

BOARD MEETING AGENDA

Tuesday, July 21, 2020

5:30 – 7:10 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#

Due to the extraordinary public health circumstances related to the ongoing COVID-19 (coronavirus) outbreak, participation in this meeting will be telephonic. All board members will participate remotely, as will any members of the public who wish to attend.

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>
5:35	Action / Approval	2. Consent Agenda <ul style="list-style-type: none"> • Approve June 2020 Meeting Minutes • Approve June 2020 Expenditure Report • Accept July 2020 Concurrence Request • Accept July 2020 Management Report
5:40	Discussion/Action	3. Staff Presentation <ul style="list-style-type: none"> • Virtual Fundraiser – Joseph Guanlao, Lukas Ng (Zeacon) • Real Estate Development Projects – Josh Park, Mike Omura <ul style="list-style-type: none"> ○ Resolution – Operating Agreement • Property Operations – Jared Jonson
6:45	Discussion	4. Board / Staff Discussion <ul style="list-style-type: none"> • General Discussion and Check-in
7:00	Discussion	5. Board Committee Updates
7:10	Action	6. Adjourn – Mindy Au

Upcoming Dates:

8/5 – Real Estate Committee, 5 pm
8/5 – Executive Committee, 12 pm
8/13 – Community Initiatives Committee, 4 pm
8/14 – Finance Committee, 1 pm
8/18 – 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) | |

Resolution 20-07-21-01

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

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

- Approve June 2020 Meeting Minutes
- Approve June 2020 Expenditure Report
- Accept July 2020 Concurrence Request
- Accept July 2020 Management Report

Board President

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

June 16, 2020

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 June 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, Phillip Sit, May Wu

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

1. Call to Order

The meeting was called to order by Mindy Au, Board Chair, at 5:34 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 May 2020 Meeting Minutes
- Approve May 2020 Expenditure Report
- Accept June 2020 Concurrence Request
- Accept June 2020 Management Report

Moved: Jerilyn Young

Seconded: Wayne Lau

Board approved 11, opposed 0, abstained 2

Resolution to Approve Participation in 2021 HDC Charity Federation

Joseph explained this resolution is to renew our application to the 2021 HDC Charity Federation. It's a coordinated fundraising effort by the HDC for housing organizations. SCIDpda participates in the HDC Charity Federation every year.

Resolution 20-06-16-02: 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.

Moved: Casey Huang

Seconded: Tiernan Martin

Board approved 11, opposed 0, abstained 2

Resolution to Authorize Predevelopment Loan for North Lot Project

Vern explained the loan agreement to the board.

Resolution 20-06-16-03: 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;

Moved: Jen Reyes

Seconded: Wayne Lau

Board approved 12, opposed 0, abstained 1

Resolution to Approve Community Initiatives Committee Charter

Jeri explained Jen, Tiernan, and Jeri are the current board members in the committee.

Resolution 20-06-16-04: 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.

Moved: Jerilyn Young

Seconded: David Della

Board approved unanimously

3. Board Business

The board did not have topics to discuss.

4. Staff Briefing

Fundraiser

Joseph explained SCIDpda will be opting out of an in person fundraiser event. The organization will have a virtual event on October 2nd. One goal is to expand our reach to potential donors. The objective is to raise awareness of the work SCIDpda does in the neighborhood. There will likely be a mix of pre-recorded and live content. The team will be brainstorming how to host an engaging virtual event for the fundraiser, such as questionnaires.

Maiko asked how long we anticipate the event to be.

Jeri explained there isn't a concrete time frame as of now, but maybe around half an hour to an hour.

Aileen asked if we have heard back from our past sponsors.

Joseph explained this is something we will prioritize and will continue reaching out to sponsors.

May asked if our fundraising target is still the same.

Jamie explained it will probably be reduced.

May suggested SCIDpda could auction off the murals painted on the ply woods in the International District.

Jared suggested SCIDpda could display the murals in the organization's vacant spaces.

Staff Reports

COVID-19 Updates

Jared explained SCIDpda has conducted the third round of wellness checks. There are no cases of COVID-19 so far. Relating to basic needs, the organization has delivered just over 3000 bags of groceries since the middle of March. SCIDpda has paid for the delivery of 400 meal deliveries every week. All students in the organization's buildings have access to laptops. There is in-unit maintenance work that we have to start working on when the city moves onto Phase 2. The organization will be looking into gathering more data on how we can better support SCIDpda's residents.

Jared explained our rent payments have been looking good. And rent payments have been improving for our managed properties. Our commercial rent payments have been doing well too, we still have the same vacancies as before.

Jared explained SCIDpda has paid around 15k of hazard pay. Hazard pay will end when phase 2 begins.

Jamie explained the organization is about to start round three of the small business relief fund checks. The relief fund received around 30 thousand dollars after the BLM protests started. The donations will also be used to help restore business that have been damaged during the protests.

Discussion

Jared explained SCIDpda sent out the termination letter to Interim on June 8th, 2020. The organization will meet with Interim on June 23rd to further discuss the termination.

Maiko explained King County Equity Now put out a list of demands naming seven buildings that they believe should include Black-led organizations. The Yesler Family Housing project is on the list. Board and staff discussed how SCIDpda obtained the development project from Seattle Housing Authority via an RFP process, and discussed the challenges in re-structuring existing partnerships. SCIDpda envisions the Yesler property will have opportunities for the Black community in terms of commercial space and housing. SCIDpda and the Seattle Housing Authority has committed to having 98 units of the Yesler building serve as displacement housing, where 98 units will be prioritized to house people who have been previously displaced in the Yesler neighborhood.

Jamie explained she wants everyone to think about how we could better work with the Black community and organizations.

Jared explains as an organization, we need to have a clear stance on how we can work with external organizations serving different communities.

Aileen, Wayne, and David explained we should proceed carefully.

5. Adjourn

The meeting was adjourned by Mindy Au, Board Chair, at 7:24 p.m.

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

Expenditure Certification Memorandum

DATE: 6/29/2020
 TO: Board of Directors
 FROM: Vern Wood, Deputy Director
 RE: June 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	1607	to	1623	\$	15,922.86
Electronic Funds Transfers	General Checking		eft		\$	46,009.83
				Bush Hotel Commercial	\$	61,932.69
Computer Run Checks	General Checking	1687	to	1691	\$	20,241.64
				Bush Hotel Condo	\$	20,241.64
Electronic Funds Transfers	General Checking		eft		\$	82,823.79
				Bush Hotel QalicB	\$	82,823.79
Computer Run Checks	General Checking	823	to	836	\$	28,406.41
Electronic Funds Transfers	General Checking		eft		\$	10,016.85
				Bush Hotel Residential	\$	38,423.26
Computer Run Checks	General Checking	182	to	184	\$	924.61
				CIDpda	\$	924.61
Computer Run Checks	General Checking	3490	to	3506	\$	44,229.43
Electronic Funds Transfers	General Checking		eft		\$	23,118.27
				DVA	\$	67,347.70
Computer Run Checks	General Checking	504	to	518	\$	60,203.64
				IDVS1 Commercial	\$	60,203.64
Computer Run Checks	General Checking	179	to	183	\$	13,620.34
				IDVS2 Condo	\$	13,620.34
Computer Run Checks	General Checking	294	to	306	\$	48,865.69
Electronic Funds Transfers	General Checking		eft		\$	2,535.22
Electronic Funds Transfers	Bond Revenue		eft		\$	45,000.00
				IDVS2 Library & Parking	\$	96,400.91

Computer Run Checks	General Checking	412	to	424	\$	10,915.02
Electronic Funds Transfers	General Checking		eft		\$	4,812.34
				IDVS2 Commercial	\$	15,727.36
Computer Run Checks	General Checking	719	to	735	\$	10,616.00
Electronic Funds Transfers	General Checking		eft		\$	23,944.97
				New Central Commercial	\$	34,560.97
Computer Run Checks	General Checking	223	to	224	\$	7,791.80
Electronic Funds Transfers	General Checking		eft		\$	19,549.92
				New Central Hotel	\$	27,341.72
Electronic Funds Transfers	General Checking		eft		\$	42,566.39
				New Central Master Tenant	\$	42,566.39
Computer Run Checks	General Checking	853	to	868	\$	20,633.97
Electronic Funds Transfers	General Checking		eft		\$	20,192.75
				New Central Residential	\$	40,826.72
Computer Run Checks	General Checking	1327	to	1419	\$	220,046.18
Electronic Funds Transfers	General Checking		eft		\$	32,426.18
Electronic Funds Transfers	Construction		eft		\$	176,005.57
Electronic Funds Transfers	LGIP		eft		\$	114,886.50
				SCIDpda	\$	543,364.43
					\$	1,146,306.17

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,lhouse,lmarket,lhopera,lhwella,littsaig,loumural,ncentcom,ncentres,nhotel,ncmanagr,ncmaster,nutri,pdacmmty,pdadedv,pdamaint,pdaprop,scid,design19,design20 AND mm/yy=06/2020-06/2020 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
bhcommop - General Checking				
1607	buihar - Builders' Hardware & Supply Co	6/3/2020	134.77	Locks/Keys
1608	guasec - Guardian Security Systems, Inc	6/3/2020	374.23	Access Control Systems - 05/2020
1609	cenlin - CenturyLink	6/11/2020	56.57	Telecomm
1610	eltsys - ELTEC Systems, LLC	6/11/2020	325.49	Elevator - Contract
1611	pdamaint - SCIDpda Maintenance Dept	6/11/2020	8,010.75	WOs
1612	repser - Republic Services	6/11/2020	2,144.79	Garbage/Waste Removal
1613	verwir - Verizon Wireless	6/11/2020	10.21	Telecomm
1614	welfar - Wells Fargo	6/11/2020	2.22	Telecomm
1615	stelum - The Stewart Lumber CO.	6/18/2020	472.75	Supplies
1616	wasman - Waste Management of Seattle	6/18/2020	3,086.86	Garbage/Waste Removal
1617	cedgro - Cedar Grove Organics Recycling	6/26/2020	129.65	Garbage/Waste Removal
1618	guasec - Guardian Security Systems, Inc	6/26/2020	374.23	Access Control Systems - 06/2020
1619	jondon - Jon-Don	6/26/2020	30.88	Small Tools/Equipment
1620	lowes - Lowe's	6/26/2020	285.48	Supplies
1621	offdep - Office Depot	6/26/2020	70.18	Printing
1622	paciam - Pacific Lamp & Supply Company	6/26/2020	276.17	Supplies
1623	wesext - Western Exterminator Company	6/26/2020	137.63	Pest Control
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	6/9/2020	36,750.00	Rent
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	6/22/2020	9,259.83	Condo Billing
Total bhcommop - General Checking			61,932.69	
bhcondop - General Checking				
1687	seacitli - Seattle City Light	6/11/2020	2,161.73	Electricity
1688	ipfscorp - IPFS Corporation	6/18/2020	5,296.13	Insurance - #2 of 11
1689	pugsou - Puget Sound Energy	6/18/2020	1,951.81	Natural Gas
1690	citseacu - City of Seattle-Combined Utilities	6/26/2020	6,658.44	Garbage/Waste Removal & Water/Sewer
1691	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/26/2020	4,173.53	HVAC/Boiler Maint - Contract
Total bhcondop - General Checking			20,241.64	
bhqalop - General Checking				
ACH	bannymel - The Bank of New York Mellon Trust Co.	6/15/2020	723.79	Interest Payment - Monthly
ACH	scidpda - SCIDpda	6/22/2020	77,000.00	Distribution
ACH	thecomm - The Commerce Bank of WA	6/30/2020	5,100.00	Loan Payment - Monthly
Total bhqalop - General Checking			82,823.79	
bhresope - General Checking				
823	btcmec - BTC Mechanical LLC	6/3/2020	320.39	Plumbing
824	busimp - Business Impact NW	6/3/2020	1,604.68	Loan Payment - Monthly
825	eltsys - ELTEC Systems, LLC	6/3/2020	1,593.15	Elevator - Service Calls
826	pmjans - Phnook	6/3/2020	465.00	WOs
827	seacitli - Seattle City Light	6/3/2020	485.92	Electricity
828	eltsys - ELTEC Systems, LLC	6/11/2020	1,215.22	Elevator - Contract
829	pdamaint - SCIDpda Maintenance Dept	6/11/2020	870.25	WOs
830	seacitli - Seattle City Light	6/11/2020	820.50	Electricity
831	verwir - Verizon Wireless	6/11/2020	133.12	Telecomm
832	scidpda - SCIDpda	6/18/2020	19,861.57	ID Billing
833	stelum - The Stewart Lumber CO.	6/18/2020	11.89	Supplies
834	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/18/2020	792.72	HVAC/Boiler Maint - Service Calls
835	cenlin - CenturyLink	6/26/2020	61.38	Telecomm
836	lowes - Lowe's	6/26/2020	170.62	Supplies & Carpet/Flooring/Window Coverings
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	6/18/2020	5,952.85	Condo Billing
ACH	thecomm - The Commerce Bank of WA	6/30/2020	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			38,423.26	

		Check	Total	
Check#	Vendor	Date	Check	Note
cidpdao3 - General Checking				
182	blackb - Blackbaud, Inc	6/3/2020	93.86	Computer Software/Hardward
183	blackb - Blackbaud, Inc	6/18/2020	35.78	Computer Software/Hardward
184	welfar - Wells Fargo	6/18/2020	794.97	Direct Fund Raising Expenses
Total cidpdao3 - General Checking			924.61	
cobocap1 - Comm Bond Revenue				
ACH	idvs2lib - IDVS2 Library/Parking	6/18/2020	35,000.00	Transfer for Operating Expenses
ACH	idvs2lib - IDVS2 Library/Parking	6/4/2020	10,000.00	Transfer for Operating Expenses
Total cobocap1 - Comm Bond Revenue			45,000.00	
dvaop - General Checking				
3490	idvs2lib - IDVS2 Library/Parking	6/1/2020	17,585.00	Loan Payment - Monthly
3491	alegow - Alexander Gow Fire Equipment Co	6/3/2020	3,617.40	Maintenance - Other Vendors
3492	buihar - Builders' Hardware & Supply Co	6/3/2020	44.70	Supplies
3493	cenlin - CenturyLink	6/3/2020	401.10	Telecomm
3494	hdsupp - HD Supply Facilities Maintenance, LTD	6/3/2020	202.15	Janitorial - Supplies
3495	eltsys - ELTEC Systems, LLC	6/11/2020	639.78	Elevator - Contract
3496	pdamaint - SCIDpda Maintenance Dept	6/11/2020	1,404.00	WOs
3497	verwir - Verizon Wireless	6/11/2020	88.00	Telecomm
3498	wavbro - WAVE	6/11/2020	90.00	Telecomm
3499	welfar - Wells Fargo	6/11/2020	12.65	Telecomm
3500	hdsupp - HD Supply Facilities Maintenance, LTD	6/18/2020	29.77	Janitorial - Supplies
3501	pugsou - Puget Sound Energy	6/18/2020	2,442.31	Natural Gas
3502	scidpda - SCIDpda	6/18/2020	16,783.63	ID Billing
3504	cenlin - CenturyLink	6/26/2020	401.10	Telecomm
3505	lowes - Lowe's	6/26/2020	10.42	Supplies
3506	paclam - Pacific Lamp & Supply Company	6/26/2020	477.42	Supplies
ACH	idvs2con - IDVS2 Condo Association	6/8/2020	20,676.79	Condo Billing
ACH	idvsfh - IDVS 2 Family Housing LLC	6/15/2020	2,441.48	Replacement Reserve Deposit - Monthly
Total dvaop - General Checking			67,347.70	
idvs2op4 - General Checking				
412	herban - Heritage Bank	6/3/2020	0.00	Void
413	shewil - Sherwin-Williams Co.	6/3/2020	159.92	Supplies
414	wesext - Western Exterminator Company	6/3/2020	104.60	Pest Control
415	comint - Commercial Interiors, Inc.	6/11/2020	2,999.12	UTO Carpet/Flooring/Window Coverings
416	pdamaint - SCIDpda Maintenance Dept	6/11/2020	3,026.50	WOs
417	repser - Republic Services	6/11/2020	1,399.73	Garbage/Waste Removal
418	scidpda - SCIDpda	6/11/2020	775.59	ID Billing
419	verwir - Verizon Wireless	6/11/2020	2.01	Telecomm
420	welfar - Wells Fargo	6/11/2020	1.33	Telecomm
421	wasman - Waste Management of Seattle	6/18/2020	1,654.02	Garbage/Waste Removal
422	welfar - Wells Fargo	6/18/2020	38.58	Pest Control & Landscaping - Supplies
423	idvs2con - IDVS2 Condo Association	6/26/2020	643.52	Condo Billing
424	wesext - Western Exterminator Company	6/26/2020	110.10	Pest Control
ACH	herban - Heritage Bank	6/20/2020	4,812.34	Loan Payment - Monthly
Total idvs2op4 - General Checking			15,727.36	
nccomop2 - General Checking				
719	buihar - Builders' Hardware & Supply Co	6/3/2020	382.05	Locks/Keys
720	newcentr - SCIDPDA New Central Apartments, Inc	6/3/2020	104.60	Pest Control - 02/2020 paid by residential in error
721	wesext - Western Exterminator Company	6/3/2020	104.60	Pest Control - 04/2020
722	eltsys - ELTEC Systems, LLC	6/11/2020	261.72	Elevator - Contract
723	pdamaint - SCIDpda Maintenance Dept	6/11/2020	434.00	WOs
724	repser - Republic Services	6/11/2020	1,441.42	Garbage/Waste Removal
725	scidpda - SCIDpda	6/11/2020	1,192.95	ID Billing
726	seacitli - Seattle City Light	6/11/2020	906.89	Electricity
727	verwir - Verizon Wireless	6/11/2020	7.19	Telecomm
728	welfar - Wells Fargo	6/11/2020	3.33	Telecomm
729	wesext - Western Exterminator Company	6/11/2020	192.68	Pest Control

		Check	Total	
Check#	Vendor	Date	Check	Note
730	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/18/2020	647.72	HVAC/Boiler Maint - Contract
731	wasman - Waste Management of Seattle	6/18/2020	29.45	Garbage/Waste Removal
732	citseacu - City of Seattle-Combined Utilities	6/26/2020	2,592.70	Water/Sewer
733	jondon - Jon-Don	6/26/2020	30.88	Small Tools/Equipment
734	mckser - McKinstry Service	6/26/2020	2,173.72	Fire Systems/Sprinklers Maintenance - Contract
735	wesext - Western Exterminator Company	6/26/2020	110.10	Pest Control - 05/2020
ACH	newcenmt - New Central Hotel Master Tenant LLC	6/10/2020	23,944.97	Rent & Insurance
Total nccomp2 - General Checking			34,560.97	
nchotop - General Checking				
223	easwes - East-West Investment Co.	6/11/2020	5,097.24	Ground Lease Expense
224	ipfscorp - IPFS Corporation	6/18/2020	2,694.56	Insurance - #2 of 11
ACH	welfar - Wells Fargo	6/10/2020	19,549.92	Loan Payment - Monthly
Total nchotop - General Checking			27,341.72	
ncmaster - General Checking				
ACH	newcenth - New Central Hotel LLC	6/10/2020	42,566.39	Rent & Insurance
Total ncmaster - General Checking			42,566.39	
ncresop - General Checking				
853	cenlin - CenturyLink	6/3/2020	58.26	Telecomm
854	hdsupp - HD Supply Facilities Maintenance, LTD	6/3/2020	47.56	Supplies
855	finnei - Finney Neill & Co. P.S.	6/4/2020	4,070.00	Audit Fees
856	eltsys - ELTEC Systems, LLC	6/11/2020	261.72	Elevator - Contract
857	scidpda - SCIDpda	6/11/2020	7,193.86	ID Billing
858	seacitli - Seattle City Light	6/11/2020	2,650.31	Electricity
859	verwir - Verizon Wireless	6/11/2020	92.38	Telecomm
860	welfar - Wells Fargo	6/11/2020	6.22	Telecomm
861	citseacu - City of Seattle-Combined Utilities	6/18/2020	84.57	Water/Sewer
862	hdsupp - HD Supply Facilities Maintenance, LTD	6/18/2020	276.95	Janitorial - Supplies
863	pugsou - Puget Sound Energy	6/18/2020	426.22	Natural Gas
864	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/18/2020	805.14	HVAC/Boiler Maint - Contract
865	welfar - Wells Fargo	6/18/2020	17.07	Supplies
866	citseacu - City of Seattle-Combined Utilities	6/26/2020	2,625.31	Garbage/Waste Removal & Water/Sewer
867	mckser - McKinstry Service	6/26/2020	1,886.28	Fire Systems/Sprinklers Maintenance - Contract
868	paclam - Pacific Lamp & Supply Company	6/26/2020	132.12	Supplies
ACH	newcenmt - New Central Hotel Master Tenant LLC	6/10/2020	19,787.75	Rent & Insurance
ACH	newcentr - SCIDPDA New Central Apartments, Inc	6/15/2020	405.00	Replacement Reserve Deposit - Monthly
Total ncresop - General Checking			40,826.72	
pdabhcon - Construction				
ACH	bigvil - Big Village LLLP	6/5/2020	11,119.07	Draw#7
ACH	bigvil - Big Village LLLP	6/10/2020	114,886.50	Draw#8
ACH	bushllc - SCIDpda Bush Residential LLC	6/22/2020	50,000.00	Refund unauthorized distribution
Total pdabhcon - Construction			176,005.57	
pdaopacc - General Checking				
1096	forres - Fortuna Cafe	6/11/2020	-1,500.00	Void - lost check, replaced w/ Check 1384
1099	fujsus - Fuji Sushi	6/18/2020	-1,500.00	Void - lost check, replaced w/ Check 1391
1327	kaifou - of Washington Options Inc	6/1/2020	21,656.40	Payroll Benefits - Medical
1328	visser - Vision Service Plan	6/1/2020	357.87	Payroll Benefits - Vision
1329	wasden - Delta Dental of Washington	6/1/2020	2,054.70	Payroll Benefits - Dental
1330	artform - Artform	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1331	bascut - Basic Cut Barber Shop	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1332	beecon - B.E.E. Consulting, LLC	6/3/2020	2,550.00	Development Project - North Lot Housing
1333	blkpin - Blk Pine Workshop	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1334	bushcomm - SCIDpda Bush Hotel Commercial	6/3/2020	12,193.90	Rent
1335	canbla - Can't Blame The Youth	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1336	cidbia - Chinatown ID BIA	6/3/2020	15,000.00	Program - Subcontracts
1337	dimsum - Dim Sum King	6/3/2020	1,730.00	Program Expenses - Resident Food Relief
1338	hartfo - The Hartford	6/3/2020	788.76	Payroll Benefits - Life Insurance

Check#	Vendor	Check	Total	
		Date	Check	Note
1339	hauhau - Hau Hau Inc.	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1340	hohose - HO HO Seafood Restaurant	6/3/2020	1,540.00	Program Expenses - Resident Food Relief
1341	idvs2lib - IDVS2 Library/Parking	6/3/2020	145.00	Employee Benefits Payable
1342	infris - Inflection Risk Solutions, LLC DBA GoodHire	6/3/2020	33.25	Credit Screening Fee
1343	intinj - Integrative Injury Clinic	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1344	jiahehan - Jian He Hang Company	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1345	locon - Locken Consulting LLC	6/3/2020	2,147.55	Professional Fees/Consulting
1346	magcon - Magnum Construction Services, LTD.	6/3/2020	989.80	Program - Subcontracts
1347	malpet - Peter Malarkey Painting Conversation Inc	6/3/2020	8,977.88	Program - Subcontracts
1348	marcon - Marpac Construction LLC	6/3/2020	16,610.00	Development Project - North Lot Housing
1349	masdva - Master David Leong's Shaolin Kung Fu School LLC	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1350	navben - Navia Benefit Solutions	6/3/2020	101.50	Payroll Benefits
1351	newcentc - SCIDPDA New Central Commercial, Inc	6/3/2020	754.00	Rent
1352	ngujew - Nguyen Vu Jewelry LLC	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1353	ngupha - Nguyen Pharmacy and Gifts, Inc.	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1354	nwiglo - NWI Global	6/3/2020	2,128.73	Program - Translation/Interpreters
1355	phin - Phin	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1356	purpow - Purchase Power	6/3/2020	320.99	Postage
1357	ricusa - Ricoh USA, Inc	6/3/2020	370.66	Copier Lease/Maintenance
1358	seadpra - Seattle Dept of Transportation	6/3/2020	139.00	Program Expenses
1359	seapin - Seattle Pinball Museum, LLC	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1360	szefis - Szechuan Fish	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1361	tamtire - Tamarind Tree Vietnamese Restaurant	6/3/2020	3,960.00	Program Expenses - Resident Food Relief
1362	tecave - Techie Avenger Inc	6/3/2020	1,963.86	Computer - Maintenance
1363	yarsys - Yardi Systems, Inc.	6/3/2020	17,829.05	Forecast IQ/Manager - budgeting module
1364	wahlon - Wah Long Enterprises	6/3/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1365	finnei - Finney Neill & Co. P.S.	6/4/2020	5,950.00	Audit Fees
1366	nwiglo - NWI Global	6/4/2020	143.52	Program - Translation/Interpreters
1367	baytra - Bayani Travel International, LLC	6/11/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1368	cenlin - CenturyLink	6/11/2020	128.85	Telecomm
1369	donhin - Dong Hing Market	6/11/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1370	kimhai - Kim Hair Salon Inc.	6/11/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1371	meetin - MeetingOne	6/11/2020	37.45	Telecomm
1372	newand - New An Dong, Inc.	6/11/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1373	offdep - Office Depot	6/11/2020	13.10	Office Supplies/Equipment
1374	oneplu - One Plus Kitchen & Home	6/11/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1375	philins - Philadelphia Insurance Companies	6/11/2020	1,238.00	Insurance
1376	pitbowgf - Pitney Bowes Global Financial Services	6/11/2020	128.84	Postage
1377	ricusa - Ricoh USA, Inc	6/11/2020	243.54	Copier Lease/Maintenance
1378	seacitli - Seattle City Light	6/11/2020	105.30	Electricity
1379	verwir - Verizon Wireless	6/11/2020	726.57	Telecomm
1380	wavbro - WAVE	6/11/2020	132.45	Telecomm
1381	welfar - Wells Fargo	6/11/2020	2,431.01	Office Supplies/Equipment & Computer Software/Hardware/Licenses
1382	welfar - Wells Fargo	6/11/2020	128.00	Development Project - SHA KC Records Site
1383	wesext - Western Exterminator Company	6/11/2020	104.60	Pest Control
1384	forres - Fortuna Cafe	6/11/2020	1,500.00	Program Expenses - Small Biz Relief - Round 1
1385	bushcomm - SCIDpda Bush Hotel Commercial	6/18/2020	20,000.00	Cash Flow Loan
1386	bushllc - SCIDpda Bush Residential LLC	6/18/2020	2,057.00	05/2020 Rental Assistance for 6 properties in one check rec'd by SCID
1387	chemem - Chengdu Memory	6/18/2020	1,500.00	Program Expenses - Small Biz Relief - Round 1
1388	dimsum - Dim Sum King	6/18/2020	2,240.00	Program Expenses - Resident Food Relief
1389	dva - Domingo Viernes Apartments	6/18/2020	2,131.00	05/2020 Rental Assistance for 6 properties in one check rec'd by SCID
1390	eashot - Interim Eastern LLC	6/18/2020	1,548.00	05/2020 Rental Assistance for 6 properties in one check rec'd by SCID
1391	fujisus - Fuji Sushi	6/18/2020	1,500.00	Program Expenses - Small Biz Relief - Round 1
1392	gounoo - Gourmet Noodle Bowl	6/18/2020	1,170.00	Program Expenses - Resident Food Relief
1393	hohose - HO HO Seafood Restaurant	6/18/2020	1,820.00	Program Expenses - Resident Food Relief
1394	intpark - Interim Parking Services	6/18/2020	1,005.00	Employee Benefits Payable
1395	louhot - Louisa Hotel Master Tenant LLC	6/18/2020	3,563.00	05/2020 Rental Assistance for 6 properties in one check rec'd by SCID
1396	minxia - Ming Xiao, D.C. Inc.	6/18/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1397	net2ph - Net2Phone Inc.	6/18/2020	862.66	Telecomm
1398	nihter - Main Street Interim LLC	6/18/2020	2,706.00	05/2020 Rental Assistance for 6 properties in one check rec'd by SCID
1399	nphote - Interim NP LLC	6/18/2020	2,320.00	05/2020 Rental Assistance for 6 properties in one check rec'd by SCID

		Check	Total	
Check#	Vendor	Date	Check	Note
1400	nwacuher - NW Acupuncture & Herbal Center Inc.	6/18/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1401	nwiglo - NWI Global	6/18/2020	992.36	Program - Translation/Interpreters
1402	tamtire - Tamarind Tree Vietnamese Restaurant	6/18/2020	3,300.00	Program Expenses - Resident Food Relief
1403	tcpr - TCC Printing & Imaging	6/18/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1404	u2mob - U2 Mobile	6/18/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1405	unitou - Universal Tours Inc.	6/18/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1406	viewah - Viet Wah Supermarket	6/18/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1407	vittleaf - Vital T Leaf LLC	6/18/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1408	wavbro - WAVE	6/18/2020	202.28	Telecomm
1409	welfar - Wells Fargo	6/18/2020	179.56	Office Supplies/Equipment & Program Expenses - Resident Food Relief
1410	welfar - Wells Fargo	6/18/2020	39.99	Training/Education
1411	welfar - Wells Fargo	6/18/2020	352.19	Office Supplies, Advertising/Marketing & Program Expenses
1412	aeocon - Aeon Conglomerate Holding LLC (Moonwalk Karaoke)	6/26/2020	1,500.00	Program Expenses - Small Biz Relief - Round 2
1413	dimsum - Dim Sum King	6/26/2020	1,470.00	Program Expenses - Resident Food Relief
1414	gounoo - Gourmet Noodle Bowl	6/26/2020	610.00	Program Expenses - Resident Food Relief
1415	hohose - HO HO Seafood Restaurant	6/26/2020	1,050.00	Program Expenses - Resident Food Relief
1416	offdep - Office Depot	6/26/2020	16.60	Office Supplies/Equipment
1417	paclaw - Pacifica Law Group	6/26/2020	189.75	Legal - Administrative
1418	tamtire - Tamarind Tree Vietnamese Restaurant	6/26/2020	2,160.00	Program Expenses - Resident Food Relief
1419	tcpr - TCC Printing & Imaging	6/26/2020	206.66	Advertising/Marketing
ACH	stwab&o - Department of Revenue	6/25/2020	238.68	B&O Tax
ACH	newcentc - SCIDPDA New Central Commercial, Inc	6/9/2020	20,000.00	Cash Flow Loan
ACH	pdamaint - SCIDpda Maintenance Dept	6/11/2020	10,000.00	WOs
ACH	scidpda - SCIDpda	6/15/2020	2,187.50	LH Replacement Reserve Deposit - Monthly
Total pdaopacc - General Checking			252,472.36	
pdaopre3 - LGIP				
ACH	scidpda - SCIDpda	6/9/2020	114,886.50	Transfer for Big Village Draw #8
Total pdaopre3 - LGIP			114,886.50	
vs1op - General Checking				
504	guasec - Guardian Security Systems, Inc	6/3/2020	374.23	Maintenance - Other Vendors
505	cenlin - CenturyLink	6/11/2020	80.99	Telecomm
506	eltsys - ELTEC Systems, LLC	6/11/2020	1,302.89	Elevator - Contract
507	pdamaint - SCIDpda Maintenance Dept	6/11/2020	864.00	WOs
508	pugsou - Puget Sound Energy	6/11/2020	763.78	Natural Gas
509	verwir - Verizon Wireless	6/11/2020	31.13	Telecomm
510	welfar - Wells Fargo	6/11/2020	1.33	Telecomm
511	ipfscorp - IPFS Corporation	6/18/2020	2,732.80	Insurance - #2 of 11
512	pacpow - Pacific Power Group, LLC	6/18/2020	6,748.22	Maintenance - Other Vendors
513	pugsou - Puget Sound Energy	6/18/2020	485.14	Natural Gas
514	scidpda - SCIDpda	6/18/2020	18,175.01	ID Billing
515	seacitli - Seattle City Light	6/18/2020	16,980.94	Electricity
516	wasman - Waste Management of Seattle	6/18/2020	3,932.85	Garbage/Waste Removal
517	welfar - Wells Fargo	6/18/2020	5.95	Postage
518	citseacu - City of Seattle-Combined Utilities	6/26/2020	7,724.38	Water/Sewer
Total vs1op - General Checking			60,203.64	
vs2conop - General Checking				
179	cenlin - CenturyLink	6/11/2020	58.45	Telecomm
180	pdamaint - SCIDpda Maintenance Dept	6/11/2020	1,440.00	WOs
181	seacitli - Seattle City Light	6/11/2020	3,052.35	Electricity
182	ipfscorp - IPFS Corporation	6/18/2020	6,922.70	Insurance - #2 of 11
183	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/26/2020	2,146.84	HVAC/Boiler Maint - Contract
Total vs2conop - General Checking			13,620.34	
vs2lpop - General Checking				
294	cenlin - CenturyLink	6/3/2020	232.28	Telecomm
295	usbank - US Bank/TFM/97298300/Julie KammueLLer	6/4/2020	14,585.96	Loan Payment - Monthly - 05/2020
296	usbank - US Bank/TFM/97298300/Julie KammueLLer	6/4/2020	14,794.79	Loan Payment - Monthly - 06/2020
297	eltsys - ELTEC Systems, LLC	6/11/2020	293.22	Elevator - Contract

		Check	Total	
Check#	Vendor	Date	Check	Note
298	pdamaint - SCIDpda Maintenance Dept	6/11/2020	120.00	WOs
299	verwir - Verizon Wireless	6/11/2020	22.02	Telecomm
300	welfar - Wells Fargo	6/11/2020	5.33	Telecomm
301	alegow - Alexander Gow Fire Equipment Co	6/18/2020	1,705.14	Fire Systems/Sprinkler - Service Calls
302	bulsaf - Bulger Safe & Lock	6/18/2020	590.47	Locks/Keys
303	scidpda - SCIDpda	6/18/2020	11,281.23	ID Billing
304	welfar - Wells Fargo	6/18/2020	47.86	Supplies
305	idvs2con - IDVS2 Condo Association	6/26/2020	5,116.41	Condo Billing - 05/2020
306	lowes - Lowe's	6/26/2020	70.98	Supplies
ACH	idvs2con - IDVS2 Condo Association	6/8/2020	2,535.22	Condo Billing - 04/2020
Total vs2lpop - General Checking			51,400.91	
			1,146,306.17	

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.*

July 2020 Items

Administration, Vern Wood lead

WA State Department of Commerce HTF Loan Deferral: SCIDpda has received the following contract amendment for loan deferrals related to Contract Numbers 95-491-16A, 02-49300 and 5-95-491-17A.

Amendment:

The contract(s) identified by their Contract Number(s) above are hereby amended to provide for a temporary loan payment deferral period. All payments currently due and owing of loan principal and interest including cash-flow payments, and all such future payments scheduled to be paid through December 31, 2022, shall be deferred until the loan maturity date. The deferred amounts shall become due and payable to the DEPARTMENT, without incurring additional interest, on the date of the loan maturity.

Community Initiatives (Fundraising), Joseph Guanlao lead

Zeacon (\$13K): SCIDpda has hired Zeacon, a digital media and marketing company, to help execute SCIDpda's 2020 Annual Fundraiser as an online fundraising campaign and virtual livestream event.

SCIDpda Staff Reports – July 2020

Executive Director

Maiko Winkler-Chin

Written on 7/10 before I take my week off – information may be outdated by the time this is distributed.

Congratulations to Board President Vice President Casey Huang as she has 3 projects (out of 10 total) receiving bonds/tax credits.

External Work

Properties on Market – there appear to be several properties on market. Mike mentioned that 1005 S Weller was on the market again; this may be the third time it popped up from recent (last 2 years?) memory. It appears that the Tsue Chong site – 28,000 sq ft (a ½ block), its zoning prevents it from having to comply with the Mandatory Housing Affordability Program – fell through; they have said that the neighborhood has enough affordable housing. There's another large site on the south side of Chinatown that is being floated around, but at 36,000 sq ft, it's large and will be very expensive. Another large parcel sale - in Little Saigon – is expected to fall through as it was contingent on getting through the ISRD.

ISRD – I spoke with Sarah Sodt, City Historic Preservation Officer, for the Little Saigon owner. For reference, the District does not have design review for its projects – they must go before the International Special Review Board. The City Council passed an emergency ordinance for land use decisions, and that ordinance states that all review boards EXCEPT the ISRD can meet virtually. Projects seeking approval at this time can apply, and staff will determine whether a project may be managed administratively or must wait until the Board can meet. In asking when the board can meet again, the board could definitely meet in Phase 4 of Governor Inslee's Plan. They are exploring the potential for meeting in Phase 3 but that gets complicated because of the size limit (less than 50 people), and the nature of what will be heard (the more complicated, controversial projects). Meeting location appears to be problematic regardless of what phase because there does not appear to be enough space to social distance in its current location.

In the event we are not in Phase 4 by the end of October, when the emergency land use ordinance expires, the board could probably meet virtually. Regardless, DON staff seem to like the technology used for other board meetings – which I think is Skype or WebEx – because it can be broadcast or replayed for those who cannot make the meeting in person or at that time, the technology can also transcribe and translate the meetings – both of which have been problematic.

Sound Transit 3 – planning still continues somewhat. ST has not signaled a change in its Environmental Impact Statement period, currently scheduled for spring 2021. Because of revenue drops, cashflow crunches, and other issues, the Sound Transit board will be making project decisions on “realignment”, which means budget and program adjustments. We have to be careful and watchful over what occurs – in order to give Ballard, West Seattle, and Downtown what they may want, our neighborhood could end up with 7 years of construction impacts for station that doesn't improve the area. The ID Station is the biggest transit hub north of San Francisco and west of the Mississippi, purely by accident – let's treat it like it's important.

Internal

Strategic Plan – in consulting with the Exec Committee, we've decided to continue holding off. I will check in with them again in 3 months.

Real Estate Development

Michael Omura

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

SCIDpda Direct Involvement

Pacific Medical North Lot

The current design contemplates buildings that are comprised of a Program of All Inclusive Care for the Elderly (23,000 sq. ft.), 270 affordable 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 project is moving into design development phase of the project and we received initial pricing from Marpac at \$51.5M. The team will be submitting for ADR in early August and is still on target to submit for building permit by mid-October. We will be submitting for additional funding in September to offset reduction in revenue due to targeting more units for less than 50% AMI and for participation in the HDC Exemplary Building Program for higher energy efficiency*****



	Studio	1 BR	2 BR	3 BR	4 BR	
Bldg A	30	45	52	29	4	160
Bldg B	23	36	32	19	4	114
Total	53	81	84	48	8	274

*****affordability levels not set yet***

SHA King County Records Site

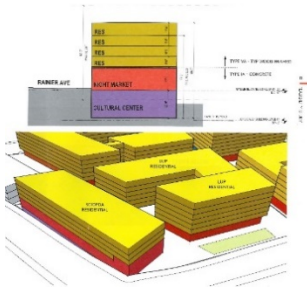
We are reviewing the estimate from Marpac and looking to value engineer the project this month. Building permit documents to be submitted on June 11th. Application for WSHFC bonds were submitted on June 17th and we received preliminary word that the project would be awarded pending securing lenders. RFPs for lenders and equity investors to be issued later in June. We have received exemption from ADR..**



	Studio	1 BR	2 BR	3 BR	4 BR	
30%	0	30	43	15	4	92
60%	0	17	25	8	2	52
80%	8	2	2	2	0	14
Total	8	49	70	25	6	158

Goodwill Site

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



Hing Hay Park Restroom at Bush Hotel

SPR presented the project to ISRD on 7/9/2019 and there were no significant issues. An amendment to the condo agreement has been given to the City and they are to review. Construction is slated for fall of 2020.

LS Gathering Cultural Space & FLS Office TI

Finalizing pricing for the project in order to start construction now that construction has been allowed proceed.



Future Projects/Opportunities

SCIDpda Direct Involvement

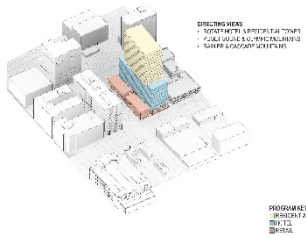
URM/Historic Core Renovation

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

5th & Jackson (Fujimatsu)

Dali and Tomio Moriguchi with their architect MG2 presented early concepts to develop this site develop this site for a mixed use development with residential rental units, hotel and retail. This concept is revised from earlier schemes that was presented at earlier at ISRD.



Development Type	Unit Type	Affordable Requirements?
Residential – 215 units	1 and 2 BR	Unknown
Hotel – 211 units		Pay fee
Retail – ground floor		

7th & Dearborn

RED Ad Hoc Committee met with Plus Investments and their architect Hewitt who presented early concepts for the 7th & Dearborn site (the former Pang Warehouse). They plan to develop 180 ft. residential condos with some 3 bedroom units. They were seeking advice and gaging the community reaction to such a development.



Development Type	Unit Type	Affordable Requirements?
Residential – 400 units	1, 2 and 3 BR	On site performance 28 units
Retail – ground floor		

Bush Garden Site (Jasmine)

There was another contentious ISRD meeting on 10/29 where the development team was asked to provide more information about saving the existing building.



Development Type	Unit Type	Affordable Requirements?
Residential – 200 units TBD apartments or condos	Studio, 1 and 2 BR	Unknown Using MFTE program
Retail – ground floor		

206 5th Avenue S. (Origin 206)

A 66 market rate apartment units (originally discussed as condos with the SCIDpda board) with some retail on the street. There will be 53 studio units and 13 one bedroom units and MHA will be met through payment in-lieu. Construction is slated to start in mid-May.



Development Type	Unit Type	Affordable Requirements?
Residential – 66 units	53 studio 13 1- BR	Payment in lieu
Retail – ground floor		

Uncle Bob's Place

The project did not receive bond/tax credit award in the last round so the project has been further delayed.



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. ***This property just went on the market. We are not pursuing as the asking price is very high.*****



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.



Koda (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.

Development Activity on the Periphery of CID

Yesler Terrace

New 23 story high rise apartment tower located at 7th & Yesler proposed by Su Development, approximately 365 units.



“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.

Property Operations

Jared Jonson

Dealing with impacts associated with COVID-19 continues to be a challenge. As we have transitioned into Phase 2 of the state re-opening plan, hazard pay has ceased. This was communicated when we implemented the policy back in March. Our plan is to reinstate hazard pay should we go back into Phase 1. To date, we have distributed over 3500 cloth masks to all residents and essential businesses. We will focus on distributing additional donations to all residents and businesses in the neighborhood. You may have noticed the WO/Maintenance Dashboard is still missing from the Board Packet. As previously mentioned, we are suspending this dashboard until autumn to give our team time to implement process improvements related to maintenance work orders, unit-turnovers, and update key metrics for the maintenance team.

Residential Property Management

We completed our latest round of resident wellness checks in June. Thankfully, there were no additional COVID-19 cases last month. The need for groceries and meals has slightly increased but remains steady. We continue to provide services such as groceries and pre-cooked meals. To date, 4000+ bags of groceries and pre-cooked meals have been delivered to residents. I am concerned about staff and volunteer capacity to sustain these efforts beyond July. Major kudos to MaryKate Ryan and the Community Initiatives team for leading much of this work the past few months. The COVID-19 Operations Guide has been updated and disseminated to staff.

Despite challenges related to COVID-19, AR is good at PDA properties and is improving at our managed properties. We are slowly chipping away at the larger balances. This is mostly due to staff and residents staying on top of rent relief resources and reconciling any outstanding housing assistance payments from external agencies. We were awarded our full request for OH funding for PDA properties. InterIm applied and was awarded. Our staff is working with Interim staff to assist residents in completing applications.

Commercial Property Management

In June, 7 tenants did not pay rent. 28 tenants paid in full, and 3 tenants paid partial amounts. Tenants were able to pay rent. Our collection rate across all owned or managed properties for the month is 82%. We still have large outstanding amounts due from 21 Progress and David Leong. We are still working closely with 21 progress to update their lease agreement.

We have determined that rent concessions are needed to stabilize commercial properties in PDA properties. We have decided to offer 3 months of concessions on base rent charges totaling \$82,000. Requirements for eligibility included

specific criteria related to pre-pandemic AR and any additional assistance tenants may have already received. Commercial tenants in managed properties are also being offered additional support. We have included commercial tenants at the Jackson Apartment Building as part of the 3-month base rent concession program and gave advanced notice to the Jackson owners. The Louisa owners are offering deferrals and lease extensions for their tenants. Several of our restaurant tenants continue to participate in a program funded by a BOA grant that is being used to fund restaurants by paying for pre-cooked meals for residents in need.

During the BLM protests in the beginning of June, a few of our commercial spaces were damaged by rioters along with many other storefronts through the neighborhood. Our spaces were boarded up and we also participated in the artist-led efforts to paint the boards. The boards are planned to be taken down throughout July and August. We have offered up a vacant commercial space at the Jackson for businesses and organizations to store their boards temporarily while everyone figures out the next steps.



SCIDPDA Dashboard - Commercial June and Q2 2020

SCIDpda Commercial Stats

✓ 34 Tenants leasing 54 spaces (PDA), 12 Tenants leasing 22 spaces (Managed)

✓ 5 (PDA) Vacancies averaging 161 days

✓ 139,494 Occupied SqFt, 97% PDA Occupied vs Capacity

Headlines

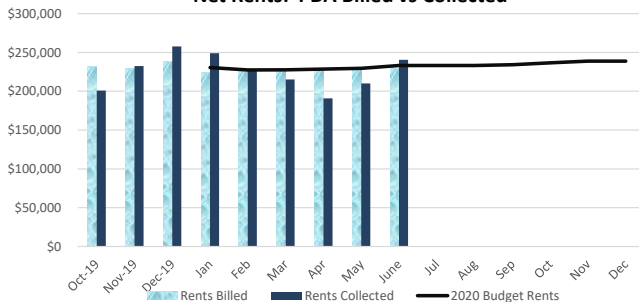
SCIDpda now offering 3 mo rent concessions

June Highlights

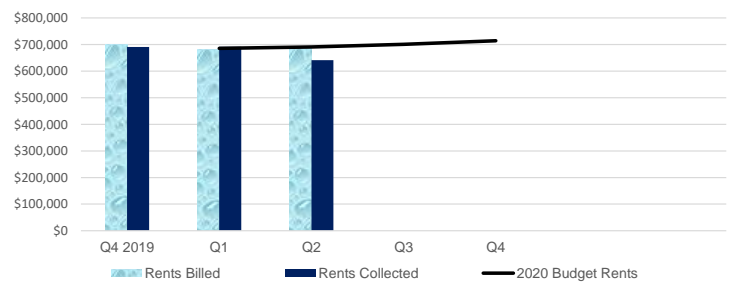
- Response to COVID19 remains mostly the same - Sr Property Operations mgmt, Building mgmt, Assistants, Maintenance, and Custodians deemed essential. Rest of staff working at home or in office on limited basis.
- Commercial spaces were boarded up and participated in community murals with volunteer artists in response to the BLM protests. We are working with community partners on preserving some of the boards and are offering up a vacant space for temporary storage as they will begin to be removed in July.
- COVID-19 impacts on Commercial Tenants - 7 tenants did not pay June rent, 28 tenants paid in full, and 3 tenants paid partial rent. Continued delay with 21 Progress new lease signing to collect back rent payments; Restaurants such as Crawfish and Hot Pot have deferred rent agreements driving IDVS2 AR past 60 days; and New Central's AR increased from Master Leong's School 18 month payment plan implementation.
- SCIDpda has determined that rent concessions are needed to stabilize commercial properties in PDA properties. We have decided to offer 3 months of concessions on base rent charges totalling \$82,000. Requirements for eligibility included specific criteria related to pre-pandemic AR and any additional assistance tenants may have already received.
- Commercial tenants in managed properties are also being offered additional support. We have included commercial tenants at the Jackson Apartment Building as part of the 3-month base rent concession program and gave advanced notice to the Jackson owners. The Louisa owners are offering deferrals and lease extensions for their tenants.

	Occupancy						Economic									
	Tenants	Days Vacant	# Vacant	Occupied SqFt	Occupied % of Total SqFt		Q2 Rents Billed	Q2 Rents Collected	Annual Rent Billed Per SqFt	Collection Rate	Q2 NNN Charges	Q2 NNN Collected	Annual NNN Charged per SqFt	AR \$ > 60 days	AR Total	AR > 60 days % of AR
SCIDpda	Bush Hotel	11	213	1	26,600	94%	\$97,522	\$79,845	\$14.67	82%	\$49,890	\$49,511	\$7.50	\$20,768	\$16,481	126%
	IDVS 1	3	-	-	86,039	100%	\$419,345	\$397,632	\$19.50	95%	\$182,096	\$252,696	\$8.47	\$4,599	\$13,411	34%
	IDVS 2 & Library	7	366	1	9,404	97%	\$94,545	\$85,644	\$40.22	91%	\$33,864	\$25,217	\$14.40	\$27,182	\$33,282	82%
	New Central	13	75	3	17,451	88%	\$74,243	\$78,199	\$17.02	105%	\$23,841	\$22,955	\$5.46	\$33,880	\$44,779	76%
	PDA Summary	34	161	5	139,494	97%	\$685,656	\$641,319	\$19.66	94%	\$289,690	\$350,379	\$8.31	\$86,428	\$107,953	80%
	2020 Budget	34	161	5	139,494	97%	\$691,099	\$691,099	\$19.82	100%	\$262,981	\$262,981	\$7.54			
	Fav/(Unfav) to Budget	-	-	-	-	0%	(\$5,444)	(\$49,780)	-\$0.16		\$26,709	\$87,398	\$0.77			
Managed	NP	2	-	-	3,746	100%	\$17,682	\$8,887	\$18.88	50%	(\$5,770)	(\$7,487)	(\$6.16)	\$0	\$6,211	0%
	Nihonmachi Terrace	1	-	-	2,500	100%	\$3,750	\$3,750	\$6.00	100%	\$0	\$0	\$0.00	\$1,408	\$1,408	100%
	Louisa	5	487	3	9,884	79%	\$62,708	\$18,363	\$25.38	29%	\$22,242	\$6,968	\$7.07	\$33,880	\$102,010	33%
	Jackson	4	396	1	3,265	66%	\$18,701	\$7,489	\$22.91	40%	\$3,010	\$1,147	\$2.45	\$3,479	\$12,875	0%

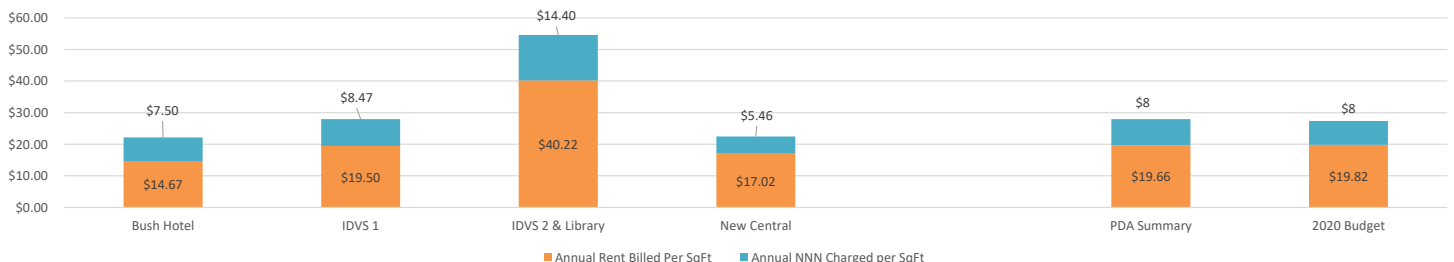
Net Rents: PDA Billed vs Collected



Quarterly Net Rents: PDA Billed vs Collected



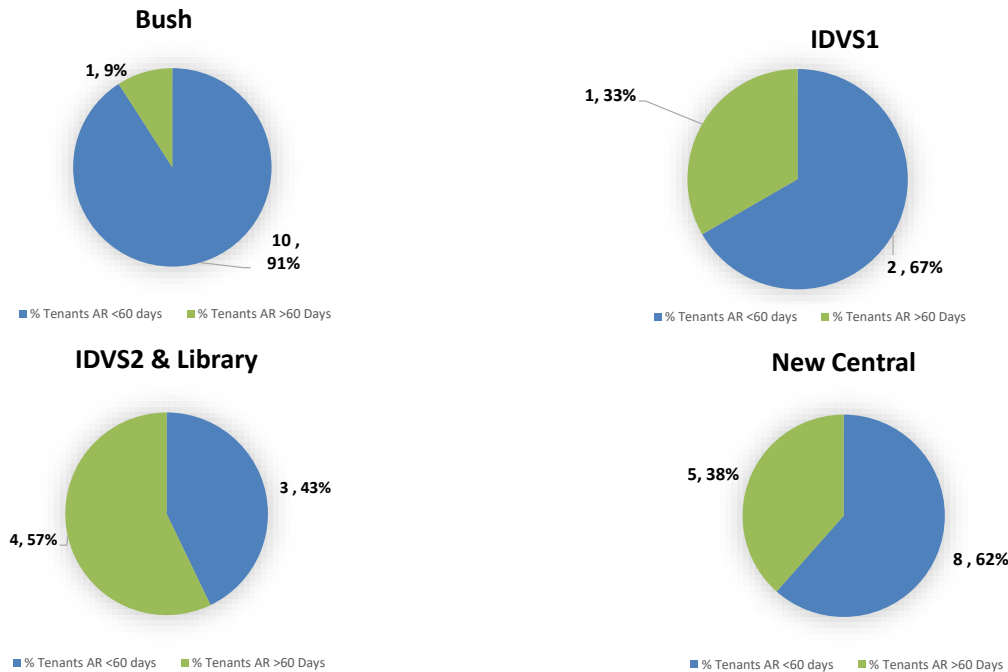
Annualized Rents & NNN per SQFT - PDA Only Based on Q2 2020





SCIDPDA Dashboard - Commercial June and Q2 2020

AR Collections > 60 Days



As of June 30, 2020

Highlighted in red = Leases at risk or MtM

Bush Tenants:	Craft3 21 Progress (MtM) International Examiner (MtM) Hinghay CoWorks US Post Office Dim Sum King Dong Sing Market ICHS (CMP P6) SCIDpda Admin SCIDpda Plaza Conf Room Liberty Tattoo Office	New Central Tenants:	Yuet Wan Musical Group Oasis Tea Zone WinLaw Tuesday Scarves One World Now! Zhi Yen (Ho Ho Restaurant) Global Service (MtM) Girls Rock Math Ai Video (MtM) Master David Leong's Kung Fu Royal San Tan (MtM and at risk of vacating) 663 Bistro Vibrant Cities	Louisa Tenants:	Susu A Plus Kitchen Pearl Baegopa BBQ Seattle Gospel Books Harmony Tea
IDVS1Com Tenants:	Hot Pot King ICHS (incl Legacy House) Denise Louie Education Center	NP Tenants:	Maneki Restaurant Drag & Drop	Jackson Tenants:	Dong Sing Storage Mei Ying Jue Salon Bahtoh Liberty Tattoo
IDVS2Com & IDVSLP Tenants:	Savory Hot Pot (Gourmet Noodle) Gissberg Law Office (MtM) ICHS Crawfish King Aleks Martin Clinical Services Library	Nihon Tenant:	Inter*Im	<div> <div> Total PDA only Lease Expirations at Risk Total MtM Vacancy Risk </div> <div> 34 Tenants (excl Parking) 3 Office Tenants 6 Retail, Office 1 Office - Royal San Tan </div> </div>	



SCIDpda Dashboard - Affordable June and Q2 2020

SCIDpda Affordable Stats

- ✓ 1 PDA Vacancy in June
- ✓ 14 Managed Properties Vacancies in June
- ✓ 99% Occupied thru June across SCIDpda properties
- ✓ 175 or 97% of SCIDpda residents paid rents on time vs 89% for Managed residents.

Headlines

Q2 Rents Billed and Collected at 100% and on Budget

June Highlights

- Response to COVID19 remains mostly the same now that we are in Phase 2 of the State's re-opening plan. Property Operations mgmt, Building mgmt, Assistants, Maintenance, and Custodians deemed essential. Rest of staff continue working at home or in office on limited basis.
- As planned and discussed with Operations staff from the beginning, the \$2/hr hazard pay increase has ended now that we are in Phase 2. If we revert back into Phase 1, hazard pay will be reinstated.
- Direct resident-service programs continue - Another round of resident wellness checks was completed in June. Foodbank & Pre-cooked Meal Delivery needs have slightly increased but remains steady overall.
- Approximately 4000+ bags of groceries & pre-cooked meals delivered to SCIDpda residents and other buildings in the neighborhood. Close to 350 hours spent by staff and neighborhood volunteers to coordinate this work and deliver items. PDA restaurant tenants continue to be funded by relief efforts to provide pre-cooked meals to PDA residents and other neighborhood residents in need.
- Overall AR is improving over previous months. Housing staff are working to help residents access rent assistance reconcile any missed housing assistance payments from external agencies and organizations. An application for rent assistance for April and May for 5 buildings (Bush, DVA, Eastern, NT, and NP) submitted to the Office of Housing NOFA has been approved at our full request. Vacancies were high in June, however 8 of the 15 vacancies are expected to be leased in July.

Q2 2020

Occupancy

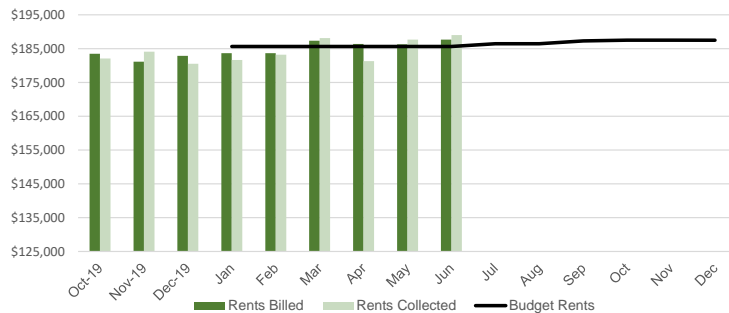
Economic

SCIDpda

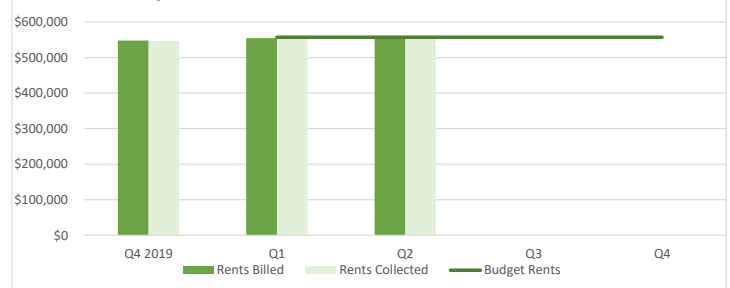
Managed

	# Vacant	Avg Days Vacant	Number of Occupied Units EOM	Occupied %	Lost Opp for Rents	Q2 Rent Billed (\$)	Q2 Rent Collected	Collection Rate (%)	Q2 Budget Revenues	Fav/(Unfav) Variance	Avg Mthly Rent Billed/Unit	AR \$ > 60 days	AR Total	AR > 60 days % of AR	# of Residents > 60 Days
Bush	-	-	96	100%	\$0	\$206,085	\$205,308	100%	\$206,418	(\$777)	\$716	(\$80)	\$986	-8%	3
DVA	1	32	56	98%	\$1,389	\$226,078	\$224,273	99%	\$223,128	(\$1,805)	\$1,346	\$257	(\$2,755)	-9%	1
New Central	-	-	28	100%	\$0	\$128,172	\$128,388	100%	\$127,353	\$216	\$1,526	\$1,178	(\$214)	-550%	1
PDA Summary	1	32	180	99%	\$1,389	\$560,335	\$557,969	100%	\$556,899	(\$2,366)	\$1,038	\$1,355	(\$1,983)	-68%	5
2020 Budget	4	32	177	98%	\$4,330	\$556,899	\$556,899	100%			\$1,049				
Fav/(Unfav) to Budget	3	-	3	2%		\$3,436	\$1,070			0%	(\$11)				
NP	1	197	61	98%	\$3,761	\$108,571	\$95,461	88%	\$108,901	(\$13,110)	\$593	\$7,259	\$21,541	34%	10
Nihonmachi Terrace	-	131	50	100%	\$0	\$124,330	\$117,273	94%	\$124,153	(\$7,057)	\$829	\$2,887	\$8,552	34%	4
Eastern	2	99	44	96%	\$4,713	\$97,077	\$89,669	92%	\$97,037	(\$7,368)	\$735	\$18	\$7,679	0%	0
Louisa	11	249	73	87%	\$113,484	\$281,852	\$290,307	103%	\$318,425	(\$28,118)	\$1,287	\$18,657	\$19,721	95%	13
Jackson	-	-	17	100%	\$0	\$57,825	\$57,825	100%	\$57,705	\$120	\$1,134	\$0	\$0	0%	0

Rents: PDA Billed vs Collected

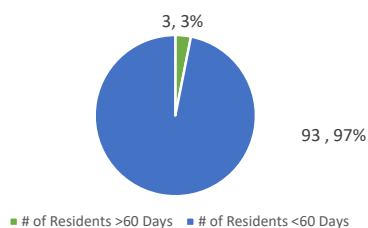


Quarterly Rents: PDA Billed vs Collected

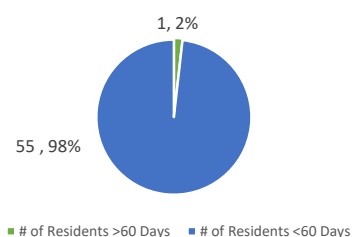


AR Collections > 60 Days

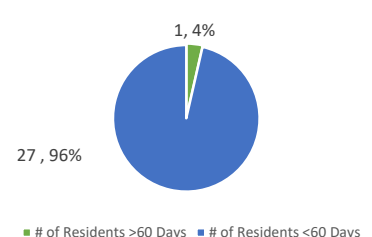
Bush



DVA



New Central



Hing Hay CoWorks 2020 Dashboard

	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	June Budget	Var	2020	2020 Budget	Var	July 2020 Budget	July 2020 Expectation
Memberships (as of Month End)	32	33	30	22	21	17	46	(29)	17	46	(29)	47	18
New 2020 Rates in Blue													
Day Pass - \$35	0	0	0	0	0	0	0	0	0	0	0	0	0
10 FlexDays \$125 -->> \$145	11	11	10	8	8	8	18	(10)	8	18	(10)	18	8
15 FlexDays \$175 -->> \$200	2	2	3	2	2	2	6	(4)	2	6	(4)	5	2
12 FlexDays/yr \$306	2	2	2	2	2	2	1	1	2	1	1	1	2
Full-In Flex \$300 -->> \$330	3	4	3	2	2	1	2	(1)	1	2	(1)	3	2
Full-In Fixed \$350 -->> \$380	11	11	9	5	4	4	11	(7)	4	11	(7)	12	4
Office Suite - \$600, \$800	2	2	2	2	2	0	2	(2)	0	2	(2)	2	0
Conf Rooms \$40/hr (med), \$45/hr (large)	1	1	1	1	1	0	6	(6)	0	6	(6)	6	0
# of Events	0	0	0	0	0	0	-	0	0	0	0	-	-
Total # of Attendees & Short Term Users	0	0	0	0	0	0	N/A		0	N/A		N/A	N/A
Revenues													
Membership Revenue	\$9,318	\$6,211	\$8,193	\$3,449	\$2,401	\$1,477	\$9,109	(\$7,632)	\$31,049	\$58,542	(\$27,493)	\$9,542	\$1,564
Other Income	\$565	\$1,074	\$285	\$24	\$15	\$0	\$417	(\$417)	\$1,963	\$2,502	(\$539)	\$417	\$0
Events	\$355	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$383	\$945	(\$562)	\$0	\$0
Sponsorships/Grants/Donations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750	(\$3,750)	\$0	\$0
Revenues	\$10,238	\$7,313	\$8,478	\$3,473	\$2,416	\$1,477	\$9,526	(\$8,049)	\$33,395	\$65,739	(\$32,344)	\$9,959	\$1,564
Avg Membership Rev per Membership	\$291	\$191	\$260	\$133	\$112	\$78	\$272	(\$194)	\$211	\$250	(\$39)	\$298	\$89
Operating Costs	\$16,091	\$14,977	\$15,114	\$22,559	\$10,003	\$11,449	\$15,707	\$4,258	\$90,193	\$94,634	\$4,441	\$16,212	\$10,726
Net Income Before Dep/Amort (NOIbda)	(\$5,853)	(\$7,664)	(\$6,636)	(\$19,086)	(\$7,587)	(\$9,972)	(\$6,181)	(\$3,791)	(\$56,798)	(\$28,895)	(\$27,903)	(\$6,253)	(\$9,162)
Cash Flow Rate	-57%	-105%	-78%	-550%	-314%	-675%	-65%		-170%	-44%		-63%	-586%

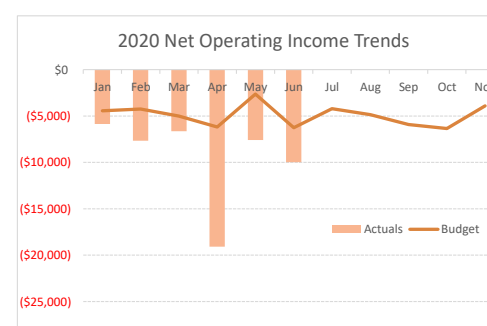
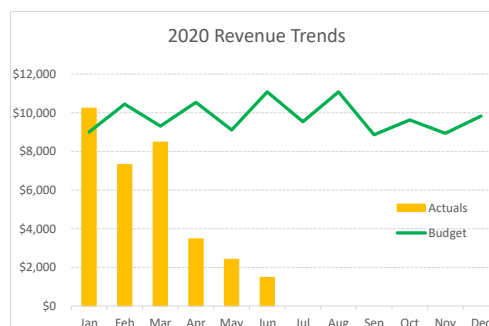
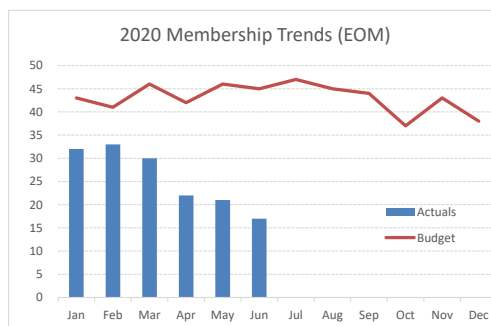
Notes

June Recap

- * HingHay closed to all members and public since mid-March. Planned soft reopening for July in light of Phase 2 rolling out - now on hold through July 28.
- * Sort and process all leftover back end vendor payments from May Virtual Arts & Crafts Fair.
- * Support SCIDpda with ACRS/ICHS food deliveries, SPS deliveries, mask deliveries
- * HHC staff met with Property Operations for new cleaning schedule on reopen.

Q3 2020 Focus

- * Plan for possible closure again (if King County goes back to Phase 1/1.5).
- * Plan for possible proceeding through Phases, what Phase 3 and 4 would look like for HHC (not as likely).
- * Discuss coworking culture fundamental changes and long term plans for the space. Was initially considered a community and gathering space before the pandemic - HHC may not be able to go back to the way it was for a long time.



SCIDpda Investment Report									
April 1, 2020 - June 30, 2020									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
1124	Commerce Bank	Money Market	\$ 505,543.73	\$ 191,886.50	\$ (656,549.30)	\$ 31.53		\$ 40,912.46	0.07%
5710	1st Security Bank	Savings	\$ 360,072.69			\$ 767.29		\$ 360,839.98	0.86%
5151315100	1st Security Bank	12 month CD	\$ 253,261.45			\$ 1,374.03		\$ 254,635.48	2.18%
5151315130	1st Security Bank	12 month CD	\$ 253,261.45			\$ 1,374.03		\$ 254,635.48	2.18%
8729-4024	Wells Fargo	12 month CD	\$ 250,395.55			\$ 1,028.42		\$ 251,423.97	1.65%
2034	WA State Dept of								
	Treasury *	LGIP	\$ 2,876,655.79	\$ 29,699.85	\$ (114,886.50)	\$ 4,056.86	\$ (39.68)	\$ 2,795,486.32	0.55%
	Big Village	Pre-dev Loan	\$ 625,005.64	\$ 376,849.45		\$ 7,734.72		\$ 1,009,589.81	3.15%
Total			\$ 5,124,196.30	\$ 598,435.80	\$ (771,435.80)	\$ 16,366.88	\$ (39.68)	\$ 4,967,523.50	

QTR
GROWTH \$ (156,672.80)

*AVG - rate varies by day

January 1, 2020 - June 30, 2020									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
1124	Commerce Bank	Money Market	\$ 523,972.40	\$ 1,750,462.36	\$ (2,234,589.04)	\$ 1,066.74		\$ 40,912.46	0.37%
5710	1st Security Bank	Savings	\$ 359,083.95			\$ 1,756.03		\$ 360,839.98	0.99%
5151315100	1st Security Bank	12 month CD	\$ 251,894.84			\$ 2,740.64		\$ 254,635.48	2.18%
5151315130	1st Security Bank	12 month CD	\$ 251,894.84			\$ 2,740.64		\$ 254,635.48	2.18%
8729-4024	Wells Fargo	12 month CD	\$ 257,515.62	\$ 250,000.00	\$ (257,515.62)	\$ 1,423.97		\$ 251,423.97	1.65% **
2034	WA State Dept of								
	Treasury*	LGIP	\$ 1,376,373.82	\$ 1,554,699.85	\$ (145,614.96)	\$ 10,096.80	\$ (69.19)	\$ 2,795,486.32	1.05% ***
	Big Village	Pre-dev Loan	\$ 564,476.69	\$ 429,889.19		\$ 15,223.93		\$ 1,009,589.81	4.38% ****
Total			\$ 3,585,212.16	\$ 3,985,051.40	\$ (2,637,719.62)	\$ 35,048.75	\$ (69.19)	\$ 4,967,523.50	

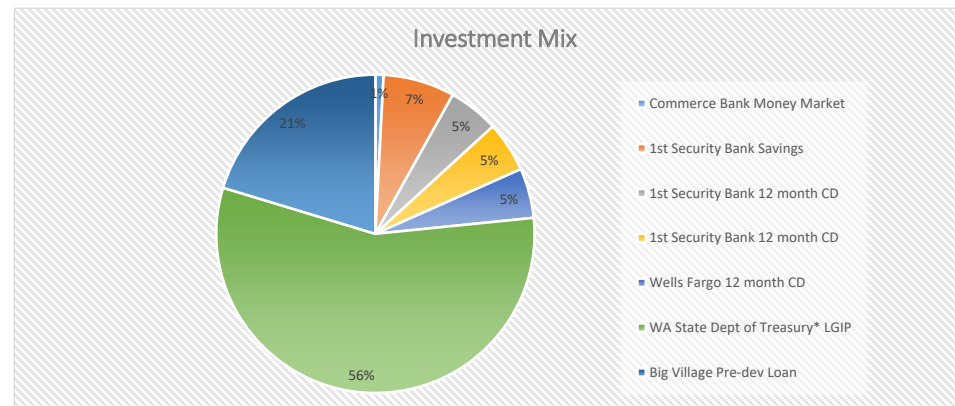
YTD
GROWTH \$ 1,382,311.34

*AVG - rate varies by day

** 2 yr CD called due to high interest rate of 3%. Reinvested in 1 yr CD and moved earned interest to Commerce Money Market

*** North Lot LAP Loan closed 3/12/20

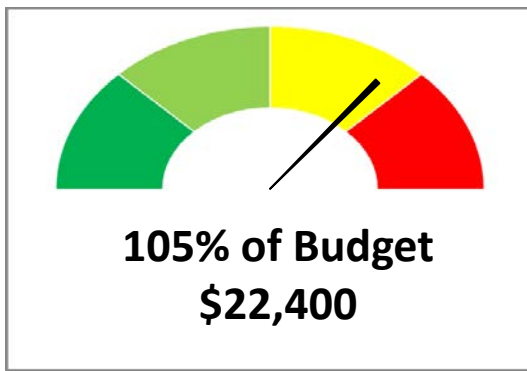
**** Interest rate change to 3.15% beginning 5/1/20



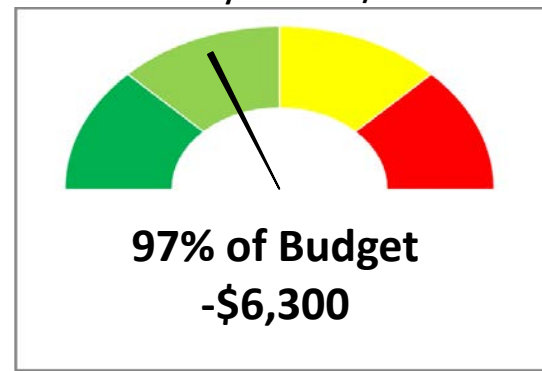
SCIDPDA Monthly Management Report - Payroll

Payroll expenses through June totaled **\$22.5K over budget for the organization as a whole**. \$16.5K of the \$22.4K negative variance in Admin is due to PTO that has been accrued and not used. The \$20.2K negative variance in Properties is due to COVID-19, with less PTO being used and with hazard pay for front line staff from March 23rd through June 28th. The \$13.8K positive variance to budget in Property Management is due to the Director of Property Operations' start date delayed to mid-February and the Senior Property Manager's start date delayed to June, despite COVID-19, with \$24.7K due to PTO that has been accrued and not used and to hazard pay for front line staff.

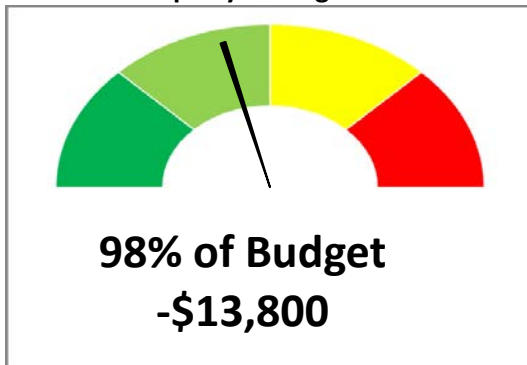
Admin



Community Initiatives/HHC



Property Management



Properties

