

BOARD MEETING AGENDA

Tuesday, January 17, 2023

5:30 – 6:30 pm

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

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 – Tiernan Martin 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 December Meeting Minutes • November and December Expenditure Reports • Approve January Concurrence Reports
5:35	Approval/ Discussion	3. Staff Updates <ul style="list-style-type: none"> • Budget Presentation <ul style="list-style-type: none"> • Resolution – Approve 2023 Budget • Incentive Resolution – Jody McCorkle • Co-ED updates – Jamie Lee and Jared Jonson <ul style="list-style-type: none"> • Executive Coach • ST3
6:15	Approval/ Discussion	4. Board Business <ul style="list-style-type: none"> • Committee Updates <ul style="list-style-type: none"> • Board Recruitment – Mindy Au and May Wu • RED Committee • Good of the Order – Tiernan Martin
6:25	Action	5. Adjourn – Tiernan Martin

Important meeting dates:

- North Lot Groundbreaking – January 20, 10am
- Staff Holiday Party – January 26, noon, Joyale
- February Board meeting – February 22, noon

Resolution 23-01-17-01

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 December Meeting Minutes
- Approve November and December Expenditure Reports
- Approve January Concurrence Reports

Board President

Date

Board Secretary

Date

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

Expenditure Certification Memorandum

DATE: **11/30/2022**
TO: **Board of Directors**
FROM: **Jody McCorkle, Director of Finance**
RE: **November 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	2034	to	2042	\$	45,047.82
Electronic Funds Transfers	General Checking		eft		\$	18,034.30
				Bush Hotel Commercial	\$	63,082.12
Computer Run Checks	General Checking	1841	to	1846	\$	30,811.11
				Bush Hotel Condo	\$	30,811.11
Computer Run Checks	General Checking	218	to	218	\$	34.96
Electronic Funds Transfers	General Checking		eft		\$	33,146.96
				Bush Hotel QalicB	\$	33,181.92
Computer Run Checks	General Checking	1399	to	1418	\$	40,608.57
Electronic Funds Transfers	General Checking		eft		\$	18,126.63
				Bush Hotel Residential	\$	58,735.20
Computer Run Checks	General Checking	263	to	264	\$	60.49
				CIDpda	\$	60.49
Computer Run Checks	General Checking	4011	to	4030	\$	50,611.92
Electronic Funds Transfers	General Checking		eft		\$	23,378.56
				DVA	\$	73,990.48
Electronic Funds Transfers	General Checking		eft		\$	211.38
				Hinghay	\$	211.38
Computer Run Checks	General Checking	1004	to	1024	\$	96,983.63
Computer Run Checks	General Checking	101	to	101	\$	37,821.27
				IDVS1 Commercial	\$	134,804.90
Computer Run Checks	General Checking	385	to	392	\$	28,889.62

				IDVS2 Condo	\$	28,889.62
Computer Run Checks	General Checking	560	to	571	\$	23,286.49
				IDVS2 Library & Parking	\$	23,286.49
Computer Run Checks	General Checking	705	to	714	\$	9,653.76
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
				IDVS2 Commercial	\$	14,660.56
Computer Run Checks	General Checking	1126	to	1143	\$	40,543.80
				New Central Commercial	\$	40,543.80
Computer Run Checks	General Checking	296	to	298	\$	8,677.07
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
				New Central Hotel	\$	26,045.37
Computer Run Checks	General Checking	1320	to	1338	\$	40,224.67
				New Central Residential	\$	40,224.67
Computer Run Checks	General Checking	3485	to	3542	\$	115,173.22
Electronic Funds Transfers	General Checking		eft		\$	1,881.44
EFTs for Payroll	General Checking		11/03/22 and 11/17/22		\$	172,052.57
				SCIDpda	\$	289,107.23
					\$	857,635.34

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,nmanagr,nmaster,pdacmmty,pdadev,pdamaint,pdaopacc,scid AND mmm/vv=11/2022-11/2022 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
bhcommop - General Checking				
2034	welfar - Wells Fargo	11/3/2022	3.24	Telecomm
2035	pdamaint - SCIDpda Maintenance Dept	11/10/2022	4,567.50	WOs
2036	bushqali - SCIDpda Bush Hotel QALICB LLC	11/10/2022	39,083.33	Rent
2037	repser - Republic Services	11/10/2022	680.78	Garbage/Waste Removal
2038	verwir - Verizon Wireless	11/10/2022	18.61	Telecomm
2039	cenlin - CenturyLink	11/17/2022	67.11	Telecomm
2040	wasman - Waste Management of Seattle	11/17/2022	416.57	Garbage/Waste Removal
2041	cedgro - Cedar Grove Organics Recycling	11/30/2022	50.60	Garbage/Waste Removal
2042	wesext - Western Exterminator Company	11/30/2022	160.08	Pest Control
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	11/10/2022	18,034.30	Condo Billing
Total bhcommop - General Checking			63,082.12	
bhcondop - General Checking				
1841	citseacu - City of Seattle-Combined Utilities	11/3/2022	8,435.92	Garbage/Waste Removal & Water/Sewer
1842	pugsou - Puget Sound Energy	11/10/2022	2,252.83	Natural Gas
1843	citseacu - City of Seattle-Combined Utilities	11/17/2022	6,768.72	Garbage/Waste Removal & Water/Sewer
1844	ipfscorp - IPFS Corporation	11/17/2022	5,199.41	Insurance
1845	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/17/2022	5,830.84	HVAC/Boiler Maint - Contract
1846	seacitli - Seattle City Light	11/30/2022	2,323.39	Electricity
Total bhcondop - General Checking			30,811.11	
bhqalop - General Checking				
218	welfar - Wells Fargo	11/30/2022	34.96	Office Supplies/Equipment
ACH	bannymel - The Bank of New York Mellon Trust Co.	11/3/2022	11,333.33	Deposits with Other Entities
ACH	bannymel - The Bank of New York Mellon Trust Co.	11/3/2022	2,487.55	Interest Expense
ACH	bannymel - The Bank of New York Mellon Trust Co.	11/21/2022	11,333.33	Deposits with Other Entities
ACH	bannymel - The Bank of New York Mellon Trust Co.	11/21/2022	2,892.75	Interest Expense
ACH	thecomm - The Commerce Bank of WA	11/30/2022	5,100.00	Loan Payment - Monthly
Total bhqalop - General Checking			33,181.92	
bhresope - General Checking				
1399	busimp - Seattle Economic Development Fund	11/3/2022	1,604.68	Loan Payment - Monthly
1400	hdsupp - HD Supply Facilities Maintenance, LTD	11/3/2022	141.58	Supplies
1401	welfar - Wells Fargo	11/3/2022	31.10	Telecomm
1402	welfar - Wells Fargo	11/3/2022	73.78	Office Supplies/Equipment
1403	wesext - Western Exterminator Company	11/3/2022	1,041.04	Pest Control
1404	pdamaint - SCIDpda Maintenance Dept	11/10/2022	17,394.50	WOs
1405	citseacu - City of Seattle-Combined Utilities	11/10/2022	75.43	Water/Sewer
1406	lowes - Lowe's	11/10/2022	1,028.82	Supplies & Appliances
1407	mormec - Morgan Mechanical Inc	11/10/2022	363.83	HVAC/Boiler Maint - Service Calls
1408	orcinf - Orca Information Inc	11/10/2022	47.00	Credit Screening Fee
1409	scidpda - SCIDpda	11/10/2022	16,835.99	ID Billing
1410	seacitli - Seattle City Light	11/10/2022	129.82	Electricity
1411	seacitli - Seattle City Light	11/10/2022	350.97	Electricity
1412	verwir - Verizon Wireless	11/10/2022	159.99	Telecomm
1413	cenlin - CenturyLink	11/17/2022	67.05	Telecomm
1414	hdsupp - HD Supply Facilities Maintenance, LTD	11/30/2022	110.56	Supplies
1415	seacitli - Seattle City Light	11/30/2022	787.76	Electricity
1416	seacitli - Seattle City Light	11/30/2022	5.31	Electricity
1417	welfar - Wells Fargo	11/30/2022	34.95	Office Supplies/Equipment
1418	wesext - Western Exterminator Company	11/30/2022	324.41	Pest Control
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	11/10/2022	14,062.63	Condo Billing
ACH	thecomm - The Commerce Bank of WA	11/30/2022	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			58,735.20	

		Check	Total	
Check#	Vendor	Date	Check	Note
cidpdao3 - General Checking				
263	scidpda - SCIDpda	11/10/2022	20.49	ID Billing
264	welfar - Wells Fargo	11/30/2022	40.00	Licenses/Permits
Total cidpdao3 - General Checking			60.49	
dvaop - General Checking				
3918	t0005485 - Leong	11/10/2022	-1,096.00	Void - reissued 4020 below
4011	hdsupp - HD Supply Facilities Maintenance, LTD	11/3/2022	100.05	Office Supplies/Equipment
4012	welfar - Wells Fargo	11/3/2022	18.46	Telecomm
4013	wesext - Western Exterminator Company	11/3/2022	324.41	Pest Control
4014	pdamaint - SCIDpda Maintenance Dept	11/10/2022	6,870.02	WOs
4015	hdsupp - HD Supply Facilities Maintenance, LTD	11/10/2022	165.26	Janitorial - Supplies
4016	idvs2lib - IDVS2 Library/Parking	11/10/2022	17,750.00	Loan Payment - Monthly
4017	pugsou - Puget Sound Energy	11/10/2022	2,530.56	Natural Gas
4018	scidpda - SCIDpda	11/10/2022	14,925.68	ID Billing
4019	verwir - Verizon Wireless	11/10/2022	92.30	Telecomm
4020	t0005485 - Leong	11/10/2022	1,096.00	Move Out Refund
4021	guasec - Guardian Security Systems, Inc	11/17/2022	5,490.90	Capitalized Rehab Expenditures - security cameras, 60% complete
4022	hdsupp - HD Supply Facilities Maintenance, LTD	11/17/2022	66.10	Janitorial - Supplies
4023	wavbro - WAVE	11/17/2022	99.48	Telecomm
4024	t0000211 - Ngu	11/17/2022	327.00	Move Out Refund
4026	cenlin - CenturyLink	11/30/2022	443.17	Telecomm
4027	guasec - Guardian Security Systems, Inc	11/30/2022	301.81	Fire Systems/Sprinkler - Service Calls
4028	hdsupp - HD Supply Facilities Maintenance, LTD	11/30/2022	583.72	Supplies
4029	welfar - Wells Fargo	11/30/2022	34.95	Office Supplies/Equipment
4030	welfar - Wells Fargo	11/30/2022	488.05	Plumbing
ACH	idvs2con - IDVS2 Condo Association	11/10/2022	23,378.56	Condo Billing
Total dvaop - General Checking			73,990.48	
hingop2 - General Checking				
ACH	paypal - PayPal	11/1/2022	211.38	Bank Fees/Charges
Total hingop2 - General Checking			211.38	
idvs2op4 - General Checking				
705	welfar - Wells Fargo	11/3/2022	1.94	Telecomm
706	wesext - Western Exterminator Company	11/3/2022	129.76	Pest Control
707	pdamaint - SCIDpda Maintenance Dept	11/10/2022	1,455.00	WOs
708	idvs2con - IDVS2 Condo Association	11/10/2022	2,253.26	Condo Billing
709	repser - Republic Services	11/10/2022	2,290.15	Garbage/Waste Removal
710	verwir - Verizon Wireless	11/10/2022	3.87	Telecomm
711	wasman - Waste Management of Seattle	11/17/2022	3,075.01	Garbage/Waste Removal
712	guasec - Guardian Security Systems, Inc	11/30/2022	301.81	Fire Systems/Sprinkler - Service Calls
713	welfar - Wells Fargo	11/30/2022	13.20	Supplies
714	wesext - Western Exterminator Company	11/30/2022	129.76	Pest Control
ACH	herban - Heritage Bank	11/20/2022	5,006.80	Loan Payment - Monthly
Total idvs2op4 - General Checking			14,660.56	
nccomop2 - General Checking				
1126	newcenth - New Central Hotel LLC	11/1/2022	21,897.23	Rent & Insurance
1127	citseacu - City of Seattle-Combined Utilities	11/3/2022	5,295.70	Garbage/Waste Removal & Water/Sewer
1128	newcentr - SCIDPDA New Central Apartments, Inc	11/3/2022	825.44	Water/Sewer
1129	seacitli - Seattle City Light	11/3/2022	11.76	Electricity
1130	welfar - Wells Fargo	11/3/2022	4.86	Telecomm
1131	pdamaint - SCIDpda Maintenance Dept	11/10/2022	3,338.75	WOs
1132	scidpda - SCIDpda	11/10/2022	1,450.95	ID Billing
1133	verwir - Verizon Wireless	11/10/2022	13.09	Telecomm
1134	citseacu - City of Seattle-Combined Utilities	11/17/2022	3,586.17	Water/Sewer
1135	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/17/2022	715.00	HVAC/Boiler Maint - Contract
1136	wasman - Waste Management of Seattle	11/17/2022	128.00	Garbage/Waste Removal

		Check	Total	
Check#	Vendor	Date	Check	Note
1137	wavbro - WAVE	11/17/2022	81.12	Telecomm
1138	wesext - Western Exterminator Company	11/17/2022	129.76	Pest Control
1139	hdsupp - HD Supply Facilities Maintenance, LTD	11/30/2022	89.59	Supplies
1140	jondon - Jon-Don	11/30/2022	43.26	Supplies
1141	newcenth - New Central Hotel LLC	11/30/2022	2,241.31	Insurance
1142	seacitli - Seattle City Light	11/30/2022	466.68	Electricity
1143	wesext - Western Exterminator Company	11/30/2022	225.13	Pest Control
Total nccomop2 - General Checking			40,543.80	
nchotop - General Checking				
296	easwes - East-West Investment Co.	11/10/2022	5,998.89	Ground Lease
297	ipfscorp - IPFS Corporation	11/17/2022	2,643.22	Insurance
298	welfar - Wells Fargo	11/30/2022	34.96	Office Supplies/Equipment
ACH	welfar - Wells Fargo	11/10/2022	17,368.30	Loan Payment - Monthly
Total nchotop - General Checking			26,045.37	
ncresop - General Checking				
1315	newcenth - New Central Hotel LLC	11/1/2022	17,992.62	Rent & Insurance
1320	welfar - Wells Fargo	11/3/2022	9.07	Telecomm
1321	wesext - Western Exterminator Company	11/3/2022	324.41	Pest Control
1322	hdsupp - HD Supply Facilities Maintenance, LTD	11/10/2022	415.78	Supplies
1323	pugsou - Puget Sound Energy	11/10/2022	616.15	Natural Gas
1324	scidpda - SCIDpda	11/10/2022	7,233.96	ID Billing
1325	verwir - Verizon Wireless	11/10/2022	97.79	Telecomm
1326	cenlin - CenturyLink	11/17/2022	229.30	Telecomm
1327	citseaci - City of Seattle	11/17/2022	309.25	Elevator - Service Calls
1328	citseaci - City of Seattle	11/17/2022	309.25	Elevator - Service Calls
1329	citseacu - City of Seattle-Combined Utilities	11/17/2022	2,320.74	Garbage/Waste Removal & Water/Sewer
1330	guasec - Guardian Security Systems, Inc	11/17/2022	380.37	Access Control Systems
1331	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/17/2022	888.77	HVAC/Boiler Maint - Contract
1332	cenlin - CenturyLink	11/30/2022	132.09	Telecomm
1333	hdsupp - HD Supply Facilities Maintenance, LTD	11/30/2022	322.13	Supplies
1334	newcentc - SCIDPDA New Central Commercial, Inc	11/30/2022	2,158.95	Garbage/Waste Removal & Water/Sewer
1335	newcenth - New Central Hotel LLC	11/30/2022	1,944.93	Insurance
1336	seacitli - Seattle City Light	11/30/2022	4,363.79	Electricity
1337	wavbro - WAVE	11/30/2022	81.12	Telecomm
1338	welfar - Wells Fargo	11/30/2022	94.20	Supplies
Total ncresop - General Checking			40,224.67	
pdaopacc - General Checking				
2865	othles - Othello Le's Deli Corporation	11/29/2022	-8,796.30	Void - reissued 3530 below
2919	yjmil - Young J Lee	11/29/2022	-8,796.30	Void - reissued 3541 below
3069	xiannoo - Xian Noodles	11/29/2022	-8,796.30	Void - reissued 3539 below
3070	xianoo - Xi'an Noodles Westlake LLC	11/29/2022	-8,796.30	Void - reissued 3540 below
3485	kaifou - of Washington Options Inc	11/1/2022	23,642.01	Payroll Benefits - Medical
3486	visser - Vision Service Plan	11/1/2022	314.72	Payroll Benefits - Vision
3487	wasden - Delta Dental of Washington	11/1/2022	2,112.40	Payroll Benefits - Dental
3488	fentliy - Liyan Feng	11/3/2022	181.69	Staff Appreciation
3489	hartfo - The Hartford	11/3/2022	896.19	Payroll Benefits - Life Insurance
3490	hohose - Zhi Yen, Inc.	11/3/2022	990.00	Program Expense - Resident Food Relief
3491	idvs2lib - IDVS2 Library/Parking	11/3/2022	145.00	Employee Benefits Parking
3492	louhot - Louisa Hotel Master Tenant LLC	11/3/2022	315.00	Employee Benefits Parking
3493	newcentc - SCIDPDA New Central Commercial, Inc	11/3/2022	1,145.00	Rent
3494	tecave - Techie Avenger Inc	11/3/2022	674.12	Computer - Maintenance
3495	wavbro - WAVE	11/3/2022	101.47	Telecomm
3496	welfar - Wells Fargo	11/3/2022	783.72	Employee Parking, Postage, Office Supplies/Equipment & Staff Appreciation
3497	welfar - Wells Fargo	11/3/2022	5,449.86	Job Posting & Development Project - SHA KC Records Site
3498	welfar - Wells Fargo	11/3/2022	1,806.39	Office Supplies/Equipment, /Development Project - North Lot Housing & Postage
3499	welfar - Wells Fargo	11/3/2022	39.99	Training/Education

Check#	Vendor	Check Date	Total Check	Note
3500	bushcomm - SCIDpda Bush Hotel Commercial	11/10/2022	15,304.52	Rent
3501	colint - Colliers International Valuation & Advisory Services	11/10/2022	3,500.00	Professional Fees/Consulting
3502	fenliy - Liyan Feng	11/10/2022	398.25	Staff Appreciation
3503	infris - Inflection Risk Solutions, LLC DBA GoodHire	11/10/2022	35.55	Credit Screening Fee
3504	louhot - Louisa Hotel Master Tenant LLC	11/10/2022	209.00	Telecomm
3505	martie - Tiernan Martin	11/10/2022	42.74	Volunteer Appreciation
3506	newstares - New Star Restaurant	11/10/2022	990.00	Program Expense - Resident Food Relief
3507	percoi - Perkins Coie LLP	11/10/2022	1,777.35	Legal - Spic 'n Span
3508	ricusa - Ricoh USA, Inc	11/10/2022	243.87	Copier Lease/Maintenance
3509	spalig - SparkLab Lighting Design, LLC	11/10/2022	0.00	Void
3510	verwir - Verizon Wireless	11/10/2022	95.12	Telecomm
3511	welfar - Wells Fargo	11/10/2022	1,912.59	Staff Appreciation, Program Expenses & Advertising/Marketing
3512	welfar - Wells Fargo	11/10/2022	67.09	Program - Supplies
3513	woover - Wood	11/10/2022	154.66	Volunteer Appreciation & Telecomm
3514	spalig - SparkLab Lighting Design, LLC	11/10/2022	3,150.00	Program - Professional Fees/Consulting
3515	aspcn - Aspect Consulting, LLC	11/17/2022	687.25	Program - Professional Fees/Consulting
3516	bresha - Shanti Breznau Consulting, LLC	11/17/2022	9,246.25	Program - Professional Fees/Consulting
3517	cenlin - CenturyLink	11/17/2022	130.83	Telecomm
3518	dimsum - Dim Sum King	11/17/2022	990.00	Program Expense - Resident Food Relief
3519	ipfscorp - IPFS Corporation	11/17/2022	601.92	Insurance
3520	net2ph - Net2Phone Inc.	11/17/2022	647.11	Telecomm
3521	ricoh - Ricoh USA, Inc	11/17/2022	22.05	Copier Lease/Maintenance
3522	ricusa - Ricoh USA, Inc	11/17/2022	656.66	Copier Lease/Maintenance
3523	staaud - State Auditor's Office	11/17/2022	14,129.37	Audit Fees
3524	wavbro - WAVE	11/17/2022	274.28	Telecomm
3525	welfar - Wells Fargo	11/17/2022	202.93	Translation/Interpreters
3526	wesext - Western Exterminator Company	11/17/2022	127.89	Pest Control
3527	yarsys - Yardi Systems, Inc.	11/17/2022	687.96	Licenses
3528	dimsum - Dim Sum King	11/30/2022	990.00	Program Expense - Resident Food Relief
3529	farcon - Farallon Consulting, LLC	11/30/2022	5,000.00	A/R - Lot on the Hill
3530	othles - Othello Le's Deli Corporation	11/30/2022	8,796.30	Program Expenses - Business Relief
3531	purpow - The Pitney Bowes Bank Inc.	11/30/2022	320.99	Postage
3532	seacitli - Seattle City Light	11/30/2022	116.10	Electricity
3533	tecave - Techie Avenger Inc	11/30/2022	4,095.48	Computer - Maintenance
3534	tonkia - Ton Kiang Barbeque Noodle House	11/30/2022	990.00	Program Expense - Resident Food Relief
3535	welfar - Wells Fargo	11/30/2022	2,460.76	Employee Parking Benefits & Training/Education
3536	welfar - Wells Fargo	11/30/2022	447.14	Office Supplies/Equipment
3537	welfar - Wells Fargo	11/30/2022	203.98	Council Expenses & Computer Software
3538	welfar - Wells Fargo	11/30/2022	115.97	Training/Education & Office Supplies/Equipment
3539	xiannoo - Xian Noodles	11/30/2022	8,796.30	Program Expenses - Business Relief
3540	xianoo - Xi'an Noodles Westlake LLC	11/30/2022	8,796.30	Program Expenses - Business Relief
3541	yjmil - Young J Lee	11/30/2022	8,796.30	Program Expenses - Business Relief
3542	allpio - The Alliance for Pioneer Square	11/30/2022	5,550.00	Professional Fees/Consulting
ACH	pdamaint - SCIDpda Maintenance Dept	11/9/2022	1,727.25	WOs
ACH	stwab&o - Department of Revenue	11/23/2022	154.19	B&O Tax
Total pdaopacc - General Checking			117,054.66	
ACH	Paylocity	11/3/2022	85,914.19	Payroll
ACH	Paylocity	11/17/2022	86,138.38	Payroll
			172,052.57	Total Payroll
			289,107.23	
vs1op - General Checking				
1004	mckser - McKinstry Service	11/3/2022	2,759.56	Fire Systems/Sprinkler - Service Calls
1005	welfar - Wells Fargo	11/3/2022	1.94	Telecomm
1006	welfar - Wells Fargo	11/3/2022	7.85	Postage
1007	welfar - Wells Fargo	11/3/2022	23.55	Postage
1008	pdamaint - SCIDpda Maintenance Dept	11/10/2022	2,659.25	WOs
1009	citseacu - City of Seattle-Combined Utilities	11/10/2022	10,392.90	Water/Sewer
1010	pugsou - Puget Sound Energy	11/10/2022	1,767.03	Natural Gas

		Check	Total	
Check#	Vendor	Date	Check	Note
1011	repser - Republic Services	11/10/2022	2,490.66	Garbage/Waste Removal
1012	scidpda - SCIDpda	11/10/2022	27,732.83	ID Billing
1013	seacitli - Seattle City Light	11/10/2022	14,869.16	Electricity
1014	usbank1 - US Bank	11/10/2022	2,150.00	Bond Admin Fees
1015	verwir - Verizon Wireless	11/10/2022	56.46	Telecomm
1016	buihar - Builders' Hardware & Supply Co	11/17/2022	82.36	Locks/Keys
1017	cenlin - CenturyLink	11/17/2022	81.00	Telecomm
1018	citseacu - City of Seattle-Combined Utilities	11/17/2022	12,713.69	Water/Sewer
1019	ipfscorp - IPFS Corporation	11/17/2022	3,821.14	Insurance
1020	searub - Seattle Rubbish Removal	11/17/2022	242.42	Maintenance - Other Vendors
1021	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/17/2022	12,017.89	HVAC/Boiler Maint - Contract
1022	wasman - Waste Management of Seattle	11/17/2022	2,845.28	Garbage/Waste Removal
1023	pugsou - Puget Sound Energy	11/30/2022	159.33	Natural Gas
1024	welfar - Wells Fargo	11/30/2022	109.33	Supplies
Total vs1op - General Checking			96,983.63	
vs1re1 - Replacement Reserve				
101	davdoo - Davis Door Service, Inc.	11/10/2022	37,821.27	Building Improvements - garage door
Total vs1re1 - Replacement Reserve			37,821.27	
vs2conop - General Checking				
385	seacitli - Seattle City Light	11/3/2022	265.07	Electricity
386	pdamaint - SCIDpda Maintenance Dept	11/10/2022	282.00	WOs
387	seacitli - Seattle City Light	11/10/2022	2,233.34	Electricity
388	cenlin - CenturyLink	11/17/2022	63.55	Telecomm
389	citseacu - City of Seattle-Combined Utilities	11/17/2022	16,817.11	Garbage/Waste Removal & Water/Sewer
390	ipfscorp - IPFS Corporation	11/17/2022	6,764.61	Insurance
391	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	11/17/2022	2,371.94	HVAC/Boiler Maint - Contract
392	finnei - Finney Neill & Co, P.S.	11/30/2022	92.00	Audit Fees
Total vs2conop - General Checking			28,889.62	
vs2lpop - General Checking				
560	usbank - US Bank/TFM/97298300/Mainyua Yang	11/1/2022	14,690.63	Loan Payment - Monthly
561	evpow - Evergreen Power Systems, Inc	11/3/2022	749.40	Maintenance - Other Vendors
562	welfar - Wells Fargo	11/3/2022	7.77	Telecomm
563	welfar - Wells Fargo	11/3/2022	7.85	Postage
564	welfar - Wells Fargo	11/3/2022	15.70	Postage
565	idvs2lib - IDVS2 Library/Parking	11/3/2022	210.00	Parking Income
566	pdamaint - SCIDpda Maintenance Dept	11/10/2022	783.75	WOs
567	idvs2con - IDVS2 Condo Association	11/10/2022	2,855.19	Condo Billing
568	verwir - Verizon Wireless	11/10/2022	42.12	Telecomm
569	cenlin - CenturyLink	11/17/2022	269.22	Telecomm
570	guasec - Guardian Security Systems, Inc	11/17/2022	3,384.23	Capitalized Rehab Expenditures - security cameras, 40% complete
571	cenlin - CenturyLink	11/30/2022	270.63	Telecomm
Total vs2lpop - General Checking			23,286.49	
			685,582.77	
			172,052.57	Total Payroll
			857,635.34	

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

Expenditure Certification Memorandum

DATE: 12/31/2022
 TO: Board of Directors
 FROM: Jody McCorkle, Director of Finance
 RE: December 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	2043	to	2055	\$	45,318.04
Electronic Funds Transfers	General Checking		eft		\$	13,690.84
				Bush Hotel Commercial	\$	59,008.88
Computer Run Checks	General Checking	1847	to	1851	\$	17,816.68
				Bush Hotel Condo	\$	17,816.68
Electronic Funds Transfers	General Checking		eft		\$	11,100.00
				Bush Hotel QalicB	\$	11,100.00
Computer Run Checks	General Checking	1419	to	1439	\$	168,268.47
Electronic Funds Transfers	General Checking		eft		\$	17,261.95
				Bush Hotel Residential	\$	185,530.42
Computer Run Checks	General Checking	265	to	265	\$	65.00
				CIDpda	\$	65.00
Computer Run Checks	General Checking	4031	to	4049	\$	100,659.54
Electronic Funds Transfers	General Checking		eft		\$	22,669.37
				DVA	\$	123,328.91
Electronic Funds Transfers	General Checking		eft		\$	267.08
				Hinghay	\$	267.08
Computer Run Checks	General Checking	1025	to	1042	\$	89,834.31
				IDVS1 Commercial	\$	89,834.31
Computer Run Checks	General Checking	393	to	399	\$	28,365.73
				IDVS2 Condo	\$	28,365.73
Computer Run Checks	General Checking	572	to	579	\$	18,193.36
Electronic Funds Transfers	General Checking		eft		\$	35.45
				IDVS2 Library & Parking	\$	18,228.81

Computer Run Checks	General Checking	715	to	723	\$	14,564.64
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
IDVS2 Commercial						\$ 19,571.44
Computer Run Checks	General Checking	1144	to	1157	\$	27,612.66
New Central Commercial						\$ 27,612.66
Computer Run Checks	General Checking	299	to	299	\$	4,617.98
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
New Central Hotel						\$ 21,986.28
Computer Run Checks	General Checking	1339	to	1351	\$	53,521.66
Electronic Funds Transfers	General Checking		eft		\$	4,500.00
New Central Residential						\$ 58,021.66
Computer Run Checks	General Checking	3543	to	3585	\$	260,176.28
Electronic Funds Transfers	General Checking		eft		\$	2,845.54
EFTs for Payroll	General Checking	12/01/22 12/15/22 12/29/22			\$	257,065.73
SCIDpda						\$ 520,087.55
						\$ 1,180,825.41

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=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,ncentcon,ncentres,nchotel,nmanagr,nmaster,pdacrmtty,pdadedv,pdamaint,pdaopacc,scid AND mm/yy=12/2022-12/2022 AND All Checks=Yes

		Check	Total	
Check#	Vendor	Date	Check	Note
bhcommop - General Checking				
1997	wesext - Western Exterminator Company	12/15/2022	-160.08	Void and Reissue Check #2051
2043	pdamaint - SCIDpda Maintenance Dept	12/8/2022	4,007.50	WOs
2044	cenlin - CenturyLink	12/8/2022	67.66	Telecomm
2045	paclam - Pacific Lamp & Supply Company	12/8/2022	239.90	Supplies
2046	repser - Republic Services	12/8/2022	688.72	Garbage/Waste Removal
2047	thepar - The Part Works, Inc.	12/8/2022	436.59	Supplies
2048	welfar - Wells Fargo	12/8/2022	3.24	Telecomm
2049	cheken - Che	12/15/2022	120.91	Small Tools/Equipment
2050	wasman - Waste Management of Seattle	12/15/2022	416.57	Garbage/Waste Removal
2051	wesext - Western Exterminator Company	12/15/2022	160.08	Pest Control
2052	bushqali - SCIDpda Bush Hotel QALICB LLC	12/22/2022	39,083.33	Rent
2053	cedgro - Cedar Grove Organics Recycling	12/22/2022	50.60	Garbage/Waste Removal
2054	verwir - Verizon Wireless	12/22/2022	42.94	Telecomm
2055	wesext - Western Exterminator Company	12/22/2022	160.08	Pest Control
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	12/15/2022	13,690.84	Condo Billing
Total bhcommop - General Checking			59,008.88	
bhcondop - General Checking				
1847	pugsou - Puget Sound Energy	12/8/2022	4,661.75	Natural Gas
1848	stwasec - Secretary of State	12/8/2022	20.00	Licenses - Annual Report
1849	ipfscorp - IPFS Corporation	12/15/2022	5,199.41	Insurance
1850	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/15/2022	3,328.45	HVAC/Boiler Maint - Service Calls
1851	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/22/2022	4,607.07	HVAC/Boiler Maint - Contract
Total bhcondop - General Checking			17,816.68	
bhqalop - General Checking				
ACH	unista - United States Treasury	12/15/2022	6,000.00	Taxes - Quarterly
ACH	thecomm - The Commerce Bank of WA	12/31/2022	5,100.00	Loan Payment - Monthly
Total bhqalop - General Checking			11,100.00	
bhresope - General Checking				
1419	busimp - Seattle Economic Development Fund	12/8/2022	1,604.68	Loan Payment - Monthly
1420	citseafa - City of Seattle FAS	12/8/2022	65.00	Licenses
1421	paclam - Pacific Lamp & Supply Company	12/8/2022	562.94	Supplies
1422	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/8/2022	1,349.47	HVAC/Boiler Maint - Service Calls
1423	welfar - Wells Fargo	12/8/2022	31.10	Telecomm
1424	welfar - Wells Fargo	12/8/2022	52.99	Janitorial - Supplies
1425	pdamaint - SCIDpda Maintenance Dept	12/15/2022	10,517.50	WOs
1426	cenlin - CenturyLink	12/15/2022	67.66	Telecomm
1427	citseacu - City of Seattle-Combined Utilities	12/15/2022	73.00	Water/Sewer
1428	elellc - ELEV8ED LLC	12/15/2022	1,600.00	Capitalized Rehab Expenditures - Elevator Sheaves (HUD approved)
1429	orcinf - Orca Information Inc	12/15/2022	94.00	Credit Screening Fee
1430	scidpda - SCIDpda	12/15/2022	18,661.17	ID Billing
1431	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/15/2022	118,395.27	FF&E - Boiler (awaiting HUD approval to fund w/ Repl Reserves)
1432	alegow - Alexander Gow Fire Equipment Co	12/22/2022	765.50	Fire Systems/Sprinkler - Service Calls
1433	bushcomm - SCIDpda Bush Hotel Commercial	12/22/2022	12,351.42	Water/Sewer
1434	cheken - Che	12/22/2022	560.10	Small Tools/Equipment & Supplies
1435	hdsupp - HD Supply Facilities Maintenance, LTD	12/22/2022	522.40	Supplies
1436	seacitli - Seattle City Light	12/22/2022	216.85	Electricity
1437	seacitli - Seattle City Light	12/22/2022	473.43	Electricity
1438	t0002079 - Lin	12/22/2022	144.00	Move Out Refund

		Check	Total	
Check#	Vendor	Date	Check	Note
1439	verwir - Verizon Wireless	12/22/2022	159.99	Telecomm
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	12/15/2022	13,197.95	Condo Billing
ACH	thecomm - The Commerce Bank of WA	12/31/2022	4,064.00	Loan Payment - Monthly
Total bhresope - General Checking			185,530.42	
cidpdao3 - General Checking				
265	citseafa - City of Seattle FAS	12/8/2022	65.00	Licenses
Total cidpdao3 - General Checking			65.00	
dvaop - General Checking				
4025	idvs2lib - IDVS2 Library/Parking	12/1/2022	17,750.00	Loan Payment - Monthly
4031	citseafa - City of Seattle FAS	12/8/2022	65.00	Licenses
4032	pacclam - Pacific Lamp & Supply Company	12/8/2022	367.62	Supplies
4033	pugsou - Puget Sound Energy	12/8/2022	5,436.29	Natural Gas
4034	seacitli - Seattle City Light	12/8/2022	10.67	Electricity
4035	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/8/2022	1,495.84	HVAC/Boiler Maint - Service Calls
4036	welfar - Wells Fargo	12/8/2022	18.46	Telecomm
4037	wesext - Western Exterminator Company	12/8/2022	324.41	Pest Control
4038	pdamaint - SCIDpda Maintenance Dept	12/15/2022	11,005.29	WOs
4039	comint - Commercial Interiors, Inc.	12/15/2022	43,910.37	FF&E - flooring (OH approved to fund w/ Repl Reserves)
4040	orcinf - Orca Information Inc	12/15/2022	47.00	Credit Screening Fee
4041	scidpda - SCIDpda	12/15/2022	16,596.71	ID Billing
4042	t0003551 - LI	12/15/2022	1,277.00	Move Out Refund
4043	t0005460 - Chen	12/15/2022	1,161.00	Move Out Refund
4044	wavbro - WAVE	12/15/2022	99.48	Telecomm
4045	cheken - Che	12/22/2022	40.13	Small Tools/Equipment
4046	hdsupp - HD Supply Facilities Maintenance, LTD	12/22/2022	53.14	Supplies
4047	lowes - Lowe's	12/22/2022	173.20	Supplies
4048	pacclam - Pacific Lamp & Supply Company	12/22/2022	735.24	Supplies
4049	verwir - Verizon Wireless	12/22/2022	92.69	Telecomm
ACH	idvs2con - IDVS2 Condo Association	12/15/2022	22,669.37	Condo Billing
Total dvaop - General Checking			123,328.91	
hingop2 - General Checking				
ACH	paypal - PayPal	12/1/2022	267.08	Bank Fees/Charges
Total hingop2 - General Checking			267.08	
idvs2op4 - General Checking				
715	pdamaint - SCIDpda Maintenance Dept	12/8/2022	1,875.00	WOs
716	repser - Republic Services	12/8/2022	2,527.51	Garbage/Waste Removal
717	welfar - Wells Fargo	12/8/2022	1.94	Telecomm
718	cheken - Che	12/15/2022	120.90	Small Tools/Equipment
719	idvs2con - IDVS2 Condo Association	12/15/2022	2,893.78	Condo Billing
720	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/15/2022	2,112.13	HVAC/Boiler Maint - Service Calls
721	wasman - Waste Management of Seattle	12/15/2022	3,127.21	Garbage/Waste Removal
722	watsec - Watson Security	12/15/2022	1,897.24	Maintenance
723	verwir - Verizon Wireless	12/22/2022	8.93	Telecomm
ACH	herban - Heritage Bank	12/20/2022	5,006.80	Loan Payment - Monthly
Total idvs2op4 - General Checking			19,571.44	
nccomop2 - General Checking				
1144	newcenth - New Central Hotel LLC	12/1/2022	20,350.00	Rent
1145	pdamaint - SCIDpda Maintenance Dept	12/8/2022	2,606.25	WOs
1146	seacitli - Seattle City Light	12/8/2022	12.61	Electricity
1147	thepar - The Part Works, Inc.	12/8/2022	64.10	Supplies
1148	welfar - Wells Fargo	12/8/2022	4.86	Telecomm

		Check	Total	
Check#	Vendor	Date	Check	Note
1149	cheken - Che	12/15/2022	120.91	Small Tools/Equipment
1150	ipfscorp - IPFS Corporation	12/15/2022	1,415.18	Insurance
1151	scidpda - SCIDpda	12/15/2022	1,755.59	ID Billing
1152	wasman - Waste Management of Seattle	12/15/2022	128.00	Garbage/Waste Removal
1153	cheken - Che	12/22/2022	314.07	Repair UTO
1154	subsol - Submeter Solutions Inc.	12/22/2022	600.00	Water/Sewer
1155	verwir - Verizon Wireless	12/22/2022	30.21	Telecomm
1156	wavbro - WAVE	12/22/2022	81.12	Telecomm
1157	wesext - Western Exterminator Company	12/22/2022	129.76	Pest Control
Total nccomop2 - General Checking			27,612.66	
nchotop - General Checking				
299	easwes - East-West Investment Co.	12/15/2022	4,617.98	Ground Lease Expense
ACH	welfar - Wells Fargo	12/10/2022	17,368.30	Loan Payment - Monthly
Total nchotop - General Checking			21,986.28	
ncresop - General Checking				
1339	newcenth - New Central Hotel LLC	12/1/2022	16,650.00	Rent
1340	citseafa - City of Seattle FAS	12/8/2022	65.00	Licenses
1341	welfar - Wells Fargo	12/8/2022	9.07	Telecomm
1342	wesext - Western Exterminator Company	12/8/2022	324.41	Pest Control
1343	citseacu - City of Seattle-Combined Utilities	12/15/2022	87.43	Water/Sewer
1344	comint - Commercial Interiors, Inc.	12/15/2022	23,239.60	FF&E - flooring
1345	ipfscorp - IPFS Corporation	12/15/2022	1,228.04	Insurance
1346	scidpda - SCIDpda	12/15/2022	7,173.07	ID Billing
1347	cheken - Che	12/22/2022	142.62	Small Tools/Equipment & Supplies
1348	hdsupp - HD Supply Facilities Maintenance, LTD	12/22/2022	99.97	Supplies
1349	lowes - Lowe's	12/22/2022	137.81	Supplies
1350	newcentc - SCIDPDA New Central Commercial, Inc	12/22/2022	4,266.85	Water/Sewer
1351	verwir - Verizon Wireless	12/22/2022	97.79	Telecomm
ACH	unista - United States Treasury	12/15/2022	4,500.00	Taxes - Quarterly
Total ncresop - General Checking			58,021.66	
pdaopacc - General Checking				
3543	hartfo - The Hartford	12/1/2022	930.59	Payroll Benefits - Life Insurance
3544	kaifou - of Washington Options Inc	12/1/2022	24,261.96	Payroll Benefits - Medical
3545	visser - Vision Service Plan	12/1/2022	331.98	Payroll Benefits - Vision
3546	wasden - Delta Dental of Washington	12/1/2022	2,221.60	Payroll Benefits - Dental
3547	citseafa - City of Seattle FAS	12/8/2022	598.00	Licenses
3548	hohose - Zhi Yen, Inc.	12/8/2022	1,040.00	Program Expenses - Resident Food Relief
3549	idvs2lib - IDVS2 Library/Parking	12/8/2022	145.00	Employee Parking Benefits
3550	intpark - Interim Parking Services	12/8/2022	250.00	Employee Parking Benefits
3551	lanlin - LanguageLine Solutions	12/8/2022	336.05	Translation/Interpreters
3552	louhot - Louisa Hotel Master Tenant LLC	12/8/2022	315.00	Employee Parking Benefits
3553	newcentc - SCIDPDA New Central Commercial, Inc	12/8/2022	1,145.00	Rent
3554	padlam - Pacific Lamp & Supply Company	12/8/2022	68.40	Supplies
3555	pbseng - PBS Engineering and Environmental Inc.	12/8/2022	4,000.00	Professional Fees/Consulting
3556	percol - Perkins Coie LLP	12/8/2022	1,672.80	Legal
3557	ricusa - Ricoh USA, Inc	12/8/2022	243.87	Copier Lease/Maintenance
3558	wavbro - WAVE	12/8/2022	101.47	Telecomm
3559	welfar - Wells Fargo	12/8/2022	1,271.60	Office Supplies/Equipment, Job Listings & Program Expenses
3560	welfar - Wells Fargo	12/8/2022	1,179.98	Office Supplies/Equipment, Postage, Licenses & Staff Appreciation
3561	bartre - Bartlett Tree Experts	12/15/2022	1,612.95	A/R - Lot on the Hill
3562	bushcomm - SCIDpda Bush Hotel Commercial	12/15/2022	15,304.52	Rent
3563	cheken - Che	12/15/2022	25.34	Staff Appreciation
3564	ipfscorp - IPFS Corporation	12/15/2022	601.92	Insurance

		Check	Total	
Check#	Vendor	Date	Check	Note
3565	newstares - New Star Restaurant	12/15/2022	1,040.00	Program Expenses - Resident Food Relief
3566	nexbol - Angela M Battazzo	12/15/2022	1,400.00	Professional Fees/Consulting
3567	pachos - Pacific Hospital Preservation & Development Authority	12/15/2022	22.74	A/R - Lot on the Hill
3568	seapubuti - Seattle Public Utilities - DSO	12/15/2022	120,245.26	A/R - Lot on the Hill
3569	shewil - Sherwin-Williams Co.	12/15/2022	44.35	Supplies
3570	yarsys - Yardi Systems, Inc.	12/15/2022	54,463.18	Computer License
3571	aspcn - Aspect Consulting, LLC	12/22/2022	243.25	Program - Professional Fees/Consulting
3572	bresha - Shanti Breznau Consulting, LLC	12/22/2022	9,132.50	Program - Professional Fees/Consulting
3573	cenlin - CenturyLink	12/22/2022	131.40	Telecomm
3574	coapac - Pacific Coast Electrical Contractors, Inc	12/22/2022	3,252.38	Program - Professional Fees/Consulting
3575	dimsum - Dim Sum King	12/22/2022	1,040.00	Program Expenses - Resident Food Relief
3576	houdep - Housing Development Consortium	12/22/2022	833.34	Community Outreach
3577	net2ph - Net2Phone Inc.	12/22/2022	665.08	Telecomm
3578	pitbowgf - Pitney Bowes Global Financial Services LLC	12/22/2022	129.01	Postage
3579	purpow - The Pitney Bowes Bank Inc.	12/22/2022	360.28	Postage
3580	ricoh - Ricoh USA, Inc	12/22/2022	23.15	Copier Lease/Maintenance
3581	satnao - Naomi Sato	12/22/2022	161.16	Staff Appreciation
3582	staaud - State Auditor's Office	12/22/2022	4,818.15	Audit Fees
3583	tecave - Techie Avenger Inc	12/22/2022	3,709.27	Computer - Maintenance
3584	verwir - Verizon Wireless	12/22/2022	529.47	Telecomm
3585	wavbro - WAVE	12/22/2022	274.28	Telecomm
ACH	pdamaint - SCIDpda Maintenance Dept	12/7/2022	1,797.75	WOs
ACH	welfar - Wells Fargo	12/12/2022	148.43	Bank Fees/Charges
ACH	stwab&o - Department of Revenue	12/22/2022	899.36	B&O Tax
Total pdaopacc - General Checking			263,021.82	
ACH	Paylocity	12/1/2022	84,632.38	Payroll
ACH	Paylocity	12/15/2022	82,769.04	Payroll
ACH	Paylocity	12/29/2022	89,664.31	Payroll
Total Payroll			257,065.73	
			520,087.55	
vs1op - General Checking				
1025	pdamaint - SCIDpda Maintenance Dept	12/8/2022	848.75	WOs
1026	cenlin - CenturyLink	12/8/2022	81.00	Telecomm
1027	pugsou - Puget Sound Energy	12/8/2022	3,352.48	Natural Gas
1028	repser - Republic Services	12/8/2022	2,564.40	Garbage/Waste Removal
1029	welfar - Wells Fargo	12/8/2022	1.94	Telecomm
1030	welfar - Wells Fargo	12/8/2022	4.04	Postage
1031	davdoo - Davis Door Service, Inc.	12/15/2022	307.44	Maintenance - Other Vendors
1032	ipfscorp - IPFS Corporation	12/15/2022	3,821.14	Insurance
1033	pdamaint - SCIDpda Maintenance Dept	12/15/2022	440.00	WOs
1034	scidpda - SCIDpda	12/15/2022	27,675.98	ID Billing
1035	seacitli - Seattle City Light	12/15/2022	16,664.13	Electricity
1036	wasman - Waste Management of Seattle	12/15/2022	2,871.38	Garbage/Waste Removal
1037	citseacu - City of Seattle-Combined Utilities	12/22/2022	12,050.66	Water/Sewer
1038	paclam - Pacific Lamp & Supply Company	12/22/2022	68.06	Supplies
1039	pacpow - Pacific Power Group, LLC	12/22/2022	1,091.48	Maintenance
1040	sougla - Southeast Glass, Inc	12/22/2022	5,843.25	Maintenance - LH window glass
1041	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/22/2022	12,017.89	HVAC/Boiler Maint - Contract
1042	verwir - Verizon Wireless	12/22/2022	130.29	Telecomm
Total vs1op - General Checking			89,834.31	
vs2conop - General Checking				
393	pdamaint - SCIDpda Maintenance Dept	12/8/2022	293.75	WOs
394	seacitli - Seattle City Light	12/8/2022	2,557.25	Electricity

		Check	Total	
Check#	Vendor	Date	Check	Note
395	seacitli - Seattle City Light	12/8/2022	331.62	Electricity
396	ipfscorp - IPFS Corporation	12/15/2022	6,764.61	Insurance
397	cenlin - CenturyLink	12/22/2022	64.01	Telecomm
398	citseacu - City of Seattle-Combined Utilities	12/22/2022	15,982.55	Garbage/Waste Removal & Water/Sewer
399	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	12/22/2022	2,371.94	HVAC/Boiler Maint - Contract
Total vs2conop - General Checking			28,365.73	
vs2ipop - General Checking				
572	usbank - US Bank/TFM/97298300/Mainyua Yang	12/1/2022	14,690.63	Loan Payment - Monthly
573	pdamaint - SCIDpda Maintenance Dept	12/8/2022	750.00	WOs
574	citseafa - City of Seattle FAS	12/8/2022	10.00	Licenses
575	welfar - Wells Fargo	12/8/2022	7.77	Telecomm
576	welfar - Wells Fargo	12/8/2022	28.32	Postage
577	idvs2con - IDVS2 Condo Association	12/15/2022	2,569.67	Condo Billing
578	jondon - Jon-Don	12/15/2022	91.34	Janitorial - Supplies
579	verwir - Verizon Wireless	12/22/2022	45.63	Telecomm
ACH	citseafa - City of Seattle FAS	12/27/2022	35.45	B&O Tax
Total vs2ipop - General Checking			18,228.81	
			1,180,825.41	

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.*

January 2023 Items

Property Operations

New Central – Commercial Space 102 (formerly Girls Rock Math) has signed a new tenant “Flower Flower” – a community arts space to a one-year lease from January to December 2023, with a option to renew for one additional year. The minimum monthly is \$1080 per month plus NNN.

Resolution 23-01-17-02

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

We, the Board of Seattle Chinatown International District Preservation and Development Authority, approve the 2023 Budget.

Board President

Date

Board Secretary

Date

Resolution 23-01-17-03

RESOLUTION OF SEATTLE CHINATOWN INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY

Seattle Chinatown International District Preservation and Development Authority (SCIDpda), a Washington public authority (Authority), currently employs approximately 40 full and part-time individuals.

Whereas, the SCIDpda Board (Board) established an Incentive Compensation Plan for 2022 in order to reward positive performance by providing an incentive to all eligible employees for meeting and/or exceeding specified goals.

Whereas, the Board approved a 2022 Incentive Plan with the following goals (the status of each noted in bold italics):

AFFORDABLE HOUSING IS DEVELOPED AND CID PROPERTIES PRESERVED TO MEET COMMUNITY NEEDS.

- Incorporate new development KPIs in reporting to Real Estate and Finance Committees by April 15, 2022. ***Reported in April committee meetings and quarterly thereafter.***
- Develop marketing plan for the Yesler Family Housing Project and begin implementation by December 31, 2022. ***Marketing materials created and translated and outreach made to 10+ community organizations by YE. Leasing workshop scheduled for 3rd week in January.***
- Close on construction financing for the North Lot Project by December 31, 2022. ***Closed October 21.***

SYSTEMS OPERATE BETTER TO SERVE CID COMMUNITY NEEDS.

- Submit comment letter on Sound Transit 3 draft environmental impact statement by June 30, 2022. ***Submitted April 25.***
- By June 30, 2022, develop a screen for identifying priority types of businesses in the CID to target and assist. Implement screen and re-evaluate method by December 31, 2022. ***Screen developed by June 30 and implemented and re-evaluated in December.***
- Identify at least two contractors by June 30, 2022 for the window protection project. Begin the process of installing window protective measures with at least 10 businesses by December 31, 2022. ***Contractors identified by June 30 and installation for 42 businesses completed as of November 4.***
- Help make people feel safer by completing three lighting projects and moving forward an additional three lighting projects by December 31, 2022. ***Hing Hay***

pavilion, Kobe Terrace stone lantern and two dragon sculpture lighting projects were completed in 2022. Lighting projects planned for 2023 include bus shelters, business storefront signage and King Street corridor.

PDA ORGANIZATION AND LINES OF BUSINESS ARE DEVELOPED TO ACHIEVE INTENDED IMPACT AND SUSTAINABILITY.

- Departmental work teams report quarterly on their established KPIs and adjust their work or KPIs if needed. ***Reported at least quarterly and some monthly.***
- Implement Yardi RentCafe's online rent payment portal for tenants by June 30, 2022. ***Implemented in June for residential and August for commercial.***
- Management teams determine which tools and procedures – learned through management trainings – to implement across the organization by June 30, 2022, and hold work teams accountable through demonstrated use of tools and procedures throughout the year. ***Managers completed training and agreed to adoption of common tools across the organization by June 13 and reported on demonstrated use thereafter in quarterly meetings.***
- Conduct a resident experience survey by September 30, 2022, analyze for change over 2021 baseline results, and use data to identify target improvements for 2023 by December 31, 2022. ***Survey distributed September 27 and completed December 30. Areas for improvement are being evaluated and targeted to be addressed in 2023 Q1 and Q2.***
- Conduct a staff satisfaction survey by September 30, 2022, analyze for change over 2021 baseline results, and use data to identify target improvements for 2023 by December 31, 2022. ***Survey distributed June 28 and analyzed by October 26. Targeted improvements identified for implementation beginning in January 2023.***
- Commercial Operations and Accounting implement GASB 87 Lease Accounting by December 31, 2022. ***Spreadsheets created and populated with analyzed leases and impact of accounting change identified by YE. Software to be purchased in January. Posting to be completed by March 2023 independent auditor deadline.***
- Develop 5-year organizational forecast by December 31, 2022. ***Developed prior to mid-year salary increase proposed to and approved by the Finance Committee on July 15 and subsequently by the Board on July 19. Further refined in conjunction with 2023 Budget proposed January 13, 2023.***

Having met or made substantial progress toward the above listed goals during another very challenging year, the Director of Finance and Board Finance Committee recommend to the SCIDpda Board and the SCIDpda Board therefore affirms and resolves that the incentive is authorized and approved to be distributed to permanent employees as of the award date of December 31, 2021, regardless of hire date.

Further, the Board authorizes the incentive to be distributed on January 26, 2023 in an amount equal to 10% of the employee's 2022 salary/wages.

The Board also affirms and authorizes SCIDpda to make a contribution to the Authority's 401a plan on behalf of each eligible employee in an amount equal to 4% of the employee's 2022 salary/wages.

Board President

Date

Board Treasurer

Date