

BOARD MEETING AGENDA

Tuesday, September 20, 2022

5:30 – 7:00 pm

**In Person:**At the Offices of Fox Rothschild LLP1001 4th Ave, Suite # 4400Seattle, WA 98154

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	Approval	2. Consent Agenda Resolution <ul style="list-style-type: none"> • Approve August Meeting Minutes • Accept July and August 2022 Expenditure Reports • Accept Q2 2022 Financial Reports • Approve September Concurrence Requests
5:45	Discussion/ Approval	3. Board Business <ul style="list-style-type: none"> • AD Hoc Transition Committee – Cindy Ju <i>Executive Session – to discuss the qualifications of an application for public employment (time allotment to be announced at the start of session)</i> <ul style="list-style-type: none"> • Resolution – Ratify Selection of Executive Director • Good of the Order – Mindy Au
7:00	Action	4. 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 22-09-20-01

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 August Meeting Minutes
- Accept July and August 2022 Expenditure Reports
- Accept Q2 2022 Financial Reports
- Approve September Concurrence Requests

Board President

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

August 17, 2022

Virtual:

<https://zoom.us/j/88609861641>

+1 (253) 215.8782 , 88609861641#

+1 (669) 900.6833 , 88609861641#

The August 2022 SCIDpda board meeting was hosted virtually via a Zoom conference.

Board Present (via Phone Conference Call-in): Mindy Au, Casey Huang, Wayne Lau, David Della, Aileen Balahadia, Phillip Sit, Miye Moriguchi, May Wu, Elliot Sun, Tiernan Martin, Lisa Nitze

Staff Present: Jamie Lee, Jared Jonson, Jody McCorkle, Naomi Saito, Josh Park, Janet Smith, Joseph Guanlao

Guests Present: Myron Ramirez, Kevin Cao

1. Call to Order

The meeting was called to order by Mindy Au, Board Chair, at 12:01 PM.

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. Consent Agenda Resolution

Resolution 22-08-17-01: We, the Board of the Seattle Chinatown International District Preservation and Development Authority Board, via consent agenda:

- Approve July Meeting Minutes
- Approve August Concurrence Requests

Moved: David Della

Seconded: Lisa Nitze

Board Approved: Mindy Au, Casey Huang, David Della, Phillip Sit, Miye Moriguchi, May Wu, Tiernan Martin, Lisa Nitze

Abstained: 0

Absent: 5

Resolution was approved.

3. North Lot Development Project

- Jamie Lee and Josh Park gave an update on the status of the North Lot project and progress on closing. Jamie and Josh answered board member questions and provided details on partnership changes and their effects on the project. They introduced 3 resolutions for board approval.
- Approve Omnibus Resolution - Josh Park

Resolution 22-08-17-02: We, the Governing body of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda), delegate to the Finance Committee the ability to authorize a supplemental resolution to the previously adopted Resolution 22-06-15-02, in which the Governing body of SCIDpda authorized the Omnibus Resolution for the North Lot project located 1224 12th Avenue South.

Moved: Wayne Lau

Seconded: David Della

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

Abstained: 0

Absent: 2

Resolution was approved.

- Approve North Lot GP Capital Contribution Resolution - Josh Park

Resolution 22-08-17-03: We, the Governing body of the Seattle Chinatown International District Preservation and Development Authority (SCIDpda), authorize SCIDpda to commit up to \$3,500,000 as General Partner capital to fund the core and shell of the 25,000 square foot commercial space at the North Lot site.

Moved: Casey Huang

Seconded: May Wu

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

Abstained: 0

Absent: 2

Resolution was approved.

- Approve Post Issuance Tax Compliance Policy – Jamie Lee

Resolution 22-08-17-04: We, the Board of the Seattle Chinatown International District Preservation and Development Authority approve the attached Post Issuance Tax Compliance Policy related to bond issuance and compliance.

Moved: David Della

Seconded: Wayne Lau

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

Abstained: 0

Absent: 2

Resolution was approved.

4. Board Business

- **Executive Session – to discuss the transition committee**
 - Executive meeting discussion for 10 minutes began at 12:40 pm
 - Executive meeting discussion extended an additional 8 minutes
 - Executive meeting ended at 12:58

Board exited executive session – No Board Action Taken

- **Committee Updates**
 - **Community Initiatives – Lisa Nitze**
 - Lisa Nitze shared fundraiser details and reminded board members about fundraiser responsibilities.
 - **Board Recruitment – Mindy Au**
 - Kevin Cao and Myron Ramirez introduced themselves to board and staff and shared their thoughts from observing the board meeting.
- **Change to Board Schedule – Mindy Au**
 - September meeting change – add additional hour to agenda
- **Good of the Order – Mindy Au**

5. Adjourn

The meeting was adjourned by Mindy, Board Chair, at 1:05 p.m.

Seattle Chinatown International District Preservation and Development Authority
409 Maynard Ave S, Ste P2
Seattle, WA 98114

Expenditure Certification Memorandum

DATE: **07/31/2022**
 TO: **Board of Directors**
 FROM: **Jody McCorkle, Director of Finance**
 RE: **July 2022 Expenditure Certification**

I, Jody McCorkle, 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.


 Jody McCorkle, Director of Finance

Computer Run Checks	General Checking	1982	to	1993	\$	44,906.10
Electronic Funds Transfers	General Checking		eft		\$	11,270.92
				Bush Hotel Commercial	\$	56,177.02
Computer Run Checks	General Checking	1817	to	1822	\$	29,982.31
				Bush Hotel Condo	\$	29,982.31
Computer Run Checks	General Checking	213	to	213	\$	25,000.00
Electronic Funds Transfers	General Checking		eft		\$	41,359.43
				Bush Hotel QalicB	\$	66,359.43
Computer Run Checks	General Checking	1328	to	1344	\$	26,728.81
Electronic Funds Transfers	General Checking		eft		\$	12,759.63
				Bush Hotel Residential	\$	39,488.44
Computer Run Checks	General Checking	243	to	246	\$	8,795.29
				CIDpda	\$	8,795.29
Computer Run Checks	General Checking	3944	to	3959	\$	67,257.28
Electronic Funds Transfers	General Checking		eft		\$	37,550.93
				DVA	\$	104,808.21
Electronic Funds Transfers	General Checking		eft		\$	7.12
				Hinghay	\$	7.12
Computer Run Checks	General Checking	939	to	954	\$	80,919.02
				IDVS1 Commercial	\$	80,919.02
Computer Run Checks	General Checking	354	to	360	\$	31,447.65
				IDVS2 Condo	\$	31,447.65
Computer Run Checks	General Checking	527	to	536	\$	22,548.03
				IDVS2 Library & Parking	\$	22,548.03

Computer Run Checks	General Checking	669	to	677	\$	8,791.12
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
				IDVS2 Commercial	\$	13,797.92
Computer Run Checks	General Checking	1064	to	1076	\$	33,221.45
				New Central Commercial	\$	33,221.45
Computer Run Checks	General Checking	285	to	288	\$	22,418.84
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
				New Central Hotel	\$	39,787.14
Computer Run Checks	General Checking	1254	to	1274	\$	37,374.24
				New Central Residential	\$	37,374.24
Computer Run Checks	General Checking	3261	to	3313	\$	214,784.85
Electronic Funds Transfers	General Checking		eft		\$	6,623.49
EFTs for Payroll	General Checking	07/14/2022 and 07/28/2022			\$	163,829.91
Electronic Funds Transfers	Operating Reserve Investment		eft		\$	1,002,876.71
				SCIDpda	\$	1,388,114.96
					\$	1,952,828.23

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 _____ 2022.

Treasurer

Chair

SCID Check Summary

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmnty,pdadedv,pdamaint,pdaopacc,scid AND mm/yy=07/2022-07/2022 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
bhcommop - General Checking				
1939	subsol - Submeter Solutions Inc.	7/12/2022	-200.00	Void; reissued Check 1989 below
1949	subsol - Submeter Solutions Inc.	7/12/2022	-200.00	Void; reissued Check 1989 below
1982	bushqali - SCIDpda Bush Hotel QALICB LLC	7/7/2022	39,083.33	Rent
1983	jondon - Jon-Don	7/7/2022	51.97	Janitorial - Supplies
1984	wesext - Western Exterminator Company	7/7/2022	160.08	Pest Control
1985	pdamaint - SCIDpda Maintenance Dept	7/14/2022	4,458.75	WOs
1986	cenlin - CenturyLink	7/14/2022	68.80	Telecomm
1987	repser - Republic Services	7/14/2022	576.27	Garbage/Waste Removal
1988	stwasec - WA Secretary of State	7/14/2022	20.00	Annual Report
1989	subsol - Submeter Solutions Inc.	7/14/2022	400.00	Water/Sewer
1990	verwir - Verizon Wireless	7/14/2022	18.62	Telecomm
1991	wasman - Waste Management of Seattle	7/14/2022	416.57	Garbage/Waste Removal
1992	cedgro - Cedar Grove Organics Recycling	7/21/2022	51.71	Garbage/Waste Removal
1993	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/21/2022	0.00	Void; wrong property
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	7/21/2022	11,270.92	Condo Billing
Total bhcommop - General Checking			56,177.02	
bhcondop - General Checking				
1817	citseacu - City of Seattle-Combined Utilities	7/7/2022	15,614.04	Garbage/Waste Removal & Water/Sewer
1818	pugsou - Puget Sound Energy	7/7/2022	1,980.23	Natural Gas
1819	ipfscorp - IPFS Corporation	7/14/2022	5,261.63	Insurance
1820	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/21/2022	0.00	Void; wrong amount
1821	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/21/2022	4,607.07	HVAC/Boiler Maint - Contract
1822	seacitli - Seattle City Light	7/28/2022	2,519.34	Electricity
Total bhcondop - General Checking			29,982.31	
bhqalop - General Checking				
213	scidpda - SCIDpda	7/21/2022	25,000.00	Distribution
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/11/2022	10,833.33	Deposits with Other Entities - Monthly (May 2022)
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/11/2022	990.90	Interest Expense - Monthly (May 2022)
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/11/2022	10,833.33	Deposits with Other Entities - Monthly (June 2022)
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/11/2022	1,090.40	Interest Expense - Monthly (June 2022)
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/11/2022	10,833.33	Deposits with Other Entities - Monthly (July 2022)
ACH	bannymel - The Bank of New York Mellon Trust Co.	7/11/2022	1,678.14	Interest Expense - Monthly (July 2022)
ACH	thecomm - The Commerce Bank of WA	7/31/2022	5,100.00	Loan Payment - Monthly
Total bhqalop - General Checking			66,359.43	
bhresope - General Checking				
1328	busimp - Business Impact NW	7/7/2022	1,604.68	Loan Payment - Monthly
1329	seacitli - Seattle City Light	7/7/2022	762.39	Electricity
1330	searub - Seattle Rubbish Removal	7/7/2022	696.83	Appliances
1331	pdamaint - SCIDpda Maintenance Dept	7/14/2022	6,698.25	WOs
1332	cenlin - CenturyLink	7/14/2022	68.80	Telecomm
1333	seacitli - Seattle City Light	7/14/2022	800.23	Electricity
1334	seacitli - Seattle City Light	7/14/2022	420.62	Electricity
1335	seacitli - Seattle City Light	7/14/2022	168.88	Electricity
1336	verwir - Verizon Wireless	7/14/2022	164.26	Telecomm
1337	welfar - Wells Fargo	7/14/2022	313.71	Supplies
1338	wesext - Western Exterminator Company	7/14/2022	324.41	Pest Control
1339	citseacu - City of Seattle-Combined Utilities	7/21/2022	82.73	Water/Sewer
1340	hdsupp - HD Supply Facilities Maintenance, LTD	7/21/2022	354.35	Supplies
1341	scidpda - SCIDpda	7/21/2022	13,969.75	ID Billing
1342	cenlin - CenturyLink	7/28/2022	67.52	Telecomm
1343	paclam - Pacific Lamp & Supply Company	7/28/2022	176.40	Supplies
1344	pdamaint - SCIDpda Maintenance Dept	7/28/2022	55.00	WOs
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	7/21/2022	8,695.63	Condo Billing

		Check	Total	
Check#	Vendor	Date	Check	Note
ACH	thecomm - The Commerce Bank of WA	7/31/2022	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			39,488.44	
cidpdao3 - General Checking				
243	scidpda - SCIDpda	7/7/2022	1.20	ID Billing
244	makviv - Vivian Laiwah Mak	7/28/2022	600.00	Direct Fund Raising Expenses
245	scidpda - SCIDpda	7/28/2022	1.50	ID Billing
246	tamtre - Ngoan USA LLC	7/28/2022	8,192.59	Direct Fund Raising Expenses
Total cidpdao3 - General Checking			8,795.29	
dvaop - General Checking				
3944	hdsupp - HD Supply Facilities Maintenance, LTD	7/7/2022	325.46	Supplies
3945	idvs2lib - IDVS2 Library/Parking	7/7/2022	17,863.33	Loan Payment - Monthly
3946	orcinf - Orca Information Inc	7/7/2022	47.00	Credit Screening Fee
3947	scidpda - SCIDpda	7/7/2022	22,930.29	Distribution
3948	wesext - Western Exterminator Company	7/7/2022	324.41	Pest Control
3949	pdamaint - SCIDpda Maintenance Dept	7/14/2022	6,746.79	WOs
3950	casres - Ryan D Wellnitz	7/14/2022	595.00	Maintenance
3951	scidpda - SCIDpda	7/14/2022	4.99	Computer - Maintenance; paid by SCIDpda in error
3952	verwir - Verizon Wireless	7/14/2022	91.74	Telecomm
3953	welfar - Wells Fargo	7/14/2022	966.69	Fire Systems/Sprinkler - Service Calls & Supplies
3954	hdsupp - HD Supply Facilities Maintenance, LTD	7/21/2022	63.91	Supplies
3955	pugsou - Puget Sound Energy	7/21/2022	2,089.11	Natural Gas
3956	scidpda - SCIDpda	7/21/2022	12,853.56	ID Billing
3957	watsec - Watson Security	7/21/2022	179.00	Locks/Keys
3958	wesext - Western Exterminator Company	7/21/2022	2,094.75	Pest Control
3959	watsec - Watson Security	7/28/2022	81.25	Locks/Keys
ACH	idvs2con - IDVS2 Condo Association	7/14/2022	19,986.92	Condo Billing
ACH	idvs2con - IDVS2 Condo Association	7/28/2022	17,564.01	Condo Billing
Total dvaop - General Checking			104,808.21	
hingop2 - General Checking				
ACH	paypal - PayPal	7/1/2022	7.12	Bank Fees/Charges
Total hingop2 - General Checking			7.12	
idvs2op4 - General Checking				
669	pdamaint - SCIDpda Maintenance Dept	7/7/2022	160.00	WOs
670	pdamaint - SCIDpda Maintenance Dept	7/14/2022	1,882.50	WOs
671	repser - Republic Services	7/14/2022	2,409.52	Garbage/Waste Removal
672	scidpda - SCIDpda	7/14/2022	871.56	ID Billing
673	verwir - Verizon Wireless	7/14/2022	3.87	Telecomm
674	wasman - Waste Management of Seattle	7/14/2022	2,796.40	Garbage/Waste Removal
675	welfar - Wells Fargo	7/14/2022	61.12	Supplies
676	seacitli - Seattle City Light	7/28/2022	476.39	Electricity
677	wesext - Western Exterminator Company	7/28/2022	129.76	Pest Control
ACH	herban - Heritage Bank	7/20/2022	5,006.80	Loan Payment - Monthly
Total idvs2op4 - General Checking			13,797.92	
nccomop2 - General Checking				
1064	mckser - McKinstry Service	7/7/2022	2,305.97	Annual Fire Alarm
1065	newcenth - New Central Hotel LLC	7/7/2022	20,350.00	Rent
1066	newcenth - New Central Hotel LLC	7/7/2022	1,561.34	Insurance
1067	pdamaint - SCIDpda Maintenance Dept	7/14/2022	4,140.00	WOs
1068	scidpda - SCIDpda	7/14/2022	1,216.63	ID Billing
1069	verwir - Verizon Wireless	7/14/2022	13.10	Telecomm
1070	wasman - Waste Management of Seattle	7/14/2022	128.00	Garbage/Waste Removal
1071	wesext - Western Exterminator Company	7/14/2022	129.76	Pest Control
1072	actjac - Action Jackson Drain Cleaning & Plumbing	7/21/2022	2,127.83	Plumbing
1073	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/21/2022	715.00	HVAC/Boiler Maint - Contract
1074	wavbro - WAVE	7/21/2022	171.64	Telecomm
1075	seacitli - Seattle City Light	7/28/2022	12.18	Electricity

		Check	Total	
Check#	Vendor	Date	Check	Note
1076	subsol - Submeter Solutions Inc.	7/28/2022	350.00	Water/Sewer
Total nccomop2 - General Checking			33,221.45	
nchotop - General Checking				
276	subsol - Submeter Solutions Inc.	7/12/2022	-716.63	Void; reissued Check 288 below
285	nelnel - N&N Law PLLC	7/7/2022	14,123.00	Legal - Administrative
286	easwes - East-West Investment Co.	7/14/2022	5,620.98	Ground Lease Expense
287	ipfscorp - IPFS Corporation	7/14/2022	2,674.86	Insurance
288	subsol - Submeter Solutions Inc.	7/14/2022	716.63	Furniture, Fixtures & Equipment
ACH	welfar - Wells Fargo	7/10/2022	17,368.30	Loan Payment - Monthly
Total nchotop - General Checking			39,787.14	
nccresop - General Checking				
1254	cenlin - CenturyLink	7/7/2022	64.03	Telecomm
1255	mckser - McKinstry Service	7/7/2022	2,001.03	Annual Fire Alarm
1256	newcenth - New Central Hotel LLC	7/7/2022	16,650.00	Rent
1257	newcenth - New Central Hotel LLC	7/7/2022	1,354.87	Insurance
1258	orcinf - Orca Information Inc	7/7/2022	47.00	Credit Screening Fee
1259	scidpda - SCIDpda	7/14/2022	6,801.82	ID Billing
1260	verwir - Verizon Wireless	7/14/2022	97.47	Telecomm
1261	welfar - Wells Fargo	7/14/2022	55.23	Supplies
1262	hdsupp - HD Supply Facilities Maintenance, LTD	7/21/2022	670.60	Supplies
1263	pugsou - Puget Sound Energy	7/21/2022	300.56	Natural Gas
1264	shewil - Sherwin-Williams Co.	7/21/2022	543.10	Supplies
1265	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/21/2022	888.77	HVAC/Boiler Maint - Contract
1266	wavbro - WAVE	7/21/2022	186.64	Telecomm
1269	cenlin - CenturyLink	7/28/2022	64.99	Telecomm
1270	pacdam - Pacific Lamp & Supply Company	7/28/2022	176.40	Supplies
1271	pugsou - Puget Sound Energy	7/28/2022	829.48	Natural Gas
1272	seacitli - Seattle City Light	7/28/2022	1,875.03	Electricity
1273	seacitli - Seattle City Light	7/28/2022	4,442.81	Electricity
1274	wesext - Western Exterminator Company	7/28/2022	324.41	Pest Control
Total nccresop - General Checking			37,374.24	
pdaopacc - General Checking				
3253	kaifou - of Washington Options Inc	7/1/2022	24,274.67	Payroll Benefits - Medical (post dated)
3254	wasden - Delta Dental of Washington	7/1/2022	2,221.60	Payroll Benefits - Vision (post dated)
3255	visser - Vision Service Plan	7/1/2022	331.98	Payroll Benefits - Dental (post dated)
3261	hartfo - The Hartford	7/1/2022	835.23	Payroll Benefits - Life Insurance
3262	dimsum - Dim Sum King	7/7/2022	910.00	Program Expenses
3263	finnel - Finney Neill & Co. P.S.	7/7/2022	18,750.00	Audit Fees
3264	forinc - Forterra, Inc	7/7/2022	407.47	Dues/Subscriptions
3265	jangli - Jan Glick & Associates LLC	7/7/2022	9,000.00	Professional Fees/Consulting
3266	navben - Navia Benefit Solutions	7/7/2022	100.00	Payroll Benefits
3267	tepmon - Monique Tep-Utley	7/7/2022	150.00	Advertising/Marketing
3268	uspost - US Postal Service	7/7/2022	276.00	Postage
3269	webtho - Weber Thompson	7/7/2022	679.42	Development Project - North Lot Housing
3270	welfar - Wells Fargo	7/7/2022	1,973.69	Office Supplies/Equipment & Travel - Non-local
3271	acgla - A&C Glass Service Co.	7/14/2022	2,590.88	Program - Professional Fees/Consulting
3272	edgdev - EDGE DEVELOPERS LLC	7/14/2022	3,150.00	Professional Fees/Consulting
3273	huyman - Huynh	7/14/2022	57.34	Supplies
3274	ldvs2lib - IDVS2 Library/Parking	7/14/2022	145.00	Employee Parking
3275	ipfscorp - IPFS Corporation	7/14/2022	601.93	Insurance
3276	minhay - Minnick-Hayner	7/14/2022	5,870.55	Development Project - North Lot Housing
3277	newcentc - SCIDPDA New Central Commercial, Inc	7/14/2022	1,145.00	Rent
3278	ricusa - Ricoh USA, Inc	7/14/2022	243.87	Copier Lease/Maintenance
3279	seacitli - Seattle City Light	7/14/2022	111.80	Electricity
3280	verwir - Verizon Wireless	7/14/2022	511.67	Telecomm
3281	wavbro - WAVE	7/14/2022	88.47	Telecomm
3282	welfar - Wells Fargo	7/14/2022	5,019.59	Training/Education, Staff Appreciation, Computer & Dev Project - North Lot Housing
3283	welfar - Wells Fargo	7/14/2022	65.35	Training/Education & Staff Appreciation

		Check	Total	
Check#	Vendor	Date	Check	Note
3284	acgla - A&C Glass Service Co.	7/21/2022	3,142.13	Program - Subcontracts
3285	aspcn - Aspect Consulting, LLC	7/21/2022	945.25	Program - Professional Fees/Consulting
3286	buekri - Kristina Lean Bueno	7/21/2022	150.00	Advertising/Marketing
3287	bushcomm - SCIDpda Bush Hotel Commercial	7/21/2022	15,304.52	Rent
3288	citseaci - City of Seattle	7/21/2022	26,071.75	Development Project - North Lot Housing
3289	citsease - Seattle Special Events Office	7/21/2022	695.25	Permit
3290	dapchr - Christian Daplaoen	7/21/2022	200.00	Advertising/Marketing
3291	govchr - Christopher George Govella	7/21/2022	360.00	Advertising/Marketing
3292	hohose - Zhi Yen, Inc.	7/21/2022	910.00	Program Expenses
3293	huynh - Huynh	7/21/2022	53.42	Program - Supplies
3294	kakllc - Christopher Kaku	7/21/2022	62.50	Advertising/Marketing
3295	lomlon - Lonnie Lomuntad-Wells	7/21/2022	62.50	Advertising/Marketing
3296	mabfid - Fides Mabanta	7/21/2022	112.50	Advertising/Marketing
3297	manjap - Maneki	7/21/2022	1,500.00	Staff Appreciation
3298	prielellc - PGI Parent LLC	7/21/2022	35,569.02	Program - Professional Fees/Consulting
3299	saipri - Saigon Printing	7/21/2022	41.34	Advertising/Marketing
3300	tonkia - Ton Kiang Barbeque Noodle House	7/21/2022	910.00	Program Expenses
3301	wesext - Western Exterminator Company	7/21/2022	114.16	Pest Control
3302	wontra - Tracey Wong	7/21/2022	212.50	Advertising/Marketing
3303	cenlin - CenturyLink	7/28/2022	131.97	Telecomm
3304	intpark - Interim Parking Services	7/28/2022	250.00	Employee Parking
3305	jangli - Jan Glick & Associates LLC	7/28/2022	9,000.00	Professional Fees & Consulting
3306	louhot - Louisa Hotel Master Tenant LLC	7/28/2022	315.00	Employee Parking
3307	net2ph - Net2Phone Inc.	7/28/2022	668.68	Telecomm
3308	newstares - New Star Restaurant	7/28/2022	910.00	Program Expenses
3309	ricoh - Ricoh USA, Inc	7/28/2022	22.05	Copier Lease/Maintenance
3310	ricusa - Ricoh USA, Inc	7/28/2022	328.33	Copier Lease/Maintenance
3311	seacit - SEATTLE CITY LIGHT	7/28/2022	35,847.17	Development Project - North Lot Housing
3312	seacitli - Seattle City Light	7/28/2022	133.30	Electricity
3313	therus - The Rushing Company, LLC	7/28/2022	1,250.00	Development Project - North Lot Housing
ACH	pdamaint - SCIDpda Maintenance Dept	7/8/2022	1,797.75	WOs
ACH	paylocity	7/14/2022	80,713.11	Payroll
ACH	citsearc - City of Seattle	7/19/2022	347.84	B&O Taxes
ACH	stwab&o - Department of Revenue	7/25/2022	162.84	B&O Taxes
ACH	impcap - Impact Capital	7/10/2022	4,315.06	Interest Expense
ACH	paylocity	7/28/2022	83,116.80	Payroll
Total pdaopacc - General Checking			385,238.25	
pdaopin1 - Operating Reserve Invest. #1				
ACH	impcap - Impact Capital	7/20/2022	1,000,000.00	Loan Payable
ACH	impcap - Impact Capital	7/20/2022	2,876.71	Interest Expense
Total pdaopin1 - Operating Reserve Invest. #1			1,002,876.71	
vs1op - General Checking				
939	bulhar - Builders' Hardware & Supply Co	7/1/2022	98.95	Locks/Keys
940	welfar - Wells Fargo	7/1/2022	2.37	Telecomm
941	welfar - Wells Fargo	7/1/2022	14.76	Postage
942	bsdmech - Brad Dupleich	7/7/2022	465.00	Plumbing
943	cenlin - CenturyLink	7/7/2022	81.00	Telecomm
944	pugsou - Puget Sound Energy	7/7/2022	1,392.78	Natural Gas
945	ipfscorp - IPFS Corporation	7/14/2022	3,821.14	Insurance
946	pdamaint - SCIDpda Maintenance Dept	7/14/2022	1,760.00	WOs
947	repsr - Republic Services	7/14/2022	2,487.12	Garbage/Waste Removal
948	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/14/2022	1,077.97	HVAC/Boiler Maint - Contract
949	verwir - Verizon Wireless	7/14/2022	56.49	Telecomm
950	wasman - Waste Management of Seattle	7/14/2022	2,766.98	Garbage/Waste Removal
951	citseacu - City of Seattle-Combined Utilities	7/21/2022	10,705.30	Water/Sewer
952	scidpda - SCIDpda	7/21/2022	27,819.01	ID Billing
953	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/21/2022	12,017.89	HVAC/Boiler Maint - Contract
954	seacitli - Seattle City Light	7/28/2022	16,352.26	Electricity
Total vs1op - General Checking			80,919.02	

		Check	Total	
Check#	Vendor	Date	Check	Note
vs2conop - General Checking				
354	cenlin - CenturyLink	7/14/2022	64.01	Telecomm
355	ipfscorp - IPFS Corporation	7/14/2022	6,845.57	Insurance
356	pdamaint - SCIDpda Maintenance Dept	7/14/2022	646.25	WOs
357	seacitli - Seattle City Light	7/14/2022	244.13	Electricity
358	citseacu - City of Seattle-Combined Utilities	7/21/2022	18,767.02	Garbage/Waste Removal & Water/Sewer
359	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	7/21/2022	2,371.94	HVAC/Boiler Maint - Contract
360	seacitli - Seattle City Light	7/28/2022	2,508.73	Electricity
Total vs2conop - General Checking			31,447.65	
vs2ipop - General Checking				
520	welfar - Wells Fargo	7/1/2022	0.00	Void; consolidate in Check 532 below
521	welfar - Wells Fargo	7/1/2022	0.00	Void; consolidate in Check 532 below
522	welfar - Wells Fargo	7/1/2022	0.00	Void; consolidate in Check 532 below
523	welfar - Wells Fargo	7/1/2022	0.00	Void; consolidate in Check 532 below
524	welfar - Wells Fargo	7/1/2022	0.00	Void; consolidate in Check 532 below
527	cenlin - CenturyLink	7/7/2022	270.03	Telecomm
528	usbank - US Bank/TFM/97298300/Mainyua Yang	7/7/2022	14,690.63	Loan Payment - Monthly
529	idvs2con - IDVS2 Condo Association	7/14/2022	2,608.86	Condo Billing
530	pdamaint - SCIDpda Maintenance Dept	7/14/2022	1,593.75	WOs
531	verwir - Verizon Wireless	7/14/2022	41.58	Telecomm
532	welfar - Wells Fargo	7/14/2022	177.50	Fire Systems/Sprinkler - Service Calls
533	cenlin - CenturyLink	7/28/2022	275.36	Telecomm
534	idvs2con - IDVS2 Condo Association	7/28/2022	1,487.82	Condo Billing
536	idvs2lib - IDVS2 Library/Parking	7/28/2022	1,402.50	Event Parking Income
Total vs2ipop - General Checking			22,548.03	
			1,952,828.23	

Seattle Chinatown International District Preservation and Development Authority
409 Maynard Ave S, Ste P2
Seattle, WA 98114

Expenditure Certification Memorandum

DATE: **08/31/2022**
TO: **Board of Directors**
FROM: **Jody McCorkle, Director of Finance**
RE: **August 2022 Expenditure Certification**

I, Jody McCorkle, 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.


Jody McCorkle, Director of Finance

Computer Run Checks	General Checking	1994	to	2007	\$	86,807.24
Electronic Funds Transfers	General Checking		eft		\$	13,051.29
				Bush Hotel Commercial	\$	99,858.53
Computer Run Checks	General Checking	1823	to	1825	\$	7,187.65
				Bush Hotel Condo	\$	7,187.65
Computer Run Checks	General Checking	214	to	214	\$	120.00
Electronic Funds Transfers	General Checking		eft		\$	18,405.50
				Bush Hotel QalicB	\$	18,525.50
Computer Run Checks	General Checking	1345	to	1364	\$	37,678.07
Electronic Funds Transfers	General Checking		eft		\$	13,329.71
				Bush Hotel Residential	\$	51,007.78
Computer Run Checks	General Checking	247	to	249	\$	159,188.87
				CIDpda	\$	159,188.87
Computer Run Checks	General Checking	3960	to	3980	\$	39,310.93
Electronic Funds Transfers	General Checking		eft		\$	6,795.82
				DVA	\$	46,106.75
Computer Run Checks	General Checking	955	to	967	\$	63,909.94
				IDVS1 Commercial	\$	63,909.94
Computer Run Checks	General Checking	361	to	364	\$	9,859.36
				IDVS2 Condo	\$	9,859.36
Computer Run Checks	General Checking	537	to	543	\$	17,661.78
Electronic Funds Transfers	General Checking		eft		\$	208.36
				IDVS2 Library & Parking	\$	17,870.14
Computer Run Checks	General Checking	678	to	686	\$	14,502.75
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
				IDVS2 Commercial	\$	19,509.55

Computer Run Checks	General Checking	1077	to	1088	\$	31,024.55
				New Central Commercial	\$	31,024.55
Computer Run Checks	General Checking	289	to	290	\$	7,035.43
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
				New Central Hotel	\$	24,403.73
Computer Run Checks	General Checking	1275	to	1288	\$	41,545.03
				New Central Residential	\$	41,545.03
Computer Run Checks	General Checking	3314	to	3362	\$	284,651.61
Electronic Funds Transfers	General Checking		eft		\$	1,997.18
EFTs for Payroll	General Checking	08/07/2022 and 08/25/2022			\$	174,098.63
				SCIDpda	\$	460,747.42
						\$ 1,050,744.80

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 _____, 2022.

Treasurer

Chair

SCID Check Summary

Property=bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalib,bhres,childpar,cidpda,design,design01,design02,design03,design04,design05,design06,design07,design08,design09,design10,design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmmty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=08/2022-08/2022 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
bhcommop - General Checking				
1994	thepar - The Part Works, Inc.	8/4/2022	247.94	Supplies
1995	welfar - Wells Fargo	8/4/2022	7.85	Postage
1996	welfar - Wells Fargo	8/4/2022	14.59	Supplies
1997	wesext - Western Exterminator Company	8/4/2022	160.08	Pest Control
1998	pdamaint - SCIDpda Maintenance Dept	8/11/2022	5,469.25	WOs
1999	repser - Republic Services	8/11/2022	578.85	Garbage/Waste Removal
2000	verwir - Verizon Wireless	8/11/2022	18.66	Telecomm
2001	welfar - Wells Fargo	8/11/2022	3.94	Telecomm
2002	bushqali - SCIDpda Bush Hotel QALICB LLC	8/18/2022	39,083.33	Rent - 07/2022
2003	bushqali - SCIDpda Bush Hotel QALICB LLC	8/18/2022	39,083.33	Rent - 08/2022
2004	thepar - The Part Works, Inc.	8/18/2022	138.67	Supplies
2005	ulilnc - Uline, Inc.	8/18/2022	117.97	Janitorial - Supplies
2006	wasman - Waste Management of Seattle	8/18/2022	416.57	Garbage/Waste Removal
2007	bobocat - Bob Oates Sewer Rooter, LLC	8/25/2022	1,466.21	Plumbing
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	8/11/2022	13,051.29	Condo Billing
Total bhcommop - General Checking			99,858.53	
bhcondop - General Checking				
1823	citsea - City of Seattle	8/4/2022	475.20	BIA Tax
1824	pugsou - Puget Sound Energy	8/11/2022	1,450.82	Natural Gas
1825	ipfscorp - IPFS Corporation	8/18/2022	5,261.63	Insurance
Total bhcondop - General Checking			7,187.65	
bhqalop - General Checking				
214	welfar - Wells Fargo	8/4/2022	120.00	Licenses
ACH	bannymel - The Bank of New York Mellon Trust Co.	8/29/2022	11,333.33	Deposits with Other Entities - Monthly
ACH	bannymel - The Bank of New York Mellon Trust Co.	8/29/2022	1,972.17	Interest Expense
ACH	thecomm - The Commerce Bank of WA	8/31/2022	5,100.00	Loan Payment - Monthly
Total bhqalop - General Checking			18,525.50	
bhresope - General Checking				
1345	citsea - City of Seattle	8/4/2022	840.66	BIA Tax
1346	seacitli - Seattle City Light	8/4/2022	831.51	Electricity
1347	seacitli - Seattle City Light	8/4/2022	341.52	Electricity
1348	seacitli - Seattle City Light	8/4/2022	116.25	Electricity
1349	sou gla - Southeast Glass, Inc	8/4/2022	683.55	Maintenance - Other Vendors
1350	welfar - Wells Fargo	8/4/2022	820.05	Supplies & UTO Carpet/Flooring/Window Coverings
1351	wesext - Western Exterminator Company	8/4/2022	324.41	Pest Control
1352	pdamaint - SCIDpda Maintenance Dept	8/11/2022	7,390.25	WOs
1353	busimp - Business Impact NW	8/11/2022	1,604.68	Loan Payment - Monthly
1354	t0005519 - Li	8/11/2022	671.00	Move Out Refund
1355	verwir - Verizon Wireless	8/11/2022	161.02	Telecomm
1356	welfar - Wells Fargo	8/11/2022	37.86	Telecomm
1357	cenlin - CenturyLink	8/18/2022	68.70	Telecomm
1358	citseacu - City of Seattle-Combined Utilities	8/18/2022	73.00	Water/Sewer
1359	scidpda - SCIDpda	8/18/2022	18,516.37	ID Billing
1360	citseaci - City of Seattle	8/25/2022	497.60	Elevator - Annual Operating Certificate Renewal
1361	citseaci - City of Seattle	8/25/2022	497.60	Elevator - Annual Operating Certificate Renewal

		Check	Total	
Check#	Vendor	Date	Check	Note
1362	kelsup - Keller Supply Company	8/25/2022	129.66	Supplies
1363	lowes - Lowe's	8/25/2022	606.38	Appliances
1364	mckser - McKinstry Service	8/25/2022	3,466.00	Fire Systems/Sprinkler - Service Calls
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	8/11/2022	9,265.71	Condo Billing
ACH	thecomm - The Commerce Bank of WA	8/31/2022	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			51,007.78	
cidpdao3 - General Checking				
247	scidpda - SCIDpda	8/4/2022	157,046.82	Q2 Donation Distribution
248	scidpda - SCIDpda	8/11/2022	2.05	ID Billing
249	welfar - Wells Fargo	8/11/2022	2,140.00	Direct Fund Raising Expenses
Total cidpdao3 - General Checking			159,188.87	
dvaop - General Checking				
3960	ldvs2lib - IDVS2 Library/Parking	8/1/2022	17,863.33	Loan Payment - Monthly
3961	citseaci - City of Seattle	8/4/2022	245.45	HVAC/Boiler Maint - Operating Certificate Renewal
3962	citseaci - City of Seattle	8/4/2022	150.75	HVAC/Boiler Maint - Operating Certificate Renewal
3963	citseaci - City of Seattle	8/4/2022	301.50	HVAC/Boiler Maint - Operating Certificate Renewal
3964	citseaci - City of Seattle	8/4/2022	87.50	HVAC/Boiler Maint - Operating Certificate Renewal
3965	citseaci - City of Seattle	8/4/2022	301.50	HVAC/Boiler Maint - Operating Certificate Renewal
3966	citseaci - City of Seattle	8/4/2022	87.50	HVAC/Boiler Maint - Operating Certificate Renewal
3967	louhot - Louisa Hotel Master Tenant LLC	8/4/2022	94.64	Telecomm paid by loures in error
3968	pdamaint - SCIDpda Maintenance Dept	8/4/2022	385.00	WOs
3969	welfar - Wells Fargo	8/4/2022	60.00	Licenses
3970	welfar - Wells Fargo	8/4/2022	107.96	Supplies
3971	pdamaint - SCIDpda Maintenance Dept	8/11/2022	5,774.27	WOs
3972	pugsou - Puget Sound Energy	8/11/2022	1,676.77	Natural Gas
3973	shewil - Sherwin-Williams Co.	8/11/2022	378.71	Supplies
3974	verwir - Verizon Wireless	8/11/2022	92.64	Telecomm
3975	welfar - Wells Fargo	8/11/2022	22.48	Telecomm
3976	wesext - Western Exterminator Company	8/11/2022	324.41	Pest Control
3977	scidpda - SCIDpda	8/18/2022	10,243.68	ID Billing
3978	wavbro - WAVE	8/18/2022	94.64	Telecomm
3979	cenlin - CenturyLink	8/25/2022	455.45	Telecomm
3980	watsec - Watson Security	8/25/2022	562.75	Locks/Keys
ACH	ldvs2con - IDVS2 Condo Association	8/11/2022	6,795.82	Condo Billing
Total dvaop - General Checking			46,106.75	
idvs2op4 - General Checking				
678	citsea - City of Seattle	8/4/2022	451.56	BIA Tax
679	seacitli - Seattle City Light	8/4/2022	578.10	Electricity
680	verwir - Verizon Wireless	8/11/2022	3.88	Telecomm
681	welfar - Wells Fargo	8/11/2022	2.37	Telecomm
682	pdamaint - SCIDpda Maintenance Dept	8/18/2022	1,712.50	WOs
683	ldvs2con - IDVS2 Condo Association	8/18/2022	5,970.33	Condo Billing
684	repser - Republic Services	8/18/2022	2,285.40	Garbage/Waste Removal
685	scidpda - SCIDpda	8/18/2022	702.21	ID Billing
686	wasman - Waste Management of Seattle	8/18/2022	2,796.40	Garbage/Waste Removal
ACH	herban - Heritage Bank	8/20/2022	5,006.80	Loan Payment - Monthly
Total idvs2op4 - General Checking			19,509.55	
nccomop2 - General Checking				
1077	citsea - City of Seattle	8/4/2022	254.42	BIA Tax
1078	citseacu - City of Seattle-Combined Utilities	8/4/2022	3,363.83	Water/Sewer

		Check	Total	
Check#	Vendor	Date	Check	Note
1079	seacitli - Seattle City Light	8/4/2022	13.45	Electricity
1080	welfar - Wells Fargo	8/4/2022	26.01	Supplies
1081	pdamaint - SCIDpda Maintenance Dept	8/11/2022	3,098.75	WOs
1082	scidpda - SCIDpda	8/11/2022	1,404.55	ID Billing
1083	verwir - Verizon Wireless	8/11/2022	13.13	Telecomm
1084	wasman - Waste Management of Seattle	8/11/2022	128.00	Garbage/Waste Removal
1085	welfar - Wells Fargo	8/11/2022	5.92	Telecomm
1086	wesext - Western Exterminator Company	8/11/2022	805.15	Pest Control
1087	newcenth - New Central Hotel LLC	8/18/2022	20,350.00	Rent
1088	newcenth - New Central Hotel LLC	8/18/2022	1,561.34	Insurance
Total nccomop2 - General Checking			31,024.55	
nchotop - General Checking				
289	easwes - East-West Investment Co.	8/11/2022	4,360.57	Ground Lease Expense
290	ipfscorp - IPFS Corporation	8/18/2022	2,674.86	Insurance
ACH	welfar - Wells Fargo	8/10/2022	17,368.30	Loan Payment - Monthly
Total nchotop - General Checking			24,403.73	
ncresop - General Checking				
1267	newcenth - New Central Hotel LLC	8/1/2022	16,650.00	Rent (post-dated for Board signature)
1268	newcenth - New Central Hotel LLC	8/1/2022	1,354.87	Insurance (post-dated for Board signature)
1275	citsea - City of Seattle	8/4/2022	334.75	BIA Tax
1276	citseacu - City of Seattle-Combined Utilities	8/4/2022	3,316.81	Garbage/Waste Removal & Water/Sewer
1277	shewil - Sherwin-Williams Co.	8/4/2022	136.10	Supplies
1278	welfar - Wells Fargo	8/4/2022	168.45	Supplies
1279	pugsou - Puget Sound Energy	8/11/2022	194.33	Natural Gas
1280	scidpda - SCIDpda	8/11/2022	7,876.34	ID Billing
1281	verwir - Verizon Wireless	8/11/2022	98.26	Telecomm
1282	welfar - Wells Fargo	8/11/2022	11.04	Telecomm
1283	citseacu - City of Seattle-Combined Utilities	8/18/2022	91.73	Water/Sewer
1284	guasec - Guardian Security Systems, Inc	8/25/2022	9,225.50	FF&E - Security Camera
1285	lowes - Lowe's	8/25/2022	16.69	Janitorial - Supplies
1286	paclam - Pacific Lamp & Supply Company	8/25/2022	165.90	Supplies
1287	seacitli - Seattle City Light	8/25/2022	1,825.94	Electricity
1288	wavbro - WAVE	8/25/2022	78.32	Telecomm
Total ncresop - General Checking			41,545.03	
pdaopacc - General Checking				
3314	kalfou - of Washington Options Inc	8/1/2022	23,022.06	Payroll Benefits - Medical
3315	visser - Vision Service Plan	8/1/2022	323.35	Payroll Benefits - Vision
3316	wasden - Delta Dental of Washington	8/1/2022	2,167.00	Payroll Benefits - Dental
3317	citsea - City of Seattle	8/4/2022	256.36	BIA Tax
3318	farcon - Farallon Consulting, LLC	8/4/2022	500.00	Development Project - North Lot Housing
3319	hartfo - The Hartford	8/4/2022	863.68	Payroll Benefits - Life Insurance
3320	houdep - Housing Development Consortium	8/4/2022	833.34	Community Outreach
3321	infris - Inflection Risk Solutions, LLC DBA GoodHire	8/4/2022	35.55	Credit Screening Fee
3322	navben - Navia Benefit Solutions	8/4/2022	100.00	Payroll Benefits
3323	wavbro - WAVE	8/4/2022	88.47	Telecomm
3324	welfar - Wells Fargo	8/4/2022	39.99	Training/Education
3325	welfar - Wells Fargo	8/4/2022	1,032.10	Postage, Training/Education, Employee Parking & Licenses
3326	welfar - Wells Fargo	8/4/2022	253.36	Postage & Office Supplies/Equipment
3327	citseacon - Seattle Dept of Constr and Inspections	8/11/2022	7,963.50	Development Project - North Lot Housing
3328	dimsum - Dim Sum King	8/11/2022	910.00	Program Expenses
3329	ricoh - Ricoh USA, Inc	8/11/2022	22.05	Copier Lease/Maintenance

		Check	Total	
Check#	Vendor	Date	Check	Note
3330	ricusa - Ricoh USA, Inc	8/11/2022	243.87	Copier Lease/Maintenance
3331	verwir - Verizon Wireless	8/11/2022	512.63	Telecomm
3332	welfar - Wells Fargo	8/11/2022	7,025.93	Computer, Licenses & Office Supplies
3333	welfar - Wells Fargo	8/11/2022	1,676.45	Office Supplies, Equipment & Travel - Non-local
3334	welfar - Wells Fargo	8/11/2022	538.89	Staff Appreciation, Advertising/Marketing, Training & Computer
3335	acgla - A&C Glass Service Co.	8/18/2022	2,453.07	Program - Subcontracts
3336	besron - Ron Best, LLC DBE: Pro-Tection Seattle	8/18/2022	55,125.00	Program - Subcontracts
3337	bushcomm - SCIDpda Bush Hotel Commercial	8/18/2022	55,304.52	Rent & Cash Flow Loan
3338	cakhou - Annie K S Cheung	8/18/2022	275.00	Program - Supplies
3339	chymus - Ruo Chen Shi	8/18/2022	1,000.00	Program - Professional Fees/Consulting
3340	dradro - Drag & Drop Creative	8/18/2022	14,579.82	Program - Supplies
3341	hherb - Mckenna Tolman	8/18/2022	175.00	Program - Professional Fees/Consulting
3342	idvs2com - IDVS 2 Commercial	8/18/2022	25,000.00	Distributions for Operating Expenses
3343	lpfscorp - IPFS Corporation	8/18/2022	601.93	Insurance
3344	kimwoo - Woon Ji Kim	8/18/2022	500.00	Program - Professional Fees/Consulting
3345	minhay - Minnick-Hayner	8/18/2022	6,825.00	Development Project - North Lot Housing
3346	nelelc - Nelson Electric Inc.	8/18/2022	18,779.99	Program - Professional Fees/Consulting
3347	net2ph - Net2Phone Inc.	8/18/2022	688.48	Telecomm
3348	newcentc - SCIDPDA New Central Commercial, Inc	8/18/2022	30,000.00	Cash Flow Loan for Operating Expenses
3349	newcentc - SCIDPDA New Central Commercial, Inc	8/18/2022	1,145.00	Rent
3350	reisha - Sharadawn Relth	8/18/2022	500.00	Program - Professional Fees/Consulting
3351	ricusa - Ricoh USA, Inc	8/18/2022	343.22	Copier Lease/Maintenance
3352	sizpot - SIZZLING POT KING INC.	8/18/2022	910.00	Program Expenses
3353	tecave - Techie Avenger Inc	8/18/2022	3,802.55	Computer Maintenance
3354	thycup - Thy Karla Nguyen	8/18/2022	100.00	Program - Professional Fees/Consulting
3355	twosea - Emma Ueda	8/18/2022	1,200.00	Program - Professional Fees/Consulting
3356	acgla - A&C Glass Service Co.	8/25/2022	3,913.88	Program - Subcontracts
3357	busrhl - Bush, Roed & Hitchings, Inc.	8/25/2022	7,956.75	Development Project - North Lot Housing
3358	edgdev - EDGE DEVELOPERS LLC	8/25/2022	3,150.00	Professional Fees/Consulting
3359	folsig - Foley Sign Co., Inc.	8/25/2022	503.82	Program - Subcontracts
3360	hohose - Zhi Yen, Inc.	8/25/2022	950.00	Program Expenses
3361	idvs2lib - IDVS2 Library/Parking	8/25/2022	145.00	Employee Parking
3362	louhot - Louisa Hotel Master Tenant LLC	8/25/2022	315.00	Employee Parking
ACH	Paylocity	8/7/2022	86,167.83	Payroll
ACH	pdamaint - SCIDpda Maintenance Dept	8/8/2022	1,837.25	WOs
ACH	stwab&o - Department of Revenue	8/24/2022	159.93	B&O Tax
ACH	Paylocity	8/25/2022	87,930.80	Payroll
Total pdaopacc - General Checking			460,747.42	
vs10p - General Checking				
955	citsea - City of Seattle	8/4/2022	1,107.22	BIA Tax
956	seacitli - Seattle City Light	8/4/2022	15,388.59	Electricity
957	welfar - Wells Fargo	8/4/2022	15.70	Postage
958	pdamaint - SCIDpda Maintenance Dept	8/11/2022	980.00	WOs
959	kone - KONE	8/11/2022	3,125.53	Elevator - Contract
960	pugsou - Puget Sound Energy	8/11/2022	1,070.05	Natural Gas
961	repser - Republic Services	8/11/2022	2,498.26	Garbage/Waste Removal
962	verwir - Verizon Wireless	8/11/2022	56.62	Telecomm
963	welfar - Wells Fargo	8/11/2022	2.37	Telecomm
964	lpfscorp - IPFS Corporation	8/18/2022	3,821.14	Insurance
965	scidpda - SCIDpda	8/18/2022	27,714.21	ID Billing
966	wasman - Waste Management of Seattle	8/18/2022	2,740.88	Garbage/Waste Removal
967	davdoo - Davis Door Service, Inc.	8/25/2022	5,389.37	Maintenance - Other Vendors - Garage Door Failure
Total vs10p - General Checking			63,909.94	

		Check	Total	
Check#	Vendor	Date	Check	Note
vs2conop - General Checking				
361	seacitli - Seattle City Light	8/4/2022	2,133.05	Electricity
362	seacitli - Seattle City Light	8/4/2022	375.49	Electricity
363	pdamaint - SCIDpda Maintenance Dept	8/11/2022	505.25	WOs
364	ipfscorp - IPFS Corporation	8/18/2022	6,845.57	Insurance
Total vs2conop - General Checking			9,859.36	
vs2lpop - General Checking				
535	usbank - US Bank/TFM/97298300/Mainyua Yang	8/1/2022	14,690.63	Loan Payment - Monthly (post-dated for Board signature)
537	pdamaint - SCIDpda Maintenance Dept	8/4/2022	302.50	WOs
538	welfar - Wells Fargo	8/4/2022	30.93	Postage
539	pdamaint - SCIDpda Maintenance Dept	8/11/2022	860.00	WOs
540	ldvs2con - IDVS2 Condo Association	8/11/2022	1,206.70	Condo Billing
541	verwir - Verizon Wireless	8/11/2022	42.56	Telecomm
542	welfar - Wells Fargo	8/11/2022	9.46	Telecomm
543	ldvs2lib - IDVS2 Library/Parking	8/25/2022	519.00	Parking Income in cash
ACH	citseafa - City of Seattle FAS	8/26/2022	208.36	Parking Tax
Total vs2lpop - General Checking			17,870.14	
			1,050,744.80	

SCIDpda Consolidated Balance Sheet (With Period Change)

Period = Jan 2022-Jun 2022

Book = Accrual ; Tree = .fc_bs

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

	Balance	Beginning	Net
	Current Period	Balance	Change
ASSETS			
<i>CURRENT ASSETS</i>			
CASH & CASH EQUIVALENTS			
Cash & Cash Equivalents	7,951,577	7,391,777	559,800
Investments	69,621	69,586	35
Restricted Cash	4,927,556	4,771,541	156,014
Restricted Investments	130,900	130,835	65
TOTAL CASH & CASH EQUIVALENTS	13,079,653	12,363,740	715,913
ACCOUNTS RECEIVABLE			
Accounts Receivable - Net	520,510	960,606	-440,096
Deferred Rent Receivable	861,517	861,517	0
TOTAL ACCOUNTS RECEIVABLE	1,382,027	1,822,123	-440,096
OTHER RECEIVABLES			
Note Receivable	3,082,880	3,032,370	50,511
Other Receivables	121,938	28,561	93,377
TOTAL OTHER RECEIVABLES	3,204,818	3,060,930	143,888
DEPOSITS & PREPAIDS			
Prepaid Insurance	24,187	23,396	791
Prepaid Expenses & Deposits	412,605	326,768	85,837
TOTAL DEPOSITS & PREPAIDS	436,792	350,164	86,628
<i>TOTAL CURRENT ASSETS</i>	<i>18,103,290</i>	<i>17,596,957</i>	<i>506,333</i>
<i>LONG-TERM ASSETS</i>			
PROPERTY			
Property - Net Accum. Depreciation	33,450,553	34,185,033	-734,480
TOTAL PROPERTY	33,450,553	34,185,033	-734,480
FIXED ASSETS			
Furniture Fixtures & Equipment - Net Accum. Depreciation	159,917	172,251	-12,334
TOTAL FIXED ASSETS	159,917	172,251	-12,334
<i>TOTAL LONG-TERM ASSETS</i>	<i>33,610,470</i>	<i>34,357,284</i>	<i>-746,814</i>
<i>OTHER ASSETS</i>			
OTHER ASSETS			
Other Receivables	2,561,033	2,647,210	-86,177
Investments in & Deposits with Other Entities	5,171,729	5,106,729	65,000
Development Projects	4,785,119	4,554,975	230,145

Balance Sheet (With Period Change)

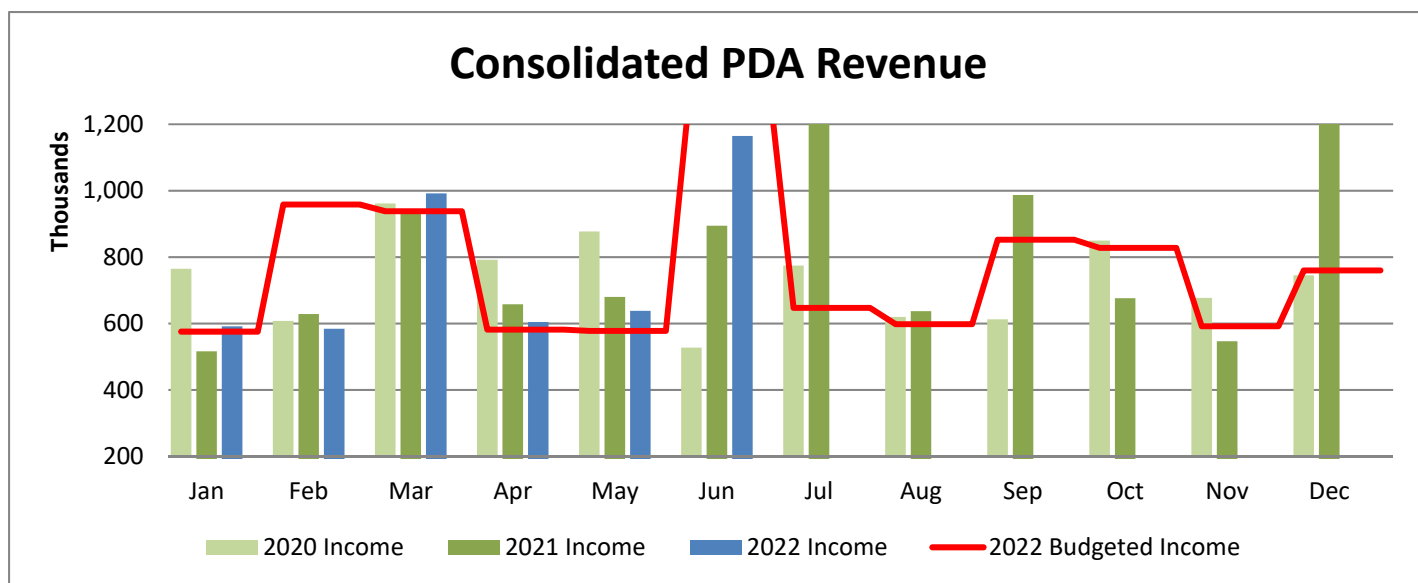
Period = Jan 2022-Jun 2022

Book = Accrual ; Tree = .fc_bs

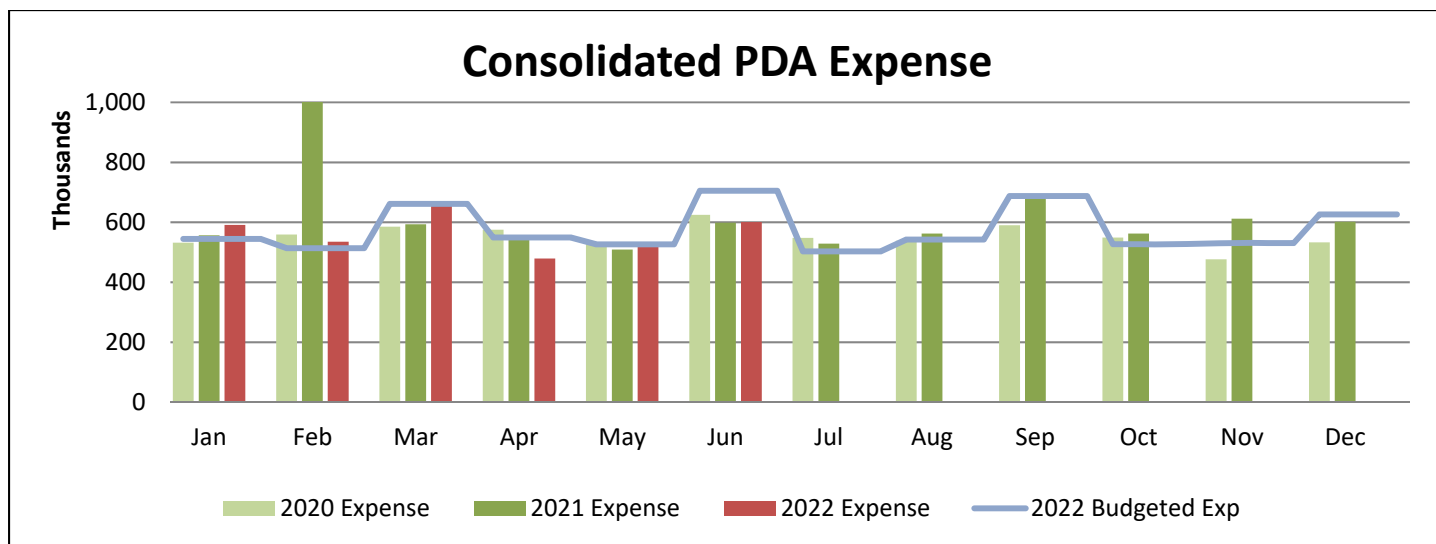
PDA Reporting=PDA Admin,Community Initiatives,Hinghay,Properties,Property Mgmt/Maint,
Other Legal Holdings;

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL OTHER ASSETS	12,517,882	12,308,914	208,967
TOTAL OTHER ASSETS	12,517,882	12,308,914	208,967
TOTAL ASSETS	64,231,642	64,263,156	-31,513
LIABILITIES & CAPITAL			
LIABILITIES			
CURRENT LIABILITIES			
PAYABLES & OBLIGATIONS			
Accounts Payable	542,057	484,000	58,057
Prepaid Rent	72,877	40,531	32,346
Current Portion Due of Mortgages & Other Obligations	1,213,986	1,194,612	19,374
Taxes & Benefits Payable	1,419	2,670	-1,251
TOTAL PAYABLES & OBLIGATIONS	1,830,340	1,721,813	108,527
ACCRUED EXPENSES			
Accrued Expenses	1,684,658	1,732,220	-47,563
TOTAL ACCRUED EXPENSES	1,684,658	1,732,220	-47,563
TOTAL CURRENT LIABILITIES	3,514,997	3,454,033	60,964
LONG-TERM LIABILITIES			
MORTGAGES & OTHER OBLIGATIONS			
Loan Payable	29,672,479	30,025,975	-353,496
Deferred Inflow of Resources - Net Accum. Amortization	279,343	294,956	-15,613
TOTAL MORTGAGES & OTHER OBLIGATIONS	29,951,822	30,320,931	-369,109
TOTAL LONG-TERM LIABILITIES	29,951,822	30,320,931	-369,109
OTHER LIABILITIES			
Security Deposit Liability	155,028	149,246	5,783
Other Liabilities	636,159	726,792	-90,633
Deferred Rent Payable	626,522	626,522	0
TOTAL OTHER LIABILITIES	1,417,709	1,502,560	-84,850
TOTAL LIABILITIES	34,884,528	35,277,524	-392,995
CAPITAL			
Retained Earnings	29,347,114	28,985,632	361,482
TOTAL CAPITAL	29,347,114	28,985,632	361,482
TOTAL LIABILITIES & CAPITAL	64,231,642	64,263,156	-31,513

SCIDpda Consolidated – Q2 2022 Financial Summary

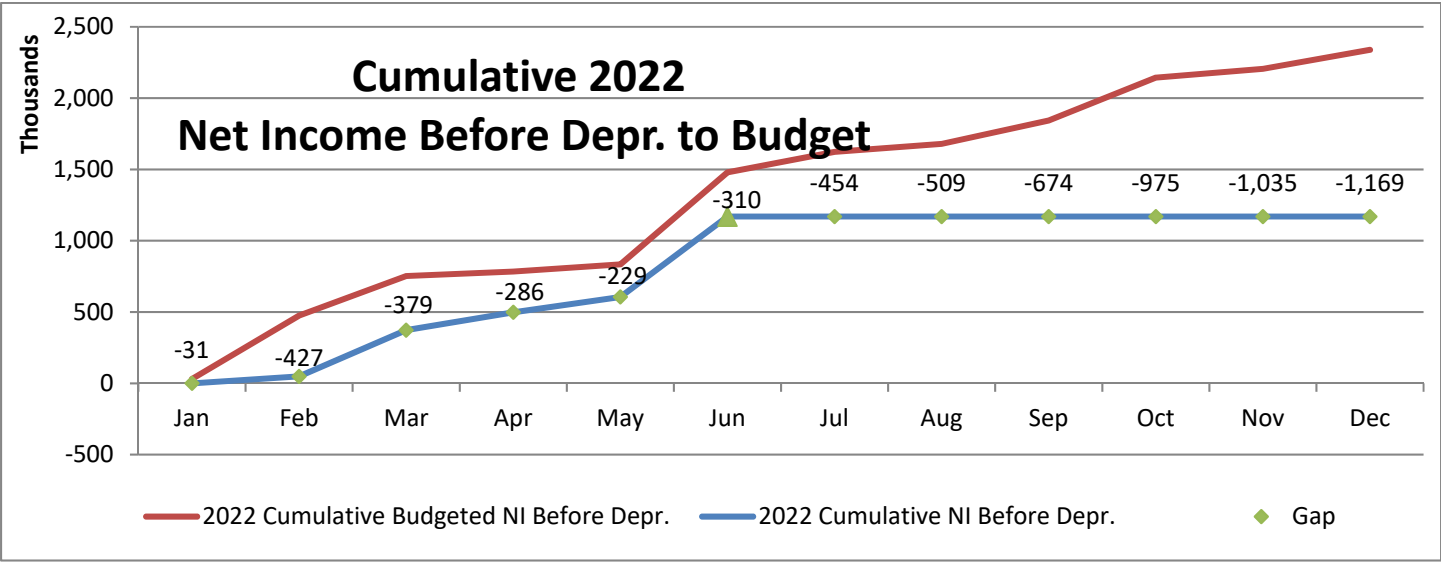


Total Revenue was \$407K under budget for the entire organization, largely due to Total Other Income that was \$363K under budget due to the delay of the North Lot closing and its related developer fee. Net Rent Income was \$172K favorable to budget due largely to \$141K in Legal Holdings Rent Income and \$36K in Commercial Bad Debt Recovery. \$141K in Legal Holdings is at New Central Master Tenant, intended to be dissolved and therefore not budgeted for, and is offset by equally unfavorable variance in Rent Expense as it is simply a pass-thru from Commercial and Residential to Hotel. \$36K in Commercial Bad Debt Recovery reflects collections of past-due amounts. Fundraising income net of expenses through Q2 2022 was \$200K under budget for the entire organization, up from \$236K under budget in Q1 and due mostly to two grants that have not yet been received in full, \$385K Dept. of Commerce grant for North Lot which Josh has successfully billed partially against and \$75K for Property Management's Resident Services Program.

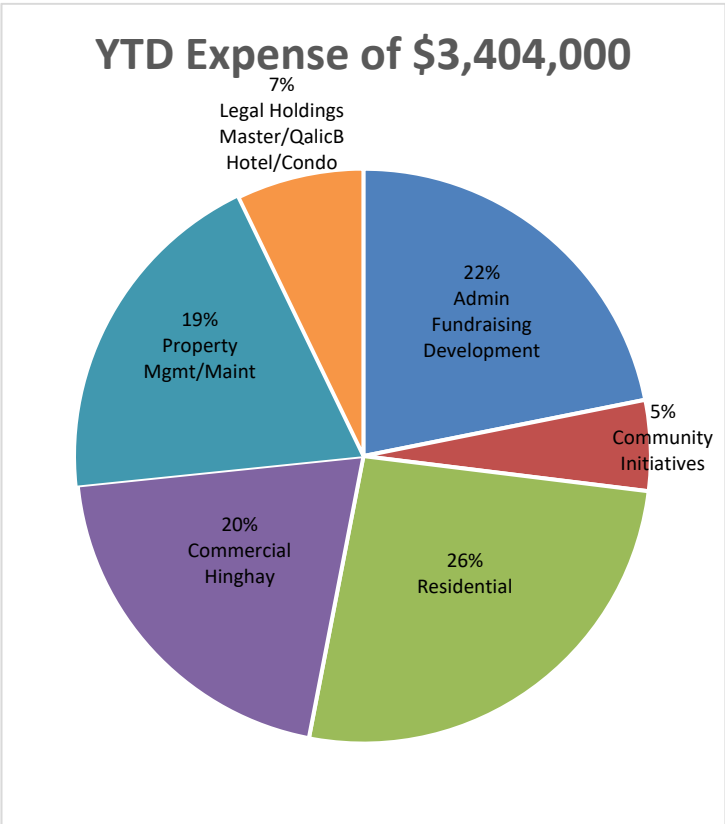
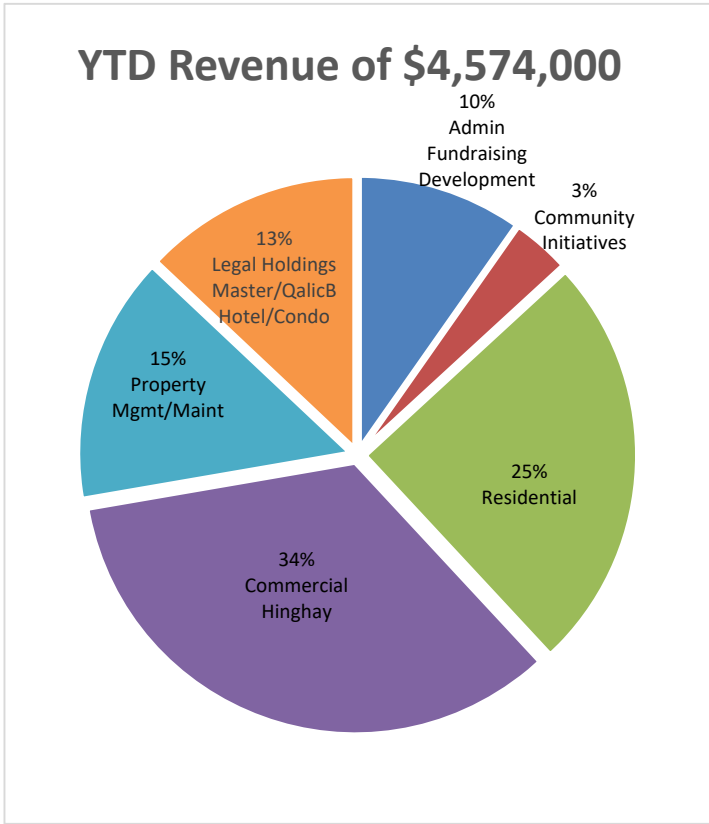


Expenses through Q2 2022 were \$98K favorable to budget for the entire organization. Rent Expense was unfavorable to budget by \$41K in Legal Holdings, again at New Central Master Tenant and offsetting an equally favorable variance in Rent Income. Salaries were \$86K favorable to budget largely due to Maiko's departure and the delayed hiring of several positions. Maintenance was \$103K favorable to budget with less residential WO and UTO expense and higher commercial recovery than budgeted.

As a result, our NOI before Depreciation was \$1,169,700, which continued to be \$310K under budget through Q2 2022.



Visual Breakout of Revenue and Expenses by Department through Q2 2022



PDA Reporting Comparison Income Statement

Book = Accrual ; Tree = .fc_is_report_ne

Benchmark Reporting=Residential,Commercial,Community Initiatives,Administration,Property Mgmt/Maint,Other;

REVENUE

RENT INCOME																		
Rent	0	0	570,156	687,720	0	263,417	1,521,294	1,489,687	31,606	0	0	1,144,487	1,372,804	0	593,418	3,110,709	2,970,773	139,936
Vacancies	0	0	(3,025)	(37,194)	0	0	(40,219)	(25,122)	(15,097)	0	0	(13,207)	(70,094)	0	0	(83,301)	(50,244)	(33,057)
Concessions and Bad Debt	0	0	(2,963)	23,321	0	0	20,358	26,694	(6,336)	0	0	1,533	86,538	0	0	88,071	22,837	65,234
NET RENT INCOME	0	0	564,168	673,847	0	263,417	1,501,432	1,491,259	10,174	0	0	1,132,812	1,389,248	0	593,418	3,115,479	2,943,365	172,113
TOTAL OTHER RENTAL INCOME	0	0	0	53,594	0	0	53,594	53,594	0	0	0	108,199	0	0	108,199	107,188	1,011	
TOTAL SERVICE INCOME	28,366	0	0	7,099	305,762	0	341,228	391,879	(50,651)	57,067	0	0	14,289	649,099	0	720,455	750,912	(30,457)
TOTAL OTHER INCOME	37,144	18,832	3,034	1,238	0	0	60,248	438,125	(377,877)	71,966	32,918	6,014	2,115	0	0	113,013	475,917	(362,904)
TOTAL INTEREST INCOME	17,747	0	452	23,690	0	25	41,915	30,347	11,567	31,405	0	723	47,472	0	41	79,641	66,685	12,956
Grants	234,790	210,708	0	0	0	0	445,499	120,313	325,186	165,291	335,351	0	0	0	0	500,642	700,626	(199,984)
LESS Grant Program Expense	0	(150,797)	0	0	0	0	(150,797)	(118,733)	(32,064)	0	(214,706)	0	0	0	0	(214,706)	(237,466)	22,760
Other Fundraising	85,738	155	0	3,225	25,000	0	114,118	102,033	12,085	119,765	3,376	0	3,225	25,000	0	151,366	174,066	(22,700)
TOTAL FUNDRAISING INCOME	320,528	60,067	0	3,225	25,000	0	408,820	103,613	305,207	285,056	124,021	0	3,225	25,000	0	437,302	637,226	(199,924)
TOTAL REVENUE	403,786	78,899	567,655	762,692	330,762	263,442	2,407,237	2,508,817	(101,580)	445,494	156,938	1,139,550	1,564,548	674,099	593,459	4,574,088	4,981,292	(407,204)

EXPENSES

ADMINISTRATIVE																		
Professional Fees & Consulting	41,428	771	9,827	8,604	0	17,639	78,269	72,097	(6,172)	65,452	1,519	18,641	17,016	0	21,155	123,784	140,012	16,228
Rent Expense	12,399	0	49,950	189,066	2,205	35,167	288,787	253,993	(34,794)	24,798	0	99,900	374,068	4,410	140,668	643,844	504,236	(139,608)
Salaries	166,137	92,585	43,565	15,483	272,394	0	590,163	719,940	129,776	439,553	168,134	83,828	28,981	607,115	0	1,327,610	1,413,758	86,147
Other Admin Expenses	22,145	3,290	8,742	6,305	5,510	10,563	56,555	77,690	21,136	46,527	3,598	16,951	14,394	8,595	10,703	100,767	136,977	36,209
TOTAL ADMINISTRATIVE	242,110	96,645	112,085	219,457	280,108	63,369	1,013,774	1,123,720	109,946	576,330	173,251	219,320	434,458	620,120	172,526	2,196,005	2,194,982	(1,023)
TOTAL MANAGEMENT FEE	186	9	45,062	51,470	19,836	0	116,563	147,541	30,978	372	203	92,601	118,369	40,436	0	251,980	264,665	12,685
TOTAL MAINTENANCE	8,215	0	106,946	22,875	513	0	138,549	191,230	52,681	16,334	0	219,658	34,715	1,059	0	271,766	374,587	102,821
TOTAL UTILITIES	13,698	0	88,883	17,465	336	0	120,382	108,286	(12,096)	24,401	0	194,232	20,210	672	0	239,515	229,264	(10,251)
TOTAL TAXES	6,101	0	4,810	1,047	21	0	11,979	15,268	3,289	6,170	(83)	6,602	2,557	42	0	15,289	23,400	8,111
TOTAL INSURANCE	3,045	0	37,308	8,037	360	406	49,155	40,906	(8,250)	6,000	0	65,967	14,289	720	406	87,381	79,710	(7,671)
TOTAL PROGRAM EXPENSES	0	0	0	0	0	0	0	0	0	1,494	0	0	0	0	0	1,494	3,000	1,506
TOTAL OPERATING EXPENSES	273,355	96,655	395,093	320,351	301,174	63,774	1,450,402	1,626,951	176,549	631,101	173,371	798,380	624,598	663,049	172,931	3,063,429	3,169,608	106,179
NOI BEFORE DEBT SERVICE & GROUND LEASE	130,431	(17,756)	172,562	442,342	29,588	199,668	956,835	881,866	74,969	(185,607)	(16,432)	341,170	939,950	11,050	420,528	1,510,659	1,811,684	(301,025)
TOTAL DEBT SERVICE & GROUND LEASE	31,931	0	39,083	46,558	0	58,246	175,817	141,356	(34,461)	54,967	0	78,242	95,684	0	107,594	336,487	306,175	(30,311)
NOI AFTER DEBT SERVICE & GROUND LEASE	98,501	(17,756)	133,479	395,784	29,588	141,422	781,017	740,510	40,507	(240,574)	(16,432)	262,928	844,266	11,050	312,934	1,174,172	1,505,509	(331,337)
TOTAL OTHER EXPENSES	30,231	0	5,827	(14,174)	0	(37,556)	(15,672)	13,436	29,108	58,141	0	11,655	(28,565)	0	(36,806)	4,424	26,451	22,027
NET INCOME BEFORE DEPR & AMORT	68,269	(17,756)	127,651	409,958	29,588	178,978	796,689	727,074	69,615	(298,715)	(16,432)	251,273	872,831	11,050	349,740	1,169,748	1,479,058	(309,309)
TOTAL DEPRECIATION & AMORTIZATION	11,851	0	115,355	169,685	0	97,126	394,016	389,348	(4,668)	20,739	0	230,710	337,267	0	194,294	783,009	778,702	(4,307)
NET INCOME	56,419	(17,756)	12,297	240,273	29,588	81,852	402,672	337,726	64,947	(319,453)	(16,432)	20,563	535,564	11,050	155,446	386,739	700,355	(313,617)

PDA Reporting Comparison Income Statement

Book = Accrual ; Tree = .fc_is_report_ne

Benchmark Reporting=Residential,Commercial,Community Initiatives,Administration,Property Mgmt/Maint,Other;

	Year to Date through 2nd Quarter 2022																				
	Admin/Fundraising/Dev			Community Initiatives			Residential			Commercial/Hinghay			Property Mgmt/Maint			Legal Holdings CalicB/Hotel			Total SCIDpda		
	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Actual	Total Budget	Variance Fav (Unfav)	Total SCIDpda	Total Budget	Variance Fav (Unfav)
REVENUE																					
RENT INCOME																					
Rent	0	0	0	0	0	0	1,144,487	1,143,120	1,367	1,372,804	1,374,903	(2,099)	0	0	0	593,418	452,750	140,668	3,110,709	2,970,773	139,936
Vacancies	0	0	0	0	0	0	(13,207)	(6,044)	(7,163)	(70,094)	(44,200)	(25,894)	0	0	0	0	0	0	(83,301)	(50,244)	(33,057)
Concessions and Bad Debt	0	0	0	0	0	0	1,533	0	1,533	86,538	22,837	63,701	0	0	0	0	0	0	88,071	22,837	65,234
NET RENT INCOME	0	0	0	0	0	0	1,132,812	1,137,076	(4,264)	1,389,248	1,353,539	35,709	0	0	0	593,418	452,750	140,668	3,115,479	2,943,365	172,113
TOTAL OTHER RENTAL INCOME	0	0	0	0	0	0	0	0	0	108,199	107,188	1,011	0	0	0	0	0	0	108,199	107,188	1,011
TOTAL SERVICE INCOME	57,067	81,977	(24,910)	0	0	0	0	0	0	14,289	8,542	5,747	649,099	660,393	(11,294)	0	0	0	720,455	750,912	(30,457)
TOTAL OTHER INCOME	71,966	469,551	(397,585)	32,918	0	32,918	6,014	5,391	623	2,115	975	1,140	0	0	0	0	0	0	113,013	475,917	(362,904)
TOTAL INTEREST INCOME	31,405	18,100	13,305	0	0	0	723	1,062	(338)	47,472	47,478	(6)	0	0	0	41	45	(4)	79,641	66,685	12,956
Grants	165,291	385,000	(219,709)	335,351	240,626	94,725	0	0	0	0	0	0	0	75,000	(75,000)	0	0	0	500,642	700,626	(199,984)
LESS Grant Program Expense	0	0	0	(214,706)	(237,466)	22,760	0	0	0	0	0	0	0	0	0	0	0	0	(214,706)	(237,466)	22,760
Other Fundraising	119,765	30,000	89,765	3,376	144,066	(140,690)	0	0	0	3,225	0	3,225	25,000	0	25,000	0	0	0	151,366	174,066	(22,700)
TOTAL FUNDRAISING INCOME	285,056	415,000	(129,944)	124,021	147,226	(23,205)	0	0	0	3,225	0	3,225	25,000	75,000	(50,000)	0	0	0	437,302	637,226	(199,924)
TOTAL REVENUE	445,494	984,628	(539,134)	156,938	147,226	9,712	1,139,550	1,143,529	(3,979)	1,564,548	1,517,722	46,826	674,099	735,393	(61,294)	593,459	452,795	140,664	4,574,088	4,981,292	(407,204)
EXPENSES																					
ADMINISTRATIVE																					
Professional Fees & Consulting	65,452	87,221	21,769	1,519	3,448	1,929	18,641	18,169	(472)	17,016	24,138	7,122	0	0	0	21,155	7,036	(14,119)	123,784	140,012	16,228
Rent Expense	24,798	25,542	744	0	0	0	99,900	99,900	0	374,068	374,384	316	4,410	4,410	0	140,668	0	(140,668)	643,844	504,236	(139,608)
Salaries	439,553	517,848	78,295	168,134	145,755	(22,379)	83,828	78,450	(5,378)	28,981	29,652	671	607,115	642,053	34,938	0	0	0	1,327,610	1,413,758	86,147
Other Admin Expenses	46,527	62,271	15,744	3,598	3,150	(448)	16,951	16,710	(241)	14,394	15,835	1,441	8,595	18,941	10,346	10,703	20,070	9,367	100,767	136,977	36,209
TOTAL ADMINISTRATIVE	576,330	692,881	116,551	173,251	152,353	(20,898)	219,320	213,229	(6,091)	434,458	444,009	9,551	620,120	665,404	45,284	172,526	27,106	(145,420)	2,196,005	2,194,982	(1,023)
TOTAL MANAGEMENT FEE	372	24,360	23,988	203	0	(203)	92,601	92,376	(225)	118,369	107,578	(10,791)	40,436	40,351	(85)	0	0	0	251,980	264,665	12,685
TOTAL MAINTENANCE	16,334	28,856	12,522	0	0	0	219,658	273,428	53,770	34,715	70,408	35,693	1,059	1,896	837	0	0	0	271,766	374,587	102,821
TOTAL UTILITIES	24,401	7,746	(16,655)	0	0	0	194,232	199,048	4,816	20,210	21,858	1,648	672	612	(60)	0	0	0	239,515	229,264	(10,251)
TOTAL TAXES	6,170	7,834	1,664	(83)	0	83	6,602	13,667	7,065	2,557	1,857	(700)	42	42	0	0	0	0	15,289	23,400	8,111
TOTAL INSURANCE	6,000	4,715	(1,285)	0	0	0	65,967	59,490	(6,477)	14,289	15,007	719	720	498	(222)	406	0	(406)	87,381	79,710	(7,671)
TOTAL PROGRAM EXPENSES	1,494	3,000	1,506	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,494	3,000	1,506
TOTAL OPERATING EXPENSES	631,101	769,392	138,291	173,371	152,353	(21,018)	798,380	851,237	52,857	624,598	660,717	36,120	663,049	708,803	45,754	172,931	27,106	(145,825)	3,063,429	3,169,608	106,179
NOI BEFORE DEBT SERVICE & GROUND LEASE	(185,607)	215,236	(400,843)	(16,432)	(5,127)	(11,305)	341,170	292,291	48,879	939,950	857,005	82,945	11,050	26,590	(15,540)	420,528	425,689	(5,161)	1,510,659	1,811,684	(301,025)
TOTAL DEBT SERVICE & GROUND LEASE	54,967	29,624	(25,343)	0	0	0	78,242	77,397	(845)	95,684	95,537	(147)	0	0	0	107,594	103,617	(3,977)	336,487	306,175	(30,311)
NOI AFTER DEBT SERVICE & GROUND LEASE	(240,574)	185,612	(426,186)	(16,432)	(5,127)	(11,305)	262,928	214,894	48,034	844,266	761,467	82,799	11,050	26,590	(15,540)	312,934	322,072	(9,138)	1,174,172	1,505,509	(331,337)
TOTAL OTHER EXPENSES	58,141	55,676	(2,465)	0	0	0	11,655	11,655	0	(28,565)	(42,380)	(13,815)	0	0	0	1,500	38,306	0	4,424	26,451	22,027
NET INCOME BEFORE DEPR & AMORT	(298,715)	129,936	(428,651)	(16,432)	(5,127)	(11,305)	251,273	203,239	48,034	872,831	803,847	68,984	11,050	26,590	(15,540)	349,740	320,572	29,168	1,169,748	1,479,058	(309,309)
TOTAL DEPRECIATION & AMORTIZATION	20,739	17,776	(2,963)	0	0	0	230,710	229,936	(773)	337,267	336,770	(497)	0	0	0	194,294	194,220	(74)	783,009	778,702	(4,307)
NET INCOME	(319,453)	112,160	(431,614)	(16,432)	(5,127)	(11,305)	20,563	(26,697)	47,261	535,564	467,078	68,487	11,050	26,590	(15,540)	155,446	126,352	29,094	386,739	700,355	(313,617)

PDA Reporting Comparison Cash Flow Statement

Book = Accrual ; Tree = .fc_is_report_tne

Benchmark Reporting=Residential,Commercial,Community Initiatives,Administration,Property Mgmt/Maint,Other;

Year to Date through 2nd Quarter 2022									
	Admin Fundraising Development	Community Initiatives	Residential	Commercial Hinghay	Property Mgmt/Maint	Legal Holdings QalicB/Hotel	Total SCIDpda	Total Budget	Variance Fav (Unfav)
REVENUE									
RENT INCOME									
Rent	0	0	1,144,487	1,372,804	0	593,418	3,110,709	2,970,773	139,936
Vacancies	0	0	(13,207)	(70,094)	0	0	(83,301)	(50,244)	(33,057)
Concessions and Bad Debt	0	0	1,533	86,538	0	0	88,071	22,837	65,234
NET RENT INCOME	0	0	1,132,812	1,389,248	0	593,418	3,115,479	2,943,365	172,113
TOTAL OTHER RENTAL INCOME	0	0	0	108,199	0	0	108,199	107,188	1,011
TOTAL SERVICE INCOME	57,067	0	0	14,289	649,099	0	720,455	750,912	(30,457)
TOTAL OTHER INCOME	71,966	32,918	6,014	2,115	0	0	113,013	475,917	(362,904)
TOTAL INTEREST INCOME	31,405	0	723	47,472	0	41	79,641	66,685	12,956
Grants	165,291	335,351	0	0	0	0	500,642	700,626	(199,984)
LESS Grant Program Expense	0	(214,706)	0	0	0	0	(214,706)	(237,466)	22,760
Other Fundraising	119,765	3,376	0	3,225	25,000	0	151,366	174,066	(22,700)
TOTAL FUNDRAISING INCOME	285,056	124,021	0	3,225	25,000	0	437,302	637,226	(199,924)
TOTAL REVENUE	445,494	156,938	1,139,550	1,564,548	674,099	593,459	4,574,088	4,981,292	(407,204)
EXPENSES									
ADMINISTRATIVE									
Professional Fees & Consulting	65,452	1,519	18,641	17,016	0	21,155	123,784	140,012	16,228
Rent Expense	24,798	0	99,900	374,068	4,410	140,668	643,844	504,236	(139,608)
Salaries	439,553	168,134	83,828	28,981	607,115	0	1,327,610	1,413,758	86,147
Other Admin Expenses	46,527	3,598	16,951	14,394	8,595	10,703	100,767	136,977	36,209
TOTAL ADMINISTRATIVE	576,330	173,251	219,320	434,458	620,120	172,526	2,196,005	2,194,982	(1,023)
TOTAL MANAGEMENT FEE	372	203	92,601	118,369	40,436	0	251,980	264,665	12,685
TOTAL MAINTENANCE	16,334	0	219,658	34,715	1,059	0	271,766	374,587	102,821
TOTAL UTILITIES	24,401	0	194,232	20,210	672	0	239,515	229,264	(10,251)
TOTAL TAXES	6,170	(83)	6,602	2,557	42	0	15,289	23,400	8,111
TOTAL INSURANCE	6,000	0	65,967	14,289	720	406	87,381	79,710	(7,671)
TOTAL PROGRAM EXPENSES	1,494	0	0	0	0	0	1,494	3,000	1,506
TOTAL OPERATING EXPENSES	631,101	173,371	798,380	624,598	663,049	172,931	3,063,429	3,169,608	106,179
NOI BEFORE DEBT SERVICE & GROUND LEASE	(185,607)	(16,432)	341,170	939,950	11,050	420,528	1,510,659	1,811,684	(301,025)
TOTAL DEBT SERVICE & GROUND LEASE	54,967	0	78,242	95,684	0	107,594	336,487	306,175	(30,311)
NOI AFTER DEBT SERVICE & GROUND LEASE	(240,574)	(16,432)	262,928	844,266	11,050	312,934	1,174,172	1,505,509	(331,337)
TOTAL OTHER EXPENSES	58,141	0	11,655	(28,565)	0	(36,806)	4,424	26,451	22,027
NET INCOME BEFORE DEPR & AMORT	(298,715)	(16,432)	251,273	872,831	11,050	349,740	1,169,748	1,479,058	(309,309)
CASH FLOWS FROM INVESTING ACTIVITIES									
Operating Reserve Deposits			(3,993)				(3,993)		
Replacement Reserve Deposits			(18,169)	(47,930)		(14,348)	(80,447)		
Building Improvements, Furniture & Equipment						(717)	(717)		
Development costs	(479,326)						(479,326)		
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	(479,326)	0	(22,162)	(47,930)	0	(15,064)	(564,482)		
CASH FLOWS FROM FINANCING ACTIVITIES									
Accrued Interest not paid	7,662		27,262	4,525			39,450		
Deposits/Commitment Fees	(35,000)						(35,000)		
Predevelopment Funding Sources	314,035						314,035		
Principal payments on notes payable			(30,212)	(376,421)		(136,909)	(543,542)		
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	286,697	0	(2,950)	(371,896)	0	(136,909)	(225,057)		
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(491,344)	(16,432)	226,161	453,005	11,050	197,767	380,208		

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.*

September 2022 Items

Property Operations – Commercial Leases

Bush Hotel – the United States Postal Service has amended their current lease to renew for a 5-year period between 1/23/2024 – 1/22/2029. The annual rent shall be \$30,056.00 per year. This represents an immediate 15% increase from current lease rates beginning in January 2024.

IDVS1 – Notable Chef, Melissa Miranda, has agreed to takeover the old Hot Pot King Restaurant space under the name “Kilig Seattle, LLC”. The lease term is 10 years, with two, 5-year renewal options. The 10-year lease is valued at \$297,077.04 + NNN.

IDVS1 – ICHS has requested to extend the current lease for the main clinic one additional year (now ending in October 2024). This gives both organizations time to consider future plans. A deadline to determine long-term extension of the lease is set for June 2023.

Community Initiatives –

\$67,500 – Office of Economic Development, Only in Seattle program – Jamie Lee/An Huynh Lead

SCIDpda was awarded funding from Only In Seattle from August 2022 to December 2022 to continue our small business support and technical assistance work. This grant funds two SCIDpda staff and a Business Development Consultant to do the following: provide one-on-one and in-language communication with businesses about important information and opportunities, provide recruitment and retention work with new and existing business owners, support lease negotiations, tenant improvement support, and understanding regulations. The grant will also help pay for translation costs of small business information.

Resolution 22-09-20-02

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

Regarding Ratification of Selection of Executive Director

Whereas, the Executive Director of Seattle Chinatown International District Preservation and Development Authority (SCIDpda) tendered her resignation in January 2022 to be effective March 4, 2022;

Whereas, the SCIDpda Board established a Transition Committee and approved a Transition Committee Charter February 16, 2022. The Transition Committee is chaired by Cindy Ju a member of the SCIDpda Executive Committee.

Whereas, additional members of the Transition Committee include SCIDpda Board members and Chinatown International District community members;

Whereas, the SCIDpda Board authorized the Transition Committee to recruit, interview, select and present the selected party(ies) for ratification by the SCIDpda Board; and therefore

BE IT RESOLVED, the Board of Directors of the SEATTLE CHINATOWN-INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY (SCIDpda), a Washington public authority (the "Authority"), hereby approves and ratifies the SCIDpda Transition Committee's selection of SCIDpda's Executive Director. The Authority further authorizes the Board President, Mindy Au and the Transition Committee Chair, Cindy Ju to negotiate the terms of employment.

Upon the beginning of employment, the Executive Director is hereby granted the authority, including but not limited to executing and delivering documents, and taking all other actions in the ordinary course of the Authority's activities.

ADOPTED this ____ day of September, 2022.

By: _____

Name: _____

Title: _____

CERTIFICATE

I, _____, certify that I am the President of the Seattle Chinatown International District Preservation and Development Authority Board of Directors and that the foregoing Resolution was duly adopted at a meeting of the Board of Directors of the Authority held on _____, in accordance with Articles of Incorporation and Bylaws of the Authority upon proper notice and at which time a quorum was present.

DATED the ____ day of September, 2022.

By: _____

Name: _____

Title: _____