

**BOARD MEETING AGENDA**

Tuesday, June 18, 2024

5:30 – 6:30 p.m.



*Participation in this meeting will be in-person. All board members will participate in-person, as will any members of the public who wish to attend.*

5:30	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>
5:32	Approval	2. Consent Agenda Resolution <ul style="list-style-type: none"> <li>• Approve May Meeting Minutes</li> <li>• Accept May Expenditure Reports</li> <li>• Approve May and June Concurrence requests</li> </ul>
5:33	Approval/Discussion	3. Staff updates <ul style="list-style-type: none"> <li>• Resolution – Refinancing IDVS II Special Obligation Bonds – Winston Samson</li> <li>• Annual Fundraiser – Joseph Guanlao</li> <li>• Executive Report – Jamie Lee and Jared Jonson</li> </ul>
6:05	Discussion	4. Board Business <ul style="list-style-type: none"> <li>• Cindy's leave</li> <li>• Board recruitment</li> <li>• Tour of BPV</li> </ul>
6:15	Action	5. Adjourn – Cindy Ju

Important meeting dates:

- July Board Meeting – July 16, 2024
- 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 24-06-18-01**

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

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

- Approve May Meeting Minutes
- Accept May Expenditure Reports
- Approve May and June Concurrent Requests

\_\_\_\_\_  
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**

**Property Operations**

**Real Estate Development**

-

## Expenditure Certification Memorandum

DATE: **05/31/2024**  
 TO: **Board of Directors**  
 FROM: **Winston Samson, Director of Finance**  
 RE: **May 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	336	to	361	\$	129,797.79
				<b>13th &amp; Fir</b>	<b>\$</b>	<b>129,797.79</b>
Computer Run Checks	General Checking	2258	to	2269	\$	51,996.96
Electronic Funds Transfers	General Checking		eft		\$	8,004.03
				<b>Bush Hotel Commercial</b>	<b>\$</b>	<b>60,000.99</b>
Computer Run Checks	General Checking	1938	to	1942	\$	26,399.94
				<b>Bush Hotel Condo</b>	<b>\$</b>	<b>26,399.94</b>
Electronic Funds Transfers	General Checking		eft		\$	5,100.00
				<b>Bush Hotel QalicB</b>	<b>\$</b>	<b>5,100.00</b>
Computer Run Checks	General Checking	1754	to	1778	\$	34,637.86
Electronic Funds Transfers	General Checking		eft		\$	31,815.84
				<b>Bush Hotel Residential</b>	<b>\$</b>	<b>66,453.70</b>
Computer Run Checks	General Checking	137	to	139	\$	26,015.41
				<b>CIDPDA</b>	<b>\$</b>	<b>26,015.41</b>
Computer Run Checks	General Checking	4333	to	4348	\$	52,369.89
Electronic Funds Transfers	General Checking		eft		\$	35,619.58
				<b>DVA</b>	<b>\$</b>	<b>87,989.47</b>
Electronic Funds Transfers	General Checking TCB		eft		\$	206.25
				<b>Hing Hay Coworks</b>	<b>\$</b>	<b>206.25</b>
Computer Run Checks	General Checking	1297	to	1313	\$	108,836.55
				<b>IDVS1 Commercial</b>	<b>\$</b>	<b>108,836.55</b>
Computer Run Checks	General Checking	520	to	525	\$	23,999.29
				<b>IDVS2 Condo</b>	<b>\$</b>	<b>23,999.29</b>
Computer Run Checks	General Checking	738	to	749	\$	18,030.52
Electronic Funds Transfers	General Checking		eft		\$	1,465.92
				<b>IDVS2 Library &amp; Parking</b>	<b>\$</b>	<b>19,496.44</b>

Computer Run Checks	General Checking	857	to	864	\$	10,106.49
Electronic Funds Transfers	General Checking		eft		\$	5,006.80
				<b>IDVS2 Commercial</b>	<b>\$</b>	<b>15,113.29</b>
Computer Run Checks	General Checking	244	to	262	\$	4,394,533.65
				<b>Lot on the Hill</b>	<b>\$</b>	<b>4,394,533.65</b>
Computer Run Checks	General Checking	1419	to	1432	\$	33,616.04
				<b>New Central Commercial</b>	<b>\$</b>	<b>33,616.04</b>
Computer Run Checks	General Checking	327	to	327	\$	4,848.58
				<b>New Central Hotel</b>	<b>\$</b>	<b>4,848.58</b>
Computer Run Checks	General Checking	1616	to	1629	\$	39,500.15
				<b>New Central Residential</b>	<b>\$</b>	<b>39,500.15</b>
Computer Run Checks	General Checking	599	to	649	\$	157,271.92
Electronic Funds Transfers	General Checking		eft		\$	16,231.06
EFTs for Payroll	General Checking	05/02/24 & 05/16/24 & 05/30/24			\$	389,456.83
				<b>SCIDpda</b>	<b>\$</b>	<b>562,959.81</b>
					<b>\$</b>	<b>5,604,867.35</b>

The above checks and electronic fund transfers are hereby approved by a majority of all members of the SCIDpda Board and signed by me in open session in authentication of their approval on this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

## SCID Check Summary

esign11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc

Check#	Vendor	Check Date	Total Check	Note	Comments
13resop - General Checking					
239	stu99 - Patrick R Leach	5/21/2024	-649.80	Voided/Duplicate	
336	socsha - Famoso Ltd.	5/2/2024	63,126.39	Accounts Receivable - Balance/Shade Sail Project Completed	Sunshades project for the playground/community area
337	hdsupp - HD Supply Facilities Maintenance, LTD	5/9/2024	618.09	Supplies	
338	novcom - Novogradac & Company LLP	5/9/2024	450.00	Professional Fees & Consulting	
339	pdamaint - SCIDpda Maintenance Dept	5/9/2024	1,380.00	Maintenance WOs	
340	pugsou - Puget Sound Energy	5/9/2024	2,792.49	Natural Gas	
341	ricusa - Ricoh USA, Inc	5/9/2024	196.97	Copier Lease/Maintenance	
342	seacitli - Seattle City Light	5/9/2024	1,272.45	Electricity	
343	welfar - Wells Fargo	5/9/2024	976.11	Office Supplies & Equipment/Tenant Retention/Computer Software	
344	welfar - Wells Fargo	5/9/2024	109.83	Telecomm/Supplies	
345	apallc - Apartments, LLC	5/16/2024	1,129.00	Advertising and Marketing	
346	citseacu - City of Seattle-Combined Utilities	5/16/2024	84.53	Garbage/Waste Removal/Water&Sewer	
347	citseacu - City of Seattle-Combined Utilities	5/16/2024	239.08	Garbage/Waste Removal/Water&Sewer	
348	citseacu - City of Seattle-Combined Utilities	5/16/2024	247.64	Garbage/Waste Removal/Water&Sewer	
349	citseacu - City of Seattle-Combined Utilities	5/16/2024	251.65	Garbage/Waste Removal/Water&Sewer	
350	comcas - Comcast Business	5/16/2024	297.00	Telecomm	
351	reninc - RentGrow, Inc.	5/16/2024	108.00	Credit Screening Fee	
352	scidpda - SCIDpda	5/16/2024	46,789.84	ID Billing	
353	seahou - Housing Authority of the City of Seattle	5/16/2024	3,988.47	Garbage/Waste Removal	
354	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/16/2024	2,816.13	HVAC/Boiler Maint - Contract	
355	verwir - Verizon Wireless	5/16/2024	340.55	Telecomm	
356	wesext - Western Exterminator Company	5/16/2024	441.41	Pest Control	
357	comcas - Comcast Business	5/23/2024	211.38	Access Control Systems	
358	comcas - Comcast Business	5/23/2024	-649.56	Voided/Wrong Amount	
358	comcas - Comcast Business	5/23/2024	649.56	Telecomm	
359	hdsupp - HD Supply Facilities Maintenance, LTD	5/23/2024	26.53	Supplies	
360	percol - Perkins Coie LLP	5/23/2024	1,960.00	Accounts Receivable/YFH Environment Advice	
361	velflor - Flor Velasco	5/23/2024	594.05	Tenant Retention	
Total 13resop - General Checking			129,797.79		
bhcommop - General Checking					
2258	bushqali - SCIDpda Bush Hotel QALICB LLC	5/2/2024	43,089.38	Rent	
2259	wesext - Western Exterminator Company	5/2/2024	179.48	Pest Control	
2260	kone - KONE	5/9/2024	1,972.84	Accrued Expenses	
2261	repser - Republic Services	5/9/2024	602.01	Garbage/Waste Removal	
2262	subsol - Submeter Solutions Inc.	5/9/2024	120.00	Water/Sewer	
2263	wasman - Waste Management of Seattle	5/9/2024	433.62	Garbage/Waste Removal	
2264	welfar - Wells Fargo	5/9/2024	150.76	Telecomm/Supplies/Small Tools & Equipment/UTO/Window Coverings	
2265	pdamaint - SCIDpda Maintenance Dept	5/16/2024	5,072.44	Janitorial WOs	
2266	cenlin - CenturyLink	5/16/2024	77.74	Telecomm	
2267	verwir - Verizon Wireless	5/16/2024	20.24	Telecomm	
2268	subsol - Submeter Solutions Inc.	5/30/2024	120.00	Water/Sewer	
2269	wetass - Wetherholt and Associates, Inc.	5/30/2024	158.45	Capitalized Rehab Expenditures	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	5/16/2024	8,004.03	Condo Billing	
Total bhcommop - General Checking			60,000.99		
bhcondop - General Checking					
1938	citseacu - City of Seattle-Combined Utilities	5/2/2024	7,497.69	Garbage/Waste Removal/Water & Sewer	
1939	pugsou - Puget Sound Energy	5/9/2024	3,653.67	Natural Gas	
1940	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/16/2024	4,940.37	HVAC/Boiler Maint - Contract	
1941	citseacu - City of Seattle-Combined Utilities	5/30/2024	7,813.78	Garbage/Waste Removal/Water & Sewer	
1942	seacitli - Seattle City Light	5/30/2024	2,494.43	Electricity	
Total bhcondop - General Checking			26,399.94		
bhqalop - General Checking					
ACH	thecomm - The Commerce Bank of WA	5/31/2024	5,100.00	Loan	
Total bhqalop - General Checking			5,100.00		
bhresope - General Checking					
1755	cenlin - CenturyLink	5/2/2024	158.72	Telecomm	
1756	raienv - Yong Zhang	5/2/2024	296.30	Pest Control	
1757	seacitli - Seattle City Light	5/2/2024	726.19	Electricity	
1758	busimp - Seattle Economic Development Fund	5/2/2024	1,604.68	Loan	
1759	kone - KONE	5/9/2024	3,945.77	Accrued Expenses	
1760	raienv - Yong Zhang	5/9/2024	305.12	Pest Control	
1761	seacitli - Seattle City Light	5/9/2024	181.39	Electricity	
1762	seacitli - Seattle City Light	5/9/2024	65.82	Electricity	
1763	seacitli - Seattle City Light	5/9/2024	592.85	Electricity	
1764	t0003588 - Tan	5/9/2024	1,023.00	Move Out Refund	
1765	t0007929 - Shen	5/9/2024	689.00	Move Out Refund	
1766	welfar - Wells Fargo	5/9/2024	893.73	Telecomm/UTO Cabinets/Supplies	
1767	pdamaint - SCIDpda Maintenance Dept	5/16/2024	20,439.25	Janitorial WOs	
1768	cenlin - CenturyLink	5/16/2024	155.56	Telecomm	
1769	citseacu - City of Seattle-Combined Utilities	5/16/2024	77.87	Water/Sewer	
1770	reninc - RentGrow, Inc.	5/16/2024	18.00	Credit Screening Fee	

### SCID Check Summary

esign11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
1771	verwir - Verizon Wireless	5/16/2024	139.20	Telecomm	
1772	wwginc - W.W. Grainger, Inc.	5/16/2024	171.09	Supplies	
1773	guasec - Guardian Security Systems, Inc	5/23/2024	327.08	Access Control Systems	
1774	raienv - Yong Zhang	5/23/2024	237.31	Pest Control	
1775	thepar - The Part Works, Inc.	5/23/2024	20.08	Supplies	
1776	lirui - Rui Chun Li	5/30/2024	400.24	Tenant Retention	
1777	seaciti - Seattle City Light	5/30/2024	743.56	Electricity	
1778	wetass - Wetherholt and Associates, Inc.	5/30/2024	1,426.05	Capitalized Rehab Expenditures	
ACH	scidpda - SCIDpda	5/9/2024	17,319.50	ID Billing	
ACH	bushcond - SCIDPDA Bush Hotel Condo Association	5/16/2024	10,432.34	Condo Billing	
ACH	thecomm - The Commerce Bank of WA	5/31/2024	4,064.00	Loan	
Total bhresope - General Checking			66,453.70		
cidpdao4 - General Checking					
137	scidpda - SCIDpda	5/9/2024	1.81	ID Billing	
138	scidpda - SCIDpda	5/16/2024	-26,013.60	Voided/Wrong Property	
138	scidpda - SCIDpda	5/16/2024	26,013.60	Q1 Donation Distribution	
139	scidpda - SCIDpda	5/16/2024	26,013.60	Q1 Donation Distribution	
Total cidpdao4 - General Checking			26,015.41		
dvaop - General Checking					
4333	idvs2lib - IDVS2 Library/Parking	5/2/2024	17,593.75	Loan	
4334	pdamaint - SCIDpda Maintenance Dept	5/2/2024	870.00	Janitorial WOs	
4335	hdsupp - HD Supply Facilities Maintenance, LTD	5/9/2024	221.83	Supplies	
4336	kone - KONE	5/9/2024	2,980.87	Accrued Expenses	
4337	pugsou - Puget Sound Energy	5/9/2024	3,996.26	Naaatural Gas	
4338	seaciti - Seattle City Light	5/9/2024	13.20	Electricity	
4339	welfar - Wells Fargo	5/9/2024	14.67	Telecomm	
4340	wesext - Western Exterminator Company	5/9/2024	363.71	Pest Control	
4341	pdamaint - SCIDpda Maintenance Dept	5/16/2024	10,470.56	Maintenance WOs	
4342	hdsupp - HD Supply Facilities Maintenance, LTD	5/16/2024	153.97	Supplies	
4343	verwir - Verizon Wireless	5/16/2024	96.89	Telecomm	
4344	wavbro - WAVE	5/16/2024	104.72	Telecomm	
4345	guasec - Guardian Security Systems, Inc	5/23/2024	514.24	Access Control Systems	
4346	cenlin - CenturyLink	5/30/2024	505.62	Telecomm	
4347	depcom - Dept of Commerce	5/30/2024	14,423.00	Loan	
4348	hdsupp - HD Supply Facilities Maintenance, LTD	5/30/2024	46.60	Office Supplies & Equipment/Janitorial - Supplies	
ACH	scidpda - SCIDpda	5/9/2024	16,700.24	ID Billing	
ACH	idvs2con - IDVS2 Condo Association	5/16/2024	18,919.34	Condo Billing	
Total dvaop - General Checking			87,989.47		
hingop3 - General Checking					
ACH	paypal - PayPal	5/1/2024	206.25	Bank Fees & Charges	
Total hingop3 - General Checking			206.25		
idvs2op4 - General Checking					
857	repser - Republic Services	5/9/2024	2,764.95	Garbage/Waste Removal	
858	wasman - Waste Management of Seattle	5/9/2024	3,975.38	Garbage/Waste Removal	
859	welfar - Wells Fargo	5/9/2024	118.79	Telecomm/Supplies	
860	citseaci - City of Seattle	5/16/2024	354.43	Elevator - Service Calls	
861	idvs2con - IDVS2 Condo Association	5/16/2024	2,725.41	Condo Billing	
862	verwir - Verizon Wireless	5/16/2024	4.21	Telecomm	
864	wesext - Western Exterminator Company	5/30/2024	163.32	Pest Control	
ACH	herban - Heritage Bank	5/20/2024	5,006.80	Loan	
Total idvs2op4 - General Checking			15,113.29		
lotconst - Construction Account					
244	comllc - Jennifer P. Vickers	5/2/2024	6,600.00	Development Project - North Lot Housing/Draw #15	
245	edgdev - EDGE DEVELOPERS LLC	5/2/2024	12,000.00	Development Project - North Lot Housing/Draw #15	
246	gtgcon - GTG Consultants Inc.	5/2/2024	1,900.00	Development Project - North Lot Housing/Draw #15	
247	kraass - Krazan & Associates, Inc.	5/2/2024	3,590.00	Development Project - North Lot Housing/Draw #15	
248	marcon - Marpac Construction LLC	5/2/2024	157,129.83	Development Project - North Lot Housing/Draw #15	
249	mawart - MawkiArt, LLC	5/2/2024	11,100.00	Development Project - North Lot Housing/Draw #15	
250	mcuirdes - Myron Curry	5/2/2024	11,100.00	Development Project - North Lot Housing/Draw #15	
251	mfillc - MFID, LLC	5/2/2024	125,000.00	Development Project - North Lot Housing/Draw #14	
252	moncre - Monumental Creative LLC	5/2/2024	11,100.00	Development Project - North Lot Housing/Draw #15	
253	pugsou - Puget Sound Energy	5/2/2024	4,435.34	Development Project - North Lot Housing/Draw #15	
254	robsar - Sarah Robbins	5/2/2024	11,100.00	Development Project - North Lot Housing/Draw #15	
255	shavic - Victoria Shao (AKA Tori Shao)	5/2/2024	11,100.00	Development Project - North Lot Housing/Draw #15	
256	subsol - Submeter Solutions Inc.	5/2/2024	26,500.00	Development Project - North Lot Housing/Draw #15	
257	webtho - Weber Thompson	5/2/2024	27,581.26	Development Project - North Lot Housing/Draw #15	
258	edgdev - EDGE DEVELOPERS LLC	5/30/2024	12,000.00	Development Project - North Lot Housing/Draw #16	
259	marcon - Marpac Construction LLC	5/30/2024	3,881,614.43	Development Project - North Lot Housing/Draw #16	
260	thipla - Third Place Design Co-operative Inc.	5/30/2024	9,202.98	Development Project - North Lot Housing/Draw #16	
261	webtho - Weber Thompson	5/30/2024	29,376.59	Development Project - North Lot Housing/Draw #16	
262	webtho - Weber Thompson	5/30/2024	42,103.22	Development Project - North Lot Housing/Draw #15	

## SCID Check Summary

esign11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc

Check#	Vendor	Date	Check	Note	Comments
<b>Total lotconst - Construction Account</b>			<b>4,394,533.65</b>		All amounts were funded and reconciled with the Project's requisition file and expenses
<b>nccomop2 - General Checking</b>					
1419	kone - KONE	5/9/2024	1,490.44	Accrued Expenses	
1420	newcentr - SCIDPDA New Central Apartments, Inc	5/9/2024	334.29	Accrued Expenses - 02/2024 Telecommunications - Wave	
1421	scidpda - SCIDpda	5/9/2024	1,635.78	ID Billing	
1422	t0006949 - Irezumi Ryuki	5/9/2024	1,000.00	Move Out Refund	
1423	wasman - Waste Management of Seattle	5/9/2024	133.21	Garbage/Waste Removal	
1424	welfar - Wells Fargo	5/9/2024	104.28	Telecomm/Small Tools & Equipment	
1425	pdamaint - SCIDpda Maintenance Dept	5/16/2024	2,609.36	Janitorial WOs	
1426	newcenth - New Central Hotel LLC	5/16/2024	21,172.00	Rent	
1427	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/16/2024	1,810.84	HVAC/Boiler Maint - Contract	
1428	verwir - Verizon Wireless	5/16/2024	14.23	Telecomm	
1429	citseacu - City of Seattle-Combined Utilities	5/30/2024	2,174.88	Water/Sewer	
1430	seacitli - Seattle City Light	5/30/2024	569.81	Electricity	
1431	subsol - Submeter Solutions Inc.	5/30/2024	120.00	Water/Sewer	
1432	wesext - Western Exterminator Company	5/30/2024	446.92	Pest Control	
<b>Total nccomop2 - General Checking</b>			<b>33,616.04</b>		
<b>nchotop - General Checking</b>					
327	easwes - East-West Investment Co.	5/16/2024	4,848.58	Ground Lease Expense	
<b>Total nchotop - General Checking</b>			<b>4,848.58</b>		
<b>ncresop - General Checking</b>					
1615	t0005245 - Xu	5/20/2024	-50.00	Voided/Wrong Payee	
1616	newcenth - New Central Hotel LLC	5/2/2024	17,323.00	Rent	
1617	seacitli - Seattle City Light	5/2/2024	4,036.37	Electricity	
1618	cenlin - CenturyLink	5/9/2024	152.26	Telecomm	
1619	kone - KONE	5/9/2024	1,490.44	Accrued Expenses	
1620	scidpda - SCIDpda	5/9/2024	9,551.00	ID Billing	
1621	welfar - Wells Fargo	5/9/2024	7.34	Telecomm	
1622	wesext - Western Exterminator Company	5/9/2024	363.71	Pest Control	
1623	reninc - RentGrow, Inc.	5/16/2024	18.00	Credit Screening Fee	
1624	verwir - Verizon Wireless	5/16/2024	92.00	Telecomm	
1625	wavbro - WAVE	5/16/2024	112.15	Telecomm	
1626	guasec - Guardian Security Systems, Inc	5/23/2024	380.71	Access Control Systems	
1627	t0005245 - Xu	5/23/2024	50.00	Move out Refund	
1628	citseacu - City of Seattle-Combined Utilities	5/30/2024	2,950.85	Garbate/Waste Removal/Water & Sewer	
1629	seacitli - Seattle City Light	5/30/2024	3,022.32	Electricity	
<b>Total ncresop - General Checking</b>			<b>39,500.15</b>		
<b>pdaop1 - General Checking</b>					
591	visser - Vision Service Plan	5/1/2024	418.78	Employee Benefits - Vision	
592	wasden - Delta Dental of Washington	5/1/2024	2,917.20	Employee Benefits - Dental	
599	hartfo - The Hartford	5/2/2024	1,376.18	Employee Benefits - Life Insurance	
600	heapeo - Headwater People Consulting, LLC	5/2/2024	15,062.50	Program - Prof Fees & Consulting	Design 23 - Grant funded
601	idvs2lib - IDVS2 Library/Parking	5/2/2024	160.00	Employee Parking Benefits	
602	intpark - Interim Parking Services	5/2/2024	250.00	Employee Parking Benefits	
603	kaifou - of Washington Options Inc	5/2/2024	35,194.63	Employee Benefits - Medical	Employer Medical premiums
604	newcentc - SCIDpda New Central Commercial, Inc	5/2/2024	1,924.78	Rent	
605	scidpda - SCIDpda	5/2/2024	2,187.50	Monthly LH Replacement Reserve Deposit	
606	welfar - Wells Fargo	5/2/2024	1,181.67	Employee Parking Benefits/Job Listing/Computer Software	
607	welfar - Wells Fargo	5/2/2024	316.02	Office Supplies & Equipment/Computer Software	
608	agibits - AgileBigs Inc. (dba 1Password)	5/9/2024	294.84	Computer Software	
609	bresha - Shanti Breznau Consulting, LLC	5/9/2024	7,852.50	Program - Prof Fees & Consulting	
610	coupur - Coughlin Porter Lundeen Inc.	5/9/2024	3,097.50	Program Expenses/C22060/Publix Sidewalk	
611	dmoha - Tri-Star, Inc.	5/9/2024	700.00	Program - Prof Fees & Consulting	
612	ricusa - Ricoh USA, Inc	5/9/2024	277.38	Copier Lease/Maintenance	
613	wavbro - WAVE	5/9/2024	155.62	Telecomm	
614	welfar - Wells Fargo	5/9/2024	465.49	Community Outreach/Office Supplies & Equipment/Travel-Local	
615	welfar - Wells Fargo	5/9/2024	283.75	Postage/Staff Appreciation	
616	welfar - Wells Fargo	5/9/2024	1,410.29	Training & Education/Staff Appreciation	
617	welfar - Wells Fargo	5/9/2024	39.99	Training & Education	
618	welfar - Wells Fargo	5/9/2024	3,127.41	Tenant Retention/Staff Appreciation/Training Education/Computer Software	
619	accrms - Accrue Solutions Holding Company, LLC	5/9/2024	300.00	Payroll Benefits/May 2024 FSA Admin Fee	
620	alfgro - The Alford Group Inc.	5/16/2024	29,417.00	Professional Fees & Consulting	Coaching for Directors - applying for Amazon Capacity building grant for partial funding of the expense
621	berkco - BERK Consulting, Inc	5/16/2024	1,060.00	Program - Prof Fees & Consulting	
622	cenlin - CenturyLink	5/16/2024	132.99	Telecomm	
623	hopsin - Paul Z. Wu	5/16/2024	800.00	Program - Prof Fees & Consulting	
624	houdep - Housing Development Consortium	5/16/2024	2,272.00	Community Outreach	
625	icda - Interim CDA	5/16/2024	600.00	Program Expenses/13\$Fir Leasing Partner April	
626	proins - Propel Insurance	5/16/2024	9,092.01	Development Project-Spic N Span	
627	ricusa - Ricoh USA, Inc	5/16/2024	328.63	Copier Lease/Maintenance	
628	scidpda - SCIDpda	5/16/2024	5,400.00	Accounts Receivable/Cidblock-City of Seattle/Oct-Dec for Rebecca Frestedt	



## SCID Check Summary

esign11,design12,design13,design14,design15,design16,design17,design18,design19,design21,diageo,dva,ethbc

		Check	Total		
Check#	Vendor	Date	Check	Note	Comments
629	verwir - Verizon Wireless	5/16/2024	806.70	Telecomm	
630	wavbro - WAVE	5/16/2024	521.35	Telecomm	
631	wesext - Western Exterminator Company	5/16/2024	143.40	Pet Control	
632	berkco - BERK Consulting, Inc	5/23/2024	8,737.50	Program - Prof Fees & Consulting	
633	bigvil - Big Village LLLP	5/23/2024	4,112.79	Yardi Processing Account/13res RE Tax Refund	
634	frilit - Friends of Little Saigon	5/23/2024	3,528.95	Program Expenses/FLS Survey Gift Card	
636	jacapa - Jackson Apartments	5/23/2024	172.50	Accounts Receivable/Reversal of R-290748	
637	net2ph - Net2Phone Inc.	5/23/2024	724.75	Telecomm	
638	paclaw - Pacifica Law Group	5/23/2024	858.00	Legal - Administrative	
639	percoi - Perkins Coie LLP	5/23/2024	7,076.25	Development Project-Spic N Span	
643	fenliy - Liyan Feng	5/30/2024	936.32	Staff Appreciation	
644	welfar - Wells Fargo	5/30/2024	1,471.87	Job Listings/Office Supplies & Equipment/Credit Screening Fee/Computer Software	
648	welfar - Wells Fargo	5/30/2024	76.15	Computer Licenses/Office 365 E3 Annual License	
649	welfar - Wells Fargo	5/30/2024	8.73	Postage	
ACH	pdamaint - SCIDpda Maintenance Dept	5/14/2024	2,175.00	Janitorial WOs	
ACH	bushcomm - SCIDpda Bush Hotel Commercial	5/2/2024	14,056.06	Rent	
<b>Subtotal pdaop1 - General Checking</b>			<b>173,502.98</b>		
	Paylocity	5/2/2024	129,846.44	Payroll	3 Payperiod for May
	Paylocity	5/16/2024	128,850.26	Payroll	
	Paylocity	5/30/2024	130,760.13	Payroll	
<b>Subtotal pda Subtotal pdaop1 - General Checking - Payroll</b>			<b>389,456.83</b>		
<b>Total pdaop1 Total pdaop1 - General Checking</b>			<b>562,959.81</b>		
<b>vs1op - General Checking</b>					
1297	cenlin - CenturyLink	5/9/2024	81.01	Telecomm	
1298	kone - KONE	5/9/2024	3,024.11	Accrued Expenses	
1299	pugsou - Puget Sound Energy	5/9/2024	1,574.09	Nature Gas	
1300	pugsou - Puget Sound Energy	5/9/2024	112.64	Nature Gas	
1301	pugsou - Puget Sound Energy	5/9/2024	672.50	Nature Gas	
1302	repsr - Republic Services	5/9/2024	2,764.95	Garbage/Waste Removal	
1303	wasman - Waste Management of Seattle	5/9/2024	2,975.51	Garbage/Waste Removal	
1304	welfar - Wells Fargo	5/9/2024	4.36	Postage	
1305	welfar - Wells Fargo	5/9/2024	231.07	Telecomm/Supplies	
1306	pdamaint - SCIDpda Maintenance Dept	5/16/2024	1,255.00	Janitorial WOs	
1307	citseacu - City of Seattle-Combined Utilities	5/16/2024	12,011.07	Water/Sewer	
1308	scidpda - SCIDpda	5/16/2024	16,860.81	ID Billing	
1309	seaciti - Seattle City Light	5/16/2024	16,177.51	Electricity	
1310	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/16/2024	12,886.67	HVAC/Boiler Maint - Contract	
1311	verwir - Verizon Wireless	5/16/2024	61.39	Telecomm	
1312	depcom - Dept of Commerce	5/30/2024	38,135.00	Loan	
1313	welfar - Wells Fargo	5/30/2024	8.86	Postage	
<b>Total vs1op - General Checking</b>			<b>108,836.55</b>		
<b>vs2conop - General Checking</b>					
520	cenlin - CenturyLink	5/9/2024	74.17	Telecomm	
521	seaciti - Seattle City Light	5/9/2024	110.74	Electricity	
522	seaciti - Seattle City Light	5/9/2024	3,121.81	Electricity	
523	pdamaint - SCIDpda Maintenance Dept	5/16/2024	348.00	Janitorial WOs	
524	citseacu - City of Seattle-Combined Utilities	5/16/2024	17,799.90	Garbage/Waste Removal/Water & Sewer	
525	tromorfs - Trotter & Morton Facility Service of PNW, Inc.	5/16/2024	2,544.67	HVAC/Boiler Maint - Contract	
<b>Total vs2conop - General Checking</b>			<b>23,999.29</b>		
<b>vs2lpop - General Checking</b>					
738	usbank - US Bank/TFM/97298300/Mainyua Yang	5/2/2024	15,023.96	Loan	
739	cenlin - CenturyLink	5/9/2024	312.32	Telecomm	
740	kone - KONE	5/9/2024	1,490.44	Accrued Expenses	
741	scidpda - SCIDpda	5/9/2024	4.58	B&O Taxes	
742	welfar - Wells Fargo	5/9/2024	4.37	Postage	
743	welfar - Wells Fargo	5/9/2024	0.26	Telecomm	
744	pdamaint - SCIDpda Maintenance Dept	5/16/2024	817.50	Janitorial WOs	
745	hdsupp - HD Supply Facilities Maintenance, LTD	5/16/2024	47.44	Supplies	
746	verwir - Verizon Wireless	5/16/2024	25.96	Telecomm	
747	guasec - Guardian Security Systems, Inc	5/23/2024	294.85	Access Control Systems	
749	welfar - Wells Fargo	5/30/2024	8.84	Postage	
ACH	idvs2con - IDVS2 Condo Association	5/16/2024	1,465.92	Condo Billing	
<b>Total vs2lpop - General Checking</b>			<b>19,496.44</b>		
			<b>5,604,867.35</b>		

RESOLUTION NO. \_\_\_\_\_

A Resolution of the Board of the Seattle Chinatown-International District Preservation and Development Authority approving amendments to refinancing agreements with the City of Seattle regarding refunding the debt originally issued as the Authority's Special Obligation Bonds, Series 2002B (Community Facilities) and the Authority's Special Obligation Bonds, Series 2002A (Housing Facilities) with the proceeds of bonds to be issued by the City, for debt service savings, and approving related documents.

WHEREAS, the Seattle Chinatown-International District Preservation and Development Authority (the "Authority"), has previously entered into refinancing agreements with the City of Seattle (the "City") in connection with the refunding of the Authority's Special Obligation Bonds, Series 2002A (Housing Facilities) (the "2002A Bonds") and the Authority's Special Obligation Bonds, Series 2002B (Community Facilities) (the "2002B Bonds" and, together with the 2002A Bonds, the "Refunded Bonds") for debt service savings; and

WHEREAS, the City issued its Limited Tax General Obligation Refunding and Improvement Bonds, 2014 (the "2014 City Bonds") to, *inter alia*, make a loan to the Authority to refund the Refunded Bonds and pay the costs thereof, pursuant to a Refinancing Agreement among the Authority, the City and IDVS2 Family Housing LLC for the 2002A Bonds and a Refinancing Agreement between the Authority and the City for the 2002B Bonds (together the "Refinancing Agreements"); and

WHEREAS, the City plans to issue its Limited Tax General Obligation Improvement and Refunding Bonds, 2024 (the "2024 City Bonds") to, *inter alia*, refund the 2014 City Bonds (including the portion related to the Refunded Bonds) for debt service savings; and

WHEREAS, the City and the Authority desire to amend the Refinancing Agreements to reflect the net debt service savings associated with the portion of the 2014 City Bonds related to the Refunded Bonds and to pass these net debt service savings to the Authority; and

WHEREAS the Board wishes to delegate authority to each of the Deputy Director or Executive Directors (each, an “Authorized Officer”), for a limited time, to approve and execute amendments to the Refinancing Agreement and related documents; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE SEATTLE-CHINATOWN-INTERNATIONAL DISTRICT PRESERVATION AND DEVELOPMENT AUTHORITY as follows:

Section 1. Delegation Parameters. The Board has determined that it would be in the best interest of the Authority to delegate to the Authorized Officer for a limited time the authority to approve amendments to the Refinancing Agreements and related documents providing for the refunding of the debt related to the Refunded Bonds for debt service savings. The Authorized Officer is hereby authorized to the terms of such amendments to the Refinancing Agreements in the manner provided hereafter so long as the payment schedule represents a net present value debt service savings.

Section 2. Approval of Amendments to Refinancing Agreements. The Board hereby delegates to the Authorized Officer the authority to approve amendments to the Refinancing Agreements with the City and the Authority (including to approve amendments as member of the IDVS2 Family Housing LLC in the case of the 2002A Bonds) to reflect the refunding of the debt related to the Refunded Bonds for debt service savings, within the delegation parameter set forth in Section 1. The Authorized Officer is hereby authorized and directed to negotiate the amendments to the Refinancing Agreements consistent with this resolution, and to execute and

deliver the amendments to the Refinancing Agreements in the form approved by the Authorized Officer, such approval to be conclusively evidenced by the execution and delivery of the amended Refinancing Agreements.

Section 3.     Approval of Other Documents. The Authorized Officer is authorized to execute the security, depository, loan, refunding trust or escrow agreements, amendments thereto, and other documents contemplated by the amended Refinancing Agreements, and any other necessary documents or certificates on its behalf, and to do all things necessary on its behalf to proceed with refunding of the debt related to the Refunded Bonds. Only one signature is required to bind the Authority.

Section 4.     Severability; Ratification. If any one or more of the covenants or agreements provided in this resolution to be performed on the part of the Authority shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements, shall be null and void and shall be deemed separable from the remaining covenants and agreements of this ordinance and shall in no way affect the validity of the other provisions of this resolution or the amended Refinancing Agreements. All acts taken pursuant to the authority granted in this resolution but prior to its effective date are hereby ratified and confirmed.

Section 5.     Effective Date. This resolution shall become effective immediately after its adoption and signature and attestation and when effective shall act to ratify and confirm all acts taken previously in furtherance of and consistent with this resolution.

ADOPTED by the Board of the Seattle Chinatown-International District Preservation and Development Authority at a regular meeting thereof held this 18th day of June, 2024.

BOARD OF THE SEATTLE  
CHINATOWN-INTERNATIONAL  
DISTRICT PRESERVATION AND  
DEVELOPMENT AUTHORITY

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ATTEST:

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Secretary

## CERTIFICATION

I, the undersigned, Secretary of the Board of the Seattle Chinatown-International District Preservation and Development Authority (the “Authority”), hereby certify as follows:

1. The attached copy of Resolution No. \_\_\_\_\_ (the “Resolution”) is a full, true and correct copy of a resolution duly passed at a regular meeting of the Board of the Authority held at the regular time and meeting place thereof on June 18, 2024, as that resolution appears on the minute book of the Authority; and the Resolution will be in full force and effect after its passage; and

2. A quorum of the members of the Authority Board was present throughout the meeting and a majority of those members present voted in the proper manner for the passage of the Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand this 18th day of June, 2024.

COUNCIL OF THE SEATTLE  
CHINATOWN-INTERNATIONAL  
DISTRICT PRESERVATION AND  
DEVELOPMENT AUTHORITY

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Secretary

## SUMMARY OF FINANCING RESULTS

### City of Seattle LTGO Improvement and Refunding Bonds, 2024 Final Numbers

Series	Bond Par	Bond Yield	Contingency	Escrow Yield	Negative Arbitrage	Net Savings
Limited Tax General Obligation Refunding Bonds, 2024 (Golf)	2,855,000.00	3.120%	4,356.36	5.567%	-17,285.87	115,334.96
Limited Tax General Obligation Refunding Bonds, 2024 (SCIDPDA-A)	1,130,000.00	3.126%	1,998.34	5.567%	-6,679.16	24,027.88
Limited Tax General Obligation Refunding Bonds, 2024 (SCIDPDA-B)	1,190,000.00	3.127%	786.60	5.567%	-7,040.95	25,390.22
Limited Tax General Obligation Refunding Bonds, 2024 (South Park Bridge)	5,120,000.00	3.120%	480.12	5.567%	-31,036.60	206,551.97
Limited Tax General Obligation Bonds, 2024 (Fire Station 31)	17,580,000.00	3.368%	4,925.59	-	-	-
Limited Tax General Obligation Bonds, 2024 (Seattle Municipal Tower Elevator Rehab)	5,810,000.00	3.120%	2,934.03	-	-	-
Limited Tax General Obligation Bonds, 2024 (Electrical Infrastructure Upgrades)	905,000.00	3.367%	4,666.27	-	-	-
Limited Tax General Obligation Bonds, 2024 (Computing Services Architecture)	3,725,000.00	3.126%	4,425.25	-	-	-
Limited Tax General Obligation Bonds, 2024 (Data and Telephone Infrastructure)	3,225,000.00	3.126%	335.01	-	-	-
Limited Tax General Obligation Bonds, 2024 (Criminal Justice Information System Projects)	4,390,000.00	3.126%	203.72	-	-	-
	45,930,000.00		25,111.29		-62,042.58	371,305.03

Aggregate:

Arbitrage Yield	3.248310%
Escrow Yield	5.566823%

#### Notes:

- Bonds are for IDVS2 Family Housing and Community Facilities originally issued in 2002 and maturing in 2032.
- Bond issuance costs estimated at \$15K each are reflected in the Net Savings.
- The City worked with SCIDpda bond counsel, Pacifica Law Group.
- Stacey Lewis of Pacifica Law Group will attend the Jun 18 board meeting to discuss the details and address any questions.

## SAVINGS

### City of Seattle Limited Tax General Obligation Refunding Bonds, 2024 (SCIDPDA-B) Final Numbers

Date	Prior Debt Service	Refunding Debt Service	Savings	Annual Savings	Present Value to 06/21/2024 @ 3.2483098%
11/01/2024	23,871.88	21,486.11	2,385.77	2,385.77	2,358.17
05/01/2025	163,871.88	154,750.00	9,121.88	-	8,872.26
11/01/2025	21,071.88	26,625.00	-5,553.12	3,568.76	-5,314.84
05/01/2026	166,071.88	156,625.00	9,446.88	-	8,897.01
11/01/2026	18,171.88	23,375.00	-5,203.12	4,243.76	-4,821.95
05/01/2027	168,171.88	163,375.00	4,796.88	-	4,374.42
11/01/2027	15,921.88	19,875.00	-3,953.12	843.76	-3,547.36
05/01/2028	170,921.88	164,875.00	6,046.88	-	5,339.48
11/01/2028	13,500.00	16,250.00	-2,750.00	3,296.88	-2,389.48
05/01/2029	168,500.00	161,250.00	7,250.00	-	6,198.86
11/01/2029	10,400.00	12,625.00	-2,225.00	5,025.00	-1,872.01
05/01/2030	175,400.00	172,625.00	2,775.00	-	2,297.43
11/01/2030	7,100.00	8,625.00	-1,525.00	1,250.00	-1,242.38
05/01/2031	182,100.00	178,625.00	3,475.00	-	2,785.74
11/01/2031	3,600.00	4,375.00	-775.00	2,700.00	-611.35
05/01/2032	183,600.00	179,375.00	4,225.00	4,225.00	3,279.59
	1,492,275.04	1,464,736.11	27,538.93	27,538.93	24,603.62

#### Savings Summary

Dated Date	06/21/2024
Delivery Date	06/21/2024
PV of savings from cash flow	24,603.62
Plus: Refunding funds on hand	786.60
Net PV Savings	25,390.22



## SCIDpda Board Meeting Minutes

May 21, 2024

Virtual:

[https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F%20%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%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)

Meeting ID: 287 902 965 199

Passcode: eux8C5

The May 2024 SCIDpda Board Meeting was hosted online.

**Board Present (in-person or via Phone Conference Call-in):** May Wu, Tiernan Martin, Miye Moriguchi , Casey Huang, Kyle Igarashi, Lisa Nitze, Regina Wang

**Staff Present:** Marion Emme, Sophia Ni, Jared Jonson, Janet Smith, Jamie Lee, Winston Samson, An Huynh, Christine Connolly, Eun Ho

**Others:**

### 1. Call to Order

The meeting was called to order by Tiernan Martin, Board Vice-President at 5:47PM

### 2. Consent Agenda

Resolution 24-05-21-01

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

- Approve April Meeting Minutes
- Accept April Expenditure Reports
- Accept Q1 Financials

Moved: May Wu

Seconded: Lisa Nitze

Board Approved: 7

Abstained: 0

Absent: 6

3. Staff Updates

- Annual Fundraiser
- Real Estate
- Comprehensive Plan
- Property Operations

4. Adjourn

The meeting was adjourned by Tiernan Martin, Board Vice-President, at 6:14PM