved to next month for approval.

Jeri explained the fundraiser may be virtual or in-person, and we are still looking into that. SCIDpda has a down payment on a location but we can potentially move that down payment for next year or get a refund. We've also paid a deposit for an auctioneer. Other organizations that are doing fundraising auctions are likely doing virtual fundraisers. The Summer Bash might not be happening. We are looking into other options to show appreciation to our donors.

Maiko explains that we should probably do something virtual.

David explains he thinks an event to show donor appreciation would be nice.

Jamie explains we should do something for SCIDpda's 45th year. If we hold an in-person event, people might not want to come due to COVID-19.

Scott explained one option we could think about is using the fund for next year's fundraiser and donor events.

Jeri explains she thinks that we should still do something to put our name out there and share the organization's story.

Jamie explains we will look into the direction of doing something for the 45th year that's not an in-person event.

##### **Executive Session**

The board went into Executive Session at 6:35 for twenty minutes to review the performance of a public employee.

**Resolution 20-05-19-03:** SCIDpda Board of Directors authorizes the following staff to negotiate the termination of the Property Management Agreements for NP Hotel, Eastern Hotel, and Nihonmachi Terrace, upon such terms that staff leadership agree.

Maiko Winkler-Chin  
Vern Wood  
Jared Jonson



**Moved:** Jen Reyes

**Seconded:** David Della

Board approved unanimously

## **5. Adjourn**

The meeting was adjourned by Mindy Au, Board Chair, at 7:06 p.m.

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

**Expenditure Certification Memorandum**

DATE: 5/29/2020  
 TO: Board of Directors  
 FROM: Vern Wood, Deputy Director  
 RE: May 2020 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	1561, 1591	to	1606	\$	24,832.42
Electronic Funds Transfers	General Checking		eft		\$	36,750.00
				<b>Bush Hotel Commercial</b>	\$	<b>61,582.42</b>
Computer Run Checks	General Checking	1681	to	1686	\$	40,612.13
				<b>Bush Hotel Condo</b>	\$	<b>40,612.13</b>
Electronic Funds Transfers	General Checking		eft		\$	723.79
				<b>Bush Hotel QalicB</b>	\$	<b>723.79</b>
Computer Run Checks	General Checking	621, 804	to	822	\$	39,046.92
				<b>Bush Hotel Residential</b>	\$	<b>39,046.92</b>
Computer Run Checks	General Checking	181	to	181	\$	91.05
Electronic Funds Transfers	General Checking		eft		\$	640,267.25
				<b>CIDpda</b>	\$	<b>640,358.30</b>
Computer Run Checks	General Checking	3435, 3461, 3472	to	3461	\$	40,843.66
Electronic Funds Transfers	General Checking		eft		\$	2,441.48
				<b>DVA</b>	\$	<b>43,285.14</b>
Electronic Funds Transfers	General Checking		eft		\$	26.44
				<b>Hinghay</b>	\$	<b>26.44</b>
Computer Run Checks	General Checking	482	to	503	\$	76,627.94
Electronic Funds Transfers	General Checking		eft		\$	40,000.00
Electronic Funds Transfers	Bond Revenue		eft		\$	120,000.00
				<b>IDVS1 Commercial</b>	\$	<b>236,627.94</b>
Computer Run Checks	General Checking	172	to	178	\$	43,382.03
				<b>IDVS2 Condo</b>	\$	<b>43,382.03</b>

Computer Run Checks	General Checking	287	to	293	\$	10,513.80
Electronic Funds Transfers	General Checking		eft		\$	1,680.00
Electronic Funds Transfers	Bond Revenue		eft		\$	35,000.00
<b>IDVS2 Library &amp; Parking</b>						<b>\$ 47,193.80</b>
Computer Run Checks	General Checking	401	to	411	\$	5,573.47
<b>IDVS2 Commercial</b>						<b>\$ 5,573.47</b>
Computer Run Checks	General Checking	705	to	718	\$	10,306.69
Electronic Funds Transfers	General Checking		eft		\$	21,663.70
<b>New Central Commercial</b>						<b>\$ 31,970.39</b>
Computer Run Checks	General Checking	221	to	222	\$	12,041.33
Electronic Funds Transfers	General Checking		eft		\$	19,549.92
<b>New Central Hotel</b>						<b>\$ 31,591.25</b>
Electronic Funds Transfers	General Checking		eft		\$	38,305.53
<b>New Central Master Tenant</b>						<b>\$ 38,305.53</b>
Computer Run Checks	General Checking	839	to	852	\$	16,487.31
Electronic Funds Transfers	General Checking		eft		\$	18,213.16
<b>New Central Residential</b>						<b>\$ 34,700.47</b>
Computer Run Checks	General Checking	738, 767, 1211	to	1326	\$	412,760.91
Electronic Funds Transfers	General Checking		eft		\$	76,402.62
Computer Run Checks	LH Replace. Reserves	108	to	109	\$	42,774.95
<b>SCIDpda</b>						<b>\$ 531,938.48</b>
						<b>\$ 1,826,918.50</b>

The above checks 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 \_\_\_\_\_ 2020.

\_\_\_\_\_  
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,litsaig,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,nutri,pdaccmnty,pdadedv,pdamaint,pdaprop,scid,design19,design20 AND mm/yy=05/2020-05/2020 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
<b>bhcommop - General Checking</b>				
1561	pmjans - Phnoux	5/20/2020	-665.00	Void lost check and replaced w/ Check 1600
1591	hdsupp - HD Supply Facilities Maintenance, LTD	5/6/2020	253.30	Janitorial - Supplies
1592	pdamaint - SCIDpda Maintenance Dept	5/6/2020	7,344.50	WOs
1593	seacitli - Seattle City Light	5/6/2020	2,393.81	Electricity
1594	verwir - Verizon Wireless	5/6/2020	10.62	Telecomm
1595	cedgro - Cedar Grove Organics Recycling	5/20/2020	129.65	Garbage/Waste Removal
1596	cenlin - CenturyLink	5/20/2020	56.37	Telecomm
1597	eltsys - ELTEC Systems, LLC	5/20/2020	325.49	Elevator - Contract
1598	hdsupp - HD Supply Facilities Maintenance, LTD	5/20/2020	161.76	Janitorial - Supplies
1599	lowes - Lowe's	5/20/2020	45.80	Supplies
1600	pmjans - Phnoux	5/20/2020	665.00	Janitorial - Contract
1601	repser - Republic Services	5/20/2020	2,000.39	Garbage/Waste Removal
1602	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/20/2020	528.90	HVAC/Boiler Maint - Contract
1603	wasman - Waste Management of Seattle	5/20/2020	3,086.86	Garbage/Waste Removal
1604	welfar - Wells Fargo	5/20/2020	2.96	Telecomm
1605	yarsys - Yardi Systems, Inc.	5/20/2020	7.00	Computer Software/Hardware/Licenses
1606	bushcond - SCIDPDA Bush Hotel Condo Association	5/21/2020	8,485.01	Condo Billing
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	5/7/2020	36,750.00	Rent
<b>Total bhcommop - General Checking</b>			<b>61,582.42</b>	
<b>bhcondop - General Checking</b>				
1681	citseacu - City of Seattle-Combined Utilities	5/6/2020	5,420.30	Garbage/Waste Removal & Water/Sewer - 02/2020
1682	seacitli - Seattle City Light	5/6/2020	12.00	Electricity
1683	citseacu - City of Seattle-Combined Utilities	5/20/2020	10,991.03	Garbage/Waste Removal & Water/Sewer - 04/2020 & 05/2020
1684	proins - Propel Insurance	5/20/2020	15,312.01	Prepaid Insurance
1685	pugsou - Puget Sound Energy	5/20/2020	3,717.45	Natural Gas
1686	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/20/2020	5,159.34	HVAC/Boiler Maint - Contract
<b>Total bhcondop - General Checking</b>			<b>40,612.13</b>	
<b>bhqalop - General Checking</b>				
ACH	bannymel - The Bank of New York Mellon Trust Co.	5/15/2020	723.79	Interest; principal is deferred through 08/2020
<b>Total bhqalop - General Checking</b>			<b>723.79</b>	
<b>bhresope - General Checking</b>				
621	t0003183 - Guanlao	5/7/2020	-19.00	Void lost check and replaced w/ Check 811
804	busimp - Business Impact NW	5/6/2020	1,604.68	Loan Payment - 04/2020
805	busimp - Business Impact NW	5/6/2020	1,604.68	Loan Payment - 05/2020
806	hdsupp - HD Supply Facilities Maintenance, LTD	5/6/2020	61.12	Supplies
807	pdamaint - SCIDpda Maintenance Dept	5/6/2020	4,779.75	WOs
808	seacitli - Seattle City Light	5/6/2020	544.17	Electricity
809	seadptra - Seattle Dept of Transportation	5/6/2020	176.00	Licenses
810	verwir - Verizon Wireless	5/6/2020	112.08	Telecomm
811	t0003183 - Guanlao	5/7/2020	19.00	Move Out Refund
812	scidpda - SCIDpda	5/7/2020	15,323.78	ID Billing
813	cenlin - CenturyLink	5/20/2020	61.38	Telecomm
814	eltsys - ELTEC Systems, LLC	5/20/2020	1,215.22	Elevator - Contract
815	hdsupp - HD Supply Facilities Maintenance, LTD	5/20/2020	106.80	Supplies
816	lowes - Lowe's	5/20/2020	262.54	UTO Flooring & Supplies
817	orcinf - Orca Information Inc	5/20/2020	168.00	Credit Screening Fee
818	scidpda - SCIDpda	5/20/2020	2,340.24	2019 401A Incentive Payout
819	seacitli - Seattle City Light	5/20/2020	778.80	Electricity
820	yarsys - Yardi Systems, Inc.	5/20/2020	94.00	Computer Software/Hardware/Licenses
821	bushcond - SCIDPDA Bush Hotel Condo Association	5/21/2020	9,785.23	Condo Billing

		Check	Total	
Check#	Vendor	Date	Check	Note
822	welfar - Wells Fargo	5/21/2020	28.45	Telecomm
<b>Total bhresope - General Checking</b>			<b>39,046.92</b>	
<b>cidpdao3 - General Checking</b>				
181	welfar - Wells Fargo	5/20/2020	91.05	Direct Fund Raising Expenses
ACH	scidpda - SCIDpda	5/19/2020	437,144.75	04/2020 Donation Distribution
ACH	scidpda - SCIDpda	5/7/2020	80,000.00	design20/Donation Distribution
ACH	scidpda - SCIDpda	5/7/2020	123,122.50	Q1 Donation Distribution
<b>Total cidpdao3 - General Checking</b>			<b>640,358.30</b>	
<b>cobocap1 - Comm Bond Revenue</b>				
ACH	idvs2lib - IDVS2 Library/Parking	5/21/2020	35,000.00	Transfer for Operating Expenses
<b>Total cobocap1 - Comm Bond Revenue</b>			<b>35,000.00</b>	
<b>dvaop - General Checking</b>				
3435	pmjans - Phnoux	5/20/2020	-770.00	Void lost check and replaced w/ Check 3483
3461	idvs2lib - IDVS2 Library/Parking	5/1/2020	17,585.00	Loan Payment - Monthly
3472	cenlin - CenturyLink	5/6/2020	401.10	Telecomm
3473	hdsupp - HD Supply Facilities Maintenance, LTD	5/6/2020	154.83	Supplies
3474	paclam - Pacific Lamp & Supply Company	5/6/2020	39.64	Supplies
3475	pdamaint - SCIDpda Maintenance Dept	5/6/2020	1,944.00	WOs
3476	thepar - The Part Works, Inc.	5/6/2020	392.55	Supplies
3477	verwir - Verizon Wireless	5/6/2020	228.26	Telecomm
3478	scidpda - SCIDpda	5/7/2020	13,732.07	ID Billing
3479	eltsys - ELTEC Systems, LLC	5/20/2020	639.78	Elevator - Contract
3480	orcinf - Orca Information Inc	5/20/2020	42.00	Credit Screening Fee
3481	paclam - Pacific Lamp & Supply Company	5/20/2020	79.27	Supplies
3482	pdamaint - SCIDpda Maintenance Dept	5/20/2020	111.60	WOs
3483	pmjans - Phnoux	5/20/2020	770.00	UTO - Other Vendors
3484	pugsou - Puget Sound Energy	5/20/2020	2,855.23	Natural Gas
3485	scidpda - SCIDpda	5/20/2020	1,591.04	2019 401A Incentive Payout
3486	t0003038 - He	5/20/2020	884.40	Move Out Refund
3487	wavbro - WAVE	5/20/2020	90.00	Telecomm
3488	welfar - Wells Fargo	5/20/2020	16.89	Telecomm
3489	yarsys - Yardi Systems, Inc.	5/20/2020	56.00	Computer Software/Hardware/Licenses
ACH	idvsfh - IDVS 2 Family Housing LLC	5/15/2020	2,441.48	Replacement Reserve Deposit - Monthly
<b>Total dvaop - General Checking</b>			<b>43,285.14</b>	
<b>hingop2 - General Checking</b>				
ACH	paypal - PayPal	5/8/2020	26.44	Bank Fees/Charges
<b>Total hingop2 - General Checking</b>			<b>26.44</b>	
<b>idvs2op4 - General Checking</b>				
401	wasman - Waste Management of Seattle	5/4/2020	-1,629.87	Void check and replaced w/ Check 409
402	hdsupp - HD Supply Facilities Maintenance, LTD	5/6/2020	139.46	Janitorial - Supplies
403	idvs1co - IDVS 1 Commercial	5/6/2020	16.47	Janitorial - Supplies paid by IDVS1com in error
404	pdamaint - SCIDpda Maintenance Dept	5/6/2020	1,966.60	WOs
405	verwir - Verizon Wireless	5/6/2020	2.09	Telecomm
406	hdsupp - HD Supply Facilities Maintenance, LTD	5/20/2020	23.96	Janitorial - Supplies
407	repser - Republic Services	5/20/2020	1,341.17	Garbage/Waste Removal
408	scidpda - SCIDpda	5/20/2020	424.92	ID Billing
409	wasman - Waste Management of Seattle	5/20/2020	3,283.89	Garbage/Waste Removal - 03/2020 & 04/2020
410	welfar - Wells Fargo	5/20/2020	1.78	Telecomm
411	yarsys - Yardi Systems, Inc.	5/20/2020	3.00	Computer Software/Hardware/Licenses
<b>Total idvs2op4 - General Checking</b>			<b>5,573.47</b>	
<b>idvsreve - Revenue Account-Trust</b>				
ACH	idvs1co - IDVS 1 Commercial	5/21/2020	120,000.00	Transfer for Operating Expenses
<b>Total idvsreve - Revenue Account-Trust</b>			<b>120,000.00</b>	

		Check	Total	
Check#	Vendor	Date	Check	Note
<b>Igreres - Replacement Reserve</b>				
108	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/20/2020	10,210.67	Reserve Funded Goods/Services - OH approved
109	chacon - Charter Construction, Inc.	5/21/2020	32,564.28	Reserve Funded Goods/Services - OH approved
<b>Total Igreres - Replacement Reserve</b>			<b>42,774.95</b>	
<b>nccomop2 - General Checking</b>				
705	citseacu - City of Seattle-Combined Utilities	5/6/2020	2,159.78	Water/Sewer
706	hdsupp - HD Supply Facilities Maintenance, LTD	5/6/2020	253.31	Janitorial - Supplies
707	pdamaint - SCIDpda Maintenance Dept	5/6/2020	3,228.00	WOs
708	seacitli - Seattle City Light	5/6/2020	484.83	Electricity
709	verwir - Verizon Wireless	5/6/2020	7.47	Telecomm
710	wesext - Western Exterminator Company	5/6/2020	434.90	Pest Control
711	citseacu - City of Seattle-Combined Utilities	5/20/2020	1,855.19	Water/Sewer
712	eltsys - ELTEC Systems, LLC	5/20/2020	261.72	Elevator - Contract
713	hdsupp - HD Supply Facilities Maintenance, LTD	5/20/2020	161.77	Janitorial - Supplies
714	scidpda - SCIDpda	5/20/2020	768.11	ID Billing
715	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/20/2020	647.72	HVAC/Boiler Maint - Contract
716	wasman - Waste Management of Seattle	5/20/2020	29.45	Garbage/Waste Removal
717	welfar - Wells Fargo	5/20/2020	4.44	Telecomm
718	yarsys - Yardi Systems, Inc.	5/20/2020	10.00	Computer Software/Hardware/Licenses
ACH	newcenmt - New Central Hotel Master Tenant LLC	5/7/2020	21,663.70	Rent & Insurance
<b>Total nccomop2 - General Checking</b>			<b>31,970.39</b>	
<b>nchotop - General Checking</b>				
221	easwes - East-West Investment Co.	5/20/2020	4,250.90	Ground Lease Expense
222	proins - Propel Insurance	5/20/2020	7,790.43	Prepaid Insurance
ACH	welfar - Wells Fargo	5/10/2020	19,549.92	Loan Payment - Monthly
<b>Total nchotop - General Checking</b>			<b>31,591.25</b>	
<b>ncmaster - General Checking</b>				
ACH	newcenth - New Central Hotel LLC	5/7/2020	38,305.53	Rent & Insurance
<b>Total ncmaster - General Checking</b>			<b>38,305.53</b>	
<b>ncresop - General Checking</b>				
839	cenlin - CenturyLink	5/6/2020	58.26	Telecomm
840	citseacu - City of Seattle-Combined Utilities	5/6/2020	2,238.56	Garbage/Waste Removal & Water/Sewer - 04/2020
841	hdsupp - HD Supply Facilities Maintenance, LTD	5/6/2020	201.43	Supplies
842	seacitli - Seattle City Light	5/6/2020	3,014.75	Electricity
843	verwir - Verizon Wireless	5/6/2020	163.04	Telecomm
844	scidpda - SCIDpda	5/7/2020	6,376.93	ID Billing
845	citseacu - City of Seattle-Combined Utilities	5/20/2020	1,985.33	Garbage/Waste Removal & Water/Sewer - 05/2020
846	eltsys - ELTEC Systems, LLC	5/20/2020	261.72	Elevator - Contract
847	hdsupp - HD Supply Facilities Maintenance, LTD	5/20/2020	65.39	Supplies
848	pugsou - Puget Sound Energy	5/20/2020	347.18	Natural Gas
849	scidpda - SCIDpda	5/20/2020	933.28	2019 401A Incentive Payout
850	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/20/2020	805.14	HVAC/Boiler Maint - Contract
851	welfar - Wells Fargo	5/20/2020	8.30	Telecomm
852	yarsys - Yardi Systems, Inc.	5/20/2020	28.00	Computer Software/Hardware/Licenses
ACH	newcenmt - New Central Hotel Master Tenant LLC	5/7/2020	17,808.16	Rent & Insurance
ACH	newcentr - SCIDPDA New Central Apartments, Inc	5/15/2020	405.00	Replacement Reserve Deposit - Monthly
<b>Total ncresop - General Checking</b>			<b>34,700.47</b>	
<b>pdaopacc - General Checking</b>				
738	samjac - Jaclyn Elaine Algas Samson	5/14/2020	-250.00	Void lost check and replaced w/ Check 1301
767	samjac - Jaclyn Elaine Algas Samson	5/14/2020	-250.00	Void lost check and replaced w/ Check 1301
1211	asicou - Asian Counseling & Referral Service	5/6/2020	3,360.00	CI/Program Expenses - Resident Food Relief
1212	aspcon - Aspect Consulting, LLC	5/6/2020	1,410.25	CI/Program - Professional Fees/Consulting
1213	bushcomm - SCIDpda Bush Hotel Commercial	5/6/2020	17,503.90	Rent - 04/2020 & 05/2020
1214	busrhi - Bush, Roed & Hitchings, Inc.	5/6/2020	385.00	Development Project - North Lot Housing
1215	citseatr - City of Seattle	5/6/2020	347.50	CI/Program Expenses

		Check	Total	
Check#	Vendor	Date	Check	Note
1216	hartfo - The Hartford	5/6/2020	819.78	Payroll Benefits - Life Insurance
1217	idvs2lib - IDVS2 Library/Parking	5/6/2020	580.00	Employee Benefits Payable
1218	intpark - Interim Parking Services	5/6/2020	1,150.00	Employee Benefits Payable
1219	intpark - Interim Parking Services	5/6/2020	1,005.00	Employee Benefits Payable
1220	inthi - Interpret This Inc	5/6/2020	7,031.51	CI/Program - Translation/Interpreters
1221	kaifou - of Washington Options Inc	5/6/2020	20,606.92	Payroll Benefits - Medical
1222	loccon - Locken Consulting LLC	5/6/2020	2,672.85	Professional Fees/Consulting
1223	magcon - Magnum Construction Services, LTD.	5/6/2020	957.87	Ioumural/Program - Subcontracts
1224	malpet - Peter Malarkey Painting Conversation Inc	5/6/2020	12,940.93	Ioumural/Program - Professional Fees/Consulting
1225	newcentc - SCIDPDA New Central Commercial, Inc	5/6/2020	60.00	Annual Report
1226	newcentc - SCIDPDA New Central Commercial, Inc	5/6/2020	754.00	Rent
1227	nwiglo - NWI Global	5/6/2020	1,014.03	CI/Program -Translation/Interpreters
1228	paclam - Pacific Lamp & Supply Company	5/6/2020	121.64	Supplies
1229	phobac - Pho Bac Restaurant	5/6/2020	1,500.00	CI/Program Expenses - Resident Food Relief
1230	ricusa - Ricoh USA, Inc	5/6/2020	372.78	Copier Lease/Maintenance
1231	seacitli - Seattle City Light	5/6/2020	105.30	HHC/Electricity
1232	spalig - SparkLab Lighting Design, LLC	5/6/2020	436.87	Program - Supplies
1233	tragro - Transpo Group USA, Incorporated	5/6/2020	8,188.75	Development Project - North Lot Housing
1234	verwir - Verizon Wireless	5/6/2020	834.82	Telecomm
1235	visser - Vision Service Plan	5/6/2020	340.61	Payroll Benefits - Vision
1236	wasden - Delta Dental of Washington	5/6/2020	2,006.55	Payroll Benefits - Dental
1237	wavbro - WAVE	5/6/2020	132.45	Telecomm
1238	webtho - Weber Thompson	5/6/2020	71,572.36	Development Project - North Lot Housing
1239	aatra - AA Travel	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1240	amaacu - Amasia Acupuncture and Herbs Center Inc.	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1241	amehot - American Hotel Management LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1242	asipacass - Asian Pacific Associates	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1243	aspcon - Aspect Consulting, LLC	5/20/2020	38,222.98	CI/Program - Professional Fees/Consulting
1244	bahtoh - Bahtoh, LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1245	baaan - Bao An Yao Hang Inc.	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1246	beiart - Beijing Arts & Crafts	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1247	bushcomm - SCIDpda Bush Hotel Commercial	5/20/2020	6,983.90	Rent - 01/2020
1248	carkin - Carpet King	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1249	cenlin - CenturyLink	5/20/2020	126.66	Telecomm
1250	chichi - Chiu's Chinese Herbs Corporation	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1251	chiwus - Chinese Wushu & Taichi Academy LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1252	citpro - City Produce Company	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1253	cmarr - Cmarr Automotive	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1254	denstu - Dengs Studio & Art Gallery	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1255	dimsum - Dim Sum King	5/20/2020	2,490.00	CI/Program Expenses - Resident Food Relief
1256	dislsai - District One Saigon Restaurant	5/20/2020	10,000.00	CI/Program Expenses - Schultz
1257	duocha - Fashion Hair Salon	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1258	evedes - Evergold Design LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1259	frilit - Friends of Little Saigon	5/20/2020	15,000.00	CI/Program - Subcontracts - HSD Grant for Biz Relief
1260	glotra - Global Travel	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1261	glowir - Global Wireless Station LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1262	golhon - Golden Hong Market	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1263	gratab - Gray Tabby, Inc.	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1264	hanlon - Hang Long Hong LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1265	hkgpro - HKG Products	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1266	hohose - HO HO Seafood Restaurant	5/20/2020	840.00	CI/Program Expenses - Resident Food Relief
1267	holchi - Holiday China Co.	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1268	hoofam - Amlag & Quibuyen, LLC	5/20/2020	5,000.00	CI/Program Expenses - Schultz
1269	huajun - Baba Mama Fashion	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1270	jacaut - Jackson Auto Service Inc.	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1271	jinnoo - JinHua Noodle LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1272	juemei - Cindy's Beauty Salon	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1273	karhair - Karen Hair Salon	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1274	kinra - Crawfish King	5/20/2020	5,000.00	CI/Program Expenses - Schultz
1275	kinori - King's Oriental Foods	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2

		Check	Total	
Check#	Vendor	Date	Check	Note
1276	laminail - La Mi Nail Supply Inc	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1277	libtat - Liberty Tattoo Seattle LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1278	loccon - Locken Consulting LLC	5/20/2020	973.35	Program - Professional Fees/Consulting
1279	lukpha - Lukes Pharmacy	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1280	lynhai - LYN Hair Salon	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1281	marres - Marjorie Restaurant, LLC	5/20/2020	10,000.00	CI/Program Expenses - Schultz
1282	maudat - Mau Dat LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1283	meetin - MeetingOne	5/20/2020	39.30	Telecomm
1284	momo - Sachi Momo Ltd	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1285	mussea - Musang Seattle, LLC	5/20/2020	10,000.00	CI/Program Expenses - Schultz
1286	navben - Navia Benefit Solutions	5/20/2020	102.60	Payroll Benefits
1287	net2ph - Net2Phone Inc.	5/20/2020	1,407.07	Telecomm
1288	norasi - Northwest Asian Weekly	5/20/2020	2,944.00	CI/Program Expenses
1289	nwiglo - NWI Global	5/20/2020	622.38	CI/Program - Translation/Interpreters
1290	ocepac - Ocean Pacific Travel	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1291	paclaw - Pacifica Law Group	5/20/2020	865.88	Legal - Administrative
1292	panhot - Panama International Corp.	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1293	pingor - Pink Gorilla Games	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1294	piobar - Pioneer Barber Company	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1295	plagra - Plank & Grain Furniture LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1296	proins - Propel Insurance	5/20/2020	7.87	Development Project - North Lot Housing
1297	raicit - Rain City Catering	5/20/2020	10,000.00	CI/Program Expenses - Schultz
1298	ricusa - Ricoh USA, Inc	5/20/2020	243.54	Copier Lease/Maintenance
1299	saegar - Saeteun's Garage Autobody & Customs LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1300	salare - Salare Restaurant	5/20/2020	10,000.00	CI/Program Expenses - Schultz
1301	samjac - Jaclyn Elaine Algas Samson	5/20/2020	500.00	CI/Program - Subcontracts
1302	seanai - Seattle Nail Supply	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1303	sheqix - Hair To You	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1304	sughil - Sugar Hill	5/20/2020	10,000.00	CI/Program Expenses - Schultz
1305	tamtra - Tamerlane Trading, LLC	5/20/2020	570.00	HHC/Tenant Refund
1306	thabro - That Brown Girl Cooks!	5/20/2020	10,000.00	CI/Program Expenses - Schultz
1307	thapha - Thanh Phat Tai LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1308	trisea - Trichome Seattle	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1309	tsucho - Tsue Chong Company	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1310	wanleaut - Wan Le Auto Service	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1311	welfar - Wells Fargo	5/20/2020	208.24	Office Supplies & Dues/Subscriptions
1312	welfar - Wells Fargo	5/20/2020	39.99	Training/Education
1313	welfar - Wells Fargo	5/20/2020	5,519.60	Development Project - SHA, Office Supplies & Computer Hardware
1314	welfar - Wells Fargo	5/20/2020	149.62	Office Supplies & Dues/Subscriptions
1315	welfar - Wells Fargo	5/20/2020	579.99	Office Supplies, Maint Supplies & Postage
1316	welfar - Wells Fargo	5/20/2020	1,877.67	Development Project - SHA & Bank Fees
1317	wesext - Western Exterminator Company	5/20/2020	104.60	Pest Control
1318	wontun - Wong Tung Seafood	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1319	woover - Wood	5/20/2020	150.00	Telecomm
1320	xinleu - LeungXing LLC	5/20/2020	1,500.00	CI/Program Expenses - Biz Relief Round 2
1321	yarsys - Yardi Systems, Inc.	5/20/2020	480.00	Computer Software/Hardware/Licenses
1322	zerplu - zero plus	5/20/2020	2,000.00	CI/Program - Subcontracts
1323	naancur - Naan N Curry LLC	5/21/2020	5,000.00	CI/Program Expenses - Schultz
1324	nuellc - NUE, LLC	5/21/2020	5,000.00	CI/Program Expenses - Schultz
1325	tacstr - Taco Street	5/21/2020	5,000.00	CI/Program Expenses - Schultz
1326	tascar - Taste of the Caribbean	5/21/2020	5,000.00	CI/Program Expenses - Schultz
ACH	valic - Valic	5/1/2020	65,030.38	Payroll Benefits - 2019 401A Incentive Payout
ACH	valic - Valic	5/12/2020	842.19	Payroll Benefits
ACH	stwab&o - Department of Revenue	5/26/2020	246.55	B&O Tax
ACH	pdamaint - SCIDpda Maintenance Dept	5/6/2020	8,096.00	WOs
ACH	scidpda - SCIDpda	5/15/2020	2,187.50	LH Replacement Reserve Deposit - Monthly
<b>Total pdaopacc - General Checking</b>			<b>489,163.53</b>	

**vs10p - General Checking**

482	buihar - Builders' Hardware & Supply Co	5/6/2020	65.38	Locks/Keys
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		Check	Total	
Check#	Vendor	Date	Check	Note
483	cenlin - CenturyLink	5/6/2020	80.99	Telecomm
484	mckser - McKinstry Service	5/6/2020	380.00	Fire Sprinklers/Systems - Contract
485	pacpow - Pacific Power Group, LLC	5/6/2020	921.50	Maintenance - Other Vendors
486	pdamaint - SCIDpda Maintenance Dept	5/6/2020	854.00	WOs
487	pugsou - Puget Sound Energy	5/6/2020	1,068.34	Natural Gas
488	seacitli - Seattle City Light	5/6/2020	14,972.87	Electricity
489	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/6/2020	870.80	HVAC/Boiler Maint - Contract - 11/2019
490	verwir - Verizon Wireless	5/6/2020	32.39	Telecomm
491	wasman - Waste Management of Seattle	5/6/2020	0.30	Garbage/Waste Removal
492	scidpda - SCIDpda	5/7/2020	24,123.82	ID Billing
493	citseacu - City of Seattle-Combined Utilities	5/20/2020	6,897.65	Water/Sewer
494	eltsys - ELTEC Systems, LLC	5/20/2020	1,302.89	Elevator - Contract
495	pdamaint - SCIDpda Maintenance Dept	5/20/2020	468.00	WOs
496	proins - Propel Insurance	5/20/2020	7,893.15	Prepaid Insurance
497	pugsou - Puget Sound Energy	5/20/2020	434.93	Natural Gas
498	repsr - Republic Services	5/20/2020	1,423.46	Garbage/Waste Removal
499	scidpda - SCIDpda	5/20/2020	82.98	Telecomm - 02/2020 paid by SCID in error
500	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/20/2020	10,990.46	HVAC/Boiler Maint - Contract
501	wasman - Waste Management of Seattle	5/20/2020	3,760.25	Garbage/Waste Removal
502	welfar - Wells Fargo	5/20/2020	1.78	Telecomm
503	yarsys - Yardi Systems, Inc.	5/20/2020	2.00	Computer Software/Hardware/Licenses
ACH	idvs2com - IDVS 2 Commercial	5/5/2020	40,000.00	Pay Down Due To/From Balance
<b>Total vs1op - General Checking</b>			<b>116,627.94</b>	
<b>vs2conop - General Checking</b>				
172	cenlin - CenturyLink	5/6/2020	58.45	Telecomm
173	pdamaint - SCIDpda Maintenance Dept	5/6/2020	1,584.00	WOs
174	seacitli - Seattle City Light	5/6/2020	2,721.88	Electricity
175	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/6/2020	2,146.84	HVAC/Boiler Maint - Contract - 04/2020
176	citseacu - City of Seattle-Combined Utilities	5/20/2020	14,709.30	Garbage/Waste Removal & Water/Sewer
177	proins - Propel Insurance	5/20/2020	20,014.72	Prepaid Insurance
178	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/20/2020	2,146.84	HVAC/Boiler Maint - Contract - 05/2020
<b>Total vs2conop - General Checking</b>			<b>43,382.03</b>	
<b>vs2lpop - General Checking</b>				
287	cenlin - CenturyLink	5/6/2020	232.28	Telecomm
288	verwir - Verizon Wireless	5/6/2020	49.20	Telecomm
289	davdoo - Davis Door Service, Inc.	5/20/2020	382.43	Maintenance - Other Vendors
290	eltsys - ELTEC Systems, LLC	5/20/2020	293.22	Elevator - Contract
291	scidpda - SCIDpda	5/20/2020	9,548.56	2019 401A Incentive Payout
292	welfar - Wells Fargo	5/20/2020	7.11	Telecomm
293	yarsys - Yardi Systems, Inc.	5/20/2020	1.00	Computer Software/Hardware/Licenses
ACH	dva - Domingo Viernes Apartments	5/11/2020	1,680.00	Supplies paid by DVA in error
<b>Total vs2lpop - General Checking</b>			<b>12,193.80</b>	
			<b>1,826,918.50</b>	

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 2020 Items**

**Community Initiatives, Jamie Lee lead**

**Sheng-Yen Lu Foundation: \$30K**

General operation support for our work around COVID 19.

# Seattle Chinatown International District Preservation and Development Authority Balance Sheet (With Period Change)

Period = Jan 2020-Mar 2020

Book = Accrual ; Tree = .fc\_bs

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

		Balance	Beginning	Net
		Current Period	Balance	Change
<b>1000-0000</b>	<b>ASSETS</b>			
<b>1001-0000</b>	<b>CURRENT ASSETS</b>			
1100-0000	CASH & CASH EQUIVALENTS			
	Unrestricted Funds	2,172,708	2,043,675	129,034
	Restricted Funds	6,328,503	5,022,016	1,306,488
	Bond Funds	2,332,223	2,142,315	189,909
1199-0000	TOTAL CASH & CASH EQUIVALENTS	10,833,435	9,208,005	1,625,430
1200-0000	ACCOUNTS RECEIVABLE			
	Accounts Receivable - Net	1,371,441	1,351,815	19,626
1299-0000	TOTAL ACCOUNTS RECEIVABLE	1,371,441	1,351,815	19,626
1300-0000	OTHER RECEIVABLES			
	Note Receivable	1,078,848	1,018,319	60,529
	Other Receivables	69,070	4,671	64,398
1399-0000	TOTAL OTHER RECEIVABLES	1,147,917	1,022,990	124,927
1400-0000	DEPOSITS & PREPAIDS			
	Prepaid Insurance	33,430	34,011	-581
	Prepaid Expenses & Deposits	50,881	36,500	14,381
1499-0000	TOTAL DEPOSITS & PREPAIDS	84,311	70,511	13,800
<b>1499-9999</b>	<b>TOTAL CURRENT ASSETS</b>	<b>13,437,104</b>	<b>11,653,321</b>	<b>1,783,783</b>
<b>1500-0000</b>	<b>LONG-TERM ASSETS</b>			
1501-0000	PROPERTY			
	Property - Net Accum. Depreciation	36,700,031	37,081,189	-381,158
1599-0000	TOTAL PROPERTY	36,700,031	37,081,189	-381,158
1600-0000	FIXED ASSETS			
	Furniture Fixtures & Equipment - Net Accum. Depreciation	179,425	187,521	-8,096
1699-0000	TOTAL FIXED ASSETS	179,425	187,521	-8,096
<b>1699-9999</b>	<b>TOTAL LONG-TERM ASSETS</b>	<b>36,879,456</b>	<b>37,268,710</b>	<b>-389,254</b>

		Balance	Beginning	Net
		Current Period	Balance	Change
<b>1700-0000</b>	<b>OTHER ASSETS</b>			
1701-0000	OTHER ASSETS			
	Other Receivables	2,030,414	1,858,902	171,512
	Investment in Other Entities	5,312,548	5,286,298	26,250
	Development Projects	1,775,467	1,690,221	85,246
1791-0611	Development Project-JCCCW Breezeway	209	209	0
1799-0000	TOTAL OTHER ASSETS	9,118,638	8,835,630	283,008
<b>1899-9999</b>	<b>TOTAL OTHER ASSETS</b>	<b>9,118,638</b>	<b>8,835,630</b>	<b>283,008</b>
<b>1999-9999</b>	<b>TOTAL ASSETS</b>	<b>59,435,198</b>	<b>57,757,661</b>	<b>1,677,537</b>
<b>2000-0000</b>	<b>LIABILITIES &amp; CAPITAL</b>			
<b>2001-0000</b>	<b>LIABILITIES</b>			
<b>2010-0000</b>	<b>CURRENT LIABILITIES</b>			
2100-0000	PAYABLES & OBLIGATIONS			
	Accounts Payable	445,918	423,562	22,356
	Prepaid Rent	28,948	23,250	5,698
	Current Portion Due of Mortgages & Other Obligations	1,180,859	1,180,859	0
	Taxes & Benefits Payable	559	23,978	-23,420
2199-0000	TOTAL PAYABLES & OBLIGATIONS	1,656,283	1,651,649	4,634
2200-0000	ACCRUED EXPENSES			
	Accrued Expenses	1,658,151	1,602,421	55,730
2299-0000	TOTAL ACCRUED EXPENSES	1,658,151	1,602,421	55,730
<b>2299-9999</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>3,314,434</b>	<b>3,254,070</b>	<b>60,364</b>
<b>2300-0000</b>	<b>LONG-TERM LIABILITIES</b>			
2301-0000	MORTGAGES & OTHER OBLIGATIONS			
	Loan Payable	28,822,173	27,387,566	1,434,607
	Bonds Payable - Net	349,600	357,406	-7,806
2399-0000	TOTAL MORTGAGES & OTHER OBLIGATIONS	29,171,773	27,744,972	1,426,800
<b>2399-9999</b>	<b>TOTAL LONG-TERM LIABILITIES</b>	<b>29,171,773</b>	<b>27,744,972</b>	<b>1,426,800</b>
<b>2400-0000</b>	<b>OTHER LIABILITIES</b>			
	Security Deposit Liability	153,562	152,646	916
	Other Liabilities	127,186	206,371	-79,185
	Deferred Rent Payable	769,568	769,568	0

		Balance	Beginning	Net
		Current Period	Balance	Change
<b>2499-0000</b>	<b>TOTAL OTHER LIABILITIES</b>	<b>1,050,316</b>	<b>1,128,585</b>	<b>-78,269</b>
<b>2999-0000</b>	<b>TOTAL LIABILITIES</b>	<b>33,536,523</b>	<b>32,127,628</b>	<b>1,408,896</b>
<b>3001-0000</b>	<b>CAPITAL</b>			
	Retained Earnings	25,898,675	25,630,034	268,641
<b>3999-0000</b>	<b>TOTAL CAPITAL</b>	<b>25,898,675</b>	<b>25,630,034</b>	<b>268,641</b>
<b>3999-9999</b>	<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>59,435,198</b>	<b>57,757,661</b>	<b>1,677,537</b>

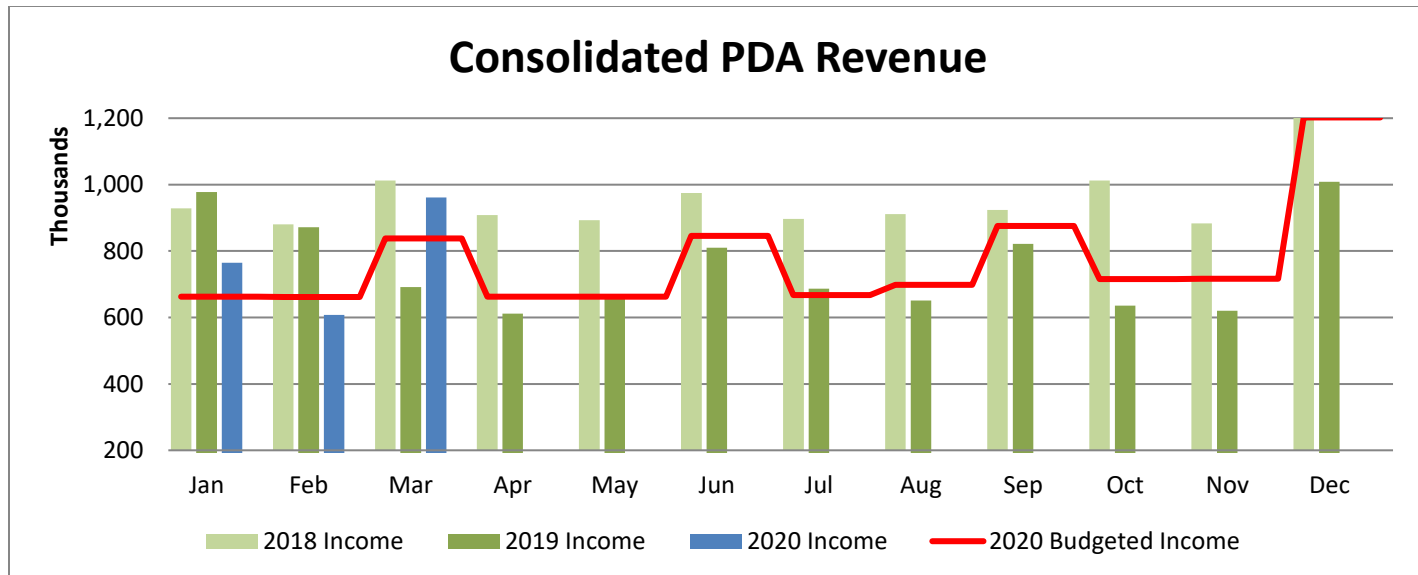
# PDA Reporting Comparison Cash Flow Statement

Book = Accrual ; Tree = .fc\_is\_report\_ne

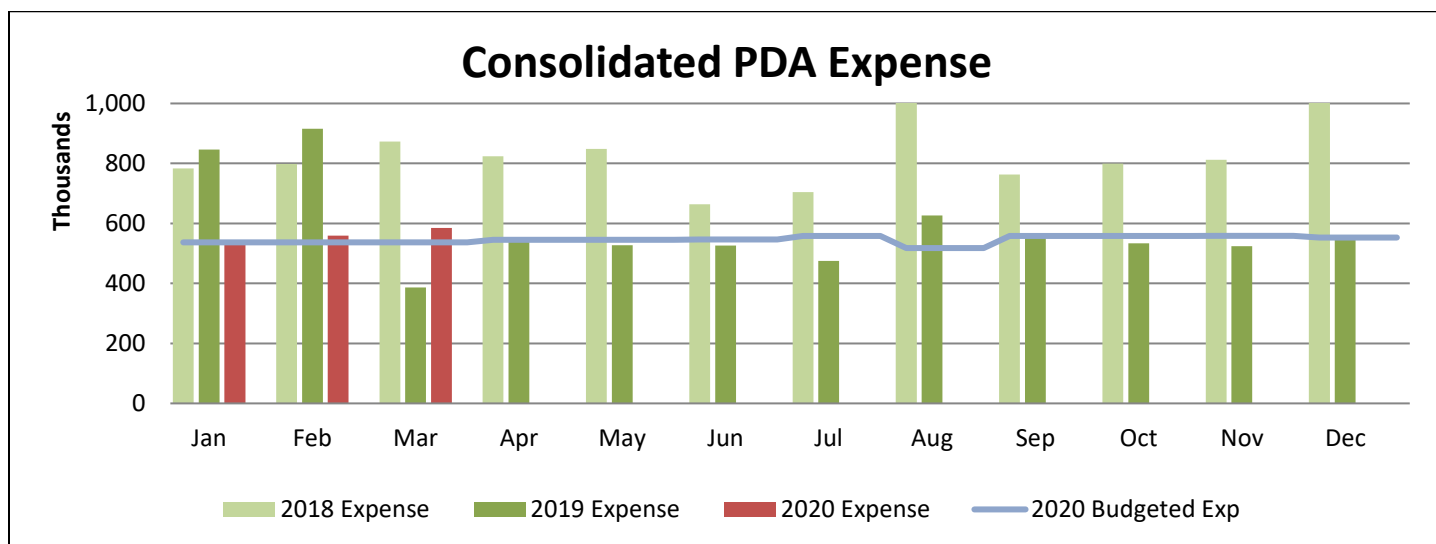
PDA Reporting=Community Initiatives,Hinghay,Other Legal Holdings,PDA Admin,Properties,Property Mgmt/Maint,Senior Services;

	Year to Date - 1st Quarter 2020							
	Community Initiatives HHC	Legal Holdings Master/QalicB Hotel/Condo	Properties	Property Mgmt	PDA Admin Fundraising Development	Total SCIDpda	Total Budget	Variance Fav (Unfav)
REVENUE								
RENT INCOME								
Rent	24,106	321,751	1,206,660	0	0	1,552,517	1,532,965	19,552
Vacancies	0	0	(18,907)	0	0	(18,907)	(19,014)	107
Concessions and Bad Debt	0	32,544	58,588	0	0	91,132	(414)	91,546
NET RENT INCOME	24,106	354,295	1,246,341	0	0	1,624,741	1,513,537	111,204
TOTAL OTHER RENTAL INCOME	0	0	54,551	0	0	54,551	55,310	(759)
TOTAL SERVICE INCOME	0	0	4,104	347,126	31,457	382,686	422,110	(39,424)
TOTAL OTHER INCOME	2,471	0	6,667	0	4,838	13,975	9,606	4,369
TOTAL INTEREST INCOME	0	183	38,203	0	18,325	56,711	61,404	(4,693)
Grants	148,105	0	19,000	0	3,318	170,423	177,664	(7,241)
LESS Grant Program Expense	(29,663)	0	0	0	0	(29,663)	(87,111)	57,448
Other Fundraising	41,845	0	0	0	18,689	60,533	9,875	50,658
TOTAL FUNDRAISING INCOME	160,286	0	19,000	0	22,006	201,292	100,428	100,864
TOTAL REVENUE	186,862	354,477	1,368,865	347,126	76,625	2,333,956	2,162,395	171,561
EXPENSES								
ADMINISTRATIVE								
Professional Fees & Consulting	1,634	3,780	14,917	0	30,354	50,685	59,931	9,246
Rent Expense	13,392	105,501	216,250	2,205	11,500	348,848	348,627	(221)
Salaries	96,383	0	64,078	261,784	230,812	653,058	646,305	(6,753)
Other Admin Expenses	6,317	130	13,250	6,998	25,088	51,783	49,390	(2,393)
TOTAL ADMINISTRATIVE	117,727	109,411	308,495	270,987	297,754	1,104,374	1,104,253	(121)
TOTAL MANAGEMENT FEE	1,790	0	93,470	20,828	500	116,587	118,065	1,478
TOTAL MAINTENANCE	4,888	0	148,577	179	7,206	160,850	86,541	(74,309)
TOTAL UTILITIES	3,424	0	108,268	0	4,645	116,337	108,273	(8,064)
TOTAL TAXES	199	0	2,350	0	79	2,628	8,582	5,954
TOTAL INSURANCE	798	0	28,524	0	4,360	33,682	29,745	(3,937)
TOTAL PROGRAM EXPENSES	500	0	0	0	952	1,452	7,501	6,049
TOTAL OPERATING EXPENSES	129,327	109,411	689,683	291,993	315,496	1,535,910	1,462,960	(72,950)
NOI BEFORE DEBT SERVICE & GROUND LEASE	57,536	245,066	679,182	55,133	(238,871)	798,046	699,435	98,611
TOTAL DEBT SERVICE & GROUND LEASE	0	53,879	100,584	0	0	154,462	161,415	6,953
NOI AFTER DEBT SERVICE & GROUND LEASE	57,536	191,187	578,598	55,133	(238,871)	643,583	538,020	105,563
TOTAL OTHER EXPENSES	0	750	(8,499)	0	(6,562)	(14,312)	(13,266)	1,046
NET INCOME BEFORE DEPR & AMORT	57,536	190,437	587,098	55,133	(232,309)	657,895	551,286	106,609
CASH FLOWS FROM INVESTING ACTIVITIES								
Operating Reserve Deposits			(1,996)			(1,996)		
Operating Reserve Deposits - reimburse 2019 draw for dev. expense					(1,525,000)			
Operating Reserve Draws			492			492		
Replacement Reserve Deposits		(7,956)	(30,001)			(37,957)		
Replacement Reserve Draws		8,159				8,159		
Deposits to other reserves						0		
Fixed asset purchases						0		
Development costs					(85,246)	(85,246)		
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	0	203	(31,505)	0	(1,610,246)	(1,641,548)		
CASH FLOWS FROM FINANCING ACTIVITIES								
Loan proceeds					1,525,000	1,525,000		
Principal payments on notes payable		(56,585)	(170,228)			(226,813)		
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	0	(56,585)	(170,228)	0	1,525,000	1,298,187		
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	57,536	134,055	385,365	55,133	(317,555)	314,534		

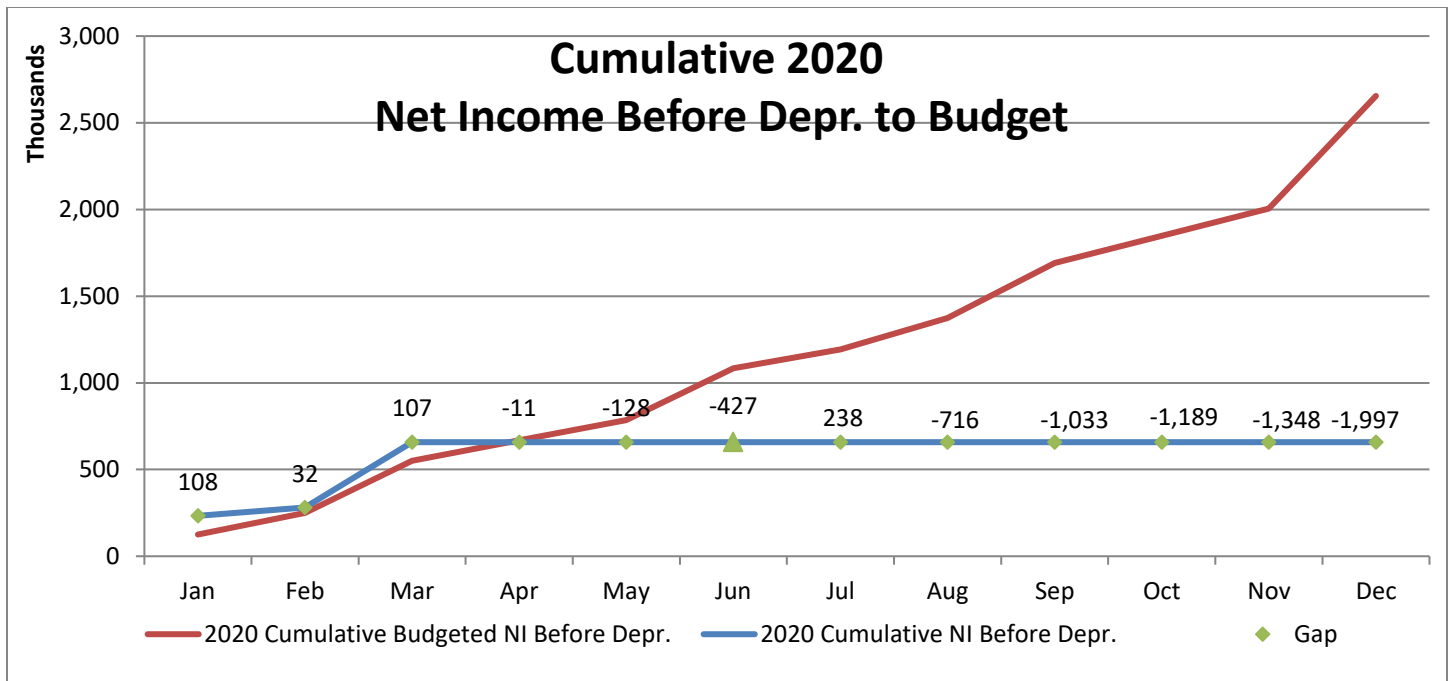
## SCIDpda Consolidated – Q1 2020 Financial Summary



Revenues through Q1 2020 were approximately \$172K greater than budget for the entire organization. Significant factors contributing to the positive variance are favorable rental income and collection of past due amounts which were previously fully expensed as bad debt. Additionally, we have received \$100K in unrestricted grant funding from the Seattle Foundation for general operating costs to assist us with the covid-19 crisis.

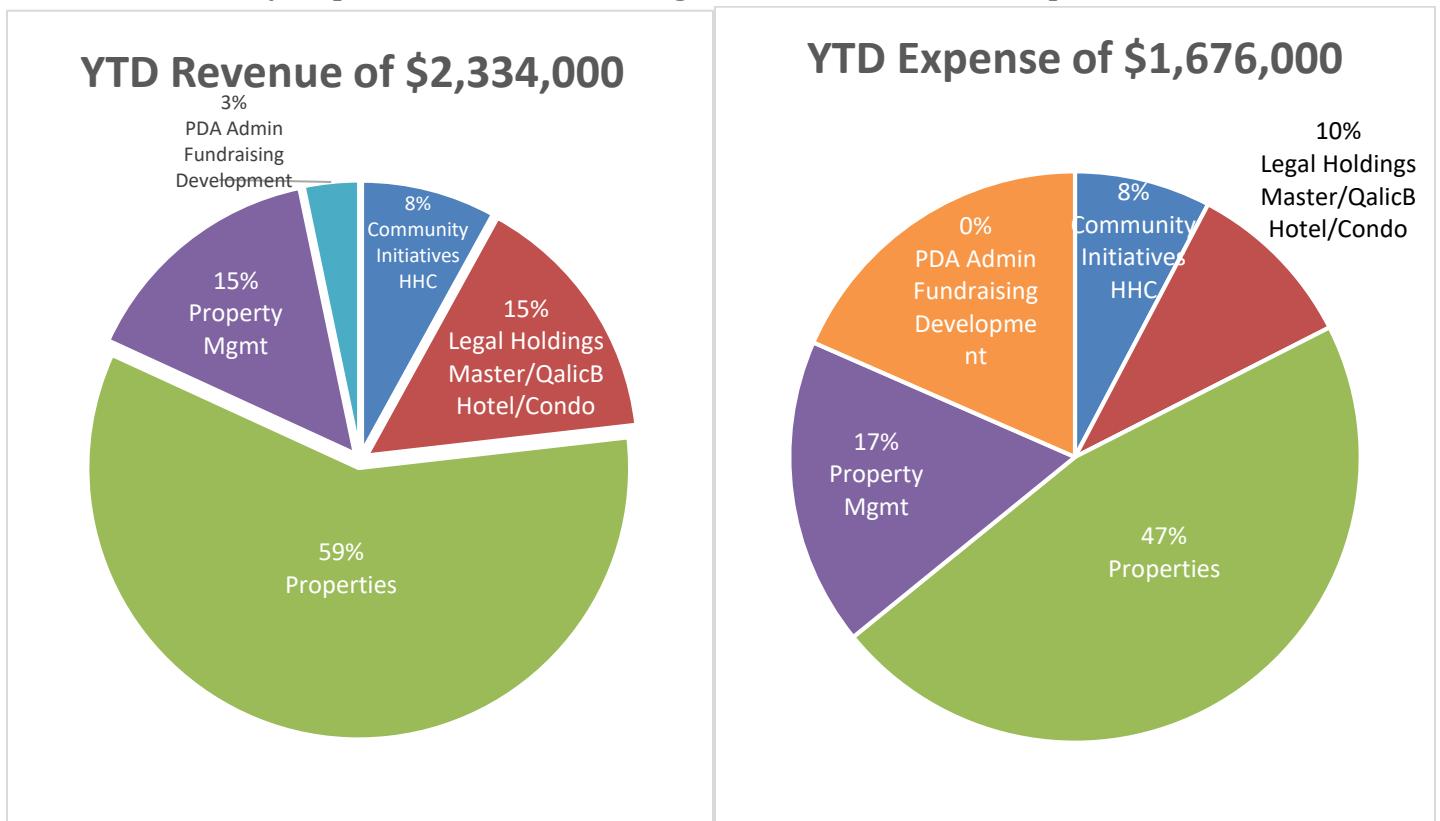


Expenses through Q1 2020 were approximately \$65K over budget for the entire organization. The largest factor affecting this variance is maintenance expense which was \$74K over budget. Increased costs related to covid-19 is largely the reason for this variance.



As a result, our NOI before Depreciation was \$658K which was \$107K better than budget through March 2020.

### Visual Breakout by Department of Year through March Revenue and Expenses





### 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	24,106	321,751	1,206,660	0	0	1,552,517	1,532,965	19,552	24,106	321,751	1,206,660	0	0	1,552,517	1,532,965	19,552
Vacancies	0	0	(18,907)	0	0	(18,907)	(19,014)	107	0	0	(18,907)	0	0	(18,907)	(19,014)	107
Concessions and Bad Debt	0	32,544	58,588	0	0	91,132	(414)	91,546	0	32,544	58,588	0	0	91,132	(414)	91,546
NET RENT INCOME	24,106	354,295	1,246,341	0	0	1,624,741	1,513,537	111,204	24,106	354,295	1,246,341	0	0	1,624,741	1,513,537	111,204
TOTAL OTHER RENTAL INCOME	0	0	54,551	0	0	54,551	55,310	(759)	0	0	54,551	0	0	54,551	55,310	(759)
TOTAL SERVICE INCOME	0	0	4,104	347,126	31,457	382,686	422,110	(39,424)	0	0	4,104	347,126	31,457	382,686	422,110	(39,424)
TOTAL OTHER INCOME	2,471	0	6,667	0	4,838	13,975	9,606	4,369	2,471	0	6,667	0	4,838	13,975	9,606	4,369
TOTAL INTEREST INCOME	0	183	38,203	0	18,325	56,711	61,404	(4,693)	0	183	38,203	0	18,325	56,711	61,404	(4,693)
Grants	148,105	0	19,000	0	3,318	170,423	177,664	(7,241)	148,105	0	19,000	0	3,318	170,423	177,664	(7,241)
LESS Grant Program Expense	(29,663)	0	0	0	0	(29,663)	(87,111)	57,448	(29,663)	0	0	0	0	(29,663)	(87,111)	57,448
Other Fundraising	41,845	0	0	0	18,689	60,533	9,875	50,658	41,845	0	0	0	18,689	60,533	9,875	50,658
TOTAL FUNDRAISING INCOME	160,286	0	19,000	0	22,006	201,292	100,428	100,864	160,286	0	19,000	0	22,006	201,292	100,428	100,864
TOTAL REVENUE	186,862	354,477	1,368,865	347,126	76,625	2,333,956	2,162,395	171,561	186,862	354,477	1,368,865	347,126	76,625	2,333,956	2,162,395	171,561

#### EXPENSES

##### ADMINISTRATIVE

Professional Fees & Consulting	1,634	3,780	14,917	0	30,354	50,685	59,931	9,246	1,634	3,780	14,917	0	30,354	50,685	59,931	9,246
Rent Expense	13,392	105,501	216,250	2,205	11,500	348,848	348,627	(221)	13,392	105,501	216,250	2,205	11,500	348,848	348,627	(221)
Salaries	96,383	0	64,078	261,784	230,812	653,058	646,305	(6,753)	96,383	0	64,078	261,784	230,812	653,058	646,305	(6,753)
Other Admin Expenses	6,317	130	13,250	6,998	25,088	51,783	49,390	(2,393)	6,317	130	13,250	6,998	25,088	51,783	49,390	(2,393)
TOTAL ADMINISTRATIVE	117,727	109,411	308,495	270,987	297,754	1,104,374	1,104,253	(121)	117,727	109,411	308,495	270,987	297,754	1,104,374	1,104,253	(121)
TOTAL MANAGEMENT FEE	1,790	0	93,470	20,828	500	116,587	118,065	1,478	1,790	0	93,470	20,828	500	116,587	118,065	1,478
TOTAL MAINTENANCE	4,888	0	148,577	179	7,206	160,850	86,541	(74,309)	4,888	0	148,577	179	7,206	160,850	86,541	(74,309)
TOTAL UTILITIES	3,424	0	108,268	0	4,645	116,337	108,273	(8,064)	3,424	0	108,268	0	4,645	116,337	108,273	(8,064)
TOTAL TAXES	199	0	2,350	0	79	2,628	8,582	5,954	199	0	2,350	0	79	2,628	8,582	5,954
TOTAL INSURANCE	798	0	28,524	0	4,360	33,682	29,745	(3,937)	798	0	28,524	0	4,360	33,682	29,745	(3,937)
TOTAL PROGRAM EXPENSES	500	0	0	0	952	1,452	7,501	6,049	500	0	0	0	952	1,452	7,501	6,049
TOTAL OPERATING EXPENSES	129,327	109,411	689,683	291,993	315,496	1,535,910	1,462,960	(72,950)	129,327	109,411	689,683	291,993	315,496	1,535,910	1,462,960	(72,950)
NOI BEFORE DEBT SERVICE & GROUND LEASE	57,536	245,066	679,182	55,133	(238,871)	798,046	699,435	98,611	57,536	245,066	679,182	55,133	(238,871)	798,046	699,435	98,611
TOTAL DEBT SERVICE & GROUND LEASE	0	53,879	100,584	0	0	154,462	161,415	6,953	0	53,879	100,584	0	0	154,462	161,415	6,953
NOI AFTER DEBT SERVICE & GROUND LEASE	57,536	191,187	578,598	55,133	(238,871)	643,583	538,020	105,563	57,536	191,187	578,598	55,133	(238,871)	643,583	538,020	105,563
TOTAL OTHER EXPENSES	0	750	(8,499)	0	(6,562)	(14,312)	(13,266)	1,046	0	750	(8,499)	0	(6,562)	(14,312)	(13,266)	1,046
NET INCOME BEFORE DEPR & AMORT	57,536	190,437	587,098	55,133	(232,309)	657,895	551,286	106,609	57,536	190,437	587,098	55,133	(232,309)	657,895	551,286	106,609
TOTAL DEPRECIATION & AMORTIZATION	11,122	97,356	271,888	0	8,888	389,254	390,435	1,181	11,122	97,356	271,888	0	8,888	389,254	390,435	1,181
NET INCOME	46,414	93,081	315,209	55,133	(241,197)	268,641	160,851	107,790	46,414	93,081	315,209	55,133	(241,197)	268,641	160,851	107,790



### 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 - 1st Quarter 2020																	
	Cmnty Initiatives/HCC			Legal Holdings Master/QualicB/Hotel/Condo			Properties			Property Mgmt			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)	Total SCIDpda	Total Budget	Variance Fav (Unfav)
REVENUE																		
RENT INCOME																		
Rent	24,106	28,756	(4,650)	321,751	324,000	(2,249)	1,206,660	1,180,209	26,451	0	0	0	0	0	0	1,552,517	1,532,965	19,552
Vacancies	0	0	0	0	0	0	(18,907)	(19,014)	107	0	0	0	0	0	0	(18,907)	(19,014)	107
Concessions and Bad Debt	0	0	0	32,544	0	32,544	58,588	(414)	59,002	0	0	0	0	0	0	91,132	(414)	91,546
NET RENT INCOME	24,106	28,756	(4,650)	354,295	324,000	30,295	1,246,341	1,160,781	85,560	0	0	0	0	0	0	1,624,741	1,513,537	111,204
TOTAL OTHER RENTAL INCOME	0	0	0	0	0	0	54,551	55,310	(759)	0	0	0	0	0	0	54,551	55,310	(759)
TOTAL SERVICE INCOME	0	0	0	0	0	0	4,104	4,887	(783)	347,126	368,575	(21,449)	31,457	48,648	(17,191)	382,686	422,110	(39,424)
TOTAL OTHER INCOME	2,471	1,875	596	0	0	0	6,667	7,731	(1,064)	0	0	0	4,838	0	4,838	13,975	9,606	4,369
TOTAL INTEREST INCOME	0	0	0	183	300	(117)	38,203	34,263	3,940	0	0	0	18,325	26,841	(8,516)	56,711	61,404	(4,693)
Grants	148,105	75,588	72,517	0	0	0	19,000	0	19,000	0	0	0	3,318	102,076	(98,758)	170,423	177,664	(7,241)
LESS Grant Program Expense	(29,663)	(87,111)	57,448	0	0	0	0	0	0	0	0	0	0	0	0	(29,663)	(87,111)	57,448
Other Fundraising	41,845	94,951	(53,106)	0	0	0	0	0	0	0	0	0	18,689	(85,076)	103,765	60,533	9,875	50,658
TOTAL FUNDRAISING INCOME	160,286	83,428	76,858	0	0	0	19,000	0	19,000	0	0	0	22,006	17,000	5,006	201,292	100,428	100,864
TOTAL REVENUE	186,862	114,059	72,803	354,477	324,300	30,177	1,368,865	1,262,972	105,893	347,126	368,575	(21,449)	76,625	92,489	(15,864)	2,333,956	2,162,395	171,561
EXPENSES																		
ADMINISTRATIVE																		
Professional Fees & Consulting	1,634	1,941	307	3,780	3,789	9	14,917	14,805	(112)	0	0	0	30,354	39,396	9,042	50,685	59,931	9,246
Rent Expense	13,392	13,764	372	105,501	105,501	0	216,250	215,124	(1,126)	2,205	2,250	45	11,500	11,988	488	348,848	348,627	(221)
Salaries	96,383	98,412	2,029	0	0	0	64,078	56,706	(7,372)	261,784	266,838	5,054	230,812	224,349	(6,463)	653,058	646,305	(6,753)
Other Admin Expenses	6,317	6,168	(149)	130	45	(85)	13,250	9,463	(3,787)	6,998	4,560	(2,438)	25,088	29,154	4,066	51,783	49,390	(2,393)
TOTAL ADMINISTRATIVE	117,727	120,285	2,558	109,411	109,335	(76)	308,495	296,098	(12,397)	270,987	273,648	2,661	297,754	304,887	7,133	1,104,374	1,104,253	(121)
TOTAL MANAGEMENT FEE	1,790	2,028	238	0	0	0	93,470	91,148	(2,322)	20,828	22,332	1,504	500	2,557	2,057	116,587	118,065	1,478
TOTAL MAINTENANCE	4,888	3,489	(1,399)	0	0	0	148,577	76,401	(72,176)	179	1,065	886	7,206	5,586	(1,620)	160,850	86,541	(74,309)
TOTAL UTILITIES	3,424	5,760	2,336	0	0	0	108,268	97,173	(11,095)	0	0	0	4,645	5,340	695	116,337	108,273	(8,064)
TOTAL TAXES	199	87	(112)	0	0	0	2,350	6,698	4,348	0	0	0	79	1,797	1,718	2,628	8,582	5,954
TOTAL INSURANCE	798	609	(189)	0	0	0	28,524	23,997	(4,527)	0	9	9	4,360	5,130	770	33,682	29,745	(3,937)
TOTAL PROGRAM EXPENSES	500	1,251	750	0	0	0	0	0	0	0	0	0	952	6,250	5,298	1,452	7,501	6,049
TOTAL OPERATING EXPENSES	129,327	133,509	4,182	109,411	109,335	(76)	689,683	591,515	(98,168)	291,993	297,054	5,061	315,496	331,547	16,051	1,535,910	1,462,960	(72,950)
NOI BEFORE DEBT SERVICE & GROUND LEASE	57,536	(19,450)	76,986	245,066	214,965	30,101	679,182	671,457	7,725	55,133	71,521	(16,388)	(238,871)	(239,058)	187	798,046	699,435	98,611
TOTAL DEBT SERVICE & GROUND LEASE	0	0	0	53,879	63,153	9,274	100,584	98,262	(2,322)	0	0	0	0	0	0	154,462	161,415	6,953
NOI AFTER DEBT SERVICE & GROUND LEASE	57,536	(19,450)	76,986	191,187	151,812	39,375	578,598	573,195	5,403	55,133	71,521	(16,388)	(238,871)	(239,058)	187	643,583	538,020	105,563
TOTAL OTHER EXPENSES	0	0	0	750	750	0	(8,499)	(7,404)	1,095	0	0	0	(6,562)	(6,612)	(50)	(14,312)	(13,266)	1,046
NET INCOME BEFORE DEPR & AMORT	57,536	(19,450)	76,986	190,437	151,062	39,375	587,098	580,599	6,499	55,133	71,521	(16,388)	(232,309)	(232,446)	137	657,895	551,286	106,609
TOTAL DEPRECIATION & AMORTIZATION	11,122	11,121	(1)	97,356	86,976	(10,380)	271,888	269,178	(2,710)	0	0	0	8,888	23,160	14,272	389,254	390,435	1,181
NET INCOME	46,414	(30,571)	76,985	93,081	64,086	28,995	315,209	311,421	3,788	55,133	71,521	(16,388)	(241,197)	(255,606)	14,409	268,641	160,851	107,790

## **Resolution 20-06-16-02**

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

#### **SCIDpda Board Resolution Pertaining to participation in charitable campaigns**

The Executive Director is authorized to submit materials necessary to participate in the 2021 Charity Federation of the Housing Development Consortium of Seattle-King County (HDC), which will submit applications to Fall 2020 charitable campaigns, including, but not limited to:

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

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

The SCIDpda reaffirms its nondiscrimination policy as follows:

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

\_\_\_\_\_  
Board President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Secretary

\_\_\_\_\_  
Date

**Resolution 20-06-16-03**

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

We, the Governing body of the Seattle Chinatown International District Preservation and Development Authority ("SCIDpda"), authorize staff to enter into a predevelopment loan agreement whereby SCIDpda will loan up to \$1,500,000 to the North Lot project per the attached term sheet.

FURTHER RESOLVED that any and all documents hereby authorized to be executed on behalf of SCIDpda are authorized to be executed by any one of the following each acting alone (the "Authorized Representative"):

Maiko Winkler-Chin, Executive Director  
Veronica Wood, Deputy Director

FURTHER RESOLVED that any Authorized Representative is authorized, empowered and directed to execute and deliver all documents and furnish all materials necessary to complete the loan, and that any previous execution and delivery or furnishing of documents and materials by any Authorized Representative in furtherance of the foregoing is hereby authorized, confirmed and ratified;

\_\_\_\_\_  
Board President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Secretary

\_\_\_\_\_  
Date

## **Predevelopment Loan Term Sheet**

**Description:** To provide predevelopment financing to the North Lot Project from Seattle Chinatown International District Preservation and Development Authority (SCIDpda).

**Use of Funds:** To provide flexible financing early in the development process to fund professional services and help determine project feasibility. Funds can be used for planning and design, assembling financing and managing early project costs prior to securing construction financing.

The SCIDpda is pleased to provide this term sheet regarding a predevelopment loan for the North Lot Project with the following terms:

### **Terms and Conditions**

<u>Borrower</u>	TBD – entities still to be formed
<u>Lender</u>	SCIDpda
<u>Loan amount</u>	up to \$1,500,000
<u>Purpose</u>	Predevelopment funds for project costs prior to construction
<u>Interest Rate</u>	3% fixed rate
<u>Fees</u>	1.5% Loan Fee if allowed by Office of Housing Legal fees paid by SCIDpda
<u>Term</u>	Up to 36 months
<u>Repayment Terms</u>	No payments during predevelopment, principal and interest due the earlier of construction financing or maturity date.

### **Financial Reporting**

<u>Disbursement of Funds</u>	Made on a draw basis
<u>Reporting</u>	Status of project made to owners monthly

## **Resolution 20-06-16-04**

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

We, the Board of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda), approve the charter of the Community Initiatives Committee of the Board.

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Board President

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Date

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Board Secretary

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Date

## **SCIDpda Community Initiatives Committee**

### **Purpose:**

The purpose of the SCIDpda Community Initiatives (CI) Committee is to assist the SCIDpda Board in fulfilling its responsibilities related to external projects (related to the Community Initiatives department<sup>1</sup>), fundraising, marketing, and communications, to provide guidance for the organization and serve as a resource for the staff and Board.

### **Membership:**

The Board of Directors shall approve all members of the Community Initiatives Committee. At least three (3) members of the Board of Directors must participate on the CI Committee. Other non-Board members can be invited to participate on the CI Committee by a staff or Board member but must be approved by the Board. The designation of the Chair will be made at the beginning of each calendar year. Committee membership will be for a one (1) year term with the option to continue each year without affirmation by the Board. The committee will be staffed by the Director of Community Initiatives or their designee.

### **Responsibilities:**

- Set and conduct regularly scheduled meetings to review the organization's fundraising activities as well as external projects related to the CI department
- Review monthly program updates and recommending topics to be discussed at the board level
- Guide and support development of fundraising, including signature fundraiser, donor appreciation, and annual ask events
- Guide overall marketing strategy for the organization
- Guide communications strategy for the organization
- Help identify potential community problems that impact the CI department's focus areas and serve as a resource to staff working to resolve those problems
- Review, steward and stay current on CI projects in CID
- Ensure CI projects are in accordance with vision, mission, and strategic plan
- Periodically invite individuals that are working on projects that impact the CID to share their work with the committee and, if appropriate, recommend review by the full board

### **Meeting Frequency:**

The CIC meets monthly in advance of the Board meeting.

### **Duration:**

Perpetual, as determined from time to time by the board

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<sup>1</sup> The focus areas of the Community Initiatives department include: Public safety, small business, public realm, planning, transportation, sustainability, neighborhood resilience, fundraising, communications, and marketing