

BOARD MEETING AGENDA

Wednesday, October 18, 2023

12:00 – 1:00 p.m.



Virtual:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTIINGIxZTctNDQ1My00ZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%40thread.v2/0?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

12:00	Action	1. Call to Order – Cindy Ju Agenda Approval Public Comment – <i>public may sign up to address the board for up to 2 minutes on matters on this agenda</i>
12:02	Action/Approval	2. Consent Agenda <ul style="list-style-type: none">• Approve September Meeting Minutes• Accept September Expenditure reports• Approve October Concurrence Requests
12:05	Discussion	3. Discussion <ul style="list-style-type: none">• RED updates – Jared Jonson/Jamie Lee
12:30	Board Business	4. Discussion <ul style="list-style-type: none">• Fall Fundraiser – Cindy Ju and Jerilyn Young• Board recruitment – Cindy Ju• Setting meeting schedule check-in – Cindy Ju
12:55	Action	5. Adjourn – Cindy Ju

Important meeting dates:

- November board meeting – November 15, noon
- 2024 Budget Presentation – December 8

**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 23-10-18-01

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 September Meeting Minutes
- Accept September Expenditure reports
- Approve October Concurrence Requests

Board President

Date

Board Secretary

Date

SCIDpda Board Meeting Minutes

September 19, 2023

In-person at Hing Hay Coworks

The September 2023 SCIDpda board meeting was hosted in-person at the Hing Hay Coworks conference room.

Board Present: Tiernan Martin, Cindy Ju, Wayne Lau, Jerilyn Young, May Wu, Samuel Lee, Miye Moriguchi, Lisa Nitze, Regina Wang

Staff Present: Marion Emme, Jamie Lee, Joseph Guanlao, Chris Govella, Josh Sellers Park, Janet Smith, Anh Vo, Jared Jonson, Jody McCorkle

Others:

1. Call to Order

The meeting was called to order by Cindy Ju, Board Chair, at 5:32PM.

2. Consent Agenda Resolution 23-09-19-01

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

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

Moved: Lisa Nitze

Seconded: Jerilyn Young

Board Approved: 9

Abstained: 0

Absent: 5

3. Discussion

Resolution 23-09-19-02 Devonshire Apartments

At the Board Meeting, the Board resolved as follows:

- A. To cause SCIDpda to execute the General Partner Operating Agreement;
- B. To authorize _____ or _____ (each, an “Authorized Signatory” to execute the General Partner Operating Agreement on behalf of SCIDPpda;
- C. To negotiate the terms of the Indemnity Agreement; and
- D. To authorize and empower the Authorized Signatory to take such actions as necessary to effectuate the transaction described above on behalf of SCIDpda.

Moved: Wayne Lau

Seconded: May Wu

Board Approved: 9

Abstained: 0

Absent: 5

RED Updates – Jared Jonson + Jamie Lee

- 13th and Fir is 25% leased
- North Lot is now Beacon Pacific Village, 38% completed
- AiPACE
- Landmark Project
- Spic N Span

Co-Ed Coaching Goals and Updates – Cindy Ju and Anh Vo

2023 Annual Fundraiser – Cindy Ju

Board Commitments and Expectations – Cindy Ju

Meeting Schedule Check-In – Cindy Ju

The next board meeting is on October 18 at noon, hosted online.

The meeting was adjourned by Cindy Ju, Board Chair, at 6:43PM.

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.*

October 2023 Items

Property Operations

Community Initiatives

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

Expenditure Certification Memorandum

DATE: **09/30/2023**
TO: **Board of Directors**
FROM: **Jody McCorkle, Director of Finance**
RE: **September 2023 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	123	to	136	\$	30,369.20
				13th & Fir	\$	30,369.20
Computer Run Checks	General Checking	2153	to	2165	\$	88,430.21
Electronic Funds Transfers	General Checking		eft		\$	9,797.53
				Bush Hotel Commercial	\$	98,227.74
Computer Run Checks	General Checking	1895	to	1898	\$	19,289.28
				Bush Hotel Condo	\$	19,289.28
Computer Run Checks	General Checking	226	to	226	\$	775.00
Electronic Funds Transfers	General Checking		eft		\$	20,176.95
				Bush Hotel QalicB	\$	20,951.95
Computer Run Checks	General Checking	1602	to	1617	\$	30,914.14
Electronic Funds Transfers	General Checking		eft		\$	28,343.04
				Bush Hotel Residential	\$	59,257.18
Computer Run Checks	General Checking	109	to	115	\$	8,031.22
				CIDPDA	\$	8,031.22
Computer Run Checks	General Checking	4185	to	4194	\$	30,942.07
Electronic Funds Transfers	General Checking		eft		\$	43,983.73
				DVA	\$	74,925.80
Electronic Funds Transfers	General Checking		eft		\$	112.68
				Hing Hay Coworks	\$	112.68
Computer Run Checks	General Checking	1174	to	1187	\$	82,722.28
				IDVS1 Commercial	\$	82,722.28

Computer Run Checks	General Checking	462	to	468	\$	34,094.56
					IDVS2 Condo	\$ 34,094.56
Computer Run Checks	General Checking	658	to	662	\$	17,622.45
Electronic Funds Transfers	General Checking		eft		\$	3,810.74
					IDVS2 Library & Parking	\$ 21,433.19
Computer Run Checks	General Checking	793	to	798	\$	12,496.09
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
					IDVS2 Commercial	\$ 17,502.89
Computer Run Checks	General Checking	167	to	173	\$	3,626,512.39
					Lot on the Hill	\$ 3,626,512.39
Computer Run Checks	General Checking	1293	to	1307	\$	34,241.84
					New Central Commercial	\$ 34,241.84
Computer Run Checks	General Checking	313	to	315	\$	62,192.68
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
					New Central Hotel	\$ 79,560.98
Computer Run Checks	General Checking	1489	to	1498	\$	31,111.43
					New Central Residential	\$ 31,111.43
Computer Run Checks	General Checking	213	to	257	\$	181,149.24
Electronic Funds Transfers	General Checking		eft		\$	16,000.29
EFTs for Payroll	General Checking	9/7/23 & 9/21/23			\$	202,086.75
					SCIDpda	\$ 399,236.28
					\$	4,637,580.89

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 _____ 2023.

Treasurer

Chair

SCID Check Summary

Property=13res,13comm,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,ethic,hinghay,idvs1com,idvs2com,idvs2con,idvs2lp,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdacmnty,pdaded,pdamaint,pdaopacc,scid AND mm/yy=09/2023-09/2023 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
13resop - General Checking				
123	hdsupp - HD Supply Facilities Maintenance, LTD	9/7/2023	914.67	Supplies
124	lowes - Lowe's	9/7/2023	5,190.22	Small Tools/Equipment & Janitorial - Supplies
125	combus - Comcast Holdings Corporation	9/14/2023	168.79	Telecomm
126	lanlin - LanguageLine Solutions	9/14/2023	224.25	Translation/Interpreters
127	seahou - Housing Authority of the City of Seattle	9/14/2023	716.00	Garbage/Waste Removal
128	welfar - Wells Fargo	9/14/2023	1,431.28	Telecomm, Office Supplies/Equipment & Computer Hardware
129	pdamaint - SCIDpda Maintenance Dept	9/21/2023	2,772.76	WOs
130	conchr - Connolly	9/21/2023	64.50	Postage & Staff Appreciation
131	firins - First Insurance Funding Corp.	9/21/2023	12,031.78	Insurance
132	pugsou - Puget Sound Energy	9/21/2023	246.07	Natural Gas
133	ricusa - Ricoh USA, Inc	9/21/2023	361.03	Copier Lease/Maintenance
134	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	9/21/2023	2,813.58	HVAC/Boiler Maint - Contract
135	wavbro - WAVE	9/21/2023	47.27	Telecomm
136	apallic - Apartments, LLC	9/28/2023	3,387.00	Advertising/Marketing
Total 13resop - General Checking			30,369.20	
bhcommop - General Checking				
2153	repser - Republic Services	9/7/2023	815.05	Garbage/Waste Removal
2154	subsol - Submeter Solutions Inc.	9/7/2023	120.00	Water/Sewer
2155	bushqali - SCIDpda Bush Hotel QALICB LLC	9/7/2023	41,037.50	Lease
2156	cedgro - Cedar Grove Organics Recycling	9/14/2023	55.40	Garbage/Waste Removal
2157	cenlin - CenturyLink	9/14/2023	67.85	Telecomm
2158	kone - KONE	9/14/2023	1,913.66	Elevator - Contract
2159	subsol - Submeter Solutions Inc.	9/14/2023	120.00	Water/Sewer
2160	verwir - Verizon Wireless	9/14/2023	18.61	Telecomm
2161	wasman - Waste Management of Seattle	9/14/2023	422.65	Garbage/Waste Removal
2162	welfar - Wells Fargo	9/14/2023	3.24	Telecomm
2163	pdamaint - SCIDpda Maintenance Dept	9/21/2023	4,925.25	WOs
2164	finnei - Finney Neill & Co. P.S.	9/21/2023	820.00	Audit Fees
2165	newcenth - New Central Hotel LLC	9/21/2023	38,111.00	Correct deposit error
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	9/13/2023	9,797.53	Condo Billing
Total bhcommop - General Checking			98,227.74	
bhcondop - General Checking				
1895	citseacu - City of Seattle-Combined Utilities	9/7/2023	7,374.62	Garbage/Waste Removal & Water/Sewer
1896	pugsou - Puget Sound Energy	9/7/2023	1,063.81	Natural Gas
1897	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	9/14/2023	4,791.47	HVAC/Boiler Maint - Contract
1898	firins - First Insurance Funding Corp.	9/21/2023	6,059.38	Insurance
Total bhcondop - General Checking			19,289.28	
bhqalop - General Checking				
226	finnei - Finney Neill & Co. P.S.	9/21/2023	775.00	Audit Fees
ACH	bannymel - The Bank of New York Mellon Trust Co.	9/15/2023	11,833.33	Deposits with Other Entities
ACH	bannymel - The Bank of New York Mellon Trust Co.	9/15/2023	3,243.62	Interest Expense
ACH	thecomm - The Commerce Bank of WA	9/30/2023	5,100.00	Loan
Total bhqalop - General Checking			20,951.95	
bhresope - General Checking				
1514	buihar - Builders' Hardware & Supply Co	9/11/2023	-633.47	Void - Reissue Check #1608
1602	busimp - Seattle Economic Development Fund	9/7/2023	1,604.68	Loan
1603	lowes - Lowe's	9/7/2023	1,099.98	Appliances & Supplies
1604	seacitli - Seattle City Light	9/7/2023	114.34	Electricity

		Check	Total	
Check#	Vendor	Date	Check	Note
1605	seacitli - Seattle City Light	9/7/2023	398.00	Electricity
1606	t0003028 - Buenbrazo	9/7/2023	414.00	Move Out Refund
1607	t0006602 - Zhu	9/7/2023	686.00	Move Out Refund
1608	buihar - Builders' Hardware & Supply Co	9/14/2023	633.47	Locks/Keys
1609	citseacu - City of Seattle-Combined Utilities	9/14/2023	77.87	Water/Sewer
1610	kone - KONE	9/14/2023	3,827.31	Elevator - Contract
1611	verwir - Verizon Wireless	9/14/2023	168.38	Telecomm
1612	welfar - Wells Fargo	9/14/2023	102.42	Telecomm & Small Tools/Equipment
1613	pdamaint - SCIDpda Maintenance Dept	9/21/2023	20,063.50	WOs
1614	cenlin - CenturyLink	9/21/2023	135.64	Telecomm
1615	seadptra - Seattle Dept of Transportation	9/21/2023	300.00	Licenses/Permits
1616	seacitli - Seattle City Light	9/28/2023	842.01	Electricity
1617	wesext - Western Exterminator Company	9/28/2023	1,080.01	Pest Control
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	9/13/2023	12,308.12	Condo Billing
ACH	scidpda - SCIDpda	9/13/2023	11,970.92	ID Billing
ACH	thecomm - The Commerce Bank of WA	9/30/2023	4,064.00	Loan
Total bhresope - General Checking			59,257.18	
cidpdao4 - General Checking				
109	finnel - Finney Neill & Co. P.S.	9/14/2023	1,825.00	Audit Fees
110	welfar - Wells Fargo	9/14/2023	1,494.00	Computer Software
111	caraud - Carlson Audio Systems	9/28/2023	1,894.60	Direct Fund Raising Expenses
112	dapchr - Christian Dapiaoen	9/28/2023	500.00	Direct Fund Raising Expenses
113	ronpho - Ronald Meriales	9/28/2023	578.81	Direct Fund Raising Expenses
114	saipri - Saigon Printing	9/28/2023	738.81	Direct Fund Raising Expenses
115	thaphi - Phillip Joseph Thangsombat	9/28/2023	1,000.00	Direct Fund Raising Expenses
Total cidpdao4 - General Checking			8,031.22	
dvaop - General Checking				
4185	hdsupp - HD Supply Facilities Maintenance, LTD	9/7/2023	493.81	Supplies
4186	idvs2lib - IDVS2 Library/Parking	9/7/2023	17,750.00	Loan
4187	kone - KONE	9/14/2023	2,891.57	Elevator - Contract
4188	pugsou - Puget Sound Energy	9/14/2023	1,554.33	Natural Gas
4189	verwir - Verizon Wireless	9/14/2023	134.30	Telecomm
4190	welfar - Wells Fargo	9/14/2023	73.24	Telecomm & Small Tools/Equipment
4191	pdamaint - SCIDpda Maintenance Dept	9/21/2023	6,505.01	WOs
4192	hdsupp - HD Supply Facilities Maintenance, LTD	9/21/2023	178.97	Janitorial - Supplies
4193	watsec - Watson Security	9/21/2023	911.88	Locks/Keys
4194	cenlin - CenturyLink	9/28/2023	448.96	Telecomm
ACH	scidpda - SCIDpda	9/13/2023	13,374.30	ID Billing
ACH	idvs2con - IDVS2 Condo Association	9/21/2023	30,609.43	Condo Billing
Total dvaop - General Checking			74,925.80	
hingop3 - General Checking				
ACH	paypal - PayPal	8/31/2023	112.68	Bank Fees/Charges
Total hingop3 - General Checking			112.68	
idvs2op4 - General Checking				
793	repser - Republic Services	9/7/2023	2,613.85	Garbage/Waste Removal
794	verwir - Verizon Wireless	9/14/2023	3.87	Telecomm
795	wasman - Waste Management of Seattle	9/14/2023	3,874.80	Garbage/Waste Removal
796	welfar - Wells Fargo	9/14/2023	1.94	Telecomm
797	pdamaint - SCIDpda Maintenance Dept	9/21/2023	2,173.75	WOs
798	idvs2con - IDVS2 Condo Association	9/21/2023	3,827.88	Condo Billing
ACH	herban - Heritage Bank	9/20/2023	5,006.80	Loan
Total idvs2op4 - General Checking			17,502.89	

		Check	Total	
Check#	Vendor	Date	Check	Note
lotconst - Construction Account				
167	beecon - B.E.E. Consulting, LLC	9/14/2023	450.00	Development Project - North Lot Housing_Draw 8
168	finnei - Finney Neill & Co. P.S.	9/14/2023	2,625.00	Development Project - North Lot Housing_Draw 8
169	gtgcon - GTG Consultants Inc.	9/14/2023	1,900.00	Development Project - North Lot Housing_Draw 8
170	kraass - Krazan & Associates, Inc.	9/14/2023	5,660.00	Development Project - North Lot Housing_Draw 8
171	edgdev - EDGE DEVELOPERS LLC	9/21/2023	12,000.00	Development Project - North Lot Housing_Draw 8
172	marcon - Marpac Construction LLC	9/21/2023	3,571,822.94	Development Project - North Lot Housing_Draw 8
173	webtho - Weber Thompson	9/21/2023	32,054.45	Development Project - North Lot Housing_Draw 8
Total lotconst - Construction Account			3,626,512.39	
nccomop2 - General Checking				
1293	lowes - Lowe's	9/7/2023	1,374.34	UTO Carpet/Flooring Coverings
1294	newcenth - New Central Hotel LLC	9/7/2023	20,961.00	Lease
1295	kone - KONE	9/14/2023	1,445.74	Elevator - Contract
1296	scidpda - SCIDpda	9/14/2023	1,302.48	ID Billing
1297	subsol - Submeter Solutions Inc.	9/14/2023	120.00	Water/Sewer
1298	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	9/14/2023	768.09	HVAC/Boiler Maint - Contract
1299	verwir - Verizon Wireless	9/14/2023	13.09	Telecomm
1300	wasman - Waste Management of Seattle	9/14/2023	129.87	Garbage/Waste Removal
1301	welfar - Wells Fargo	9/14/2023	69.54	Telecomm & Supplies
1302	wesext - Western Exterminator Company	9/14/2023	252.14	Pest Control
1303	pdamaint - SCIDpda Maintenance Dept	9/21/2023	5,339.00	WOs
1304	finnei - Finney Neill & Co. P.S.	9/21/2023	725.00	Audit Fees
1305	firins - First Insurance Funding Corp.	9/21/2023	1,594.02	Insurance
1306	jondon - Jon-Don	9/21/2023	36.18	Supplies
1307	wavbro - WAVE	9/21/2023	111.35	Telecomm
Total nccomop2 - General Checking			34,241.84	
nchotop - General Checking				
313	easwes - East-West Investment Co.	9/14/2023	5,467.68	Ground Lease
314	finnei - Finney Neill & Co. P.S.	9/21/2023	725.00	Audit Fees
315	scidpda - SCIDpda	9/21/2023	56,000.00	\$14K Distribution & \$42K Brokerage Deposit Account Sweep
ACH	welfar - Wells Fargo	9/10/2023	17,368.30	Loan
Total nchotop - General Checking			79,560.98	
ncresop - General Checking				
1489	newcenth - New Central Hotel LLC	9/7/2023	17,150.00	Lease
1490	kone - KONE	9/14/2023	1,445.74	Elevator - Contract
1491	scidpda - SCIDpda	9/14/2023	6,095.70	ID Billing
1492	seacitli - Seattle City Light	9/14/2023	1,837.02	Electricity
1493	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	9/14/2023	954.75	HVAC/Boiler Maint - Contract
1494	verwir - Verizon Wireless	9/14/2023	100.27	Telecomm
1495	welfar - Wells Fargo	9/14/2023	105.73	Small Tools/Equipment & Supplies
1496	firins - First Insurance Funding Corp.	9/21/2023	1,383.22	Insurance
1497	wavbro - WAVE	9/21/2023	111.35	Telecomm
1498	seacitli - Seattle City Light	9/28/2023	1,927.65	Electricity
Total ncresop - General Checking			31,111.43	
pdaop1 - General Checking				
200	kaifou - of Washington Options Inc	9/1/2023	30,216.31	Employee Benefits - Medical (post dated)
201	visser - Vision Service Plan	9/1/2023	366.50	Employee Benefits - Vision (post dated)
202	wasden - Delta Dental of Washington	9/1/2023	2,382.05	Employee Benefits - Dental (post dated)
213	alfgro - The Alford Group Inc.	9/7/2023	8,230.00	Professional Fees/Consulting
214	bigvil - Big Village LLLP	9/7/2023	50,000.00	Cash Flow Loan
215	hartfo - The Hartford	9/7/2023	1,157.92	Employee Benefits - Life Insurance
216	idvs2lib - IDVS2 Library/Parking	9/7/2023	160.00	Employee Parking
217	louhot - Louisa Hotel Master Tenant LLC	9/7/2023	315.00	Employee Parking

		Check	Total	
Check#	Vendor	Date	Check	Note
218	pitbowgf - Pitney Bowes Global Financial Services LLC	9/7/2023	140.69	Postage
219	ricusa - Ricoh USA, Inc	9/7/2023	203.95	Copier Lease/Maintenance
220	wavbro - WAVE	9/7/2023	101.47	Telecomm
221	cakhou - Annie K S Cheung	9/7/2023	150.00	Program - Supplies_deposit
222	cakhou - Annie K S Cheung	9/14/2023	150.00	Program - Supplies_final payment
223	newcentc - SCIDpda New Central Commercial, Inc	9/14/2023	1,450.91	Rent
224	paclaw - Pacifica Law Group	9/14/2023	252.00	Legal
225	ptrlcp - LCPTracker, Inc.	9/14/2023	4,280.00	A/R - 13res_Licenses/Permits
226	scidpda - SCIDpda	9/14/2023	2,187.50	LH Replacement Reserve Deposit - Monthly
227	verwir - Verizon Wireless	9/14/2023	683.30	Telecomm
228	welfar - Wells Fargo	9/14/2023	1,967.84	Staff Appreciation, Community Outreach, Postage, ComputerSoftware & Training
229	welfar - Wells Fargo	9/14/2023	175.29	Office Supplies/Equipment
230	welfar - Wells Fargo	9/14/2023	1,255.77	Training/Education, Office Supplies/Eqpt, Computer Software& Staff Appreciation
231	welfar - Wells Fargo	9/14/2023	356.20	Training/Education, Office Supplies/Eqpt & Staff Appreciation
232	alphos - Alphabet Media	9/21/2023	496.13	Program - Professional Fees/Consulting
233	batent - Henry A Manahan	9/21/2023	2,160.00	Program - Professional Fees/Consulting
234	bresha - Shanti Breznau Consulting, LLC	9/21/2023	8,868.75	Program - Professional Fees/Consulting
235	brybar - Bryce Barsten	9/21/2023	500.00	Program - Professional Fees/Consulting
236	cenlin - CenturyLink	9/21/2023	128.61	Telecomm
237	dradro - Drag & Drop Creative	9/21/2023	18,189.20	Program - Professional Fees/Consulting
238	geoinc - GeoEngineers, Inc.	9/21/2023	5,118.75	Program Expenses
239	gijleo - Leobardo Carmona Gijon	9/21/2023	800.00	Program - Professional Fees/Consulting
240	hermyr - Myriah Hernandez	9/21/2023	300.00	Program - Professional Fees/Consulting
241	liacec - Cecilia Liang	9/21/2023	357.79	Travel - Non-local
242	lothil - Lot on the Hill LLLP	9/21/2023	31,610.76	Commerce Receipt_Draw 8
243	makfail - Mark Fai Lion Dance LLC	9/21/2023	700.00	Program - Professional Fees/Consulting
244	natbar - National Barricade Company, LLC	9/21/2023	264.32	Program - Professional Fees/Consulting
245	net2ph - Net2Phone Inc.	9/21/2023	1,240.64	Telecomm
246	purpow - The Pitney Bowes Bank Inc.	9/21/2023	503.50	Postage
247	quices - Cesar Quimosing	9/21/2023	300.00	Program - Professional Fees/Consulting
248	ricoh - Ricoh USA, Inc	9/21/2023	23.15	Copier Lease/Maintenance
249	ricusa - Ricoh USA, Inc	9/21/2023	339.09	Copier Lease/Maintenance
250	wesext - Western Exterminator Company	9/21/2023	127.89	Pest Control
254	fently - Liyan Feng	9/28/2023	95.00	Job Listings
255	intpark - Interim Parking Services	9/28/2023	400.00	Employee Parking
256	seacitli - Seattle City Light	9/28/2023	170.50	Electricity
257	tecave - Techie Avenger Inc	9/28/2023	2,272.46	Computer - Maintenance
ACH	pdamaint - SCIDpda Maintenance Dept	9/14/2023	2,027.25	WOs
ACH	stwab&o - Department of Revenue	9/21/2023	726.83	B&O Taxes
ACH	bushcomm - SCIDpda Bush Hotel Commercial	9/13/2023	13,246.21	Rent
Subtotal pdaop1 - General Checking			197,149.53	
ACH	Paylocity	9/7/2023	102,643.50	Payroll
ACH	Paylocity	9/21/2023	99,443.25	Payroll
Subtotal pdaop1 - General Checking - Payroll			202,086.75	
Total pdaop1 - General Checking			399,236.28	
vs1op - General Checking				
1174	mckser - McKinstry Service	9/7/2023	956.00	Fire Systems/Sprinkler - Service Calls
1175	pugsou - Puget Sound Energy	9/7/2023	1,109.03	Natural Gas
1176	repper - Republic Services	9/7/2023	3,197.03	Garbage/Waste Removal
1177	seacitli - Seattle City Light	9/7/2023	15,400.78	Electricity
1178	ichs - International Community Health Services	9/14/2023	1,900.00	Tenant Retention
1179	kone - KONE	9/14/2023	2,933.47	Elevator - Contract
1180	verwir - Verizon Wireless	9/14/2023	56.45	Telecomm
1181	wasman - Waste Management of Seattle	9/14/2023	2,741.15	Garbage/Waste Removal
1182	welfar - Wells Fargo	9/14/2023	1.94	Telecomm
1183	pdamaint - SCIDpda Maintenance Dept	9/21/2023	4,663.25	WOs

		Check	Total	
Check#	Vendor	Date	Check	Note
1184	citseacu - City of Seattle-Combined Utilities	9/21/2023	10,477.07	Water/Sewer
1185	scidpda - SCIDpda	9/21/2023	17,286.00	ID Billing
1186	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	9/21/2023	12,499.04	HVAC/Boiler Maint - Contract
1187	citseacu - City of Seattle-Combined Utilities	9/28/2023	9,501.07	Water/Sewer
Total vs1op - General Checking			82,722.28	
vs2conop - General Checking				
462	cenlin - CenturyLink	9/7/2023	67.11	Telecomm
463	seaciti - Seattle City Light	9/7/2023	368.07	Electricity
464	seaciti - Seattle City Light	9/7/2023	2,543.46	Electricity
465	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	9/14/2023	2,467.40	HVAC/Boiler Maint - Contract
466	pdamaint - SCIDpda Maintenance Dept	9/21/2023	384.25	WOs
467	citseacu - City of Seattle-Combined Utilities	9/21/2023	20,843.58	Garbage/Waste Removal & Water/Sewer
468	firins - First Insurance Funding Corp.	9/21/2023	7,420.69	Insurance
Total vs2conop - General Checking			34,094.56	
vs2lpop - General Checking				
658	usbank - US Bank/TFM/97298300/Mainyua Yang	9/7/2023	14,607.29	Loan
659	kone - KONE	9/14/2023	1,445.84	Elevator - Contract
660	verwir - Verizon Wireless	9/14/2023	36.64	Telecomm
661	welfar - Wells Fargo	9/14/2023	50.43	Telecomm & Supplies
662	pdamaint - SCIDpda Maintenance Dept	9/21/2023	1,482.25	WOs
ACH	idvs2con - IDVS2 Condo Association	9/21/2023	3,810.74	Condo Billing
Total vs2lpop - General Checking			21,433.19	
			4,637,580.89	



SCIDpda Dashboard - Affordable Q3/September 2023

Highlights

- Occupancy continues to be close to 100% across all properties (except for Bush Hotel)
- Collection rate is 99% for PDA properties, 98% for Jackson & 83% at Louisa
- Large outstanding balances persist at Louisa due to non-payment. Louisa continues to be very challenged at this time w/ several residents behavioral health needs/impacts.
- New Hires:
 - Sophia Ni, Director of Property Operations (hired 10/3)
 - Allan Skytta, Louisa Building Manager (hired 10/9)
 - Jacob Chin, Housing Specialist (hired 9/11)
 - Sean Fleenor, 13Fir Assistant Building Manager (hired 9/11)
- 13th & Fir Family Housing:
 - 38% of the building is expected to be leased by 10/13
 - 22 completed applications are pending final review
- With 11 weeks reexamining to reach our goal of 95% leased units before 12/31, we are hiring Allied Residential to assist with leasing services through the end of the year, and will begin work immediately.

		Occupancy				Economic			
		# Units Vacant (EOM)	Days Vacant	Occupied %	Lost Rent Opportunity	Q3 Collection Rate (%)	* Adjusted AR \$ > 60 days	* Adjusted AR Total	# of Residents >60 Days
SCIDpda	Bush	6	407	94%	\$35,077	99%	\$15,463	\$22,668	5
	DVA	0	0	100%	\$0	98%	\$1,372	\$9,083	4
	New Central	0	0	100%	\$0	99%	\$0	\$176	0
	PDA Summary	6	407	97%	\$35,077	99%	\$16,835	\$31,927	9
Managed	PDA Summary YTD					99%			
	Louisa	3	196	96%	\$24,884	83%	\$65,886	\$129,581	21
	Jackson	0	0	100%	\$0	98%	\$4,052	\$9,959	7

* Adjusted = Residents with aged AR at risk for non-payments. Excludes billing credits not yet taken.



SCIDpda Dashboard - Commercial Q3/September 2023

Highlights

- Occupancy rate is 94% for Q3, due to Denise Louise move out, unchanged for managed properties. Collection rates are 97% at PDA properties at 74% for managed properties.
- New tenants open for business - Mam's Books at NC Hotel opened 9/28 and restaurant "Kilig" at IDVS1 opened 10/10.
- Lease renewals and lease negotiations are underway for: International Examiner, the former Denise Louie Space, and the vacant Jackson Commercial Space.
- We are slowly onboarding new properties for management - Jackson Higo (Murakami Family) and the tenants located on the site of the Little Saigon Landmark project at 10th & Jackson..
- AR Balances update:
 - Parks Dept. – has been elevated to City Strategic Advisor, resolution expected soon.
 - Gourmet Noodle Bowl – submitted \$9k payment on 9/19 & \$4480 on 10/12, staff is considering not renewing lease
 - Crawfish King – submitted \$5k payment on 9/19 & \$8287 on 10/12, staff may not renew lease due to ongoing payment issues
 - Small balances remain for KCPH and ICHS CMP

		Occupancy			Economic			
		Days Vacant	Units Vacant (as of EOM)	% of Total SF Occupied	Q3 Collection Rate	AR >60 Days	*Adjusted AR Total	Tenants with >60 Days Balance
SCIDpda	Bush Hotel	1,003	1	99%	96%	\$10,032	\$45,744	3
	IDVS 1	30	1	96%	92%	\$0	\$167,574	-
	IDVS 2, Library, CC	387	2	88%	102%	\$68,290	\$102,339	4
	New Central	3,886	4	86%	122%	-	-	-
	PDA Summary	5,306	8	94%	97%	\$78,322	\$315,657	7
Managed								
	Louisa	-	-	100%	73%	\$22,271	\$68,394	2
	Jackson	1,583	1	66%	75%	\$4,262	\$14,272	2

PDA Tenants Aged Receivables >60 Days			Amount Owed > 60 Days	% 60+ Days of Total AR	Actions
Bush Hotel	ICHS CMP		\$3,633	28%	Rachtha and Cynthia following up with ICHS directly.
	Enterprise		\$1,606	14%	\$4,948 ACH received 10/5, Cynthia working with them to make balance 0
	King County Public Health		\$4,793	53%	Rachtha following up on payment of lease via grant payments from KCPH
IDVS 2	Gourmet Noodle		\$21,754	72%	see highlights
	Crawfish King, Parking		\$9,292	37%	see highlights, incl \$4k parking fees owed
Comm Center	Parks Dept		\$37,244	92%	Has been elevated to City Strategic Advisor.

Key:



Over 75% Collectability



Between 50% and 75% Collectability



Under 50% Collectability



SCIDpda Dashboard - Fundraising Q3 2023

Goal: Increase the net amount earned for the 2023
SCIDpda Annual Fundraiser by 5% over the prior year.

Fundraising	<i>as of</i>	9/30/23
	Goal	\$179,300
	Committed	\$170,000
	Achieved	95%



SCIDpda Dashboard - Hing Hay Coworks through September 2023

Goal: Maintain average Hing Hay Coworks membership count of 25 per month through December 31, 2023.

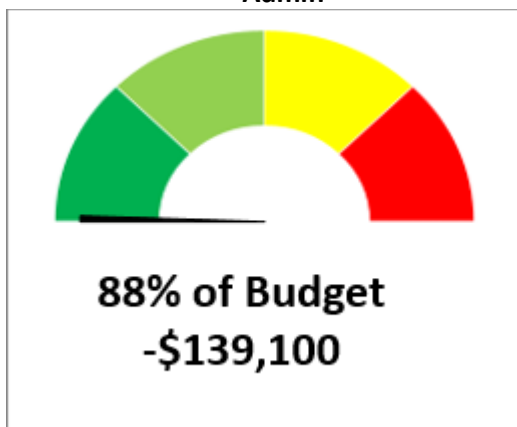
Hing Hay Coworks	as of	9/30/23
Goal (on average)		25
January		20
February		21
March		22
April		21
May		24
June		23
July		24
August		27
September		27
October		
November		
December		
YTD Average		23

SCIDpda Dashboard – Payroll YTD September 2023

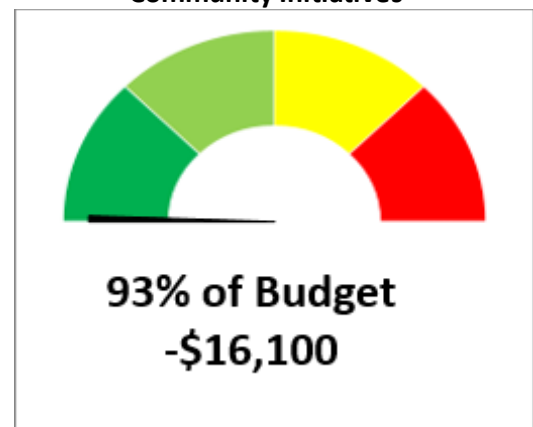
Payroll through September was 84% **favorable to budget or \$483k for the organization as a whole.**

- Admin's favorability to budget is 88% or \$139k from the two-week delay in granting raises that was due to the delay of the budget approval to mid-January, as well as delays in hiring 3 positions for 5+ months. September had 1 accountant position open but will be filled Oct 16.
- Community Initiatives' variance to budget is favorable at 93% or \$16k due to the two-week delay in granting raises, and delay in hiring the small business manager (2 mo). All positions are now filled in CI.
- Property Management's favorable variance is 78% or \$321k, again due to the two-week delay in granting raises, as well as the delay in hiring/replacing four positions for 6+ months including the Director of Operations which was recently filled by Sophia Ni on October 3.
- Properties variance to budget is at 96% of budget, favorable by \$7k as a Bldg Manager took a month-long PTO which impacted the P&L.

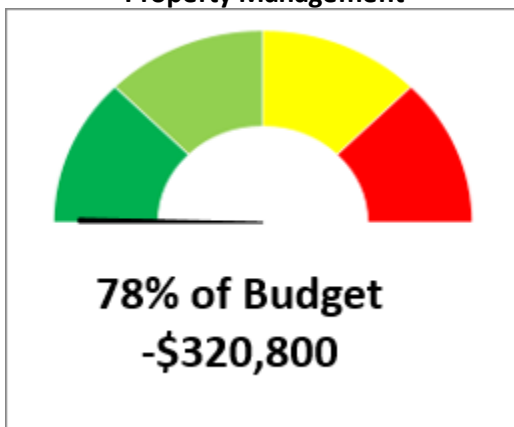
Admin



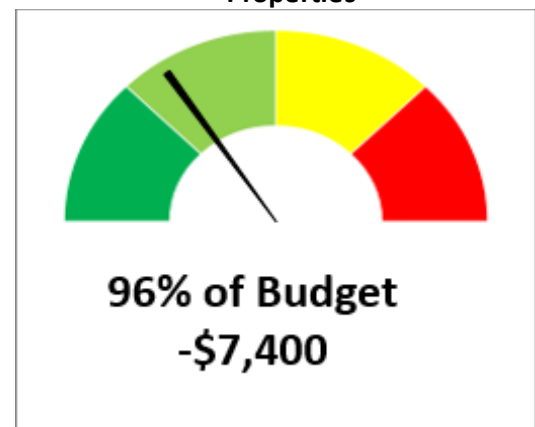
Community Initiatives



Property Management



Properties



SCIDpda Investment Report									
July 1, 2023 - Sept. 30, 2023									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
5710	1st Security Bank	Money Market	\$ (0.00)					\$ (0.00)	
6862	Coastal Community Bank	Money Market	\$ 1,011,747.57		\$ (816,909.90)	\$ 7,540.51		\$ 202,378.18	2.25%
8628	Coastal Community Bank	Money Market	\$ -	\$ 816,909.90				\$ 816,909.90	4.00%
1124	Commerce Bank	Money Market	\$ 9,693.41			\$ 64.14		\$ 9,757.55	2.25%
	Heritage	11 mo CD exp 11/1/23	\$ 70,455.78			\$ 352.55		\$ 70,808.33	1.98%
	Wells Fargo	9 mo CD exp 9/15/23	\$ 250,000.00		\$ (250,000.00)	\$ 8,881.85		\$ 8,881.85	4.75%
	Wells Fargo	9 mo CD exp 10/4/23	\$ 250,000.00					\$ 250,000.00	4.55%
	Wells Fargo	15 mo CD exp 3/15/24	\$ 256,170.55					\$ 256,170.55	4.95%
	Wells Fargo	18 mo CD exp 6/24/24	\$ 255,796.58					\$ 255,796.58	4.65%
	Wells Fargo	18 mo CD exp 7/11/24	\$ 250,000.00			\$ 5,764.73		\$ 255,764.73	4.65%
	Wells Fargo	2 yr CD exp 12/23/24	\$ 255,858.90					\$ 255,858.90	4.70%
	Wells Fargo	18 mo CD exp 3/27/25	\$ -	\$ 250,000.00				\$ 250,000.00	5.45%
2034	WA State Dept of Treasury	LGIP	\$ 1,299,049.42			\$ 17,519.67	\$ (21.17)	\$ 1,316,547.92	5.32%
Total			\$ 3,908,772.21	\$ 1,066,909.90	\$ (1,066,909.90)	\$ 40,123.45	\$ (21.17)	\$ 3,948,874.49	
QTR GROWTH								\$ 40,102.28	

4.00% eff. 9/22/23
3.50% eff. 9/22/23
3.50% eff. 9/25/23
Avg. - rate varies by day

Jan. 1, 2023 - Sept. 30, 2023									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
5710	1st Security Bank	Money Market	\$ 1,007,346.62		\$ (1,007,698.31)	\$ 351.69		\$ 0.00	0.75%
6862	Coastal Community Bank	Money Market	\$ -	\$ 1,000,000.00	\$ (816,909.90)	\$ 19,288.08		\$ 202,378.18	2.25%
8628	Coastal Community Bank	Money Market	\$ -	\$ 816,909.90				\$ 816,909.90	4.00%
1124	Commerce Bank	Money Market	\$ 1,178.31	\$ 8,688.31	\$ (250.00)	\$ 140.93		\$ 9,757.55	2.25%
	Heritage	11 mo CD exp 11/1/23	\$ 69,767.30			\$ 1,041.03		\$ 70,808.33	0.26%
	Wells Fargo	9 mo CD exp 9/15/23	\$ 250,000.00		\$ (250,000.00)	\$ 8,881.85		\$ 8,881.85	4.75%
	Wells Fargo	9 mo CD exp 10/4/23	\$ 250,000.00					\$ 250,000.00	4.55%
	Wells Fargo	15 mo CD exp 3/15/24	\$ 250,000.00			\$ 6,170.55		\$ 256,170.55	4.95%
	Wells Fargo	18 mo CD exp 6/24/24	\$ 250,000.00			\$ 5,796.58		\$ 255,796.58	4.65%
	Wells Fargo	18 mo CD exp 7/11/24	\$ 250,000.00			\$ 5,764.73		\$ 255,764.73	4.65%
	Wells Fargo	2 yr CD exp 12/23/24	\$ 250,000.00			\$ 5,858.90		\$ 255,858.90	4.70%
	Wells Fargo	18 mo CD exp 3/27/25	\$ -	\$ 250,000.00				\$ 250,000.00	5.45%
2034	WA State Dept of Treasury	LGIP	\$ 1,467,865.04		\$ (200,000.00)	\$ 48,740.34	\$ (57.46)	\$ 1,316,547.92	5.00%
Total			\$ 4,046,157.27	\$ 2,075,598.21	\$ (2,274,858.21)	\$ 102,034.68	\$ (57.46)	\$ 3,948,874.49	
YTD GROWTH								\$ (97,282.78)	

4.00% eff. 9/22/23
3.50% eff. 9/22/23
3.50% eff. 9/25/23
Avg. - rate varies by day

