

BOARD MEETING AGENDA

Tuesday, January 19, 2021

5:30 – 7:15 p.m.

**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 December 2020 Meeting Minutes • Approve November and December 2020 Expenditure Report • Accept January 2021 Management Report
5:40	Discussion	3. Strategic Plan – Wendy Watanabe, consultant
6:10	Discussion / Action	4. Board Business <ul style="list-style-type: none"> • Advocacy Discussion - Aileen Balahadia and Mindy Au • Executive Committee <ul style="list-style-type: none"> ○ 2021 Board Committees & Assignments ○ Resolution - 2021 Board Meeting Schedule ○ Election of 2021 Executive Committee At-Large Position(s) • Other Committee Reports • Other Business
7:15	Action	5. Adjourn – Mindy Au

Upcoming Dates (tentative):

2/2 – Executive Committee, 12 pm

2/3 – Real Estate Committee, 5 pm

2/11 – Community Initiatives Committee, 4 pm

2/12 – Finance Committee, 1 pm

2/16 – 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.*

SCIDpda Board Meeting Minutes

December 15th, 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 December 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): Aileen Balahadia, Elliot Sun, Jerilyn Young, Mindy Au, Phillip Sit, Scott Yasui, Tiernan Martin, May Wu, Wayne Lau, David Della, Casey Huang, Miye Moriguchi

Staff Present: Maiko Winkler-Chin, Vern Wood, Jamie Lee, Mike Omura, Janet Smith, Jody McCorkle, Julie Yuan

1. Call to Order

The meeting was called to order by Mindy Au, Board Chair, at 5:33 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.

2. Board Action & Approval

Consent Agenda

Resolution 20-12-15-01: We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, via consent agenda:

- Approve November 2020 Meeting Minutes

Moved: Wayne Lau

Seconded: May Wu

Board Approved: Aileen Balahadia, Elliot Sun, Jerilyn Young, Mindy Au, Phillip Sit, Scott Yasui, Tiernan Martin, May Wu, Wayne Lau

Abstained: 0

Absent: 4

Mike explained the first resolution is for the authorization of the commitment fee for the Yesler Family Housing project.

Maiko explained this was the only funding proposal that came through for the project. Capital One's Freddie TEL loan is the only option we have at this moment.

Josh explained the 2% commitment fee is standard.

Resolution 20-12-15-02: We, the Governing body of the Seattle Chinatown International District Preservation and Development Authority ("SCIDpda"), authorize and approve the payment of a lender commitment fee for the Yesler Family Housing project. The fee required by Capital One's Freddie TEL loan, equals 2% of the proposed loan amount (final amount to be determined at construction loan closing). As the Managing General Partner, SCIDpda would be responsible for 51% of the fee and Community Roots Housing, co-General Partners, would be responsible for the remaining 49%. The fee will be held in a lender-controlled escrow account for up to 30 months after rate is locked with the lender, or until the project completes construction and meets occupancy/income stabilization requirements. At which point, the Commitment Fee will be paid back to the borrower. Further, we authorize the Executive Director to sign loan documents with respect to the foregoing on behalf of the agency.

Moved: Scott Yasui

Seconded: David Della

Board Approved: Aileen Balahadia, Elliot Sun, Jerilyn Young, Mindy Au, Phillip Sit, Scott Yasui, Tiernan Martin, May Wu, Wayne Lau, David Della, Miye Moriguchi

Abstained: Casey Huang

Absent: 1

Mike explained this is a supplemental resolution to an earlier resolution. It addresses the need to form a tax credit entity. The plan is to submit a tax credit application at the end of the year.

Maiko explained this is a very routine procedure for the tax credit procedure.

Resolution 20-12-15-03: We, the Governing Body of the Seattle Chinatown-International District Preservation and Development Authority ("SCIDpda"), adopted that certain Resolution 19-08-20-03 on August 20, 2019 (the "Prior Resolution") authorizing staff to pursue predevelopment, construction, and permanent financing, whether through an application process or through acceptance of funds granted, gifted, or otherwise

bestowed upon SCIDpda, for the North Lot Development located at 1200 12th Avenue South, Seattle, WA.

We, the Governing Body of the SCIDpda, desire to adopt this supplemental resolution to the Prior Resolution.

The project (the "Project") is now anticipated to consist of 160 affordable family units at an average of 60% AMI or below, approximately 24,000 sq. ft. for AiPACE, approximately 10,000 sq. ft. for Early Childhood Education Center (to be operated by El Centro del la Raza).

SCIDpda desires to cause the formation of: (1) a limited liability limited partnership (the "Owner Entity") to acquire, develop, construct and own the Project and, (2) if so elected by the Authorized Representative, a limited liability company of which SCIDpda is the sole member to serve as general partner of the Owner Entity (the "GP").

NOW THEREFORE BE IT RESOLVED that SCIDpda is authorized to cause the formation of the Owner Entity and GP;

FURTHER RESOLVED that the staff to submit all such documents as may be reasonably necessary for SCIDpda to apply for, obtain, and receive an allocation of 2021 Low-Income Housing Tax Credits from the Washington State Housing Finance Commission and/or an allocation of tax-exempt bond volume cap. Such documentation may include the Low-Income Housing Tax Credit Application and the exhibits and attachments required thereto and such other documents as the Washington State Housing Finance Commission may reasonably require with respect to the allocation of tax credits and/or tax-exempt bond volume cap, including but not limited to, such affidavits, certifications, credit reservation contracts, regulatory use agreements, and carryover allocation documents;

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
Mindy Au, Board President

FURTHER RESOLVED that any Authorized Representative is authorized, empowered, and directed to execute and deliver all documents and furnish all materials necessary to form the Owner Entity or GP and complete and submit funding applications, 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; and

FURTHER RESOLVED that this resolution shall supersede any prior resolutions of the SCIDpda with respect to the Project to the extent such prior resolutions are inconsistent with the terms hereunder.

Staff will inform Board of any changes to price or substantial change the scope or the Project.

Moved: Wayne Lau

Seconded: Elliot Sun

Board Approved: Aileen Balahadia, Elliot Sun, Jerilyn Young, Mindy Au, Phillip Sit, Scott Yasui, Tiernan Martin, May Wu, Wayne Lau, David Della, Casey Huang, Miye Moriguchi

Abstained: 0

Absent: 1

Vern explained this is a resolution that our organization does every year to renew SCIDpda's line of credit.

Resolution 20-12-15-04: We, the Governing body of the Seattle Chinatown International District Preservation and Development Authority ("SCIDpda"), authorize and approve the renewal of the line of credit between The Commerce Bank of Washington and SCIDpda in an amount up to \$500,000. The purpose of the credit line is to provide financing to bridge the timing gap between grants and contract payments received by borrower. Further, we authorize the Executive Director to sign loan documents with respect to the foregoing on behalf of the agency.

Moved: Casey Huang

Seconded: Jerilyn Young

Board Approved: Aileen Balahadia, Elliot Sun, Jerilyn Young, Mindy Au, Phillip Sit, Scott Yasui, Tiernan Martin, May Wu, Wayne Lau, David Della, Casey Huang, Miye Moriguchi

Abstained: 0

Absent: 1

3. Staff Presentation

Maiko explained SCIDpda members had affirmed the organization's mission, 2020 vision, and values with Wendy Watanabe earlier this year.

Maiko shared a question Wendy asked –

Just off the top of your head right now, what would you like your strategic plan to address and discuss?

Aileen mentioned planning in terms of Covid recovery for small businesses and residents. Possibly making any changes to SCIDpda's business model and whether the organization would need to continue the emergency work SCIDpda has been doing.

Wayne mentioned how could SCIDpda carry out community engagement more effectively.

Mindy mentioned scenario planning for long-term impacts of Covid.

David mentioned SCIDpda's role in relationship to other organizations in the CID.

January 2021 board meeting agenda items

Maiko explained the January 2021 board meeting is generally a meeting about the different board committees. We will also further discussing SCIDpda's role and stance in advocacy.

2021 SCIDpda Budget

Vern and Maiko provided financial highlights and detailed the 2020 financial year. Vern explained overall SCIDpda is in a strong position to end the year, but not as strong as we hoped to be.

Vern, Jamie, and Jared briefed the board on the 2021 budget plan and other 2021 plans.

Resolution 20-12-15-05: We, the Board of the Seattle Chinatown International District Preservation and Development Authority, approve the 2021 Budget.

Moved: Wayne Lau

Seconded: Scott Yasui

Board Approved: Aileen Balahadia, Elliot Sun, Jerilyn Young, Mindy Au, Scott Yasui, Tiernan Martin, Wayne Lau, Casey Huang, Miye Moriguchi

Abstained: 0

Absent: 4

4. Board Committee Updates

Exec Committee

The at large position will be discussed and voted on in the January 2021 board meeting

Resolution 20-12-15-06: We, the Board of the Seattle Chinatown International District Preservation and Development Authority, approve the slate of officers for 2021.

Board President	Mindy Au
Vice President	Casey Huang
Secretary	Jerilyn Young
Treasurer	Wayne Lau

Moved: Tiernan Martin

Seconded: Scott Yasui

Board Approved: Aileen Balahadia, Elliot Sun, Jerilyn Young, Mindy Au, Scott Yasui, Tiernan Martin, Wayne Lau, Casey Huang, Miye Moriguchi

Abstained: 0

Absent: 4

Resolution 20-12-15-07: We, the Board of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda), approve the following individuals be reappointed to the SCIDpda Board:

- Elliot Sun, currently completing the remainder of a term and thus starting his first official term;
- Wayne Lau, starting his 3rd term
- David Della, starting his 2nd term

Moved: Jerilyn Young

Seconded: Casey Huang

Board Approved: Aileen Balahadia, Elliot Sun, Jerilyn Young, Mindy Au, Scott Yasui, Tiernan Martin, Wayne Lau, Casey Huang, Miye Moriguchi

Abstained: 0

Absent: 4

5. Adjourn

The meeting was adjourned by Mindy Au, Board Chair, at 7:18 p.m.

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

Expenditure Certification Memorandum

DATE: 11/30/2020
 TO: Board of Directors
 FROM: Vern Wood, Deputy Director
 RE: November 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	1691	to	1707	\$	19,654.09
Electronic Funds Transfers	General Checking		eft		\$	45,028.66
				Bush Hotel Commercial	\$	64,682.75
Computer Run Checks	General Checking	1713	to	1716	\$	15,705.80
				Bush Hotel Condo	\$	15,705.80
Electronic Funds Transfers	General Checking		eft		\$	327.36
				Bush Hotel QalicB	\$	327.36
Computer Run Checks	General Checking	919	to	938	\$	27,652.86
Electronic Funds Transfers	General Checking		eft		\$	21,020.17
				Bush Hotel Residential	\$	48,673.03
Computer Run Checks	General Checking	200	to	204	\$	4,130.22
				CIDpda	\$	4,130.22
Computer Run Checks	General Checking	3585	to	3603	\$	40,581.19
Electronic Funds Transfers	General Checking		eft		\$	26,378.26
				DVA	\$	66,959.45
Electronic Funds Transfers	General Checking		eft		\$	53.31
				Hinghay	\$	53.31
Computer Run Checks	General Checking	597	to	615	\$	58,023.09
				IDVS1 Commercial	\$	58,023.09
Computer Run Checks	General Checking	215	to	222	\$	45,021.22
				IDVS2 Condo	\$	45,021.22
Computer Run Checks	General Checking	346	to	356	\$	29,143.99
Electronic Funds Transfers	General Checking		eft		\$	3,156.24

Electronic Funds Transfers	Bond Revenue		eft		\$	20,000.00
			IDVS2 Library & Parking		\$	52,300.23
Computer Run Checks	General Checking	466	to	480	\$	9,867.64
Electronic Funds Transfers	General Checking		eft		\$	4,812.34
			IDVS2 Commercial		\$	14,679.98
Computer Run Checks	General Checking	797	to	810	\$	8,447.89
Electronic Funds Transfers	General Checking		eft		\$	22,489.29
			New Central Commercial		\$	30,937.18
Computer Run Checks	General Checking	234	to	235	\$	6,784.51
Electronic Funds Transfers	General Checking		eft		\$	19,549.92
Electronic Funds Transfers	Replacement Reserves		eft		\$	4,657.58
			New Central Hotel		\$	30,992.01
Electronic Funds Transfers	General Checking		eft		\$	39,847.54
			New Central Master Tenant		\$	39,847.54
Computer Run Checks	General Checking	934	to	953	\$	22,035.58
Electronic Funds Transfers	General Checking		eft		\$	18,929.58
			New Central Residential		\$	40,965.16
Computer Run Checks	General Checking	1784-1786, 180	to	1844	\$	237,118.01
Electronic Funds Transfers	General Checking		eft		\$	19,963.88
Electronic Funds Transfers	Construction		eft		\$	97,150.00
Computer Run Checks	LH Replace. Reserves	111	to	112	\$	54,652.15
Electronic Funds Transfers	LGIP		eft		\$	97,150.00
			SCIDpda		\$	506,034.04
					\$	1,019,332.37

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

12/14/2020 8:53 AM

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,dva,design20,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmnty,pdadev,pdamaint,pdaprop,scid AND mm/yy=11/2020-11/2020 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
bhcommop - General Checking				
1691	eltsys - ELTEC Systems, LLC	11/5/2020	325.49	Elevator - Contract - 10/2020
1692	hdsupp - HD Supply Facilities Maintenance, LTD	11/5/2020	104.56	Supplies
1693	pdamaint - SCIDpda Maintenance Dept	11/5/2020	10,122.75	WOs
1694	verwir - Verizon Wireless	11/5/2020	9.42	Telecomm
1695	bushllc - SCIDpda Bush Residential LLC	11/12/2020	2,466.00	Bhres tenant receipt made out to bhcomm
1696	cenlin - CenturyLink	11/12/2020	61.30	Telecomm
1697	louhot - Louisa Hotel Master Tenant LLC	11/12/2020	43.59	Supplies
1698	pdamaint - SCIDpda Maintenance Dept	11/12/2020	228.00	WOs
1699	repser - Republic Services	11/12/2020	2,191.73	Garbage/Waste Removal
1700	thepar - The Part Works, Inc.	11/12/2020	225.87	Supplies
1701	welfar - Wells Fargo	11/12/2020	3.24	Telecomm
1702	cedgro - Cedar Grove Organics Recycling	11/19/2020	129.65	Garbage/Waste Removal
1703	eltsys - ELTEC Systems, LLC	11/19/2020	325.49	Elevator - Contract - 11/2020
1704	hdsupp - HD Supply Facilities Maintenance, LTD	11/19/2020	26.36	Janitorial - Supplies
1705	lowes - Lowe's	11/19/2020	14.63	Supplies
1706	wasman - Waste Management of Seattle	11/19/2020	3,238.38	Garbage/Waste Removal
1707	wesext - Western Exterminator Company	11/19/2020	137.63	Pest Control
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	11/12/2020	36,750.00	Rent
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	11/19/2020	8,278.66	Condo Billing
Total bhcommop - General Checking			64,682.75	
bhcondop - General Checking				
1713	citseacu - City of Seattle-Combined Utilities	11/5/2020	6,829.43	Garbage/Waste Removal & Water/Sewer
1714	seacitli - Seattle City Light	11/5/2020	1,800.03	Electricity
1715	ipfscorp - IPFS Corporation	11/12/2020	5,211.74	Insurance
1716	pugsou - Puget Sound Energy	11/19/2020	1,864.60	Natural Gas
Total bhcondop - General Checking			15,705.80	
bhqalop - General Checking				
ACH	bannymel - The Bank of New York Mellon Trust Co.	11/13/2020	327.36	Interest Payment on deferred loan - Monthly
Total bhqalop - General Checking			327.36	
bhresope - General Checking				
919	busimp - Business Impact NW	11/5/2020	1,604.68	Loan Payment - Monthly
920	citseafa - FAS City of Seattle	11/5/2020	56.00	Licenses
921	hdsupp - HD Supply Facilities Maintenance, LTD	11/5/2020	104.56	Supplies
922	paclam - Pacific Lamp & Supply Company	11/5/2020	67.49	Supplies
923	pdamaint - SCIDpda Maintenance Dept	11/5/2020	1,375.00	WOs
924	verwir - Verizon Wireless	11/5/2020	109.31	Telecomm
925	buihar - Builders' Hardware & Supply Co	11/12/2020	66.61	Supplies
926	citseacu - City of Seattle-Combined Utilities	11/12/2020	70.57	Water/Sewer
927	eltsys - ELTEC Systems, LLC	11/12/2020	2,430.44	Elevator - Contract
928	hdsupp - HD Supply Facilities Maintenance, LTD	11/12/2020	573.97	Supplies
929	seacitli - Seattle City Light	11/12/2020	1,245.11	Electricity
930	t0003574 - Nentura	11/12/2020	793.57	Move Out Refund
931	thepar - The Part Works, Inc.	11/12/2020	225.87	Supplies

SCID Check Summary

12/14/2020 8:53 AM

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,dva,design20,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmmtb,pdadev,pdamaint,pdaprop,scid AND mm/yy=11/2020-11/2020 AND All Checks=Yes

932	welfar - Wells Fargo	11/12/2020	308.34	Supplies
933	wesext - Western Exterminator Company	11/12/2020	275.25	Pest Control
934	buihar - Builders' Hardware & Supply Co	11/19/2020	18.31	Supplies
935	hdsupp - HD Supply Facilities Maintenance, LTD	11/19/2020	207.83	Supplies
936	lowes - Lowe's	11/19/2020	1,383.08	Appliances & Supplies
937	paclam - Pacific Lamp & Supply Company	11/19/2020	349.87	Supplies
938	scidpda - SCIDpda	11/19/2020	16,387.00	ID Billing
ACH	bushcomm - SCIDpda Bush Hotel Commercial	11/5/2020	11,853.66	WOs/2019 - 2020 reallocation share
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	11/19/2020	9,166.51	Condo Billing
Total bhresope - General Checking			48,673.03	
cidpdao3 - General Checking				
200	citseafa - FAS City of Seattle	11/5/2020	56.00	Licenses
201	finnei - Finney Neill & Co. P.S.	11/5/2020	902.50	Audit Fees
202	blackb - Blackbaud, Inc	11/12/2020	1,044.44	Computer Software/Hardware
203	welfar - Wells Fargo	11/12/2020	2,127.25	Volunteer Appreciation/Donor Lunch
204	welfar - Wells Fargo	11/12/2020	0.03	Volunteer Appreciation/Donor Lunch
Total cidpdao3 - General Checking			4,130.22	
cobocap1 - Comm Bond Revenue				
ACH	idvs2lib - IDVS2 Library/Parking	11/10/2020	20,000.00	Transfer for Operating Expenses
Total cobocap1 - Comm Bond Revenue			20,000.00	
dvaop - General Checking				
3585	idvs2lib - IDVS2 Library/Parking	11/1/2020	17,954.58	Loan Payment - Monthly
3587	agulan - Aguilar's Landscaping LLC	11/5/2020	357.83	Landscaping
3588	hdsupp - HD Supply Facilities Maintenance, LTD	11/5/2020	183.66	Supplies
3589	paclam - Pacific Lamp & Supply Company	11/5/2020	80.92	Supplies
3590	thepar - The Part Works, Inc.	11/5/2020	394.74	Supplies
3591	verwir - Verizon Wireless	11/5/2020	74.70	Telecomm
3592	watsec - Watson Security	11/5/2020	96.89	Locks/Keys
3593	hdsupp - HD Supply Facilities Maintenance, LTD	11/12/2020	426.40	Supplies
3594	pdamaint - SCIDpda Maintenance Dept	11/12/2020	3,384.00	WOs
3595	welfar - Wells Fargo	11/12/2020	18.46	Telecomm
3596	eltsys - ELTEC Systems, LLC	11/19/2020	639.78	Elevator - Contract
3597	hdsupp - HD Supply Facilities Maintenance, LTD	11/19/2020	362.15	Supplies
3598	lowes - Lowe's	11/19/2020	51.70	Supplies
3599	orcinf - Orca Information Inc	11/19/2020	84.00	Credit Screening Fee
3600	pacsup - Pacific Supply	11/19/2020	396.30	Supplies
3601	pugsou - Puget Sound Energy	11/19/2020	2,285.07	Natural Gas
3602	scidpda - SCIDpda	11/19/2020	13,700.01	ID Billing
3603	wavbro - WAVE	11/19/2020	90.00	Telecomm
ACH	idvsfh - IDVS 2 Family Housing LLC	11/16/2020	2,441.48	Replacement Reserve Deposit - Monthly
ACH	idvs2con - IDVS2 Condo Association	11/19/2020	23,936.78	Condo Billing
Total dvaop - General Checking			66,959.45	
hingop2 - General Checking				
ACH	paypal - PayPal	11/4/2020	53.31	Bank Fees
Total hingop2 - General Checking			53.31	

SCID Check Summary

12/14/2020 8:53 AM

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,dva,design20,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,ncntcom,ncntres,nchotel,ncmanagr,ncmaster,pdacmnty,pdadev,pdamaint,pdaprop,scid AND mm/yy=11/2020-11/2020 AND All Checks=Yes

idvs2op4 - General Checking

466	agulan - Aguilar's Landscaping LLC	11/5/2020	357.82	Landscaping
467	hdsupp - HD Supply Facilities Maintenance, LTD	11/5/2020	48.28	Supplies
468	idvs2con - IDVS2 Condo Association	11/5/2020	72.00	WOs/allocation correction
469	idvs2lib - IDVS2 Library/Parking	11/5/2020	866.96	WOs/allocation correction
470	pdamaint - SCIDpda Maintenance Dept	11/5/2020	1,548.00	WOs
471	verwir - Verizon Wireless	11/5/2020	1.86	Telecomm
472	pdamaint - SCIDpda Maintenance Dept	11/12/2020	48.00	WOs
473	repser - Republic Services	11/12/2020	1,524.20	Garbage/Waste Removal
474	scidpda - SCIDpda	11/12/2020	466.64	ID Billing
475	welfar - Wells Fargo	11/12/2020	1.94	Telecomm
476	idvs2con - IDVS2 Condo Association	11/19/2020	2,770.29	Condo Billing
477	lowes - Lowe's	11/19/2020	61.50	Small Tools/Equipment & Supplies
478	newcentc - SCIDPDA New Central Commercial, Inc	11/19/2020	220.20	Pest Control/paid by ncentcom in error
479	shewil - Sherwin-Williams Co.	11/19/2020	225.93	Supplies
480	wasman - Waste Management of Seattle	11/19/2020	1,654.02	Garbage/Waste Removal
ACH	herban - Heritage Bank	11/20/2020	4,812.34	Loan Payment - Monthly
Total idvs2op4 - General Checking			14,679.98	

legreres - Replacement Reserve

111	chacon - Charter Construction, Inc.	11/5/2020	2,551.01	Distributions/idvs1com Fixed Assets (ICHs-LH fire door)
112	ichs - International Community Health Services	11/5/2020	52,101.14	Distributions/idvs1com Fixed Assets (ICHs-LH fire door)
Total legreres - Replacement Reserve			54,652.15	

nccomop2 - General Checking

797	citseacu - City of Seattle-Combined Utilities	11/5/2020	2,632.77	Water/Sewer
798	eltsys - ELTEC Systems, LLC	11/5/2020	261.72	Elevator - Contract - 10/2020
799	hdsupp - HD Supply Facilities Maintenance, LTD	11/5/2020	1,002.39	Supplies
800	seacitli - Seattle City Light	11/5/2020	326.00	Electricity
801	verwir - Verizon Wireless	11/5/2020	6.64	Telecomm
802	louhot - Louisa Hotel Master Tenant LLC	11/12/2020	43.59	Supplies
803	scidpda - SCIDpda	11/12/2020	1,119.44	ID Billing
804	welfar - Wells Fargo	11/12/2020	4.86	Telecomm
805	wesext - Western Exterminator Company	11/12/2020	220.20	Pest Control
806	citseacu - City of Seattle-Combined Utilities	11/19/2020	2,384.11	Water/Sewer
807	eltsys - ELTEC Systems, LLC	11/19/2020	261.72	Elevator - Contract - 11/2020
808	hdsupp - HD Supply Facilities Maintenance, LTD	11/19/2020	26.36	Janitorial - Supplies
809	lowes - Lowe's	11/19/2020	128.64	Supplies
810	wasman - Waste Management of Seattle	11/19/2020	29.45	Garbage/Waste Removal
ACH	newcenmt - New Central Hotel Master Tenant LLC	11/23/2020	22,489.29	Rent & Insurance
Total nccomop2 - General Checking			30,937.18	

nchotop - General Checking

234	easwes - East-West Investment Co.	11/12/2020	4,132.87	Ground Lease Expense
235	ipfscorp - IPFS Corporation	11/12/2020	2,651.64	Insurance
ACH	welfar - Wells Fargo	11/10/2020	19,549.92	Loan Payment - Monthly
Total nchotop - General Checking			26,334.43	

SCID Check Summary

12/14/2020 8:53 AM

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,dva,design20,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmmty,pdadev,pdamaint,pdaprop,scid AND mm/yy=11/2020-11/2020 AND All Checks=Yes

nchotrr - Replacement Reserve

ACH	newcenth - New Central Hotel LLC	11/17/2020	4,657.58	Refund 2020 overfunding
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Total nchotrr - Replacement Reserve 4,657.58

ncmaster - General Checking

ACH	newcenth - New Central Hotel LLC	11/23/2020	39,847.54	Rent & Insurance
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Total ncmaster - General Checking 39,847.54

ncresop - General Checking

934	cenlin - CenturyLink	11/5/2020	59.65	Telecomm
935	citseacu - City of Seattle-Combined Utilities	11/5/2020	2,660.09	Garbage/Waste Removal & Water/Sewer
936	citseafa - FAS City of Seattle	11/5/2020	56.00	Licenses
937	hdsupp - HD Supply Facilities Maintenance, LTD	11/5/2020	104.57	Supplies
938	newcentc - SCIDPDA New Central Commercial, Inc	11/5/2020	2,439.00	WOs/2019-2020 reallocation share
939	seacitli - Seattle City Light	11/5/2020	1,522.63	Electricity
940	verwir - Verizon Wireless	11/5/2020	86.43	Telecomm
941	wesext - Western Exterminator Company	11/5/2020	302.78	Pest Control
942	hdsupp - HD Supply Facilities Maintenance, LTD	11/12/2020	502.65	Supplies
943	paclam - Pacific Lamp & Supply Company	11/12/2020	250.84	Supplies
944	scidpda - SCIDpda	11/12/2020	8,705.32	ID Billing
945	welfar - Wells Fargo	11/12/2020	9.07	Telecomm
946	welfar - Wells Fargo	11/12/2020	74.64	Office Supplies/Equipment
947	citseaci - City of Seattle	11/19/2020	150.75	HVAC/Boiler Maint - Contract
948	citseacu - City of Seattle-Combined Utilities	11/19/2020	2,444.31	Garbage/Waste Removal & Water/Sewer
949	eltsys - ELTEC Systems, LLC	11/19/2020	261.72	Elevator - Contract
950	hdsupp - HD Supply Facilities Maintenance, LTD	11/19/2020	295.84	Supplies
951	lowes - Lowe's	11/19/2020	1,367.67	Appliances, Supplies, UTO Carpet & Flooring/Window Coverings
952	paclam - Pacific Lamp & Supply Company	11/19/2020	245.82	Supplies
953	pugsou - Puget Sound Energy	11/19/2020	495.80	Natural Gas
ACH	newcentr - SCIDPDA New Central Apartments, Inc	11/16/2020	405.00	Replacement Reserve Deposit - Monthly
ACH	newcenmt - New Central Hotel Master Tenant LLC	11/23/2020	18,524.58	Rent & Insurance

Total ncresop - General Checking 40,965.16

pdabhcon - Construction

ACH	bigvil - Big Village LLLP	11/12/2020	97,150.00	Note Receivable - Draw #13
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Total pdabhcon - Construction 97,150.00

pdaopacc - General Checking

1784	kaifou - of Washington Options Inc	11/1/2020	19,242.44	Payroll Benefits - Medical
1785	visser - Vision Service Plan	11/1/2020	306.09	Payroll Benefits - Vision
1786	wasden - Delta Dental of Washington	11/1/2020	1,865.73	Payroll Benefits - Dental
1804	bushcomm - SCIDpda Bush Hotel Commercial	11/5/2020	1,305.67	Pest Control paid by bhcomm in error & Program Expenses/window damage
1805	busrhi - Bush, Roed & Hitchings, Inc.	11/5/2020	330.00	Development Project - North Lot Housing
1806	citseafa - FAS City of Seattle	11/5/2020	114.00	Licenses
1807	gounoo - Gourmet Noodle Bowl	11/5/2020	770.00	Program Expenses - Resident Food Relief
1808	hartfo - The Hartford	11/5/2020	807.27	Payroll Benefits - Life Insurance
1809	hohose - HO HO Seafood Restaurant	11/5/2020	820.00	Program Expenses - Resident Food Relief
1810	lemarc - SCIDpda	11/5/2020	0.04	Reimburse overpayment for personal expense on company cc
1812	offdep - Office Depot	11/5/2020	17.33	Office Supplies/Equipment

SCID Check Summary

12/14/2020 8:53 AM

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,dva,design20,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmnty,pdadev,pdamaint,pdaprop,scid AND mm/yy=11/2020-11/2020 AND All Checks=Yes

1813	pitbow - Pitney Bowes Inc.	11/5/2020	217.96	Postage/Delivery/Courier
1814	seacitli - Seattle City Light	11/5/2020	105.30	Electricity
1815	verwir - Verizon Wireless	11/5/2020	595.41	Telecomm
1816	webtho - Weber Thompson	11/5/2020	66,028.59	Development Project - North Lot Housing
1817	verwir - Verizon Wireless	11/5/2020	303.90	AR-Other/telecom for Interim staff
1818	bushcomm - SCIDpda Bush Hotel Commercial	11/12/2020	8,092.17	Rent
1819	cenlin - CenturyLink	11/12/2020	132.04	Telecomm
1820	citsea - City of Seattle	11/12/2020	261.36	BIA Tax
1821	dintia - Tiantian Ding	11/12/2020	450.00	HHC Member Deposit Refund
1822	gounoo - Gourmet Noodle Bowl	11/12/2020	770.00	Program Expenses - Resident Food Relief
1823	hohose - HO HO Seafood Restaurant	11/12/2020	830.00	Program Expenses - Resident Food Relief
1824	idvs2lib - IDVS2 Library/Parking	11/12/2020	145.00	Employee Parking
1825	newcentc - SCIDPDA New Central Commercial, Inc	11/12/2020	8,212.66	pdamaint/Rent & 2019 - 06/2020 NNN Reconciliation
1826	nwiglo - NWI Global	11/12/2020	338.10	Program - Translation/Interpreters
1827	offdep - Office Depot	11/12/2020	15.33	Office Supplies/Equipment
1828	ricusa - Ricoh USA, Inc	11/12/2020	243.54	Copier Lease/Maintenance
1829	wavbro - WAVE	11/12/2020	132.45	Telecomm
1830	welfar - Wells Fargo	11/12/2020	365.61	Staff Appreciation
1831	welfar - Wells Fargo	11/12/2020	1,276.03	Dues/Subscriptions, Program Expenses, Computer & Staff Appreciation
1832	welfar - Wells Fargo	11/12/2020	39.99	Training/Education
1833	busrhi - Bush, Roed & Hitchings, Inc.	11/19/2020	1,375.00	Development Project - North Lot Housing
1834	dimsum - Dim Sum King	11/19/2020	530.00	Program Expenses - Resident Food Relief
1835	gounoo - Gourmet Noodle Bowl	11/19/2020	570.00	Program Expenses - Resident Food Relief
1836	hohose - HO HO Seafood Restaurant	11/19/2020	480.00	Program Expenses - Resident Food Relief
1837	impcap - Impact Capital	11/19/2020	2,967.59	Development Project - North Lot Housing
1838	intpark - Interim Parking Services	11/19/2020	440.00	Employee Parking
1839	magcon - Magnum Construction Services	11/19/2020	989.00	Program - Subcontracts
1840	marcon - Marpac Construction LLC	11/19/2020	52,945.80	Development Project - North Lot Housing
1841	net2ph - Net2Phone Inc.	11/19/2020	656.43	Telecomm
1842	offdep - Office Depot	11/19/2020	60.53	Office Supplies/Equipment
1843	thipla - Third Place Design Co-operative Inc.	11/19/2020	59,969.65	Development Project - North Lot Housing
1844	zerplu - zero plus	11/19/2020	2,000.00	Program - Subcontracts
ACH	stwasec - State of WA - Secretary of State	11/17/2020	32.38	B&O Tax
ACH	scidpda - SCIDpda	11/16/2020	2,187.50	LH Replacement Reserve Deposit - Monthly
ACH	pdamaint - SCIDpda Maintenance Dept	11/5/2020	4,840.00	WOs
ACH	pdamaint - SCIDpda Maintenance Dept	11/12/2020	2,904.00	WOs
ACH	newcentc - SCIDPDA New Central Commercial, Inc	11/19/2020	10,000.00	Cash Flow Loan
Total pdaopacc - General Checking			257,081.89	

pdaopre3 - LGIP

ACH	scidpda - SCIDpda	11/10/2020	97,150.00	Transfer to TCB for Note Receivable - Big Village Draw #13
Total pdaopre3 - LGIP			97,150.00	

vs1op - General Checking

597	atlsup - Atlas Supply	11/5/2020	42.88	Supplies
598	cenlin - CenturyLink	11/5/2020	161.98	Telecomm
599	eltsys - ELTEC Systems, LLC	11/5/2020	1,302.89	Elevator - Contract - 10/2020
600	pdamaint - SCIDpda Maintenance Dept	11/5/2020	796.00	WOs
601	seacitli - Seattle City Light	11/5/2020	13,328.39	Electricity

SCID Check Summary

12/14/2020 8:53 AM

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,dva,design20,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmmty,pdaded,pdamaint,pdaprop,scid AND mm/yy=11/2020-11/2020 AND All Checks=Yes

602	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/5/2020	10,990.46	HVAC/Boiler Maint - Contract
603	verwir - Verizon Wireless	11/5/2020	28.75	Telecomm
604	pugsou - Puget Sound Energy	11/12/2020	769.62	Natural Gas
605	repser - Republic Services	11/12/2020	2,452.95	Garbage/Waste Removal
606	scidpda - SCIDpda	11/12/2020	7,427.88	ID Billing
607	welfar - Wells Fargo	11/12/2020	1.94	Telecomm
608	ipfscorp - IPFS Corporation	11/12/2020	2,685.81	Insurance
609	citseacu - City of Seattle-Combined Utilities	11/19/2020	9,000.20	Water/Sewer
610	eltsys - ELTEC Systems, LLC	11/19/2020	1,302.89	Elevator - Contract - 11/2020
611	lowes - Lowe's	11/19/2020	283.35	Supplies & Carpet/Flooring/Window Coverings
612	pdamaint - SCIDpda Maintenance Dept	11/19/2020	288.00	WOs
613	pugsou - Puget Sound Energy	11/19/2020	405.41	Natural Gas
614	usbank1 - US Bank	11/19/2020	1,950.00	Bond Admin Fees
615	wasman - Waste Management of Seattle	11/19/2020	4,803.69	Garbage/Waste Removal
Total vs1op - General Checking			58,023.09	
vs2conop - General Checking				
215	cenlin - CenturyLink	11/5/2020	60.04	Telecomm
216	citseacu - City of Seattle-Combined Utilities	11/5/2020	15,626.27	Garbage/Waste Removal & Water/Sewer
217	idvs2com - IDVS 2 Commercial	11/5/2020	1,734.72	WOs/2019 - 2020 reallocation share
218	pdamaint - SCIDpda Maintenance Dept	11/5/2020	1,507.00	WOs
219	seacitli - Seattle City Light	11/5/2020	2,622.43	Electricity
220	citsea - City of Seattle	11/12/2020	541.80	BIA Tax
221	ipfscorp - IPFS Corporation	11/12/2020	6,812.43	Insurance
222	citseacu - City of Seattle-Combined Utilities	11/19/2020	16,116.53	Garbage/Waste Removal & Water/Sewer
Total vs2conop - General Checking			45,021.22	
vs2lpop - General Checking				
346	usbank - US Bank/TFM/97298300/Julie Kammuelier	11/1/2020	14,791.28	Loan Payment - Monthly
347	cenlin - CenturyLink	11/5/2020	246.91	Telecomm
348	citseafa - FAS City of Seattle	11/5/2020	10.00	Licenses
349	eltsys - ELTEC Systems, LLC	11/5/2020	293.22	Elevator - Contract - 10/2020
350	verwir - Verizon Wireless	11/5/2020	36.43	Telecomm
351	idvs2com - IDVS 2 Commercial	11/12/2020	1,201.00	WOs/2019 - 2020 reallocation share
352	idvs2con - IDVS2 Condo Association	11/12/2020	3,058.07	Condo Billing - 09/2020
353	pdamaint - SCIDpda Maintenance Dept	11/12/2020	259.00	WOs
354	welfar - Wells Fargo	11/12/2020	7.77	Telecomm
355	eltsys - ELTEC Systems, LLC	11/19/2020	293.22	Elevator - Contract - 11/2020
356	scidpda - SCIDpda	11/19/2020	8,947.09	ID Billing
ACH	idvs2con - IDVS2 Condo Association	11/19/2020	3,156.24	Condo Billing - 10/2020
Total vs2lpop - General Checking			32,300.23	
			1,019,332.37	

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

Expenditure Certification Memorandum

DATE: 12/31/2020
TO: Board of Directors
FROM: Vern Wood, Deputy Director
RE: December 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	1708	to	1725	\$	25,063.47
Electronic Funds Transfer	General Checking		eft		\$	46,444.92
				Bush Hotel Commercial	\$	71,508.39
Computer Run Checks	General Checking	1717	to	1722	\$	19,887.57
				Bush Hotel Condo	\$	19,887.57
Computer Run Checks	General Checking	196	to	196	\$	82,000.00
Electronic Funds Transfer	General Checking		eft		\$	347.25
				Bush Hotel QalicB	\$	82,347.25
Computer Run Checks	General Checking	939	to	957	\$	40,769.38
Electronic Funds Transfer	General Checking		eft		\$	12,664.72
				Bush Hotel Residential	\$	53,434.10
Computer Run Checks	General Checking	205	to	209	\$	835.01
Electronic Funds Transfer	General Checking		eft		\$	159,204.44
				CIDpda	\$	160,039.45
Computer Run Checks	General Checking	3604	to	3624	\$	43,565.27
Electronic Funds Transfer	General Checking		eft		\$	25,847.75
				DVA	\$	69,413.02
Electronic Funds Transfer	General Checking		eft		\$	49.95
				Hinghay	\$	49.95
Computer Run Checks	General Checking	616	to	630	\$	71,379.76
Electronic Funds Transfer	Bond Revenue		eft		\$	495,000.00
				IDVS1 Commercial	\$	566,379.76

Computer Run Checks	General Checking	223	to	227	\$	13,276.78
				IDVS2 Condo	\$	13,276.78
Computer Run Checks	General Checking	357	to	364	\$	45,028.98
Electronic Funds Transfer	General Checking		eft		\$	2,783.81
Electronic Funds Transfer	Bond Revenue		eft		\$	26,000.00
				IDVS2 Library & Parking	\$	73,812.79
Computer Run Checks	General Checking	481	to	490	\$	8,724.45
Electronic Funds Transfer	General Checking		eft		\$	4,812.34
				IDVS2 Commercial	\$	13,536.79
Computer Run Checks	General Checking	811	to	822	\$	7,139.96
Electronic Funds Transfer	General Checking		eft		\$	24,093.94
				New Central Commercial	\$	31,233.90
Computer Run Checks	General Checking	236	to	237	\$	6,575.35
Electronic Funds Transfer	General Checking		eft		\$	89,549.92
				New Central Hotel	\$	96,125.27
Electronic Funds Transfer	General Checking		eft		\$	39,837.05
				New Central Master Tenant	\$	39,837.05
Computer Run Checks	General Checking	954	to	971	\$	15,110.93
Electronic Funds Transfer	General Checking		eft		\$	31,192.43
				New Central Residential	\$	46,303.36
Computer Run Checks	General Checking	1845	to	1926	\$	502,951.33
Electronic Funds Transfer	General Checking		eft		\$	3,042.69
Electronic Funds Transfer	LGIP		eft		\$	8.78
				SCIDpda	\$	506,002.80
					\$	1,843,188.23

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 _____ 2021.

Treasurer

Chair

SCID Check Summary

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,dva,design20,hinghay,ldvs1com,ldvs2com,ldvs2con,ldvs2lp,ncntcom,ncntres,nchotel,ncmanagr,ncmaster,pdaccmty,pdadedv,pdamaint,pdaprop,scid AND mm/yy=12/2020-12/2020 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note
bhcommop - General Checking				
1708	hdsupp - HD Supply Facilities Maintenance, LTD	12/3/2020	191.79	Supplies
1709	pdamaint - SCIDpda Maintenance Dept	12/3/2020	8,436.00	WOs
1710	searub - Seattle Rubbish Removal	12/3/2020	101.63	Garbage/Waste Removal
1711	wesext - Western Exterminator Company	12/3/2020	137.63	Pest Control
1712	repser - Republic Services	12/10/2020	2,035.73	Garbage/Waste Removal
1713	welfar - Wells Fargo	12/10/2020	3.24	Telecomm
1714	cedgro - Cedar Grove Organics Recycling	12/17/2020	129.65	Garbage/Waste Removal
1715	cenlin - CenturyLink	12/17/2020	60.87	Telecomm
1716	eltsys - ELTEC Systems, LLC	12/17/2020	325.49	Elevator - Contract
1717	verwir - Verizon Wireless	12/17/2020	9.42	Telecomm
1718	wasman - Waste Management of Seattle	12/17/2020	3,086.86	Garbage/Waste Removal
1719	davdoo - Davis Door Service, Inc.	12/23/2020	2,058.87	Maintenance - Other Vendors
1720	greeve - EVERGREEN Power System, Inc	12/23/2020	1,976.30	Maintenance - Other Vendors
1721	jacom - Jackson Commercial	12/23/2020	137.63	Pest Control
1722	jondon - Jon-Don	12/23/2020	95.32	Janitorial - Supplies
1723	lowes - Lowe's	12/23/2020	34.35	Supplies
1724	paclam - Pacific Lamp & Supply Company	12/23/2020	292.69	Supplies
1725	t0003333 - House of Teuila PLLC	12/23/2020	5,950.00	Tenant Refund 2019 NNN Reconciliation
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	12/17/2020	36,750.00	Rent
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	12/17/2020	9,694.92	Condo Billing
Total bhcommop - General Checking			71,508.39	
bhcondop - General Checking				
1717	citseacu - City of Seattle-Combined Utilities	12/3/2020	6,233.16	Garbage/Waste Removal & Water/Sewer
1718	seacitli - Seattle City Light	12/3/2020	2,394.52	Electricity
1719	tromorfs - Trotter & Morton Facility Service of PNW, Inc	12/3/2020	4,173.53	HVAC/Boiler Maint - Contract
1720	pugsou - Puget Sound Energy	12/10/2020	1,864.60	Natural Gas
1721	welfar - Wells Fargo	12/10/2020	10.00	Licenses
1722	lpfscorp - IPFS Corporation	12/17/2020	5,211.76	Insurance
Total bhcondop - General Checking			19,887.57	
bhqalop - General Checking				
196	scidpda - SCIDpda	12/17/2020	82,000.00	Distribution
ACH	bannymel - The Bank of New York Mellon Trust Co.	12/15/2020	347.25	Interest
Total bhqalop - General Checking			82,347.25	
bhresope - General Checking				
939	busimp - Business Impact NW	12/3/2020	1,604.68	Loan Payment - Monthly
940	cenlin - CenturyLink	12/3/2020	63.75	Telecomm
941	citseacu - City of Seattle-Combined Utilities	12/3/2020	73.00	Water/Sewer
942	hdsupp - HD Supply Facilities Maintenance, LTD	12/3/2020	453.22	Supplies
943	pdamaint - SCIDpda Maintenance Dept	12/3/2020	10,945.90	WOs
944	seacitli - Seattle City Light	12/3/2020	806.28	Electricity
945	seacitli - Seattle City Light	12/10/2020	689.85	Electricity
946	welfar - Wells Fargo	12/10/2020	755.27	Small Tools/Equipment & Supplies
947	welfar - Wells Fargo	12/10/2020	221.62	Supplies
948	wesext - Western Exterminator Company	12/10/2020	275.25	Pest Control
949	eltsys - ELTEC Systems, LLC	12/17/2020	1,908.29	Elevator - Contract
950	hdsupp - HD Supply Facilities Maintenance, LTD	12/17/2020	396.30	Supplies
951	scidpda - SCIDpda	12/17/2020	19,808.39	ID Billing
952	verwir - Verizon Wireless	12/17/2020	109.31	Telecomm
953	buihar - Builders' Hardware & Supply Co	12/23/2020	154.92	Locks/Keys
954	citseatr - City of Seattle	12/23/2020	550.83	Supplies (PPE)
955	hollig - The Holiday Lighting Pros of Seattle, LLC	12/23/2020	484.44	Maintenance - Other Vendors
956	lowes - Lowe's	12/23/2020	1,414.22	Supplies, Appliances & UTO - Other Vendors
957	thepar - The Part Works, Inc.	12/23/2020	53.86	Supplies
ACH	bushcomm - SCIDpda Bush Hotel Commercial	12/10/2020	2,466.00	Refund Duplicate Payment
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	12/17/2020	10,198.72	Condo Billing
Total bhresope - General Checking			53,434.10	

		Check	Total	
Check#	Vendor	Date	Check	Note
cidpdao3 - General Checking				
205	finnei - Finney Neill & Co. P.S.	12/10/2020	722.00	Audit Fees
206	welfar - Wells Fargo	12/10/2020	40.00	Licenses
207	welfar - Wells Fargo	12/10/2020	10.95	Direct Fund Raising Expenses
208	oastea - Oasis Tea Zone	12/17/2020	7.00	Direct Fund Raising Expenses
209	blackb - Blackbaud, Inc	12/23/2020	55.06	Computer Software/Hardware/Licenses
ACH	scidpda - SCIDpda	12/17/2020	159,204.44	Donation Distribution
Total cidpdao3 - General Checking			160,039.45	
cobocap1 - Comm Bond Revenue				
ACH	idvs2lib - IDVS2 Library/Parking	12/18/2020	26,000.00	Transfer to cover Operating Expenses
Total cobocap1 - Comm Bond Revenue			26,000.00	
dvaop - General Checking				
3604	cenlin - CenturyLink	12/3/2020	414.44	Telecomm
3605	hdsupp - HD Supply Facilities Maintenance, LTD	12/3/2020	54.49	Supplies
3606	idvs2lib - IDVS2 Library/Parking	12/3/2020	17,954.58	Loan Payment - Monthly
3607	paclam - Pacific Lamp & Supply Company	12/3/2020	308.24	Supplies
3608	pdamaint - SCIDpda Maintenance Dept	12/3/2020	372.00	WOs
3609	wesext - Western Exterminator Company	12/3/2020	275.25	Pest Control
3610	watsec - Watson Security	12/10/2020	263.08	Locks/Keys
3611	welfar - Wells Fargo	12/10/2020	18.46	Telecomm
3612	welfar - Wells Fargo	12/10/2020	221.63	Supplies
3613	citseafa - FAS City of Seattle	12/17/2020	56.00	Licenses
3614	eltsys - ELTEC Systems, LLC	12/17/2020	639.78	Elevator - Contract
3615	pugsou - Puget Sound Energy	12/17/2020	3,941.81	Natural Gas
3616	scidpda - SCIDpda	12/17/2020	16,253.18	ID Billing
3617	verwir - Verizon Wireless	12/17/2020	74.70	Telecomm
3618	wavbro - WAVE	12/17/2020	93.24	Telecomm
3619	cenlin - CenturyLink	12/23/2020	414.44	Telecomm
3620	citseatr - City of Seattle	12/23/2020	550.82	Supplies (PPE)
3621	hdsupp - HD Supply Facilities Maintenance, LTD	12/23/2020	697.49	Supplies
3622	paclam - Pacific Lamp & Supply Company	12/23/2020	472.13	Supplies
3623	watsec - Watson Security	12/23/2020	214.26	Locks/Keys
3624	wesext - Western Exterminator Company	12/23/2020	275.25	Pest Control
ACH	idvsfh - IDVS 2 Family Housing LLC	12/15/2020	2,441.48	Replacement Reserve Deposit - Monthly
ACH	idvs2con - IDVS2 Condo Association	12/17/2020	23,406.27	Condo Billing
Total dvaop - General Checking			69,413.02	
hingop2 - General Checking				
ACH	paypal - PayPal	12/7/2020	49.95	Bank Fee
Total hingop2 - General Checking			49.95	
idvs2op4 - General Checking				
481	hdsupp - HD Supply Facilities Maintenance, LTD	12/3/2020	54.48	Supplies
482	pdamaint - SCIDpda Maintenance Dept	12/3/2020	1,452.00	WOs
483	pdamaint - SCIDpda Maintenance Dept	12/10/2020	48.00	WOs
484	repser - Republic Services	12/10/2020	1,579.22	Garbage/Waste Removal
485	welfar - Wells Fargo	12/10/2020	1.94	Telecomm
486	idvs2con - IDVS2 Condo Association	12/17/2020	2,844.39	Condo Billing
487	scidpda - SCIDpda	12/17/2020	1,236.30	ID Billing
488	verwir - Verizon Wireless	12/17/2020	1.86	Telecomm
489	wasman - Waste Management of Seattle	12/17/2020	1,396.16	Garbage/Waste Removal
490	wesext - Western Exterminator Company	12/17/2020	110.10	Pest Control
ACH	herban - Heritage Bank	12/20/2020	4,812.34	Loan Payment - Monthly
Total idvs2op4 - General Checking			13,536.79	
idvsreve - Revenue Account-Trust				
ACH	scidpda - SCIDpda	12/17/2020	375,000.00	Distribution
ACH	idvs1co - IDVS 1 Commercial	12/18/2020	120,000.00	Transfer to cover Operating Expenses
Total idvsreve - Revenue Account-Trust			495,000.00	

Check#	Vendor	Check Date	Total Check	Note
nccomop2 - General Checking				
811	hdsupp - HD Supply Facilities Maintenance, LTD	12/3/2020	54.49	Supplies
812	pdamaint - SCIDpda Maintenance Dept	12/3/2020	4,067.50	WOs
813	seacitli - Seattle City Light	12/3/2020	782.82	Electricity
814	tromorfs - Trotter & Morton Facility Service of PNW, Inc	12/3/2020	647.72	HVAC/Boiler Maint - Contract
815	welfar - Wells Fargo	12/10/2020	4.86	Telecomm
816	wesext - Western Exterminator Company	12/10/2020	302.78	Pest Control
817	eltsys - ELTEC Systems, LLC	12/17/2020	261.72	Elevator - Contract
818	verwir - Verizon Wireless	12/17/2020	6.64	Telecomm
819	wasman - Waste Management of Seattle	12/17/2020	29.45	Garbage/Waste Removal
820	hdsupp - HD Supply Facilities Maintenance, LTD	12/23/2020	250.60	WOs
821	lowes - Lowe's	12/23/2020	83.66	Supplies
822	tromorfs - Trotter & Morton Facility Service of PNW, Inc	12/23/2020	647.72	HVAC/Boiler Maint - Contract
ACH	newcenmt - New Central Hotel Master Tenant LLC	12/15/2020	22,483.67	Rent & Insurance
ACH	scidpda - SCIDpda	12/17/2020	1,610.27	ID Billing
Total nccomop2 - General Checking			31,233.90	
nchotop - General Checking				
236	easwes - East-West Investment Co.	12/17/2020	3,923.71	Ground Lease
237	lpfscorp - IPFS Corporation	12/17/2020	2,651.64	Insurance
ACH	scidpda - SCIDpda	12/17/2020	70,000.00	Distribution
ACH	welfar - Wells Fargo	12/10/2020	19,549.92	Loan Payment - Monthly
Total nchotop - General Checking			96,125.27	
ncmaster - General Checking				
ACH	newcenth - New Central Hotel LLC	12/15/2020	39,837.05	Rent & Insurance
Total ncmaster - General Checking			39,837.05	
ncresop - General Checking				
954	cenlin - CenturyLink	12/3/2020	59.39	Telecomm
955	hdsupp - HD Supply Facilities Maintenance, LTD	12/3/2020	258.44	Supplies
956	seacitli - Seattle City Light	12/3/2020	3,929.03	Electricity
957	shewil - Sherwin-Williams Co.	12/3/2020	512.85	Supplies
958	tromorfs - Trotter & Morton Facility Service of PNW, Inc	12/3/2020	805.14	HVAC/Boiler Maint - Contract
959	wesext - Western Exterminator Company	12/3/2020	275.25	Pest Control
960	welfar - Wells Fargo	12/10/2020	9.07	Telecomm
961	welfar - Wells Fargo	12/10/2020	221.62	Supplies
962	eltsys - ELTEC Systems, LLC	12/17/2020	261.72	Elevator - Contract
963	pugsou - Puget Sound Energy	12/17/2020	399.55	Natural Gas
964	resene - Resound Energy Services	12/17/2020	6,391.16	Building Improvements (LED Lights)
965	verwir - Verizon Wireless	12/17/2020	86.43	Telecomm
966	citseacu - City of Seattle-Combined Utilities	12/23/2020	88.87	Water/Sewer
967	citseatr - City of Seattle	12/23/2020	550.82	Supplies (PPE)
968	hdsupp - HD Supply Facilities Maintenance, LTD	12/23/2020	101.99	Supplies
969	lowes - Lowe's	12/23/2020	89.33	Supplies
970	tromorfs - Trotter & Morton Facility Service of PNW, Inc	12/23/2020	805.14	HVAC/Boiler Maint - Contract
971	watsec - Watson Security	12/23/2020	265.13	Supplies
ACH	unista - United States Treasury	12/15/2020	5,000.00	Income Tax Deposit - Quarterly
ACH	newcenmt - New Central Hotel Master Tenant LLC	12/15/2020	18,519.71	Rent & Insurance
ACH	newcentr - SCIDPDA New Central Apartments, Inc	12/15/2020	405.00	Replacement Reserve Deposit - Monthly
ACH	scidpda - SCIDpda	12/17/2020	7,267.72	ID Billing
Total ncresop - General Checking			46,303.36	
pdaopacc - General Checking				
1845	kaifou - of Washington Options Inc	12/1/2020	20,291.92	Payroll Benefits - Medical
1846	wasden - Delta Dental of Washington	12/1/2020	2,065.55	Payroll Benefits - Dental
1847	bushcomm - SCIDpda Bush Hotel Commercial	12/3/2020	11,713.19	Rent
1848	bushllc - SCIDpda Bush Residential LLC	12/3/2020	6,783.00	Resident Relief Assistance rec'd by SCID
1849	dimsum - Dim Sum King	12/3/2020	1,020.00	Program Expenses - Resident Food Relief
1850	dva - Domingo Viernes Apartments	12/3/2020	2,440.00	Resident Relief Assistance rec'd by SCID
1851	edgdev - EDGE DEVELOPERS LLC	12/3/2020	12,000.00	Development Project - North Lot Housing
1852	gounoo - Gourmet Noodle Bowl	12/3/2020	1,020.00	Program Expenses - Resident Food Relief
1853	hartfo - The Hartford	12/3/2020	735.75	Payroll Benefits - Life Insurance
1854	hohose - HO HO Seafood Restaurant	12/3/2020	1,000.00	Program Expenses - Resident Food Relief

Check#	Vendor	Check	Total	
		Date	Check	Note
1855	ldvs2lib - IDVS2 Library/Parking	12/3/2020	145.00	Employee Parking Benefit
1856	loccon - Locken Consulting LLC	12/3/2020	927.00	Professional Fees/Consulting
1857	louhot - Louisa Hotel Master Tenant LLC	12/3/2020	30,007.47	Resident Relief Assistance rec'd by SCID
1858	newcentc - SCIDPDA New Central Commercial, Inc	12/3/2020	1,103.33	Rent
1859	nwiglo - NWI Global	12/3/2020	511.98	Program - Translation/Interpreters
1860	orcinf - Orca Information Inc	12/3/2020	42.00	Credit Screening Fee
1861	pdamaInt - SCIDpda Maintenance Dept	12/3/2020	48.00	WOs
1862	ricusa - Ricoh USA, Inc	12/3/2020	370.66	Copier Lease/Maintenance
1863	seacitli - Seattle City Light	12/3/2020	122.15	Electricity
1864	spalig - SparkLab Lighting Design, LLC	12/3/2020	1,110.00	Program - Subcontracts
1865	tecave - Techie Avenger Inc	12/3/2020	810.61	Computer - Maintenance
1866	visser - Vision Service Plan	12/3/2020	333.71	Payroll Benefits - Vision
1867	zerplu - zero plus	12/3/2020	6,205.00	Professional Fees/Consulting
1868	beecon - B.E.E. Consulting, LLC	12/10/2020	2,400.00	Development Project - North Lot Housing
1869	dimsum - Dim Sum King	12/10/2020	570.00	Program Expenses - Resident Food Relief
1870	finnei - Finney Neill & Co. P.S.	12/10/2020	775.00	Audit Fees
1871	gounoo - Gourmet Noodle Bowl	12/10/2020	510.00	Program Expenses - Resident Food Relief
1872	hohose - HO HO Seafood Restaurant	12/10/2020	490.00	Program Expenses - Resident Food Relief
1873	hoofam - Amlag & Quibuyen, LLC	12/10/2020	743.18	Program Expenses, Staff Appreciation & Volunteer Appreciation
1874	lemarc - Marc Le	12/10/2020	0.04	Reimbursement
1875	phnpen - Phnom Penh Noodle House LLC	12/10/2020	1,128.53	Staff Appreciation
1876	ricusa - Ricoh USA, Inc	12/10/2020	243.54	Copier Lease/Maintenance
1877	wavbro - WAVE	12/10/2020	132.45	Telecomm
1878	welfar - Wells Fargo	12/10/2020	362.64	Office Supplies/Equipment
1879	welfar - Wells Fargo	12/10/2020	193.80	Postage & Office Supplies/Equipment
1880	welfar - Wells Fargo	12/10/2020	280.73	Office Supplies/Equipment
1881	welfar - Wells Fargo	12/10/2020	2,610.28	Development Project - North Lot Housing
1882	welfar - Wells Fargo	12/10/2020	3,744.58	Computer Software/Hardware & Office Supplies/Equipment
1883	welfar - Wells Fargo	12/10/2020	39.99	Training/Education
1884	welfar - Wells Fargo	12/10/2020	68.55	Postage & Staff Appreciation
1885	welfar - Wells Fargo	12/10/2020	2,584.21	Dues/Subscriptions, Office Supplies/Equipment & Staff Appreciation
1886	wesext - Western Exterminator Company	12/10/2020	104.60	Pest Control
1887	ldvs2com - IDVS 2 Commercial	12/10/2020	10,000.00	Distribution (for cash flow)
1888	cenlin - CenturyLink	12/17/2020	131.60	Telecomm
1889	chlInf - Chinese Information & Service Center	12/17/2020	3,750.00	Program - Expenses
1890	dimsum - Dim Sum King	12/17/2020	510.00	Program Expenses - Resident Food Relief
1891	edgdev - EDGE DEVELOPERS LLC	12/17/2020	12,000.00	Development Project - North Lot Housing
1892	frilit - Friends of Little Saigon	12/17/2020	8,750.00	Program Expenses
1893	hohose - HO HO Seafood Restaurant	12/17/2020	530.00	Program Expenses - Resident Food Relief
1894	huynan - Huynh	12/17/2020	521.10	Program - Supplies
1895	impcap - Impact Capital	12/17/2020	3,967.86	Development Project - North Lot Housing
1896	loccon - Locken Consulting LLC	12/17/2020	4,356.90	Professional Fees/Consulting
1898	marcon - Marpac Construction LLC	12/17/2020	60,564.79	Development Project - North Lot Housing
1899	navben - Navia Benefit Solutions	12/17/2020	106.65	Payroll Benefits
1900	net2ph - Net2Phone Inc.	12/17/2020	656.43	Telecomm
1901	oastea - Oasis Tea Zone	12/17/2020	2,250.00	Program Expenses, Staff Appreciation & Volunteer Appreciation
1902	offdep - Office Depot	12/17/2020	42.11	Office Supplies/Equipment
1903	pitbowgf - Pitney Bowes Global Financial Services	12/17/2020	128.84	Postage
1904	therus - The Rushing Company, LLC	12/17/2020	10,000.00	Development Project - North Lot Housing
1905	thoreu - Thomson Reuters Inc - R&G	12/17/2020	294.79	Training/Education
1906	verwir - Verizon Wireless	12/17/2020	861.88	Telecomm
1907	wasthous - WA State Housing Finance Commission	12/17/2020	4,000.00	Development Project - North Lot Housing
1908	webtho - Weber Thompson	12/17/2020	183,420.90	Development Project - North Lot Housing
1909	winkluk - Wing Luke Asian Museum	12/17/2020	2,500.00	Program Expenses
1910	woocom - Woodburn Company	12/17/2020	186.20	Office Supplies/Equipment
1911	woover - Wood	12/17/2020	150.00	Telecomm
1912	yarsys - Yardi Systems, Inc.	12/17/2020	19,884.73	Computer Software/Hardware
1913	zhacla - Claire Zhang	12/17/2020	500.00	Program - Professional Fees/Consulting
1914	bushcomm - SCIDpda Bush Hotel Commercial	12/17/2020	20,000.00	Due to/from Related Property (for cash flow)
1915	citseaci - City of Seattle	12/17/2020	10,849.10	Development Project - North Lot Housing
1916	gounoo - Gourmet Noodle Bowl	12/17/2020	510.00	Program Expenses - Resident Food Relief
1917	cidbla - Chinatown ID BIA	12/23/2020	8,750.00	Program - Subcontracts
1918	citseatr - City of Seattle	12/23/2020	1,652.47	Supplies (PPE)
1919	dimsum - Dim Sum King	12/23/2020	520.00	Program Expenses - Resident Food Relief
1920	gounoo - Gourmet Noodle Bowl	12/23/2020	520.00	Program Expenses - Resident Food Relief

		Check	Total		
Check#	Vendor	Date	Check	Note	
1921	hdsupp - HD Supply Facilities Maintenance, LTD	12/23/2020	14.16	Supplies	
1922	hohose - HO HO Seafood Restaurant	12/23/2020	520.00	Program Expenses - Resident Food Relief	
1923	houdep - Housing Development Consortium	12/23/2020	2,144.00	Dues/Subscriptions	
1924	kantay - Kantor Taylor PC	12/23/2020	8,807.00	Legal - Administrative	
1925	offdep - Office Depot	12/23/2020	11.38	Office Supplies/Equipment	
1926	seavie - Seattle Viet Times, Inc.	12/23/2020	800.00	Program Expenses	
ACH	stwasec - State of WA - Secretary of State	12/28/2020	105.19	B&O Tax	
ACH	hinghay - Hinghay CoWorks	12/9/2020	750.00	Rent	
ACH	scidpda - SCIDpda	12/15/2020	2,187.50	LH Replacement Reserve Deposit - Monthly	
Total pdaopacc - General Checking			505,994.02		
pdaopre3 - LGIP					
ACH	locgov - Local Government Investment Pool	12/31/2020	8.78	Bank Fee	
Total pdaopre3 - LGIP			8.78		
vs1op - General Checking					
616	hdsupp - HD Supply Facilities Maintenance, LTD	12/3/2020	54.49	Supplies	
617	pdamaint - SCIDpda Maintenance Dept	12/3/2020	1,221.25	WOs	
618	tromorfs - Trotter & Morton Facility Service of PNW, Inc	12/3/2020	10,990.46	HVAC/Boiler Maint - Contract	
619	pdamaint - SCIDpda Maintenance Dept	12/10/2020	212.75	WOs	
620	repser - Republic Services	12/10/2020	1,832.90	Garbage/Waste Removal	
621	welfar - Wells Fargo	12/10/2020	1.94	Telecomm	
622	eltsys - ELTEC Systems, LLC	12/17/2020	1,302.89	Elevator - Contract	
623	ipfscorp - IPFS Corporation	12/17/2020	2,685.81	Insurance	
624	pugsou - Puget Sound Energy	12/17/2020	1,981.12	Natural Gas	
625	scidpda - SCIDpda	12/17/2020	29,264.06	ID Billing	
626	seacitli - Seattle City Light	12/17/2020	14,662.26	Electricity	
627	trukia - Kia Truong	12/17/2020	35.00	Tenant Retention	
628	verwir - Verizon Wireless	12/17/2020	28.75	Telecomm	
629	wasman - Waste Management of Seattle	12/17/2020	4,793.98	Garbage/Waste Removal	
630	btcmech - BTC Mechanical LLC	12/23/2020	2,312.10	Plumbing	
Total vs1op - General Checking			71,379.76		
vs2conop - General Checking					
223	pdamaint - SCIDpda Maintenance Dept	12/3/2020	1,452.00	WOs	
224	tromorfs - Trotter & Morton Facility Service of PNW, Inc	12/3/2020	2,146.84	HVAC/Boiler Maint - Contract	
225	seacitli - Seattle City Light	12/10/2020	2,805.83	Electricity	
226	cenlin - CenturyLink	12/17/2020	59.70	Telecomm	
227	ipfscorp - IPFS Corporation	12/17/2020	6,812.41	Insurance	
Total vs2conop - General Checking			13,276.78		
vs2lpop - General Checking					
357	cenlin - CenturyLink	12/3/2020	245.95	Telecomm	
358	usbank - US Bank/TFM/97298300/Julie Kammuelier	12/3/2020	14,794.79	Loan Payment - Monthly	
359	pdamaint - SCIDpda Maintenance Dept	12/10/2020	96.00	WOs	
360	welfar - Wells Fargo	12/10/2020	7.77	Telecomm	
361	eltsys - ELTEC Systems, LLC	12/17/2020	293.22	Elevator - Contract	
362	idvs2lib - IDVS2 Library/Parking	12/17/2020	935.05	Parking Income (cash)	
363	scidpda - SCIDpda	12/17/2020	28,619.77	ID Billing	
364	verwir - Verizon Wireless	12/17/2020	36.43	Telecomm	
ACH	idvs2con - IDVS2 Condo Association	12/17/2020	2,783.81	Condo Billing	
Total vs2lpop - General Checking			47,812.79		
			1,843,188.23		



SCIDpda Dashboard - Commercial December and Total 2020

SCIDpda Commercial Stats

✓ 34 Tenants leasing 54 spaces (PDA), 9 Tenants leasing 14 spaces (Managed)

✓ 5 (PDA) Vacancies averaging 345 days

✓ 139,584 Occupied SqFt, 97% PDA Occupied vs Capacity

Headlines

COVID-19 Vaccine distribution started in CID. SCIDpda partnering with ICHS on vaccinations for staff, residents, and outreach to commercial tenants.

December Highlights

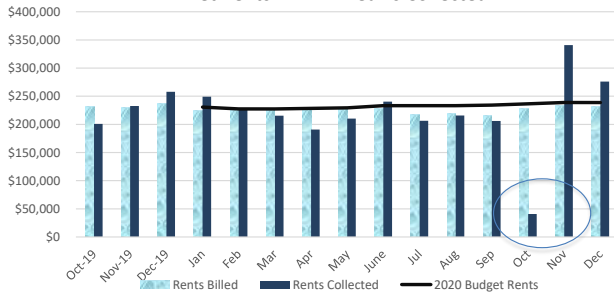
- Response to COVID-19 is unchanged - Sr Property Operations mgmt, Building mgmt, Assistants, Maintenance, and Custodians deemed essential. Rest of staff working at home or in office on limited basis. SCIDpda main office hours have been adjusted to Monday, Wednesday, and Thursday 9 AM - 1 PM. Commercial spaces continue to have boarded up doors and windows in place until after Inauguration Day on Jan 20.
- COVID-19 impacts on Commercial Tenants - 9 tenants have not paid rents/NNN, 23 tenants have fully paid, and 9 tenants have partially paid. Many of the partial payments were credits applied from NNN Reconciliation.
- Bush AR: 21 Progress paid \$36.7k against total AR; remaining \$3,715 was requested. Also, \$17k of Dim Sum King AR to be submitted to the insurance of the person who caused the drive in accident. And Craft3 prepaid \$15k in Dec for Q1 rents/NNN dues.
- PDA Restaurant Meal Program ended in December after \$82k funding was used. In total, the program paid Dim Sum King \$21.4k, Ho Ho Seafood \$23k, Gourmet Noodle Bowl \$18k for meals from May 6, 2020 to Dec 28 2020.
- NNN rates were adjusted in December for 2021. Notices for increases were sent to commercial tenants with January billing.
- Garbage services will be adjusted at IDVS2com, IDVS1com Legacy House, Bhcomm as tenants will be starting their own service. Rates will be adjusted in January to reflect this change.
- Due to COVID-19 hardship, Liberty Tattoo Office was allowed an early exit of lease for Jan 5, 2021 original expiration Apr 5 2023.
- For the first time since pest control service started at New Central Commercial Offices, there are no reported captures of rodents.

Occupancy

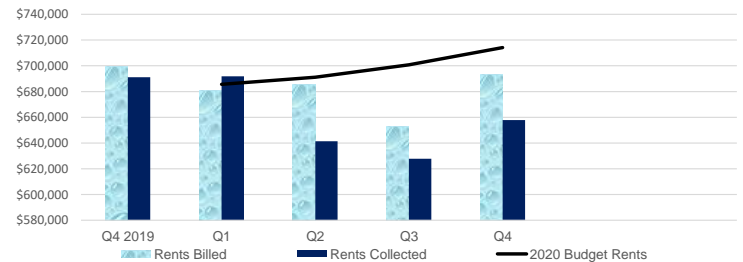
Economic

	Occupancy					Economic									
	Tenants	Days Vacant	Dec # Vacant	Occupied SqFt	Occupied % of Total Sqft	2020 Rents Billed	2020 Rents Collected	Annual Rent Billed Per SqFt	Collection Rate	2020 NNN Charges	2020 NNN Collected	Annual NNN Charged per SqFt	AR \$ > 60 days	Dec AR Total	AR > 60 days % of AR
Bush Hotel	11	397	1	26,600	94%	\$379,363	\$381,955	\$14.26	101%	\$187,394	\$161,389	\$7.04	\$5,904	\$228	2591%
IDVS 1	3	-	-	86,039	100%	\$1,701,842	\$1,674,308	\$19.78	98%	\$813,908	\$881,884	\$9.46	\$22,333	\$37,062	60%
IDVS 2 & Library	6	550	1	9,404	97%	\$375,311	\$320,211	\$39.91	85%	\$134,342	\$101,691	\$14.29	\$83,242	\$111,712	75%
New Central	14	259	3	17,541	88%	\$256,074	\$242,112	\$14.60	95%	\$116,141	\$99,365	\$6.62	\$31,724	\$70,004	45%
PDA Summary	34	345	5	139,584	97%	\$2,712,591	\$2,618,586	\$19.43	97%	\$1,251,785	\$1,244,329	\$8.97	\$143,204	\$219,005	65%
2020 Budget	34	345	5	139,584	97%	\$2,791,612	\$2,791,612	\$20.00	100%	\$1,051,924	\$1,051,924	\$7.54			
Fav/(Unfav) to Budget	-	-	-	-	0%	(\$79,021)	(\$173,026)	-\$0.57		\$199,862	\$192,406	\$1.43			
Louisa	5	671	3	9,884	79%	\$256,978	\$157,462	\$26.00	61%	\$33,460	\$19,736	\$2.66	\$0	\$179	0%
Jackson	4	580	1	3,265	66%	\$63,506	\$53,313	\$19.45	84%	\$21,434	\$15,762	\$4.36	\$9,374	\$13,415	70%

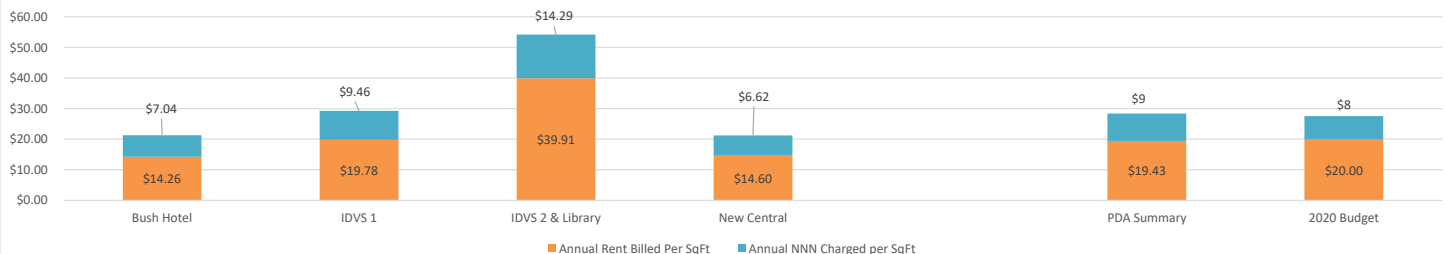
Net Rents: PDA Billed vs Collected



Quarterly Net Rents: PDA Billed vs Collected



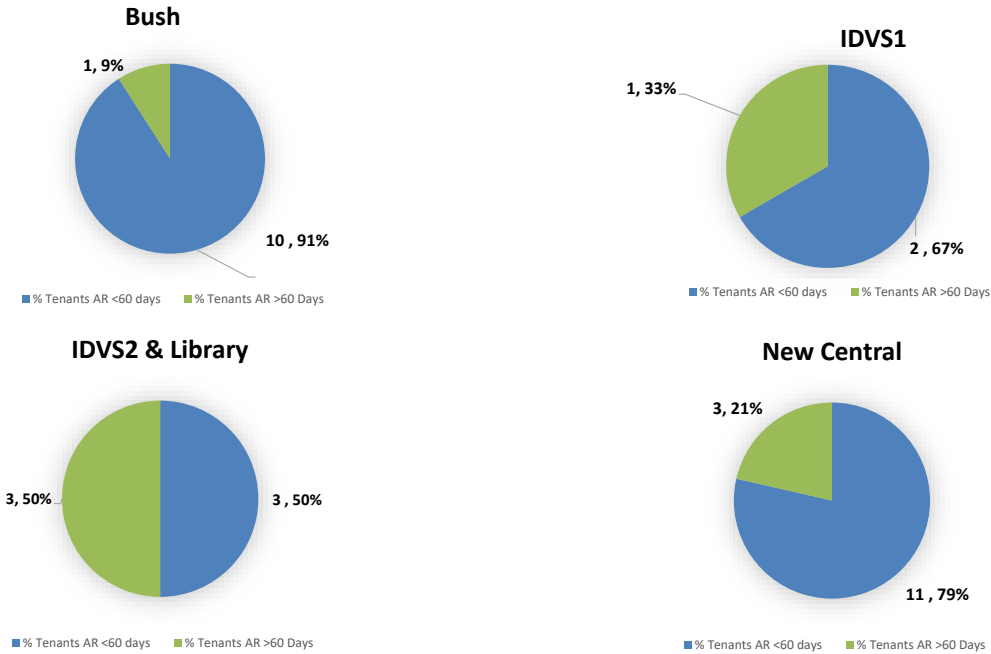
Annual Rents & NNN per SQFT - PDA Only 2020





SCIDpda Dashboard - Commercial December and Total 2020

AR Collections > 60 Days



Tenants Aged Receivables >60 Days (Dec 2020)

			Amount	Action
Bush	21 Progress		\$277	✓ Paid \$36.7k in January for past due amounts.
	Dim Sum King		\$17,112	✓ DSK to submit to Insurance
IDVS1com	Hot Pot King		\$22,333	✓ Rent Deferral Program
IDVS2com/lp	Crawfish King		\$53,508	✓ Rent Deferral Program
	Gourmet Noodle		\$26,788	✓ Rent Deferral Program
New Central	Master Leong's School		\$29,608	✓ Agreement for 18mo repayment on hold due to eviction moratorium

As of December 31, 2020 - Tenants by Property ** 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 & Maintenance Office SCIDpda P7 Conference Room Liberty Tattoo Office (leaving Jan 2021)	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) SCIDpda Maintenance 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			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				

Total PDA only	34 Tenants (excl Parking)
Lease Expirations at Risk	3 Office Tenants
Total MtM	6 Retail, Office
Vacancy Risk	2 Office - Royal San Tan, Oasis Tea

** ICHS occupies multiple spaces in 3 properties, and counts as 3 tenants in the 34 Tenant count above



SCIDpda Dashboard - Affordable December and Total 2020

SCIDpda Affordable Stats

- ✓ 2 PDA Vacancies in Dec, 27 Managed Properties Vacancies
- ✓ 98% Occupied across SCIDpda properties
- ✓ 100%+ of SCIDpda residents paid rents on time

Headlines

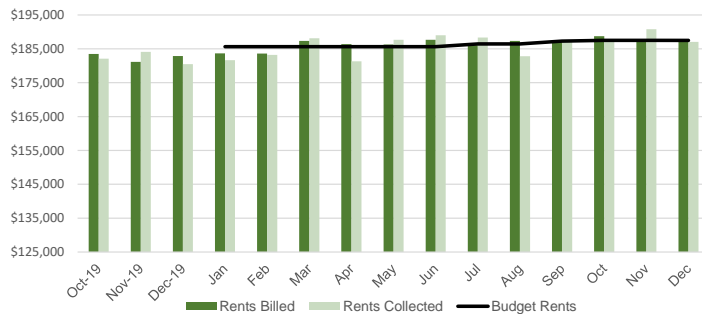
Vaccine distribution in the neighborhood has begun through ICHS. SCIDpda will partner with ICHS to safely vaccinate our vulnerable residents and frontline staff.

December Highlights

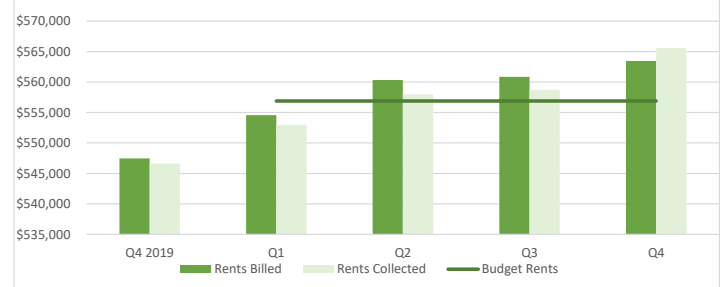
- Response to COVID19 remained unchanged through the holiday season. Frontline/Essential staff continue to take all caution in serving our residential tenants.
- Food and meal programs continued through the end of 2020. Grocery delivery will continue in 2021. Due to lack of funding, meal program through restaurants has ended. Senior meals are still being provided on a weekly basis through our partners at ICHS. To thank volunteers for their many months of hard work, Community Initiatives team put together a gift bag filled with goodies from neighborhood businesses. Wellness checks for residents across all properties will continue into 2021.
- 1 of the 2 vacant units at the Bush Hotel are now leased. The other unit has an applicant in progress. At Louisa Hotel, the ownership group has given approval to increase marketing budget and reduce rent rates to be more competitive with similar properties in the area. Additional concessions are also being considered.
- Thanks in large part of rent assistance grants that SCIDpda staff and residents worked hard to get, rent collection rates for PDA properties is at 100%.
- Annual inspections of residential units were completed at all properties and much-needed preventative maintenance

	Occupancy					Economic									
	Dec # Vacant	Days Vacant	Number of Occupied Units EOM	Occupied %	Lost Opp for Rents	2020 Rent Billed (\$)	2020 Rent Collected	Collection Rate (%)	2020 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	2	114	93	97%	\$5,585	\$820,059	\$817,428	100%	\$827,174	(\$2,631)	\$735	\$195	\$3,345	6%	1
DVA	-	-	56	98%	\$0	\$905,942	\$905,576	100%	\$899,777	(\$366)	\$1,348	(\$211)	\$1,140	-19%	1
New Central	-	-	28	100%	\$0	\$513,271	\$512,258	100%	\$509,416	(\$1,013)	\$1,528	(\$30)	(\$130)	0%	1
PDA Summary	2	114	177	98%	\$5,585	\$2,239,273	\$2,235,262	100%	\$2,236,367	(\$4,010)	\$1,054	(\$46)	\$4,355	-1%	3
2020 Budget	4	114	177	98%	\$16,004	\$2,236,367	\$2,236,367	100%		-0.2%	\$1,053				
Fav/(Unfav) to Budget	2	-	0	0%		\$2,906	(\$1,105)				\$1				
Louisa	27	192	60	71%	\$243,281	\$1,015,826	\$1,000,067	98%	\$1,277,722	(\$277,655)	\$1,411	\$4,621	\$17,391	27%	11
Jackson	-	-	0	0%	\$0	\$231,300	\$232,561	101%	\$230,820	\$1,741	\$0	\$0	\$0	0%	0

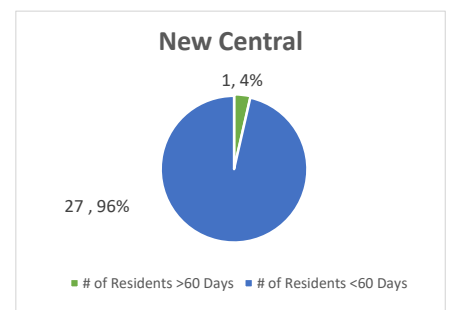
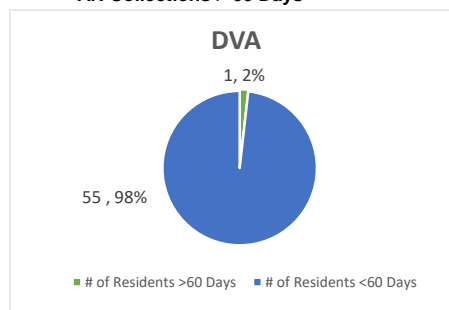
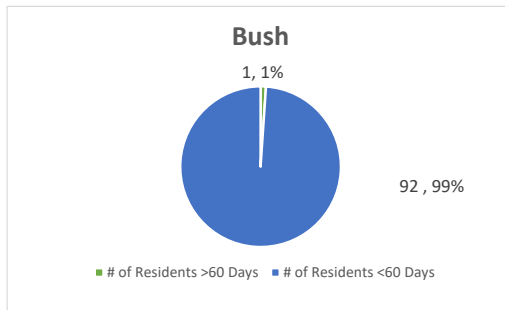
Rents: PDA Billed vs Collected



Quarterly Rents: PDA Billed vs Collected



AR Collections > 60 Days



Hing Hay CoWorks 2020 Dashboard

	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Dec Budget	Var	2020	2020 Budget	Var
Memberships (as of Month End)	32	33	30	22	21	17	9	9	9	9	9	9	38	(29)	9	38	(29)
New 2020 Rates in Blue																	
Day Pass - \$35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10 FlexDays \$125 --> \$145	11	11	10	8	8	8	2	2	2	2	2	2	14	(12)	2	14	(12)
15 FlexDays \$175 --> \$200	2	2	3	2	2	2	1	1	1	1	1	1	5	(4)	1	5	(4)
12 FlexDays/yr \$306	2	2	2	2	2	2	0	0	0	0	0	0	1	(1)	0	1	(1)
Full-In Flex \$300 --> \$330	3	4	3	2	2	1	0	0	0	0	0	0	1	(1)	0	1	(1)
Full-In Fixed \$350 --> \$380	11	11	9	5	4	4	4	4	3	2	2	2	11	(9)	2	11	(9)
Office Suite - \$600, \$800	2	2	2	2	2	0	2	2	3	4	4	4	2	2	4	2	2
Conf Rooms \$40/hr (med), \$45/hr (large)	1	1	1	1	1	0	0	0	0	0	0	0	4	(4)	0	4	(4)
# of Events	0	0	0	0	0	0	0	0	0	0	0	0	1	(1)	0	1	(1)
Total # of Attendees & Short Term User	0	0	0	0	0	0	0	0	0	0	0	0	N/A		0	N/A	
Revenues																	
Membership Revenue	\$9,673	\$6,239	\$8,193	\$3,458	\$2,401	\$2,116	\$1,386	\$2,469	\$2,967	\$3,102	\$3,442	\$3,329	\$9,511	(\$6,182)	\$48,775	\$115,473	(\$66,698)
Other Income	\$210	\$1,046	\$285	\$15	\$15	\$15	\$0	\$0	\$25	\$0	\$0	\$0	\$413	(\$413)	\$1,611	\$5,000	(\$3,389)
Events	\$355	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315	(\$315)	\$383	\$1,890	(\$1,507)
Sponsorships/Grants/Donations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,875	(\$1,875)	\$0	\$7,500	(\$7,500)
Revenues	\$10,238	\$7,313	\$8,478	\$3,473	\$2,416	\$2,131	\$1,386	\$2,469	\$2,992	\$3,102	\$3,442	\$3,329	\$12,114	(\$8,785)	\$50,769	\$129,863	(\$79,094)
Avg Membership Rev per Membership	\$302	\$192	\$260	\$133	\$112	\$111	\$107	\$274	\$330	\$345	\$382	\$370	\$405	(\$35)	\$198	\$275	(\$77)
Operating Costs	\$16,091	\$14,977	\$15,114	\$17,341	\$15,306	\$13,165	\$17,244	\$15,588	\$12,022	\$2,343	\$10,099	\$10,956	\$16,029	\$5,073	\$160,246	\$190,257	\$30,011
Net Income Before Dep/Amort (NOIbda)	(\$5,853)	(\$7,664)	(\$6,636)	(\$13,868)	(\$12,890)	(\$11,034)	(\$15,858)	(\$13,119)	(\$9,030)	\$759	(\$6,657)	(\$7,627)	(\$3,915)	(\$3,712)	(\$109,477)	(\$60,394)	(\$49,083)
Cash Flow Rate	-57%	-105%	-78%	-399%	-534%	-518%	-1144%	-531%	-302%	24%	-193%	-229%	-32%		-216%	-47%	

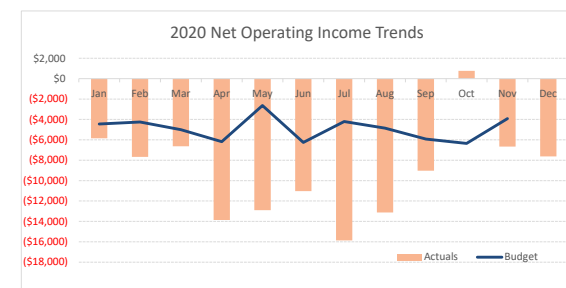
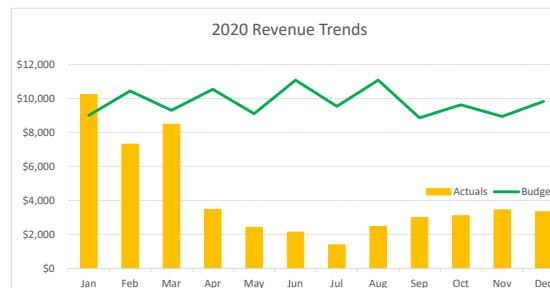
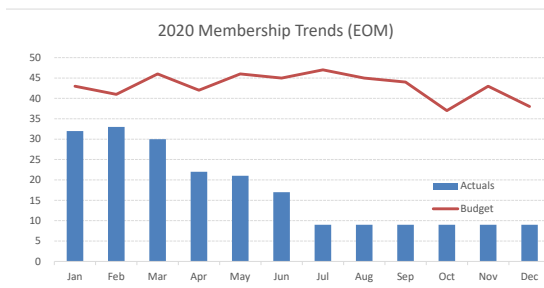
Notes

December Recap

- * 2021 Plans for HHC will be self-sustained; Program Coordinator position eliminated.
- * HHC Winter AAPI Arts & Crafts Fair outdoor event cancelled under Gov. Inslee's rollbacks.
- * Cancelling vendor contracts for select services: Spotify, Nexodus, and Amazon subscription set to end in March after current annual Prime ends.

Q1 2021 Focus

- * Identifying other logistical issues to resolve when HHC staffing exits in 2021
- * Solve security issue with door and key card system
- * Transition to using PayPal in invoice members
- * Communicate to members regarding billing system changes after Nexodus is removed



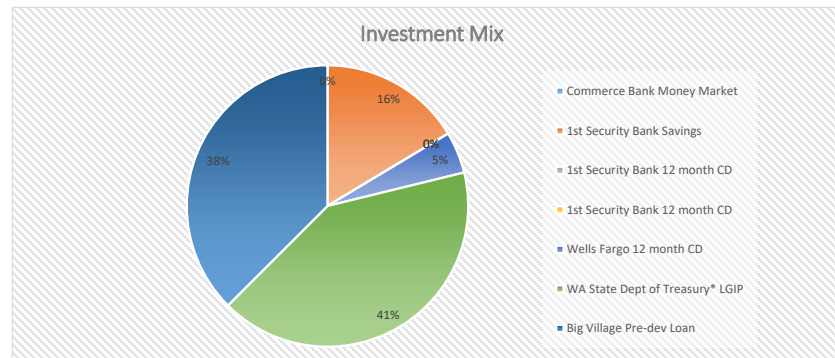
SCIDpda Investment Report									
September 30, 2020 - December 31, 2020									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
1124	Commerce Bank	Money Market	\$ 651.68	\$ 706,286.43	\$ (705,786.43)	\$ 6.86	\$ 16.00	\$ 1,174.54	0.10%
5710	1st Security Bank	Savings	\$ 872,600.98			\$ 1,094.67		\$ 873,695.65	0.50%
5151315100	1st Security Bank	12 month CD	\$ -					\$ -	2.18%
5151315130	1st Security Bank	12 month CD	\$ -					\$ -	2.18%
8729-4024	Wells Fargo	12 month CD	\$ 252,461.09			\$ 2,282.33		\$ 254,743.42	1.65%
	WA State Dept of								
2034	Treasury *	LGIP	\$ 2,509,528.29	\$ 400,000.00	\$ (705,786.43)	\$ 893.25	\$ (27.71)	\$ 2,204,607.40	0.17%
	Big Village	Pre-dev Loan	\$ 1,678,742.45	\$ 305,786.43		\$ 15,375.85		\$ 1,999,904.73	3.15%
	North Lot	Pre-dev Loan	\$ -	\$ 537,947.76		\$ 2,382.55		\$ 540,330.31	3.00%
Total			\$ 5,313,984.49	\$ 1,950,020.62	\$ (1,411,572.86)	\$ 22,035.51	\$ (11.71)	\$ 5,874,456.05	

QTR
GROWTH \$ 560,471.56
*AVG - rate varies by day

January 1, 2020 - December 31, 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	\$ 3,444,255.93	\$ (3,968,132.61)	\$ 1,078.82	\$ -	\$ 1,174.54	0.27%
5710	1st Security Bank	Savings	\$ 359,083.95	\$ 511,002.72		\$ 3,608.98		\$ 873,695.65	0.76%
5151315100	1st Security Bank	12 month CD	\$ 251,894.84		\$ (255,501.36)	\$ 3,606.52		\$ (0.00)	2.18%
5151315130	1st Security Bank	12 month CD	\$ 251,894.84		\$ (255,501.36)	\$ 3,606.52		\$ (0.00)	2.18%
8729-4024	Wells Fargo	12 month CD	\$ 257,515.62	\$ 250,000.00	\$ (257,515.62)	\$ 4,743.42		\$ 254,743.42	1.65%
	WA State Dept of								
2034	Treasury*	LGIP	\$ 1,376,373.82	\$ 2,324,699.85	\$ (1,509,158.53)	\$ 12,826.85	\$ (134.59)	\$ 2,204,607.40	0.63%
	Big Village	Pre-dev Loan	\$ 564,476.69	\$ 1,393,432.79		\$ 41,995.25		\$ 1,999,904.73	3.77%
	North Lot	Pre-dev Loan	\$ -	\$ 537,947.76	\$ -	\$ 2,382.55		\$ 540,330.31	3.00%
Total			\$ 3,585,212.16	\$ 8,461,339.05	\$ (6,245,809.48)	\$ 73,848.91	\$ (134.59)	\$ 5,874,456.05	

YTD
GROWTH \$ 2,289,243.89
*AVG - rate varies by day

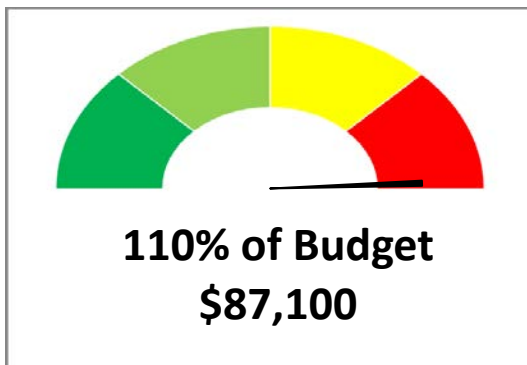
* CD matured 9/20 - moved to savings account currently earning more interest



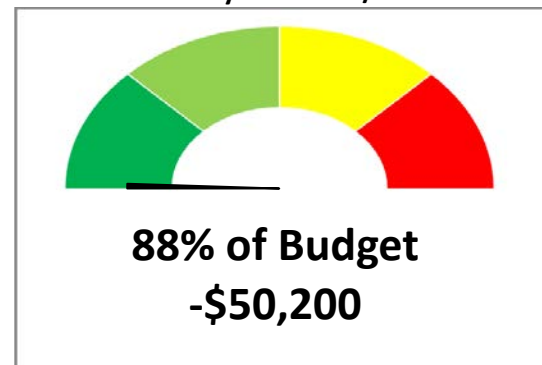
SCIDpda Dashboard – Payroll December 2020

Payroll expenses through December were **\$77K under budget for the organization as a whole**. \$25K of the \$87K negative variance in Admin is due to a lower than budgeted annual L&I refund, \$16K is due to PTO that has been accrued and not used, and the remaining \$46K is due to a budgeting error related to two employees budgeted at part-time versus full-time. The \$50K positive variance in Community Initiatives is mainly due to the Safety Coordinator's departure at the end of May. The \$146K positive variance in Property Management is due to the decision not to hire the Facilities Manager in 2020, as well as the delayed hiring of the Director of Property Operations and the Senior Property Manager and cancelling the property management contract with InterIm. The \$32K negative variance in Properties is largely due to covid-19, with hazard pay for front line staff from March 23rd through June 28th.

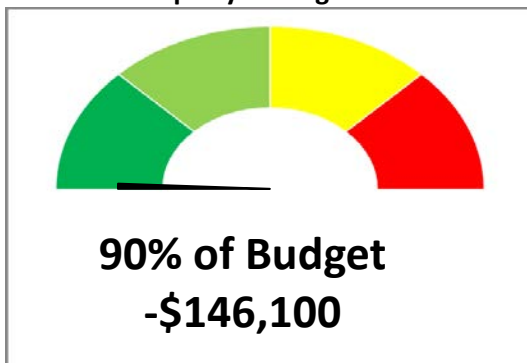
Admin



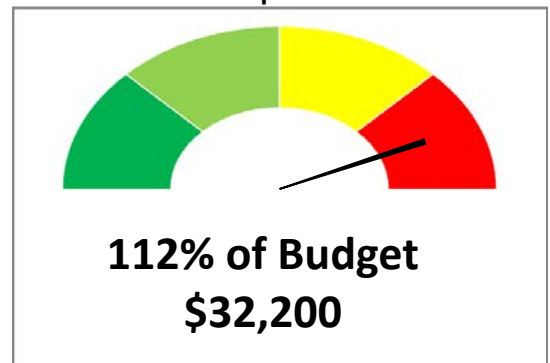
Community Initiatives/HHC



Property Management



Properties



Resolution 20-01-19-01

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 December 2020 Meeting Minutes
- Approve November and December 2020 Expenditure Report
- Accept January 2021 Management Report

Board President

Date

Board Secretary

Date