

## BOARD MEETING AGENDA

Tuesday, October 15, 2024

5:30 – 6:30 p.m.



**Virtual:**

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YTlINGIxZTctNDQ1My00ZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTlINGIxZTctNDQ1My00ZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%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)

*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 – Jerilyn Young 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"><li>• Approve September Meeting Minutes</li><li>• Accept September Expenditure Reports</li><li>• Approve October Concurrence requests</li></ul> 3. Resolution: Elect Michelle Villafuerte
5:33	Discussion	4. Staff updates <ul style="list-style-type: none"><li>• Annual Fundraiser recap – Joseph Guanlao and Marion Emme</li><li>• Executive Report – Jamie Lee and Jared Jonson</li></ul>
6:00	Discussion	5. Board Business – Jerilyn Young <ul style="list-style-type: none"><li>• 2025 Officers and meeting dates</li><li>• Recruitment</li><li>• 50<sup>th</sup> Anniversary update</li></ul>
6:15	Action	6. Adjourn – Jerilyn Young

Important meeting dates:

- Beacon Pacific Village Ribbon Cutting – November 7
- Next Board Meeting – November 19 - Virtual

**\*\*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 24-10-15-01**

## **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 September Meeting Minutes
- Accept September Expenditure Reports
- Approve October Concurrence requests

\_\_\_\_\_  
Board President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Secretary

\_\_\_\_\_  
Date

## SCIDpda Board Meeting Minutes

September 17, 2024

In-person at the New Central Building

The September 2024 SCIDpda Board Meeting was hosted in-person at the New Central Building.

**Board Present (in-person or via Phone Conference Call-in):** Kevin, Jerilyn, Casey, Miye, Sam, Regina, Kyle

**Staff Present:** Jared, Winston, An, Jamie, Marion, Sophia, Josh, Janet

**Others:** Michelle, Steve, Jennie

### 1. Call to Order

The meeting was called to order by Jerilyn Young, At-Large, at 5:48PM.

### 2. Consent Agenda Resolution 24-09-17-01

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

- Approve August Meeting Minutes
- Accept August Expenditure Reports
- Approve September Concurrence requests

Moved: Kevin

Seconded: Kyle

Board Approved: 7

Abstained: 0

Absent: 5

### 3. Resolution 24-09-17-02

We, the Seattle Chinatown International District Preservation and Development Authority Board of Directors, accept the 2023 Audit Report as presented.

Moved: Kevin

Seconded: Casey

Board Approved: 7

Abstained: 0

Absent: 5

4. Staff Updates
5. Board Business
6. Adjourn

The meeting was adjourned by Jerilyn Young, At-Large, at 7:00PM.

## FINANCE COMMITTEE MEETING AGENDA

October 11, 2024

1. September Expenditure Report – Winston/Hiwot
2. Q3/September Management Reports
  - a. Commercial - Ravy
  - b. Residential - Christine
  - c. Payroll – Janet
  - d. Investment Report - Winston
3. 2024 Q3 KPIs Update



## Expenditure Certification Memorandum

DATE: **09/30/2024**  
 TO: **Board of Directors**  
 FROM: **Winston Samson, Director of Finance**  
 RE: **September 2024 Expenditure Certification**

I, Winston Samson, 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.

---

Winston Samson, Director of Finance

Computer Run Checks	General Checking	452	to	488	\$	202,603.19
Electronic Funds Transfers	General Checking		eft		\$	130,401.22
				<b>13th &amp; Fir</b>	<b>\$</b>	<b>333,004.41</b>
Computer Run Checks	General Checking	101	to	103	\$	1,654.33
				<b>Atlas</b>	<b>\$</b>	<b>1,654.33</b>
Computer Run Checks	General Checking	2308	to	2319	\$	52,794.86
Electronic Funds Transfers	General Checking		eft		\$	13,136.90
				<b>Bush Hotel Commercial</b>	<b>\$</b>	<b>65,931.76</b>
Computer Run Checks	General Checking	1956	to	1960	\$	49,708.62
				<b>Bush Hotel Condo</b>	<b>\$</b>	<b>49,708.62</b>
Computer Run Checks	General Checking	237	to	239	\$	10,700.38
Electronic Funds Transfers	General Checking		eft		\$	19,826.33
				<b>Bush Hotel QalicB</b>	<b>\$</b>	<b>30,526.71</b>
Computer Run Checks	General Checking	1836	to	1852	\$	175,632.40
Electronic Funds Transfers	General Checking		eft		\$	21,460.18
				<b>Bush Hotel Residential</b>	<b>\$</b>	<b>197,092.58</b>
Computer Run Checks	General Checking	149	to	153	\$	5,283.80
Electronic Funds Transfers	General Checking TCB		eft		\$	22.99
				<b>CIDPDA</b>	<b>\$</b>	<b>5,306.79</b>
Computer Run Checks	General Checking	4397	to	4412	\$	59,013.10
Electronic Funds Transfers	General Checking		eft		\$	28,592.09
				<b>DVA</b>	<b>\$</b>	<b>87,605.19</b>
Electronic Funds Transfers	General Checking TCB		eft		\$	56.30
				<b>Hing Hay Coworks</b>	<b>\$</b>	<b>56.30</b>
Computer Run Checks	General Checking	1363	to	1378	\$	69,368.07
				<b>IDVS1 Commercial</b>	<b>\$</b>	<b>69,368.07</b>
Computer Run Checks	General Checking	547	to	553	\$	50,613.54
				<b>IDVS2 Condo</b>	<b>\$</b>	<b>50,613.54</b>

Computer Run Checks	General Checking	775	to	782	\$	19,408.01
Electronic Funds Transfers	General Checking		eft		\$	3,747.53
<b>IDVS2 Library &amp; Parking</b>						<b>\$ 23,155.54</b>
Computer Run Checks	General Checking	889	to	896	\$	12,094.38
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
<b>IDVS2 Commercial</b>						<b>\$ 17,101.18</b>
Computer Run Checks	General Checking	284	to	298	\$	2,679,386.96
<b>Lot on the Hill</b>						<b>\$ 2,679,386.96</b>
Computer Run Checks	General Checking	1472	to	1486	\$	45,023.63
<b>New Central Commercial</b>						<b>\$ 45,023.63</b>
Computer Run Checks	General Checking	332	to	332	\$	4,810.50
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
<b>New Central Hotel</b>						<b>\$ 22,178.80</b>
Computer Run Checks	General Checking	1684	to	1697	\$	42,950.40
<b>New Central Residential</b>						<b>\$ 42,950.40</b>
Computer Run Checks	General Checking	823	to	877	\$	237,185.80
Electronic Funds Transfers	General Checking		eft		\$	3,257.64
EFTs for Payroll	General Checking		09/05/24 & 09/19/24		\$	269,785.86
<b>SCIDpda</b>						<b>\$ 510,229.30</b>
						<b>\$ 4,230,894.11</b>

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 \_\_\_\_\_ 2024.



## SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalich,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,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pd  
acmmty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=09/2024-09/2024 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
<b>13resop - General Checking</b>					
452	seacitli - Seattle City Light	9/5/2024	2,618.14	Electricity	
453	seacitli - Seattle City Light	9/5/2024	319.74	Electricity	
454	citseacu - City of Seattle-Combined Utilities	9/5/2024	90,196.00	Prepaid Expenses	2023 billing correction by SPU: to be amortized and some of the costs will be billed to DLEC
455	citseacu - City of Seattle-Combined Utilities	9/5/2024	31,266.89	Garbage/Waste Removal/Water & Sewer	
456	contec - Convergent Technologies LLC	9/5/2024	662.10	Fire Systems/Sprinkler - Service Calls	
457	finnei - Finney Neill & Co. P.S.	9/5/2024	7,255.00	Prepaid Expenses/FS Audit of Dec 31,2023/DSCR Report	
458	hdsupp - HD Supply Facilities Maintenance, LTD	9/5/2024	191.39	Locks & Keys	
459	otiele - OTIS Elevator Company	9/5/2024	1,102.48	Accrued Expenses	
460	pmjans - Phnouk	9/5/2024	280.00	UTO - Other Vendors	
461	pugsou - Puget Sound Energy	9/5/2024	2,042.82	Natural Gas	
462	reninc - RentGrow, Inc.	9/5/2024	18.00	Credit Screening Fee	
463	ricusa - Ricoh USA, Inc	9/5/2024	287.44	Copier Lease/Maintenance	
464	seacitli - Seattle City Light	9/5/2024	14.40	Electricity	
465	seacitli - Seattle City Light	9/5/2024	671.48	Electricity	
466	tromorfs - Trotter & Morton Facility Service of PNW, Inc	9/5/2024	2,816.13	HVAC/Boiler Maint - Contract	
467	welfar - Wells Fargo	9/5/2024	65.37	Supplies	
468	apallc - Apartments, LLC	9/12/2024	1,129.00	Advertising and Marketing	
469	pdamaint - SCIDpda Maintenance Dept	9/12/2024	207.00	Maintenance WOs	
470	pugsou - Puget Sound Energy	9/12/2024	1,951.16	Natural Gas	
471	seacitli - Seattle City Light	9/12/2024	119.96	Electricity	
472	seacitli - Seattle City Light	9/12/2024	127.24	Electricity	
473	tromorfs - Trotter & Morton Facility Service of PNW, Inc	9/12/2024	2,816.13	HVAC/Boiler Maint - Contract	
474	verwir - Verizon Wireless	9/12/2024	386.83	Telecomm	
475	pdamaint - SCIDpda Maintenance Dept	9/19/2024	17.25	Maintenance WOs	
476	reninc - RentGrow, Inc.	9/19/2024	18.00	Credit Screening Fee	
477	scidpda - SCIDpda	9/19/2024	47,648.75	ID Billing	
478	seahou - Housing Authority of the City of Seattle	9/19/2024	3,089.42	Garbage/Waste Removal/Water & Sewer	
479	searub - Seattle Rubbish Removal	9/19/2024	739.70	Garbage/Waste Removal/Water & Sewer	
480	comcas - Comcast Business	9/26/2024	-1,084.18	Voided/Wrong Amount	
480	comcas - Comcast Business	9/26/2024	1,084.18	Access Control Systems	
481	pmjans - Phnouk	9/26/2024	385.00	UTO - Other Vendors	
482	seacitli - Seattle City Light	9/26/2024	1,745.99	Electricity	
483	seacitli - Seattle City Light	9/26/2024	656.24	Electricity	
484	seacitli - Seattle City Light	9/26/2024	13.92	Electricity	
485	seacitli - Seattle City Light	9/26/2024	156.63	Electricity	
486	watsec - Watson Security	9/26/2024	438.91	Locks & Keys	

## SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalibc,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,lolithill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pd acmmtty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=09/2024-09/2024 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note	Comments
487	wesext - Western Exterminator Company	9/26/2024	275.88	Pest Control	
488	comcas - Comcast Business	9/26/2024	872.80	Access Control Systems	
ACH	capone - CapitalOne Bank	9/10/2024	130,401.22	Loan Payable/Interest - Bonds/Operating Cash #3	Capital One loan payment
<b>Total 13resop - General Checking</b>			<b>333,004.41</b>		
<b>atlasop1 - Bank of America Operating Acct</b>					
101	welfar - Wells Fargo	9/5/2024	222.95	Janitorial - Supplies	
102	welfar - Wells Fargo	9/5/2024	29.63	Supplies	
103	pdamaint - SCIDpda Maintenance Dept	9/12/2024	1,401.75	Maintenance WOs	
<b>Total atlasop1 - Bank of America Operating Acct</b>			<b>1,654.33</b>		
<b>bhcommop - General Checking</b>					
2308	bushqali - SCIDpda Bush Hotel QALICB LLC	9/5/2024	43,089.38	Rent	
2309	hdsupp - HD Supply Facilities Maintenance, LTD	9/5/2024	417.96	Supplies	
2310	welfar - Wells Fargo	9/5/2024	1,125.54	Locks & Keys	
2311	welfar - Wells Fargo	9/5/2024	47.12	Office Supplies & Equipment	
2312	pdamaint - SCIDpda Maintenance Dept	9/12/2024	6,046.33	Janitorial WOs	
2313	repser - Republic Services	9/12/2024	737.61	Garbage/Waste Removal	
2314	verwir - Verizon Wireless	9/12/2024	20.24	Telecomm	
2315	wasman - Waste Management of Seattle	9/12/2024	433.62	Garbage/Waste Removal	
2316	cedgro - Cedar Grove Organics Recycling	9/19/2024	58.10	Garbage/Waste Removal	
2317	cenlin - CenturyLink	9/19/2024	78.96	Telecomm	
2318	subsol - Submeter Solutions Inc.	9/19/2024	240.00	Water/Sewer	
2319	intexa - International Examiner	9/26/2024	500.00	Community Outreach	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	9/19/2024	13,136.90	Condo Billing	
<b>Total bhcommop - General Checking</b>			<b>65,931.76</b>		
<b>bhcondop - General Checking</b>					
1956	citseacu - City of Seattle-Combined Utilities	9/5/2024	17,109.43	Garbage/Waste Removal/Water & Sewer	
1957	pugsou - Puget Sound Energy	9/12/2024	1,540.29	Natural Gas	
1958	firins - First Insurance Funding Corp.	9/19/2024	23,857.18	Insurance	Installment payment for Property Insurance
1959	tromorfs - Trotter & Morton Facility Service of PNW, Inc	9/19/2024	4,940.37	HVAC/Boiler Maint - Contract	
1960	seacitli - Seattle City Light	9/26/2024	2,261.35	Electricity	
<b>Total bhcondop - General Checking</b>			<b>49,708.62</b>		
<b>bhqalop - General Checking</b>					
237	staroo - Stanley Roofing Company, Inc.	9/5/2024	7,323.93	Capitalized Rehab Expenditures/Progress billing #4	Roof replacement project funded by replacement reserves; approved by OH
238	wetass - Wetherholt and Associates, Inc.	9/12/2024	376.45	Capitalized Rehab Expenditures/10-170216A2	
239	bannymel - The Bank of New York Mellon Trust Co.	9/26/2024	3,000.00	Accured Expenses/HUD 108 Loan Mgmt Fee for 2024	
ACH	bannymel - The Bank of New York Mellon Trust Co.	9/13/2024	12,416.67	Deposits with Other Entities	
ACH	bannymel - The Bank of New York Mellon Trust Co.	9/13/2024	2,309.66	Interest Expense	
ACH	thecomm - The Commerce Bank of WA	9/30/2024	5,100.00	Loan	
<b>Total bhqalop - General Checking</b>			<b>30,526.71</b>		
<b>bhresope - General Checking</b>					
1836	busimp - Seattle Economic Development Fund	9/5/2024	1,604.68	Loan	
1837	hdsupp - HD Supply Facilities Maintenance, LTD	9/5/2024	113.44	Supplies	
1838	staroo - Stanley Roofing Company, Inc.	9/5/2024	138,415.32	Capitalized Rehab Expenditures/Progress billing #4	Roof replacement project funded by replacement reserves; approved by OH
1839	coppoo - CopperPoint Insurance Company	9/12/2024	250.00	Insurance - Property	
1840	seacitli - Seattle City Light	9/12/2024	95.73	Electricity	
1841	seacitli - Seattle City Light	9/12/2024	455.04	Electricity	
1842	verwir - Verizon Wireless	9/12/2024	167.95	Telecomm	
1843	wetass - Wetherholt and Associates, Inc.	9/12/2024	3,388.00	Capitalized Rehab Expenditures/10-170216A2	Roof replacement project funded by replacement reserves; approved by OH
1844	pdamaint - SCIDpda Maintenance Dept	9/19/2024	12,395.00	Janitorial WOs	
1845	cenlin - CenturyLink	9/19/2024	157.92	Telecomm	
1846	citseacu - City of Seattle-Combined Utilities	9/19/2024	75.43	Water/Sewer	
1847	reninc - RentGrow, Inc.	9/19/2024	18.00	Credit Screening Fee	

## SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalich,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,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pd acmmt,y,pdadev,pdamaint,pdaopacc,scid AND mm/yy=09/2024-09/2024 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
1848	scidpda - SCIDpda	9/19/2024	16,636.91	ID Billing	
1849	seacitli - Seattle City Light	9/19/2024	612.44	Electricity	
1850	paclam - Pacific Lamp & Supply Company	9/26/2024	209.53	Supplies	
1851	seacitli - Seattle City Light	9/26/2024	721.01	Electricity	
1852	seadptra - Seattle Dept of Transportation	9/26/2024	316.00	Maintenance - Other Vendors	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	9/19/2024	17,396.18	Condo Billing	
ACH	thecomm - The Commerce Bank of WA	9/30/2024	4,064.00	Loan	
Total bhresope - General Checking			197,092.58		
cidpdao4 - General Checking					
149	merron - Ronald Meriales	9/5/2024	695.21	Direct Fund Raising Expenses/SCIDpda Fundraiser 2024/Photo	
150	welfar - Wells Fargo	9/5/2024	1,494.00	Computer Software	
151	scidpda - SCIDpda	9/12/2024	6.37	ID Billing	
152	thaphi - Philip Joseph Thangsombat	9/12/2024	2,500.00	Direct Fund Raising Expenses/2924 SCIDpda Fundraiser Video	
153	saipri - Saigon Printing	9/26/2024	588.22	Direct Fund Raising Expenses/Presort for Bulk Mail/Color Postcards	
ACH	scidpda - SCIDpda	9/12/2024	22.99	Contributions	
Total cidpdao4 - General Checking			5,306.79		
dvaop - General Checking					
4397	cenlin - CenturyLink	9/5/2024	513.92	Telecomm	
4398	depcom - Dept of Commerce	9/5/2024	14,423.00	Note Payable/Accrued Interest	
4399	hdsupp - HD Supply Facilities Maintenance, LTD	9/5/2024	220.68	Supplies	
4400	idvs2lib - IDVS2 Library/Parking	9/5/2024	17,593.75	Loan	
4401	welfar - Wells Fargo	9/5/2024	25.93	Supplies	
4402	pdamaint - SCIDpda Maintenance Dept	9/12/2024	7,581.14	Janitorial WOs	
4403	guasec - Guardian Security Systems, Inc	9/12/2024	120.50	Access Control Systems	
4404	pugsou - Puget Sound Energy	9/12/2024	1,655.06	Natural Gas	
4405	verwir - Verizon Wireless	9/12/2024	118.49	Telecomm	
4406	wesext - Western Exterminator Company	9/12/2024	363.71	Pest Control	
4407	hdsupp - HD Supply Facilities Maintenance, LTD	9/19/2024	439.55	Janitorial - Supplies	
4408	scidpda - SCIDpda	9/19/2024	14,902.41	ID Billing	
4409	wavbro - WAVE	9/19/2024	110.72	Telecomm	
4410	hdsupp - HD Supply Facilities Maintenance, LTD	9/26/2024	142.78	Small Tools & Equipment	
4411	kone - KONE	9/26/2024	337.99	Elevator - Service Calls	
4412	paclam - Pacific Lamp & Supply Company	9/26/2024	463.47	Supplies	
ACH	idvs2con - IDVS2 Condo Association	9/19/2024	28,592.09	Condo Billing	
Total dvaop - General Checking			87,605.19		
hingop3 - General Checking					
ACH	paypal - PayPal	9/2/2024	56.30	Bank Fees & Charges	
Total hingop3 - General Checking			56.30		
idvs2op4 - General Checking					
889	welfar - Wells Fargo	9/5/2024	363.22	Small Tools & Equipment	
890	welfar - Wells Fargo	9/5/2024	33.12	Office Supplies & Equipment	
891	pdamaint - SCIDpda Maintenance Dept	9/12/2024	1,978.28	Janitorial WOs	
892	repser - Republic Services	9/12/2024	3,354.59	Garbage/Waste Removal	
893	verwir - Verizon Wireless	9/12/2024	4.21	Telecomm	
894	wasman - Waste Management of Seattle	9/12/2024	3,975.38	Garbage/Waste Removal	
895	idvs2con - IDVS2 Condo Association	9/19/2024	2,265.58	Condo Billing	
896	subsol - Submeter Solutions Inc.	9/19/2024	120.00	Water/Sewer	
ACH	herban - Heritage Bank	9/20/2024	5,006.80	Loan	
Total idvs2op4 - General Checking			17,101.18		
lotconst - Construction Account					
285	kraass - Krazan & Associates, Inc.	9/5/2024	4,650.00	Development Project-North Lot Housing/Draw 17	
286	morind - Morgan Industrial, Inc.	9/12/2024	7,759.99	Development Project-North Lot Housing	
287	arcllc - ArchEcology, LLC	9/19/2024	5,200.00	Development Project-North Lot Housing/Draw 18	
288	beecon - B.E.E. Consulting, LLC	9/19/2024	3,840.00	Development Project-North Lot Housing/Draw 18	

## SCID Check Summary

Property=13res,13com,atlas,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,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pd acmnty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=09/2024-09/2024 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
289	falass - Falkin Associates, Inc.	9/19/2024	150.00	Development Project-North Lot Housing/Draw 17	All amounts were funded and reconciled with the Project's requisition file and expenses
290	firame - First American Title Insurance Co	9/19/2024	5,814.03	Development Project-North Lot Housing/Draw 18	
291	gtgcon - GTG Consultants Inc.	9/19/2024	1,900.00	Development Project-North Lot Housing/Draw 18	
292	imecon - IMEG Consultants Corp.	9/19/2024	10,400.00	Development Project-North Lot Housing/Draw 18	
293	lovhun - Loveridge Hunt & Co., PLLC	9/19/2024	687.50	Development Project-North Lot Housing/Draw 18	
294	marcon - Marpac Construction LLC	9/19/2024	2,468,201.92	Development Project-North Lot Housing/Draw 18	
295	mouwes - Mountain West Series of Lockton Companies,	9/19/2024	139,149.03	Development Project-North Lot Housing/Draw 18	
296	seacitli - Seattle City Light	9/19/2024	13.92	Electricity	
297	webtho - Weber Thompson	9/19/2024	30,238.97	Development Project-North Lot Housing/Draw 18	
298	smijan - Smith	9/26/2024	1,381.60	Development Project-North Lot Housing	
Total lotconst - Construction Account			2,679,386.96		
nccomop2 - General Checking					
1472	newcenth - New Central Hotel LLC	9/5/2024	21,172.00	Rent	Installment payment for Property Insurance
1473	searub - Seattle Rubbish Removal	9/5/2024	832.42	UTO - Other Vendors	
1474	pdamaint - SCIDpda Maintenance Dept	9/12/2024	3,504.50	Janitorial WOs	
1475	verwir - Verizon Wireless	9/12/2024	14.24	Telecomm	
1476	wasman - Waste Management of Seattle	9/12/2024	133.21	Garbage/Waste Removal	
1477	t0000994 - Ai Video	9/12/2024	780.00	Move Out Refund	
1478	scidpda - SCIDpda	9/12/2024	1,737.42	ID Billing	
1479	citseacu - City of Seattle-Combined Utilities	9/19/2024	2,218.68	Water/Sewer	
1480	firins - First Insurance Funding Corp.	9/19/2024	6,155.74	Insurance	
1481	t0003098 - Zhi Yen, Inc	9/19/2024	3,556.86	Move Out Refund	
1482	tromorfs - Trotter & Morton Facility Service of PNW, Inc	9/19/2024	807.32	HVAC/Boiler Maint - Contract	
1483	wavbro - WAVE	9/19/2024	63.14	Telecomm	
1484	newcentr - SCIDPDA New Central Apartments, Inc	9/26/2024	3,400.21	Fire System Contract	
1485	seacitli - Seattle City Light	9/26/2024	527.89	Electricity	
1486	subsol - Submeter Solutions Inc.	9/26/2024	120.00	Water/Sewer	
Total nccomop2 - General Checking			45,023.63		
nchotop - General Checking					
332	easwes - East-West Investment Co.	9/19/2024	4,810.50	Ground Lease Expense	
ACH	welfar - Wells Fargo	9/10/2024	17,368.30	Loan	
Total nchotop - General Checking			22,178.80		
ncresop - General Checking					
1684	cenlin - CenturyLink	9/5/2024	153.40	Telecomm	Installment payment for Property Insurance
1685	newcenth - New Central Hotel LLC	9/5/2024	17,323.00	Rent	
1686	welfar - Wells Fargo	9/5/2024	16.44	Supplies	
1687	hdsupp - HD Supply Facilities Maintenance, LTD	9/12/2024	35.73	Janitorial - Supplies	
1688	seacitli - Seattle City Light	9/12/2024	1,972.03	Electricity	
1689	verwir - Verizon Wireless	9/12/2024	100.54	Telecomm	
1690	wesext - Western Exterminator Company	9/12/2024	363.71	Pest Control	
1691	citseacu - City of Seattle-Combined Utilities	9/19/2024	3,498.37	Garbage/Waste Removal/Water & Sewer	
1692	firins - First Insurance Funding Corp.	9/19/2024	5,341.73	Insurance	
1693	scidpda - SCIDpda	9/19/2024	9,190.76	ID Billing	
1694	tromorfs - Trotter & Morton Facility Service of PNW, Inc	9/19/2024	1,003.52	HVAC/Boiler Maint - Contract	
1695	t0006642 - Tam	9/19/2024	1,664.00	Gross Potential Rent - Residential	
1696	pugsou - Puget Sound Energy	9/26/2024	144.08	Natural Gas	
1697	seacitli - Seattle City Light	9/26/2024	2,143.09	Electricity	
Total ncresop - General Checking			42,950.40		
pdaop1 - General Checking					
808	kaifou - of Washington Options Inc	9/1/2024	36,702.85	Employee Benefits - Medical	Director's' coaching partly covered by Amazon grant
809	visser - Vision Service Plan	9/1/2024	436.96	Employee Benefits - Vision	
810	wasden - Delta Dental of Washington	9/1/2024	3,034.40	Employee Benefits - Dental	
823	alfgro - The Alford Group Inc.	9/5/2024	16,166.00	Professional Fees & Consulting	
824	bushcomm - SCIDpda Bush Hotel Commercial	9/5/2024	57,497.18	Rent/Distributions	

## SCID Check Summary

Property=13res,13com,atlas,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,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pdammtty,pdadedev,pdamaint,pdaopacc,scid AND mm/yy=09/2024-09/2024 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
825	byecel - Celeste Byers	9/5/2024	2,998.76	Program Expenses/Boom Lift Rental/Arts	
826	fugwe - Gwen Fu	9/5/2024	383.96	Staff Appreciation/Mileage	
827	hartfo - The Hartford	9/5/2024	1,473.89	Payroll Benefits - Life Insurance	
828	idvs2lib - IDVS2 Library/Parking	9/5/2024	220.00	Employee Parking Benefits	
829	mawart - Mawk1Art, LLC	9/5/2024	11,100.00	Remaining Balance of 3 Murals @BPV - AR	
830	mcurdes - Myron Curry	9/5/2024	11,100.00	3 Murals @BPV - AR	
831	newcentc - SCIDpda New Central Commercial, Inc	9/5/2024	21,000.00	Distributions	
832	newcentc - SCIDpda New Central Commercial, Inc	9/5/2024	1,745.66	Rent	
833	ricusa - Ricoh USA, Inc	9/5/2024	213.61	Copier Lease/Maintenance	
834	robsar - Sarah Robbins	9/5/2024	11,100.00	BPV Mural.Remainder 50% Balance - AR	
835	scidpda - SCIDpda	9/5/2024	2,187.50	Monthly LH Replacement Reserve Deposit	
836	shavic - Victoria Shao (AKA Tori Shao)	9/5/2024	11,100.00	Mural Installation @BPV - AR	
837	tecave - Techie Avenger Inc	9/5/2024	2,211.36	Computer - Maintenance	
838	welfar - Wells Fargo	9/5/2024	1,208.26	Travel/Josh/Wa/Internet - AR	
839	welfar - Wells Fargo	9/5/2024	337.32	Office Supplies & Equipment/Program Expenses	
840	welfar - Wells Fargo	9/5/2024	25.94	Maintenance	
841	welfar - Wells Fargo	9/5/2024	631.83	Credit Screening Fee/Computer Software	
842	welfar - Wells Fargo	9/5/2024	780.99	Employee Parking Benefits/Job Listings/Office Supplies & Equipment/Postage	
843	welfar - Wells Fargo	9/5/2024	1,286.26	Office Supplies & Equipment	
844	kraass - Krazan & Associates, Inc.	9/5/2024	3,765.00	Lothill/09622118 - AR	
845	12tyes - 12th & Yesler Owner LLC	9/12/2024	1,833.90	Professional Fees & Consulting	
846	agesof - Kenneth J Tanzer	9/12/2024	7,700.00	Professional Fees & Consulting	
847	bresha - Shanti Breznau Consulting, LLC	9/12/2024	8,602.50	Program - Prof Fees & Consulting	
848	cakhou - Annie K S Cheung	9/12/2024	325.00	Program Expenses/Moon Cakes	
849	coupur - Coughlin Porter Lundeen Inc.	9/12/2024	370.00	Program Expenses/Publix Sidewalk Repair	
850	ngcry - Crystal Ng	9/12/2024	380.00	Training & Education	
851	ocesta - Xiao Jing Chen	9/12/2024	500.00	Program Expenses/Rental of 2 Parking Space	
852	paclaw - Pacifica Law Group	9/12/2024	978.00	Legal	
853	pucred - Puckett & Redford PLLC	9/12/2024	500.00	Training & Education	
854	satnao - Naomi Sato	9/12/2024	-139.22	Voided/Wrong Payee	
854	satnao - Naomi Sato	9/12/2024	139.22	Tenant Retention	
855	shaste - Stephanie Yin Shao	9/12/2024	1,863.15	Program Expenses/Mural Supplies for NC	
856	verwir - Verizon Wireless	9/12/2024	716.45	Telecomm	
857	welfar - Wells Fargo	9/12/2024	3,327.24	Tenant Retention/Staff Appreciation/Supplies/Program Expenses	
858	yanali - Alicia Yan	9/12/2024	85.87	Program - Food Cost	
859	berkco - BERK Consulting, Inc	9/19/2024	3,100.00	Program - Prof Fees & Consulting	
860	cenlin - CenturyLink	9/19/2024	134.87	Telecomm	
861	citsea - City of Seattle	9/19/2024	5.00	Fees	
862	pitbowgf - Pitney Bowes Global Financial Services LLC	9/19/2024	140.80	Postage/Delivery/Courier	
863	rolarc - Rolluda Architects, Inc.	9/19/2024	1,933.75	Program Expenses	
864	wavbro - WAVE	9/19/2024	159.58	Telecomm	
865	wavbro - WAVE	9/19/2024	521.48	Telecomm	
866	wesext - Western Exterminator Company	9/19/2024	143.40	Pest Control	
869	comrej - Community Rejuvenatin Project	9/26/2024	2,286.09	Program Expenses	
870	emmmar - EMME	9/26/2024	139.22	Tenant Retention	
871	fenliy - Liyan Feng	9/26/2024	286.56	Staff Appreciation	
872	gjileo - Leobardo Carmona Gijon	9/26/2024	800.00	Program Expenses	
873	net2ph - Net2Phone Inc.	9/26/2024	727.49	Telecomm	
874	ricoh - Ricoh USA, Inc	9/26/2024	24.33	Copier Lease/Maintenance	
875	ricusa - Ricoh USA, Inc	9/26/2024	357.97	Copier Lease/Maintenance	
876	seacitli - Seattle City Light	9/26/2024	185.42	Electricity	
877	seadptra - Seattle Dept of Transportation	9/26/2024	350.00	Development Project-Goodwill	
ACH	acccms - Accrue Solutions Holding Company, LLC	9/2/2024	40.00	Payroll Benefits	
ACH	pdamaint - SCIDpda Maintenance Dept	9/9/2024	3,159.64	Maintenance WOs	
ACH	thecomm - The Commerce Bank of WA	9/18/2024	58.00	Bank Charge	
<b>Subtotal pdaop1 - General Checking</b>			<b>240,443.44</b>		
	Paylocity	9/5/2024	135,278.03	Payroll	
	Paylocity	9/19/2024	134,507.83	Payroll	
<b>Subtotal pda Subtotal pdaop1 - General Checking - Payroll</b>			<b>269,785.86</b>		

## SCID Check Summary

Property=13res,13com,atlas,bhcomm,bhcondo,bhfund,bhmanagr,bhmaster,bhqalich,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,lothill,loumural,ncentcom,ncentres,nchotel,ncmanagr,ncmaster,pd acmmtty,pdadev,pdamaint,pdaopacc,scid AND mm/yy=09/2024-09/2024 AND All Checks=Yes

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
Total pdaop: Total pdaop1 - General Checking			510,229.30		

### vs1op - General Checking

1363	cenlin - CenturyLink	9/5/2024	81.01	Telecomm	
1364	citseacu - City of Seattle-Combined Utilities	9/5/2024	12,786.40	Water/Sewer	
1365	seacitli - Seattle City Light	9/5/2024	18,043.21	Electricity	
1366	tromorfs - Trotter & Morton Facility Service of PNW, Inc	9/5/2024	1,238.96	HVAC/Boiler Maint - Service Calls	
1367	welfar - Wells Fargo	9/5/2024	14.80	Postage	
1368	welfar - Wells Fargo	9/5/2024	613.73	Maintenance	
1369	welfar - Wells Fargo	9/5/2024	38.11	Postage	
1370	pdamaint - SCIDpda Maintenance Dept	9/12/2024	1,364.00	Janitorial WOs	
1371	pugsou - Puget Sound Energy	9/12/2024	160.20	Natural Gas	
1372	pugsou - Puget Sound Energy	9/12/2024	594.96	Natural Gas	
1373	pugsou - Puget Sound Energy	9/12/2024	521.60	Natural Gas	
1374	repser - Republic Services	9/12/2024	2,823.99	Garbage/Waste Removal	
1375	verwir - Verizon Wireless	9/12/2024	61.42	Telecomm	
1376	wasman - Waste Management of Seattle	9/12/2024	2,975.51	Garbage/Waste Removal	
1377	scidpda - SCIDpda	9/19/2024	15,163.50	ID Billing	
1378	tromorfs - Trotter & Morton Facility Service of PNW, Inc	9/19/2024	12,886.67	HVAC/Boiler Maint - Contract	

**Total vs1op - General Checking 69,368.07**

### vs2conop - General Checking

547	citseacu - City of Seattle-Combined Utilities	9/5/2024	16,145.51	Garbage/Waste Removal/Water & Water	
548	seacitli - Seattle City Light	9/5/2024	274.39	Electricity	
549	seacitli - Seattle City Light	9/5/2024	2,792.42	Electricity	
550	pdamaint - SCIDpda Maintenance Dept	9/12/2024	352.64	Janitorial WOs	
551	cenlin - CenturyLink	9/12/2024	75.60	Telecomm	
552	firins - First Insurance Funding Corp.	9/19/2024	28,428.31	Insurance	Installment payment for Property Insurance
553	tromorfs - Trotter & Morton Facility Service of PNW, Inc	9/19/2024	2,544.67	HVAC/Boiler Maint - Contract	

**Total vs2conop - General Checking 50,613.54**

### vs2lpop - General Checking

775	cenlin - CenturyLink	9/5/2024	317.04	Telecomm	
776	idvs2com - IDVS 2 Commercial	9/5/2024	354.43	Elevator - Service Calls	
777	usbank - US Bank/TFM/97298300/Mainyua Yang	9/5/2024	15,023.96	Loan	
778	welfar - Wells Fargo	9/5/2024	14.80	Postage	
779	welfar - Wells Fargo	9/5/2024	4.98	Postage	
780	pdamaint - SCIDpda Maintenance Dept	9/12/2024	1,440.06	Janitorial WOs	
781	verwir - Verizon Wireless	9/12/2024	18.72	Telecomm	
782	idvs2con - IDVS2 Condo Association	9/26/2024	2,234.02	Parking Income (apply to wrong tenant)	
ACH	citseafa - City of Seattle FAS	9/24/2024	103.02	Taxes	
ACH	idvs2con - IDVS2 Condo Association	9/19/2024	3,644.51	Condo Billing	

**Total vs2lpop - General Checking 23,155.54**

**4,230,894.11**



# SCIDpda Dashboard - Commercial September/Q3 2024

## Highlights

- PDA Occupancy is now 93%.
- New Lease Negotiations
  - IDVS2 - 715D & 715C - KinOn Care/Support (for Asian elders and families): Lease signed 9/12, move in expected 10/19 with grand opening 10/29.
  - New Central - Ho Ho Seafood sold to Ringo Curry signing a 5 yr lease with us. Ringo Curry is making minor interior updates and plans to open mid November/early December.
  - Bush Hotel - FANHS (Filipino American National Historical Society) viewed 619 on 10/3 for a walkthrough of improvement requests and questions. 10 yr lease is expected starting 2/1/25 due to minor cosmetic requests.
  - Muracom (Osami Barber) - Little Paws Collection (pet products) is negotiating a lease starting 1/1/25; working with Shanti on financial projections and business plan.
  - 13th & Fir vacancies remains challenging. Hired West Coast Commercial Realty Brokers for leasing help.
- Outstanding AR Balances
  - ICHS (Bush, IDVS1): will pay the outstanding maintenance invoices. Property tax is clarified and awaiting confirmation, while replacement reserves are still under negotiation.
  - Gourmet Noodle & Crawfish King (IDVS2): Collected \$44k on 9/17 bringing balance down from \$100k as of 4/1 to \$58k. Owner working with Ravy to pay balance to zero by January or February.

SCIDpda		Occupancy			Economic					
		Days Vacant	Units Vacant (as of EOM)	% of Total SF Occupied	Collection Rate	AR >60 Days	*Adjusted AR Total	>60 Days AR Change from Prior Mo	% >60 Days	Tenants with >60 Days Balance
Bush Hotel		-	-	99%	107%	\$22,320	\$38,182	-13%	58%	2
IDVS 1		426	1	95%	82%	\$110,781	\$529,387	-59%	21%	2
IDVS 2, Library, CC		1,393	3	84%	156%	\$31,824	\$65,030	-65%	49%	3
New Central		5,685	6	79%	87%	\$6,715	\$22,461	-42%	30%	2
PDA Summary		7,504	10	93%	97%	\$171,640	\$655,060	-57%	26%	9
Target									25%	
Managed										
Jackson		2,192	2	50%	90%	\$6,654	\$16,246	-20%	41%	3
Muracom		N/A	1	N/A	70%	\$0	\$2,134	100%	0%	-
Managed Summary (excl Louisa)			3		75%	\$6,654	\$18,380	-20%	36%	3
Target									25%	
Related										
13th & Fir Commercial		-	3	0%	0%	\$2,380	\$22,342	100%	11%	1





# SCIDpda Dashboard - Commercial September/Q3 2024

PDA Tenants Aged Receivables >60 Days		Amount Owed > 60 Days		% 60+ Days of Total AR (Goal 20%)	Actions
Bush Hotel	ICHS CMP (Meal Program)		\$20,420	64%	All outstanding amounts are confirmed with ICHS. Property tax payment is clarified. They refuse to pay the replacement reserves, and asked for refund for previous reserves payments. Management team is involved.
	King County Public Health		\$1,900	50%	The tenant confirms on 9/26 to pay Sept rent and found out the missing rent, will be settled in Oct.
IDVS 1	ICHS Legacy House		\$102,956	34%	All outstanding amounts are confirmed with ICHS. Property tax payment is clarified. They refuse to pay the replacement reserves, and asked for refund for previous reserves payments. Management team is involved.
	ICHS Main		\$7,824	4%	
IDVS 2	Gourmet Noodle		\$12,832	56%	Collected \$44k on 9/17 bringing balance down from \$100k as of 4/1 to \$58k. Owner working with Ravy to pay balance to zero by January or February.
	Crawfish King, Parking		\$24,778	56%	
	Seattle Parks & Recreation		\$2,234	96%	Pay rents monthly and got their check 09/10. Commercial team needs to follow up with their accounting team to check.
New Central	Royal San Tan		\$8,152	64%	Tenant has questions about Submeter Solution water bill, Commercial team is following up.
	Massage Parlor Outreach Project		\$1,802	28%	\$1.6k check received in Sept. Commercial team is following up.
Jackson (Jackcom)	Mei Ying Jue		\$1,148	23%	\$1,650 check received every month. Commercial team needs to follow up on remaining balance.
	Bahtoh		\$5,506	53%	No check received in Sept. Commercial team is following up on the remaining balance.
<div>Key:  Over 75% Collectability  Between 50% and 75% Collectability  Under 50% Collectability</div>					





# SCIDpda Dashboard - Affordable September/Q3 2024

## Highlights

- Occupancy rate for PDA properties is 100% (1 vacancy filled), Jackson is 94%, and 13th&Fir is 98%. Atlas is 96% occupancy.
- Signed the \$538,500 contract with OH for the Portfolio Stabilization grants. Now focusing on using the rent arrears, maintenance, and repair funds, with plans to invoice OH in October. The first rent arrears and rent assistance payments are on the September tenant ledgers.
- The collection rate for all PDA properties is 90%, and 95% YTD.
- Bush AR>60 days is 62% from 3 residents, and DVA AR>60 days is 81% originating from 3 residents and SHA subsidy payments that need to be reconciled.
- Jackson RCS and contract paperwork has been submitted to CMS we should have subsidy flowing again soon. Tenants continue to pay their portion of rent.
- 13th & Fir AR>60 is 68% coming from 21 residents with balances over \$3k each. The remaining AR comes from 33 residents with an average balance of \$1k. Residents will be contacted this week to offer assistance paying off arears if they pay current rent (via the OH grant).
- The Bush Hotel Roof Replacement is set to finish with final inspection the week of 10/14
- BPV1 (Beacon Pacific Village) pre-leasing has started with 280+ people on the interest list, 42 waitlist applicants, 70 in compliance process, and 11 ready to move in. TCO was received and Allied is working to get the first residents moved in by 10/13.
- Resident Services Manager continues to provide office hours, individual appointments and events across the portfolio while planning 2025 expansion.

SCIDPDA	Occupancy				Economic					
	# Units Vacant (EOM)	Days Vacant	Occupied %	Lost Rent Opportunity	Collection Rate (%)	* Adjusted AR \$ > 60 days	* Adjusted AR Total	>60 AR Change from Prior Month	AR > 60 days % of AR	# of Residents >60 Days
Bush	0	0	100%	\$0	93%	\$26,160	\$42,247	-10%	62%	5
DVA	0	0	100%	\$0	96%	\$18,985	\$23,452	2%	81%	11
New Central	0	0	100%	\$0	74%	\$0	\$662	0%	0%	0
PDA Summary	0	0	100%	\$0	90%	\$45,145	\$66,362	-5%	68%	16
Goal									25%	
PDA Summary YTD 2024					95%					
Managed										
Jackson	1	27	94%	\$4,182	15%	\$49,265	\$89,366	24%	55%	17
Atlas	2	210	96%	\$24,403	77%	\$2,656	\$32,070	-4%	8%	3
Managed Summary	3	237	95%	\$30,026	57%	\$51,921	\$121,436	23%	43%	20
Goal									25%	
Managed Summary YTD 2024 (excl Louisa)					62%					
Related										
13th & Fir Residential	3	552	98%	\$94,710	90%	\$186,847	\$274,678	-6%	68%	54
Goal									25%	
Related Summary YTD 2024					97%					

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

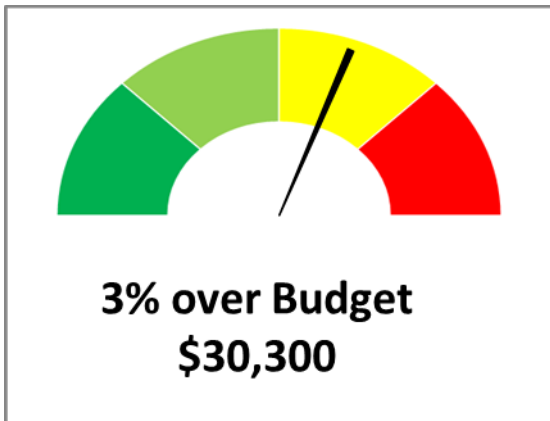


## SCIDpda Dashboard – September YTD Payroll 2024

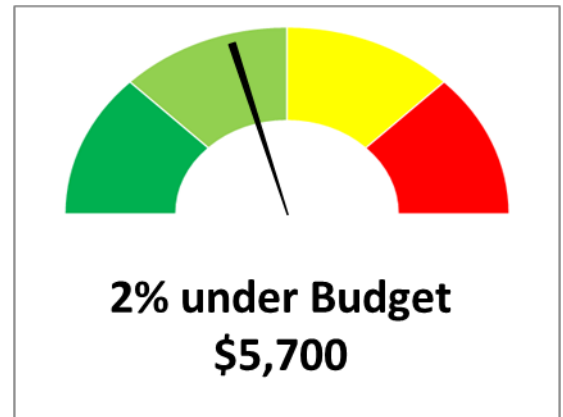
Overall, Payroll through September 2024 is **2% favorable to budget or \$63k for the organization** primarily due to delays in hiring for the first six months.

- Admin is unfavorable to budget at 2.6% or (\$30k) due to PTO timing variances and a net \$4k L&I credit gap to budget.
- Community Initiatives is 2% under budget or \$5k due to an open Program Coordinator position which will be filled in October.
- Property Management's favorable variance is 4.5% or \$75k due to delays in hiring key positions. As most positions are now filled (Compliance and RSM), this gap is decreasing monthly.
- Properties variance is 7% favorable to budget or \$13k as SCIDpda had staff changes (new hires and a termination) and shifts between properties and management.

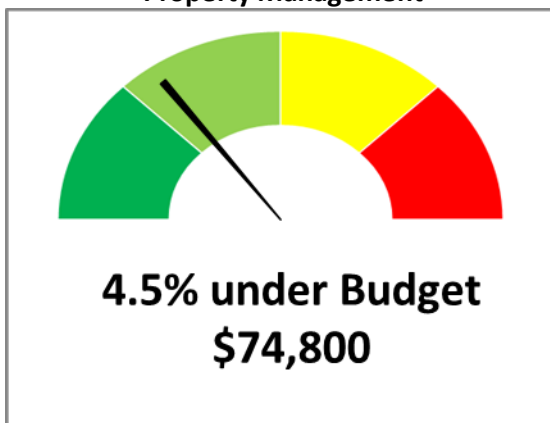
**Admin**



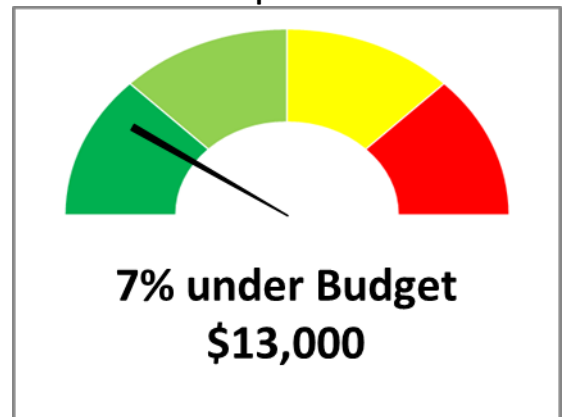
**Community Initiatives**



**Property Management**



**Properties**

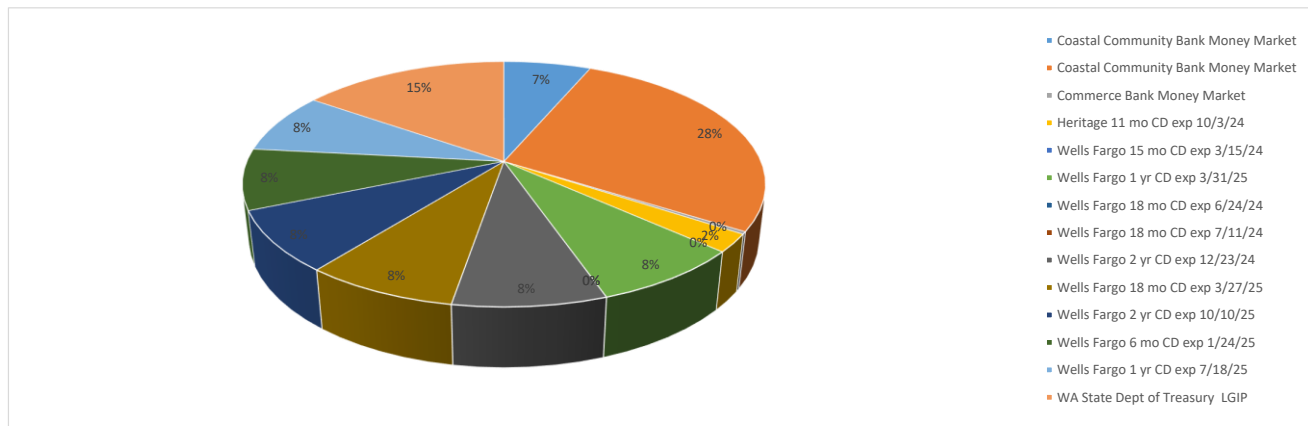


SCIDpda Investment Report									
Q3 2024									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
6862	Coastal Community Bank	Money Market	\$ 200,655.89		\$ (2,011.09)	\$ 2,000.16		\$ 200,644.96	3.75%
8628	Coastal Community Bank	Money Market intra-fi	\$ 849,678.71	\$ 2,011.09		\$ 8,622.48		\$ 860,312.28	4.00%
1124	Commerce Bank	Money Market	\$ 9,762.08			\$ 86.64		\$ 9,848.72	3.40%
2168	Heritage	11 mo CD exp 10/3/24	\$ 73,023.10			\$ 812.45		\$ 73,835.55	4.40%
	Wells Fargo	1 yr CD exp 3/31/25	\$ 250,000.00					\$ 250,000.00	5.45%
	Wells Fargo	18 mo CD exp 7/11/24	\$ 250,000.00		\$ (255,796.58)	\$ 5,796.58		\$ 0.00	4.65%
	Wells Fargo	2 yr CD exp 12/23/24	\$ 250,000.00					\$ 250,000.00	4.70%
	Wells Fargo	18 mo CD exp 3/27/25	\$ 250,000.00		\$ (6,868.49)	\$ 6,868.49		\$ 250,000.00	5.45%
	Wells Fargo	2 yr CD exp 10/10/25	\$ 250,000.00					\$ 250,000.00	5.55%
	Wells Fargo	6 mo CD exp 1/24/25	\$ -	\$ 250,000.00				\$ 250,000.00	5.15%
	Wells Fargo	1 yr CD exp 7/18/25	\$ -	\$ 250,000.00				\$ 250,000.00	5.05%
2034	WA State Dept of Treasury	LGIP	\$ 106,704.59	\$ 578,727.83	\$ (214,000.00)	\$ 6,299.94	\$ (2.34)	\$ 477,730.02	5.35%
<b>Total</b>			<b>\$ 2,489,824.37</b>	<b>\$ 1,080,738.92</b>	<b>\$ (478,676.16)</b>	<b>\$ 30,486.74</b>	<b>\$ (2.34)</b>	<b>\$ 3,122,371.53</b>	
QTR GROWTH								<b>\$ 632,547.16</b>	

YTD Sept 2024									
Account	Institution	Description	Beginning Balance	Investment Activity		Interest and Dividends	Fees	Ending Balance	Interest Rate
				Deposits	Withdrawals				
6862	Coastal Community Bank	Money Market	\$ 200,679.45		\$ (6,013.03)	\$ 5,978.54		\$ 200,644.96	3.75%
8628	Coastal Community Bank	Money Market	\$ 828,932.44	\$ 6,013.03		\$ 25,366.81		\$ 860,312.28	4.08%
1124	Commerce Bank	Money Market	\$ 9,842.95			\$ 255.77	\$ (250.00)	\$ 9,848.72	3.50%
2168	Heritage	11 mo CD exp 10/3/24	\$ 71,442.11			\$ 2,393.44		\$ 73,835.55	4.40%
	Wells Fargo	15 mo CD exp 3/15/24	\$ 250,000.00		\$ (253,051.37)	\$ 3,051.37		\$ 0.00	4.95%
	Wells Fargo	1 yr CD exp 3/31/25	\$ -	\$ 250,000.00				\$ 250,000.00	5.45%
	Wells Fargo	18 mo CD exp 6/24/24	\$ 250,000.00		\$ (255,860.27)	\$ 5,860.27		\$ 0.00	4.65%
	Wells Fargo	18 mo CD exp 7/11/24	\$ 250,000.00		\$ (261,656.85)	\$ 11,656.85		\$ 0.00	4.65%
	Wells Fargo	2 yr CD exp 12/23/24	\$ 250,000.00		\$ (5,891.10)	\$ 5,891.10		\$ 250,000.00	4.70%
	Wells Fargo	18 mo CD exp 3/27/25	\$ 250,000.00		\$ (13,662.33)	\$ 13,662.33		\$ 250,000.00	5.45%
	Wells Fargo	2 yr CD exp 10/10/25	\$ 250,000.00		\$ (13,760.96)	\$ 13,760.96		\$ 250,000.00	5.55%
	Wells Fargo	6 mo CD exp 1/24/25	\$ -	\$ 250,000.00				\$ 250,000.00	5.15%
	Wells Fargo	1 yr CD exp 7/18/25	\$ -	\$ 250,000.00				\$ 250,000.00	5.05%
2034	WA State Dept of Treasury	LGIP	\$ 1,334,616.92	\$ 578,727.83	\$ (1,455,815.78)	\$ 20,218.42	\$ (17.37)	\$ 477,730.02	5.39%
<b>Total</b>			<b>\$ 3,945,513.87</b>	<b>\$ 1,334,740.86</b>	<b>\$ (2,265,711.69)</b>	<b>\$ 108,095.86</b>	<b>\$ (267.37)</b>	<b>\$ 3,122,371.53</b>	
YTD GROWTH								<b>\$ (823,142.34)</b>	

**Notes:**

LGIP withdrawal - \$300K for 2023 incentives payout; \$792K for Earnest Money for 650 Dearborn Street (Spin N' Span); \$360K for operating expense:  
LGIP deposit - Developer Fee from Big Village \$292K; Paul Mar Donation \$287K



**Incentive Goals and KPI Measures**  
**Q3 Status**

	Q1 Status	Q2 Status	Q3 Status	2024 Budget	Notes
<b>Systems operate better to serve CID community needs</b>					
<ul style="list-style-type: none"> <li>Fully onboard Small Business Relief Team staff to online small business database by 9/30/24.</li> </ul>	In progress	Training scheduled for July	Training completed in July, database being used regularly by SBRT		
✓ Collect 30 primary intake forms completed by business as of 12/31/24	In progress	12 intake forms completed	27 intake forms completed	30 intake forms collected	
✓ Install 3 exterior and 16 interior murals at the Beacon Pacific Village by 8/5/24	In progress	Mural installations are being scheduled for July and August	1.5 exterior and 13 interior murals completed. 1.5 exterior and 3 interior murals left to be installed. Delayed because of TCO		
✓ Maintain monthly average Hing Hay Coworks membership count of 20 office memberships 12/31/24 (excl mail svc membership)	Jan 24 memberships Feb 0 (see Notes) Mar 22	Apr 22 May 23 Jun 25	July 24 Aug 23 Sept 23	Jan 15 memberships Feb 14 Mar 15 Apr 14 May 15 Jun 14 Jul 15 Aug 14 Sep 15 Oct 14 Nov 15 Dec 14	Feb - \$0 membership charges due to flooding and heat issues

**Incentive Goals and KPI Measures**  
**Q3 Status**

	Q1 Status	Q2 Status	Q3 Status	2024 Budget	Notes
<b>Affordable Housing is developed; CID properties preserved to meet community needs</b>					
<ul style="list-style-type: none"> <li>Submit combined funders application for the Little Saigon Landmark Project by 10/31/24.</li> </ul>		Funders application to be submitted in early Q3	Combined Funders application was submitted mid September.		
<ul style="list-style-type: none"> <li>Acquire Spic N Span parcel (Dearborn) and file Prospective Purchaser Consent Decree with the State of Washington by 3/31/24.</li> </ul>	In progress	PCPD filed 3/18/24, remediation and 2 yr wait for toxic chemicals from Dry Cleaning business to dissapate to safe levels. Will use open space for staff parking	Closed Acquisition on 5/26/2024		Property was acquired with funds from the WSHFC's Land Acquisition Program and SCIDpda equity.
<ul style="list-style-type: none"> <li>Restart Resident Services Program by 6/1/24.</li> </ul>	Submitted for RSC grant, and posted position	RSM position hired	Resident Services Manager Jade Yan started 7/1/24. Currently hiring for a Resident Services Coordinator by end of the year.	Yes - \$100k	OH awarded \$100k for 2024 RSC grant.

**Incentive Goals and KPI Measures**  
**Q3 Status**

	Q1 Status	Q2 Status	Q3 Status	2024 Budget	Notes
<b>SCIDPDA organization and lines of business are developed to achieve intended impact and sustainability</b>					
<ul style="list-style-type: none"> <li>Neutralize the impact of multi-yr grants on financial results and budgets. Devised new ways to track restricted grant revenue, expenses, and fund balances by 12/31/24.</li> </ul>		In progress - Finance and CI met to review tools in June, HR providing empl specific wage info for grant debriefs. Will re-assess in Q3.	Acctg team using CI grant tracking reports to reconcile transactions. CI and Finance using reports for planning and forecasting.		
<ul style="list-style-type: none"> <li>Improve audit trail and documentation of transactions in Yardi by utilizing its cloud storage tools by 12/31/24.</li> </ul>	In progress	In progress	In progress	n/a	
<ul style="list-style-type: none"> <li>Finalize plan for 50<sup>th</sup> Anniversary activities by 12/31/24.</li> </ul>	In progress	Attending monthly meetings to discuss outline of 50th Anniverary Party, selected PR firm to assist with activities.	Hired PR firm, secured venue, and identified activities for anniversary. Calendar in progress.	n/a	
✓ Fundraising/Sponsorship activities  ✓ 2024 Fundraiser		Event: SCIDpda Bash May 30  Schedule and location now set - Oct 11, Washington Hall. Notecards created to hand out at Bash and other functions	Planning for fundraising event in progress.  \$102k todate in sponsorships, event planned for Oct 11, 5:30pm at Washington Hall.	\$150k Budget	

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 2024 Items**

**Community Initiatives**

**Property Operations**

**Real Estate Development**

## Resolution 24-10-15-02

### 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, effective October 15, 2024:

- Michelle Villafuerte

\_\_\_\_\_  
Board President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Secretary

\_\_\_\_\_  
Date