



BOARD MEETING AGENDA

Tuesday, March 19, 2024

5:30 – 6:30 p.m.

Virtual:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTlIINGIxZTctNDQ1My00ZDdhLTkzYmMtMGVmY2Y3OGNmMzhi%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 – 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 February Meeting Minutes• Approve March Concurrence Requests• Accept February Expenditure Reports
5:33	Approval/Discussion	3. Staff updates <ul style="list-style-type: none">• Community Initiatives<ul style="list-style-type: none">• Program updates – Jamie and Jared• Board Survey – An Huynh• Real Estate Development – Josh Park
5:45	Discussion	4. Board Business <ul style="list-style-type: none">• Reminder – April In-person board meeting• Annual Fundraiser and 50th Anniversary update – Jerilyn Young• Board Retreat Structure – Tiernan Martin
6:10	Action	5. Adjourn – Tiernan Martin

Important meeting dates:

- April Board meeting (IN PERSON) – April 16, 2024 – 5:30-7pm
- May Board Meeting – May 21, 2024
- Jamie on sabbatical - April 1-May 13
- SCIDpda Bash – May 30 - Kilig
- SCIDpda Annual Fundraiser – October 11 – Washington Hall

****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 24-03-19-01

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 February Meeting Minutes
- Approve March Concurrence Requests
- Accept February Expenditure Reports

Board President

Date

Board Secretary

Date

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.*

March 2024 Items

Community Initiatives

- \$13,069.51 - WA State Department of Commerce – Contract Amendment – Moves unspent funding amount from the 2022-2023 contract to 2023-2024 contract. Funding supports small business technical assistance work.

Property Operations

Real Estate Development

- \$425,000 (the 5% purchase price balance of \$370,000 + \$55,000 in estimated closing costs) requested to cover the balance of the \$7.4MM acquisition of the Spic'N Span site at 650 South Dearborn Street. This brings SCIDpda's total equity contribution to \$740,000 (or 10%) of the acquisition price. Mayborn LLLP (Limited Partnership formed for the development project) is projected to close on a \$6,660,000 (90%) Land Acquisition Program (LAP) loan from WSHFC on 3/31 (or 3/28, as the 31st falls on a Sunday).

Expenditure Certification Memorandum

DATE: **02/29/2024**
 TO: **Board of Directors**
 FROM: **Winston Samson, Director of Finance**
 RE: **February 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	229	to	256	\$	100,228.03
				13th & Fir	\$	100,228.03
Computer Run Checks	General Checking	2214	to	2231	\$	56,119.31
Electronic Funds Transfers	General Checking		eft		\$	11,541.20
				Bush Hotel Commercial	\$	67,660.51
Computer Run Checks	General Checking	1922	to	1928	\$	33,195.65
				Bush Hotel Condo	\$	33,195.65
Electronic Funds Transfers	General Checking		eft		\$	5,100.00
				Bush Hotel QalicB	\$	5,100.00
Computer Run Checks	General Checking	1695	to	1721	\$	56,818.82
Electronic Funds Transfers	General Checking		eft		\$	18,965.14
				Bush Hotel Residential	\$	75,783.96
Computer Run Checks	General Checking	131	to	131	\$	2.48
				CIDPDA	\$	2.48
Computer Run Checks	General Checking	4279	to	4303	\$	92,257.66
Electronic Funds Transfers	General Checking		eft		\$	28,426.14
				DVA	\$	120,683.80
Electronic Funds Transfers	General Checking TCB		eft		\$	51.09
				Hing Hay Coworks	\$	51.09
Computer Run Checks	General Checking	1250	to	1263	\$	63,245.32
				IDVS1 Commercial	\$	63,245.32
Computer Run Checks	General Checking	497	to	506	\$	26,679.73
				IDVS2 Condo	\$	26,679.73
Computer Run Checks	General Checking	706	to	716	\$	27,189.59
Electronic Funds Transfers	General Checking		eft		\$	2,922.85
				IDVS2 Library & Parking	\$	30,112.44

Computer Run Checks	General Checking	833	to	838	\$	13,099.54
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
				IDVS2 Commercial	\$	18,106.34
Computer Run Checks	General Checking	208	to	225	\$	8,767,262.26
				Lot on the Hill	\$	8,767,262.26
Computer Run Checks	General Checking	1368	to	1386	\$	48,823.94
				New Central Commercial	\$	48,823.94
Computer Run Checks	General Checking	322	to	323	\$	5,079.21
Electronic Funds Transfers	General Checking		eft		\$	17,368.30
				New Central Hotel	\$	22,447.51
Computer Run Checks	General Checking	1561	to	1585	\$	43,919.49
				New Central Residential	\$	43,919.49
Computer Run Checks	General Checking	437	to	508	\$	224,030.14
Electronic Funds Transfers	General Checking		eft		\$	2,204.00
EFTs for Payroll	General Checking			02/08/24 & 02/22/24	\$	250,250.83
				SCIDpda	\$	476,484.97
					\$	9,899,787.52

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

design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,h

			Check	Total		
Check#	Vendor	Date	Check	Note	Comments	
13resop - General Checking						
229	bulhar - Builders' Hardware & Supply Co	2/1/2024	1,043.59	Locks & Keys		
230	paccon - Package Concierge Inc.	2/1/2024	3,029.67	Prepaid Expenses/PC-ExSoftware		
231	seacitli - Seattle City Light	2/1/2024	4,355.58	Electricity		
232	wasthous - WA State Housing Finance Commission	2/1/2024	6,975.00	Annual Compliance Fees		
233	wesext - Western Exterminator Company	2/1/2024	882.02	Pest Control		
234	apallc - Apartments, LLC	2/8/2024	1,129.00	Advertising and Marketing		
235	denlou - Denise Louie Education Center	2/8/2024	1,500.00	Tenant Retention		
236	lanlin - LanguageLine Solutions	2/8/2024	263.50	Community Outreach		
237	pugsou - Puget Sound Energy	2/8/2024	3,150.65	Natural Gas		
238	ricusa - Ricoh USA, Inc	2/8/2024	196.79	Copier Lease/Maintenance		
239	stu99 - Patrick R Leach	2/8/2024	649.80	Advertising and Marketing		
240	verwir - Verizon Wireless	2/8/2024	345.36	Telecomm		
241	welfar - Wells Fargo	2/8/2024	472.60	Office Supplies & Equipment		
242	yarsys - Yardi Systems, Inc.	2/8/2024	4.75	Computer - Maintenance		
243	reninc - RentGrow, Inc.	2/15/2024	702.00	Credit Screening Fee		
244	scidpda - SCIDpda	2/15/2024	53,148.88	ID Billing		
245	seahou - Housing Authority of the City of Seattle	2/15/2024	2,331.25	Garbage/Waste Removal		
246	welfar - Wells Fargo	2/15/2024	648.47	Supplies/Locks & Keys		
247	firins - First Insurance Funding Corp.	2/22/2024	6,000.00	Insurance		
248	comcas - Comcast Business	2/22/2024	1,294.95	Telecomm		
249	firins - First Insurance Funding Corp.	2/22/2024	6,031.78	Insurance		
250	guasec - Guardian Security Systems, Inc	2/22/2024	1,179.68	Fire Systems/Sprinkler - Service Calls		
251	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	2/22/2024	2,813.58	HVAC/Boiler Maint - Contract		
252	watsec - Watson Security	2/22/2024	177.50	Locks & Keys		
253	wesext - Western Exterminator Company	2/22/2024	165.38	Pest Control		
254	cadter - Terri Cade	2/29/2024	300.00	Tenant Retention		
255	pdamaint - SCIDpda Maintenance Dept	2/29/2024	1,286.25	Maintenance WOs		
256	yooken - Kendra Yoong	2/29/2024	150.00	Tenant Retention		
Total 13resop - General Checking			100,228.03			
bhcommop - General Checking						
2214	bushqali - SCIDpda Bush Hotel QALICB LLC	2/1/2024	41,037.50	Rent		
2215	cedgro - Cedar Grove Organics Recycling	2/1/2024	55.40	Garbage/Waste Removal		
2216	cenlin - CenturyLink	2/1/2024	73.35	Telecomm		
2217	subsol - Submeter Solutions Inc.	2/1/2024	190.00	Water/Sewer		
2218	wesext - Western Exterminator Company	2/1/2024	179.32	Pest Control		
2219	wetass - Wetherholt and Associates, Inc.	2/1/2024	106.54	Capitalized Rehab Expenditure		
2220	repser - Republic Services	2/8/2024	610.69	Garbage/Waste Removal		
2221	verwir - Verizon Wireless	2/8/2024	18.66	Telecomm		
2222	wasman - Waste Management of Seattle	2/8/2024	422.65	Garbage/Waste Removal		
2223	pdamaint - SCIDpda Maintenance Dept	2/15/2024	10,609.42	Maintenance WOs		
2224	cheken - Che	2/15/2024	465.52	Supplies		
2225	welfar - Wells Fargo	2/15/2024	73.44	Telecomm/Supplies/Staff Appreciation		
2226	cedgro - Cedar Grove Organics Recycling	2/22/2024	58.10	Garbage/Waste Removal		
2227	cenlin - CenturyLink	2/22/2024	79.35	Telecomm		
2228	subsol - Submeter Solutions Inc.	2/22/2024	120.00	Water/Sewer		
2229	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	2/22/2024	1,733.51	HVAC/Boiler Maint - Service Calls		
2230	wesext - Western Exterminator Company	2/29/2024	179.32	Pest Control		
2231	wetass - Wetherholt and Associates, Inc.	2/29/2024	106.54	Capitalized Rehab Expenditure		
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	2/22/2024	11,541.20	Condo Billing		
Total bhcommop - General Checking			67,660.51			
bhcondop - General Checking						
1922	citsea - City of Seattle	2/1/2024	475.20	Prepaid Expenses/1st Semi-Annual Assessment		
1923	seacitli - Seattle City Light	2/1/2024	2,856.09	Electricity		
1924	pugsou - Puget Sound Energy	2/8/2024	4,542.73	Natural Gas		
1925	citseacu - City of Seattle-Combined Utilities	2/22/2024	7,853.83	Garbage/Waste Removal/Water/Sewer		
1926	citseacu - City of Seattle-Combined Utilities	2/22/2024	6,616.95	Garbage/Waste Removal/Water/Sewer		
1927	firins - First Insurance Funding Corp.	2/22/2024	6,059.38	Insurance		
1928	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	2/22/2024	4,791.47	HVAC/Boiler Maint - Contract		
Total bhcondop - General Checking			33,195.65			
bhqalop - General Checking						
ACH	thecomm - The Commerce Bank of WA	2/29/2024	5,100.00	Loan		
Total bhqalop - General Checking			5,100.00			
bhresope - General Checking						
1695	citsea - City of Seattle	2/1/2024	840.66	Prepaid Expenses/1st Semi-Annual Assessment		
1696	citseacu - City of Seattle-Combined Utilities	2/1/2024	75.43	Water/Sewer		
1697	pdamaint - SCIDpda Maintenance Dept	2/1/2024	430.50	Maintenance WOs		
1698	seacitli - Seattle City Light	2/1/2024	835.05	Electricity		
1699	seacitli - Seattle City Light	2/1/2024	761.38	Electricity		

SCID Check Summary

design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,h

1700	wesext - Western Exterminator Company	2/1/2024	363.38	Pest Control
1701	wetass - Wetherholt and Associates, Inc.	2/1/2024	133.46	Capitalized Rehab Expenditure
1702	busimp - Seattle Economic Development Fund	2/8/2024	1,604.68	Loan
1703	cenlin - CenturyLink	2/8/2024	158.72	Telecomm
1704	scidpda - SCIDpda	2/8/2024	7,266.10	Incentive Pay
1705	t0003511 - Li	2/8/2024	677.00	Move Out Refund
1706	verwir - Verizon Wireless	2/8/2024	142.63	Telecomm
1707	welfar - Wells Fargo	2/8/2024	70.00	Licenses/Permits/Registration
1708	pdamaint - SCIDpda Maintenance Dept	2/15/2024	22,447.50	Maintenance WOs
1709	ahmwas - AHMA of Washington	2/15/2024	288.00	Training & EducAtion
1710	scidpda - SCIDpda	2/15/2024	16,295.35	ID Billing
1711	seacitli - Seattle City Light	2/15/2024	674.68	Electricity
1712	seacitli - Seattle City Light	2/15/2024	295.57	Electricity
1713	welfar - Wells Fargo	2/15/2024	377.54	Telecomm/Supplies
1714	cenlin - CenturyLink	2/22/2024	158.72	Telecomm
1715	citseacu - City of Seattle-Combined Utilities	2/22/2024	65.70	Water/Sewer
1716	guasec - Guardian Security Systems, Inc	2/22/2024	326.79	Access Control Systems
1717	pacclam - Pacific Lamp & Supply Company	2/22/2024	431.42	Supplies
1718	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	2/22/2024	564.27	HVAC/Boiler Maint - Services Calls
1719	hdsupp - HD Supply Facilities Maintenance, LTD	2/29/2024	1,078.35	Supplies
1720	raienv - Yong Zhang	2/29/2024	322.48	Pest Control
1721	wetass - Wetherholt and Associates, Inc.	2/29/2024	133.46	Capitalized Rehab Expenditure
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	2/22/2024	14,901.14	Condo Billing
ACH	thecomm - The Commerce Bank of WA	2/29/2024	4,064.00	Loan
Total bhresope - General Checking			75,783.96	
cidpdao4 - General Checking				
131	scidpda - SCIDpda	2/15/2024	2.48	ID Billing
Total cidpdao4 - General Checking			2.48	
dvaop - General Checking				
4279	depcom - Dept of Commerce	2/1/2024	14,423.00	Loan
4280	hdsupp - HD Supply Facilities Maintenance, LTD	2/1/2024	795.95	Janitorial - Supplies
4281	idvs2lib - IDVS2 Library/Parking	2/1/2024	17,593.75	Loan
4282	kone - KONE	2/1/2024	631.63	Elevator - Service Calls
4283	thepar - The Part Works, Inc.	2/1/2024	-385.74	Voided/Reversed return w/credit memo
4283	thepar - The Part Works, Inc.	2/1/2024	385.74	Supplies
4284	ahmwas - AHMA of Washington	2/8/2024	171.00	Telecomm
4285	cenlin - CenturyLink	2/8/2024	519.85	Credit Screening Fee
4286	reninc - RentGrow, Inc.	2/8/2024	36.00	Incentive Pay
4287	scidpda - SCIDpda	2/8/2024	4,750.20	Electricity
4288	seacitli - Seattle City Light	2/8/2024	21.18	Telecomm
4289	verwir - Verizon Wireless	2/8/2024	100.72	Pest Control
4290	wesext - Western Exterminator Company	2/8/2024	363.38	Pest Control
4291	pdamaint - SCIDpda Maintenance Dept	2/15/2024	7,957.00	Maintenance WOs
4292	hdsupp - HD Supply Facilities Maintenance, LTD	2/15/2024	76.70	Supplies
4293	idvs2con - IDVS2 Condo Association	2/15/2024	-28,426.14	Voided/Wire Transfer
4293	idvs2con - IDVS2 Condo Association	2/15/2024	28,426.14	ID Billing
4294	idvs2lib - IDVS2 Library/Parking	2/15/2024	2,150.00	HFC Monitoring Fee/US Bond Trustee Fee
4295	pugsou - Puget Sound Energy	2/15/2024	10,926.38	Natural Gas
4296	scidpda - SCIDpda	2/15/2024	14,660.84	ID Billing
4297	wavbro - WAVE	2/15/2024	104.72	Telecomm
4298	guasec - Guardian Security Systems, Inc	2/22/2024	808.36	Access Control Systems
4299	seacitli - Seattle City Light	2/22/2024	1.26	Electricity
4300	watsec - Watson Security	2/22/2024	496.13	Supplies
4301	cenlin - CenturyLink	2/29/2024	519.85	Telecomm
4302	depcom - Dept of Commerce	2/29/2024	14,423.00	Loan
4303	wesext - Western Exterminator Company	2/29/2024	726.76	Pest Control
ACH	idvs2con - IDVS2 Condo Association	2/18/2024	28,426.14	Condo Billing
Total dvaop - General Checking			120,683.80	
hingop3 - General Checking				
ACH	paypal - PayPal	2/1/2024	51.09	Bank Fees & Charges
Total hingop3 - General Checking			51.09	
idvs2op4 - General Checking				
833	repser - Republic Services	2/8/2024	2,805.64	Garbage/Waste Removal
834	verwir - Verizon Wireless	2/8/2024	3.88	Telecomm
835	wasman - Waste Management of Seattle	2/8/2024	3,874.80	Garbage/Waste Removal
836	pdamaint - SCIDpda Maintenance Dept	2/15/2024	2,351.64	Maintenance WOs
837	idvs2con - IDVS2 Condo Association	2/15/2024	3,982.60	Condo Billing
838	welfar - Wells Fargo	2/15/2024	80.98	Telecomm/Supplies
ACH	herban - Heritage Bank	2/20/2024	5,006.80	Loan
Total idvs2op4 - General Checking			18,106.34	

reimbursement to SCIDpda for remittance of 401a employer share

SCID Check Summary

design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,h

lotconst - Construction Account

208	arcllc - ArchEcology, LLC	2/8/2024	348.75	Development Project-North Lot Housing/Draw 12
209	beecon - B.E.E. Consulting, LLC	2/8/2024	900.00	Development Project-North Lot Housing/Draw 12
210	falass - Falkin Associates, Inc.	2/8/2024	150.00	Development Project-North Lot Housing/Draw 12
211	firame - First American Title Insurance Co	2/8/2024	206.50	Development Project-North Lot Housing/Draw 12
212	lovhun - Loveridge Hunt & Co., PLLC	2/8/2024	1,400.00	Development Project-North Lot Housing/Draw 12
213	pangeo - PanGEO, Inc.	2/8/2024	2,559.25	Development Project-North Lot Housing/Draw 12
214	thipla - Third Place Design Co-operative Inc.	2/8/2024	2,343.50	Development Project-North Lot Housing/Draw 12
215	marcon - Marpac Construction LLC	2/15/2024	4,815,910.57	Development Project-North Lot Housing/Draw 12
216	usbank1 - US Bank	2/15/2024	4,350.00	Development Project-North Lot Housing/Draw 13
217	webtho - Weber Thompson	2/15/2024	150,436.51	Development Project-North Lot Housing/Draw 12
218	arcllc - ArchEcology, LLC	2/29/2024	990.00	Development Project-North Lot Housing/Draw 13
219	beecon - B.E.E. Consulting, LLC	2/29/2024	1,350.00	Development Project-North Lot Housing/Draw 13
220	falass - Falkin Associates, Inc.	2/29/2024	150.00	Development Project-North Lot Housing/Draw 13
221	gtgcon - GTG Consultants Inc.	2/29/2024	3,800.00	Development Project-North Lot Housing/Draw 13
222	kraass - Krazan & Associates, Inc.	2/29/2024	2,000.00	Development Project-North Lot Housing/Draw 13
223	lovhun - Loveridge Hunt & Co., PLLC	2/29/2024	3,045.00	Development Project-North Lot Housing/Draw 13
224	marcon - Marpac Construction LLC	2/29/2024	3,681,508.17	Development Project-North Lot Housing/Draw 13
225	webtho - Weber Thompson	2/29/2024	95,814.01	Development Project-North Lot Housing/Draw 13

Total lotconst - Construction Account**8,767,262.26**

All amounts were funded and reconciled with the Project's requisition file and expenses

nccomop2 - General Checking

1368	citsea - City of Seattle	2/1/2024	254.42	Prepaid Expenses/1st Semi-Annual Assessment
1369	newcenth - New Central Hotel LLC	2/1/2024	21,172.00	Rent
1370	seacitli - Seattle City Light	2/1/2024	730.67	Electricity
1371	subsol - Submeter Solutions Inc.	2/1/2024	190.00	Water/Sewer
1372	verwir - Verizon Wireless	2/8/2024	13.13	Telecomm
1373	wasman - Waste Management of Seattle	2/8/2024	129.87	Garbage/Waste Removal
1374	welfar - Wells Fargo	2/8/2024	70.00	Licenses/Permits/Registration
1375	pdamaint - SCIDpda Maintenance Dept	2/15/2024	15,155.00	Maintenance WOs
1376	scidpda - SCIDpda	2/15/2024	1,560.71	ID Billing
1377	t0006888 - Flower Flower	2/15/2024	983.70	Move Out Refund
1378	welfar - Wells Fargo	2/15/2024	6.97	Telecomm
1379	citseacu - City of Seattle-Combined Utilities	2/22/2024	-2,802.15	Voided/Wrong invoice
1379	citseacu - City of Seattle-Combined Utilities	2/22/2024	2,802.15	Water/Sewer
1380	firins - First Insurance Funding Corp.	2/22/2024	1,594.02	Insurance
1381	shewil - Sherwin-Williams Co.	2/22/2024	702.39	Supplies
1382	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	2/22/2024	768.09	HVAC/Boiler Maint - Contract
1383	wesext - Western Exterminator Company	2/22/2024	145.36	Pest Control
1384	citseacu - City of Seattle-Combined Utilities	2/22/2024	2,802.15	Water/Sewer
1385	citseacu - City of Seattle-Combined Utilities	2/29/2024	2,262.12	Water/Sewer
1386	wesext - Western Exterminator Company	2/29/2024	283.34	Pest Control

Total nccomop2 - General Checking**48,823.94****nchotop - General Checking**

322	welfar - Wells Fargo	2/8/2024	70.00	Licenses/Permits/Registration
323	easwes - East-West Investment Co.	2/15/2024	5,009.21	Ground Lease Expense
ACH	welfar - Wells Fargo	2/10/2024	17,368.30	Loan

Total nchotop - General Checking**22,447.51****ncresop - General Checking**

1561	citsea - City of Seattle	2/1/2024	334.75	Prepaid Expenses/1st Semi-Annual Assessment
1562	newcenth - New Central Hotel LLC	2/1/2024	17,323.00	Rent
1563	seacitli - Seattle City Light	2/1/2024	6,422.01	Electricity
1564	ahmwass - AHMA of Washington	2/8/2024	84.00	Dues & Subscriptions
1565	cenlin - CenturyLink	2/8/2024	153.46	Telecomm
1566	scidpda - SCIDpda	2/8/2024	1,636.20	Incentive Pay
1567	verwir - Verizon Wireless	2/8/2024	91.91	Telecomm
1568	welfar - Wells Fargo	2/8/2024	70.00	Licenses/Permits/Registration
1569	wesext - Western Exterminator Company	2/8/2024	363.38	Pest Control
1570	citseacu - City of Seattle-Combined Utilities	2/15/2024	83.13	Water/Sewer
1571	scidpda - SCIDpda	2/15/2024	7,341.54	ID Billing
1572	welfar - Wells Fargo	2/15/2024	13.01	Telecomm
1573	citseacu - City of Seattle-Combined Utilities	2/22/2024	-1,348.05	Voided/Wrong Invoice
1573	citseacu - City of Seattle-Combined Utilities	2/22/2024	1,348.05	Garbage/Waste Removal/Water/Sewer
1574	firins - First Insurance Funding Corp.	2/22/2024	1,383.22	Insurance
1575	guasec - Guardian Security Systems, Inc	2/22/2024	380.37	Access Control Systems
1576	paclam - Pacific Lamp & Supply Company	2/22/2024	265.52	Supplies
1577	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	2/22/2024	954.75	HVAC/Boiler Maint - Contract
1578	wavbro - WAVE	2/22/2024	366.45	Telecomm
1579	wavbro - WAVE	2/22/2024	127.15	Telecomm
1580	wesext - Western Exterminator Company	2/22/2024	252.14	Pest Control
1581	citseacu - City of Seattle-Combined Utilities	2/22/2024	1,847.04	Garbage/Waste Removal & Water/Sewer
1583	citseacu - City of Seattle-Combined Utilities	2/29/2024	1,888.08	Garbage/Waste Removal & Water/Sewer

reimbursement to SCIDpda for remittance of 401a employer share

SCID Check Summary

design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,h

1584	finnei - Finney Neill & Co. P.S.	2/29/2024	2,175.00	Accured Expenses - Audit of Dec 31, 2023 Financial Statement
1585	wesext - Western Exterminator Company	2/29/2024	363.38	Pest Control
Total nresop - General Checking			43,919.49	

pdaop1 - General Checking

358	icda - Interim CDA	2/22/2024	-300.00	voided/mail lost	
393	tecave - Techie Avenger Inc	2/28/2024	-2,364.27	voided/mail lost	
437	visser - Vision Service Plan	2/1/2024	427.87	Employee Benefits - Vision	
438	wasden - Delta Dental of Washington	2/1/2024	2,975.80	Employee Benefits - Dental	
439	bushcomm - SCIDpda Bush Hotel Commercial	2/1/2024	14,449.37	Rent	
440	cenlin - CenturyLink	2/1/2024	134.68	Telecomm	
441	cidbia - Chinatown ID BIA	2/1/2024	5,000.00	Program - Prof Fees & Consulting	
442	citsea - City of Seattle	2/1/2024	256.36	Prepaid Expenses/1st Semi-Annual Assessment	
443	finnei - Finney Neill & Co. P.S.	2/1/2024	3,225.00	Prepaid Expense/Audit of Dec 31, 2023 Financial	
444	frilit - Friends of Little Saigon	2/1/2024	9,540.96	Program - Prof Fees & Consulting	ARPA Q4 2023Staffing and Arts/Hope Corps CID Mural Project
445	icda - Interim CDA	2/1/2024	600.00	Program Expenses/13th&Fir Leasing Partner	
446	kaifou - of Washington Options Inc	2/1/2024	36,702.85	Employee Benefits - Medical	
447	newcentc - SCIDpda New Central Commercial, Inc	2/1/2024	1,022.00	Rent	
448	percol - Perkins Coie LLP	2/1/2024	892.50	Legal	
449	pergla - Perkins Glass & Mirror Co., Inc.	2/1/2024	3,011.12	Program Expenses/Window Project	
450	scidpda - SCIDpda	2/1/2024	2,187.50	Monthly LH Replacement Reserve Deposit	
451	seacitli - Seattle City Light	2/1/2024	149.30	Electricity	
452	ahmwas - AHMA of Washington	2/8/2024	250.00	Dues & Subscriptions/AHMA Annual Membership Jan-Dec 2024	
453	bresha - Shanti Breznau Consulting, LLC	2/8/2024	8,820.00	Program - Prof Fees & Consulting	
454	dradro - Drag & Drop Creative	2/8/2024	4,062.11	Program Expenses - City Fencing/Software License/Stage Rental	
455	hartfo - The Hartford	2/8/2024	1,406.69	Employee Benefits - Life Insurance	
456	idvs2lib - IDVS2 Library/Parking	2/8/2024	160.00	Employee Benefits - Parking	
457	kandel - Kandelia 501c(3)	2/8/2024	300.00	Program Expenses/13th&Fir Leasing Partner Jan	
458	leallc - LeaseCrunch LLC	2/8/2024	1,488.38	Computer Software/Direct Client 8 Lease Plan	
459	louhot - Louisa Hotel Master Tenant LLC	2/8/2024	315.00	Employee Benefits - Parking	
460	offdep - Office Depot	2/8/2024	134.43	Office Supplies & Equipment	
461	seadptra - Seattle Dept of Transportation	2/8/2024	2,640.50	Program Expenses/Publix Walk	
462	verwir - Verizon Wireless	2/8/2024	618.98	Telecomm	
463	wavbro - WAVE	2/8/2024	155.62	Telecomm	
464	welfar - Wells Fargo	2/8/2024	5,632.70	Training & Education/Computer hardware	
465	welfar - Wells Fargo	2/8/2024	2,666.38	Training & Education/Employee Meals	
466	welfar - Wells Fargo	2/8/2024	5,727.15	Training & Education/Job Listings/Employee Parking Benefits/Staff Appreciation/Travel	
467	welfar - Wells Fargo	2/8/2024	288.32	Postage/Travel Winston OR Enterprise 15 Workshop/Employee Meals	
468	welfar - Wells Fargo	2/8/2024	3,996.26	Office Supplies & Equipment/Training & Education/Computer Software	
469	welfar - Wells Fargo	2/8/2024	33.08	Staff Appreciation	
470	wesext - Western Exterminator Company	2/8/2024	143.27	Pest Control	
471	yuafein - Yuan	2/8/2024	48.71	Program Expenses	
472	alfgro - The Alford Group Inc.	2/15/2024	13,400.53	Professional Fees & Consulting	Coaching for Co-Exec chairs
473	cenlin - CenturyLink	2/15/2024	134.67	Telecomm	
474	idvs2lib - IDVS2 Library/Parking	2/15/2024	16,601.76	Yardi Processing Account/t0000385 Jan+Feb Rent	Jan & Feb rent received in error to SCID.
475	nwiglo - NWI Global	2/15/2024	410.76	Program - Translation/Interpreters	
476	pergla - Perkins Glass & Mirror Co., Inc.	2/15/2024	461.70	Program Expenses/Windows Project/One Pot	
477	ricusa - Ricoh USA, Inc	2/15/2024	328.33	Copier Lease/Maintenance	
478	seadptra - Seattle Dept of Transportation	2/15/2024	10,567.13	Accounts Receivable/City of Seattle deposited to SCID account in error/Invoice#202363	
479	wavbro - WAVE	2/15/2024	521.41	Telecomm	
480	welfar - Wells Fargo	2/15/2024	100.17	Training & Education/Staff Appreciation	
481	206uni - 206 Universal DBA 206 Zulu	2/22/2024	175.00	Program Expenses - 13&Fir/Mural Permit	
482	cenmul - Center for MultiCultural Health	2/22/2024	1,600.00	Program - Prof Fees & Consulting	
483	chiinf - Chinese Information & Service Center	2/22/2024	2,000.00	Program - Prof Fees & Consulting	
484	chowa - BrienChow	2/22/2024	2,000.00	Program - Prof Fees & Consulting	
485	icda - Interim CDA	2/22/2024	3,400.00	Program - Prof Fees & Consulting	
486	ichs - International Community Health Services	2/22/2024	3,400.00	Program - Prof Fees & Consulting	
487	intpar - International Parking Management, Inc.	2/22/2024	400.00	Employee Parking Benefits	
488	net2ph - Net2Phone Inc.	2/22/2024	727.22	Telecomm	
489	pergla - Perkins Glass & Mirror Co., Inc.	2/22/2024	876.71	Program Expenses	
490	purpow - The Pitney Bowes Bank Inc.	2/22/2024	57.56	Postage	
491	ricoh - Ricoh USA, Inc	2/22/2024	24.31	Copier Lease/Maintenance	
492	winluk - Wing Luke Memorial Foundation	2/22/2024	5,200.00	Program - Prof Fees & Consulting	
493	yeefun - Yee Fung Toy Family Association of Seattle	2/22/2024	2,000.00	Program - Prof Fees & Consulting	
496	icda - Interim CDA	2/22/2024	300.00	Program Expenses/13&Fir Leasing Partner Oct	
501	citseacu - City of Seattle-Combined Utilities	2/29/2024	350.21	Muracom - AR	
502	hdsupp - HD Supply Facilities Maintenance, LTD	2/29/2024	108.00	Supplies	
503	heapeo - Headwater People Consulting, LLC	2/29/2024	28,090.50	Program - Prof Fees & Consulting	Consulting for design 23 project
504	pergla - Perkins Glass & Mirror Co., Inc.	2/29/2024	281.24	Program Expenses/Windows Project	
505	seacitli - Seattle City Light	2/29/2024	978.99	Muracom - AR	
506	seacitli - Seattle City Light	2/29/2024	1,035.76	Muracom - AR	
507	tecave - Techie Avenger Inc	2/29/2024	2,364.27	Computer - Maintenance	
508	souoil - Sound Oil Company	2/29/2024	9,335.29	Muracom - AR	
ACH	pdamaint - SCIDpda Maintenance Dept	2/14/2024	2,204.00	Janitorial WOs	
Subtotal pdaop1 - General Checking			226,234.14		

SCID Check Summary

design11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc,h

	Paylocity	2/8/2024	125,923.80	Payroll
	Paylocity	2/22/2024	124,327.03	Payroll
Subtotal pdaop1 - General Checking - Payroll			250,250.83	
Total pdaop1 - Gen Total pdaop1 - General Checking			476,484.97	

vs1op - General Checking

1250	cenlin - CenturyLink	2/1/2024	81.00	Telecomm
1251	citsea - City of Seattle	2/1/2024	632.02	Prepaid Expenses/1st Semi-Annual Assessment
1252	pugsou - Puget Sound Energy	2/8/2024	3,189.34	Natural Gas
1253	repser - Republic Services	2/8/2024	2,805.64	Garbage/Waste Removal
1254	verwir - Verizon Wireless	2/8/2024	56.62	Telecomm
1255	wasman - Waste Management of Seattle	2/8/2024	2,741.15	Garbage/Waste Removal
1256	welfar - Wells Fargo	2/8/2024	8.80	Postage
1257	pdamaint - SCIDpda Maintenance Dept	2/15/2024	1,591.14	Maintenance WOs
1258	citseacu - City of Seattle-Combined Utilities	2/15/2024	9,924.10	Water/Sewer
1259	pugsou - Puget Sound Energy	2/15/2024	60.08	Natural Gas
1260	scidpda - SCIDpda	2/15/2024	12,415.84	ID Billing
1261	seacitli - Seattle City Light	2/15/2024	16,861.79	Electricity
1262	welfar - Wells Fargo	2/15/2024	2.80	Telecomm
1263	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	2/29/2024	12,875.00	HVAC/Boiler Maint - Contract
Total vs1op - General Checking			63,245.32	

vs2conop - General Checking

497	cenlin - CenturyLink	2/1/2024	75.72	Telecomm
498	citsea - City of Seattle	2/1/2024	451.56	Prepaid Expenses
499	seacitli - Seattle City Light	2/1/2024	2,879.74	Electricity
500	seacitli - Seattle City Light	2/8/2024	271.13	Electricity
501	welfar - Wells Fargo	2/8/2024	20.00	Licenses/Permits/Registration
502	pdamaint - SCIDpda Maintenance Dept	2/15/2024	318.42	Janitorial WOs
503	citseacu - City of Seattle-Combined Utilities	2/15/2024	9,489.79	Garbage/Waste Removal/Water/Sewer
504	seacitli - Seattle City Light	2/15/2024	3,285.28	Electricity
505	firins - First Insurance Funding Corp.	2/22/2024	7,420.69	Insurance
506	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	2/22/2024	2,467.40	HVAC/Boiler Maint - Contract
Total vs2conop - General Checking			26,679.73	

vs2lpop - General Checking

706	cenlin - CenturyLink	2/1/2024	318.77	Telecomm
707	kone - KONE	2/1/2024	805.85	Elevator - Service Calls
708	usbank - US Bank/TFM/97298300/Mainyua Yang	2/1/2024	14,607.29	Loan
709	verwir - Verizon Wireless	2/8/2024	26.82	Telecomm
710	welfar - Wells Fargo	2/8/2024	8.73	Postage
711	pdamaint - SCIDpda Maintenance Dept	2/15/2024	1,220.64	Janitorial WOs
712	idvs2con - IDVS2 Condo Association	2/15/2024	-2,922.85	Voided/Wire transfer
712	idvs2con - IDVS2 Condo Association	2/15/2024	2,922.85	Condo Billing
713	scidpda - SCIDpda	2/15/2024	9,482.20	ID Billing
714	welfar - Wells Fargo	2/15/2024	30.23	Telecomm/Supplies
716	coapac - Pacific Coast Electrical Contractors, Inc	2/29/2024	689.06	Fire Systems/Sprinkler - Service Calls
ACH	idvs2con - IDVS2 Condo Association	2/18/2024	2,922.85	Condo Billing
Total vs2lpop - General Checking			30,112.44	

9,899,787.52

SCIDpda Board Meeting Minutes

February 20, 2024

Virtual:

[https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F %23%2F%2Fmeetup-join%2F19%3Ameeting_NjE5N2ZmYzEtYjYy00NDk2LWJiMDgtMTFiNmM3M2E4MGM%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%25220a5376b2-b919-40e2-bfa3-b4b75fda823f%2522%252c%2522Oid%2522%253a%2522f68ed51-5f66-435d-a67e-5b9c605cff82%2522%257d%26anon%3Dtrue&type=meetup-join&deeplinkId=5ad61438-fa5d-4f9c-96bf-ecf6808cefdd&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true](https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F%20%2Fmeetup-join%2F19%3Ameeting_NjE5N2ZmYzEtYjYy00NDk2LWJiMDgtMTFiNmM3M2E4MGM%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%25220a5376b2-b919-40e2-bfa3-b4b75fda823f%2522%252c%2522Oid%2522%253a%2522f68ed51-5f66-435d-a67e-5b9c605cff82%2522%257d%26anon%3Dtrue&type=meetup-join&deeplinkId=5ad61438-fa5d-4f9c-96bf-ecf6808cefdd&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true)

Meeting ID: 287 902 965 199

Passcode: eux8C5

The February 2024 SCIDpda board meeting was hosted online via Teams meeting

Board Present (in-person or via Phone Conference Call-in): Elliot Sun, Casey Huang, Tiernan Martin, Regina Wang, Kevin Cao, Samuel Lee, Jerilyn Young, Mindy Au

Staff Present: Janet Smith, Jamie Lee, Marion Emme, Sophia Ni, Jared Jonson, Winston Samson, Eun Ho

Others:

1. Call to Order

The meeting was called to order by Tiernan Martin, Board Vice-President at 5:31PM.

2. Consent Agenda

Resolution 24-02-20-01

We, the Board of the Seattle Chinatown International District Preservation and Development

Authority, via consent agenda:

- Approve January Meeting Minutes
- Approve February Concurrence Requests
- Accept January Expenditure Reports

Moved: Elliot Sun

Seconded: Samuel Lee

Board Approved: 8

Abstained: 0

Absent: 5

3. Staff Updates

Resolution 24-02-20-02

We, the Board of SCIDpda, authorize and approve this incentive compensation, plan for 2024 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.

Moved: Casey Huang

Seconded: Kevin Cao

Board Approved: 8

Abstained: 0

Absent: 5

RED Updates

Resolution 24-02-20-03

NOW, THEREFORE, BE IT RESOLVED by the Board of SCIDpda as follows:

1. The above recitals are hereby incorporated into these Resolutions.
2. That SCIDpda, in its applicable Capacities, is authorized, empowered and directed to negotiate, enter into, execute and deliver documents in connection with the City Loan Increase, including, but not limited to, a new Promissory Note evidencing the City Loan Increase; an additional Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing to secure the City Loan Increase; a First Amendment to Regulatory

Agreement (Covenants and Easements for Low-Income Housing); a Modification Agreement; a First Amendment to the Priority and Subordination Agreement; any required amendments and or restatements to the Equity Documents and Financing Documents; and any other such documents as may be reasonably required or advisable to effectuate the foregoing.

3. That any and all documents hereby authorized to be executed on behalf of SCIDpda, in its applicable Capacities, are authorized to be executed or taken by any one of the following individuals, acting alone, or their duly appointed successors (the “Authorized Representatives”):

Jamie Lee, Co-Executive Director

Jared Johnson, Co-Executive Director

4. Any one Authorized Representatives is authorized, empowered and directed to take such further action on behalf of the SCIDpda, in its applicable Capacities, as such Authorized Representative may deem necessary to effectuate the foregoing.

5. That while the titles of and parties to the various documents described in this Resolution may change, no change to such titles or parties will affect the authority conferred by this Resolution to negotiate, execute, deliver and perform under the documents in their final form.

6. That any and all acts authorized pursuant to these Resolutions and performed prior to the passage of these Resolutions are hereby ratified and affirmed.

Moved: Mindy Au

Seconded: Regina Wang

Board Approved: 7

Abstained: 1

Absent: 5

Resolution 24-02-20-04

NOW, THEREFORE, BE IT RESOLVED by the Board of SCIDpda as follows:

- 1. The above recitals are hereby incorporated into these Resolutions.*
- 2. That SCIDpda, in its individual corporate capacity and as general partner of the Partnership on behalf of the Partnership, is authorized, empowered and directed to form the Partnership and to enter into, execute, and deliver all such documents as may be required or advisable to form the Partnership.*
- 3. That SCIDpda, in its individual corporate capacity is authorized, empowered and directed to serve as the general partner of the Partnership, and to enter into, execute, and deliver all such documents as may be required or advisable to be admitted as a general partner of the Partnership.*
- 4. That SCIDpda, in its individual corporate capacity and as general partner of the Partnership, is authorized, empowered and directed to negotiate, execute and deliver such documents as may be reasonably required in order for the Partnership to acquire the Property from Seller, including, but not limited to, the Purchase Agreement and any amendments thereto, the Assignment, the PPCD, real estate excise tax affidavit, title affidavits and indemnities, and a settlement statement.*
- 5. That SCIDpda, in its individual corporate capacity and as general partner of the Partnership, is authorized, empowered and directed to execute and deliver such documents as may be reasonably necessary to obtain and close on the LAP Loan. Such documentation may include, but is not limited to, the following:*
 - 1. Loan Agreement*
 - 2. Promissory Note*
 - 3. Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing*
 - 4. Environmental Indemnification Agreement*
 - 5. Low Income Housing Covenant Agreement (Land Acquisition Program)*
 - 6. Restrictive Use Covenant*
 - 7. Subordination, Nondisturbance, and Attornment Agreement (if applicable)**and such other documents as may be reasonably required in connection with the borrowing of the LAP Loan, all with terms the Authorized Representative (defined*

below) deems reasonable and appropriate.

6. That SCIDpda, in its individual corporate capacity and as general partner of the Partnership, is authorized, empowered and directed to undertake such further acts and to execute and deliver such other documents as may be deemed reasonably necessary or proper in order to carry into effect any of the provisions of these Resolutions.

SCIDpda Resolution

3

Spic’N Span

7. That any and all documents hereby authorized to be executed on behalf of SCIDpda are authorized to be executed or taken by any one of the following individuals, acting alone, or their duly appointed successors (the “Authorized Representative”):

Jamie Lee, Co-Executive Director

Jared Johnson, Co-Executive Director

8. Any one Authorized Representative is authorized, empowered and directed to take such further action on behalf of SCIDpda, in its individual corporate capacity and as general partner of the Partnership, as such Authorized Representative may deem necessary to effectuate the foregoing.

9. While the titles of and parties to the various documents described in this resolution may change, no change to such titles or parties will affect the authority conferred by this resolution to negotiate, execute, deliver and perform under the documents in their final form.

10. That any and all acts authorized pursuant to these Resolutions and performed prior to the passage of these Resolutions are hereby ratified and affirmed.

Moved: Jerilyn Young

Seconded: Regina Wang

Board Approved: 8

Abstained: 1

Absent: 4

4. Board Business

- In-person board meeting in April
- Board seats are open

5. Adjourn

Meeting was adjourned at 6:13PM by Tiernan Martin, Board Vice-President.