

BOARD MEETING AGENDA

Tuesday, November 17, 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#

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 October 2020 Meeting Minutes • Approve October 2020 Expenditure Report • Accept November Management Report
5:45	Discussion / Action	3. Board Business <ul style="list-style-type: none"> • Exec Committee <ul style="list-style-type: none"> ○ Resolution – Elect Lisa Nitze and Cindy Ju to Board ○ Board Recruitment ○ Taking Positions • RED Committee <ul style="list-style-type: none"> ○ Resolution – Rescind Resolution 20-09-15-02 ○ Project Updates • Other Business
6:45	Action	4. Adjourn – Mindy Au

Upcoming Dates:

12/2 – Executive Committee, 12 pm

12/2 – Real Estate Committee, 5 pm

12/4 – Finance Committee, noon – 2021 Budget Deep Dive

12/15 – SCIDpda Board, 5:30 pm

****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 20-11-17-01

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

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

- Approve October 2020 Meeting Minutes
- Approve October 2020 Expenditure Report
- Accept November Management Report

Board President

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

October 20, 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 October 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): Casey Huang, Mindy Au, Elliot Sun, Miye Moriguchi, Phillip Sit, Scott Yasui, Tiernan Martin, Wayne Lau, May Wu

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

Guests Present: Cindy Ju and Lisa Nitze

1. Call to Order

The meeting was called to order by Mindy Au, Board Chair, at 5:31 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 20-10-20-01: We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, via consent agenda:

- September 2020 Meeting Minutes
- Approve August and September 2020 Expenditure Report
- Accept October Management Report

Moved: Wayne Lau

Seconded: Scott Yasui

Board Approved: Casey Huang, Mindy Au, Elliot Sun, Miye Moriguchi, Phillip Sit, Scott Yasui, Tiernan Martin, Wayne Lau, May Wu

Abstained: 0

Absent: 4

Resolution 20-10-20-02: We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors (the Board), approve the **attached Domestic Partner Policy**, which allows domestic partners the same benefits afforded to spouses of SCIDpda employees.

Moved: Casey Huang

Seconded: Elliot Sun

Board Approved: Casey Huang, Mindy Au, Elliot Sun, Miye Moriguchi, Phillip Sit, Scott Yasui, Tiernan Martin, Wayne Lau, May Wu

Abstained: 0

Absent: 4

Maiko explained that after discussion with legal teams, SCIDpda staff are recommending a rescission of Resolution 20-09-15-2, and presented Resolution 20-10-20-03 that did so. Staff thought it was best to do this so there was no outstanding ability for staff to, in the future, create another organization without board input. This resolution was discussed between the SCIDpda board and staff members, and the board chose to not take action on rescinding the previous resolution at this time.

Maiko explained Resolution 20-10-20-04 allows SCIDpda to support Proposition 1 - Funding for Transit and Transportation Needs. Maiko explained public transit ridership is high in the International District, and many of SCIDpda's housing residents use public transportation. This proposition would benefit residents in the International District.

Resolution 20-10-20-04: We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors (the Board), approve endorsing City of Seattle Proposition 1 - Funding for Transit and Transportation Needs. We approve the endorsement because:

- The CID has the highest bus ridership in the Metro system, which indicates residents rely on it
- The program funds increased bus service that benefits the neighborhood
- The cost to residents of the increased sales tax to fund the program is not overly burdensome

Moved: Wayne Lau

Seconded: Tiernan Martin

Board Approved: Casey Huang, Mindy Au, Elliot Sun, Miye Moriguchi, Phillip Sit, Tiernan Martin, Wayne Lau, May Wu

Abstained: Scott Yasui

Absent: 4

Vern explained after the resolution (below), Bush Hotel commercial financials will show on SCIDpda's financials.

**RESOLUTIONS OF THE BOARD OF DIRECTORS OF
SEATTLE CHINATOWN-INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT
AUTHORITY**

SCIDPDA Bush Hotel Manager Ownership

At a meeting of the Board of Directors ("Board") of Seattle Chinatown-International District Preservation and Development Authority, a Washington public corporation ("Corporation") on October 20, 2020, at which a quorum was present and acted throughout, the Board adopted the following resolutions:

BACKGROUND

WHEREAS, Chinatown International District Preservation and Development Association, a Washington nonprofit corporation ("CIDPDA") is the sole shareholder of SCIDPDA Bush Hotel Manager, Inc., a Washington corporation ("Manager"); and

WHEREAS, CIDPDA desires to donate and transfer its shares of Manager (the "Manager Shares") to the Corporation, and the Corporation desires to accept the Manager Shares, pursuant to the terms of a Donation Agreement by and among Corporation, CIDPDA, and Manager substantially in the form attached hereto as Schedule 1 ("Donation Agreement")

RESOLUTIONS

NOW, THEREFORE BE IT

RESOLVED, that the Corporation is hereby authorized, directed, and empowered to accept the Manager Shares from CIDPDA; and be it further

RESOLVED, that the Board hereby authorizes, empowers, and directs the Authorized Officer (defined below), on behalf of the Corporation, in their respective individual capacities, to do and perform, or cause to be done and performed, and to negotiate, execute, and deliver, or cause to be negotiated, executed, and delivered, in the name and on behalf of the Corporation, the Donation Agreement and all other documents needed to effectuate the transfer of the Manager Shares, and be it further

RESOLVED, that Maiko Winkler Chin and Veronica Wood (each, an "Authorized Officer"), each without the other, be and hereby are, authorized, empowered, and directed, to take such actions and execute such documents in the name and on behalf of the Corporation, as he or she may deem necessary or advisable, to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions, and be it further

RESOLVED, that any actions to date of the Authorized Officers in name and on behalf of the Corporation in respect to the fulfillment of the intent of these resolutions, including without limitation the execution and delivery of any agreements, instruments and documents and the payment of any fees, expenses and taxes, in name and on behalf of the Corporation or otherwise, are hereby approved, ratified and confirmed in all respect

Moved: May Wu

Seconded: Wayne Lau

Board Approved: Casey Huang, Mindy Au, Elliot Sun, Miye Moriguchi, Phillip Sit, Tiernan Martin, Wayne Lau, May Wu

Abstained: 0

Absent: 4

3. Staff Presentations

Jamie and Joseph briefed the board on the statistical data from SCIDpda's fundraiser.

4. Board Updates

The Board and staff discussed board recruitment and board assumptions for the 2021 calendar year, and how those may be reflected in the 2021 budget development, as well as starting up the strategic planning process again which stalled earlier this year.

5. Adjourn

The meeting was adjourned by Mindy Au, Board Chair, at 7:23 p.m.

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

Expenditure Certification Memorandum

DATE: 10/31/2020
TO: Board of Directors
FROM: Vern Wood, Deputy Director
RE: October 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	1677 to 1690	\$	22,495.04
Electronic Funds Transfers	General Checking	eft	\$	10,838.24
		Bush Hotel Commercial	\$	33,333.28
Computer Run Checks	General Checking	1707 to 1712	\$	14,119.47
		Bush Hotel Condo	\$	14,119.47
Computer Run Checks	General Checking	195 to 195	\$	87,000.00
Electronic Funds Transfers	General Checking	eft	\$	9,244.96
		Bush Hotel QalicB	\$	96,244.96
Computer Run Checks	General Checking	891 to 918	\$	25,262.98
Electronic Funds Transfers	General Checking	eft	\$	16,744.32
		Bush Hotel Residential	\$	42,007.30
Computer Run Checks	General Checking	193 to 199	\$	11,064.95
Electronic Funds Transfers	General Checking	eft	\$	202,970.37
		CIDpda	\$	214,035.32
Computer Run Checks	General Checking	3564 to 3586	\$	51,371.18
Electronic Funds Transfers	General Checking	eft	\$	25,743.72
		DVA	\$	77,114.90
Electronic Funds Transfers	General Checking	eft	\$	67.62
		Hinghay	\$	67.62
Computer Run Checks	General Checking	580 to 596	\$	178,298.61
Electronic Funds Transfers	Bond Revenue	eft	\$	7,943.95
		IDVS1 Commercial	\$	186,242.56

Computer Run Checks	General Checking	207	to	214	\$	19,059.83
				IDVS2 Condo	\$	19,059.83
Computer Run Checks	General Checking	336	to	345	\$	16,435.54
Electronic Funds Transfers	Bond Revenue			eft	\$	30,000.00
				IDVS2 Library & Parking	\$	46,435.54
Computer Run Checks	General Checking	454	to	465	\$	25,505.94
Electronic Funds Transfers	General Checking			eft	\$	5,854.09
				IDVS2 Commercial	\$	31,360.03
Computer Run Checks	General Checking	784	to	796	\$	16,909.84
Electronic Funds Transfers	General Checking			eft	\$	22,489.29
				New Central Commercial	\$	39,399.13
Computer Run Checks	General Checking	232	to	233	\$	6,769.95
Electronic Funds Transfers	General Checking			eft	\$	24,207.51
				New Central Hotel	\$	30,977.46
Electronic Funds Transfers	General Checking			eft	\$	39,847.54
				New Central Master Tenant	\$	39,847.54
Computer Run Checks	General Checking	913	to	933	\$	11,658.18
Electronic Funds Transfers	General Checking			eft	\$	18,929.58
				New Central Residential	\$	30,587.76
Computer Run Checks	General Checking	1729	to	1803	\$	764,399.55
Electronic Funds Transfers	General Checking			eft	\$	29,422.81
Computer Run Checks	Construction	111	to	111	\$	400,000.00
Electronic Funds Transfers	Construction			eft	\$	208,636.43
Computer Run Checks	LH Replace. Reserves	110	to	110	\$	5,064.60
Electronic Funds Transfers	LGIP			eft	\$	608,636.43
				SCIDpda	\$	2,016,159.82
					\$	2,916,992.52

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,bhmanagr,bhqalib,bhmaster,bhres,childpar,cidblock,cidpda,coast,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design20,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2lp,ncentcom,ncntres,nchotel,ncmanagr,ncmaster,pdacmnty,pdadev,pdamaint,pdaprop,scid AND mm/yy=10/2020-10/2020 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Notes
bhcommop - General Checking				
1677	wesext - Western Exterminator Company	10/1/2020	104.60	Pest Control - 09/2020 1 of 2
1678	pdamaint - SCIDpda Maintenance Dept	10/8/2020	8,346.00	WOs
1679	verwir - Verizon Wireless	10/8/2020	9.42	Telecomm
1680	welfar - Wells Fargo	10/8/2020	2.73	Telecomm
1681	welfar - Wells Fargo	10/8/2020	278.96	Supplies
1682	wesext - Western Exterminator Company	10/8/2020	242.23	Pest Control - 07/2020
1683	cenlin - CenturyLink	10/15/2020	60.46	Telecomm
1684	kinco - King County Finance	10/15/2020	557.73	Property Tax - 2nd semi-annual
1685	mckser - McKinstry Service	10/15/2020	1,450.22	Fire Systems/Sprinklers - Contract
1686	repser - Republic Services	10/15/2020	2,136.95	Garbage/Waste Removal
1687	wasman - Waste Management of Seattle	10/15/2020	3,086.86	Garbage/Waste Removal
1688	bushllc - SCIDpda Bush Residential LLC	10/29/2020	5,847.00	Water/Sewer
1689	cedgro - Cedar Grove Organics Recycling	10/29/2020	129.65	Garbage/Waste Removal
1690	wesext - Western Exterminator Company	10/29/2020	242.23	Pest Control - 09/2020 2 of 2 and 10/2020
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	10/15/2020	10,838.24	Condo Billing
Total bhcommop - General Checking			33,333.28	
bhcondop - General Checking				
1680	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/16/2020	-4,173.53	Voided - replaced w/ 1711 below
1707	finnei - Finney Neill & Co. P.S.	10/1/2020	425.00	Audit Fees
1708	ipfscorp - IPFS Corporation	10/15/2020	5,211.74	Insurance
1709	pugsou - Puget Sound Energy	10/15/2020	1,199.00	Natural Gas
1710	seacitli - Seattle City Light	10/15/2020	3,110.20	Electricity
1711	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/22/2020	4,173.53	HVAC/Boiler Maint - Contract - 04/2020
1712	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/29/2020	4,173.53	HVAC/Boiler Maint - Contract - 10/2020
Total bhcondop - General Checking			14,119.47	
bhqalop - General Checking				
195	scidpda - SCIDpda	10/22/2020	87,000.00	Distribution
ACH	scidpda - SCIDpda	10/12/2020	500.00	Distribution
ACH	bannymel - The Bank of New York Mellon Trust Co.	10/15/2020	347.05	Interest
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	10/15/2020	3,297.91	Replacement Reserve Deposit - Quarterly
ACH	thecomm - The Commerce Bank of WA	10/31/2020	5,100.00	Loan Payment - Monthly
Total bhqalop - General Checking			96,244.96	
bhresope - General Checking				
750	seacitli - Seattle City Light	10/29/2020	-1,731.56	Voided - replaced w/ 918 below
756	pmjans - Phnouk	10/29/2020	-480.00	Voided - replaced w/ 917 below
891	btcmec - BTC Mechanical LLC	10/1/2020	320.39	Plumbing
892	cenlin - CenturyLink	10/1/2020	62.79	Telecomm
893	citseacu - City of Seattle-Combined Utilities	10/1/2020	87.60	Water/Sewer
894	hdsupp - HD Supply Facilities Maintenance, LTD	10/1/2020	197.03	Janitorial - Supplies
895	lowes - Lowe's	10/1/2020	226.66	UTO Carpet/Flooring/Window Coverings
896	paclam - Pacific Lamp & Supply Company	10/1/2020	29.06	Supplies
897	seacitli - Seattle City Light	10/1/2020	1,094.28	Electricity - 09/2020
898	seadptra - Seattle Dept of Transportation	10/1/2020	176.00	HVAC/Boiler Maint - Contract

		Check	Total	
Check#	Vendor	Date	Check	Notes
899	wesext - Western Exterminator Company	10/1/2020	550.50	Pest Control
900	bushcomm - SCIDpda Bush Hotel Commercial	10/8/2020	124.00	WOs - coded to commercial in error
901	hdsupp - HD Supply Facilities Maintenance, LTD	10/8/2020	32.52	Small Tools/Equipment
902	pdamaint - SCIDpda Maintenance Dept	10/8/2020	232.50	WOs
903	scidpda - SCIDpda	10/8/2020	15,432.68	ID Billing
904	seacitli - Seattle City Light	10/8/2020	528.04	Electricity
905	searub - Seattle Rubbish Removal	10/8/2020	288.11	Garbage/Waste Removal
906	shewil - Sherwin-Williams Co.	10/8/2020	25.08	Supplies
907	verwir - Verizon Wireless	10/8/2020	109.15	Telecomm
908	welfar - Wells Fargo	10/8/2020	226.01	Supplies
909	buihar - Builders' Hardware & Supply Co	10/15/2020	101.05	Locks/Keys
910	busimp - Business Impact NW	10/15/2020	1,604.68	Loan Payment - Monthly
911	cenlin - CenturyLink	10/15/2020	62.87	Telecomm
912	eltsys - ELTEC Systems, LLC	10/15/2020	693.07	Elevator - Service Calls
913	kinco - King County Finance	10/15/2020	557.73	Property Tax - 2nd semi-annual
914	mckser - McKinstry Service	10/15/2020	1,816.78	Fire Systems/Sprinklers - Contract
915	wesext - Western Exterminator Company	10/15/2020	440.40	Pest Control
916	pdamaint - SCIDpda Maintenance Dept	10/22/2020	244.00	WOs
917	pmjans - Phnook	10/29/2020	480.00	UTO - Other Vendors
918	seacitli - Seattle City Light	10/29/2020	1,731.56	Electricity - 01/2020
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	10/15/2020	10,684.07	Condo Billing
ACH	bushot2 - Bush Hotel Limited Partnership	10/15/2020	1,996.25	Operating Reserve Deposit - Quarterly
ACH	thecomm - The Commerce Bank of WA	10/31/2020	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			42,007.30	
cidpdao3 - General Checking				
193	finnei - Finney Neill & Co. P.S.	10/1/2020	676.00	Audit Fees
194	guajos - Josph Guanlao	10/15/2020	82.50	Postage
195	hoofam - Amlag & Quibuyen, LLC	10/15/2020	981.00	Direct Fund Raising Expenses
196	oastea - Oasis Tea Zone	10/15/2020	1,155.00	Direct Fund Raising Expenses
197	porsar - Sara Porkalob	10/15/2020	200.00	Direct Fund Raising Expenses
198	welfar - Wells Fargo	10/15/2020	1,470.45	Direct Fund Raising Expenses
199	zeacon - Zeacon	10/22/2020	6,500.00	Direct Fund Raising Expenses
ACH	scidpda - SCIDpda	10/12/2020	202,970.37	Donation Distribution - Q3
Total cidpdao3 - General Checking			214,035.32	
cobocap1 - Comm Bond Revenue				
ACH	idvs2lib - IDVS2 Library/Parking	10/8/2020	15,000.00	Transfer for Operating Expenses
ACH	idvs2lib - IDVS2 Library/Parking	10/22/2020	15,000.00	Transfer for Operating Expenses
Total cobocap1 - Comm Bond Revenue			30,000.00	
dvaop - General Checking				
3564	bulsaf - Bulger Safe & Lock	10/1/2020	479.76	Locks/Keys
3565	cenlin - CenturyLink	10/1/2020	411.44	Telecomm
3566	comint - Commercial Interiors, Inc.	10/1/2020	4,488.78	UTO Carpet/Flooring/Window Coverings
3567	lowes - Lowe's	10/1/2020	1,703.63	Carpet/Flooring/Window Coverings & Appliances
3568	paclam - Pacific Lamp & Supply Company	10/1/2020	117.92	Supplies
3569	bushcomm - SCIDpda Bush Hotel Commercial	10/8/2020	264.00	WOs - coded to bushcomm in error
3570	idvs1co - IDVS 1 Commercial	10/8/2020	2,434.00	Maintenance - Other Vendors - coded to idvs1com in error
3571	idvs2com - IDVS 2 Commercial	10/8/2020	180.00	WOs - coded to idvs2com in error
3572	idvs2lib - IDVS2 Library/Parking	10/8/2020	17,954.58	Loan Payment - Monthly
3573	pdamaint - SCIDpda Maintenance Dept	10/8/2020	4,512.00	WOs

		Check	Total	
Check#	Vendor	Date	Check	Notes
3574	scidpda - SCIDpda	10/8/2020	14,093.03	ID Billing
3575	verwir - Verizon Wireless	10/8/2020	74.55	Telecomm
3576	welfar - Wells Fargo	10/8/2020	15.54	Telecomm
3577	kinco - King County Finance	10/15/2020	431.61	RE Tax - 2nd semi-annual
3578	pugsou - Puget Sound Energy	10/15/2020	1,522.10	Natural Gas
3579	searub - Seattle Rubbish Removal	10/15/2020	895.47	Garbage/Waster Removal & Appliances
3580	watsec - Watson Security	10/15/2020	309.33	Locks/Keys
3581	wavbro - WAVE	10/15/2020	90.00	Telecomm
3582	welfar - Wells Fargo	10/15/2020	62.74	Office Supplies/Equipment
3583	wesext - Western Exterminator Company	10/15/2020	275.25	Pest Control
3584	eltsys - ELTEC Systems, LLC	10/22/2020	639.78	Elevator - Contract
3586	cenlin - CenturyLink	10/29/2020	415.67	Telecomm
ACH	idvs2con - IDVS2 Condo Association	10/15/2020	25,743.72	Condo Billing
Total dvaop - General Checking			77,114.90	
hingop2 - General Checking				
ACH	paypal - PayPal	10/8/2020	67.62	Bank Fees/Charges
Total hingop2 - General Checking			67.62	
idvs2op4 - General Checking				
454	pdamaint - SCIDpda Maintenance Dept	10/8/2020	1,871.50	WOs
455	scidpda - SCIDpda	10/8/2020	431.59	ID Billing
456	verwir - Verizon Wireless	10/8/2020	1.86	Telecomm
457	welfar - Wells Fargo	10/8/2020	1.64	Telecomm
458	welfar - Wells Fargo	10/8/2020	35.21	Supplies
459	wesext - Western Exterminator Company	10/8/2020	110.10	Pest Control
460	kinco - King County Finance	10/15/2020	431.61	Property Tax - 2nd semi-annual
461	repser - Republic Services	10/15/2020	1,579.22	Garbage/Waste Removal
462	wasman - Waste Management of Seattle	10/15/2020	1,766.96	Garbage/Waste Removal
463	watsec - Watson Security	10/15/2020	225.65	Locks/Keys
464	idvs2con - IDVS2 Condo Association	10/22/2020	19,023.07	Condo Billing
465	watsec - Watson Security	10/22/2020	27.53	Locks/Keys
ACH	idvs2com - IDVS 2 Commercial	10/15/2020	1,041.75	Replacement Reserve Deposit - Quarterly
ACH	herban - Heritage Bank	10/20/2020	4,812.34	Loan Payment - Monthly
Total idvs2op4 - General Checking			31,360.03	
idvsreve - Revenue Account-Trust				
ACH	idvs2lib - IDVS2 Library/Parking	10/8/2020	7,943.95	idvs2lp deposit posted to idvs1com in error
Total idvsreve - Revenue Account-Trust			7,943.95	
legreres - Replacement Reserve				
110	coment - Commercial Entry Systems, Inc.	10/8/2020	5,064.60	Reserve Funded Goods/Services - OH approved
Total legreres - Replacement Reserve			5,064.60	
nccomop2 - General Checking				
784	lowes - Lowe's	10/1/2020	67.91	Supplies
785	bushcomm - SCIDpda Bush Hotel Commercial	10/8/2020	55.00	WOs - coded to bushcomm in error
786	pdamaint - SCIDpda Maintenance Dept	10/8/2020	6,721.50	WOs
787	scidpda - SCIDpda	10/8/2020	876.77	ID Billing
788	verwir - Verizon Wireless	10/8/2020	6.63	Telecomm
789	welfar - Wells Fargo	10/8/2020	4.10	Telecomm
790	buihar - Builders' Hardware & Supply Co	10/15/2020	269.85	Locks/Keys

		Check	Total	
Check#	Vendor	Date	Check	Notes
791	kinco - King County Finance	10/15/2020	753.70	Property Tax - 2nd semi-annual
792	wasman - Waste Management of Seattle	10/15/2020	29.45	Garbage/Waste Removal
793	comint - Commercial Interiors, Inc.	10/22/2020	6,590.59	UTO Carpet/Flooring/Window Coverings
794	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/22/2020	647.72	HVAC/Boiler Maint - Contract
795	seacitli - Seattle City Light	10/29/2020	583.84	Electricity
796	wesext - Western Exterminator Company	10/29/2020	302.78	Pest Control
ACH	newcenmt - New Central Hotel Master Tenant LLC	10/29/2020	22,489.29	Rent & Insurance
Total nccomop2 - General Checking			39,399.13	
nchotop - General Checking				
232	easwes - East-West Investment Co.	10/8/2020	4,118.31	Ground Lease Expense
233	ipfscorp - IPFS Corporation	10/15/2020	2,651.64	Insurance
ACH	welfar - Wells Fargo	10/10/2020	19,549.92	Loan Payment - Monthly
ACH	newcenth - New Central Hotel LLC	10/15/2020	4,657.59	Replacement Reserve Deposit - Quarterly
Total nchotop - General Checking			30,977.46	
ncmaster - General Checking				
ACH	newcenth - New Central Hotel LLC	10/29/2020	39,847.54	Rent & Insurance
Total ncmaster - General Checking			39,847.54	
ncresop - General Checking				
913	lowes - Lowe's	10/1/2020	14.31	Supplies
914	seacitli - Seattle City Light	10/1/2020	1,731.59	Electricity
915	cenlin - CenturyLink	10/8/2020	58.95	Telecomm
916	hdsupp - HD Supply Facilities Maintenance, LTD	10/8/2020	32.52	Small Tools/Equipment
917	scidpda - SCIDpda	10/8/2020	6,250.58	ID Billing
918	shewil - Sherwin-Williams Co.	10/8/2020	60.95	Supplies
919	t0003455 - Huang	10/8/2020	195.00	Move Out Refund
920	verwir - Verizon Wireless	10/8/2020	86.32	Telecomm
921	welfar - Wells Fargo	10/8/2020	7.64	Telecomm
922	wesext - Western Exterminator Company	10/8/2020	275.25	Pest Control
923	kinco - King County Finance	10/15/2020	376.85	Property Tax - 2nd semi-annual
924	newcentc - SCIDPDA New Central Commercial, Inc	10/15/2020	192.00	WOs - coded to commercial in error
925	pugsou - Puget Sound Energy	10/15/2020	310.75	Natural Gas
926	searub - Seattle Rubbish Removal	10/15/2020	157.58	Appliances
927	welfar - Wells Fargo	10/15/2020	62.75	Office Supplies/Equipment
928	citseacu - City of Seattle-Combined Utilities	10/22/2020	93.17	Water/Sewer
929	eltsys - ELTEC Systems, LLC	10/22/2020	261.72	Elevator - Contract
930	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/22/2020	805.14	HVAC/Boiler Maint - Contract
931	hdsupp - HD Supply Facilities Maintenance, LTD	10/29/2020	39.19	Janitorial - Supplies
932	paclam - Pacific Lamp & Supply Company	10/29/2020	80.92	Supplies
933	pmjans - Phnoux	10/29/2020	565.00	UTO WOs
ACH	newcentr - SCIDPDA New Central Apartments, Inc	10/15/2020	405.00	Replacement Reserve Deposit - Monthly
ACH	newcenmt - New Central Hotel Master Tenant LLC	10/29/2020	18,524.58	Rent & Insurance
Total ncresop - General Checking			30,587.76	
pdabhcon - Construction				
111	scidpda - SCIDpda	10/29/2020	400,000.00	Transfer for Operating Expenses from LGIP
ACH	bigvil - Big Village LLLP	10/15/2020	208,636.43	Note Receivable - Big Village Draw #12
Total pdabhcon - Construction			608,636.43	

		Check	Total	
Check#	Vendor	Date	Check	Notes
pdaopacc - General Checking				
1729	kaifou - of Washington Options Inc	10/1/2020	22,952.42	Payroll Benefits - Medical
1730	visser - Vision Service Plan	10/1/2020	377.44	Payroll Benefits - Vision
1731	wasden - Delta Dental of Washington	10/1/2020	1,833.13	Payroll Benefits - Dental
1733	busrhi - Bush, Roed & Hitchings, Inc.	10/1/2020	2,475.00	Development Project - North Lot Housing
1734	dimsum - Dim Sum King	10/1/2020	530.00	Program Expenses - Resident Food Relief
1735	gounoo - Gourmet Noodle Bowl	10/1/2020	530.00	Program Expenses - Resident Food Relief
1736	hartfo - The Hartford	10/1/2020	807.27	Payroll Benefits - Life Insurance
1737	hohose - HO HO Seafood Restaurant	10/1/2020	560.00	Program Expenses - Resident Food Relief
1738	rolarc - Rolluda Architects, Inc.	10/1/2020	8,039.00	Professional Fees/Consulting
1739	beecon - B.E.E. Consulting, LLC	10/8/2020	5,700.00	Development Project - North Lot Housing
1740	bresha - Shanti Breznau Consulting, LLC	10/8/2020	30,346.25	Program - Professional Fees/Consulting
1741	dimsum - Dim Sum King	10/8/2020	530.00	Program Expenses - Resident Food Relief
1743	gounoo - Gourmet Noodle Bowl	10/8/2020	530.00	Program Expenses - Resident Food Relief
1744	hohose - HO HO Seafood Restaurant	10/8/2020	500.00	Program Expenses - Resident Food Relief
1745	jacaut - Jackson Auto Service Inc.	10/8/2020	1,500.00	Program Expenses - Small Biz Relief
1746	kolele - KolKay Electric, Inc.	10/8/2020	26,760.54	Program - Subcontracts
1747	marcon - Marpac Construction LLC	10/8/2020	48,678.68	Development Project - North Lot Housing
1748	net2ph - Net2Phone Inc.	10/8/2020	655.90	Telecomm
1749	offdep - Office Depot	10/8/2020	43.64	Office Supplies/Equipment
1750	ricusa - Ricoh USA, Inc	10/8/2020	370.66	Copier Lease/Maintenance
1751	shewil - Sherwin-Williams Co.	10/8/2020	33.09	Supplies
1752	thipla - Third Place Design Co-operative Inc.	10/8/2020	70,292.35	Development Project - North Lot Housing
1753	verwir - Verizon Wireless	10/8/2020	898.65	Telecomm
1754	wavbro - WAVE	10/8/2020	132.45	Telecomm
1755	webtho - Weber Thompson	10/8/2020	154,482.67	Development Project - North Lot Housing
1756	welfar - Wells Fargo	10/8/2020	173.25	Development Project - North Lot Housing
1757	welfar - Wells Fargo	10/8/2020	158.35	Staff Appreciation & Training/Education
1758	zerplu - zero plus	10/8/2020	2,000.00	Program - Subcontracts
1759	kolele - KolKay Electric, Inc.	10/8/2020	2,702.82	Program - Subcontracts
1760	cenlin - CenturyLink	10/15/2020	131.11	Telecomm
1761	impcap - Impact Capital	10/15/2020	2,871.86	Development Project - North Lot Housing
1762	intexa - International Examiner	10/15/2020	500.00	Community Outreach
1763	intpar - International Parking Management, Inc.	10/15/2020	367.80	Employee Benefits Payable - Parking
1765	navben - Navia Benefit Solutions	10/15/2020	106.65	Payroll Benefits
1766	ricusa - Ricoh USA, Inc	10/15/2020	243.54	Copier Lease/Maintenance
1767	urbfor - Urban Forestry Services	10/15/2020	4,067.23	Development Project - North Lot Housing
1768	welfar - Wells Fargo	10/15/2020	285.03	Employee Meals
1769	welfar - Wells Fargo	10/15/2020	1,636.91	Dues/Subscriptions, Employee Meals & Program Expenses
1770	citseaci - City of Seattle	10/22/2020	181,662.00	Development Project - North Lot Housing
1771	dimsum - Dim Sum King	10/22/2020	1,060.00	Program Expenses - Resident Food Relief
1772	edgdev - EDGE DEVELOPERS LLC	10/22/2020	12,000.00	Development Project - North Lot Housing
1773	finnei - Finney Neill & Co. P.S.	10/22/2020	4,425.00	Audit Fees
1774	frilit - Friends of Little Saigon	10/22/2020	81,037.84	Professional Fees/Consulting
1775	gounoo - Gourmet Noodle Bowl	10/22/2020	980.00	Program Expenses - Resident Food Relief
1776	hohose - HO HO Seafood Restaurant	10/22/2020	1,010.00	Program Expenses - Resident Food Relief
1777	kantay - Kantor Taylor PC	10/22/2020	880.00	Legal - Administrative
1778	khahoa - Khang Hoa Duong & Grocery	10/22/2020	3,000.00	Program Expenses - Small Biz Relief
1779	kinnoo - King Noodle, LLC	10/22/2020	1,500.00	Program Expenses - Small Biz Relief
1780	nwiglo - NWI Global	10/22/2020	323.61	Translation/Interpreters
1781	offdep - Office Depot	10/22/2020	18.82	Office Supplies/Equipment

		Check	Total	
Check#	Vendor	Date	Check	Notes
1782	welfar - Wells Fargo	10/22/2020	213.94	Advertising/Marketing, Dues/Subscription, Bank Fees/Charges
1783	idvs2com - IDVS 2 Commercial	10/22/2020	35,000.00	Distribution
1787	bushcomm - SCIDpda Bush Hotel Commercial	10/29/2020	0.00	Voided
1788	citseaci - City of Seattle	10/29/2020	2,271.75	Development Project - North Lot Housing
1789	dantom - Tom Dang	10/29/2020	633.85	Program - Subcontracts
1790	denzuo - Zuolie Deng	10/29/2020	633.85	Program - Subcontracts
1791	gounoo - Gourmet Noodle Bowl	10/29/2020	1,090.00	Program Expenses - Resident Food Relief
1792	hohose - HO HO Seafood Restaurant	10/29/2020	980.00	Program Expenses - Resident Food Relief
1793	idvs2lib - IDVS2 Library/Parking	10/29/2020	145.00	Employee Benefits Payable - Parking
1794	loccon - Locken Consulting LLC	10/29/2020	3,584.40	Professional Fees/Consulting
1795	net2ph - Net2Phone Inc.	10/29/2020	656.43	Telecomm
1796	nwiglo - NWI Global	10/29/2020	800.58	Translation/Interpreters
1797	offdep - Office Depot	10/29/2020	42.97	Office Supplies/Equipment
1798	ricusa - Ricoh USA, Inc	10/29/2020	370.66	Copier Lease/Maintenance
1799	seacitli - Seattle City Light	10/29/2020	167.11	Electricity
1800	tecave - Techie Avenger Inc	10/29/2020	967.50	Computer - Maintenance
1801	woocom - Woodburn Company	10/29/2020	201.38	Office Supplies/Equipment
1802	bushcomm - SCIDpda Bush Hotel Commercial	10/29/2020	20,000.00	Cash Flow Loan
1803	bushcomm - SCIDpda Bush Hotel Commercial	10/29/2020	13,939.17	Rent
ACH	citsearc - City of Seattle	10/26/2020	541.57	B&O Taxes
ACH	stwasec - State of WA - Secretary of State	10/26/2020	418.24	B&O Taxes
ACH	pdamaint - SCIDpda Maintenance Dept	10/7/2020	6,275.50	WOs
ACH	scidpda - SCIDpda	10/15/2020	2,187.50	LH Replacement Reserve Deposit - Monthly
ACH	newcentc - SCIDPDA New Central Commercial, Inc	10/29/2020	20,000.00	Cash Flow Loan
Total pdaopacc - General Checking			793,822.36	
pdaopre3 - LGIP				
ACH	scidpda - SCIDpda	10/14/2020	208,636.43	Transfer for Big Village Draw #12
ACH	scidpda - SCIDpda	10/27/2020	200,000.00	Transfer for Operating Expenses
ACH	scidpda - SCIDpda	10/29/2020	200,000.00	Transfer for Operating Expenses
Total pdaopre3 - LGIP			608,636.43	
vs1op - General Checking				
580	bushcomm - SCIDpda Bush Hotel Commercial	10/8/2020	32.00	WOs - coded to bushcomm in error
581	pdamaint - SCIDpda Maintenance Dept	10/8/2020	803.00	WOs
582	scidpda - SCIDpda	10/8/2020	17,882.17	ID Billing
583	seacitli - Seattle City Light	10/8/2020	17,168.26	Electricity
584	verwir - Verizon Wireless	10/8/2020	28.74	Telecomm
585	welfar - Wells Fargo	10/8/2020	1.64	Telecomm
586	citseaci - City of Seattle	10/15/2020	408.00	HVAC/Boiler Maint - Contract
587	ipfscorp - IPFS Corporation	10/15/2020	2,685.81	Insurance
588	kinco - King County Finance	10/15/2020	2,969.46	Property Tax - 2nd semi-annual
589	pugsou - Puget Sound Energy	10/15/2020	791.29	Natural Gas
590	repser - Republic Services	10/15/2020	1,760.86	Garbage/Waste Removal
591	wasman - Waste Management of Seattle	10/15/2020	4,608.46	Garbage/Waste Removal
592	scidpda - SCIDpda	10/15/2020	120,000.00	Distribution
593	atlsup - Atlas Supply	10/29/2020	44.92	Supplies
594	cenlin - CenturyLink	10/29/2020	80.99	Telecomm
595	citseacu - City of Seattle-Combined Utilities	10/29/2020	8,207.26	Water/Sewer
596	mearoo - Mears Roofing LLC	10/29/2020	825.75	Maintenance - Other Vendors
Total vs1op - General Checking			178,298.61	

		Check	Total	
Check#	Vendor	Date	Check	Notes
vs2conop - General Checking				
207	finnei - Finney Neill & Co. P.S.	10/1/2020	425.00	Audit Fees
208	cenlin - CenturyLink	10/8/2020	59.22	Telecomm
209	idvs2com - IDVS 2 Commercial	10/8/2020	81.61	WOs - coded to idvs2com in error
210	pdamaint - SCIDpda Maintenance Dept	10/8/2020	1,452.00	WOs
211	seacitli - Seattle City Light	10/8/2020	3,045.73	Electricity
212	ipfscorp - IPFS Corporation	10/15/2020	6,812.43	Insurance
213	mckser - McKinstry Service	10/15/2020	5,037.00	Fire Systems/Sprinklers - Contract
214	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/29/2020	2,146.84	HVAC/Boiler Maint - Contract
Total vs2conop - General Checking			19,059.83	
vs2lpop - General Checking				
336	bulsaf - Bulger Safe & Lock	10/1/2020	490.77	Locks/Keys
337	usbank - US Bank/TFM/97298300/Julie Kammueeller	10/8/2020	14,794.79	Loan Payment - Monthly
338	verwir - Verizon Wireless	10/8/2020	36.28	Telecomm
339	welfar - Wells Fargo	10/8/2020	6.54	Telecomm
340	kinco - King County Finance	10/15/2020	863.22	Property Tax - 2nd semi-annual
341	idvs2com - IDVS 2 Commercial	10/22/2020	0.00	Voided
342	idvs2con - IDVS2 Condo Association	10/22/2020	0.00	Voided
343	pdamaint - SCIDpda Maintenance Dept	10/22/2020	0.00	Voided
344	scidpda - SCIDpda	10/22/2020	0.00	Voided
345	cenlin - CenturyLink	10/29/2020	243.94	Telecomm
Total vs2lpop - General Checking			16,435.54	
			2,916,992.52	

SCIDpda Staff Reports – November 2020

Community Initiatives

Jamie Lee

When the pandemic started, much of Community Initiatives' work shifted. We thought the pandemic situation would just be through the summer, at the very most, but that is not the case. As such, I am changing the structure of how we report our work to the board. As most of CI staff work remotely, our work may not be as obvious but please note that CI staff are busy continuing our externally focused work in fulfilling the SCIDpda's mission.

Routine work

Public Space Projects

The restoration of lights at Kobe Terrace Park are complete and we are moving forward with restoring the stone lantern. We continue to evaluate possibilities for lighting the pagoda at in Hing Hay Park. We are moving forward in efforts to light the dragons across the District.

Murals were installed in Maynard Alley in the empty storefronts at the Louisa in mid September.

Preservation

We are also completing work with a few Unreinforced Masonry (URM) buildings in the district to look at strengthening them in advance of an earthquake. We have estimates from a construction company and will be meeting with property owners so they are aware of the costs associated with rehabs of their buildings.

Hing Hay Coworks

Hing Hay Coworks re-opening has been slow, but consistent. While we only have a few members coming in, they are consistent. We are transitioning HHC to be self-sustaining and not need staffing in 2021, until the pandemic is under control and we have a more steady revenue stream.

We will have our **API Arts & Crafts Fair** on Small Business Saturday (November 28) at the Dynasty Room Parking lot from 12-4pm. This will be in conjunction with the CID \$6 Food Walk hosted by the CIDBIA.

Program shifts because of COVID 19

Small Business Relief

For small business technical assistance, we have been focusing on the release of 2 rounds of CARES act funding from the State Department of Commerce. We have provided in language technical assistance to ensure that businesses are able to apply and that their applications are complete. We are also assisting with the next round of stabilization funding through the Office of Economic Development.

We have been working with small businesses around concerns with the November presidential election as well as other public safety concerns. We released safety tips – in language – so that businesses were prepared in the case of protests. We are also hosting a webinar, in partnership with Seattle & King County Public Health, around how to safely open restaurants during Phases 2 & 3. This webinar is in Cantonese and will be recorded and made available to businesses to view at a later time.

Lastly, we are preparing for another fundraising push for the CID Restaurants and other Small Businesses Relief Fund. We will be offering neighborhood boxes – similar to the ones that we had for the fundraiser – to the first 150 donors to donate \$150 or more to our fund. Our hope is to raise funds during the holiday season and give grants during Lunar New Year. Our goal is to raise \$200,000 more dollars for a total of \$1Million raise for our fund.

Food Deliveries

The CI team coordinates and delivers (in partnership with the Property Operations team) over 600 meals and 400 bags of groceries a week to 17 different buildings in the CID. The groceries are provided by ACRS and meals are through ICHS, while we purchase meals from CID restaurants through a grant from the Bank of America, which we received in collaboration with Mercy Housing, Bellwether Housing, and Community Roots Housing.

Branding and Social Media

Over the last few months, the CI team has worked on developing the SCIDpda brand as an organization that supports the needs of the community. Using the internet as a way to connect with the community (because we can't in person!) we have focused on telling the story of how present our organization is in the District, especially during this time.

Grants

This fall was grant writing season, for sure. We ten pending grants that we have written since September to now – many of which fund small business assistance, tenant rent relief, resident services, and the resident meal program.

Staffing Changes

Due to loss of revenue and overall shift in workflow, we have two layoffs in the Community Initiatives department, effective Jan 1, 2021. As I stated above, HHC will be self-sustaining next year and with a third of the revenue in other years, we will not be retaining staff at the space. The HHC Program Coordinator position (currently held by Miran Kim) will remain unfilled for the foreseeable future.

Additionally, we have had to lay off our Preservation Planner position (currently held by MaryKate Ryan). This position was always a little bit difficult to fund and even more so now – additionally, much of the work done in this position is at a standstill at this time.

Both staff have been notified and plan to finish the year off with us.

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. ***Building permit drawings have been submitted and the project is pushing for start of construction by March of 2021. The acceleration of the schedule is due to the project site not being in the QCT in 2021 and the impact on the tax credits. We will be applying for bond award by the end of 2020*****



	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

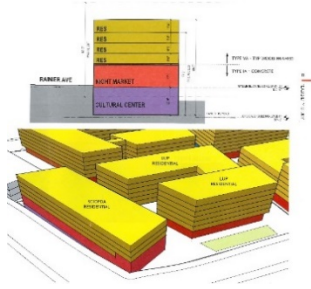
We have signed an LOI with equity investor and two debt lenders and are beginning discussion with them as we work towards closing by February 2021 and start construction by March 2021. **



	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. ***There has been some preliminary meetings to relook at some different scenarios and program for the site.*****

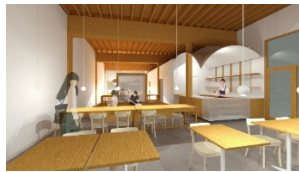


Hing Hay Park Restroom at Bush Hotel

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

Grand opening the week of 11/16**



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

Blossom Apartments

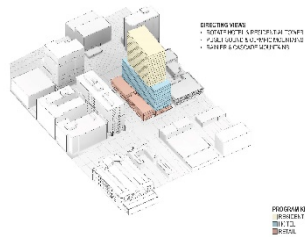
A new mixed use project by Vibrant Cities at the corner of 5th and Main has been proposed. The project will consist of 184 workforce units and street level commercial/retail space. No date for presentation to ISRD has been set. **

Development Type	Unit Type	Affordable Requirements?
Residential – 184 units	Studio and 1 BR	MFTE & on site MHA
Retail – ground floor		



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)

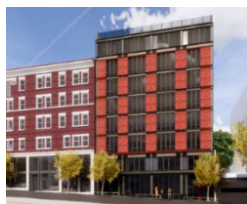
There was another contentious ISRD meeting on 10/29 where the development team was asked to provide more information about saving the existing building.



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		
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Uncle Bob's Place

The project was awarded \$24.5M in tax exempt bonds.



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

As we proceed further into fall and COVID-19 cases keep rising, the Property Operations team is exceedingly concerned about the overall health and well-being of our residents and staff. In response to this increase we have secured enough PPE to get us through the end of Q1 2021 and expected donated supplies to help supplement. We're updating flyers and other posted information with latest public health guidance. At this point, Building Managers are well in-tune with their residents and regular wellness checks for COVID symptoms are routine. We are still maintaining strict sanitation standards and wiping high-touch surfaces with regularity. Ongoing needs related to food and other basic needs are detailed below. Behavioral health issues continue to be challenging. There are limited resources and staff expertise to access them. Part of our plans for 2021 include a grant-funded position to address all resident support needs. More detail to follow at next month's budget presentation.

Food Needs & Other Basic Needs

The property operations team completed its latest round of resident wellness checks. Overall, we are pleased to report no increase in COVID-19 cases or symptoms. We did identify an increasing need for meals and groceries at our buildings and have increased the number of buildings we are serving from 17 to 18. As previously reported we are well over 10,000 bags of groceries delivered, 6000 masks, 5000 senior meals and 7500 restaurant meals. We had close to 1000 individual volunteer shifts close to 1900 volunteer hours since March. We also began working with ICHS to host on-site flu-shot clinics at 4 of our properties. Most of the 115 residents who indicated they wanted a shot are covered by their own insurance provider. ICHS has grant funding to cover those who are un-insured. Clinics will start and complete their work before the end of November.

Residential Property Management

Residential property management is stable and in overall good financial health. Collection rates and AR looked good for PDA properties and slightly improved for managed properties. We applied for OH funding and were awarded \$39k. This covered most of the outstanding AR at PDA properties and a significant amount (close to \$28k) at the Louisa. Our team continues to stay on top of opportunities for rent-relief and works directly with residents in accessing those funds. Louisa continues to be a challenge. In 2021, we have requested authorization to lower rents, consider potential concessions, and increase marketing expenses. Across the city and region, we are seeing rents drop 12-14% with substantial rent concessions. This change is needed in order for Louisa to remain competitive.

Commercial Property Management

There are ongoing concerns about the financial stability of our commercial properties due to COVID-19 impacts. In October, 15 tenants have not made payments, 16 tenants have paid in full, and 7 tenants made partial payments. One tenant at Bush Comm. (21 Progress) has \$37k in outstanding rent. The 21 Progress Board has acknowledged the full amount needs to be repaid and will vote on a resolutions this week to transfer funds. They intend to stay in the space long-term and will re-open post-COVID under new programming. Our vacant spaces remain vacant and we have some potential tenants interested.

SCIDpda Consolidated Balance Sheet (With Period Change)

11/13/2020 9:31 AM

Period = Jan 2020-Sep 2020

Book = Accrual ; Tree = .fc_bs

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

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1001-0000	CURRENT ASSETS			
1100-0000	CASH & CASH EQUIVALENTS			
	Unrestricted Funds	3,485,068	3,517,598	-32,530
	Restricted Funds	4,419,214	3,548,092	871,122
	Bond Funds	2,760,197	2,142,315	617,882
1199-0000	TOTAL CASH & CASH EQUIVALENTS	10,664,479	9,208,005	1,456,474
1200-0000	ACCOUNTS RECEIVABLE			
	Accounts Receivable - Net	1,372,407	1,351,815	20,592
1299-0000	TOTAL ACCOUNTS RECEIVABLE	1,372,407	1,351,815	20,592
1300-0000	OTHER RECEIVABLES			
	Note Receivable	2,038,795	1,018,319	1,020,476
	Other Receivables	77,965	4,671	73,293
1399-0000	TOTAL OTHER RECEIVABLES	2,116,760	1,022,990	1,093,770
1400-0000	DEPOSITS & PREPAIDS			
	Prepaid Insurance	39,759	34,011	5,748
	Prepaid Expenses & Deposits	32,393	36,500	-4,107
1499-0000	TOTAL DEPOSITS & PREPAIDS	72,152	70,511	1,641
1499-9999	TOTAL CURRENT ASSETS	14,225,798	11,653,321	2,572,477
1500-0000	LONG-TERM ASSETS			
1501-0000	PROPERTY			
	Property - Net Accum. Depreciation	36,010,579	37,093,931	-1,083,352
1599-0000	TOTAL PROPERTY	36,010,579	37,093,931	-1,083,352
1600-0000	FIXED ASSETS			
	Furniture Fixtures & Equipment - Net Accum. Depreciation	164,915	187,521	-22,606
1699-0000	TOTAL FIXED ASSETS	164,915	187,521	-22,606
1699-9999	TOTAL LONG-TERM ASSETS	36,175,493	37,281,452	-1,105,958
1700-0000	OTHER ASSETS			
1701-0000	OTHER ASSETS			
	Other Receivables	1,956,150	1,858,902	97,248
	Investment in Other Entities	5,312,548	5,298,384	14,164
	Development Projects	2,754,846	1,677,688	1,077,157
1799-0000	TOTAL OTHER ASSETS	10,023,544	8,834,974	1,188,570

Balance Sheet (With Period Change)

Period = Jan 2020-Sep 2020

11/13/2020 9:31 AM

Book = Accrual ; Tree = .fc_bs

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

		Balance	Beginning	Net
		Current Period	Balance	Change
1899-9999	TOTAL OTHER ASSETS	10,023,544	8,834,974	1,188,570
1999-9999	TOTAL ASSETS	60,424,836	57,769,747	2,655,089
2000-0000	LIABILITIES & CAPITAL			
2001-0000	LIABILITIES			
2010-0000	CURRENT LIABILITIES			
2100-0000	PAYABLES & OBLIGATIONS			
	Accounts Payable	579,018	423,562	155,456
	Prepaid Rent	31,159	23,250	7,909
	Current Portion Due of Mortgages & Other Obligations	1,096,849	1,180,859	-84,010
	Taxes & Benefits Payable	4	23,978	-23,974
2199-0000	TOTAL PAYABLES & OBLIGATIONS	1,707,030	1,651,649	55,381
2200-0000	ACCRUED EXPENSES			
	Accrued Expenses	1,730,541	1,614,507	116,034
2299-0000	TOTAL ACCRUED EXPENSES	1,730,541	1,614,507	116,034
2299-9999	TOTAL CURRENT LIABILITIES	3,437,571	3,266,156	171,415
2300-0000	LONG-TERM LIABILITIES			
2301-0000	MORTGAGES & OTHER OBLIGATIONS			
	Loan Payable	29,252,589	27,387,566	1,865,023
	Bonds Payable - Net	333,987	357,406	-23,419
2399-0000	TOTAL MORTGAGES & OTHER OBLIGATIONS	29,586,576	27,744,972	1,841,604
2399-9999	TOTAL LONG-TERM LIABILITIES	29,586,576	27,744,972	1,841,604
2400-0000	OTHER LIABILITIES			
	Security Deposit Liability	150,468	152,646	-2,178
	Other Liabilities	558,865	206,371	352,494
	Deferred Rent Payable	769,568	769,568	0
2499-0000	TOTAL OTHER LIABILITIES	1,478,901	1,128,585	350,316
2999-0000	TOTAL LIABILITIES	34,503,048	32,139,714	2,363,335
3001-0000	CAPITAL			
	Retained Earnings	25,921,788	25,630,034	291,754
3999-0000	TOTAL CAPITAL	25,921,788	25,630,034	291,754
3999-9999	TOTAL LIABILITIES & CAPITAL	60,424,836	57,769,747	2,655,089

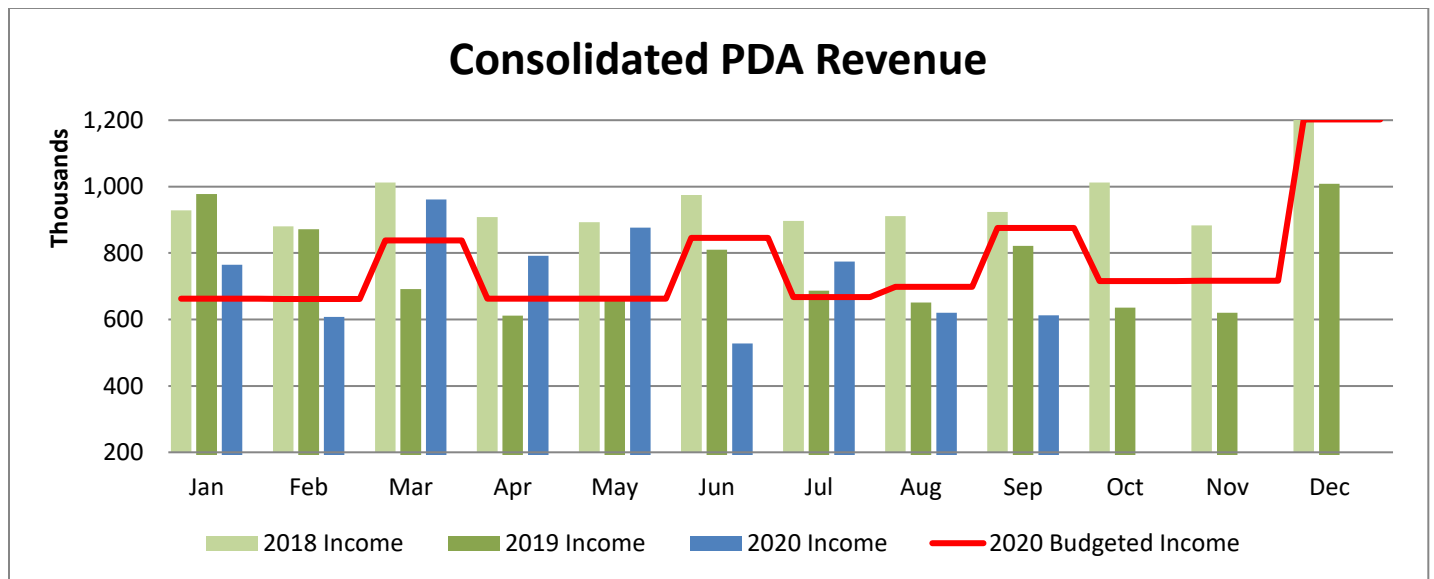
PDA Reporting Comparison Cash Flow Statement

Book = Accrual ; Tree = .fc_is_report_ne

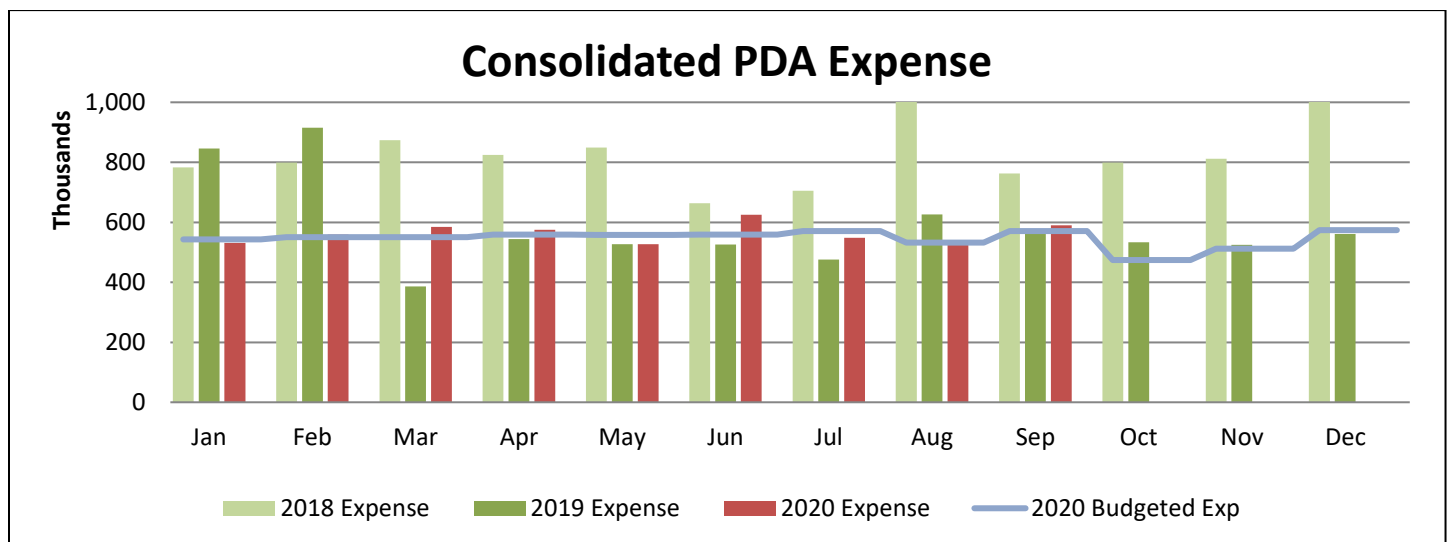
PDA Reporting=Community Initiatives,Hinghay,Other Legal Holdings,PDA Admin,Properties,Property Mgmt/Maint,Senior Services;

	Year to Date - 3rd Quarter 2020							
	Community Initiatives HHC	Legal Holdings Master/Qalich Hotel/Condo	Properties	Property Mgmt	PDA Admin Fundraising Development	Total SCIDpda	Total Budget	Variance Fav (Unfav)
REVENUE								
RENT INCOME								
Rent	38,828	971,253	3,622,547	0	0	4,632,627	4,610,142	22,485
Vacancies	0	0	(60,413)	0	0	(60,413)	(31,848)	(28,565)
Concessions and Bad Debt	0	32,544	(86,744)	0	0	(54,200)	(9,132)	(45,068)
NET RENT INCOME	38,828	1,003,797	3,475,390	0	0	4,518,014	4,569,162	(51,148)
TOTAL REIMBURSABLE EXPENSE INCOME	0	0	5,050	0	0	5,050	0	5,050
TOTAL OTHER RENTAL INCOME	0	0	159,555	0	0	159,555	161,222	(1,667)
TOTAL SERVICE INCOME	0	0	18,287	1,096,063	96,864	1,211,214	1,270,693	(59,479)
TOTAL OTHER INCOME	3,170	0	34,812	0	15,215	53,197	28,818	24,379
TOTAL INTEREST INCOME	0	236	97,052	0	50,445	147,733	184,212	(36,479)
Grants	524,702	0	19,000	0	34,438	578,139	532,992	45,147
LESS Grant Program Expense	(953,033)	0	0	0	0	(953,033)	(261,333)	(691,700)
Other Fundraising	688,100	0	0	0	128,404	816,504	87,625	728,879
TOTAL FUNDRAISING INCOME	259,769	0	19,000	0	162,842	441,611	359,284	82,327
TOTAL REVENUE	301,767	1,004,033	3,809,145	1,096,063	325,366	6,536,374	6,573,391	(37,017)
EXPENSES								
ADMINISTRATIVE								
Professional Fees & Consulting	5,440	10,434	44,512	0	88,260	148,645	179,793	31,148
Rent Expense	38,356	316,503	654,750	6,615	32,560	1,048,784	1,045,881	(2,903)
Salaries	312,350	0	208,596	844,922	641,379	2,007,246	1,978,633	(28,613)
Other Admin Expenses	11,680	230	36,351	13,429	80,255	141,946	149,328	7,382
TOTAL ADMINISTRATIVE	367,826	327,167	944,209	864,967	842,453	3,346,621	3,353,635	7,014
TOTAL MANAGEMENT FEE	3,105	0	279,273	65,764	1,705	349,847	355,240	5,393
TOTAL MAINTENANCE	24,204	0	424,195	363	41,945	490,707	365,500	(125,207)
TOTAL UTILITIES	10,003	0	296,362	0	17,102	323,467	333,090	9,623
TOTAL TAXES	611	0	21,066	0	264	21,941	26,853	4,912
TOTAL INSURANCE	2,394	(10)	101,701	0	9,849	113,933	99,459	(14,474)
TOTAL PROGRAM EXPENSES	1,119	0	0	0	19,593	20,712	22,503	1,791
TOTAL OPERATING EXPENSES	409,262	327,156	2,066,806	931,094	932,911	4,667,229	4,556,280	(110,949)
NOI BEFORE DEBT SERVICE & GROUND LEASE	(107,495)	676,877	1,742,340	164,969	(607,545)	1,869,145	2,017,111	(147,966)
TOTAL DEBT SERVICE & GROUND LEASE	0	173,178	281,843	0	0	455,021	476,839	21,818
NOI AFTER DEBT SERVICE & GROUND LEASE	(107,495)	503,698	1,460,497	164,969	(607,545)	1,414,124	1,540,272	(126,148)
TOTAL OTHER EXPENSES	0	2,250	(25,312)	0	(19,688)	(42,750)	(39,798)	2,952
NET INCOME BEFORE DEPR & AMORT	(107,495)	501,448	1,485,809	164,969	(587,858)	1,456,874	1,580,070	(123,196)
CASH FLOWS FROM INVESTING ACTIVITIES								
Operating Reserve Deposits			(5,988)			(5,988)		
Operating Reserve Deposits - reimburse 2019 draw for dev. expense					(1,525,000)	(1,525,000)		
Operating Reserve Draws			492			492		
Replacement Reserve Deposits		(23,867)	(66,812)			(90,679)		
Replacement Reserve Draws		8,159				8,159		
Deposits to other reserves								
Fixed asset purchases			(11,321)			(11,321)		
Development costs					(1,077,157)	(1,077,157)		
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	0	(15,708)	(83,629)	0	(2,602,157)	(2,701,494)		
CASH FLOWS FROM FINANCING ACTIVITIES								
Accrued Interest not paid			87,221			87,221		
Loan proceeds					2,350,060	2,350,060		
Principal payments on notes payable		(116,088)	(537,728)			(653,816)		
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	0	(116,088)	(450,507)	0	2,350,060	1,783,465		
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(107,495)	369,653	951,673	164,969	(839,955)	538,846		

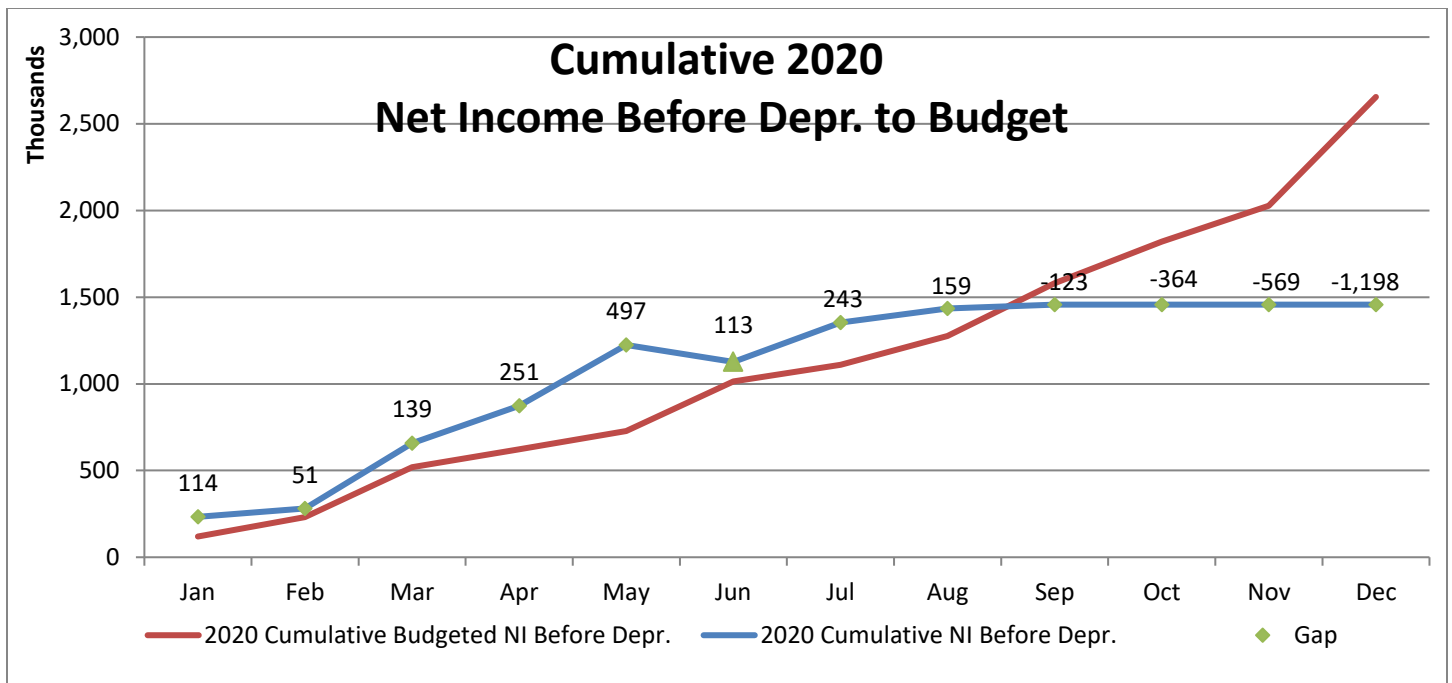
SCIDpda Consolidated – Q3 2020 Financial Summary



Revenues through Q3 2020 were \$37K less than budget for the entire organization. Rental Income's now \$51K negative variance is due to rent concessions, higher than budgeted vacancies, and the temporary closure of Hinghay CoWorks; the recovery of bad debt expensed from prior years helped keep this from being even larger; \$34K was collected from the Parks Dept. for 2010 – 2018 NNN and \$57K from ICHS for the 2018 NNN reconciliation. Service Income has a \$59K negative variance mostly due to low Program Management Fees, which are based on receipts and have been low due to the temporary closure of Hinghay CoWorks, vacancies, rent concessions, and developer fees. Interest Income's negative variance has grown to \$36K due to the continuation of lower interest rates. And Fundraising Income has an \$82K positive variance, due in large part to \$100K from the Seattle Foundation for general operating costs for COVID-19.

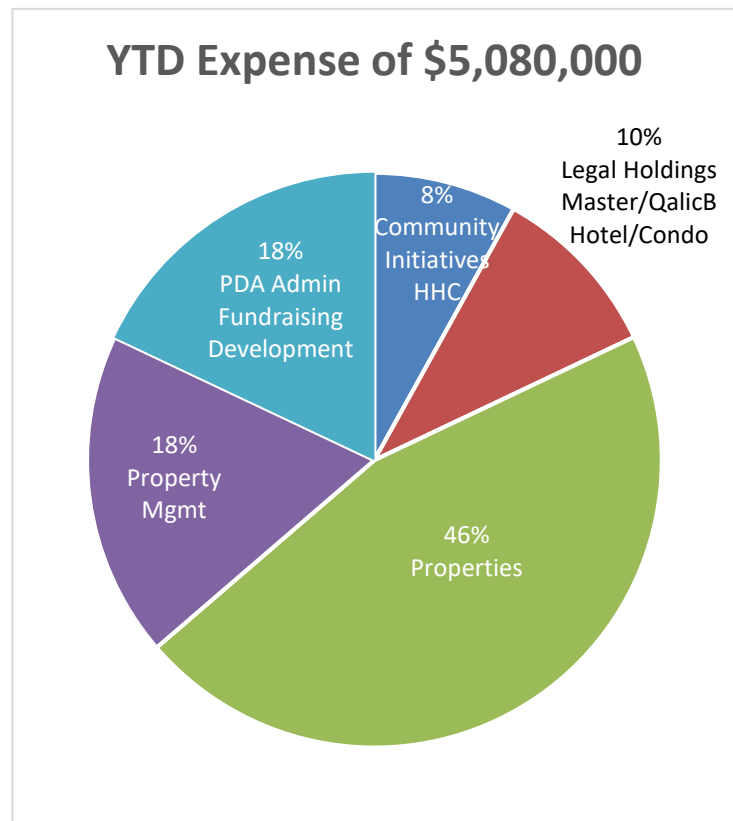
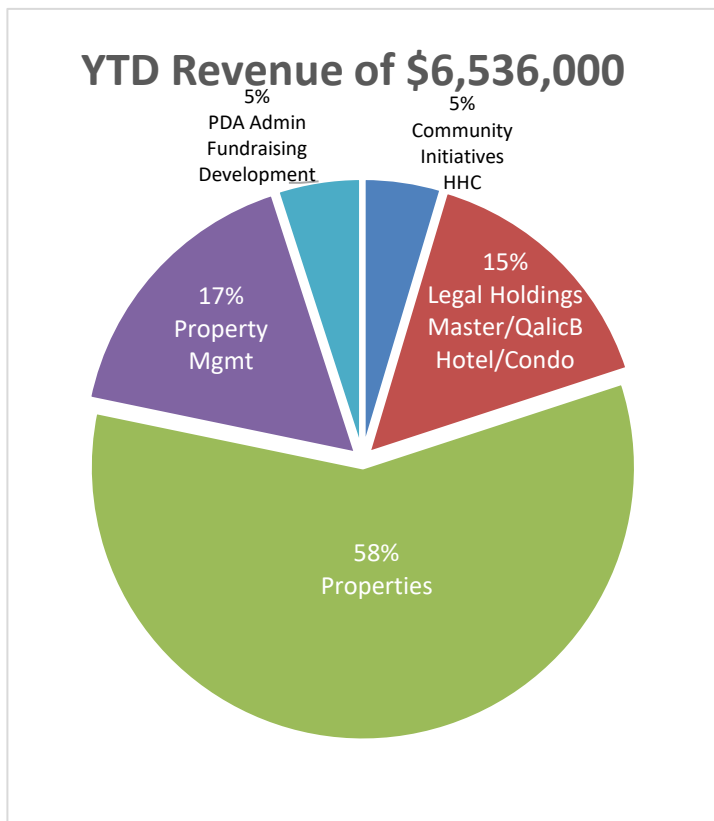


Expenses through Q3 2020 were \$86K over budget for the entire organization. In Administrative Fees, Professional Fees & Consulting has a \$31K positive variance due to lower than anticipated costs for legal fees and consulting from Wendy Watanabe, but Salaries show a \$29K negative variance due to hazard pay for COVID-19, less use of PTO, and staffing changes, plus budgeting errors/adjustments. Maintenance has a \$125K negative variance due to an increase in Janitorial WOs and to lower than budgeted CAM Recovery. Utility, Taxes and Program Expenses are slightly positive to budget while Insurance is \$14K over budget due to a larger increase in costs than anticipated. Debt service is favorable to budget by \$22K.



As a result, our NOI before Depreciation was \$1.46M which was \$123K less than budget through September 2020.

Visual Breakout by Department of Year through September Revenue and Expenses



Book = Accrual ; Tree = .fc_is_report_ne
PDA Reporting=PDA Admin,Community Initiatives,Properties,Property Mgmt/Maint,Other Legal Holdings;

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PDA Reporting Comparison Income Statement

Book = Accrual ; Tree = .fc_is_report_ne

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

REVENUE

RENT INCOME

Rent

Vacancies

Concessions and Bad Debt

NET RENT INCOME

TOTAL REIMBURSABLE EXPENSE INCOME

TOTAL OTHER RENTAL INCOME

TOTAL SERVICE INCOME

TOTAL OTHER INCOME

TOTAL INTEREST INCOME

Grants

LESS Grant Program Expense

Other Fundraising

TOTAL FUNDRAISING INCOME

TOTAL REVENUE

EXPENSES

ADMINISTRATIVE

Professional Fees & Consulting

Rent Expense

Salaries

Other Admin Expenses

TOTAL ADMINISTRATIVE

TOTAL MANAGEMENT FEE

TOTAL MAINTENANCE

TOTAL UTILITIES

TOTAL TAXES

TOTAL INSURANCE

TOTAL PROGRAM EXPENSES

TOTAL OPERATING EXPENSES

NOI BEFORE DEBT SERVICE & GROUND LEASE

TOTAL DEBT SERVICE & GROUND LEASE

NOI AFTER DEBT SERVICE & GROUND LEASE

TOTAL OTHER EXPENSES

NET INCOME BEFORE DEPR & AMORT

TOTAL DEPRECIATION & AMORTIZATION

NET INCOME

Year to Date - 3rd 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)
38,828	88,972	(50,144)	971,253	972,000	(747)	3,622,547	3,549,170	73,377	0	0	0	0	0	0	4,632,627	4,610,142	22,485
0	0	0	0	0	0	(60,413)	(31,848)	(28,565)	0	0	0	0	0	0	(60,413)	(31,848)	(28,565)
0	0	0	32,544	0	32,544	(86,744)	(9,132)	(77,612)	0	0	0	0	0	0	(54,200)	(9,132)	(45,068)
38,828	88,972	(50,144)	1,003,797	972,000	31,797	3,475,390	3,508,190	(32,800)	0	0	0	0	0	0	4,518,014	4,569,162	(51,148)
0	0	0	0	0	0	5,050	0	5,050	0	0	0	0	0	0	5,050	0	5,050
0	0	0	0	0	0	159,555	161,222	(1,667)	0	0	0	0	0	0	159,555	161,222	(1,667)
0	0	0	0	0	0	18,287	14,661	3,626	1,096,063	1,110,088	(14,025)	96,864	145,944	(49,080)	1,211,214	1,270,693	(59,479)
3,170	5,625	(2,455)	0	0	0	34,812	23,193	11,619	0	0	0	15,215	0	15,215	53,197	28,818	24,379
0	0	0	236	900	(664)	97,052	102,789	(5,737)	0	0	0	50,445	80,523	(30,078)	147,733	184,212	(36,479)
524,702	226,764	297,938	0	0	0	19,000	0	19,000	0	0	0	34,438	306,228	(271,790)	578,139	532,992	45,147
(953,033)	(261,333)	(691,700)	0	0	0	0	0	0	0	0	0	0	0	0	(953,033)	(261,333)	(691,700)
688,100	284,853	403,247	0	0	0	0	0	0	0	0	0	128,404	(197,228)	325,632	816,504	87,625	728,879
259,769	250,284	9,485	0	0	0	19,000	0	19,000	0	0	0	162,842	109,000	53,842	441,611	359,284	82,327
301,767	344,881	(43,114)	1,004,033	972,900	31,133	3,809,145	3,810,055	(910)	1,096,063	1,110,088	(14,025)	325,366	335,467	(10,101)	6,536,374	6,573,391	(37,017)
5,440	5,823	383	10,434	11,367	933	44,512	44,415	(97)	0	0	0	88,260	118,188	29,928	148,645	179,793	31,148
38,356	41,292	2,936	316,503	316,503	0	654,750	645,372	(9,378)	6,615	6,750	135	32,560	35,964	3,404	1,048,784	1,045,881	(2,903)
312,350	284,984	(27,366)	0	0	0	208,596	170,333	(38,263)	844,922	878,602	33,680	641,379	644,714	3,335	2,007,246	1,978,633	(28,613)
11,680	18,549	6,869	230	181	(49)	36,351	28,636	(7,715)	13,429	13,680	251	80,255	88,282	8,027	141,946	149,328	7,382
367,826	350,648	(17,178)	327,167	328,051	884	944,209	888,756	(55,453)	864,967	899,032	34,065	842,453	887,148	44,695	3,346,621	3,353,635	7,014
3,105	6,084	2,979	0	0	0	279,273	274,223	(5,050)	65,764	67,262	1,498	1,705	7,671	5,966	349,847	355,240	5,393
24,204	10,467	(13,737)	0	0	0	424,195	335,080	(89,116)	363	3,195	2,832	41,945	16,758	(25,187)	490,707	365,500	(125,207)
10,003	17,280	7,277	0	0	0	296,362	299,790	3,428	0	0	0	17,102	16,020	(1,082)	323,467	333,090	9,623
611	261	(350)	0	0	0	21,066	21,201	135	0	0	0	264	5,391	5,127	21,941	26,853	4,912
2,394	1,827	(567)	(10)	0	10	101,701	82,215	(19,486)	0	27	27	9,849	15,390	5,541	113,933	99,459	(14,474)
1,119	3,753	2,634	0	0	0	0	0	0	0	0	0	19,593	18,750	(843)	20,712	22,503	1,791
409,262	390,320	(18,942)	327,156	328,051	895	2,066,806	1,901,265	(165,541)	931,094	969,516	38,422	932,911	967,128	34,217	4,667,229	4,556,280	(110,949)
(107,495)	(45,439)	(62,056)	676,877	644,849	32,028	1,742,340	1,908,790	(166,451)	164,969	140,572	24,397	(607,545)	(631,661)	24,116	1,869,145	2,017,111	(147,966)
0	0	0	173,178	181,176	7,998	281,843	295,663	13,821	0	0	0	0	0	0	455,021	476,839	21,818
(107,495)	(45,439)	(62,056)	503,698	463,673	40,025	1,460,497	1,613,127	(152,630)	164,969	140,572	24,397	(607,545)	(631,661)	24,116	1,414,124	1,540,272	(126,148)
0	0	0	2,250	2,250	0	(25,312)	(22,212)	3,100	0	0	0	(19,688)	(19,836)	(148)	(42,750)	(39,798)	2,952
(107,495)	(45,439)	(62,056)	501,448	461,423	40,025	1,485,809	1,635,339	(149,530)	164,969	140,572	24,397	(587,858)	(611,825)	23,967	1,456,874	1,580,070	(123,196)
33,365	33,363	(2)	292,069	260,928	(31,141)	813,022	807,534	(5,488)	0	0	0	26,664	69,480	42,816	1,165,119	1,171,305	6,186
(140,859)	(78,802)	(62,057)	209,379	200,495	8,884	672,787	827,805	(155,018)	164,969	140,572	24,397	(614,522)	(681,305)	66,783	291,754	408,765	(117,011)