

BOARD MEETING AGENDA

Wednesday, November 15, 2022

5:30 – 6:30 pm

**Virtual:**

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTlNGIxZTctNDQ1My0oZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%40thread.v2/o?context=%7b%22Tid%22%3a%220a5376b2-b919-40e2-bfa3-b4b75fda823f%22%2c%22Oid%22%3a%224f089a85-c857-4d1d-8012-16100951d81a%22%7d
 Meeting ID: 259 652 436 554
 Passcode: ScQSiD

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

5:30	Action	1. Call to Order – Mindy Au Agenda Approval Public Comment – <i>public may sign up to address the board for up to 2 minutes on matters on this agenda</i>
5:32	Approval	2. Consent Agenda Resolution <ul style="list-style-type: none"> • Approve October Meeting Minutes • Accept October Expenditure Reports • Accept Q3 Dashboard Reports • Approve November Concurrence Reports
5:35	Discussion	3. Staff Updates <ul style="list-style-type: none"> • King County Shelter • Sound Transit
6:00	Discussion/ Approval	4. Board Business <ul style="list-style-type: none"> • Resolution – Appoint new board members– Mindy Au <ul style="list-style-type: none"> • Myron Ramirez • Kevin Cao • Officer nominations – Mindy Au • Committee Updates <ul style="list-style-type: none"> • Finance Committee – May Wu • Transition Committee – Cindy Ju • Board Recruitment – Mindy Au • Good of the Order – Mindy Au
12:55	Action	5. Adjourn – Mindy Au

Important meeting dates:

- December finance committee meeting/budget presentation – 12/2 @ 12 PM
- Co-ED Celebration – 12/8 @ 5:30pm – Ocean Star
- December board meeting – budget approval – 12/13 @ 5:30 PM

Resolution 22-11-15-01

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

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

- Approve October Meeting Minutes
- Accept October Expenditure Reports
- Accept Q3 Dashboard Reports
- Approve November Concurrence Reports

Board President

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

October 19, 2022

Virtual:

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

+1 (253) 215.8782 , 88609861641#

+1 (669) 900.6833 , 88609861641#

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

Board Present (via Phone Conference Call-in): Mindy Au, Casey Huang, Jerilyn Young, Wayne Lau, Aileen Balahadia, Miye Moriguchi, May Wu, Elliot Sun, Tiernan Martin, Lisa Nitze, Cindy Ju

Staff Present: Vern Wood, Jared Jonson, Jody McCorkle, Janet Smith, Joseph Guanlao, Naomi Saito

1. Call to Order

The meeting was called to order by Mindy Au, Board Chair, at 12:02 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 22-10-19-01: We, the Board of the Seattle Chinatown International District Preservation and Development Authority Board, via consent agenda:

- Approve September Meeting Minutes
- Accept September Expenditure Reports
- Accept Q2 Dashboard Reports

Moved: Jerilyn Young

Seconded: Miye Moriguchi

Board Approved: Mindy Au, Jerilyn Young, Aileen Balahadia, Miye Moriguchi, May Wu, Elliot Sun, Cindy Ju

Abstained: 0

Absent: 5

Resolution was approved.

3. Staff Updates

- **Fundraiser Update – Joseph Guanlao**
 - Jerilyn Young and Jared Jonson shared the success of the fundraiser event from an attendee perspective.
 - Joseph Guanlao shared the results of SCIDpda’s fundraising efforts and numbers from the event.
- **North Lot Update – Jared Jonson**
 - Jared Jonson and Vern Wood shared updates on the North Lot project progress. SCIDpda is set to close on the property on Friday, October 21.

4. Board Business

- **Resolution – Ratify Executive Director Appointment – Mindy Au**
 - Mindy Au shared a save the date announcement for a celebration of our Co-EDs on December 1 (tentative).

Resolution 22-10-19-02: SEATTLE CHINATOWN-INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY, a Washington public authority (the “Authority”), hereby ratifies the appointment of Jamie Lee and Jared Jonson as its Executive Director to share the responsibility equally as Co-Executive Directors, and hereby affirms their authority, including but not limited to executing and delivering documents, and taking all other actions in the ordinary course of the Authority’s activities.

Moved: Wayne Lau

Seconded: Casey Huang

Board Approved: Mindy Au, Casey Huang, Jerilyn Young, Wayne Lau, Aileen Balahadia, Miye Moriguchi, May Wu, Elliot Sun, Tiernan Martin, Lisa Nitze, Cindy Ju

Abstained: 0

Absent: 1

Resolution was approved.

- **Committee Updates**
 - Finance Committee – May Wu
 - May Wu reviewed the approval of Resolution No. 22-10-14-01 to acquire the space formerly held by AiPACE to serve as a community service program space. This resolution also updated the authorized signers to include Jamie Lee, Jared Jonson, and Mindy Au.
 - Transition Committee – Cindy Ju
 - Cindy Ju shared that the Co-EDs are working on strategic plans for the next year and asked board members to support them in the on-

boarding process. Cindy also shared the committee is looking for an executive coach to assist in the transition.

- Board Recruitment – Mindy Au
 - Mindy Au shared that there are currently 4 potential candidates for the board. The board will vote on adding 2 of the candidates next month while the other 2 are in the recruitment process. Mindy and Jared answered board member questions about the process and current candidates.
 - Casey and Philip will be transitioning off the board at the end of their terms this year.

5. Adjourn

The meeting was adjourned by Mindy, Board Chair, at 12:29 p.m.

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

Expenditure Certification Memorandum

DATE: 10/31/2022
TO: Board of Directors
FROM: Jody McCorkle, Director of Finance
RE: October 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	2020	to	2033	\$	48,288.71
Electronic Funds Transfers	General Checking		eft		\$	13,156.17
				Bush Hotel Commercial	\$	61,444.88
Computer Run Checks	General Checking	1833	to	1840	\$	30,163.86
				Bush Hotel Condo	\$	30,163.86
Computer Run Checks	General Checking	217	to	217	\$	92.00
Electronic Funds Transfers	General Checking		eft		\$	5,100.00
				Bush Hotel QalicB	\$	5,192.00
Computer Run Checks	General Checking	1380	to	1398	\$	31,957.82
Electronic Funds Transfers	General Checking		eft		\$	12,434.81
				Bush Hotel Residential	\$	44,392.63
Computer Run Checks	General Checking	260	to	262	\$	8,074.63
Electronic Funds Transfers	General Checking		eft		\$	97,339.65
				CIDpda	\$	105,414.28
Computer Run Checks	General Checking	3995	to	4010	\$	74,817.91
Electronic Funds Transfers	General Checking		eft		\$	24,502.73
				DVA	\$	99,320.64
Electronic Funds Transfers	General Checking		eft		\$	185.20
				Hinghay	\$	185.20
Computer Run Checks	General Checking	987	to	1003	\$	77,397.99
				IDVS1 Commercial	\$	77,397.99
Computer Run Checks	General Checking	376	to	384	\$	30,111.99
				IDVS2 Condo	\$	30,111.99
Computer Run Checks	General Checking	553	to	559	\$	19,503.98
Electronic Funds Transfers	General Checking		eft		\$	40.96
				IDVS2 Library & Parking	\$	19,544.94

Computer Run Checks	General Checking	696	to	704	\$	11,419.29
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
				IDVS2 Commercial	\$	16,426.09
Computer Run Checks	General Checking	1108	to	1125	\$	34,167.53
				New Central Commercial	\$	34,167.53
Computer Run Checks	General Checking	294	to	295	\$	6,949.07
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
				New Central Hotel	\$	24,317.37
Computer Run Checks	General Checking	1303	to	1319	\$	47,125.54
				New Central Residential	\$	47,125.54
Computer Run Checks	General Checking	3427	to	3484	\$	123,976.48
Electronic Funds Transfers	General Checking		eft		\$	832,336.37
EFTs for Payroll	General Checking	10/06/22 and 10/20/22			\$	171,783.04
				SCIDpda	\$	1,128,095.89
					\$	1,723,300.83

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,pdaddev,pdamaint,pdaopacc,scid AND mm/yy=10/2022-10/2022 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note
bhcommop - General Checking				
2020	finnei - Finney Neill & Co. P.S.	10/6/2022	69.00	Audit Fees
2021	wesext - Western Exterminator Company	10/6/2022	160.08	Pest Control
2022	pdamaint - SCIDpda Maintenance Dept	10/13/2022	4,042.50	WOs
2023	buihar - Builders' Hardware & Supply Co	10/13/2022	176.15	Locks/Keys
2024	bushqali - SCIDpda Bush Hotel QALICB LLC	10/13/2022	39,083.33	Rent
2025	cenlin - CenturyLink	10/13/2022	68.16	Telecomm
2026	kinco - King County Treasury	10/13/2022	643.60	Real Estate Tax
2027	repser - Republic Services	10/13/2022	558.43	Garbage/Waste Removal
2028	verwir - Verizon Wireless	10/13/2022	18.63	Telecomm
2029	wasman - Waste Management of Seattle	10/13/2022	416.57	Garbage/Waste Removal
2030	intexa - International Examiner	10/20/2022	500.00	Tenant Retention
2031	bushllc - SCIDpda Bush Residential LLC	10/27/2022	2,341.58	Fire Systems/Sprinklers
2032	cedgro - Cedar Grove Organics Recycling	10/27/2022	50.60	Garbage/Waste Removal
2033	wesext - Western Exterminator Company	10/27/2022	160.08	Pest Control
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	10/13/2022	13,156.17	Condo Billing
Total bhcommop - General Checking			61,444.88	
bhcondop - General Checking				
1833	finnei - Finney Neill & Co. P.S.	10/6/2022	236.00	Audit Fees
1834	pugsou - Puget Sound Energy	10/6/2022	1,197.86	Natural Gas
1835	seacitli - Seattle City Light	10/6/2022	2,641.31	Electricity
1836	citseacu - City of Seattle-Combined Utilities	10/6/2022	7,606.33	Garbage/Waste Removal & Water/Sewer
1837	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/13/2022	6,740.48	HVAC/Boiler Maint - Contract
1838	ipfscorp - IPFS Corporation	10/20/2022	5,199.41	Insurance
1839	seacitli - Seattle City Light	10/27/2022	1,935.40	Electricity
1840	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/27/2022	4,607.07	HVAC/Boiler Maint - Contract
Total bhcondop - General Checking			30,163.86	
bhqalop - General Checking				
217	finnei - Finney Neill & Co. P.S.	10/6/2022	92.00	Audit Fees
ACH	thecomm - The Commerce Bank of WA	10/31/2022	5,100.00	Loan Payment - Monthly
Total bhqalop - General Checking			5,192.00	
bhresope - General Checking				
1380	busimp - Seattle Economic Development Fund	10/6/2022	1,604.68	Loan Payment - Monthly
1381	paclam - Pacific Lamp & Supply Company	10/6/2022	334.06	Supplies
1382	seacitli - Seattle City Light	10/6/2022	368.27	Electricity
1383	seacitli - Seattle City Light	10/6/2022	114.73	Electricity
1384	welfar - Wells Fargo	10/6/2022	16.54	Supplies
1385	wesext - Western Exterminator Company	10/6/2022	324.41	Pest Control
1386	pdamaint - SCIDpda Maintenance Dept	10/13/2022	11,485.00	WOs
1387	citseaci - City of Seattle	10/13/2022	150.75	HVAC/Boiler Maint - Annual Certification
1388	citseaci - City of Seattle	10/13/2022	301.50	HVAC/Boiler Maint - Annual Certification
1389	citseaci - City of Seattle	10/13/2022	301.50	HVAC/Boiler Maint - Annual Certification
1390	kinco - King County Treasury	10/13/2022	643.60	Real Estate Tax
1391	lowes - Lowe's	10/13/2022	609.87	Janitorial - Supplies
1392	scidpda - SCIDpda	10/13/2022	13,864.96	ID Billing
1393	verwir - Verizon Wireless	10/13/2022	160.71	Telecomm
1394	welfar - Wells Fargo	10/13/2022	506.44	Supplies

Check#	Vendor	Check Date	Total Check	Note
1395	cenlin - CenturyLink	10/20/2022	1.14	Telecomm
1396	citseacu - City of Seattle-Combined Utilities	10/20/2022	87.60	Water/Sewer
1397	t0005466 - Chen	10/20/2022	376.00	Move Out Refund
1398	seacitli - Seattle City Light	10/27/2022	706.06	Electricity
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	10/13/2022	8,370.81	Condo Billing
ACH	thecomm - The Commerce Bank of WA	10/31/2022	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			44,392.63	
cidpdao3 - General Checking				
260	welfar - Wells Fargo	10/6/2022	6,119.37	Direct Fund Raising Expenses
261	scidpda - SCIDpda	10/13/2022	1.46	ID Billing
262	welfar - Wells Fargo	10/13/2022	1,953.80	Direct Fund Raising Expenses
ACH	scidpda - SCIDpda	10/20/2022	97,339.65	Q3 Donation Distribution
Total cidpdao3 - General Checking			105,414.28	
dvaop - General Checking				
3995	idvs2lib - IDVS2 Library/Parking	10/1/2022	17,750.00	Loan Payment - Monthly
3996	hdsupp - HD Supply Facilities Maintenance, LTD	10/6/2022	57.62	Office Supplies/Equipment & Janitorial - Supplies
3997	paclam - Pacific Lamp & Supply Company	10/6/2022	358.53	Supplies
3998	shewil - Sherwin-Williams Co.	10/6/2022	665.24	Supplies
3999	welfar - Wells Fargo	10/6/2022	152.56	Supplies
4000	pdamaint - SCIDpda Maintenance Dept	10/13/2022	12,896.04	WOs
4001	comint - Commercial Interiors, Inc.	10/13/2022	26,409.29	Capitalized Rehab Expenditure - flooring materials
4002	kinco - King County Treasury	10/13/2022	495.46	Real Estate Tax
4003	pugsou - Puget Sound Energy	10/13/2022	1,638.03	Natural Gas
4004	scidpda - SCIDpda	10/13/2022	13,170.44	ID Billing
4005	verwir - Verizon Wireless	10/13/2022	92.49	Telecomm
4006	welfar - Wells Fargo	10/13/2022	15.31	Supplies
4007	wesext - Western Exterminator Company	10/13/2022	324.41	Pest Control
4008	wavbro - WAVE	10/20/2022	99.48	Telecomm
4009	cenlin - CenturyLink	10/27/2022	450.81	Telecomm
4010	hdsupp - HD Supply Facilities Maintenance, LTD	10/27/2022	242.20	Supplies
ACH	idvs2con - IDVS2 Condo Association	10/13/2022	24,502.73	Condo Billing
Total dvaop - General Checking			99,320.64	
hingop2 - General Checking				
ACH	paypal - PayPal	10/2/2022	185.20	Bank Fees/Charges
Total hingop2 - General Checking			185.20	
idvs2op4 - General Checking				
696	watsec - Watson Security	10/6/2022	519.22	Locks/Keys
697	verwir - Verizon Wireless	10/13/2022	3.87	Telecomm
698	kinco - King County Treasury	10/13/2022	495.46	Real Estate Tax
699	repser - Republic Services	10/20/2022	2,474.59	Garbage/Waste Removal
700	shewil - Sherwin-Williams Co.	10/20/2022	227.94	Supplies
701	pdamaint - SCIDpda Maintenance Dept	10/27/2022	1,441.25	WOs
702	idvs2con - IDVS2 Condo Association	10/27/2022	3,347.90	Condo Billing
703	wasman - Waste Management of Seattle	10/27/2022	2,779.30	Garbage/Waste Removal
704	wesext - Western Exterminator Company	10/27/2022	129.76	Pest Control
ACH	herban - Heritage Bank	10/20/2022	5,006.80	Loan Payment - Monthly
Total idvs2op4 - General Checking			16,426.09	
nccomop2 - General Checking				
1108	finnei - Finney Neill & Co. P.S.	10/6/2022	69.00	Audit Fees
1109	paclam - Pacific Lamp & Supply Company	10/6/2022	185.05	Supplies

Check#	Vendor	Check Date	Total Check	Note
1110	seacitli - Seattle City Light	10/6/2022	13.86	Electricity
1111	wesext - Western Exterminator Company	10/6/2022	354.89	Pest Control
1112	pdamaint - SCIDpda Maintenance Dept	10/13/2022	3,130.00	WOs
1113	kinco - King County Treasury	10/13/2022	871.06	Real Estate Tax
1114	newcenth - New Central Hotel LLC	10/13/2022	21,840.79	Rent & Insurance
1115	scidpda - SCIDpda	10/13/2022	1,203.51	ID Billing
1116	verwir - Verizon Wireless	10/13/2022	13.10	Telecomm
1117	wasman - Waste Management of Seattle	10/13/2022	128.00	Garbage/Waste Removal
1118	watsec - Watson Security	10/13/2022	435.49	Locks/Keys
1119	newcentr - SCIDPDA New Central Apartments, Inc	10/20/2022	370.06	Fire Systems/Sprinkler - Service Calls
1120	tsupau - Pauline Tsui	10/20/2022	3,800.00	Security Deposit Refund
1121	newcenth - New Central Hotel LLC	10/27/2022	217.25	Insurance
1122	seacitli - Seattle City Light	10/27/2022	405.94	Electricity
1123	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/27/2022	714.96	HVAC/Boiler Maint - Contract
1124	wavbro - WAVE	10/27/2022	189.44	Telecomm
1125	wesext - Western Exterminator Company	10/27/2022	225.13	Pest Control
Total nccomop2 - General Checking			34,167.53	
nchotop - General Checking				
294	easwes - East-West Investment Co.	10/13/2022	4,305.85	Ground Lease Expense
295	ipfscorp - IPFS Corporation	10/20/2022	2,643.22	Insurance
ACH	welfar - Wells Fargo	10/10/2022	17,368.30	Loan Payment - Monthly
Total nchotop - General Checking			24,317.37	
ncresop - General Checking				
1303	guasec - Guardian Security Systems, Inc	10/6/2022	380.37	Access Control Systems
1304	paclam - Pacific Lamp & Supply Company	10/6/2022	175.96	Supplies
1305	comint - Commercial Interiors, Inc.	10/13/2022	17,028.12	Capitalized Rehab Expenditure - flooring materials
1306	kinco - King County Treasury	10/13/2022	435.53	Real Estate Tax
1307	newcenth - New Central Hotel LLC	10/13/2022	17,943.62	Rent & Insurance
1308	scidpda - SCIDpda	10/13/2022	6,334.09	ID Billing
1309	verwir - Verizon Wireless	10/13/2022	98.15	Telecomm
1310	welfar - Wells Fargo	10/13/2022	942.97	Fire Systems/Sprinkler - Annual Inspection
1311	wesext - Western Exterminator Company	10/13/2022	324.41	Pest Control
1312	citseaci - City of Seattle	10/20/2022	87.50	HVAC/Boiler Maint - Annual Inspection
1313	citseaci - City of Seattle	10/20/2022	150.75	HVAC/Boiler Maint - Annual Inspection
1314	citseacu - City of Seattle-Combined Utilities	10/20/2022	90.30	Water/Sewer
1316	newcenth - New Central Hotel LLC	10/27/2022	188.53	Insurance
1317	seacitli - Seattle City Light	10/27/2022	1,881.99	Electricity
1318	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/27/2022	888.81	HVAC/Boiler Maint - Contract
1319	wavbro - WAVE	10/27/2022	174.44	Telecomm
Total ncresop - General Checking			47,125.54	
pdaopacc - General Checking				
2715	urlcof - URL, LLC	10/6/2022	-8,796.30	Voided lost check
3422	marcon - Marpac Construction LLC	10/20/2022	-58,500.00	Voided duplicate payment
3427	kaifou - of Washington Options Inc	10/1/2022	23,642.01	Payroll Benefits - Medical
3428	visser - Vision Service Plan	10/1/2022	331.98	Payroll Benefits - Vision
3429	wasden - Delta Dental of Washington	10/1/2022	2,221.60	Payroll Benefits - Dental
3430	bresha - Shanti Breznau Consulting, LLC	10/6/2022	9,343.75	Program - Professional Fees/Consulting
3431	bushcomm - SCIDpda Bush Hotel Commercial	10/6/2022	6,920.52	Rent
3432	bushcomm - SCIDpda Bush Hotel Commercial	10/6/2022	8,384.00	Rent
3433	finnei - Finney Neill & Co. P.S.	10/6/2022	92.00	Audit Fees
3434	forinc - Forterra, Inc	10/6/2022	456.06	Dues/Subscriptions
3435	hartfo - The Hartford	10/6/2022	896.19	Payroll Benefits - Life Insurance

Check#	Vendor	Check Date	Total Check	Note
3436	idvs2lib - IDVS2 Library/Parking	10/6/2022	145.00	Employee Benefits Parking
3437	louhot - Louisa Hotel Master Tenant LLC	10/6/2022	315.00	Employee Benefits Parking
3438	newcentc - SCIDPDA New Central Commercial, Inc	10/6/2022	1,145.00	Rent
3439	newstares - New Star Restaurant	10/6/2022	950.00	Program Expense - Resident Food Relief
3440	urlcof - URL, LLC	10/6/2022	8,796.30	Program Expense - Business Relief
3441	welfar - Wells Fargo	10/6/2022	382.10	Employee Benefits Parking & Postage
3442	welfar - Wells Fargo	10/6/2022	569.21	Job Listings, Dues/Membership & Postage
3443	welfar - Wells Fargo	10/6/2022	539.09	Community Outreach, Office Supplies/Equipment & Training/Education
3444	wesext - Western Exterminator Company	10/6/2022	114.16	Pest Control
3445	welfar - Wells Fargo	10/6/2022	1,115.34	Community Outreach & Travel Non-local
3446	cenlin - CenturyLink	10/13/2022	132.36	Telecomm
3447	jangli - Jan Glick & Associates LLC	10/13/2022	12,000.00	Professional Fees/Consulting
3448	sizpot - SIZZLING POT KING INC.	10/13/2022	950.00	Program Expense - Resident Food Relief
3449	verwir - Verizon Wireless	10/13/2022	511.83	Telecomm
3450	welfar - Wells Fargo	10/13/2022	1,978.63	Program Expenses, Community Outreach & Computer Software
3451	welfar - Wells Fargo	10/13/2022	398.50	Fire Systems/Sprinkler - Service Call, Supplies & Staff Appreciation
3452	idvs2com - IDVS 2 Commercial	10/13/2022	7,500.00	Cash Flow Loan
3453	acgla - A&C Glass Service Co.	10/20/2022	3,555.57	Program Expenses
3454	brinew - Bricklin & Newman, LLP	10/20/2022	600.00	Legal - Administrative
3455	chumin - Thanh-Nga T Nguyen	10/20/2022	1,023.80	Advertising/Marketing
3456	dimsum - Dim Sum King	10/20/2022	950.00	Program Expense - Resident Food Relief
3457	houdep - Housing Development Consortium	10/20/2022	416.67	Community Outreach
3458	ipfscorp - IPFS Corporation	10/20/2022	601.92	Insurance
3459	net2ph - Net2Phone Inc.	10/20/2022	665.08	Telecomm
3460	percoi - Perkins Cole LLP	10/20/2022	1,202.32	Legal - Other
3461	ricoh - Ricoh USA, Inc	10/20/2022	22.05	Copier Lease/Maintenance
3462	ricusa - Ricoh USA, Inc	10/20/2022	243.87	Copier Lease/Maintenance
3463	tecave - Techie Avenger Inc	10/20/2022	1,760.00	Computer - Maintenance
3464	wavbro - WAVE	10/20/2022	372.95	Telecomm
3465	woocom - Woodburn Company	10/20/2022	0.39	Office Supplies/Equipment
3466	yarsys - Yardi Systems, Inc.	10/20/2022	1,131.36	Computer Software
3467	abaenr - Enrico Abadesco	10/27/2022	150.00	Advertising/Marketing
3468	acgla - A&C Glass Service Co.	10/27/2022	3,031.88	Program Expenses
3469	aspcon - Aspect Consulting, LLC	10/27/2022	2,498.25	Program - Professional Fees/Consulting
3470	bermar - Maryjane Silvestre Bermudez	10/27/2022	75.00	Advertising/Marketing
3471	besron - Ron Best, LLC DBE: Pro-Tection Seattle	10/27/2022	38,511.02	Program Expenses
3472	finnei - Finney Neill & Co. P.S.	10/27/2022	2,900.00	Development Project - North Lot
3473	frilit - Friends of Little Saigon	10/27/2022	9,106.60	Program - Expenses
3474	govchr - Christopher George Govella	10/27/2022	75.00	Advertising/Marketing
3475	idvs2com - IDVS 2 Commercial	10/27/2022	30,000.00	Cash Flow Loan
3476	intpark - Interim Parking Services	10/27/2022	250.00	Employee Parking Benefit
3477	mejsha - Shaun Mejia	10/27/2022	75.00	Advertising/Marketing
3478	merron - Ronald Meriales	10/27/2022	250.00	Advertising/Marketing
3479	oastea - Oasis Tea Zone	10/27/2022	200.00	Advertising/Marketing
3480	ricoh - Ricoh USA, Inc	10/27/2022	12.68	Copier Lease/Maintenance
3481	seacitli - Seattle City Light	10/27/2022	120.40	Electricity
3482	staaud - State Auditor's Office	10/27/2022	522.45	Audit Fees
3483	tonkia - Ton Kiang Barbeque Noodle House	10/27/2022	990.00	Program Expense - Resident Food Relief
3484	wesext - Western Exterminator Company	10/27/2022	127.89	Pest Control
ACH	pdamaint - SCIDpda Maintenance Dept	10/6/2022	1,786.00	WOs
ACH	Paylocity	10/6/2022	84,741.99	Payroll
ACH	Paylocity	10/20/2022	87,041.05	Payroll
ACH	firame - First American Title Insurance Co	10/20/2022	829,932.74	Investment in Other Properties - Lot on the Hill
ACH	citsearc - City of Seattle	10/22/2022	359.10	B&O Taxes
ACH	stwab&o - Department of Revenue	10/24/2022	158.53	B&O Taxes

Check#	Vendor	Check Date	Total Check	Note
ACH	navben - Navia Benefit Solutions	10/31/2022	100.00	Payroll Benefits
Total pdaopacc - General Checking			1,128,095.89	
vs1op - General Checking				
856	seacitli - Seattle City Light	10/6/2022	-21,316.51	Voided lost check
987	cenlin - CenturyLink	10/6/2022	81.00	Telecomm
988	pugsou - Puget Sound Energy	10/6/2022	1,103.56	Natural Gas
989	welfar - Wells Fargo	10/6/2022	23.55	Postage
990	seacitli - Seattle City Light	10/6/2022	21,316.51	Electricity
991	pdamaint - SCIDpda Maintenance Dept	10/13/2022	5,090.00	WOs
992	citseaci - City of Seattle	10/13/2022	309.25	Elevator - Service Calls - Annual Inspection
993	citseaci - City of Seattle	10/13/2022	309.25	Elevator - Service Calls - Annual Inspection
994	kinco - King County Treasury	10/13/2022	3,414.63	Real Estate Tax
995	repser - Republic Services	10/13/2022	2,570.09	Garbage/Waste Removal
996	seacitli - Seattle City Light	10/13/2022	16,461.40	Electricity
997	verwir - Verizon Wireless	10/13/2022	56.51	Telecomm
998	wasman - Waste Management of Seattle	10/13/2022	2,701.73	Garbage/Waste Removal
999	ipfscorp - IPFS Corporation	10/20/2022	3,821.14	Insurance
1000	davdoo - Davis Door Service, Inc.	10/27/2022	673.57	Maintenance - Other Vendors
1001	scidpda - SCIDpda	10/27/2022	27,809.64	ID Billing
1002	searub - Seattle Rubbish Removal	10/27/2022	954.78	UTO - Other Vendors
1003	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/27/2022	12,017.89	HVAC/Boiler Maint - Contract
Total vs1op - General Checking			77,397.99	
vs2conop - General Checking				
376	cenlin - CenturyLink	10/6/2022	64.94	Telecomm
377	finnei - Finney Neill & Co. P.S.	10/6/2022	236.00	Audit Fees
378	seacitli - Seattle City Light	10/6/2022	378.85	Electricity
379	seacitli - Seattle City Light	10/6/2022	2,292.61	Electricity
380	pdamaint - SCIDpda Maintenance Dept	10/13/2022	387.75	WOs
381	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/13/2022	2,061.13	HVAC/Boiler Maint - Service Calls
382	ipfscorp - IPFS Corporation	10/20/2022	6,764.61	Insurance
383	citseacu - City of Seattle-Combined Utilities	10/27/2022	15,554.16	Garbage/Waste Removal & Water/Sewer
384	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	10/27/2022	2,371.94	HVAC/Boiler Maint - Contract
Total vs2conop - General Checking			30,111.99	
vs2lpop - General Checking				
553	usbank - US Bank/TFM/97298300/Mainyua Yang	10/1/2022	14,690.63	Loan Payment - Monthly
554	cenlin - CenturyLink	10/6/2022	274.83	Telecomm
555	welfar - Wells Fargo	10/6/2022	23.55	Postage
556	idvs2con - IDVS2 Condo Association	10/13/2022	2,644.11	Condo Billing
557	kinco - King County Treasury	10/13/2022	990.92	Real Estate Tax
558	pdamaint - SCIDpda Maintenance Dept	10/13/2022	837.50	WOs
559	verwir - Verizon Wireless	10/13/2022	42.44	Telecomm
ACH	citseafa - City of Seattle FAS	10/24/2022	40.96	B&O Taxes
Total vs2lpop - General Checking			19,544.94	
			1,723,300.83	



SCIDpda Dashboard - Commercial October 2022

SCIDpda Commercial Stats

- ✓ 33 PDA Tenants lease 44 spaces, 11 Mgd Tenants lease 17 spaces
- ✓ 8 PDA Vacancies avg 608 days
- ✓ 95% PDA Occupied vs Capacity
- ✓ 95% PDA Rents Collected from Billed
- ✓ 71% PDA AR is 60+ days past due

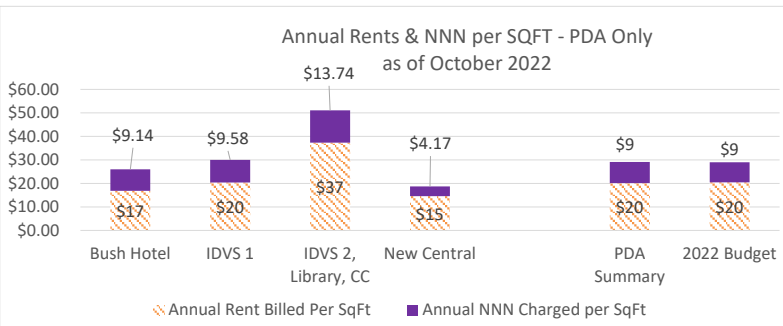
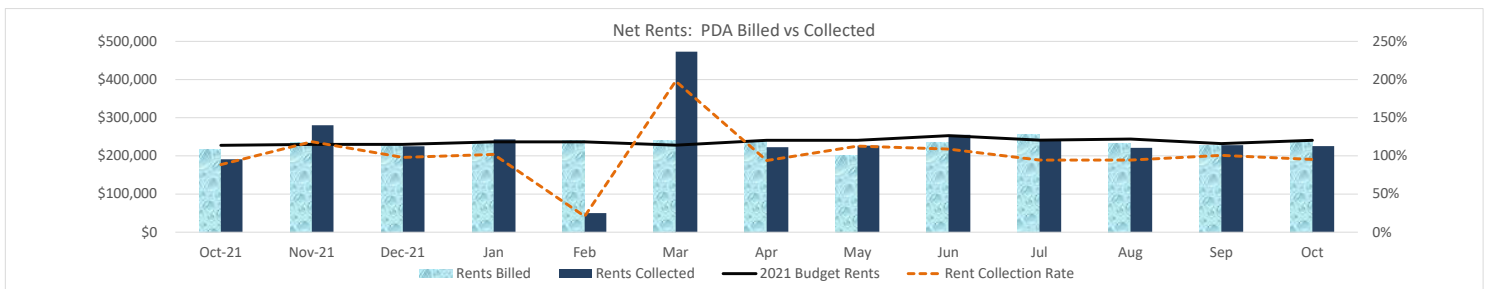
Headlines

King County scraps plans for Homeless Shelter South of CID

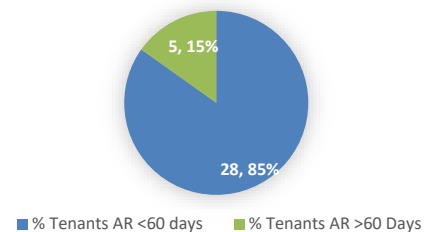
Highlights

- We have hired new commercial property management staff. Rachtha Danh, our former Building Manager at Louisa has been promoted to Commercial Property Manager. Cynthia Wang has been hired as the new Commercial Property Operations Coordinator. Priorities in the near-term are onboarding, collecting past due balances, and strategies for leasing vacant spaces. Please welcome them!
- Over the next few months, our Commercial Operations Team will be doing a road-show to introduce themselves to each of our commercial tenants and check on the status of their tenancy that now the pandemic is over. This includes plans for renewal, repayment plans that may be needed, etc. Staff is still working through addressing outstanding balances at Bush (Enterprise & USPS) and IDVS2 (Crawfish & Gissberg).
- Collection rates are okay overall with a few exceptions detailed below:
 - USPS – missing payment from Q1 has been identified and is working towards resolution.
 - Enterprise – tenant has been contacted multiple times and staff is working to resolve.
 - Community Center - our staff has met with them, but we are continuing to work through issues with outstanding balance and expect to resolve by EOY.
 - Gissberg – still unresponsive to communications to resolve balance, we will be moving to terminate lease in November.
 - Crawfish King – rent deferred until Jan 2023, then 6-month payment plan will be implemented, NNN balanced will be paid in full in November.

	Occupancy					Economic									
	Tenants	Days Vacant	# Units Vacant (as of Oct 31)	Occupied SqFt	Occupied % of Total Sqft	Rents Billed \$	Rents Collected \$	Annual Rent Billed Per SqFt	Collection Rate	NNN Charges \$	NNN Collected \$	Annual NNN Charged per SqFt	AR > 60 days	* Adjusted AR Total	AR > 60 days % of AR
October 2022															
Bush Hotel	11	669	1	26,538	96%	\$37,329	\$15,414	\$16.88	41%	\$20,218	\$19,860	\$9.14	\$5,932	\$12,099	49%
IDVS 1	3	61	1	85,082	99%	\$144,737	\$149,290	\$20.41	103%	\$67,940	\$70,706	\$9.58	\$0	\$0	0%
IDVS 2, Library, CC	7	-	-	9,738	100%	\$30,289	\$21,558	\$37.32	71%	\$11,149	\$7,834	\$13.74	\$74,167	\$101,124	73%
New Central	12	689	6	15,116	76%	\$24,204	\$39,408	\$14.56	163%	\$6,925	\$13,020	\$4.17	\$0	\$41	0%
PDA Summary	33	608	8	136,474	95%	\$236,559	\$225,671	\$20.09	95%	\$106,232	\$111,419	\$9.02	\$80,099	\$113,265	71%
2022 Budget						\$240,720	\$240,720	\$20.44	100%	\$100,421	\$100,421	\$8.53			
Fav/(Unfav) to Budget						(\$4,161)	(\$15,049)	(\$0.35)		\$5,811	\$10,998	\$0.49			
Louisa	7	-	-	12,321	100%	\$25,277	\$53,176	\$24.62	210%	\$3,615	\$12,035	\$3.52	\$33,129	\$59,473	56%
Jackson	4	1,249	1	3,265	66%	\$6,154	\$3,978	\$22.62	65%	\$2,087	\$2,087	\$5.09	\$0	\$0	0%



All PDA Commercial Tenants +/- 60 Days AR as of Oct 2022



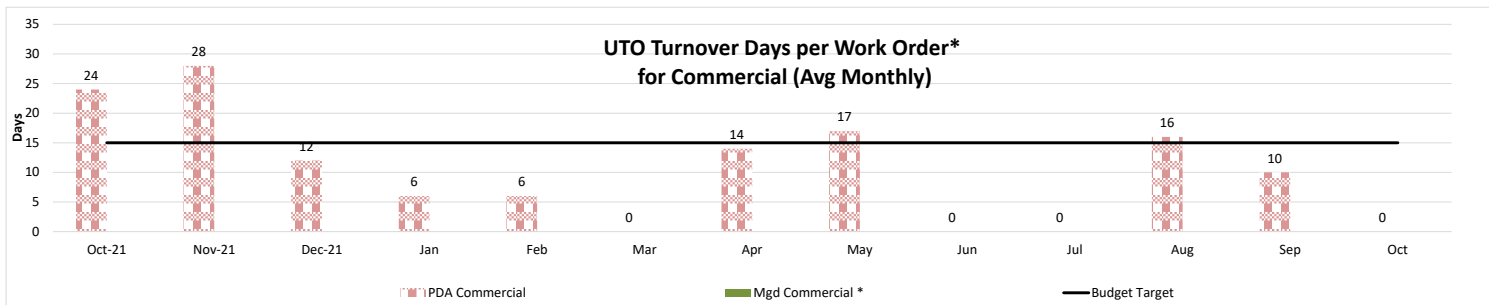
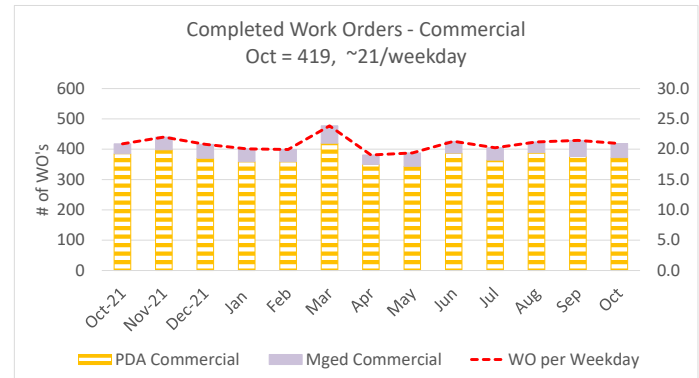


SCIDpda Dashboard - Commercial October 2022

Completed Work Orders - October 2022

Priority	Completed WOs	Avg Days/WO	Goal (Days)	Fav/(Unfav) Avg Days to Goal
1-Emergency (24 hours)	7	0	0	0
2-Urgent (72 Hours)	13	0	3	3
3-Service (15 Days)	77	1	15	14
4-Preventive (per schedule)	3	0	90	90
Janitorial (Service)	319	0	1	1
Total	419			

- ▶ 76% of Commercial WO's are Janitorial
- ▶ Avg Days to complete a WO less than 1 day
- ▶ Janitorial WO's defined as Service and completed within 8 hrs
- ▶ Emergencies include Bush and New Central plumbing/leaks, 1Com and Jackson power outages



* Zero UTO's for Managed Commercial Properties from 2020 through present day; there are numerous WO's for 1 UTO that covers multiple months.

Tenants Aged Receivables >60 Days (October 2022)

			Amount Owed > 60 Days	Action
Bush	Enterprise Community Partners,		\$5,932	✓ Owes \$10k Total AR, NNN has yet to be billed for 2 months in Q2
IDVS2com/lp	Gourmet Noodle		\$10,820	✓ Former Owner owes \$11k Total AR to be written off in Q3
	Crawfish King		\$28,369	✓ Owes \$47k Total AR deferred to Jan 2023 then 6mo payment plan will be implemented
	Gissberg Law		\$4,800	✓ Owes \$6k Total AR, may terminate lease as Gissberg is not responsive
IDVS2con	Parks Dept Comm Ctr		\$24,103	✓ Owes \$24k Total AR - in discussion for payment plan, met in September and are working through disputes.

Key:		Over 75% Collectability		Between 50% and 75% Collectability		Under 50% Collectability
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As of October 31, 2022 - Tenants by Property **

Highlighted in red = Leases at risk or MtM

Bush Tenants:	Craft3 Hinghay CoWorks US Post Office Dim Sum King Dong Sing Market (expired 10/31/22, new lease pending) ICHS (CMP P6) ** SCIDpda Admin & Maintenance Office SCIDpda P7 Conference Room International Examiner (MtM) Enterprise Community Partners Shunpike (MtM)	New Central Tenants:	WinLaw Zhi Yen (Ho Ho Restaurant) Global Service Girls Rock Math Ai Video (MtM) Royal San Tan SCIDpda Maintenance 663 Bistro Vibrant Cities One World Now! Seattle Chinese Senior Music
IDVS1Com Tenants:	ICHS (incl Legacy House) ** Denise Louie Education Center (MtM) Killig Seattle		
IDVS2Com, 2Con & IDVS2LP Tenants:	Gissberg Law Office (MtM) ICHS office ** Crawfish King Aleks Martin Clinical Services (MtM) Gourmet Noodle Library Parks Dept Community Center		

Louisa Tenants:	Susu A Plus Kitchen Pearl Baegopa BBQ Seattle Gospel Books Harmony Tea Mother Yoga Café Suliman
Jackson Tenants:	Dong Sing Storage Mei Ying Jue Salon Bahtoh (MtM) Liberty Tattoo

Total PDA only	33	Tenants (excl Parking)
Total MtM	7	Retail, Office
Vacancy Risk	0	

** ICHS occupies multiple spaces in 3 properties, and counts as 3 tenants in the 33 PDA Tenant count above



SCIDpda Dashboard - Affordable October 2022

SCIDpda Affordable Stats

- ✓ 2 PDA Vacancies as of Oct 31
- ✓ 99% Occupied across SCIDpda properties
- ✓ 104% PDA Rents collected in Oct, 97% YTD
- ✓ 64% of AR is 60+ days past due

Headlines

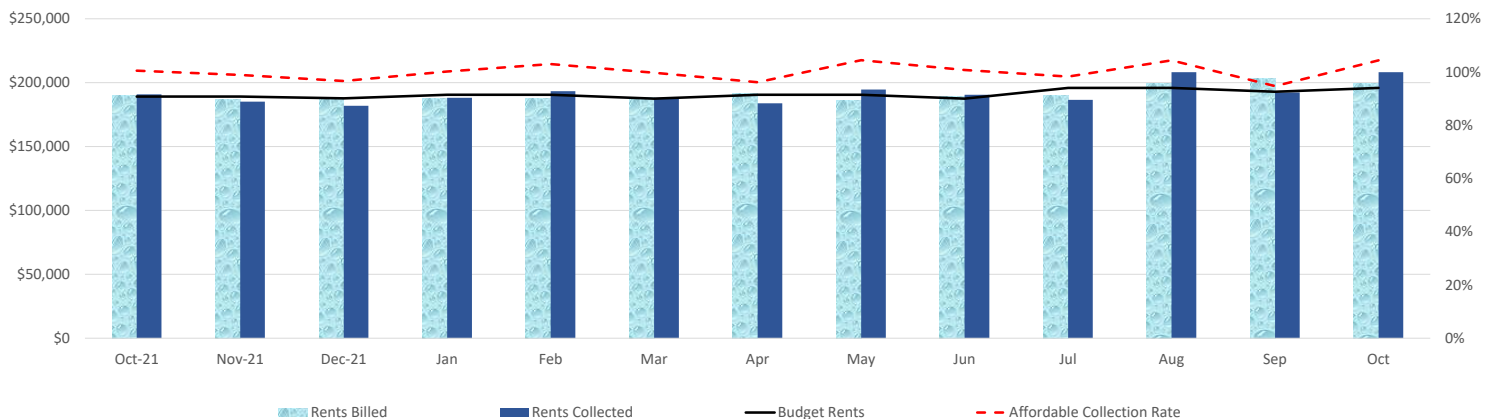
King County scraps its plan for expanded Homeless Shelter South of CID

Highlights

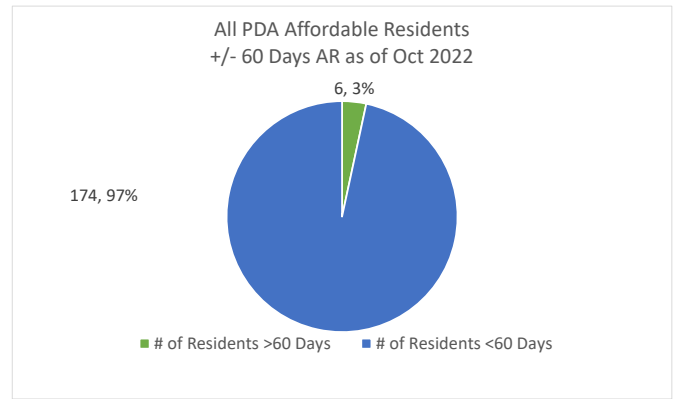
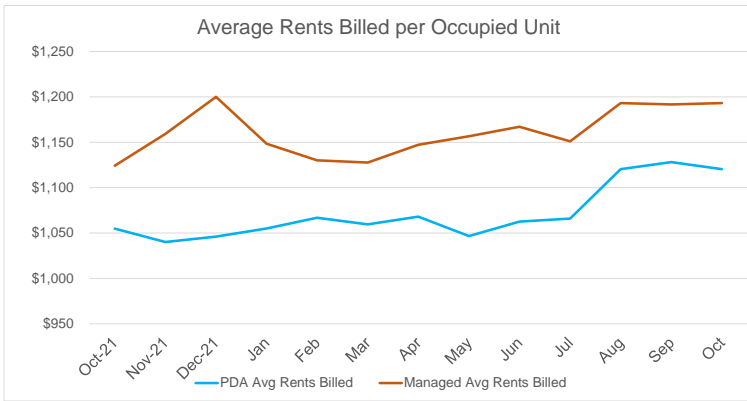
- Occupancy at all properties continues to be close to 100% across all properties. Overall AR across all properties is favorable for October. There are still outstanding balances at Bush and DVA, these are still related to SHA's HAP system and is expected to be resolved by EOY. New Central AR balance has been zeroed. Staff is still working with residents to resolve including working through eviction processes and securing rent relief.
- Resident Experience Surveys were distributed at the end of September and are still being turned in. So far 41% of households have participated.
- We still have an opening for the Louisa Building Manager position which remains open (two candidates were interviewed in late October).
- Capital projects for the year are nearly complete. Flooring upgrades for common areas at DVA and New Central should be complete by end of November. Security door and camera upgrades to New Central and DVA are now complete.
- Yardi Rent Cafe participation is still at 30%, efforts to increase participation are ongoing.

	# Units Vacant (as of Oct 31)	Occupancy				Economic									
		Days Vacant	# of Occupied Units (as of Oct 31)	Occupied %	Lost Opp for Rents	Rent Billed (\$)	Rent Collected \$	Collection Rate (%)	Budget Revenues \$	Fav/(Unfav) Variance	Avg Mthly Rent Billed/Unit	AR \$ > 60 days	* Adjusted AR Total	AR > 60 days % of AR	# of Residents >60 Days
Bush	2	31	94	98%	\$843	\$76,650	\$81,222	106%	\$73,385	\$3,265	\$815	\$4,474	\$6,845	65%	2
DVA	0	0	56	100%	\$0	\$78,730	\$80,908	103%	\$78,461	\$269	\$1,406	\$3,198	\$4,974	64%	4
New Central	0	0	28	100%	\$0	\$44,044	\$46,040	105%	\$44,044	\$0	\$1,573	\$0	\$95	0%	0
PDA Summary	2	31	178	99%	\$843	\$199,424	\$208,169	104%	\$195,890	\$3,534	\$1,120	\$7,671	\$11,913	64%	6
2022 Budget	1	30	179	99%	\$1,094	\$195,890	\$195,890	100%		1.8%	\$1,094				
Fav/(Unfav) to Budget	(1)	(1)	(1)	-1%		\$3,534	\$12,279				\$26				
PDA Summary YTD						\$1,922,446	\$1,858,132	97%		\$4,832					
2022 Budget YTD						\$1,917,614	\$1,917,614	100%		0.3%					
Fav/(Unfav) to Budget						\$4,832	(\$59,482)								
Louisa	4	31	80	95%	\$1,244	\$96,342	\$96,400	100%	\$103,896	(\$7,554)	\$1,204	\$18,326	\$20,328	90%	9
Jackson	0	0	17	100%	\$0	\$19,392	\$18,441	95%	\$20,053	(\$661)	\$1,141	\$0	\$1,427	0%	0

Rents: PDA Billed vs Collected



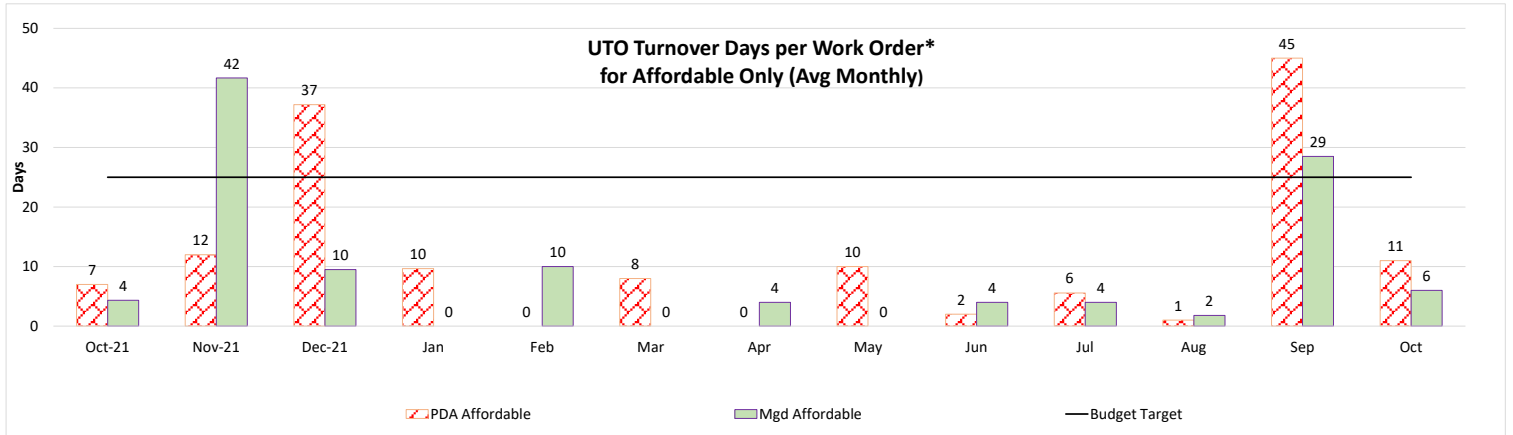
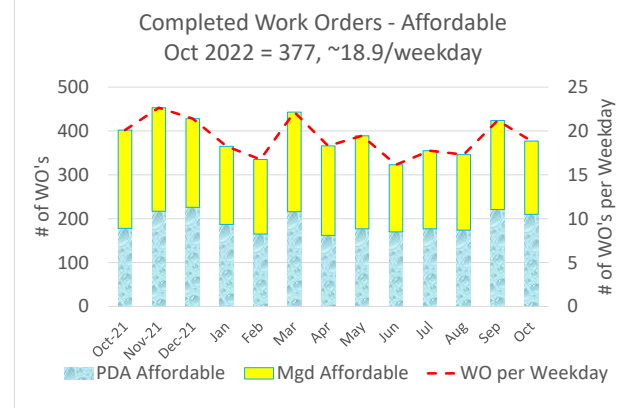
SCIDpda Dashboard - Affordable October 2022



Completed Work Orders - October 2022

Priority	Completed WOs	Avg Days/WO	Goal (Days)	Fav/(Unfav) Avg Days to Goal
1-Emergency (24 hours)	2	22	0	-22
2-Urgent (72 Hours)	16	4	3	-1
3-Service (15 Days)	123	2	15	13
4-Preventive (per schedule)	30	0	90	90
Janitorial (Service/Preventative)	206	0	15	15
Total	377			

- 55% of Affordable WO's are Janitorial
- Avg Days per WO from Call to Complete dates (excl Janitorial) is less than 24 hrs
- Janitorial WO's defined as Service and Preventative completed within 8 hrs
- Emergency WO's include DVA Smoke Alarm and New Central Plumbing



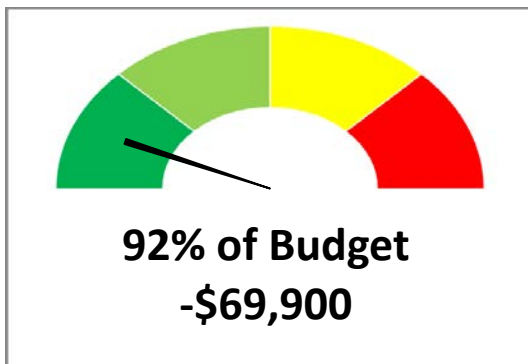
* There are numerous WO's for 1 UTO that can cover multiple months.

SCIDpda Dashboard – Payroll through October 2022

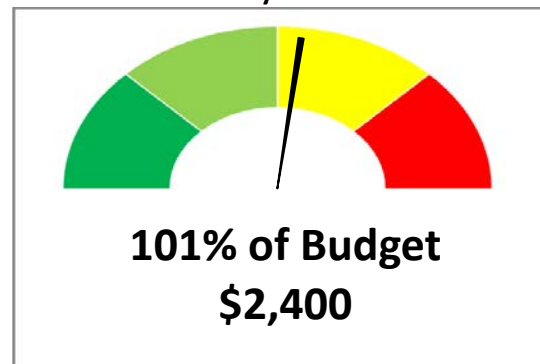
Payroll through October was **8% favorable to budget or \$204k for the organization as a whole.**

- Admin's favorability to budget decreased to 8% or \$69.9k. With the new co-EDs announced on October 3rd, this will slowly decrease through YE, after the absence of a full-time ED since March and the continued delayed hiring of an Accounting Manager due to a lack of interested, qualified candidates.
- Community Initiatives' variance swung positive at 1% or \$2.4k as merit increases given at the end of January were finally in sync with the budgeted increases in Q2 and Q3 and as Jamie was moved to Admin.
- Property Management's favorable variance increased to 10% or \$133.2k and continues to be due to a staffing change for the Resident Services Coordinator in 2022, the departure of the Commercial Property Manager at the end of March (Note: internal Commercial Manager announced in September and is currently the Louisa Building Manager with that position open for hire), as well as Jared now being moved to Admin.

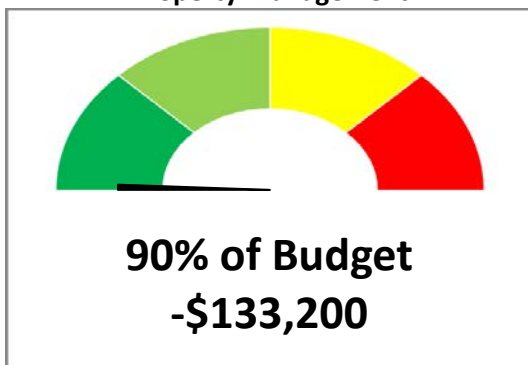
Admin



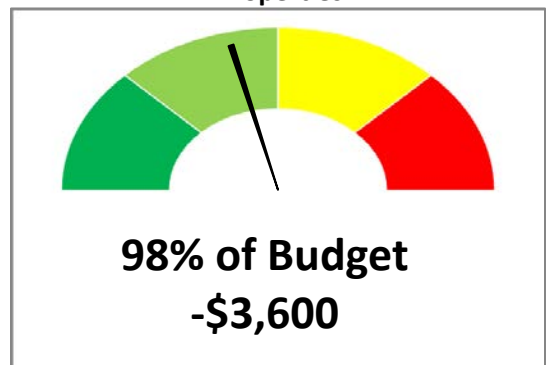
Community Initiatives



Property Management



Properties



SCIDpda Consolidated Balance Sheet (With Period Change)

Period = Jan 2022-Sep 2022

Book = Accrual ; Tree = .fc_bs

PDA Reporting=PDA Admin,Community Initiatives,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	6,697,737	7,391,777	-694,040
Investments	69,638	69,586	52
Restricted Cash	5,119,613	4,771,541	348,071
Restricted Investments	130,933	130,835	98
TOTAL CASH & CASH EQUIVALENTS	12,017,921	12,363,740	-345,819
ACCOUNTS RECEIVABLE			
Accounts Receivable - Net	605,996	960,606	-354,610
Deferred Rent Receivable	861,517	861,517	0
TOTAL ACCOUNTS RECEIVABLE	1,467,513	1,822,123	-354,610
OTHER RECEIVABLES			
Note Receivable	4,382,562	3,032,370	1,350,192
Other Receivables	84,617	28,561	56,056
TOTAL OTHER RECEIVABLES	4,467,178	3,060,930	1,406,248
DEPOSITS & PREPAIDS			
Prepaid Insurance	30,019	23,396	6,623
Prepaid Expenses & Deposits	381,359	326,768	54,591
TOTAL DEPOSITS & PREPAIDS	411,378	350,164	61,214
<i>TOTAL CURRENT ASSETS</i>	<i>18,363,990</i>	<i>17,596,957</i>	<i>767,033</i>
<i>LONG-TERM ASSETS</i>			
PROPERTY			
Property - Net Accum. Depreciation	33,083,537	34,185,033	-1,101,496
TOTAL PROPERTY	33,083,537	34,185,033	-1,101,496
FIXED ASSETS			
Furniture Fixtures & Equipment - Net Accum. Depreciation	163,364	172,251	-8,887
TOTAL FIXED ASSETS	163,364	172,251	-8,887
<i>TOTAL LONG-TERM ASSETS</i>	<i>33,246,901</i>	<i>34,357,284</i>	<i>-1,110,383</i>

	Balance	Beginning	Net
	Current Period	Balance	Change
OTHER ASSETS			
OTHER ASSETS			
Other Receivables	2,531,033	2,647,210	-116,177
Investments in & Deposits with Other Entities	5,074,903	5,106,729	-31,827
Development Projects	5,061,867	4,554,975	506,892
TOTAL OTHER ASSETS	12,667,803	12,308,914	358,888
TOTAL OTHER ASSETS	12,667,803	12,308,914	358,888
TOTAL ASSETS	64,278,693	64,263,156	15,537
LIABILITIES & CAPITAL			
LIABILITIES			
CURRENT LIABILITIES			
PAYABLES & OBLIGATIONS			
Accounts Payable	390,779	484,000	-93,221
Prepaid Rent	77,316	40,531	36,785
Current Portion Due of Mortgages & Other Obligations	1,219,986	1,194,612	25,374
Taxes & Benefits Payable	2,850	2,670	180
TOTAL PAYABLES & OBLIGATIONS	1,690,931	1,721,813	-30,882
ACCRUED EXPENSES			
Accrued Expenses	1,824,902	1,732,220	92,682
TOTAL ACCRUED EXPENSES	1,824,902	1,732,220	92,682
TOTAL CURRENT LIABILITIES	3,515,833	3,454,033	61,800
LONG-TERM LIABILITIES			
MORTGAGES & OTHER OBLIGATIONS			
Loan Payable	29,764,781	30,025,975	-261,195
Deferred Inflow of Resources - Net Accum. Amortization	271,536	294,956	-23,419
TOTAL MORTGAGES & OTHER OBLIGATIONS	30,036,317	30,320,931	-284,614
TOTAL LONG-TERM LIABILITIES	30,036,317	30,320,931	-284,614
OTHER LIABILITIES			
Security Deposit Liability	149,706	149,246	460
Other Liabilities	535,877	726,792	-190,915
Deferred Rent Payable	626,522	626,522	0
TOTAL OTHER LIABILITIES	1,312,105	1,502,560	-190,455

	Balance	Beginning	Net
	Current Period	Balance	Change
TOTAL LIABILITIES	34,864,255	35,277,524	-413,269
CAPITAL			
Retained Earnings	29,414,438	28,985,632	428,806
TOTAL CAPITAL	29,414,438	28,985,632	428,806
TOTAL LIABILITIES & CAPITAL	64,278,693	64,263,156	15,537

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	148,000	0	590,595	664,355	0	80,250	1,483,199	1,513,372	(30,173)	148,000	0	1,735,081	2,037,159	0	673,668	4,593,908	4,484,145	109,763
Vacancies	0	0	(5,248)	(7,249)	0	0	(12,497)	(25,122)	12,625	0	0	(18,455)	(77,343)	0	0	(95,798)	(75,367)	(20,432)
Concessions and Bad Debt	0	0	(253)	(53,881)	0	0	(54,134)	1,363	(55,497)	0	0	1,280	32,657	0	0	33,937	24,200	9,737
NET RENT INCOME	148,000	0	585,094	603,225	0	80,250	1,416,568	1,489,613	(73,044)	148,000	0	1,717,906	1,992,473	0	673,668	4,532,047	4,432,978	99,069
TOTAL OTHER RENTAL INCOME	0	0	0	55,763	0	0	55,763	53,594	2,170	0	0	0	163,962	0	0	163,962	160,781	3,181
TOTAL SERVICE INCOME	29,267	0	0	(14,289)	311,753	0	326,731	365,001	(38,270)	86,334	0	0	0	960,852	0	1,047,186	1,115,913	(68,727)
TOTAL OTHER INCOME	38,800	11,505	2,761	758	0	0	53,824	38,576	15,248	110,766	44,423	8,775	2,873	0	0	166,836	514,493	(347,656)
TOTAL INTEREST INCOME	37,254	0	827	24,125	0	44	62,250	27,352	34,898	68,659	0	1,551	71,597	0	85	141,891	94,037	47,854
Grants	25,000	258,261	0	0	6,242	0	289,503	145,313	144,190	190,291	593,612	0	0	6,242	0	790,145	845,939	(55,794)
LESS Grant Program Expense	(10)	(177,858)	0	0	0	0	(177,868)	(118,733)	(59,135)	(10)	(392,564)	0	0	0	0	(392,574)	(356,199)	(36,375)
Other Fundraising	84,849	1,127	0	(1,425)	0	0	84,552	87,033	(2,481)	204,614	4,503	0	1,800	25,000	0	235,918	261,099	(25,181)
TOTAL FUNDRAISING INCOME	109,839	81,530	0	(1,425)	6,242	0	196,186	113,613	82,573	394,896	205,551	0	1,800	31,242	0	633,489	750,839	(117,350)
TOTAL REVENUE	363,161	93,035	588,682	668,157	317,994	80,294	2,111,322	2,087,749	23,574	808,654	249,974	1,728,232	2,232,704	992,094	673,753	6,685,411	7,069,041	(383,630)

EXPENSES

ADMINISTRATIVE																		
Professional Fees & Consulting	52,832	1,211	9,160	9,129	0	4,346	76,679	83,985	7,306	117,124	2,731	27,802	26,146	0	26,661	200,463	223,997	23,534
Rent Expense	153,067	0	49,950	189,066	2,205	(140,668)	253,620	253,993	373	177,865	0	149,850	563,133	6,615	0	897,463	758,229	(139,234)
Salaries	200,332	87,009	35,497	9,715	325,633	0	658,186	705,216	47,030	639,885	255,142	119,325	38,697	932,749	0	1,985,797	2,118,973	133,177
Other Admin Expenses	27,167	(2,160)	7,965	(12,056)	10,559	60	31,535	56,323	24,789	73,634	1,438	24,917	2,338	19,154	10,823	132,302	193,300	60,998
TOTAL ADMINISTRATIVE	433,397	86,060	102,573	195,854	338,397	(136,262)	1,020,019	1,099,517	79,498	1,008,507	259,310	321,893	630,313	958,517	37,484	3,216,024	3,294,499	78,475
TOTAL MANAGEMENT FEE	186	68	45,275	48,213	18,705	0	112,447	120,679	8,232	558	270	137,876	166,582	59,141	0	364,427	385,344	20,917
TOTAL MAINTENANCE	8,281	0	106,147	16,380	513	6,740	138,061	190,331	52,269	24,615	0	325,805	51,095	1,572	6,740	409,827	564,918	155,091
TOTAL UTILITIES	1,986	0	78,569	44,868	336	0	125,759	104,674	(21,085)	26,387	0	272,801	65,078	1,008	0	365,274	333,938	(31,336)
TOTAL TAXES	140	0	6,293	(4,829)	21	6,000	7,625	8,132	507	310	(83)	12,895	(2,272)	63	12,000	22,913	31,532	8,619
TOTAL INSURANCE	3,344	0	20,237	4,704	360	(406)	28,240	45,274	17,034	9,343	0	86,204	18,993	1,080	(0)	115,620	124,984	9,363
TOTAL PROGRAM EXPENSES	40,683	0	0	0	0	0	40,683	25,000	(15,683)	42,177	0	0	0	0	0	42,177	25,000	(17,177)
TOTAL OPERATING EXPENSES	488,017	86,127	359,093	305,191	358,332	(123,927)	1,472,834	1,593,607	120,773	1,111,898	259,498	1,157,473	929,789	1,021,381	56,224	4,536,263	4,760,215	223,951
NOI BEFORE DEBT SERVICE & GROUND LEASE	(124,857)	6,908	229,589	362,965	(40,338)	204,221	638,488	494,142	144,346	(303,244)	(9,524)	570,758	1,302,916	(29,288)	617,529	2,149,147	2,308,826	(159,679)
TOTAL DEBT SERVICE & GROUND LEASE	15,426	0	39,008	45,794	0	52,854	153,082	132,971	(20,111)	70,393	0	117,250	141,478	0	160,448	489,568	439,146	(50,422)
NOI AFTER DEBT SERVICE & GROUND LEASE	(140,283)	6,908	190,581	317,171	(40,338)	151,367	485,406	361,171	124,235	(373,637)	(9,524)	453,509	1,161,437	(29,288)	457,081	1,659,579	1,869,680	(210,101)
TOTAL OTHER EXPENSES	31,863	0	5,827	(14,160)	0	39,056	62,586	13,887	(48,698)	90,003	0	17,482	(42,726)	0	2,250	67,010	40,339	(26,671)
NET INCOME BEFORE DEPR & AMORT	(172,145)	6,908	184,754	331,332	(40,338)	112,311	422,821	347,284	75,537	(463,640)	(9,524)	436,027	1,204,163	(29,288)	454,831	1,592,569	1,829,341	(236,772)
TOTAL DEPRECIATION & AMORTIZATION	5,925	0	115,432	162,270	0	97,126	380,754	389,347	8,594	26,664	0	346,142	499,537	0	291,421	1,163,763	1,168,049	4,286
NET INCOME	(178,071)	6,908	69,322	169,062	(40,338)	15,184	42,067	(42,063)	84,131	(490,304)	(9,524)	89,885	704,626	(29,288)	163,411	428,806	661,292	(232,486)

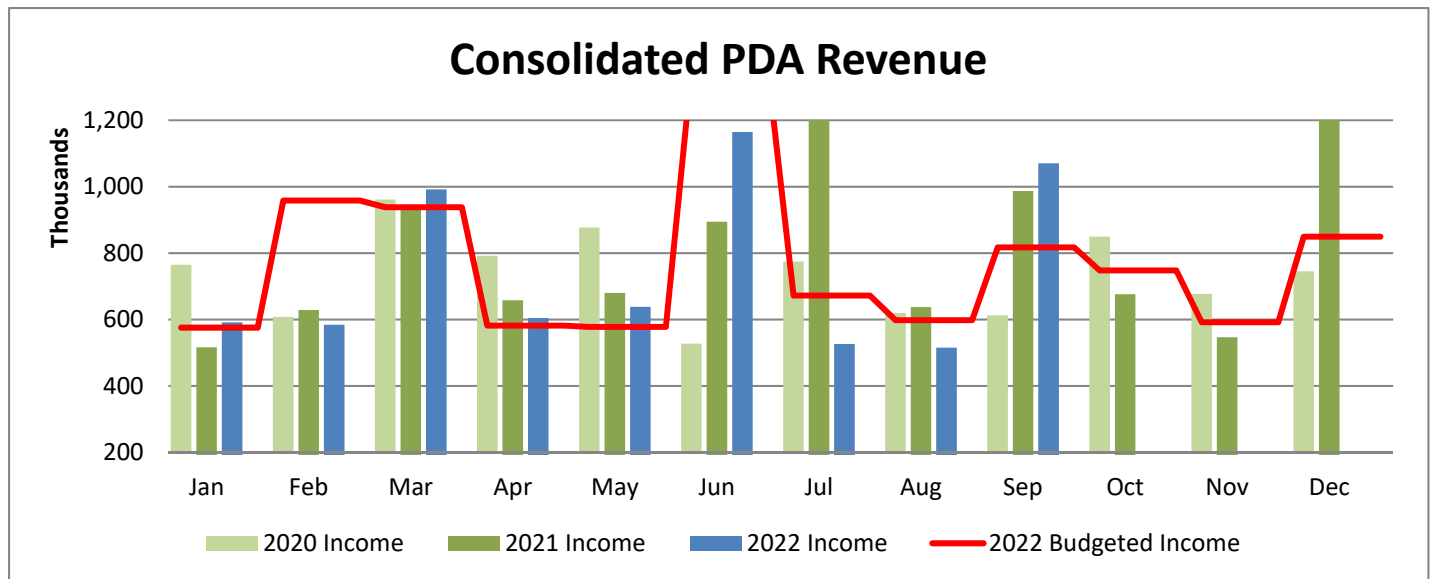
PDA Reporting Comparison Cash Flow Statement

Book = Accrual ; Tree = .fc_is_report_ne

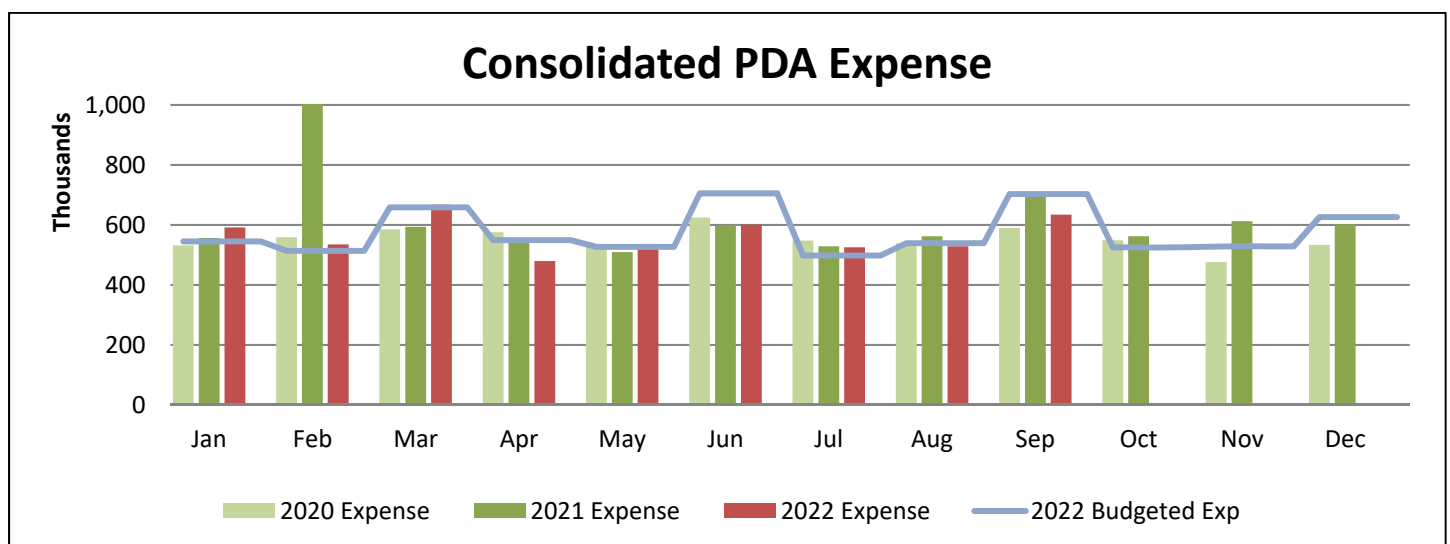
Benchmark Reporting=Residential,Commercial,Community Initiatives,Administration,Property Mgmt/Maint,Other;

Year to Date through 3rd Quarter 2022									
	Admin Fundraising Development	Community Initiatives	Residential	Commercial Hinghay	Property Mgmt/Maint	Legal Holdings CalicB/Hotel	Total SCIDpda	Total Budget	Variance Fav (Unfav)
REVENUE									
RENT INCOME									
Rent	148,000	0	1,735,081	2,037,159	0	673,668	4,593,908	4,484,145	109,763
Vacancies	0	0	(18,455)	(77,343)	0	0	(95,798)	(75,367)	(20,432)
Concessions and Bad Debt	0	0	1,280	32,657	0	0	33,937	24,200	9,737
NET RENT INCOME	148,000	0	1,717,906	1,992,473	0	673,668	4,532,047	4,432,978	99,069
TOTAL OTHER RENTAL INCOME	0	0	0	163,962	0	0	163,962	160,781	3,181
TOTAL SERVICE INCOME	86,334	0	0	0	960,852	0	1,047,186	1,115,913	(68,727)
TOTAL OTHER INCOME	110,766	44,423	8,775	2,873	0	0	166,836	514,493	(347,656)
TOTAL INTEREST INCOME	68,659	0	1,551	71,597	0	85	141,891	94,037	47,854
Grants	190,291	593,612	0	0	6,242	0	790,145	845,939	(55,794)
LESS Grant Program Expense	(10)	(392,564)	0	0	0	0	(392,574)	(356,199)	(36,375)
Other Fundraising	204,614	4,503	0	1,800	25,000	0	235,918	261,099	(25,181)
TOTAL FUNDRAISING INCOME	394,896	205,551	0	1,800	31,242	0	633,489	750,839	(117,350)
TOTAL REVENUE	808,654	249,974	1,728,232	2,232,704	992,094	673,753	6,685,411	7,069,041	(383,630)
EXPENSES									
ADMINISTRATIVE									
Professional Fees & Consulting	117,124	2,731	27,802	26,146	0	26,661	200,463	223,997	23,534
Rent Expense	177,865	0	149,850	563,133	6,615	0	897,463	758,229	(139,234)
Salaries	639,885	255,142	119,325	38,697	932,749	0	1,985,797	2,118,973	133,177
Other Admin Expenses	73,634	1,438	24,917	2,338	19,154	10,823	132,302	193,300	60,998
TOTAL ADMINISTRATIVE	1,008,507	259,310	321,893	630,313	958,517	37,484	3,216,024	3,294,499	78,475
TOTAL MANAGEMENT FEE	558	270	137,876	166,582	59,141	0	364,427	385,344	20,917
TOTAL MAINTENANCE	24,615	0	325,805	51,095	1,572	6,740	409,827	564,918	155,091
TOTAL UTILITIES	26,387	0	272,801	65,078	1,008	0	365,274	333,938	(31,336)
TOTAL TAXES	310	(83)	12,895	(2,272)	63	12,000	22,913	31,532	8,619
TOTAL INSURANCE	9,343	0	86,204	18,993	1,080	(0)	115,620	124,984	9,363
TOTAL PROGRAM EXPENSES	42,177	0	0	0	0	0	42,177	25,000	(17,177)
TOTAL OPERATING EXPENSES	1,111,898	259,498	1,157,473	929,789	1,021,381	56,224	4,536,263	4,760,215	223,951
NOI BEFORE DEBT SERVICE & GROUND LEASE	(303,244)	(9,524)	570,758	1,302,916	(29,288)	617,529	2,149,147	2,308,826	(159,679)
TOTAL DEBT SERVICE & GROUND LEASE	70,393	0	117,250	141,478	0	160,448	489,568	439,146	(50,422)
NOI AFTER DEBT SERVICE & GROUND LEASE	(373,637)	(9,524)	453,509	1,161,437	(29,288)	457,081	1,659,579	1,869,680	(210,101)
TOTAL OTHER EXPENSES	90,003	0	17,482	(42,726)	0	2,250	67,010	40,339	(26,671)
NET INCOME BEFORE DEPR & AMORT	(463,640)	(9,524)	436,027	1,204,163	(29,288)	454,831	1,592,569	1,829,341	(236,772)
CASH FLOWS FROM INVESTING ACTIVITIES									
Operating Reserve Deposits			(5,989)				(5,989)		
Replacement Reserve Deposits			(27,254)	(65,574)		(21,521)	(114,348)		
Building Improvements, Furniture & Equipment			(52,663)			(717)	(53,379)		
Development costs	(1,765,240)						(1,765,240)		
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	(1,765,240)	0	(85,905)	(65,574)	0	(22,238)	(1,938,956)		
CASH FLOWS FROM FINANCING ACTIVITIES									
Accrued Interest not paid	4,078		40,893	6,788			51,759		
Deposits/Commitment Fees	(35,000)						(35,000)		
Predevelopment Funding Sources	1,599,949						1,599,949		
Principal payments on notes payable			(45,433)	(567,149)		(203,342)	(815,924)		
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	1,569,027	0	(4,540)	(560,361)	0	(203,342)	800,784		
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(659,853)	(9,524)	345,582	578,229	(29,288)	229,251	454,397		

SCIDpda Consolidated – Q3 2022 Financial Summary

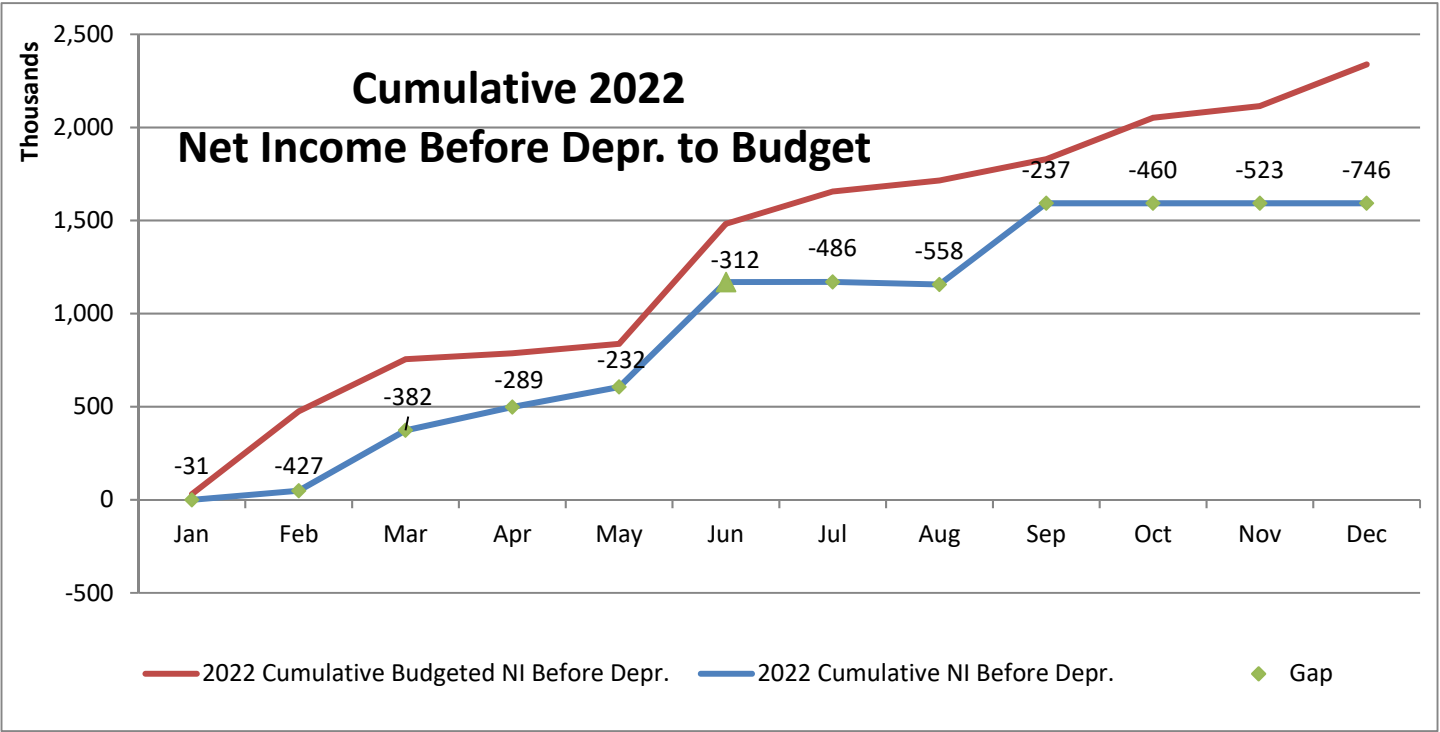


Total Revenue was \$384K under budget for the entire organization, largely due to the delay of the North Lot closing and its related developer fee. Total Other Income was \$348K under budget. Net Rent Income was \$99K favorable to budget, due in large part to New Central Master Tenant, which was dissolved and absorbed by Admin on 05/09/22 but which was not budgeted for as it was expected to dissolve in the prior year; this is simply a pass-thru from Commercial and Residential to Master Tenant to Hotel and therefore is offset by a related unfavorable variance in Rent Expense. Net Service Income was \$69K unfavorable to budget due to scid earning less program management fees from development and maintenance earning less R&M fees-internal than it had budgeted. Total Interest Income was \$48K favorable to budget due to the extension of the North Lot predevelopment loan and the rising interest rates in the LGIP. Fundraising income net of expenses through Q3 2022 was \$117K under budget for the entire organization, up from \$200K under budget in Q2. This is largely due to a \$385K Commerce grant for North Lot that is being held for the construction portion of the project and is partially offset by higher than anticipated Other Fundraising Income.



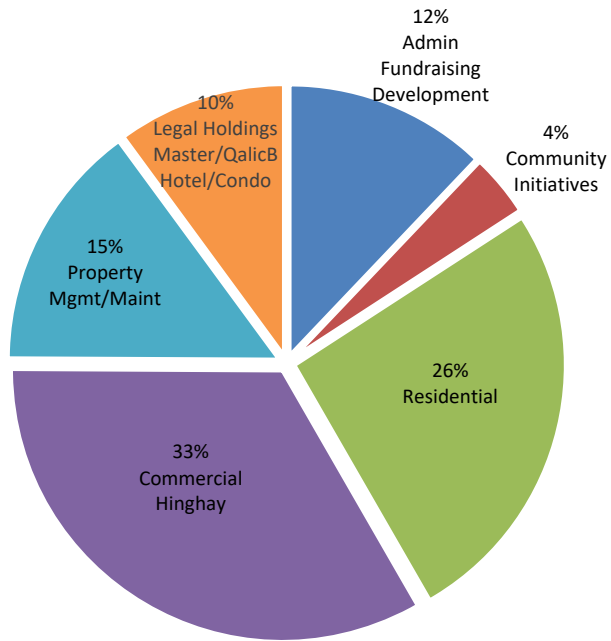
Expenses through Q3 2022 were \$147K favorable to budget for the entire organization. Rent Expense was unfavorable to budget by \$140K in Admin, again due to New Central Master Tenant and offsetting a similarly favorable variance in Rent Income. Salaries were \$133K favorable to budget largely due to Maiko's departure and the delayed hiring of several positions. Maintenance was \$155K 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.

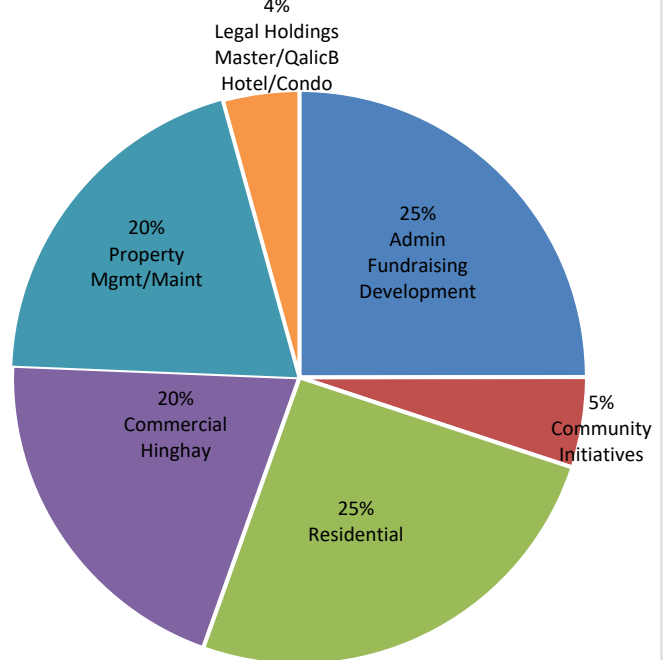


Visual Breakout of Revenue and Expenses by Department through Q3 2022

YTD Revenue of \$6,685,000



YTD Expense of \$5,093,000



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.*

November 2022 Items

Property Operations – Commercial Leases – Jared Jonson Lead

IDVS1 – ICHS Main Lease extends the current 15-year lease (ending in October 2023), for a period of one year ending in October 2024. The minimum monthly rent will increase 3% or \$72,763.75 per month.

Resolution 22-11-15-02

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, elect the following to the Board of Directors:

- Myron Ramirez
- Kevin Cao

Board President

Date

Board Secretary

Date