

BOARD MEETING AGENDA

Tuesday, July 20, 2021

5:30 – 6:00 p.m.

**Virtual:**<https://us02web.zoom.us/j/85205354757>

(669) 900.6833, 85205354757#

(346) 248.7799, 85205354757#

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.

The Board Meeting concludes at 6 pm, at which point the board will transition to a board retreat where board members will have discussion but take no action.

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>
5:32	Discussion	2. Sound Transit Project Discussion – Sound Transit Executive Team
7:00	Action / Approval	3. Consent Agenda <ul style="list-style-type: none"> • Approve June Meeting Minutes • Accept June 2021 Expenditure Report • Approve July 2021 Concurrence Request 4. Resolution – Amend North Lot Predevelopment Loan Amount
7:15	Action	5. Adjourn – Mindy Au

****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 21-07-20-01

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

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

- Approve June Meeting Minutes
- Accept June 2021 Expenditure Report
- Approve July 2021 Concurrence Request

Board President

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

June 22nd, 2021

409 Maynard Avenue South – Plaza Level Conference Room

Seattle, WA 98104

Virtual:

<https://zoom.us/j/359459577>

(669) 900.6833, 359459577#

(346) 248.7799, 359459577#

The June 2021 SCIDpda board meeting was hosted virtually via a Zoom conference room. Most attendees attended virtually, with exception to the staff and board members who attended in-person where the virtual call was hosted.

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

Staff Present: Maiko Winkler-Chin, Vern Wood, Jamie Lee, Janet Smith, Jody McCorkle, Jared Jonson, Julie Yuan, Joseph Guanlao, Naomi Saito

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. No public comments were submitted to the board.

2. Board Action & Approval

Consent Agenda

Resolution 21-06-22-01: We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, via consent agenda:

- Approve May Meeting Minutes
- Accept April and May 2021 Expenditure Report
- Approve June 2021 Concurrence Request

Moved: Tiernan Martin

Seconded: Casey Huang

Board Approved: Mindy Au, Casey Huang, Lisa Nitze, Miye Moriguchi, Cindy Ju, Phillip Sit, Tiernan Martin, Elliot Sun, Scott Yasui, Jerilyn Young

Abstained: 0

Absent: 5

3. Discussion

2021 Fundraiser – Joseph Guanlao

Joseph explained that the SCIDpda Bash will be on June 24, 2021.

He has sent out information regarding the progress of fundraiser sponsorship collection, which includes an email template for sponsorship/donation asks. The early bird sponsorship deadline is on July 16, 2021.

ST3 Ad Hoc Committee – Tiernan Martin, David Della, Lisa Nitze

Tiernan explained the Ad Hoc Committee has been in several meetings regarding the new station in the International District and the Ballard - West Seattle extension.

Tiernan and Lisa shared some key takeaways from the meetings –

- The CID station is an important part of the Ballard - West Seattle Light Rail extension.
- Sound Transit would like to engage the community in the planning process.
- Sound Transit has been invited to attend the SCIDpda board meeting in July. This would be an opportunity to invite other community organizations in the neighborhood to join the meeting.

Mindy questioned if board members were opposed to the idea of inviting other community stake holders to the July board meeting. None of the board members opposed.

5. Adjourn

The meeting was adjourned by Mindy, Board Chair, at 6:00 p.m. The board met to discuss the 2021 strategic plan with Wendy Watanabe after the board meeting was adjourned.

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

Expenditure Certification Memorandum

DATE: 6/29/2021
 TO: Board of Directors
 FROM: Vern Wood, Deputy Director
 RE: June 2021 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	1799	to	1810	\$	12,201.37
Electronic Funds Transfers	General Checking		eft		\$	47,716.73
		Bush Hotel Commercial			\$	59,918.10
Computer Run Checks	General Checking	1751	to	1755	\$	25,263.40
		Bush Hotel Condo			\$	25,263.40
Computer Run Checks	General Checking	204	to	204	\$	485.00
Electronic Funds Transfers	General Checking		eft		\$	12,836.66
		Bush Hotel QalicB			\$	13,321.66
Computer Run Checks	General Checking	1068	to	1084	\$	29,693.78
Electronic Funds Transfers	General Checking		eft		\$	11,891.20
		Bush Hotel Residential			\$	41,584.98
Computer Run Checks	General Checking	213	to	213	\$	539.97
					CIDpda	\$ 539.97
Computer Run Checks	General Checking	3723	to	3737	\$	57,479.37
Electronic Funds Transfers	General Checking		eft		\$	25,882.80
					DVA	\$ 83,362.17
Computer Run Checks	General Checking	718	to	734	\$	81,148.09
Electronic Funds Transfers	Bond Revenue		eft		\$	220,000.00
		IDVS1 Commercial			\$	301,148.09
Computer Run Checks	General Checking	261	to	266	\$	37,163.61
		IDVS2 Condo			\$	37,163.61
Computer Run Checks	General Checking	411	to	418	\$	40,966.35
Electronic Funds Transfers	Bond Revenue		eft		\$	25,000.00
		IDVS2 Library & Parking			\$	65,966.35

Computer Run Checks	General Checking	536	to	543	\$	12,552.40
Electronic Funds Transfers	General Checking		eft		\$	5,854.09
		IDVS2 Commercial			\$	18,406.49
Computer Run Checks	General Checking	891	to	903	\$	10,932.72
Electronic Funds Transfers	General Checking		eft		\$	23,122.14
		New Central Commercial			\$	34,054.86
Computer Run Checks	General Checking	252	to	254	\$	11,336.05
Electronic Funds Transfers	General Checking		eft		\$	23,147.91
		New Central Hotel			\$	34,483.96
Electronic Funds Transfers	General Checking		eft		\$	38,095.08
		New Central Master Tenant			\$	38,095.08
Computer Run Checks	General Checking	1054	to	1067	\$	7,089.32
Electronic Funds Transfers	General Checking		eft		\$	28,474.28
		New Central Residential			\$	35,563.60
Computer Run Checks	General Checking	2290	to	2349	\$	211,233.54
Electronic Funds Transfers	General Checking		eft		\$	27,269.85
		SCIDpda			\$	238,503.39
					\$	1,027,375.71

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,design20,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,loumural,ncntcom,ncentre
s,nchotel,ncmanagr,ncmaster,pdacmmtty,pdadev,pdamaint,pdaprop,scid AND mm/yy=06/2021-06/2021 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
bhcommop - General Checking				
1799	pdamaint - SCIDpda Maintenance Dept	6/10/2021	5,595.50	WOs
1800	verwir - Verizon Wireless	6/10/2021	9.30	Telecomm
1801	weaarc - Weaver Architects, P.S., Inc.	6/10/2021	1,099.00	Professional Fees/Consulting
1802	welfar - Wells Fargo	6/10/2021	3.24	Telecomm
1803	welfar - Wells Fargo	6/10/2021	1,185.30	Permit
1804	cenlin - CenturyLink	6/17/2021	65.46	Telecomm
1805	davdis - Davidson Distributing Corp.	6/17/2021	851.04	Janitorial - Supplies
1806	finnei - Finney Neill & Co. P.S.	6/17/2021	395.00	Audit Fees
1807	repser - Republic Services	6/17/2021	401.07	Garbage/Waste Removal
1808	smrarc - SMR Architects, PLLC	6/17/2021	2,145.00	Professional Fees/Consulting
1809	wasman - Waste Management of Seattle	6/17/2021	405.06	Garbage/Waste Removal
1810	cedgro - Cedar Grove Organics Recycling	6/24/2021	46.40	Garbage/Waste Removal
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	6/10/2021	9,883.40	Condo Billing
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	6/17/2021	37,833.33	Rent
Total bhcommop - General Checking			59,918.10	
bhcondop - General Checking				
1751	ipfscorp - IPFS Corporation	6/10/2021	4,618.82	Insurance
1752	proins - Propel Insurance	6/10/2021	9,482.68	Insurance
1753	seacitli - Seattle City Light	6/10/2021	1,959.80	Electricity
1754	pugsou - Puget Sound Energy	6/17/2021	2,275.75	Natural Gas
1755	citseacu - City of Seattle-Combined Utilities	6/24/2021	6,926.35	Garbage/Waste Removal & Water/Sewer
Total bhcondop - General Checking			25,263.40	
bhqalop - General Checking				
204	finnei - Finney Neill & Co. P.S.	6/10/2021	485.00	Audit Fees
ACH	bannymel - The Bank of New York Mellon Trust Co.	6/15/2021	9,166.67	Deposits with Other Entities - Monthly
ACH	bannymel - The Bank of New York Mellon Trust Co.	6/15/2021	288.35	Interest Expense - Monthly
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	6/15/2021	3,381.64	Replacement Reserve Deposit - Quarterly
Total bhqalop - General Checking			13,321.66	
bhresope - General Checking				
1068	pdamaint - SCIDpda Maintenance Dept	6/10/2021	4,142.98	WOs
1069	busimp - Business Impact NW	6/10/2021	1,604.68	Loan Payment - Monthly
1070	cenlin - CenturyLink	6/10/2021	67.87	Telecomm
1071	citseacu - City of Seattle-Combined Utilities	6/10/2021	82.73	Water/Sewer
1072	hdsupp - HD Supply Facilities Maintenance, LTD	6/10/2021	96.20	Supplies
1073	offdep - Office Depot	6/10/2021	299.86	Office Supplies/Equipment
1074	orcinf - Orca Information Inc	6/10/2021	42.00	Credit Screening Fee
1075	scidpda - SCIDpda	6/10/2021	16,689.50	ID Billing
1076	seacitli - Seattle City Light	6/10/2021	1,285.92	Electricity
1077	verwir - Verizon Wireless	6/10/2021	180.05	Telecomm

		Check	Total	
Check#	Vendor	Date	Check	Note
1078	welfar - Wells Fargo	6/10/2021	31.10	Telecomm
1079	welfar - Wells Fargo	6/10/2021	354.84	Supplies
1080	wesext - Western Exterminator Company	6/10/2021	294.92	Pest Control
1081	citseacu - City of Seattle-Combined Utilities	6/17/2021	68.13	Water/Sewer
1082	petcasof - Petty Cash - Office	6/17/2021	4.05	Petty Cash - Postage
1083	smrarc - SMR Architects, PLLC	6/17/2021	4,355.00	Professional Fees/Consulting
1084	hdsupp - HD Supply Facilities Maintenance, LTD	6/24/2021	93.95	Supplies
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	6/10/2021	11,891.20	Condo Billing
Total bhresope - General Checking			41,584.98	
cidpdao3 - General Checking				
213	welfar - Wells Fargo	6/10/2021	539.97	Computer Software/Hardware/Licenses
Total cidpdao3 - General Checking			539.97	
cobocap1 - Comm Bond Revenue				
ACH	idvs2lib - IDVS2 Library/Parking	6/24/2021	25,000.00	Transfer for Operating Expense
Total cobocap1 - Comm Bond Revenue			25,000.00	
dvaop - General Checking				
3723	hdsupp - HD Supply Facilities Maintenance, LTD	6/2/2021	253.24	Janitorial - Supplies
3724	pdamaint - SCIDpda Maintenance Dept	6/10/2021	4,658.52	WOs
3725	hdsupp - HD Supply Facilities Maintenance, LTD	6/10/2021	64.58	Supplies
3726	idvs2lib - IDVS2 Library/Parking	6/10/2021	17,954.58	Loan Payment - Monthly
3727	pugsou - Puget Sound Energy	6/10/2021	2,827.38	Natural Gas
3728	resene - Resound Energy Services	6/10/2021	15,737.90	FF&E - LED retrofit down payment
3729	scidpda - SCIDpda	6/10/2021	13,936.21	ID Billing
3730	verwir - Verizon Wireless	6/10/2021	103.70	Telecomm
3731	welfar - Wells Fargo	6/10/2021	18.46	Telecomm
3732	welfar - Wells Fargo	6/10/2021	422.81	Fire Systems/Sprinkler - Service Calls
3733	shewil - Sherwin-Williams Co.	6/17/2021	822.06	Supplies
3734	wavbro - WAVE	6/17/2021	93.24	Telecomm
3735	buihar - Builders' Hardware & Supply Co	6/24/2021	196.79	Locks/Keys
3736	hdsupp - HD Supply Facilities Maintenance, LTD	6/24/2021	94.98	Supplies
3737	wesext - Western Exterminator Company	6/24/2021	294.92	Pest Control
ACH	idvs2con - IDVS2 Condo Association	6/10/2021	23,368.07	Condo Billing
ACH	idvsfh - IDVS 2 Family Housing LLC	6/15/2021	2,514.73	Replacement Reserve Transfer - Monthly
Total dvaop - General Checking			83,362.17	
idvs2op4 - General Checking				
536	pdamaint - SCIDpda Maintenance Dept	6/10/2021	3,918.68	WOs
537	hdsupp - HD Supply Facilities Maintenance, LTD	6/10/2021	71.81	Supplies
538	repser - Republic Services	6/10/2021	2,079.27	Garbage/Waste Removal
539	scidpda - SCIDpda	6/10/2021	1,576.21	ID Billing
540	verwir - Verizon Wireless	6/10/2021	1.93	Telecomm
541	welfar - Wells Fargo	6/10/2021	1.94	Telecomm
542	idvs2con - IDVS2 Condo Association	6/17/2021	2,958.07	Condo Billing
543	wasman - Waste Management of Seattle	6/17/2021	1,944.49	Garbage/Waste Removal
ACH	idvs2com - IDVS 2 Commercial	6/15/2021	1,041.75	Replacement Reserve Transfer - Quarterly

		Check	Total	
Check#	Vendor	Date	Check	Note
ACH	herban - Heritage Bank	6/20/2021	4,812.34	Loan Payment - Monthly
Total idvs2op4 - General Checking			18,406.49	
idvsreve - Revenue Account-Trust				
ACH	idvs1co - IDVS 1 Commercial	6/24/2021	120,000.00	Transfer for Operating Expense
ACH	scidpda - SCIDpda	6/24/2021	100,000.00	Distributions
Total idvsreve - Revenue Account-Trust			220,000.00	
nccomop2 - General Checking				
891	pdamaint - SCIDpda Maintenance Dept	6/10/2021	4,302.73	WOs
892	finnei - Finney Neill & Co. P.S.	6/10/2021	550.00	Audit Fees
893	hdsupp - HD Supply Facilities Maintenance, LTD	6/10/2021	556.45	Supplies
894	seacitli - Seattle City Light	6/10/2021	512.17	Electricity
895	verwir - Verizon Wireless	6/10/2021	6.54	Telecomm
896	welfar - Wells Fargo	6/10/2021	4.86	Telecomm
897	welfar - Wells Fargo	6/10/2021	19.48	Supplies
898	contec - Convergent Technologies LLC	6/17/2021	545.74	Fire Systems/Sprinkler - Service Calls
899	wasman - Waste Management of Seattle	6/17/2021	30.30	Garbage/Waste Removal
900	citseacu - City of Seattle-Combined Utilities	6/24/2021	2,532.83	Water/Sewer
901	t0001819 - Tuesday Scarves	6/24/2021	850.00	Move out Refund
902	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/24/2021	674.53	HVAC/Boiler Maint - Contract
903	wasman - Waste Management of Seattle	6/24/2021	347.09	Garbage/Waste Removal
ACH	scidpda - SCIDpda	6/10/2021	1,204.44	Condo Billing
ACH	newcenmt - New Central Hotel Master Tenant LLC	6/17/2021	21,917.70	Rent & Insurance
Total nccomop2 - General Checking			34,054.86	
nchotop - General Checking				
252	ipfscorp - IPFS Corporation	6/10/2021	2,349.96	Insurance
253	proins - Propel Insurance	6/10/2021	4,824.59	Insurance
254	easwes - East-West Investment Co.	6/10/2021	4,161.50	Ground Lease Expense
ACH	welfar - Wells Fargo	6/10/2021	19,549.92	Loan Payment - Monthly
ACH	newcenth - New Central Hotel LLC	6/15/2021	3,597.99	Replacement Reserve Transfer - Quarterly
Total nchotop - General Checking			34,483.96	
ncmaster - General Checking				
ACH	newcenth - New Central Hotel LLC	6/10/2021	38,095.08	Rent & Insurance
Total ncmaster - General Checking			38,095.08	
ncresop - General Checking				
1054	cenlin - CenturyLink	6/2/2021	63.71	Telecomm
1055	hdsupp - HD Supply Facilities Maintenance, LTD	6/2/2021	118.83	Janitorial - Supplies
1056	seacitli - Seattle City Light	6/2/2021	2,065.27	Electricity
1057	hdsupp - HD Supply Facilities Maintenance, LTD	6/10/2021	64.58	Supplies
1058	offdep - Office Depot	6/10/2021	299.87	Office Supplies/Equipment
1059	verwir - Verizon Wireless	6/10/2021	103.83	Telecomm
1060	welfar - Wells Fargo	6/10/2021	9.07	Telecomm
1061	welfar - Wells Fargo	6/10/2021	39.42	Supplies
1062	citseacu - City of Seattle-Combined Utilities	6/17/2021	2,673.25	Garbage/Waste Removal & Water/Sewer

		Check	Total	
Check#	Vendor	Date	Check	Note
1063	pugsou - Puget Sound Energy	6/17/2021	493.55	Natural Gas
1064	scidpda - SCIDpda	6/17/2021	0.00	Void
1065	hdsupp - HD Supply Facilities Maintenance, LTD	6/24/2021	24.56	Supplies
1066	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/24/2021	838.46	HVAC/Boiler Maint - Contract
1067	wesext - Western Exterminator Company	6/24/2021	294.92	Pest Control
ACH	unista - United States Treasury	6/15/2021	5,000.00	Income Taxes - Q2 Corporate Income Tax Deposit
ACH	newcenmt - New Central Hotel Master Tenant LLC	6/10/2021	18,010.38	Rent & Insurance
ACH	scidpda - SCIDpda	6/10/2021	5,035.90	ID Billing
ACH	newcentr - SCIDPDA New Central Apartments, Inc	6/15/2021	428.00	Replacement Reserve Deposit - Monthly
Total neresop - General Checking			35,563.60	

pdaopacc - General Checking

1874	lemarc - Marc Le	6/5/2021	-0.04	Void; paid w/ petty cash
2273	watcon - Watanabe Consultation	6/2/2021	-4,106.25	Void; paid w/ 2304 below
2284	visser - Vision Service Plan	6/1/2021	306.09	Payroll Benefits - Vision
2285	wasden - Delta Dental of Washington	6/1/2021	2,070.51	Payroll Benefits - Dental
2290	kaifou - of Washington Options Inc	6/1/2021	20,685.79	Payroll Benefits - Medical
2291	gounoo - Gourmet Noodle Bowl	6/2/2021	550.00	Program Expense - Resident Food Relief
2292	hartfo - The Hartford	6/2/2021	817.28	Payroll Benefits - Life Insurance
2293	hohose - HO HO Seafood Restaurant	6/2/2021	360.00	Program Expense - Resident Food Relief
2294	idvs2lib - IDVS2 Library/Parking	6/2/2021	145.00	Employee Benefits Payable - Parking
2295	impcap - Impact Capital	6/2/2021	4,458.90	Development Project - North Lot Housing
2296	louhot - Louisa Hotel Master Tenant LLC	6/2/2021	480.00	Employee Benefits Payable - Parking
2297	navben - Navia Benefit Solutions	6/2/2021	101.50	Payroll Benefits
2298	newcentc - SCIDPDA New Central Commercial, Inc	6/2/2021	1,186.44	Rent
2299	quebea - Queen Beauty Salon	6/2/2021	5,800.00	Program Expense
2300	seachit - Seattle Chinese Times	6/2/2021	500.00	Program Expense
2301	seavie - Seattle Viet Times, Inc.	6/2/2021	195.00	Program Expense
2302	spalig - SparkLab Lighting Design, LLC	6/2/2021	3,315.00	Professional Fees/Consulting
2303	watcon - Watanabe Consultation	6/2/2021	1,575.00	Professional Fees/Consulting
2304	watcon - Watanabe Consultation	6/2/2021	4,106.25	Professional Fees/Consulting
2305	ptrlcp - LCPTracker, Inc.	6/3/2021	3,680.00	Development Project - Yesler
2306	pdamaint - SCIDpda Maintenance Dept	6/10/2021	1,707.01	WOs
2307	bushcomm - SCIDpda Bush Hotel Commercial	6/10/2021	14,639.28	Rent
2308	edgdev - EDGE DEVELOPERS LLC	6/10/2021	24,000.00	Development Project - North Lot Housing
2309	finnei - Finney Neill & Co. P.S.	6/10/2021	395.00	Audit Fees
2310	frilit - Friends of Little Saigon	6/10/2021	2,505.79	Program Expense
2311	gounoo - Gourmet Noodle Bowl	6/10/2021	550.00	Program Expense - Resident Food Relief
2312	hohose - HO HO Seafood Restaurant	6/10/2021	360.00	Program Expense - Resident Food Relief
2313	idvs1co - IDVS 1 Commercial	6/10/2021	10,020.00	Other Liabilities - tenant (Hot Pot King) cash receipt
2314	intpark - Interim Parking Services	6/10/2021	330.00	Employee Benefits Payable - Parking
2315	intpark - Interim Parking Services	6/10/2021	330.00	Employee Benefits Payable - Parking
2316	intpark - Interim Parking Services	6/10/2021	250.00	Employee Benefits Payable - Parking
2317	ipfscorp - IPFS Corporation	6/10/2021	483.47	Insurance
2318	proins - Propel Insurance	6/10/2021	999.14	Insurance
2319	ricusa - Ricoh USA, Inc	6/10/2021	682.15	Copier Lease/Maintenance
2320	seacitli - Seattle City Light	6/10/2021	92.66	Electricity
2321	tecave - Techie Avenger Inc	6/10/2021	1,525.56	Computer Maintenance

		Check	Total	
Check#	Vendor	Date	Check	Note
2322	verwir - Verizon Wireless	6/10/2021	669.88	Telecomm
2323	wavbro - WAVE	6/10/2021	132.45	Telecomm
2324	webtho - Weber Thompson	6/10/2021	35,710.80	Development Project - North Lot Housing
2325	welfar - Wells Fargo	6/10/2021	1,580.94	Computer Software, Program Expense & Staff Appreciation
2326	welfar - Wells Fargo	6/10/2021	5,846.03	Office Supplies/Equipment, Computer Hardware, Postage & Dues
2327	welfar - Wells Fargo	6/10/2021	63.24	Employee Meals - Local
2328	welfar - Wells Fargo	6/10/2021	183.99	Training/Education
2329	welfar - Wells Fargo	6/10/2021	743.60	Office Supplies/Equipment & Licenses
2330	welfar - Wells Fargo	6/10/2021	86.75	Staff Appreciation
2331	wesext - Western Exterminator Company	6/10/2021	223.04	Pest Control
2332	bushcomm - SCIDpda Bush Hotel Commercial	6/17/2021	9,000.00	Cash Flow Loan
2333	bushcond - SCIDPDA Bush Hotel Condo Association	6/17/2021	8,000.00	Cash Flow Loan
2334	finnei - Finney Neill & Co. P.S.	6/17/2021	5,425.00	Audit Fees
2335	gounoo - Gourmet Noodle Bowl	6/17/2021	550.00	Program Expense - Resident Food Relief
2336	hohose - HO HO Seafood Restaurant	6/17/2021	360.00	Program Expense - Resident Food Relief
2337	kisell - Ellen Jane Kissman	6/17/2021	1,125.00	Professional Fees/Consulting
2338	louhot - Louisa Hotel Master Tenant LLC	6/17/2021	165.00	Employee Benefits Payable - Parking
2339	magcon - Magnum Construction Services, LTD.	6/17/2021	1,947.67	Program - Subcontracts
2340	pacclam - Pacific Lamp & Supply Company	6/17/2021	56.76	Supplies
2341	petcasof - Petty Cash - Office	6/17/2021	154.06	Postage, Staff Appreciation & Parking
2342	pitbowgf - Pitney Bowes Global Financial Services	6/17/2021	129.01	Postage
2343	yuafe - Yuan	6/17/2021	75.00	Insurance - Notary Public
2344	petcasof - Petty Cash - Office	6/17/2021	4.05	Postage
2345	bresha - Shanti Breznau Consulting, LLC	6/24/2021	17,063.75	Program - Professional Fees/Consulting
2346	busrhi - Bush, Roed & Hitchings, Inc.	6/24/2021	351.24	Development Project - North Lot Housing
2347	gounoo - Gourmet Noodle Bowl	6/24/2021	550.00	Program Expense - Resident Food Relief
2348	hohose - HO HO Seafood Restaurant	6/24/2021	360.00	Program Expense - Resident Food Relief
2349	thipla - Third Place Design Co-operative Inc.	6/24/2021	15,579.75	Development Project - North Lot Housing
ACH	stwasec - State of WA - Secretary of State	6/25/2021	82.35	B&O Taxes
ACH	idvs1co - IDVS 1 Commercial	6/15/2021	25,000.00	LH Operating Reserve Deposit - Quarterly
ACH	scidpda - SCIDpda	6/15/2021	2,187.50	LH Replacement Reserve Deposit - Monthly
Total pdaopacc - General Checking			238,503.39	
vs1op - General Checking				
718	pdamaint - SCIDpda Maintenance Dept	6/2/2021	25.00	WOs
719	cenlin - CenturyLink	6/10/2021	81.00	Telecomm
720	ipfscorp - IPFS Corporation	6/10/2021	3,238.04	Insurance
721	pdamaint - SCIDpda Maintenance Dept	6/10/2021	2,583.50	WOs
722	proins - Propel Insurance	6/10/2021	6,641.29	Insurance
723	pugsou - Puget Sound Energy	6/10/2021	1,017.90	Natural Gas
724	repser - Republic Services	6/10/2021	2,246.42	Garbage/Waste Removal
725	scidpda - SCIDpda	6/10/2021	27,143.01	ID Billing
726	seacitli - Seattle City Light	6/10/2021	13,648.54	Electricity
727	verwir - Verizon Wireless	6/10/2021	28.22	Telecomm
728	welfar - Wells Fargo	6/10/2021	1.94	Telecomm
729	welfar - Wells Fargo	6/10/2021	3.05	Postage
730	welfar - Wells Fargo	6/10/2021	154.35	Fire Systems/Sprinkler - Service Calls
731	pugsou - Puget Sound Energy	6/17/2021	533.00	Natural Gas

		Check	Total		
Check#	Vendor	Date	Check	Note	
732	wasman - Waste Management of Seattle	6/17/2021	4,389.10	Garbage/Waste Removal	
733	citseacu - City of Seattle-Combined Utilities	6/24/2021	7,968.13	Water/Sewer	
734	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	6/24/2021	11,445.60	HVAC/Boiler Maint - Contract	
Total vs1op - General Checking			81,148.09		
vs2conop - General Checking					
261	cenlin - CenturyLink	6/10/2021	64.10	Telecomm	
262	ipfscorp - IPFS Corporation	6/10/2021	6,037.38	Insurance	
263	pdamaint - SCIDpda Maintenance Dept	6/10/2021	564.00	WOs	
264	proins - Propel Insurance	6/10/2021	12,395.06	Insurance	
265	seacitli - Seattle City Light	6/10/2021	3,009.07	Electricity	
266	citseacu - City of Seattle-Combined Utilities	6/24/2021	15,094.00	Garbage/Waste Removal & Water/Sewer	
Total vs2conop - General Checking			37,163.61		
vs2lpop - General Checking					
411	usbank - US Bank/TFM/97298300/Julie Kammueler	6/1/2021	14,753.13	Loan Payment - Monthly	
412	cenlin - CenturyLink	6/10/2021	265.44	Telecomm	
413	pdamaint - SCIDpda Maintenance Dept	6/10/2021	39.00	WOs	
414	verwir - Verizon Wireless	6/10/2021	41.04	Telecomm	
415	welfar - Wells Fargo	6/10/2021	7.77	Telecomm	
416	welfar - Wells Fargo	6/10/2021	337.92	Fire Systems/Sprinkler - Service Calls	
417	idvs2con - IDVS2 Condo Association	6/17/2021	2,718.47	Condo Billing	
418	scidpda - SCIDpda	6/24/2021	22,803.58	ID Billing	
Total vs2lpop - General Checking			40,966.35		
			1,027,375.71		



SCIDpda Dashboard - Commercial Q2 2021

SCIDpda Commercial Stats

✓ 32 Tenants leasing 45 spaces (PDA), 10 Tenants leasing 15 spaces (Managed)

✓ 8 (PDA) Vacancies averaging 363 days

✓ 137,388 Occupied SqFt, 95% PDA Occupied vs Capacity

Headlines

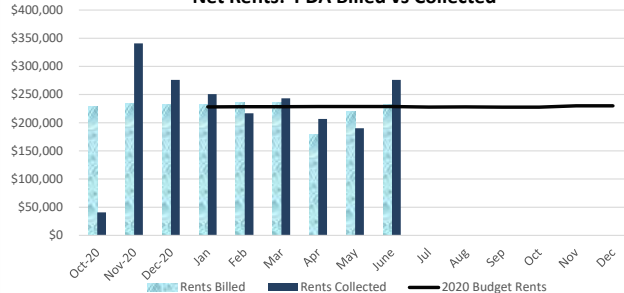
Eviction moratorium extended to September 30th

Highlights

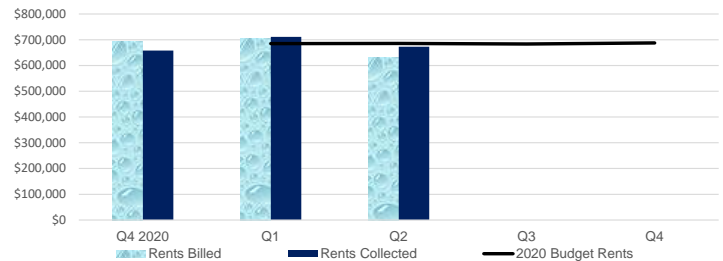
- COVID-19 impacts on Commercial Tenants - 2 tenants have not paid rents/NNN, 36 tenants fully paid, and 4 tenants partially paid.
- NNN Reconciliation June - December 2020 is being finalized (later than expected). Charges will be posted in late July, commercial tenants have been notified.
- Dim Sum King storefront repair finally scheduled to be completed first week of August. Delays were caused by holidays, COVID-19 pandemic, permitting issues, and change in project management.
- Repayment plans progressing for Crawfish King, Gourmet Noodle, Baegopa BBQ, and Bahtoh. Repayment plan still being negotiated for both Hot Pot King and Gissberg Law.
- There are approximately \$9k in All In WA grant funds left to disperse. SCIDpda staff are assessing need and process to distribute.
- An agreement has been reached with David Leong to terminate remaining lease at New Central (effective 6/11). David has agreed to pay

	Occupancy					Economic									
	Tenants	Days Vacant	# Units Vacant (as of Jun 30)	Occupied SqFt	Occupied % of Total SqFt	Q2 Rents Billed \$	Q2 Rents Collected \$	Annual Rent Billed Per SqFt	Collection Rate	Q2 NNN Charges \$	Q2 NNN Collected \$	Annual NNN Charged per SqFt	June AR \$ > 60 days	June AR Total	AR > 60 days % of AR
June/Q2 2021															
Bush Hotel	10	380	2	26,365	93%	\$86,875	\$102,835	\$13.18	118%	\$75,462	\$56,186	\$11.45	\$23,341	\$12,147	192%
IDVS 1	3	-	-	86,039	100%	\$434,802	\$439,172	\$20.21	101%	\$206,760	\$208,690	\$9.61	\$40,781	\$43,684	93%
IDVS 2 & Library	6	731	1	9,404	97%	\$63,441	\$82,575	\$26.98	130%	\$33,814	\$57,889	\$14.38	\$88,397	\$101,340	87%
New Central	13	282	5	15,580	78%	\$45,301	\$48,408	\$14.52	107%	\$21,034	\$22,325	\$4.41	\$51,048	\$59,176	86%
PDA Summary	32	363	8	137,388	95%	\$630,419	\$672,989	\$17.90	107%	\$337,069	\$345,089	\$9.57	\$203,568	\$216,348	94%
2021 Budget						\$685,950	\$685,950	\$19.47	100%	\$286,704	\$286,704	\$8.14			
Fav/(Unfav) to Budget						(\$55,531)	(\$12,961)	-\$1.58		(\$50,365)	(\$58,385)	(\$1.43)			
Louisa Jackson	6	852	2	10,626	86%	\$69,768	\$111,933	\$26.26	160%	\$15,171	\$24,875	\$4.93	\$95,721	\$103,830	92%
Jackson	4	761	1	3,265	66%	\$18,103	\$23,020	\$22.18	127%	\$7,126	\$8,989	\$5.80	\$12,271	\$10,205	120%

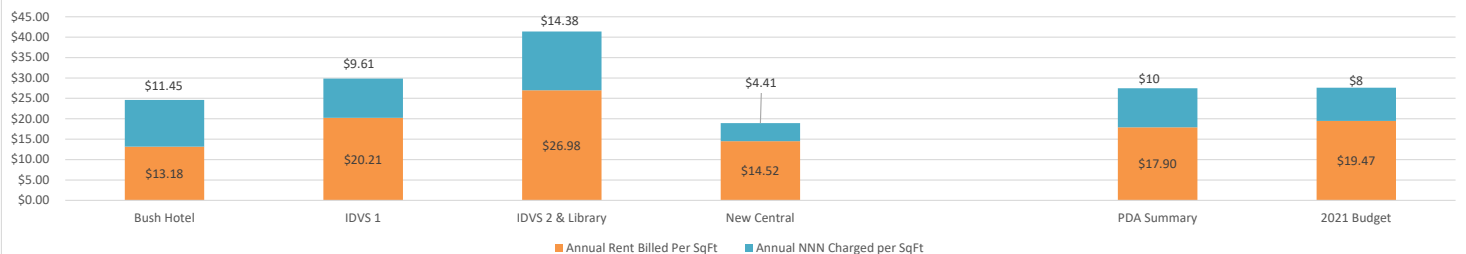
Net Rents: PDA Billed vs Collected



Quarterly Net Rents: PDA Billed vs Collected



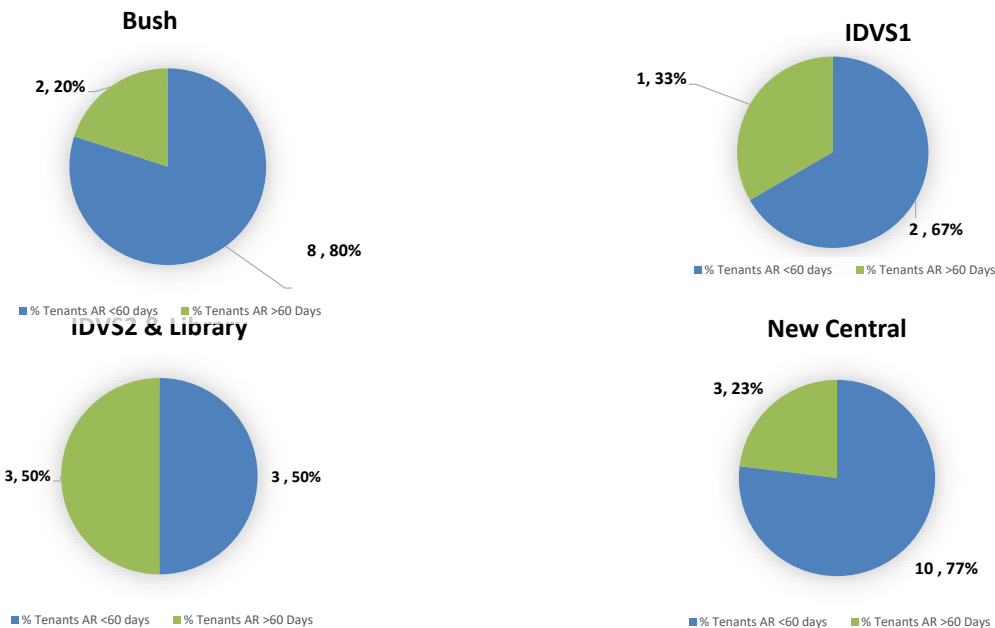
Annual Rents & NNN per SQFT - PDA Only as of Q2 2021





SCIDpda Dashboard - Commercial Q2 2021

AR Collections > 60 Days



Tenants Aged Receivables >60 Days (Jun 2021)

			Amount Owed > 60 Days	Action
Bush	Dim Sum King		\$17,112	✓ DSK to submit to Insurance, repayment 9+ months
	21 Progress		\$5,297	✓ Repaid rent owed, but has not repaid NNN charges. Paid June rents but not NNN.
IDVS1com	Hot Pot King		\$40,586	✓ Owes \$50k Total, paid June rent/NNN in full plus additional \$5k for repayment.
IDVS2com/lp	Crawfish King		\$66,778	✓ Rent Deferral Program, incl Parking. Received \$15k from All In Grant as Concession, owes \$75k in Total. Paid in full June rent/NNN plus additional \$5k for repayment.
	Gourmet Noodle		\$19,140	✓ Rent Deferral Program. Received \$16k from All In Grant as Concession, owes \$29k in Total. Paid June rent/NNN in full.
	Gissberg Law		\$2,325	✓ Negotiating repayment plan, owes \$3.5k in Total, \$0 for current rent/NNN.
New Central	Master Leong's School		\$43,787	✓ David Leong agreed to pay 50% of total owed (\$45.6k). Paid \$5k June, \$4k July, \$0 for current rent/NNN.
	663 Bistro		\$7,261	✓ Paid in full June rent/NNN plus \$1k repayment, owes \$15.7k in Total

Key: Over 75% Collectability Between 50% and 75% Collectability Under 50% Collectability

As of Jun 30, 2021 - Tenants by Property ** Highlighted in red = Leases at risk or MtM

Bush Tenants:

- Craft3
- 21 Progress
- 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

IDVS1Com Tenants:

- Hot Pot King
- ICHS (incl Legacy House) **
- Denise Louie Education Center

IDVS2Com & IDVSLP Tenants:

- Savory Hot Pot (Gourmet Noodle)
- Gissberg Law Office (MtM)
- ICHS **
- Crawfish King
- Aleks Martin Clinical Services
- Library

New Central Tenants:

- Yuet Wan Musical Group
- Oasis Tea Zone (at risk, exp 8/21)
- WinLaw
- Zhi Yen (Ho Ho Restaurant)
- Global Service
- Girls Rock Math
- AI Video
- Master David Leong's Kung Fu
- Royal San Tan (MtM and at risk)
- SCIDpda Maintenance
- 663 Bistro
- Vibrant Cities
- One World Now!

Louisa Tenants:

- Susu
- A Plus Kitchen
- Pearl Baegopa BBQ
- Seattle Gospel Books
- Harmony Tea
- Mother Yoga

Jackson Tenants:

- Dong Sing Storage
- Mei Ying Jue Salon
- Bahtoh (exp 9/21)
- Liberty Tattoo

Total PDA only	32 Tenants (excl Parking)
Lease Expirations Due	1 Retail Tenant
Total MtM	3 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 31 Tenant count above



SCIDpda Dashboard - Affordable June/Q2 2021

SCIDpda Affordable Stats

- ✓ 0 PDA Vacancies in June, 19 Managed Properties Vacancies
- ✓ 99% Occupied across SCIDpda properties
- ✓ SCIDpda residents paid rents on time and on budget

Headlines

Eviction Moratorium extended to September 30th

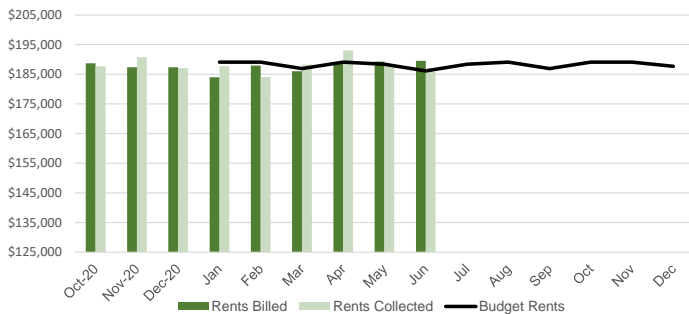
Highlights

- ACRS will reopen neighborhood foodbank in July, and majority of residents can walk to access groceries. A few grocery deliveries are still required and we're connecting residents directly to providers. Meal delivery program to continue.
- Positive leasing trends continue at Louisa. Occupancy goal for 2021 is 88%. In June occupancy reached 83%. With applications in progress, occupancy is expected at over 90% by the end of July.
- AR balances continue or have grown at Bush and Louisa. This is mainly due to the pandemic, unemployment, decreased income. We have been conditionally approved for rent relief by the Seattle OH and King County, however there is a delay with dispersal of those funds, and may not be accessible until end of August-September.
- Our new Resident Support Coordinator, Samantha Mararac, began working with residents in May, and is developing relationships and assessing the needs of residents. Sam is working directly with residents and has helped them prepare rent relief applications. We were also awarded a grant from Seattle Public Schools and are planning for a series of weekly fun events for SPS students living in PDA housing and throughout the neighborhood. There are 3 events planned in both July and August.
- The resident experience survey will begin distribution at the end of July and will be completed in early September.

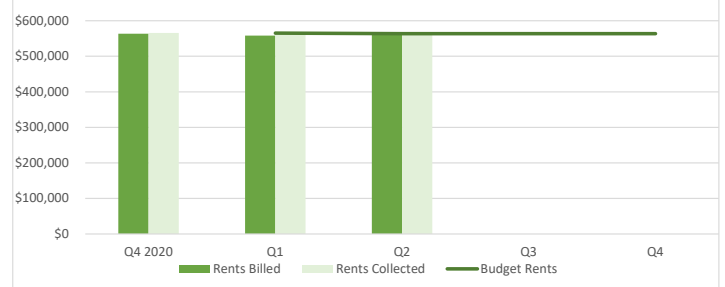
June/Q2 2021

	Occupancy					Economic									
	# Units Vacant (as of Jun 30)	Days Vacant	Number of Occupied Units (as of Jun 30)	Occupied %	Lost Opp for Rents	Q2 Rent Billed (\$)	Q2 Rent Collected \$	Collection Rate (%)	Q2 Budget Revenues \$	Fav/(Unfav) Variance	Avg Mthly Rent Billed/Unit	AR \$ > 60 days	AR Total	AR > 60 days % of AR	# of Residents >60 Days
SCIDpda Bush	-	-	96	100%	\$0	\$209,833	\$209,760	100%	\$210,008	(\$175)	\$729	\$3,482	\$3,125	111%	3
DVA	-	-	56	100%	\$0	\$227,819	\$226,704	100%	\$226,885	\$934	\$1,356	\$75	\$2,270	0%	0
New Central	-	-	28	100%	\$0	\$130,200	\$130,341	100%	\$126,748	\$3,452	\$1,550	\$0	(\$75)	0%	0
PDA Summary	-	-	180	100%	\$0	\$567,852	\$566,805	100%	\$563,641	\$4,211	\$1,052	\$3,557	\$5,320	67%	3
2021 Budget	1	30	179	99%	\$1,016	\$563,641	\$563,641	100%		0.7%	\$1,050				
Fav/(Unfav) to Budget	1	30	1	1%		\$4,211	\$3,164				\$2				
Managed Louisa	14	242	70	83%	\$110,424	\$212,316	\$204,489	96%	\$288,358	(\$76,042)	\$1,011	\$11,946	\$27,659	43%	12
Jackson	-	-	17	100%	\$0	\$59,381	\$58,353	98%	\$57,825	\$1,556	\$1,164	\$0	\$2,160	0%	0

Rents: PDA Billed vs Collected

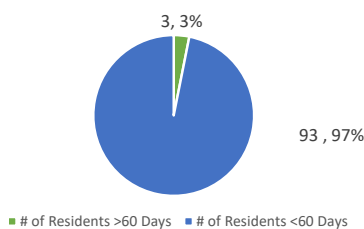


Quarterly Rents: PDA Billed vs Collected

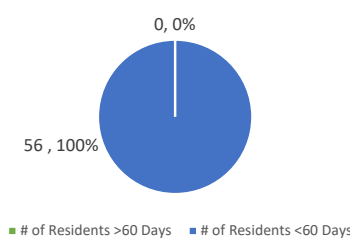


AR Collections > 60 Days

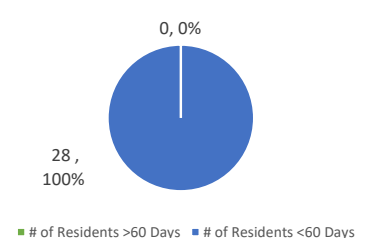
Bush



DVA



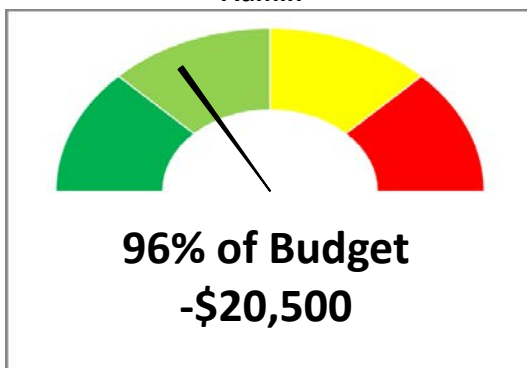
New Central



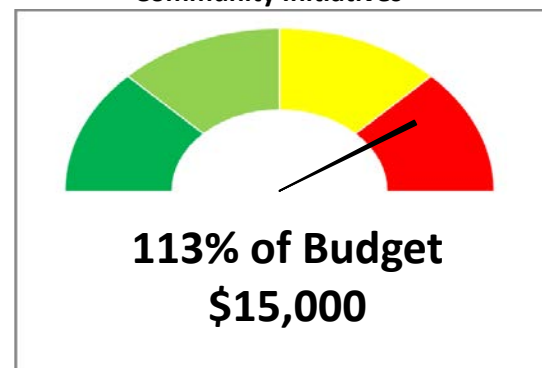
SCIDpda Dashboard – Payroll June 2021

Payroll expenses through June were **\$71K under budget for the organization as a whole**. The variance in Admin is a result of a \$9.2K credit from SUI and L&I and other organizational transitions. The negative variance in Community Initiatives is a result of organizational transitions and an extra month of support staff. The positive variance in Property Management is a result of delayed hiring of the Resident Services Coordinator and the continued delay in hiring the Facilities Manager.

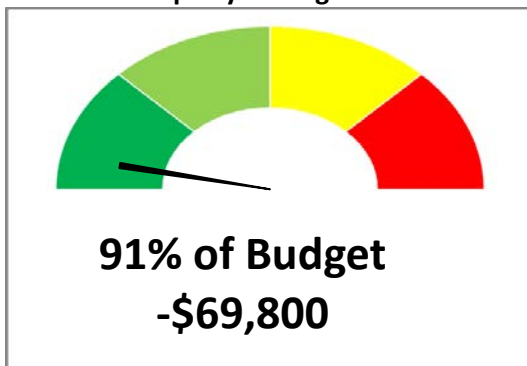
Admin



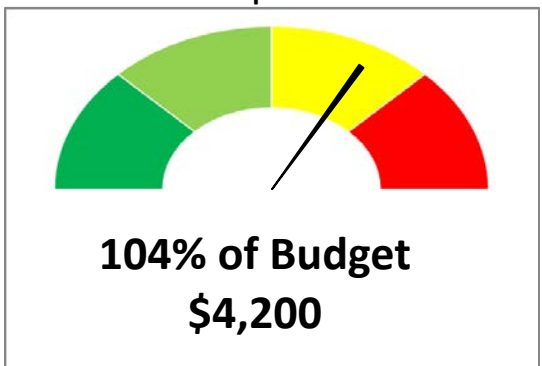
Community Initiatives



Property Management



Properties



SCIDpda Investment Report									
April 1, 2021 - June 30, 2021									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
1124	Commerce Bank	Money Market	\$ 1,174.83			\$ 0.30		\$ 1,175.13	0.10%
5710	1st Security Bank	Savings	\$ 994,815.08	\$ 1,812,363.42		\$ 1,834.74		\$ 2,809,013.24	0.43%
8729-4024	Wells Fargo	12 month CD	\$ -					\$ -	1.65%
	WA State Dept of								
2034	Treasury	LGIP	\$ 1,699,258.51	\$ 300,000.00		\$ 404.55	\$ (23.68)	\$ 1,999,639.38	0.08%
	Big Village	Pre-dev Loan	\$ 2,015,695.31		\$ (1,868,952.71)	\$ 8,297.40		\$ 155,040.00	3.15%
	North Lot	Pre-dev Loan	\$ 1,234,859.40	\$ 157,497.97		\$ 9,743.10		\$ 1,402,100.47	3.00%
Total			\$ 5,945,803.13	\$ 2,269,861.39	\$ (1,868,952.71)	\$ 20,280.09	\$ (23.68)	\$ 6,366,968.22	

QTR
GROWTH \$ 421,165.09

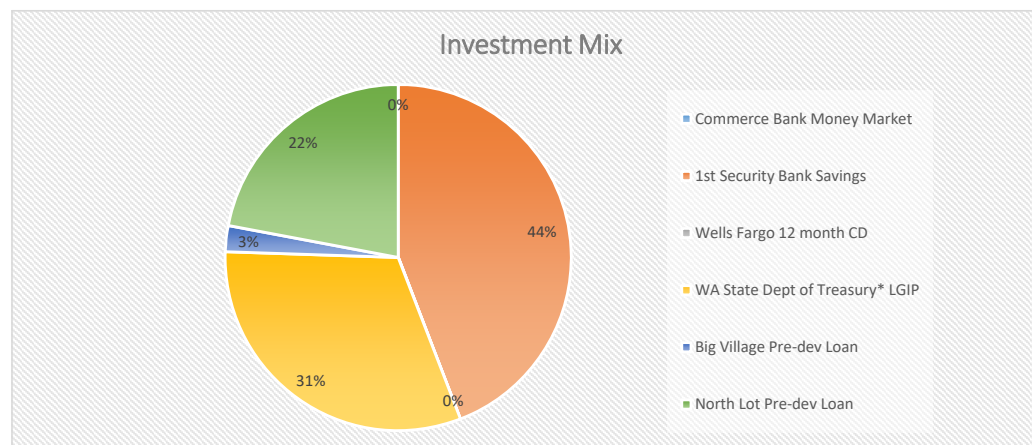
*AVG - rate varies by day

January 1, 2021 - June 30, 2021									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
1124	Commerce Bank	Money Market	\$ 1,174.54			\$ 0.59		\$ 1,175.13	0.10%
5710	1st Security Bank	Savings	\$ 873,695.65	\$ 1,932,363.42		\$ 2,954.17		\$ 2,809,013.24	0.50%
8729-4024	Wells Fargo	12 month CD	\$ 254,125.00		\$ (254,125.00)			\$ -	1.65% *
	WA State Dept of								
2034	Treasury*	LGIP	\$ 2,204,607.40	\$ 300,000.00	\$ (506,000.00)	\$ 1,084.68	\$ (52.70)	\$ 1,999,639.38	0.11%
	Big Village	Pre-dev Loan	\$ 1,999,904.73		\$ (1,868,952.71)	\$ 24,087.98		\$ 155,040.00	3.15% **
	North Lot	Pre-dev Loan	\$ 847,086.99	\$ 537,888.86		\$ 17,124.62		\$ 1,402,100.47	3.00%
Total			\$ 6,180,594.31	\$ 2,770,252.28	\$ (2,629,077.71)	\$ 45,252.04	\$ (52.70)	\$ 6,366,968.22	

YTD
GROWTH \$ 186,373.91

*CD matured. Moved a portion to 1st Security Savings in March

** Closing on financing for Yesler Project.



Concurrence Requests:

Staff are required to seek concurrence for items that:

- *the consideration exchanged or received by the SCIDpda exceeds \$10,000, or*
- *the performance by the SCIDpda extends over a one year period.*

July 2021 Items

National CAPACD – Wells Fargo Open For Business Sub-Grant Award – *Jamie Lee lead*

\$20,000 – Small business program. Support ongoing business support efforts, including leading into recovery. Will fund staff.

LISC– *Jamie Lee lead*

\$35,000 – LISC will be giving small cash grants to businesses – we will assist in helping those businesses get these grants. Additionally, this grant fund staff to support businesses to apply for additional relief funds and weather recovery.

Resolution 21-07-20-__

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

We, the Governing body of the Seattle Chinatown International District Preservation and Development Authority ("SCIDpda"), authorize staff to amend the North Lot predevelopment loan agreement to increase the amount loaned by \$1,000,000 whereby SCIDpda will loan up to \$2,500,000 to the North Lot project at 3% interest.

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

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

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

Board President

Date

Board Secretary

Date