

**BOARD MEETING AGENDA**

Wednesday, February 22, 2023

12:00 – 1:00 pm

**Virtual:**

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YTIINGIxZTctNDQ1My00ZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%40thread.v2/0?context=%7b%22Tid%22%3a%220a5376b2-b919-40e2-bfa3-b4b75fda823f%22%2c%22Oid%22%3a%224f089a85-c857-4d1d-8012-16100951d81a%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTIINGIxZTctNDQ1My00ZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%40thread.v2/0?context=%7b%22Tid%22%3a%220a5376b2-b919-40e2-bfa3-b4b75fda823f%22%2c%22Oid%22%3a%224f089a85-c857-4d1d-8012-16100951d81a%22%7d)

Meeting ID: 259 652 436 554

Passcode: ScQSiD



*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.*

12:00	Action	1. Call to Order – Cindy Ju Agenda Approval  Public Comment – <i>public may sign up to address the board for up to 2 minutes on matters on this agenda</i>
12:02	Approval	2. Consent Agenda Resolution <ul style="list-style-type: none"> <li>• Approve January Meeting Minutes</li> <li>• Approve January Expenditure Reports</li> </ul>
12:05	Approval/ Discussion	3. Staff Updates <ul style="list-style-type: none"> <li>• RED updates – Jared Jonson and Jamie Lee</li> <li>• Sound Transit 3 – Jared Jonson</li> </ul>
12:15	Discussion /Approval	4. Board Business <ul style="list-style-type: none"> <li>• Committee Updates <ul style="list-style-type: none"> <li>• Finance Committee – May Wu <ul style="list-style-type: none"> <li>• Resolution – 2023 Incentive Plan</li> </ul> </li> <li>• CI Committee – Fundraiser – Myron Ramirez</li> <li>• RED Committee – Miye Moriguchi <i>Executive Session – To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price (time allotment to be announced at the start of session)</i> <ul style="list-style-type: none"> <li>• Board Recruitment – Cindy Ju</li> <li>• Board Retreat – Cindy Ju</li> </ul> </li> </ul> </li> <li>• Good of the Order – Cindy Ju</li> </ul>
12:55	Action	5. Adjourn – Cindy Ju

Important meeting dates:

- March Board meeting – March 21, 5:30pm

**Resolution 23-02-22-01**

**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 January Meeting Minutes
- Approve January Expenditure Reports

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

## SCIDpda Board Meeting Minutes

January 17, 2023

Virtual:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YTIINGIxZTctNDQ1My00ZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%40thread.v2/0?context=%7b%22Tid%22%3a%220a5376b2-b919-40e2-bfa3-b4b75fda823f%22%2c%22Oid%22%3a%224f089a85-c857-4d1d-8012-16100951d81a%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTIINGIxZTctNDQ1My00ZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%40thread.v2/0?context=%7b%22Tid%22%3a%220a5376b2-b919-40e2-bfa3-b4b75fda823f%22%2c%22Oid%22%3a%224f089a85-c857-4d1d-8012-16100951d81a%22%7d)

Meeting ID: 259 652 436 554

Passcode: ScQSiD

The January 2023 SCIDpda board meeting was hosted virtually via a Zoom conference.

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

**Staff Present:** Jamie Lee, Jared Jonson, Jody McCorkle, Janet Smith, Naomi Saito

**Guests Present:** Regina Wang

### 1. Call to Order

The meeting was called to order by Tiernan Martin, Vice Chair, at 05:32 PM.

Public Comment – public may sign up to address the board for up to 2 minutes on matters on this agenda. No public comments were submitted to the board.

### 2. Consent Agenda Resolution

**Resolution 23-01-17-01:** We, the Board of the Seattle Chinatown International District Preservation and Development Authority Board, via consent agenda:

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

**Moved:** Wayne Lau

**Seconded:** Mindy Au

**Board Approved:** Tiernan Martin, Wayne Lau, May Wu, Miye Moriguchi, Jerilyn Young, Mindy Au, Aileen Balahadia, Elliot Sun, Lisa Nitze, Kevin Cao

**Abstained:** 0

**Absent: 2**

Resolution was approved.

### **3. Staff Updates**

- **Budget Presentation – May Wu**

- May Wu summarized the budget as presented to the Finance Committee for recommendation to the board for approval. May Wu, Jody McCorkle, and Jared Jonson answered board member questions.

- **Resolution – Approve 2023 Budget**

**Resolution 23-17-01-02:** We, the Board of Seattle Chinatown International District Preservation and Development Authority, approve the 2023 Budget.

**Moved:** Mindy Au

**Seconded:** May Wu

**Board Approved:** Tiernan Martin, Wayne Lau, May Wu, Miye Moriguchi, Jerilyn Young, Mindy Au, Aileen Balahadia, Elliot Sun, Lisa Nitze, Kevin Cao

**Abstained:** 0

**Absent:** 2

Resolution was approved.

- **Incentive Resolution – Jody McCorkle**

- May Wu summarized past resolutions outlining incentive goals and payout and gave an overview of this resolution.

**Resolution 23-17-01-03:** ...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.

**Moved:** Wayne Lau

**Seconded:** Jerilyn Young

**Board Approved:** Tiernan Martin, Wayne Lau, May Wu, Miye Moriguchi, Jerilyn Young, Mindy Au, Aileen Balahadia, Elliot Sun, Lisa Nitze, Kevin Cao

**Abstained:** 0

**Absent:** 2

Resolution was approved.

- **Co-ED Updates – Jamie Lee and Jared Jonson**
  - **Executive Coach** – Jamie Lee shared that Jared and herself are meeting with executive coaches to starting in February.
  - **ST3** –Jared Jonson shared an update on the Sound Transit 3’s current actions and new potential station alternatives. Jared outline SCIDpda’s current stance on the preferred station alternative and expressed the need to restart the Sound Transit Ad Hoc Committee.

#### 4. Board Business

- **Committee Updates**
  - Board Recruitment – Mindy Au and May Wu
    - Mindy Au shared about recruitment progress with new potential board members.
    - Regina Wang introduced herself to the board and shared how she heard about the board and her interest in the board.
  - RED Committee
    - Jamie Lee shared an update on 13<sup>th</sup> & Fir FAMILY HOUSING with pre-leasing starting on Feb 1 and opening in May. Jared Jonson provided a summary of pre-leasing activities and efforts. Jamie also shared an update on progress of other real estate projects.
- **Good of the Order – Tiernan Martin**
  - Upcoming Events:
    - Leasing Workshop – January 19, 1 pm
    - North Lot Groundbreaking – January 20, 10 am, Pacific Tower
    - Staff Holiday Party – January 26, noon, Joyale Seafood

#### 5. Adjourn

The meeting was adjourned by Tiernan Martin, Vice Chair, at 6:19 p.m.

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

**Expenditure Certification Memorandum**

DATE: 01/31/2023  
 TO: Board of Directors  
 FROM: Jody McCorkle, Director of Finance  
 RE: January 2023 Expenditure Certification

I, Jody McCorkle, do hereby certify that the materials have been furnished, the services rendered or the labor performed herein; that the claims represented by the vouchers listed below were just obligations of the SCIDpda; and that I am authorized to authenticate and certify said claims.

  
 \_\_\_\_\_  
 Jody McCorkle, Director of Finance

Computer Run Checks	General Checking	2056	to	2064	\$	7,677.26
Electronic Funds Transfers	General Checking				\$	52,888.26
					<b>Bush Hotel Commercial</b>	<b>\$ 60,565.52</b>
Computer Run Checks	General Checking	1852	to	1857	\$	32,326.87
					<b>Bush Hotel Condo</b>	<b>\$ 32,326.87</b>
Computer Run Checks	General Checking	219	to	219	\$	50,000.00
Electronic Funds Transfers	General Checking				\$	34,177.94
					<b>Bush Hotel QalicB</b>	<b>\$ 84,177.94</b>
Computer Run Checks	General Checking	1440	to	1463	\$	90,724.00
Electronic Funds Transfers	General Checking				\$	16,862.01
					<b>Bush Hotel Residential</b>	<b>\$ 107,586.01</b>
Computer Run Checks	General Checking	266	to	266	\$	150.00
					<b>CIDpda</b>	<b>\$ 150.00</b>
Computer Run Checks	General Checking	4050	to	4069	\$	68,095.85
Electronic Funds Transfers	General Checking				\$	21,860.00
					<b>DVA</b>	<b>\$ 89,955.85</b>
Electronic Funds Transfers	General Checking				\$	137.62
					<b>Hinghay</b>	<b>\$ 137.62</b>
Computer Run Checks	General Checking	1043	to	1058	\$	84,353.29
					<b>IDVS1 Commercial</b>	<b>\$ 84,353.29</b>
Computer Run Checks	General Checking	400	to	407	\$	30,602.19
					<b>IDVS2 Condo</b>	<b>\$ 30,602.19</b>
Computer Run Checks	General Checking	580	to	591	\$	24,269.35
					<b>IDVS2 Library &amp; Parking</b>	<b>\$ 24,269.35</b>

Computer Run Checks	General Checking	724	to	730	\$	11,161.70
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
					<b>IDVS2 Commercial</b>	<b>\$ 16,168.50</b>
Computer Run Checks	General Checking	101		113	\$	90,550.30
					<b>Lot on the Hill</b>	<b>\$ 90,550.30</b>
Computer Run Checks	General Checking	1158	to	1170	\$	13,193.47
Electronic Funds Transfers	General Checking		eft		\$	21,608.21
					<b>New Central Commercial</b>	<b>\$ 34,801.68</b>
Computer Run Checks	General Checking	300	to	300	\$	4,856.41
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
					<b>New Central Hotel</b>	<b>\$ 22,224.71</b>
Computer Run Checks	General Checking	1352	to	1370	\$	15,546.29
Electronic Funds Transfers	General Checking		eft		\$	23,226.54
					<b>New Central Residential</b>	<b>\$ 38,772.83</b>
Computer Run Checks	General Checking	3586	to	3645	\$	160,598.89
Electronic Funds Transfers	General Checking		eft		\$	17,674.42
EFTs for Payroll	General Checking			01/12/23 & 01/26/23	\$	177,994.42
Computer Run Checks	Operating Reserve	101	to	102	\$	1,001,500.00
					<b>SCIDpda</b>	<b>\$ 1,357,767.73</b>
						<b><u>\$ 2,074,410.39</u></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 \_\_\_\_\_ 2023.

\_\_\_\_\_  
Treasurer

\_\_\_\_\_  
Chair

## SCID Check Summary

Property=bhcnm,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,toumural,ncntcom,ncnres,nchotel,ncmanagr,ncmaster,pdacmnty,pdadev,pdamaint,pdaopacc,scid AND rmm/yy=01/2023-01/2023 AND All Checks=Yes

Check#	Vendor	Check Date	Total Check	Note
<b>bhcommop - General Checking</b>				
2056	subsol - Submeter Solutions Inc.	1/5/2023	600.00	Water/Sewer
2057	welfar - Wells Fargo	1/5/2023	44.72	R&M - Other & Telecom
2058	pdamaint - SCIDpda Maintenance Dept	1/12/2023	5,669.75	WOs
2059	cenlin - CenturyLink	1/12/2023	68.18	Telecomm
2060	repser - Republic Services	1/12/2023	685.82	Garbage/Waste Removal
2061	verwir - Verizon Wireless	1/12/2023	41.62	Telecomm
2062	wasman - Waste Management of Seattle	1/19/2023	416.57	Garbage/Waste Removal
2063	cedgro - Cedar Grove Organics Recycling	1/26/2023	50.60	Garbage/Waste Removal
2064	subsol - Submeter Solutions Inc.	1/26/2023	100.00	Water/Sewer
ACH	bushqali - SCIDpda Bush Hotel QALICB LLC	1/5/2023	39,083.33	Rent
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	1/19/2023	13,804.93	Condo Billing
<b>Total bhcommop - General Checking</b>			<b>60,565.52</b>	
<b>bhcondop - General Checking</b>				
1852	seacitli - Seattle City Light	1/5/2023	2,997.07	Electricity
1853	pugsou - Puget Sound Energy	1/12/2023	5,723.93	Natural Gas
1854	ctseacu - City of Seattle-Combined Utilities	1/19/2023	8,075.46	Garbage/Waste Removal & Water/Sewer
1855	ipfscorp - IPFS Corporation	1/19/2023	5,199.41	Insurance
1856	pugsou - Puget Sound Energy	1/19/2023	5,723.93	Natural Gas
1857	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/19/2023	4,607.07	HVAC/Boiler Maint - Contract
<b>Total bhcondop - General Checking</b>			<b>32,326.87</b>	
<b>bhqalop - General Checking</b>				
219	scidpda - SCIDpda	1/5/2023	50,000.00	Distributions
ACH	bannymel - The Bank of New York Mellon Trust Co.	1/6/2023	11,333.33	Deposits with Other Entities - 12/2022
ACH	bannymel - The Bank of New York Mellon Trust Co.	1/6/2023	3,181.59	Interest Expense
ACH	bannymel - The Bank of New York Mellon Trust Co.	1/13/2023	11,333.33	Deposits with Other Entities - 01/2023
ACH	bannymel - The Bank of New York Mellon Trust Co.	1/13/2023	3,229.69	Interest Expense
ACH	thecomm - The Commerce Bank of WA	1/31/2023	5,100.00	Loan Payment - Monthly
<b>Total bhqalop - General Checking</b>			<b>84,177.94</b>	
<b>bhresope - General Checking</b>				
1440	busimp - Seattle Economic Development Fund	1/5/2023	1,604.68	Loan Payment - Monthly
1441	cheken - Che	1/5/2023	41.66	Supplies
1442	shewil - Sherwin-Williams Co.	1/5/2023	664.97	Supplies
1443	welfar - Wells Fargo	1/5/2023	154.38	Office Supplies/Equipment & Postage
1444	buihar - Builders' Hardware & Supply Co	1/12/2023	177.94	Locks/Keys
1445	guasec - Guardian Security Systems, Inc	1/12/2023	5,929.03	FF&E - Access Control Systems
1446	ordinf - Orca Information Inc	1/12/2023	47.00	Credit Screening Fee
1447	seacitli - Seattle City Light	1/12/2023	283.14	Electricity
1448	seacitli - Seattle City Light	1/12/2023	845.81	Electricity
1449	seacitli - Seattle City Light	1/12/2023	36.07	Electricity
1450	seacitli - Seattle City Light	1/12/2023	610.56	Electricity
1451	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/12/2023	3,088.59	HVAC/Boiler Maint - Service Calls
1452	verwir - Verizon Wireless	1/12/2023	145.81	Telecomm
1453	pdamaint - SCIDpda Maintenance Dept	1/19/2023	16,913.00	WOs
1454	ahmwas - AHMA of Washington	1/19/2023	288.00	Dues/Subscriptions
1455	kone - KONE	1/19/2023	36,265.00	Capitalized Rehab Expenditures
1456	scidpda - SCIDpda	1/19/2023	16,005.69	ID Billing
1457	wasthous - WA State Housing Finance Commission	1/19/2023	2,375.00	Annual Compliance Fee
1458	kone - KONE	1/19/2023	3,717.16	Capitalized Rehab Expenditures
1459	boboat - Bob Oates Sewer Rooter, LLC	1/26/2023	1,020.95	Plumbing
1460	cenlin - CenturyLink	1/26/2023	71.20	Telecomm



Check#	Vendor	Check Date	Total Check	Note
1461	citseacu - City of Seattle-Combined Utilities	1/26/2023	82.73	Water/Sewer
1462	scidpda - SCIDpda	1/26/2023	31.22	WOs
1463	wesext - Western Exterminator Company	1/26/2023	324.41	Pest Control
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	1/19/2023	12,798.01	Condo Billing
ACH	thecom - The Commerce Bank of WA	1/31/2023	4,064.00	Loan Payment - Monthly
<b>Total bhresope - General Checking</b>			<b>107,586.01</b>	
<b>cidpdao3 - General Checking</b>				
266	ngucan - Canh Nguyen	1/12/2023	150.00	Direct Fund Raising Expenses
<b>Total cidpdao3 - General Checking</b>			<b>150.00</b>	
<b>dvaop - General Checking</b>				
4050	casres - Ryan D Wellnitz	1/5/2023	2,400.00	Maintenance - Other Vendors
4051	cenlin - CenturyLink	1/5/2023	447.80	Telecomm
4052	idvs2lib - IDVS2 Library/Parking	1/5/2023	17,750.00	Loan Payment - Monthly
4053	welfar - Wells Fargo	1/5/2023	19.69	Office Supplies/Equipment
4054	welfar - Wells Fargo	1/5/2023	93.02	R&M - Other, Supplies & Telecomm
4055	guasec - Guardian Security Systems, Inc	1/12/2023	9,820.93	FF&E - Access Control Systems
4056	orcinf - Orca Information Inc	1/12/2023	235.00	Credit Screening Fee
4057	pugsou - Puget Sound Energy	1/12/2023	6,057.32	Natural Gas
4058	seacitli - Seattle City Light	1/12/2023	0.00	Void
4059	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/12/2023	313.11	HVAC/Boiler Maint - Service Calls
4060	verwir - Verizon Wireless	1/12/2023	83.73	Telecomm
4061	wesext - Western Exterminator Company	1/12/2023	324.41	Pest Control
4062	seacitli - Seattle City Light	1/12/2023	2.60	Electricity
4063	pdamaint - SCIDpda Maintenance Dept	1/19/2023	13,880.78	WOs
4064	ahmwass - AHMA of Washington	1/19/2023	171.00	Dues/Subscriptions
4065	hdsupp - HD Supply Facilities Maintenance, LTD	1/19/2023	338.97	Office Supplies/Equipment
4066	idvs2lib - IDVS2 Library/Parking	1/19/2023	2,150.00	Bond Trustee Fee
4067	scidpda - SCIDpda	1/19/2023	13,437.86	ID Billing
4068	wavbro - WAVE	1/19/2023	99.48	Telecomm
4069	cenlin - CenturyLink	1/26/2023	470.15	Telecomm
ACH	idvs2con - IDVS2 Condo Association	1/12/2023	21,860.00	Condo Billing
<b>Total dvaop - General Checking</b>			<b>89,955.85</b>	
<b>hingop2 - General Checking</b>				
ACH	paypal - PayPal	1/1/2023	137.62	Bank Fees/Charges
<b>Total hingop2 - General Checking</b>			<b>137.62</b>	
<b>idvs2op4 - General Checking</b>				
724	welfar - Wells Fargo	1/5/2023	43.15	R&M - Other & Telecomm
725	wesext - Western Exterminator Company	1/5/2023	129.76	Pest Control
726	reper - Republic Services	1/12/2023	2,577.89	Garbage/Waste Removal
727	verwir - Verizon Wireless	1/12/2023	8.66	Telecomm
728	pdamaint - SCIDpda Maintenance Dept	1/19/2023	2,527.50	WOs
729	idvs2con - IDVS2 Condo Association	1/19/2023	2,747.53	Condo Billing
730	wasman - Waste Management of Seattle	1/19/2023	3,127.21	Garbage/Waste Removal
ACH	herban - Heritage Bank	1/20/2023	5,006.80	Loan Payment - Monthly
<b>Total idvs2op4 - General Checking</b>			<b>16,168.50</b>	
<b>lotconst - Construction Account</b>				
101	bartre - Bartlett Tree Experts	1/26/2023	1,589.80	Development Project - North Lot Draw2
102	beecon - B.E.E. Consulting, LLC	1/26/2023	625.00	Development Project - North Lot Draw2
103	busrhi - Bush, Roed & Hitchings, Inc.	1/26/2023	649.00	Development Project - North Lot Draw2
104	falass - Falkin Associates, Inc.	1/26/2023	300.00	Development Project - North Lot Draw2
105	gtgcon - GTG Consultants Inc.	1/26/2023	3,990.00	Development Project - North Lot Draw2
106	kraass - Krazaan & Associates, Inc.	1/26/2023	1,105.00	Development Project - North Lot Draw2
107	pachos - Pacific Hospital Preservation & Development Authority	1/26/2023	22.74	Development Project - North Lot Draw2
108	pangeo - PanGEO, Inc.	1/26/2023	13,393.75	Development Project - North Lot Draw2

Check#	Vendor	Check Date	Check	Note	Total
109	seadpra - Seattle Dept of Transportation	1/26/2023	457.50	Development Project - North Lot Draw2	
110	therus - The Rushing Company, LLC	1/26/2023	1,625.00	Development Project - North Lot Draw2	
111	thipla - Third Place Design Co-operative Inc.	1/26/2023	5,000.00	Development Project - North Lot Draw2	
112	webtho - Weber Thompson	1/26/2023	57,775.95	Development Project - North Lot Draw2	
113	jpmcha - JPMorgan Chase Bank, N.A.	1/26/2023	4,016.56	Development Project - North Lot Draw2	
<b>Total lotconst - Construction Account</b>			<b>90,550.30</b>		
<b>nccomop2 - General Checking</b>					
1158	cheken - Che	1/5/2023	332.08	Supplies	
1159	citseacu - City of Seattle-Combined Utilities	1/5/2023	3,293.85	Water/Sewer	
1160	seacitli - Seattle City Light	1/5/2023	509.98	Electricity	
1161	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/5/2023	738.60	HVAC/Boiler Maint - Contract	
1162	welfar - Wells Fargo	1/5/2023	46.70	R&M - Other & Telecomm	
1163	wesext - Western Exterminator Company	1/5/2023	225.13	Pest Control	
1164	pdamaint - SCIDpda Maintenance Dept	1/12/2023	2,282.50	WOs	
1165	verwir - Verizon Wireless	1/12/2023	29.28	Telecomm	
1166	ipfscorp - IPFS Corporation	1/19/2023	1,415.18	Rent	
1167	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/19/2023	738.60	HVAC/Boiler Maint - Contract	
1168	wasman - Waste Management of Seattle	1/19/2023	128.00	Garbage/Waste Removal	
1169	citseacu - City of Seattle-Combined Utilities	1/26/2023	3,382.22	Water/Sewer	
1170	wavbro - WAVE	1/26/2023	71.35	Telecomm	
ACH	newcenth - New Central Hotel LLC	1/5/2023	20,350.00	Rent	
ACH	scidpda - SCIDpda	1/12/2023	1,258.21	ID Billing	
<b>Total nccomop2 - General Checking</b>			<b>34,801.68</b>		
<b>nchotop - General Checking</b>					
300	easwes - East-West Investment Co.	1/12/2023	4,856.41	Ground Lease Expense	
ACH	welfar - Wells Fargo	1/10/2023	17,368.30	Loan Payment - Monthly	
<b>Total nchotop - General Checking</b>			<b>22,224.71</b>		
<b>nrcresop - General Checking</b>					
1352	cenlin - CenturyLink	1/5/2023	132.09	Telecomm	
1353	citseacu - City of Seattle-Combined Utilities	1/5/2023	2,386.65	Garbage/Waste Removal & Water/Sewer	
1354	seacitli - Seattle City Light	1/5/2023	6,180.02	Electricity	
1355	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/5/2023	918.09	HVAC/Boiler Maint - Contract	
1356	wavbro - WAVE	1/5/2023	81.12	Telecomm	
1357	welfar - Wells Fargo	1/5/2023	51.82	R&M - Other & Telecomm	
1358	orcinf - Orca Information Inc	1/12/2023	47.00	Credit Screening Fee	
1359	verwir - Verizon Wireless	1/12/2023	93.63	Telecomm	
1360	wesext - Western Exterminator Company	1/12/2023	324.41	Pest Control	
1361	ahmwas - AHMA of Washington	1/19/2023	84.00	Dues/Subscriptions	
1362	hdsupp - HD Supply Facilities Maintenance, LTD	1/19/2023	154.35	Supplies	
1363	ipfscorp - IPFS Corporation	1/19/2023	1,228.04	Insurance	
1364	pugsou - Puget Sound Energy	1/19/2023	165.00	Natural Gas	
1365	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/19/2023	918.09	HVAC/Boiler Maint - Contract	
1366	citseacu - City of Seattle-Combined Utilities	1/26/2023	2,518.69	Garbage/Waste Removal & Water/Sewer	
1367	pacdam - Pacific Lamp & Supply Company	1/26/2023	135.61	Supplies	
1368	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/26/2023	0.00	Void	
1369	wavbro - WAVE	1/26/2023	86.35	Telecomm	
1370	scidpda - SCIDpda	1/26/2023	41.33	WOs	
ACH	newcenth - New Central Hotel LLC	1/12/2023	16,650.00	Rent	
ACH	scidpda - SCIDpda	1/12/2023	6,576.54	ID Billing	
<b>Total nrcresop - General Checking</b>			<b>38,772.83</b>		
<b>pdaopacc - General Checking</b>					
2995	guajos - Joseph Guanlao	1/9/2023	-11.00	Void lost check; reissue Check#3604	
3373	hisorg - History Ink	1/9/2023	-5,000.00	Void lost check; reissue Check#3606	
3586	bushcomm - SCIDpda Bush Hotel Commercial	1/5/2023	13,138.55	Rent	
3587	edgdev - EDGE DEVELOPERS LLC	1/5/2023	1,800.00	Professional Fees/Consulting	

Check#	Vendor	Check	Total	Note
		Date	Check	
3588	hohose - Zhi Yen, Inc.	1/5/2023	1,040.00	Program Expenses - Resident Food Relief
3589	kalfou - of Washington Options Inc	1/5/2023	27,414.31	Payroll Benefits - Medical
3590	fouhot - Louisa Hotel Master Tenant LLC	1/5/2023	315.00	Employee Parking Benefits
3591	newcentc - SCIDPDA New Central Commercial, Inc	1/5/2023	1,155.91	Rent
3592	tonkia - Ton Kiang Barbeque Noodle House	1/5/2023	1,040.00	Program Expenses - Resident Food Relief
3593	visser - Vision Service Plan	1/5/2023	331.98	Payroll Benefits - Vision
3594	wasden - Delta Dental of Washington	1/5/2023	2,284.75	Payroll Benefits - Dental
3595	wavbro - WAVE	1/5/2023	101.47	Telecomm
3596	welfar - Wells Fargo	1/5/2023	39.99	Training/Education
3597	welfar - Wells Fargo	1/5/2023	639.96	Computer Software & Staff Appreciation
3598	welfar - Wells Fargo	1/5/2023	389.75	Office Supplies/Equipment & Training/Education
3599	welfar - Wells Fargo	1/5/2023	10.45	Office Supplies/Equipment
3600	wesext - Western Exterminator Company	1/5/2023	127.89	Pest Control
3601	brinew - Bricklin & Newman, LLP	1/12/2023	630.00	Legal - Administrative
3602	cenfln - CenturyLink	1/12/2023	131.92	Telecomm
3603	forinc - Forterra, Inc	1/12/2023	396.01	Dues/Subscriptions
3604	guajos - Jospheh Guanlao	1/12/2023	11.00	Program Expenses - Resident Food Relief
3605	hartfo - The Hartford	1/12/2023	924.91	Payroll Benefits - Life Insurance
3606	hisorg - History Ink	1/12/2023	5,000.00	Professional Fees/Consulting
3607	idvs2lib - IDVS2 Library/Parking	1/12/2023	160.00	Employee Parking Benefits
3608	intpark - Interim Parking Services	1/12/2023	250.00	Employee Parking Benefits
3609	kemwes - Kemp West, Inc.	1/12/2023	7,497.00	Professional Fees/Consulting
3610	marale - Aleks Martin	1/12/2023	500.00	Advertising/Marketing
3611	newstares - New Star Restaurant	1/12/2023	1,040.00	Program Expenses - Resident Food Relief
3612	nexbol - Angela M Battazzo	1/12/2023	1,400.00	Professional Fees/Consulting
3613	pbseng - PBS Engineering and Environmental Inc.	1/12/2023	1,898.00	Professional Fees/Consulting
3614	percol - Perkins Cole LLP	1/12/2023	3,041.17	Legal - Administrative
3615	ricoh - Ricoh USA, Inc	1/12/2023	16.43	Copier Lease/Maintenance
3616	ricusa - Ricoh USA, Inc	1/12/2023	279.48	Copier Lease/Maintenance
3617	thoreu - Thomson Reuters Inc - R&G	1/12/2023	677.48	Training/Education
3618	vervir - Verizon Wireless	1/12/2023	604.14	Telecomm
3619	welfar - Wells Fargo	1/12/2023	7,726.80	Employee Parking Benefits, Job Listings, Computer, Staff Appreciation & Postage
3620	welfar - Wells Fargo	1/12/2023	1,480.07	Community Outreach & Office Supplies/Equipment
3621	ahmwas - AHMA of Washington	1/19/2023	250.00	Dues/Subscriptions
3622	aspcn - Aspect Consulting, LLC	1/19/2023	4,848.50	Program - Professional Fees/Consulting
3623	dimsum - Dim Sum King	1/19/2023	1,040.00	Program Expenses - Resident Food Relief
3624	finnei - Finney Neill & Co. P.S.	1/19/2023	2,125.00	Audit Fees
3625	hrdire - HRdirect	1/19/2023	99.21	Office Supplies/Equipment
3626	idvs2com - IDVS 2 Commercial	1/19/2023	30,000.00	Distributions
3627	intpark - Interim Parking Services	1/19/2023	250.00	Employee Parking Benefits
3628	ipfscorp - IPFS Corporation	1/19/2023	601.92	Insurance
3629	net2ph - Net2Phone Inc.	1/19/2023	672.50	Telecomm
3630	pergla - Perkins Glass & Mirror Co., Inc.	1/19/2023	5,029.25	Program - Subcontracts
3631	spalig - SparkLab Lighting Design, LLC	1/19/2023	1,500.00	Program - Professional Fees/Consulting
3632	staaud - State Auditor's Office	1/19/2023	754.65	Audit Fees
3633	edgdev - EDGE DEVELOPERS LLC	1/26/2023	10,200.00	Program - Professional Fees/Consulting
3634	lanfln - LanguageLine Solutions	1/26/2023	377.59	Community Outreach
3635	nwiglo - NWI Global	1/26/2023	2,181.50	Development Project - 13th & Fir
3636	pbseng - PBS Engineering and Environmental Inc.	1/26/2023	1,602.00	Professional Fees/Consulting
3637	percol - Perkins Cole LLP	1/26/2023	4,077.45	Legal - Administrative
3638	pitbowgf - Pitney Bowes Global Financial Services LLC	1/26/2023	32.00	Postage
3639	ricoh - Ricoh USA, Inc	1/26/2023	23.15	Copier Lease/Maintenance
3640	tonkia - Ton Kiang Barbeque Noodle House	1/26/2023	1,040.00	Program Expenses - Resident Food Relief
3641	wesext - Western Exterminator Company	1/26/2023	127.89	Pest Control
3645	nelec - Nelson Electric Inc.	1/26/2023	15,282.86	Program - Professional Fees/Consulting
ACH	navben - Navia Benefit Solutions	1/3/2023	100.00	Payroll Benefits
ACH	newcentr - SCIDPDA New Central Apartments, Inc	1/5/2023	15,000.00	Cash Flow Loan
ACH	pdamaint - SCIDpda Maintenance Dept	1/10/2023	1,703.75	WOs
ACH	stwab&o - Department of Revenue	1/24/2023	870.67	B&O Taxes

Check#	Vendor	Check Date	Total Check	Note
<b>Total pdaopacc - General Checking</b>			<b>178,273.31</b>	
ACH	Paylocity	1/12/2023	87,680.68	Payroll
ACH	Paylocity	1/26/2023	90,313.74	Payroll
<b>Total Payroll</b>			<b>177,994.42</b>	
			<b>356,267.73</b>	
<b>pdaopre2 - Operating Reserve #1</b>				
101	scidpda - SCIDpda	1/19/2023	1,500.00	Fund new Coastal Community Bank checking account
102	scidpda - SCIDpda	1/19/2023	1,000,000.00	Fund new Coastal Community Bank money market account
<b>Total pdaopre2 - Operating Reserve #1</b>			<b>1,001,500.00</b>	
<b>vs1op - General Checking</b>				
1043	cenlin - CenturyLink	1/5/2023	81.00	Telecomm
1044	seacitli - Seattle City Light	1/5/2023	17,033.01	Electricity
1045	welfar - Wells Fargo	1/5/2023	7.86	Postage
1046	welfar - Wells Fargo	1/5/2023	43.15	R&M - Other & Telecomm
1047	pdamaint - SCIDpda Maintenance Dept	1/12/2023	1,297.50	WOs
1048	pugsou - Puget Sound Energy	1/12/2023	3,785.32	Natural Gas
1049	repser - Republic Services	1/12/2023	2,564.88	Garbage/Waste Removal
1050	vervir - Verizon Wireless	1/12/2023	126.28	Telecomm
1051	welfar - Wells Fargo	1/12/2023	7.85	Postage
1052	citseacu - City of Seattle-Combined Utilities	1/19/2023	11,557.52	Water/Sewer
1053	ipfscorp - IPFS Corporation	1/19/2023	3,821.14	Insurance
1054	pugsou - Puget Sound Energy	1/19/2023	906.59	Natural Gas
1055	scidpda - SCIDpda	1/19/2023	27,858.35	ID Billing
1056	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/19/2023	12,017.93	HVAC/Boiler Maint - Contract
1057	wasman - Waste Management of Seattle	1/19/2023	2,727.83	Garbage/Waste Removal
1058	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/26/2023	517.08	HVAC/Boiler Maint - Service Calls
<b>Total vs1op - General Checking</b>			<b>84,353.29</b>	
<b>vs2conop - General Checking</b>				
400	cenlin - CenturyLink	1/5/2023	64.01	Telecomm
401	seacitli - Seattle City Light	1/5/2023	431.56	Electricity
402	seacitli - Seattle City Light	1/5/2023	2,409.71	Electricity
403	pdamaint - SCIDpda Maintenance Dept	1/12/2023	223.25	WOs
404	citseacu - City of Seattle-Combined Utilities	1/19/2023	18,317.11	Garbage/Waste Removal & Water/Sewer
405	ipfscorp - IPFS Corporation	1/19/2023	6,764.61	Insurance
406	stwasec - Secretary of State	1/19/2023	20.00	Annual Report
407	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	1/19/2023	2,371.94	HVAC/Boiler Maint - Contract
<b>Total vs2conop - General Checking</b>			<b>30,602.19</b>	
<b>vs2ipop - General Checking</b>				
580	cenlin - CenturyLink	1/5/2023	270.68	Telecomm
581	usbank - US Bank/TFM/97298300/Mainyua Yang	1/5/2023	14,690.63	Loan Payment - Monthly
582	watsec - Watson Security	1/5/2023	1,133.31	Maintenance - Other Vendors
583	welfar - Wells Fargo	1/5/2023	7.84	Postage
584	welfar - Wells Fargo	1/5/2023	9.46	Telecomm
585	idvs2con - IDVS2 Condo Association	1/12/2023	2,587.47	Condo Billing
586	pdamaint - SCIDpda Maintenance Dept	1/12/2023	895.00	WOs
587	usbank1 - US Bank	1/12/2023	2,150.00	Bond Trustee Fee - Series B
588	vervir - Verizon Wireless	1/12/2023	45.12	Telecomm
589	welfar - Wells Fargo	1/12/2023	8.09	Postage
590	idvs2lib - IDVS2 Library/Parking	1/12/2023	321.75	Event Parking Income
591	usbank1 - US Bank	1/19/2023	2,150.00	Bond Trustee Fee - Series A
<b>Total vs2ipop - General Checking</b>			<b>24,269.35</b>	
			<b>2,074,410.39</b>	

## Resolution 22-02-22-02

### 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. The SCIDpda Board (Board) recognizes and values SCIDpda's skilled and committed staff, maintains a goal to improve staff benefits, and thereby wishes to authorize an incentive compensation plan for 2023 for all eligible staff. Eligible staff are permanent employees on the award date of December 31, 2023.

The Board desires SCIDpda to make contributions to the Authority's 401a Plan on behalf of each eligible employee up to a maximum of 4% of the employee's 2023 salary/wages. The contributions are to be made after the award date of December 31, 2023 and no later than March 31, 2024.

Additionally, the Board desires to reward positive performance for meeting and/or exceeding specified Authority goals for 2023 as outlined below.

#### **Affordable Housing is developed and CID properties preserved to meet community needs.**

- Achieve 95% lease up of 13th & Fir residential units by December 31, 2023.
- Achieve North Lot project and construction milestones and execute a lease agreement or purchase and sale agreement for the commercial space by December 31, 2023.
- Complete community preference policy for North Lot by June 30, 2023. Have policy reviewed by lawyers and Office of Housing by December 31, 2023.

#### **Systems operate better to serve CID community needs.**

- Submit comment letter on Sound Transit 3 Final Environmental Impact Statement Process and create SCIDpda framework for mitigation, both by December 31, 2023.

#### **SCIDpda organization and lines of business are developed to achieve intended impact and sustainability.**

- Implement new commercial property management NNN process by July 1, 2023.
- Reduce current SCIDpda commercial property vacant units by 50% by December 31, 2023.
- Increase the net amount earned for the 2023 SCIDpda Annual Fundraiser by 5% over the prior year.
- Develop balance sheet ratio analysis and reporting by December 31, 2023, to further measure and monitor SCIDpda's financial health.

Rewards are to be made to eligible employees, for meeting and/or exceeding specified Authority goals for 2023, up to a maximum of 10% of the employee’s 2023 salary/wages. The rewards are to be made after the award date of December 31, 2023 and no later than March 31, 2024.

The total amount of the incentive compensation will be determined by recommendation of the Director of Finance to the Finance Committee of the Board, who will review both performance against goals and available cash for award payment.

We, the Board of SCIDpda, authorize and approve this incentive compensation plan for 2023 as outlined above. Further, we authorize the Director of Finance and the Finance Committee of the Board to make recommendations on the total amount of the award to be granted.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Treasurer

\_\_\_\_\_  
Date